

**Bloomington Historic Preservation Commission,  
Teleconference Meeting, Thursday February 11, 2021,  
5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

Meeting was called to order by **Jeff Goldin @ 5:00 p.m.**

**II. ROLL CALL**

**Commissioners Present:** Chris Sturbaum  
John Saunders  
(Entered Meeting @ 5:01p.m.)  
Sam DeSollar  
Deb Hutton  
Susan Dyer  
Jeff Goldin

**Advisory Members Present:** Duncan Campbell  
(Entered Meeting @ 5:01 p.m.)

**Staff Present:** Conor Herterich HAND  
Brent Peirce HAND  
Dee Wills HAND  
Dan Dixon, City Legal Department  
Keegan Gulick, City Planning and  
Transportation

**Guests Present:** CATS  
Matt Seddon  
Jeremy Kennedy

**III. APPROVAL OF MINUTES**

**A. January 28, 2021 Minutes**

**Deb Hutton** made a motion to approve the **February 11, 2021 Minutes.**  
**John Saunders** seconded.  
**Motion Carries: 5 Yes (Sturbaum, Saunders, DeSollar, Hutton, Goldin) - 0 No – 1 Abstain (Dyar)**

#### IV. CERTIFICATES OF APPROPRIATENESS

##### Staff Review

###### A. COA 21-06

606 W. Dodds Street (McDoel Historic District)

Petitioner: Loren Kimsey

*Replacement of 21 original windows on the house with metal clad wood Marvin window inserts. Pane configuration will be same as the originals.*

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

**Chris Sturbaum** asked if the windows had internal or external grids. **Conor Herterich** stated that the grids were internal.

##### Commission Review

###### A. COA 21-08

213 S. Maple Street (Greater Prospect Hill Historic District)

Petitioner: Steven Kennedy

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

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

**Chris Sturbaum** asked if he understood that the petitioner was opening up the porch, and that the front window will be resized appropriately. **Conor Herterich** replied that was correct. **Chris Sturbaum** asked if it would be appropriate to suggest using 4 inch lap because that is what every other house in the neighborhood uses. **Deb Hutton** asked if anything was going to be done about the roof because it looks as if there are holes in the roof. **Conor Herterich** asked **Jeremy Kennedy** if he confirm or deny this. **Jeremy Kennedy** stated that they were going to do a full renovation on the roof and that when they strip it they would replace any bad decking, rafters and soffit overhangs according to whatever the guidelines call for. **Deb Hutton** asked what materials were they planning to make the deck from. **Jeremy Kennedy** replied that he would use treated lumber and proceeded to explain what he would use for the deck handrails to the front handrails. **Sam DeSollar** asked if the **Petitioner** could explain how the front porch was going to be constructed. The materials being used, and what other details could be provided. **Jeremy Kennedy** explained in more detail what he was planning to do for the front porch. More discussion ensued between **Sam DeSollar** and **Jeremy Kennedy** about the details of construction. **John Saunders** asked the **Petitioner** if he was going to be reusing the limestone steps and retaining wall. **Jeremy Kennedy** replied that there was an issue with the steps being very steep and that they are only about 7 inches wide and unlevel, but he would like to reuse them somewhere in the retaining wall because he does want to reuse everything he can.

**John Saunders** asked what the plan for the steps was. **Jeremy Kennedy** replied that he was going to use wooden steps up to the porch. **John Saunders** asked what would happen with the retaining wall. **Jeremy Kennedy** replied that he was leaving it and maybe will pressure wash it.

**Chris Sturbaum** commented that he was uncomfortable with the limestone steps being replaced, and that it should be looked into about being reused. He also commented that he was uncomfortable with the modernist railings in the front and then explained why. **Deb Hutton** commented on the retaining wall and that it should be saved. **Sam DeSollar** stated the he needed to recuse himself on this petition. **Sam DeSollar** commented on the steps and hand railing and that the board and baton was inappropriate for this house. **John Saunders** commented that he agreed with the other **Commissioners** and that he thought the limestone steps and retaining wall should be kept. **Duncan Campbell** commented that there was no specifications to vote on, and that this **Board** requires to know exactly what is going to happen. We traditionally vote on a very specific set of plans for all of this, and that it is the **Petitioners** job to come to the **Board** with an exact spec. **Duncan Campbell** commented that he did not think this was ready to vote on. There should be materials and specification. **Duncan Campbell, John Saunders** and **Jeff Goldin** agreed that there should be more details. **Jeff Goldin** commented that he thought they should ask the **Petitioner** to come back with more specific details. **Conor Herterich** commented that he thought the **Petitioner** received a lot of good advice and that he needed to come back with more details and specifications. **Jeremy Kennedy** stated that he had no other questions, but explained why there was a lack of details with the project.

**John Saunders** made a motion to move **COA 21-08** to the next meeting. **Chris Sturbaum** seconded.

**Motion Carries: 5 Yes (Sturbaum, Saunders, Hutton, Dyar, Goldin)**  
**-0 No - 1 Abstain (De Sollar)**

#### **A. DEMOLITION DELAY**

**V. NEW BUSINESS**

**VI. OLD BUSINESS**

**VII. COMMISSIONER COMMENTS**

**Chris Sturbaum** commented about the **Players Pub** that they just lost for designation, and gave his thoughts on how it happened and what they should do to secure the future of other historic buildings.

**Deb Hutton** commented that she thought education or how to better communicate about an old building to people, would help them to envision how these buildings can be restored. **Duncan Campbell** commented that the visions get crossed because the visions for anyone buying real estate to develop on a main avenue in Bloomington these days, are looking at maximum real estate coverage.

**VIII. PUBLIC COMMENTS**

**IX. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin @ 5:45 p.m.**

**END OF MINUTES**

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