

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday September 10, 2020
5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

Commissioners

Doug Bruce
Sam DeSollar
Susan Dyer
Jeff Goldin
Deb Hutton
John Saunders

Advisory

Derek Richey

Absent

Lee Sandweiss
Chris Sturbaum
Duncan Campbell
Ernesto Casteneda
Jenny Southern

Staff

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

Guests

Josh Alley
Phil Worthington
Joel Keefer
Jeff Brawley
Matt Ellenwood
Charlie Webb
Emily Ernsburger

III. APPROVAL OF MINUTES

A. September 10, 2020

Jeff Goldin made a motion to approve September 10, 2020 minutes.

Deb Hutton seconded.

Motion Carried 6-0-0 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 30-37

325 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Josh Kelly

Installation of new fencing. (Change from previously approved COA 20-20)

Conor Herterich gave presentation. See packet for details.

Conor Herterich explained that the petitioner wanted to change the wrought iron fence to a vertical privacy fence made of wood, 6 feet in height and it will become more of a back yard fence which is preferred in the guidelines.

B. COA 20-39

919 E. University Street (Elm Heights Historic District)

Petitioner: Charlie Matson

Removal of dying oak tree in front yard.

Conor Herterich stated that he received an arborist report stating that the tree was in deteriorated or dying condition. **Conor Herterich** stated that the guidelines do allow for removing mature trees that are certified as dying by an arborist.

Commission Review

A. COA 20-36

600 S. Woodlawn Avenue (Elm Heights Historic District)

Petitioner: Joel Keefer (Loren Wood Builders)

Replacement of destroyed front porch entry.

Conor Herterich gave presentation. See packet for details.

Deb Hutton asked **Conor Herterich** if the lighter metal decorative columns more era appropriate than wooden columns. **Conor Herterich** replied that ranch homes would have small wooden posts or decorative metal posts. **Deb Hutton** asked if the new metal decorative posts would be strong enough for a wind and not be blown away again. **Conor Herterich** stated that they are anchored into the concrete and the weight of the roof would determine the needed strength, along with the maintenance. **Sam DeSollar** asked **Joel Keefer** what the clearance was between the slab and the lowest part of the structure.

Sam DeSollar also expressed concern over the construction of the shed roof and asked about what the framing was underneath the other materials. **Joel Keefer** proceeded to explain his plan for the porch entry and that they would try to minimize the head room loss of the beam that supports the front. Discussion ensued about the design of the porch and what it will look like. **Joel Keefer** explained that the owner was planning on replacing the roof and wanted to address the porch issue first. **Sam DeSollar** referenced back to the design elevation and stated that it was a bit confusing the way it was drawn, and that what the **Petitioner** was proposing was not what they see in the design drawing. **John Saunders** stated that what the **Commission** really needed to see was more drawings to really understand what is being accomplished. **Sam DeSollar** asked **Joel Keefer** if he could also ask for a side and front elevation.

Jeff Goldin stated that he was in favor of the **Petitioner** coming back with a more detailed plan. **Susan Dyer** stated that it would be nice to see more plans. **Doug Bruce** stated that if the **Petitioner** was willing to come back that it would probably be best to get a view of what the project will look like. **Sam DeSollar** made an additional comment about the columns. **John Saunders**. **Derek Richey** stated that if the drawings were done correctly they could pass this easily.

COA 20-36 was tabled for the next Agenda.

B. COA 20-38

Lot on W. 6th Street (no address assigned) (Near West Side Conservation District)
Petitioner: Charlie Webb (Clear Tech Dwelling LLC)
New construction on vacant lot.

Conor Herterich gave presentation. See packet for details.

Charlie Webb explained the details of the new construction and where the parking would be for the property. **Jeff Goldin** asked **Conor Herterich** if it had been discussed with the neighborhood about the vinyl siding. **Conor Herterich** stated that it had been discussed and was discouraged in the guidelines. The neighborhood may not agree with the vinyl siding aspect. But those guidelines are not formalized.

