

**Bloomington Historic Preservation Commission,  
Teleconference Meeting, Thursday November 12, 2020,  
5:00 P.M.  
AGENDA**

**I. CALL TO ORDER**

Meeting was called to order by **John Saunders @ 5:03 p.m.**

**II. ROLL CALL**

**Commissioners**

Sam DeSollar  
Susan Dyer  
Deb Hutton  
Lee Sandweiss  
John Saunders  
Chris Sturbaum

**Advisory**

Duncan Campbell

**Staff**

Conor Herterich HAND  
Dee Wills HAND  
Daniel Dixon, City Legal

**Guests**

CATS  
Greg Lauer  
Caylan Marshall Evans  
Susan Rudd  
Samuel Dove  
Reames  
Dustin (Ratio Architects)  
Michael Cordaro  
Ryan Cohen  
Matt Ryan  
Karen Duffy

### III. APPROVAL OF MINUTES

#### A. October 22, 2020 Minutes

**Deb Hutton** made an amendment to correct the name in the New Business section from “**John Goldin**” to **Jeff Goldin**. She then made a motion to approve October 22, 2020 Minutes

**Chris Sturbaum** seconded.

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

### IV. CERTIFICATES OF APPROPRIATENESS

#### Commission Review

#### A. COA 20-46

605 S. Fess Avenue Street (Willow Terrace Apt Building, local historic district)

Petitioner: Greg Lauer & Tom Winger

*Replace EPDM roofing membrane with Duro-Last roofing system. Replace original clay Spanish tile and capping along parapet and entry porch with metal coping.*

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

**Greg Lauer** stated that he was the petitioner’s council and that the petitioner **Tom Winger** was not available because of a scheduling conflict and will not be present. **Chris Sturbaum** asked if this project had already been done. **Conor Herterich** said that it was and showed the **Commissioners** pictures of the structure from 2018 when it was designated, and then pictures of the present. **Chris Sturbaum** asked **Conor Herterich** if the clay tiles were a defining feature of the structure. **Conor Herterich** said yes. **Deb Hutton** asked if in the picture of 2020 there was a pile of viable clay tiles that were removed and laying against the building on the property. **Conor Herterich** stated that he didn’t know how viable the tiles were, but yes they were removed when they put the metal roofing on. **Deb Hutton** asked if the north entrance door covering was still remaining tile. **Conor Herterich** stated that it was. **Susan Dyer** asked if what they are looking at was the issue with the parapet. **John Saunders** said “yes”. **Sam DeSollar** entered the meeting and asked if he missed the process of how the building got designated in the first place. **John Saunders** replied yes. **Greg Lauer** stated that **Tom Winger** and his staff looked for comparable replacements and could not find them in a timely manner as far as getting them shipped over and finding something that would match the clay tiles that were left.

**Greg Lauer** said that they had major issues with the failing tile at the top which was causing the front unit to leak. There were mold issues, the tenants were complaining. He said it got to the point where he was making so many repairs and so many complaints, that his roofer had some availability, they did their best to match what they thought would be appropriate for this structure. **Greg Lauer** proceeded to explain what they had originally planned on doing, but that it would not work. **Greg Lauer** said that this was not a situation where **Tom Winger** knowingly tried to ignore guidelines, rules or past rulings. This was an honest attempt to try to match as best they could and as quickly as they could. **Chris Sturbaum** asked that if having the time and the knowledge that this was locally designated, why did they fix it first and then appeal afterwards. **Greg Lauer** stated that the timing of this coincided with the problems of the mold. When he started getting complaints and threats on litigation from the tenants, it was a situation where he wanted to move quickly to eradicate these issues with mold. He did know there was a designation, and that is why he tried to match the coloration on that parapet. **Lee Sandweiss** asked if he had tried to reach out to the **HPC** or **HAND** to ask if anybody on **staff** or on the **commission** would have any knowledge of a way or source to replace the tiles. **Greg Lauer** replied that if he had to guess he would say no. But they did check salvage yards and looked through the remaining tile to see if any could be reused. But there was not.

