

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday March 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: Jeff Goldin
Deb Hutton
Sam DeSollar
John Saunders
Reynard Cross

Advisory Member Present: Jenny Southern
Derek Richey
Matthew Seddon

Staff Present: Conor Herterich, HAND
Brent Peirce, HAND
John Zody, HAND
Daniel Dixon, City Legal Department
Keegan Gulick, City Planning and Transportation

Guests Present: CATS
Victor Gutierrez
Charles Webb
Nancy Armstrong
Matt Ellenwood

III. APPROVAL OF MINUTES

A. February 25, 2021 Minutes

Sam DeSollar made a motion to approve the **February 25, 2021 Minutes**.
John Saunders seconded.

Motion Carries: 4 Yes (Saunders, DeSollar, Hutton, Goldin), 0-No, 0-Abstain

Conor Herterich announced that **Reynard Cross** was present. **Reynard Cross** confirmed.

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. 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 explained that he has tried to find solutions for the store front restoration to make it look as close to the original as possible but the materials are not available any longer. **Victor Gutierrez** explained the details of the restoration.

Jenny Southern asked **Victor Gutierrez** about the type of glass being used. **John Saunders** asked about maintaining the same spacing.

Sam DeSollar commented that he appreciated the quandary that the **Petitioner** is in and that they were able to find a slightly more slender store front. **Derek Richey** commented that this was one of those circumstances where a little compromise is going to have to happen.

Sam DeSollar made a motion to approve **COA 21-07**.

Deb Hutton seconded.

Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin) 0 No 0 Abstain

B. COA 21-10

102 W. 6th Street (Courthouse Square Historic District)

Petitioner: Matt Ellenwood

Modification of window size and location on second story.

Conor Herterich gave presentation. See packet for details.

Matt Ellenwood explained that the **Owner** was looking to convert the second floor into apartments. **Matt Ellenwood** stated that there was an existing bearing wall in the middle of the building, and that their plans worked best to have that wall meet the front of the building where the existing picture window is, and that it made sense to replace the window to accommodate the new demising wall.

Deb Hutton asked about the spacing of the left four and right four windows with the replacement window system. **Matt Ellenwood** explained the dimensions. **Sam DeSollar** asked if the demising wall cover in between the two sets of windows was going to be flush with the frame, and what was the relationship of the cover to the window frames to the front façade.

Matt Ellenwood explained the details. **John Saunders** asked if the two

windows on each side of the center will be similar, and would they be replaced as well. **Matt Ellenwood** replied that they would be close to the same size and that these will not be replaced.

Deb Hutton commented about the contrast of the new window to the older windows that will remain. **Matt Ellenwood** stated that there would be a little bit of contrast. **Sam DeSollar** commented that he was happy to see that the owner is revamping the upstairs and bringing a little more life to the square. **Derek Richey** commented that this building was nothing like the original and that he appreciates that they are going to try to living this up a bit because it is probably the most sullen looking building on the square.

John Saunders made a motion to approve **COA 21-10**.

Deb Hutton seconded.

Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin)

0 No, 0 Abstain.

V. DEMOLITION DELAY

Commission Review

A. DD 21-04

1009 W. 1st Street

Petitioner: Matt Ryan

Full demolition of primary structure on the lot.

Conor Herterich gave presentation. See packet for details.

John Saunders asked **Conor Herterich** if had been inside of this building **Conor Herterich** stated that he had not and that he believed that people were still actively living in this building. **Jenny southern** asked if there were any comments from the neighborhood. **Derek Richey** said that he would like to hear comments from the neighborhood and asked if this house contributing, and to what is it contributing. **John Saunders** asked if this was a part of the redevelopment in that area.

Deb Hutton commented that with so much emphasis on affordable housing by the city, it is a shame that this house cannot be moved somewhere for someone to live in. **Sam DeSollar** commented that he would advocate that the owner would see if there was anything salvageable before demolition. **Jenny Southern** commented that she agreed with **Deb Hutton** and **Sam DeSollar** in that it was sad to see this house taken down when we have so much demand for entry level housing. **Derek Richey** commented that this was a horrible trend. **Jeff Goldin** commented that they have to pick and choose their battles.

Jeff Goldin made a motion to release **Demolition Delay 21-04**.

Deb Hutton seconded.

**Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin)
0 No, 0 Abstain.**

B. DD 21-05

939 N. Fairview Street

Petitioner: Charles Webb (Clear Tech Dwellings)

Full demolition of primary structure on the lot.

Conor Herterich gave presentation. See packet for details.

Charles Webb stated that this house has been vacant for four or five years and that there has been some roof leaks. There has also been mold and termite damage, along with foundation issues. **Charles Webb** stated that he is looking to replace this structure with a 1400 Square Foot Bungalow similar to the one that was approved for 6th Street. **Jenny Southern** stated that she would encourage the Petitioner to keep the tree. **Charles Webb** stated that they do plan on keeping the Cedar Tree on the side corner. **Derek Richey** stated that he hoped whatever was built here, was in an affordable range.

Deb Hutton commented that she appreciated the look of the new home. **Derek Richey** commented that he thought this would be a nice addition. **Reynard Cross** commented that he lives in this neighborhood and is looking forward to the new home that he is putting up.

Jeff Goldin made a motion to release **Demolition Delay COA 21-06.**

Sam DeSollar seconded.

**Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin)
0 No, 0 Abstain.**

C. DD 21-06

619 S. Fess Avenue

Petitioner: Nancy Armstrong

Full demolition of accessory structure (garage)

Conor Herterich gave presentation. See packet for details.

Nancy Armstrong stated that they want to put an **ADU** here. The garage has no foundation so they thought they should take the whole building down instead of trying to convert something that would not support a dwelling structure.

Sam DeSollar asked if they want to put the new structure in the same place and not have the newly required setbacks that he would be willing to entertain that and help to get a variance. **Nancy Armstrong** stated that the new structure would be slightly smaller than the current garage. **Derek Richey** asked **Conor Herterich** about prioritizing and how they are supposed to be looking at these backyard, down the alley carriage houses and garages.

Sam DeSollar commented that he will support this and that they often support additions to the back. This is not a core neighborhood. **Jenny Southern** agreed

that this was not a historic building and is in favor.

Jeff Goldin made a motion to release **Demolition Delay 21-06**.

Sam DeSollar seconded.

Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin)

0 No, 0 Abstain.

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

Meeting was adjourned by **Jeff Goldin @ 5:46 p.m.**

END OF MINUTES

Video record of meeting available upon request.