

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday October 22, 2020, 5:00
P.M.
AGENDA**

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

Sam DeSollar
Susan Dyer
Jeff Goldin
Deb Hutton
Lee Sandweiss
John Saunders
Josh Alley

Advisory

Ernesto Casteneda

Staff

Conor Herterich, HAND
Dee Wills, HAND
Daniel Dixon, City Legal

Guests

CATS
Janice Price
Karen Duffy
Paul Pruitt
Tim Ellis
Mary Morgan
Mathew Bricker
B Square Beacon
Josh Alley
Craig
Lance

III. APPROVAL OF MINUTES

A. October 22, 2020 Minutes

Jeff Goldin made a motion to approve October 22, 2020 Minutes.

Deb Hutton seconded.

Motion Carried 7-0-0

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 20-45

326 S. Fairview Street (Greater Prospect Hill Historic District)

Petitioner: Janis Price

Demolition of wood frame barn on the property.

Conor Herterich gave presentation. See packet for details.

Janice Price stated that she has moved here from California and was not really aware of the barn, and really didn't have a use for it. **Janice Price** stated that it was nice to have an area to park, but didn't know whether there was a way to preserve that sort of side structure or whether a carport could be installed. **Chris Sturbaum** requested to see more pictures of the barn so they could see the actual condition.

Chris Sturbaum commented that it was historically interesting and hoped people were able to see it. **Chris Sturbaum** stated that you would basically be building a new barn if anyone tried to save it. **Jeff Goldin** stated that he owned the house across the street and has walked by this barn many times and over the years it has just gotten worse. I support the demolition of this.

Jeff Goldin made a motion to approve **COA 20-45**.

Deb Hutton seconded.

Motion Carried 7-0-0

B. DEMOLITION DELAY

Commission Review

A. Demo Delay 20-23

1003 W. 1st Street

Petitioner: Matt Ryan

Full demolition

This item was pulled from the Agenda prior to the Meeting.

B. Demo Delay 20-24
702 E. Maxwell Ln
Petitioner: Paul Pruitt
Substantial demolition

Conor Hererich gave presentation. See packet for details.

Chris Sturbaum asked if the property was an individual residence. **Conor Hererich** stated that it was zoned to be a single family home. **Chris Sturbaum** asked if there was any discussion between **Planning** and **Preservation** of compatibility when this came up. **Conor Hererich** stated that there had not, and that the original addition was going to be to the rear and the side, but that it did not meet set back requirements, so to get the extra space the **Petitioner** has to build on top. It meets all **Planning** requirements. **Conor Hererich** stated that he spoke briefly with the **Petitioner** on the design, the discussion of compatibility did not take place because this is a **Demolition Delay** not a **Design Review**. **Deb Hutton** stated that she was just confirming it has been designated as contributing, but it is not in a Conservation or Historic District. **Conor Hererich** stated this was correct.

Chris Sturbaum stated that he found it tragic that **Planning** could not find a way to allow them to build in back, which was their initial desire. And that there was no offer to go to the **BZA** or that there was no offer to work things out. **Paul Pruitt** stated that he thought the issue is that there was a rear setback that was within a few feet and there was an existing garage that was going to be replaced with a new garage attached to the house, and that garage had to set 10 feet back from the existing house, which pushed it back too far to make the design feasible.

Chris Sturbaum commented that he would like there to be a better way to communicate with **Planning** so that we could possibly advocate for the home owner when they run into these unintended consequences of well-intended zoning rules. **Lee Sandweiss** commented that she agreed with **Chris Sturbaum**, and I live around the corner from this house and I've seen very sensitive expansions of houses on **Maxwell Lane** and it's unfortunate that we were not able to work with **Planning** to make something else happen. **Ernesto Casteneda** stated that he wished there would be more flexibility from planning for a project like this. This is probably going to cost more than if you were to expand towards the back. **John Saunders** stated that he liked the design and was not opposed to this project.

