

**Bloomington Historic Preservation Commission,  
Teleconference Meeting, Thursday April 22, 2021, 5:00  
P.M.**

**AGENDA**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Commissioners**

Jeff Goldin  
Sam DeSollar  
Reynard Cross  
John Saunders (Arrived at 5:13 p.m.)  
Chris Sturbaum

Absent:  
Doug Bruce  
Susan Dyar

**Advisory**

Duncan Campbell  
Jenny Southern (Arrived at 5:07 p.m.)  
Matt Seddon (Arrived at 5:07 p.m.)

Absent:  
Derek Richey

**Staff**

John Zody, HAND  
Brent Pierce, HAND  
Daniel Dixon, City Legal Department  
Keegan Gulick City Planning and Transportation  
Dee Wills, HAND

**Guests**

CATS  
Mark Webb  
Tony Walker  
Angela Martin  
Steve Miller  
Kelly Jones

Doug Graham  
Steve Ratterman  
Jim Shelton  
Jonathan Hess  
Tony Walker  
Julie Williams  
Charlie Webb  
Brooke Fissingner  
M. Kahlo  
Lynn  
Ed Morris

**III. APPROVAL OF MINUTES**

A. April 8, 2021 Minutes

**Sam DeSollar** made a motion to approve April 8, 2021 minutes.

**Chris Sturbaum** seconded.

**Motion Carried: 5 Yes (Sturbaum, Saunders, DeSollar, Cross, Goldin),  
0 No, 0 Abstain**

**IV. CERTIFICATES OF APPROPRIATENESS**

**Commission Review**

**A. COA 21-13 (Tabled 4/8)**

1215 E. Hunter Avenue (Elm Heights Historic District)

Petitioner: Kelly Jones

*Construction of additions to the side and rear of the house. See plans for details.*

**Daniel Dixon** stated that this COA was tabled and a motion needs to be made to remove from the item from the table before they can move forward.

**Sam DeSollar** made a motion to remove **COA 21-13** from the table.

**Chris Sturbaum** seconded.

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

**Brent Pierce** gave presentation. See packet for details

Petitioners **Kelly Jones** and **Steve Miller** were present and presented additional information and drawings for the project. Along with types of materials and windows that will be used.

**Sam DeSollar** asked questions about the siding and the addition. **Kelly Jones** clarified that the addition they are adding on to was already in place. **Sam DeSollar** asked about the chimney and if the petitioner was planning to remove it.

**Chris Sturbaum** asked if there was a porch extension at the south elevation and asked what the **Elm Heights Committee** say about the project. **Jenny Southern** stated that it was not presented to the **Committee**. **Jenny Southern** had questions about the proportions of the building.

Discussion ensued.

**Sam DeSollar** and **Duncan Campbell** commented about the existing siding. **Chris Sturbaum** expressed concerns about not contacting the **Neighborhood** and doubling the size of an existing structure. **Jenny Southern** asked if the petitioner was replacing the front door.

More discussion ensued.

**Sam DeSollar** made a motion to approve **COA 21-13**.

**Chris Sturbaum** seconded.

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

**B. COA 21-15**

507 S. Ballantine Road

Petitioner: Mark Webb for David Jacobs

*New construction of a single family residential home on a vacant lot.*

**Brent Pierce** gave presentation. See packet for details.

Petitioners **Mark Webb** (on behalf of **David Jacobs**), **Jonathan Hess** and **Charlie Webb** were present. **Mark Webb** and **Charlie Webb** gave presentation in detail.

**Sam DeSollar** asked about the maximum height of the structure. **Jonathan Hess** gave details about the structure. **Sam DeSollar** asked why they were using brick for the foundation instead of limestone. **Jenny Southern** had questions about the lighting.

Discussion ensued.

**Chris Sturbaum** commented that he was glad to see something of scale in the neighborhood and suggested that they consider limestone.

**John Saunders** made a motion to approve **COA 21-15**.

**Chris Sturbaum** seconded.

**Motion Carried: 5 Yes (Sturbaum, jSaunders, DeSollar, Cross, Goldin), 0 No, 0 Abstain.**

**C. COA 21-16**

818 E. 3rd Street

Petitioner: Steve Ratterman

*Replacement of Ludowici clay tile roof with New England slate roof.*

**Brent Pierce** gave presentation. See packet for details.

Petitioner **Steve Ratterman** was present and had nothing new to add to the presentation.

