

**Bloomington Historic Preservation Commission,  
Teleconference Meeting, Thursday September 24, 2020,  
5:00 P.M.  
AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

Meeting was called to order by **John Saunders @ 5:00 p.m.**

**Commissioners**

Doug Bruce  
Jeff Goldin  
Deb hutton  
Lee Sandweiss  
John Saunders  
Chris Sturbaum

**Advisory**

Duncan Campbell  
Derek Richey

**Absent**

Sam DeSollar  
Susan Dyer  
Ernesto Casteneda  
Jenny Southern

**Staff**

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

**Guests**

CATS  
Gigi Larmour-Goldin  
Nicholas Carder  
Douglas Horn  
Josh Alley  
Joel Keefer

Anita Dansker  
Mark Figg  
Janice Sorby  
Alayna Chambers Gray  
Tim Ellis  
Avery Goldman  
Danielle Bachant-Bell  
Jeremy Shere  
Rick Vanderipe  
Judith Brennan  
Karen M Duffy  
Jesse Steinfeldt  
Matt Ellenwood  
Justin Loveless  
Steve Wyatt

### III. APPROVAL OF MINUTES

#### A. September 10, 2020 Minutes

**Jeff Goldin** made a motion to approve September 10, 2020 minutes.  
**Lee Sandweiss** seconded.  
**Motion Carried 4-0-1 (Yes-No-Abstain)**

### IV. CERTIFICATES OF APPROPRIATENESS

#### 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.

**Jeff Goldin** made a motion to approve **COA 20-36**.  
**Deb Hutton** seconded.  
**Motion Carried 5-0-0**

### V. DEMOLITION DELAY

#### **Demo Delay 20-17**

424 ½ S. Walnut Street  
Petitioner: Josh Alley  
*Full demolition*

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

**Conor Herterich** stated that he wanted to put a disclaimer out that the **Petitioner Josh Alley** asked that the item be removed from the agenda, and that the **HPC** not take any action until **October 08, 2020**. **Josh Alley** stated that they would like to table our petition until the next meeting to allow the **Commission** to receive all of the materials that they have added to the packet.

**Conor Herterich** stated that he would not remove an item from the agenda on the day of the meeting, and that the **Commission** would decide whether or not they discuss or take action on the item. **Conor Herterich** also reminded the **Commission** that they could not decide to save or demolish the building based on any designs of the proposed new building shown by the petitioner.

**Jeff Goldin** asked **Conor Herterich** if the **Commission** did postpone this item for another two weeks, would there still be time to do the process in the right way. **Conor Herterich** replied “Yes, but that it has to be on **October 08, 2020**” **Jeff Goldin** stated that he thought this was important to both sides and to be able to see all of the information was important. He is in favor of postponing until the next meeting. **John Saunders** suggested to the **commissioners**, that they hear from the **Petitioner Josh Alley** first to see if this is what he really wants to do. **Josh Alley** stated that one of the reasons for this request was that he had submitted a lot of petitions, and that at the last meeting some of their petitions were not included. **Josh Alley** stated that there has been a lot of public comment, but they were not submitted on time for this meeting to be heard. This is why he has asked for the delay.

**Jeff Goldin** made a motion to move **Demo Delay 20-17** to the **October 08, 2020** meeting.

**Lee Sandweiss** seconded the motion.

**Motion Carried 6-0-0**

**Chris Sturbaum** asked if only the façade of the building could be designated. More discussion ensued about the building and the history of the building.

**Tim Ellis** asked to be notified of whatever decision is made. More discussion was ensued about partial demolition and full demolition.

#### **A. Demo Delay 20-21**

420 E. 12th Street

Petitioner: Stasny and Horn

*Full demolition*

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

**Doug Horn** explained his experiences and history with this building. He stated that they purchased this property with the intention of demolition.

He also explained the extent of damages to the building. **Chris Sturbaum** asked about the landscaping of the property if the building is removed.

**Derek Richey** asked if the petitioner has considered selling the house or working with **BRI** on restoring the building, and what is stopping that from happening.

**Doug Horn** stated that they were not interested in maintaining the building on site. **Doug Horn** also stated that if **BRI** has an interest in moving it and using it, we would have no objection to that, as long as it occurred in some timely fashion.

**Derek Richey** asked **Doug Horn** if he was familiar with why this building would be rated as contributing and what that means.

**Doug Horn** stated that he was familiar with the system. In my opinion it's a matter of form and age, and that there is very little of the original materials left to this building. More discussion ensued about condition of the building, and why it might be contributing.

**Doug Bruce** commented that he used to live in this structure when his Great Grandmother lived in this house. **Doug Bruce** gave the history of the neighborhood and the history of the house from that time period. He also stated what kind of shape the house was in from that time. **Derek Richey** stated that he still feels like this building is contributing, and would recommend a conversation with **Steve Wyatt** and see what we could do. **Doug Horn** stated that he wanted to clarify that they were not interested in selling the property. If **BRI** wants the building and would like to move it or use elements of it, that is perfectly acceptable, but we are not interested in selling the property.

**John Saunders** made a motion to release **Demo Delay 20-21**.  
**Jeff Goldin** seconded.  
**Motion Carried 6-0-0**

- B. Demo Delay 20-22**  
1706 S. Huntington Dr.  
*Full demolition of accessory structure.*

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

**Deb Hutton** asked **Conor Herterich** if the garaged looked like it did in the photographs. **Conor Herterich** stated that he took the photographs, so yes. **Duncan Campbell** asked if a petitioner must be present for action to be taken on demolition delays. **Conor Herterich** said no, that is not a requirement. **Duncan Campbell** stated that he could see from the picture that it was in rough shape, and stated that he was bothered that the **Petitioner** did not attend. **Duncan Campbell** stated that he appreciated that **Conor Herterich** took pictures of the garage and appreciates when there is a good structural report but this does not tell him very much about how easy or difficult it would be to straighten up this garage. **John Saunders** suggested that the next time one of these petitions come up, that a **Commissioner** could go with **Conor Herterich** to look at the building. **Duncan Campbell** thought this was a good idea.

**John Saunders** made a motion to release **Demo Delay 20-22**.  
**Chris Sturbaum** seconded.  
**Motion Carried 6-0-0**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

**A. Restaurant Row Design Guidelines**

**Conor Herterich** stated that he reached out to **Sam DeSollar** concerning the graphics that he wanted fixed, but that he has not heard back from **Sam DeSollar**.

**Item tabled to the October 08, 2020 HPC Meeting.**

**VIII. COMMISSIONER COMMENTS**

**Doug Bruce** stated that he thought **Duncan Campbell** made a good point about having petitioners present. **Doug Bruce** thought it was important for the petitioners to attend in order to have any dialog or discussion. **Doug Bruce** also thought **Chris Sturbaum** brought up a good point about saving an accessory building, and thought there should be more discussion about this subject.

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

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

**END OF MINUTES**

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