**Chris Sturbaum** stated that they listen to reason on issues like this. The principal of simply not asking and then doing is what bothers me the most. And I'm not sure that we should just think that this is okay. I think it is a bad president. **Deb Hutton** stated that back in 2018 when this apartment building was up for a COA, the issue of the clay tiles and the roof were talked about. And that they talked about the replacement of clay tiles with anything else was not acceptable because of the designation, and this knowledge was already out there. And that the expectation was that any replacement was to be with clay tiles. **Lee Sandweiss** stated that she understood the need to keep water from running down the walls, but that she was shocked when she drove past this locally historic designated building and saw the metal roof. **Lee Sandweiss** stated that she felt that it was regrettable the **Owner** did not reach out to the **Commission** because there is more than enough expertise on the **Commission** to have helped secure the tiles. **Sam DeSollar** stated that when they put this project up for designation, that they put the owner on notice that this is an important building. The roof was very strongly referenced as a defining characteristic of the building. **Sam DeSollar** stated that he would strongly push abatement on this. **Duncan Campbell** stated that he agreed with the other **Commissioners**. **John Saunders** said that he also was in agreement.

**Sam DeSollar** made a motion to partially approve **COA 20-46** at **605 S. Fess Avenue** that the owner may replace the EPDM Roof, but to deny the replacement of any of the terra cotta tiles.

**John Saunders** seconded.

**Motion Carried 6-0-0**

**B. COA 20-47**

338 S. Jackson Street (Greater Prospect Hill Historic District)

Petitioner: Chris Sturbaum (Golden Hands Construction)

*Porch alteration. Remove concrete block and iron posts. Replace with round wood columns and traditional porch railing.*

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

**Chris Sturbaum** stated that he has sent in pictures of other porches in the block that represent what they are going to do with this porch and railing.

**Sam DeSollar** asked **Chris Sturbaum** to explain the sizes and spacing of the columns and railings he planned to use. **Chris Sturbaum** described the size, height and spacing of the columns and rails. **Duncan Campbell** asked if there were any historical pictures of the building. **Chris Sturbaum** said that he did not. The shape of the columns was discussed between **Duncan Campbell** and Chris Sturbaum. **Sam DeSollar** stated that it might be worth beefing up your members on the low rail. A lot of the railings of that era have much chunkier pieces of wood. **John Saunders** said that he agreed with **Duncan Campbell** that maybe he could take a look at some other houses in the area to make sure that this will be appropriate to the other columns in that area. More discussion ensued about the columns.

**Deb Hutton** made a motion to approve **COA 20-47**.

**Lee Sandweiss** seconded.

**Motion Carried 5-0-0**

**C. COA 20-48**

208 E. 15th St (Garden Hill Historic District)

Petitioner: Susan Rudd

*Demolition of accessory building (garage)*

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

**Sam DeSollar** asked if there was any feedback from the neighborhood.

**Conor Herterich** said yes that the neighborhood supported this **COA** as well as the next one.

**Duncan Campbell** asked about the date of the house. **Conor Herterich** stated that they estimated the house to have been built between 1925 and 1935. **Duncan Campbell** stated that the garage looked to be more recent than the house, from the siding details. **Duncan Campbell** also stated that he drove by the garage and it is very much deteriorated.

**Sam DeSollar** made a motion to approve **COA 20-48**.  
**Lee Sandweiss** seconded.  
**Motion Carried 6-0-0**

**D. COA 20-49**

208 E. 15th St (Garden Hill Historic District)  
Petitioner: Susan Rudd  
*Construction of accessory building (garage)*

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

**Susan Rudd** stated that the owners wanted the barn door to look like the barn in the pictures presented and with some details. But the door will be custom made and would be open to any suggestions. **Sam DeSollar** asked whether or not the windows were operable. And that they probably should not be.

**Deb Hutton** made a motion to approve **COA 20-49**.  
**Sam DeSollar** seconded.  
**Motion Carried 6-0-0**

**v. DEMOLITION DELAY**

**Commission Review**

**A. Demo Delay 20-25**

1205 N. Madison St  
Petitioner: Caylan Evans  
*Full demolition*

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

**Chris Sturbaum** asked what the goal for this property was. **Caylan Evans** stated that they just had some preliminary plans, but that they do plan to build back a single family home and that he and his wife have considered occupying it as their residence. **Caylan Evans** stated that it was a rental property now, and that they have owned it for about 4 years as a rental. They may keep it as a rental for a few more years but are not looking at it as demo to build another rental property.

