

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday February 25, 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
Sam DeSollar
Deb Hutton
Rennard Cross
(Entered Meeting @ 5:19 p.m.)
Jeff Goldin

Advisory Members Present: Duncan Campbell
Jenny Southern

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
Marc Cornett
Steve Miller
Reg Land
Victor Gutierrez
David Carrico
Susan Bright
Jan Sorby
Robert

III. APPROVAL OF MINUTES

A. February 11, 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, 0 Abstain.

IV. CERTIFICATES OF APPROPRIATENESS

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 the limestone steps could be reused. **Marc Cornett** said that he was going to look into reusing the limestone steps and stated that they would have to be reset. He would try to reset all of the lower level steps that appear to be original. **Deb Hutton** asked what the plans were for the retaining wall. **Marc Cornett** stated that the wall would remain. **Sam DeSollar** asked about what was underneath the current siding. **Marc Cornett** stated that what he has seen seems to be in bad condition, but that once they get the vinyl removed that they would review this with **Conor Herterich** to see if there is anything worth salvaging. **Sam DeSollar** asked more questions about the hand railing and the roof. More discussion ensued concerning the roof and the siding. **Jenny Southern** asked if the front steps were hand chiseled and if the steps in the back were hand chiseled as well. **Marc Cornett** stated that the front steps were but that the back steps were not. He stated that the only original limestone was the retaining wall and the first four front steps. **Jenny Southern** stated that she would like them to reuse the chiseled steps. **Marc Cornett** stated that they would try to make history and code work together as best as they can. **Chris Sturbaum** stated that they may find some evidence of a Victorian style porch and details once they pull the vinyl off.

John Saunders made a motion to approve **COA 21-08**.

Deb Hutton seconded.

Motion Carries: 4 Yes, (Sturbaum, Saunders, Hutton, Goldin) 0 No, 2 Abstain (DeSollar, Cross).

B. COA 21-07

118 S. College Street (Courthouse Square Historic District)

Petitioner: Olympus Properties

Restoration of a commercial storefront that was damaged by an automobile accident.

Conor Herterich gave presentation. See packet for details.

Victor Gutierrez stated that concerning the metal frame, they were trying to find a metal that would match, but have not been able to find anything close to the historical frame. **Sam DeSollar** asked what manufacturer he is planning to use and what size profile and door size was going to be used. He also asked about the bronze beam above and whether it was going to stay. More discussion ensued about the details of replacing the window front. **John Saunders** asked if the new materials that were going to be used would match the other store front windows. **Conor Herterich** stated that it would be of a different material, but they will try to replicate it as close as possible. **Jenny Southern** asked if the doors beside where the limestone is being removed are the doors for the whole building. **Victor Gutierrez** said yes and they will be unchanged. **Duncan Campbell** stated that he has worked on bronze store fronts such as this and has never found a material that will match or replace these window fronts. He has seen it repaired.

Chris Sturbaum commented about finding buff limestone. **Deb Hutton** commented that whatever material the **Petitioner** uses to try to get the color as close as possible to the existing ones. **Sam DeSollar** commented about being careful on the size of the window proportions and that he would like more details about the height being used, and would like to table this petition until they could get more manufacturer details and sample details. **Victor Gutierrez** stated that the replacement glass will be ¼ inch thick clear tempered glass. **Jenny Southern** commented that she wanted to make sure the window pattern and sizes of the replacements remain consistent with the originals. **Duncan Campbell** agreed with **Sam DeSollar** about the materials being used needing to be better clarified.

Deb Hutton made a motion to continue **COA 21-07** to the next meeting with more information.

Sam DeSollar seconded.

Motion Carries: 5 Yes, (Sturbaum, Saunders, DeSollar, Huton, Cross) 1 No, (Goldin) 0 Abstain.

C. COA 21-09

330 S. Madison Street

Petitioner: Reg Land

Construction of a dormer on the east elevation of the home (along Prospect St)

Conor Herterich gave presentation. See packet for details.

Sam DeSollar asked for clarification about the fiber cement and would it have a wood grain and what the material would be for the window. **Reg Land** stated that the fiber cement would have a wood grain and that the window material will be wood. Like a Pella window. **Jenny Southern** asked if the wall and the garage door would be the same. **Reg Land** stated that they would remain. **Reg Land** also stated that he was trying to mimic a historic design for this property, but that the four windows would not meet code requirements. **Reg Land** stated that they may have to go with three windows instead.

Chris Sturbaum asked if the siding would remain, and if there would be trim around the windows. **Deb Hutton** commented that she thought it would be an improvement to the house. **Sam DeSollar** commented about the design guidelines requiring the smooth sided cement board, and that the trim should match the lower portion.

Sam DeSollar made a motion to approve **COA 21-09** providing the **Petitioner** uses the smooth sided siding and matches the existing size trim below. The window configuration will be subject to staff approval.

John Saunders seconded.

Motion Carries: 6 Yes, (Sturbaum, Saunders, DeSollar, Hutton, Cross, Goldin) 0 No, 0 Abstain.

V. DEMOLITION DELAY

Commission Review

A. DD 21-03

319 E. Dixie Street

Petitioner: David Carrico

Full demolition of primary structure on the lot.

Conor Herterich gave presentation. See packet for details.

David Carrico stated that his intention was to build a better house for his daughter to live in. **David Carrico** explained the poor condition of the existing house. **David Carrico** stated that he had a contractor out to look at the house and he said that he would not put any money into it.

Jan Sorby expressed concern about this being a sign of things to come for the neighborhood of **Bryan Park**. **Susan Bright** also stated that she wanted her voice heard about the concerns she has about the demolition of houses in the neighborhood and the appearance of having vacant lots.

Chris Sturbaum stated that a conservation district might be something to consider. **Conor Herterich** clarified that process. **Duncan Campbell** encouraged that the neighborhood try to make this a designated Historic District.

Jeff Goldin made a motion to release **Demolition Delay DD 21-03**.
Sam DeSollar seconded.

Motion Carries: 6 Yes, (Sturbaum, Saunders, DeSollar, Hutton, Cross, Goldin) 0 No, 0 Abstain

- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin @ 6:05 p.m.**

END OF MINUTES

Video record of meeting available upon request.