**Sam DeSollar** asked if the **Petitioner** could comment on some of the photographs in the packet. Discussion ensued. **Chris Sturbaum** asked if this was real slate or artificial.

**Sam DeSollar** commented that he will stand behind this **COA**.

**Sam DeSollar** made a motion to approve **COA 21-16**.

**Chris Sturbaum** seconded.

**Motion Carried: 5 Yes (Sturbaum, Saunders, DeSollar, Cross, Golding), 0 No, 0 Abstain.**

**V. DEMOLITION DELAY**

**Commission Review**

**A. DD 21-07**

1326 S. Pickwick Place

Petitioner: Ed Morris

*Partial demolition triggered by proposed addition.*

**Brent Pierce** gave presentation. See packet for details.

Petitioner **Ed Morris** was present and had nothing to add to the presentation.

**Sam DeSollar** asked the **Petitioner** if he could talk about the materials being used and about the elevation. Discussion ensued. **Chris Sturbaum** said that he thought this was a really important house and it should have already been designated. **Reynard Cross** asked what the aim was because he found the sketch to be difficult to understand. **Ed Morris** explained the project site plans in more detail. **Reynard Cross** asked what it was that would be demolished. **Duncan Campbell** asked how

you would get into the breezeway, and if the garage front was set back. **Ed Morris** stated that they were removing an existing window and adding a door and that the garage would not set back. **Jenny Southern** asked questions about the cellar entrance door. Discussion ensued. **Jenny Southern** stated that she thought this house should be designated **Historic** property. **Sam DeSollar** asked about the flashing up against the existing house. **Ed Morris** explained in more details.

**Sam DeSollar** commented that they should be very careful with this house.

**Chris Sturbaum** commented that he thought this was a historic resource that they have failed to designate and that they should turn this petition down. **Duncan Campbell** agreed with **Chris Sturbaum** and **Jenny Southern** in that this property should be historically designated. **Matt Seddon** also agreed to designate. **Jenny Southern** commented again that this property should be designated.

**Jeff Goldin** made a resolution to begin the formal process for a vote to recommend designation for **DD 21-07** to the Common Council.

**Chris Sturbaum** seconded.

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

**Jeff Goldin** made a resolution to place Interim Protection on **DD 21-07**.

**Daniel Dixon** stated that this may not be the right citation for Interim Protection. Clarification was made.

**Chris Sturbaum** seconded.

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

**B. DD 21-08**

1213 S. High Street  
Petitioner: Doug Graham  
*Full demolition*

**Brent Pierce** gave presentation. See packet for details.

Petitioner **Doug Graham** was present and had nothing to add to the presentation.

**Chris Sturbaum** asked what the plan for this property is. **Doug Graham** explained the details. **Duncan Campbell** wanted to have a better idea of the condition of the property. **Jeff Goldin** stated that the house has not been updated for decades and that the inside is nothing remarkable. **Jeff Golding** stated that the second house was like a carriage house. More discussion ensued.

**Chris Sturbaum** commented that staff had not given any strong reasons to protect this property. **Jeff Goldin** commented that he had been in this property and there was nothing remarkable in any way. **Matt Seddon** commented that he did not see this property worthy of designation.

**Jeff Goldin** made a motion to release **DD 21-08**.  
**Sam DeSollar** seconded.  
**Motion Carried: 5 Yes (Sturbaum, Saunders, DeSollar, Cross, Goldin),  
0 No, 0 Abstain.**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**Sam DeSollar** stated that they made the recommendation for **COA 21-15** based on the **Petitioner** not having to adhere to the setback, the build to line. If the **Board of Zoning Appeals** says that they do have to go the build to line, does that void our recommendation. **Daniel Dixon** said he did not think that would void the recommendation. More discussion ensued about the setbacks and zoning between **Jenny Southern, Daniel Dixon, Duncan Campbell, and Chris Sturbaum**.  
**Matt Seddon** asked for more clarification on Demolition Delays.

Discussion ensued.

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin @ 6:53 p.m.**

**END OF MINUTES**

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