

**Bloomington Historic Preservation Commission,  
Teleconference Meeting, Thursday January 14, 2021, 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**

John Saunders  
Jeff Goldin  
Susan Dyer  
Chris Sturbaum  
Reynard Cross  
Deb Hutton (entered meeting at 5:05 p.m.)  
Sam DeSollar

**Advisory**

Jenny Southern  
Ernesto Casteneda (entered meeting at 5:13 p.m.)

**Staff**

Conor Herterich, HAND  
Brent Pierce, HAND  
Dee Wills, HAND  
Keegan Gulick, Planning and Transportation  
Philippa Guthrie, City Legal

**Guests**

CATS  
Shawn Eurton  
Susan Rudd  
Wayne & Dee Dee Poole  
Barre Klapper  
Leslie w/ Aero Dynamite  
Keri Miksza  
Jim Shelton

### III. APPROVAL OF MINUTES

#### A. December 10, 2020 Minutes

**Chris Sturbaum** made a motion to approve December 10, 2020 Minutes  
**Sam DeSollar** seconded  
**Motion Carried 5-2-1**

### IV. CERTIFICATES OF APPROPRIATENESS

#### Staff Review

#### A. COA 21-01

511 W. 4th Street (Greater Prospect Hill Historic District)

Petitioner: Doug Wissing

*Installation of dormer window on the west side of the building. The dormer will be located 5' south of an existing dormer and will be identical to that dormer.*

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

#### Commission Review

#### A. COA 21-02

916 S. Morton St. (McDoel Historic District)

Petitioner: Barre Klapper (Springpoint Architects)

*Alterations to exterior. See packet for more details.*

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

**Barre Klapper** with **Springpoint Architects** stated that she was present with **Wayne** and **Dee Dee Poole** to answer any questions that the **Commissioners** have. **Barre Klapper** described how the new owners were excited about this property that they have purchased and the location, which is perched above the **B-Line Trail**. **Barre Klapper** also stated that the new owners have noticed the amount of foot traffic along the B-Line Trail that is behind the house, which is why part of this request is changing of the back door to provide more security and visual privacy. **Chris Sturbaum** asked if they were going to paint the siding. **Barre Klapper** stated that this was the first phase of a larger project and it is their hope that once the new UDO map was adopted that the zoning of this area would change, because right now residential is non-conforming use. It is in a small stretch of an employment zone. It is being proposed to change that will allow residential. So the owners

are hoping to do a Master addition in the near future, so we will be back in front of you to talk about that addition as well as other changes to the exterior including paint. **Reynard Cross** asked why they were taking down the chimneys. **Barre Klapper** stated that they were forming an interior model that would open up the inside so that it lives in a different way than it did. So it is really related to the new layout of the wall. **Deb Hutton** entered meeting at 5:05 p.m. and asked when the chimneys are removed, is the roof simply going to be patched in those two places. **Barre Klapper** stated that at this time they would be, and could not speak to any further changes proposed to the roof until they come back before the **Commission**. **Jenny Southern** asked if the basement was going to be finished or if it would stay a basement. **Barre Klapper** stated that it would not be finished, but it will be nice utility space.

**Chris Sturbaum** commented that their decisions have real consequences, and now someone is finding a home that they really want to live in right on the **B-Line**. That may influence other property decisions along the **B-Line**. Just pleased to see someone finding a home like this and a happy ending.

**Jeff Goldin** made a motion to approve **COA 21-02**  
**Chris Sturbaum** seconded.  
**Motion Carried 7-0-0**

**B. COA 21-03**

620 S. Ballantine Rd

Petitioner: Shawn Eurton

*Alterations to front and rear porches. Replace deteriorated shakes used for siding and stain others.*

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

**Chris Sturbaum** asked how they finish gracefully the blue stone and the wrapping of the porch and keeping the columns. How does that all work together. Discussion ensued with **Shawn Eurton** about this process and the types of limestone used for this process in detail. **Chris Sturbaum** asked what the **Petitioners** thought was in using a split face step instead of straight cut steps. **Shawn Eurton** stated that they thought it was a better look. **Jeff Goldin** asked **Conor Herterich** if they didn't approve the column part of this; is it reasonable to put the antique finishes back. A short discussion ensued with **Conor Herterich** about the installation of pebble dash. **Deb Hutton** asked if the columns needed to be strengthened in any way before the pebble dash was put back on. **Shawn Eurton** talked about some of the history of the columns and the issue of the strength of the columns. **Shawn Eurton** also stated that he would probably have a professional give his opinion of the columns strength.

**Jenny Southern** asked questions about the stain that was going to be used. Discussion ensued with **Shawn Eurton** about the type of stain that would need to be used. **Jenny Southern** asked questions about the footers under the columns, the porch foundation, the steps and retaining wall. **John Saunders** asked questions about the brick on the fireplace.