Deb Hutton stated that the design was good but that the vinyl siding is a question with the neighborhood guidelines. **Doug Bruce** also stated that the guidelines with vinyl would be in question with the neighborhood. **Sam DeSollar** stated that the **Petitioner** did a great job with the design of the house. **John Saunders** stated that he agreed with his fellow **Commissioners** and would rather not have the vinyl siding and did not think that the neighborhood would care for it, and that he would rather the **Petitioner** did not use the vinyl siding. Discussion ensued about the guidelines for siding. **Derek Richey** stated that he really like how the house fit into the neighborhood, and that vinyl was not a banned material.

Jeff Goldin made a motion to approve **COA 20-38**.

Deb Hutton seconded.

Motion Carried 6-0-0

C. COA 20-40

331 E. 16th (Garden Hill Historic District)

Petitioner: Jeff Brawley

Addition of a second story.

Conor Herterich gave presentation. See packet for details.

Jeff Brawley stated that he submitted for an alteration to the permit on June 3, 2020. **Jeff Brawley** also stated that he was sick with COVID-19 at the time and was out of the picture. He had a contractor resubmit the permit from its original submission to alter the roof line. **Jeff Brawley** stated that he thought someone from the **City of Bloomington** called with some questions about the revised permit and stated that the revised permit was fine. **Jeff Brawley** stated that he received a phone call from **Conor Herterich** in late August notifying me of this situation.

Jeff Goldin disqualified himself from this item as he was part of an appraisal of the property and did not think it would be appropriate. **Deb Hutton** asked for clarification. You did put this through the building permit process and got permission from the building permit people to go ahead with the project. Then got sick and your contractor went ahead and built this with these windows, this siding and the second story structure added to the original house, and then you found out that you also had to go through the **Historic Preservation Committee** process. Do I have the timeline correct? **Jeff Brawley** replied "Yes". **Conor Herterich** stated that he wanted to go over the chain of events that happened here. The original permit and **CZC** that was issued to **Mr. Brawley** was for interior remodeling only and no Historic Preservation was needed there. Then at some stage Brawley applied for a new updated permit and there was a miscommunication between **City Planning and Transportation** and his contractor. Then the **City of Bloomington** got a report from the neighborhood that this had happened. **City Planning and Transportation** notified Conor and said that **Mr. Brawley** did not get another **CZC** for this addition. **Conor Herterich** stated that he was brought into the situation because this kind of alteration is substantial. Originally we thought it was going to be a demolition delay, but found out that it was in a historical district and that is why it is here as a **COA**. **Sam DeSollar** asked when **Garden Hill** became a Historic District, and asked when the property was acquired by the current owner. **Conor Herterich** said he believed around 2010. **Jeff Brawley** replied that the property was acquired in 2020. **Sam DeSollar** asked if the seller or real estate agents let **Jeff Brawley** know that this was in a Historic District. **Jeff Brawley** replied "No." **Derek Richey** asked **Conor Herterich** what the consequence of denial would be. **Conor Herterich** replied that the City can now enforce a Violation of Title 8. **Philippa Guthrie** stated that one of the remedies was abatement which would have **Mr. Brawley** undo all of the work that does not comply with Historic Preservation standards. It could also be a fine which is from the date of the first violation and up to \$2,500. **Derek Richey** asked how much of the original building was left. **Jeff Goldin** replied that there was not much.

Deb Hutton commented that it was stunning to see the house. **Doug Bruce** commented that this was something they were faced with once every couple of years, where someone has changed something and then realized after the fact. Also stated that he was concerned about the issues of the communication. **Sam DeSollar** stated that every Real Estate Agent, every Builder, every Broker knows that there are Historic Districts scattered throughout the City. It is part of your due diligence to see if you are in an Overlay District or a Historic District. Planning Department and the Building Department need to work on the communication. Our job is to look at this building in a Historic District and determine if this is okay.