**John Saunders** asked the **Petitioner** if he gets the demo delay, how long would it be before they tear the structure down. **Caylan Evans** replied that it would probably be the end of winter or early spring. **Chris Sturbaum** asked if the **Petitioner** owned any adjacent property. **Caylan Evans** replied no.

**Chris Sturbaum** suggested that the **Petitioner** consider how much structure is worth reusing and adding to, and building from. **Duncan Campbell** agreed with what **Chris Sturbaum** said about reusing. Also that he thought this house was much older than the surrounding houses and that he hated to see it go. **Lee Sandweiss** stated that she agreed with **Duncan Campbell**, but that she would support this. **John Saunders** agreed with the other **Commissioners**.

**Deb Hutton** made a motion to release **Demo-Delay 20-25**.  
**Lee Sandweiss** seconded.  
**Motion Carried 6-0-0**

**B. Demo Delay 20-26**  
1005 W. 1st St  
Petitioner: Matt Ryan  
*Full demolition*

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

**Chris Sturbaum** asked if they could be reminded of what the zoning is in this area where they are giving away all of these single family homes. **Conor Herterich** stated that he believed it to be Mixed Medical. **Deb Hutton** asked if in terms of the zoning is Mixed Medical going to continue in the new **UDO**, or is that already existing Mixed Medical with the old hospital. **Conor Herterich** stated that the **City Planner** was not at the meeting and the question could not be answered. **Duncan Campbell** stated that this was current zoning and that it would change. **John Saunders** stated that the **Petitioner** was already operating a business in this neighborhood, and that the removal of these houses was to expand. **Matt Ryan** stated that he wasn't sure what the end goal for the property, but that they have been looking at expanding and adding on to their facility. **Matt Ryan** stated that the existing buildings were not sound and would cost too much to repair and this is why the **CEO** of the company is moving to demolish them.

**Chris Sturbaum** commented that this was in the department of choose our battles and was sorry to let them go.

**Deb Hutton** made a motion to release **Demo Delay 20-26**.  
**John Saunders** read the Demolition Delay Resolution to release **Demo Delay 20-26** for **1005 W. 1<sup>st</sup> Street**.  
**Motion Carried 6-0-0**

**John Saunders** stated that they need to make a point of order because they did not make a resolution for the last **Demo-Delay 20-25**, and that they would go back and do that now.

**John Saunders** read the Demolition Delay Resolution to release **Demo Delay 20-25** for **1205 N. Madison Street**.

**Deb Hutton** seconded.

**Motion Carried 6-0-0**

**C. Demo Delay 20-27**

1007 W. 1st St

Petitioner: Matt Ryan

*Full demolition*

**Chris Sturbaum** commented that the city is short of homes and housing, and this is starting to remind me of when the University tore down hundreds of houses and never built anything back near the stadium. I am hoping these are not going to waste, and that we are not just throwing away much needed housing.

**John Saunders** read the Demolition Delay Resolution to release **Demo-Delay 20-27** for **1007 W. 1<sup>st</sup> Street**.

**Deb Hutton** seconded.

**Motion Carried 5-1-0**

**VI. NEW BUSINESS**

**A. Courtesy Review: Johnson Creamery Stack**

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

**Dustin** with **Ratio Architects** introduced the owners **Michael Cordaro** and **Ryan Cohen**.

**Michael Cordaro** gave presentation. See packet for details.

Discussion ensued about whether the Johnson Creamery Stack should be repaired and maintained or torn down. See packet for details.

**B. Near West Side Design Guidelines**

**Sam DeSollar** explained how he and **Conor Herterich** cleaned up the details of the **Design Guidelines** with the help of **Deb Hutton**. The **Commissioners** continued comments. **Karen Duffy** stated that she was very happy with the **Design Guidelines**. See packet for details.

**Sam DeSollar** made a motion to approve the **Near West Side Design Guidelines**.

**Deb Hutton** seconded.

**Motion Carried 6-0-0**

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Meeting was adjourned by **John Saunders @ 6:47 p.m.**

**END OF MINUTES**

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