**Chris Sturbaum** commented that he was almost certain that these columns were original, and would suggest that the steps be out of smooth cut limestone. Also, that the stain have a wood tone. **Sam DeSollar** commented that there was no building permit for this project and that this company has been in Bloomington for a long time and knows that this is a historic district. **Shawn Eurton** commented that they filed for a permit 2 months ago, and for some reason it is in the City's hands, and they are not doing anything with it. **Sam DeSollar** said that you usually don't go ahead and do demo before you get it permitted. **Sam DeSollar** also stated that he does not feel like they have enough information about the details of what is going on with the transition of the house. **Sam DeSollar** stated that he wanted to see a lot more description of the construction methodology of how they are going to put together the blue stone planters and pavers, and all other issues with the house. **Sam DeSollar** said that he wanted to see more exact details and that this sketch will not be enough and wants to see much more elaborate documentation of what they are planning to do before we approve anything. **Reynard Cross** agreed that they would need a lot more information to get a better idea of what is going on. **Ernesto Casteneda** and **John Saunders** also agreed that more details were needed. **Jenny Southern** commented that the original lighting needed to be included as well. More discussion ensued. See packet for details.

**Sam DeSollar** made a motion to continue **COA 21-03** so that the owner can come back with additional information.

**Chris Sturbaum** seconded.

**Motion Carried 7-0-0**

#### **C. COA 21-04**

208 E. 15<sup>th</sup> Street (Garden Hill Historic District)

Petitioner: Susan Rudd

*Changes to plans approved in COA 20-44. Side window replacements will feature interior grids instead of applied muntins. Construction of brick knee wall along front yard steps instead of front porch steps. Removal of limestone retaining wall.*

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

**Susan Rudd** explained why there was a need for changes from the original plan, and explained the damages that occurred to the retaining wall. See packet for details and illustration. **Chris Sturbaum** said that it looked like

there was a decision made on what to do about the wall without consulting us. **Susan Dyer** stated that she was also sorry about the wall and felt that changing it would really be changing the nature of the original piece. **Sam DeSollar** asked if there was any feedback from the neighborhood. **Jenny Southern** asked what happened to the limestone. **Susan Rudd** stated that it had been put in a container which is still on the property. **Jenny Southern** stated that the wall still seemed to be in good shape and that the broken piece could be put back up. Discussion ensued about the other retaining walls in the neighborhood. **Susan Rudd** said that the **Contractor** said the piece of limestone was too damaged and broken and did not think it could be rebuilt with the same limestone because of the way it was cracked.

More discussion ensued about the retaining wall and the surrounding retaining walls. **Chris Sturbaum** commented that it would be difficult to put back, but not impossible. **Deb Hutton** commented that the retaining wall is critical to the neighborhood, and stated that I think the retaining wall needs to be rebuilt with either new or old limestone. **Sam DeSollar** commented that this was a contributing house and whatever goes back in place needed to be limestone. **Ernesto Casteneda** commented that he also thought limestone needed to be put back up for the retaining wall. **John Saunders** agreed. More discussion ensued about the retain wall.

**Chris Sturbaum** made a motion to accept the windows without grids, but to deny the change to the wall, and request that all stone that can be reused, be reused in the building of the wall for **COA 21-04**

**Deb Hutton** seconded.

**Motion Carried 6-0-1**

## V. DEMOLITION DELAY

### Commission Review

#### A. Demo Delay 21-01

800 S. Pleasant Ridge Rd  
Petitioner: Rusty Peterson  
*Partial demolition*

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

**Leslie Nogel** with **Susan Nealey Homes** explained that the reason for the changes was to bring more light into the house. **Chris Sturbaum** asked about the color of the windows. **Sam DeSollar** asked if every single window and door would be replaced. **Leslie Nogel** stated that they would all be replaced and explained the current condition of the original windows. **Sam DeSollar** asked about the materials of the current windows and what materials would be used for the replacements. **Jenny Southern** asked if the new windows would be tinted or clear, and also asked if the skylights would be visible from the street. **Leslie Nogel** explained the details of the skylights and that the windows would be clear.

**Ernesto Casteneda** asked about the windows and if they would be aluminum clad exteriors or wooden. **Leslie Nogel** texted the contractor and he responded they would all be wood. More discussion ensued about the windows and what was under the commission's purview. **Conor Herterich and Philippa Guthrie** advised that the demo delay ordinance does not permit the Commission to condition release on the petitioner doing things differently from their submitted petition. In response to a comment from **Chris Sturbaum**, **Philippa Guthrie** said legal would look at the question and confirm.

**John Saunders** made a motion to release **Demo Delay 21-01**  
**Chris Sturbaum** seconded.  
**Motion Carried 7-0-0**

**VI. NEW BUSINESS**

**A. Conflict of Interest Forms**

See packet for details.

**B. Elect 2021 Chair and Vice Chair**

**Conor Herterich** had a short discussion with the **Commissioners**.

**Chris Sturbaum** made a motion for **Jeff Goldin** to be the **2021 Chair**.  
**John Saunders** seconded.  
**Motion Carried 7-0-0**

**Jeff Goldin** made a motion for **John Saunders** to be the **2021 Vice Chair**.  
**Chris Sturbaum** seconded.  
**Motion Carried 7-0-0**

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Meeting was adjourned by **John Saunders @ 6:30 p.m.**

**END OF MINUTES**

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