Deb Hutton stated that on the street side that this looked like a big wall with windows and this did not look like a house from the street side. **Derek Richey** stated that this was unfortunate on a lot of levels, and that he would recommend denial.

Terry Slough from the **Garden Hill Neighborhood Association** stated that this used to be one of the houses that she would take people on tours to see what a nice job of redeveloping the house was. They also take issue with the siding, and the bottom line with this, is that we are going to have to live with this forever. We are concerned most with the house going from contributing to non-contributing. And the Dutch Lap siding is a slap in the face.

Sam DeSollar made a motion to deny **COA 20-40**.

Deb Hutton seconded.

Motion Carries for Denial 4-1-1

IV. DEMOLITION DELAY

Demo Delay 20-17

424 ½ S. Walnut St

Petitioner: Josh Alley

Full demolition

Conor Herterich gave presentation. See packet for details.

Sam DeSollar asked if there was anyone from the community who could speak to this proposal to demolish this building. **Derek Richey** stated that he would like to know how these two buildings were structurally attached to one another. **Matt Ellenwood** stated that you can determine from the interior that there is a fairly large common wall between the structures that appears to at some point have been open. Structurally they appear independent.

Jeff Goldin stated that after doing his tour of the building, there is significant damage. And that he was in favor of releasing the permit and allowing it to move forward into something new. **Deb Hutton** stated that she was interested in seeing the building saved to some extent because of the history. **Susan Dyer** stated that she was in agreement with **Jeff Goldin**. **Sam DeSollar** stated that the building did have a rich history but that the building was a disaster structurally and that he was leaning towards letting it go. **John Saunders** stated that he was on the edge with this property and the **Player's Pub** part of the building was in bad shape, but the two story part of the building could be saved. **Derek Richey** explained more history of the building and how similar buildings in the City were restored. **Derek Richey** stated that if they could have a physical meeting that he was sure many people would have a lot to say about this building. **Derek Richey** also stated that they should let the **Common Council** make the decision on this and let the people and the public have a chance to know about this. **Josh Alley** stated that another option would be to delay the decision to another meeting to have more time to see how the public feels about it. **Doug Bruce** stated that he was on the fence about the two story portion of the building. **Josh Alley** stated that he owned two other **Mitchell Buildings** and respects this process, and that he did not take filing for the permit lightly. They want to and planned on paying homage to the façade. **Conor Herterich** stated that they did not have to make a decision at this meeting and that the demolition delay deadline was October 31st. **Conor** also mentioned that there was federal and state grant money available to help with the rehabilitation of the building. More discussion ensued.

Demo Delay 20-17 was tabled for the next Agenda.

V. NEW BUSINESS

John Saunders conducted discussion about more of the **Mitchell Brothers** homes, and explained that there was a whole neighborhood of **Mitchell Brothers** homes located on South Walnut Street, Hillside and three more houses on Southern Drive. Five of the homes were built by the **Mitchell Brothers**. **John Saunders** brought up the question of whether they should save this neighborhood and make it a Historic District. He also stated that the properties were going to transfer ownership.

VI. OLD BUSINESS

A. Restaurant Row Design Guidelines

Sam DeSollar asked **Conor Herterich** about some missing illustrations that did not make it into the packet. **Conor Herterich** stated that he would make sure they were added to the document before it was finalized.

VII. COMMISSIONER COMMENTS

VIII. PUBLIC COMMENTS

IX. ANNOUNCEMENTS

Philippa Guthrie announced that the Legal Department has a new lawyer that joined the department in April. His name is **Daniel Dixon**. He handles **Parks** and **HAND**, and **HAND** is technically where the **HPC** resides, and so she will be transitioning the Legal Staffing to **Daniel**.

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:00 p.m.**

END OF MINUTES

Video record of meeting available upon request.