John Saunders made a motion to approve **Demo Delay 20-24**
Jeff Goldin seconded.
Motion carried 6-0-1

V. NEW BUSINESS
A. Local designation of 424 ½ S. Walnut

Jeff Goldin stated that he had received some information of a very sensitive nature that could have a substantial effect on this designation. I would like to table this until the next meeting. I was hoping that I would get some more substantial support for this information. I don't want to reveal it because it is very sensitive and I would like to wait another two weeks before we talk about this.

Conor Herterich stated that if they wait another two weeks then this Demolition Delay will be released because it will meet the 90 day threshold.

This is our last opportunity unless you want to call a special meeting before October 30th to place the property under interim protection. **Jeff Goldin** stated that this would put him in a very difficult situation because this could sully some reputations. **Conor Herterich** stated that if we forward it to the **Council** for designation today, perhaps that information would be unfolded a little more by the time **Council** gets to it and then **Council** can take that into consideration whether or not to designate. **Jeff Goldin** stated then everyone will know. **Conor Herterich** stated that he did not see how they won't know. **John Saunders** stated that the meetings were public and they would have to publish it anyway, whichever way we go. **Jeff Goldin** stated that he understood the rules and that they didn't have a choice in the matter. **John Saunders** stated that they needed something more solid or something that is actually in writing. **John Saunders** stated that he agreed with **Conor Herterich** that they should move it forward and let **Council** make that decision.

Chris Sturbaum recommended that they move to send this to the **Council** and initiate interim protection. **Lee Sandweiss** agreed with **Chris Sturbaum** to move to **Council** for interim protection. **Susan Dyer** stated that if they had more time she would be happy to table it. **Jeff Goldin** stated that he did not support this in the first place and now was very leery of this whole deal and what it could do to the **Boxman's** reputation. I am not going to support forwarding this. **Deb Hutton** stated that she agreed with the others, that in the absence of more concrete information she supported the decision of the vote that they made at the last meeting until there is further information. **John Saunders** stated that at this point they move this forward to **Council** and let them make the final decision. **Josh Alley** stated that he had a couple of questions. Then proceeded to describe the original deed they found to this building and who the original owner was in detail. **Josh Alley** stated that he thought this added to the evidence that the **Mitchell's** were not the original constructors of the building. More discussion ensued about the building owners and deeds between **Conor Herterich**, **Josh Alley** and **Josh Alley's** business partner **Craig**. **Jeff Goldin** stated that they were missing the point about the architecture. The history of the building is important the architecture is important and it is a lot on the books that protects buildings that have been architecturally designated as at least contributing. More discussion ensued. **Chris Sturbaum** discussed other options of how it was possible to preserve this building, and supported moving this to **Council**.

John Saunders made a motion to approve **Local Designation of 424 ½ S. Walnut Street**.

Chris Sturbaum seconded.

Motion Carried 5-2-0

John Saunders made a move to place the **474 ½ S. Walnut Street under Interim Protection**.

Deb Hutton seconded.

Motion Carried 5-2-0

Near Westside Design Guidelines

Conor Herterich gave presentation. See packet for details.

Sam DeSollar stated that he had some issues that he would like to talk through. **Sam DeSollar** stated that this seemed to be the strictest set of guidelines since we've seen **Elm Heights**. **Sam DeSollar** and **Conor Herterich** proceeded to discuss some of the issues **Sam DeSollar** had with the **Design Guidelines**. **Chris Sturbaum, Ernesto Casteneda, Deb Hutton** and **Jeff Goldin** made comments. **Karen Duffy** commented that they did use the language. The two verbs that we used were Required and Recommended. We thought that we made the distinction clearly to the neighborhood, but we did want to give them some guidance of what kinds of things were more appropriate if they are putting up a fence or doing a porch.

See packet for details.

Commission will move to the next meeting.

- VI. OLD BUSINESS**
- VI. COMMISSIONER COMMENTS**
- VII. PUBLIC COMMENTS**
- VIII. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Meeting was adjourned by **John Saunders @ 6:03**

END OF MINUTES

Video record of meeting available upon request.