

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday July 22nd, 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 Present:

Jeff Goldin
John Sauners
Chris Sturbaum
Lee Sandweiss
Sam DeSollar
Matt Seddon

Advisory Members Present:

Duncan Campbell
Jenny Southern

Staff Present:

Gloria Colom, HAND
Brent Peirce, HAND
John Zody, HAND
Dee Wills, HAND
Daniel Dixon, City Legal Dept.
Keegan Gulick, City Planning and Transportation Dept.

Guests Present:

Del Backs
John Rabold
Sarah Murray
Dawn Gray
Jaclyn Ray
Sam Dove
CATS

III. APPROVAL OF MINUTES

A. July 8, 2021 Minutes

Jeff Goldin made a motion to approve **July 08, 2021 Minutes.**

Sam DeSollar seconded.

Motion Carries: 5 Yes (Sturbaum, Saunders, DeSollar, Seddon, Goldin), 1 Abstain (Sandweiss) 0 No

IV. STAFF REPORT

V. CERTIFICATES OF APPROPRIATENESS

A. COA 21-28

316 N. Washington Street (Washington Terrace Apartments)
Petitioner: John Rabold (Granite Property Management)
Installation of wall signage to the building.

Gloria Colom gave presentation. See packet for details.

John Rabold stated that he sent an alteration of the sign with a number and a URL and the removal of the logo. It is in the same location and the same size. **Sam DeSollar** asked if the sign had been physically moved. **John Rabold** stated That he had taken all of the signs down except for the number sign on the siding Portion. **Chris Sturbaum** asked if the **Petitioner** had considered a ground sign. **John Rabold** stated that it is something that they can consider, but in their experience these signs were quick to be picked up or vandalized. More discussion ensued about the types of signs that can be used. See packet for details. **John Rabold** stated that the **Owner** of the property was also considering a type of ground sign. **Matt Seddon** asked which sign they were to consider, and if it was the banana logo sign, or the number sign. Duncan Campbell asked for clarification of the parties involved with the property. More discussion ensued.

Sam DeSollar commented that his understanding was that the **Petitioner** would remove the existing signs and come back with a proposal before putting up another sign. **Jenny Southern** commented that she thought the **City Planning Department** had a limit on the amount of signage that could be put on a building or in a front yard for advertising. **Jenny Southern** commented that she would like to see something more residential in this historic district.

Sam DeSollar made a motion to **deny COA 21-28**.

Matt Seddon seconded.

Motion carries: 6 Yes (Sandweiss, Sturbaum, Saunders, DeSollar, Seddon, Goldin) 0 No, 0 Abstain

B. COA 21-29

811 W. Howe Street (Greater Prospect Hill Historic District)
Petitioner: Sarah Murray & Eric Bumbalough
Stabilize a cistern and building an addition to the home.

Gloria Colom gave presentation. See packet for details.

Jeff Golding stated that he was going to recuse himself from this petition because he is in the process of writing an appraisal for this properties new addition.

Sarah Murray stated that this was brought about due to the cistern under the back portion of the property which was causing part of the house to sink into the ground. They are hoping to repair this issue along with adding a slight addition. **Jenny Southern** asked if a piece of limestone added façade that was left on the original house would remain. **Sarah Murray** stated that it would make more sense to have all of the façade match, and did not see a problem with that.

Sam DeSollar commented that he thinks this addition is done eloquently in terms of mass and form. **Duncan Campbell** commented thought this seemed like an appropriate way to expand this house. See packet for details.

Sam DeSollar made a motion to approve **COA 21-29**.

Lee Sandweiss seconded.

Motion Carries: 5 Yes (Sandweiss, Sturbaum, Saunders, DeSollar, Seddon) 0 No, 1 Abstain (Goldin)

C. COA 21-30

904 W. 2nd Street (Greater Prospect Hill Historic District)

Petitioner: David Ondrik

Removal and replacement of limestone retaining wall.

Gloria Colom gave presentation. See packet for details.

Jaclyn Ray stated that the owners were out of town for a family emergency, and stated that the owners want to keep this as close to this design as possible.

They also want to use limestone if they have to replace any parts of it.

Sam DeSollar stated if they were going to use the PCV Pipe for weepholes or drainage, that he would ask that the PCV pipe to not protrude. **Sam DeSollar**

also asked if the petitioner was planning anything for the stairs as well, and

if so what was the intention for the railing. See packet for details. **Jaclyn Ray**

stated that she did not know about any plan for the railings. **Chris Sturbaum**

asked if the retaining wall was falling too much to repair instead of completely rebuilding. **Jaclyn Ray** stated that the **Owners** had gotten multiple quotes and received the same answer that it did need to be completely rebuilt instead of repaired.

John Saunders commented that after seeing the retaining wall that it definitely needs to be rebuilt completely. **Sam DeSollar** commented that he concurred with **John**

Saunders in that the retaining wall needed to be taken down and rebuilt with proper

drainage behind it. **Sam DeSollar** commented that he would support this project with the caveat that they don't extend the PCV pipe past the front face of the masonry, and that they come back to staff if they are going to change the rail in any way.

Jenny Southern commented that it looked like the left of the steps had been rebuilt

previously, and that a smooth faced stone had been used in the rebuild. **Jenny**

Southern commented that they probably should not go with smooth faced stones.

Sam DeSollar made a motion to approve **COA 21-30** with the **caveat** that PVC Weeps don't extend past the front face of the masonry and that the **Petitioner** comes back if they change the rail and to make sure that the split faced stone face is on the street façade.

John Saunders seconded.

Motion Carries: 6 Yes (Sandweiss, Sturbaum, Saunders, DeSollar, Seddon, Goldin) 0 No, 0 Abstain

D. COA 21-31

1016 W. Kirkwood Avenue (Near Westside Conservation District)

Petitioner: Dawn Gray – Springpoint Architects

New Construction of a 1.5 story home and accessory garage

Gloria Colom gave presentation. See packet for details.

Dawn Gray stated that she was present with owners of the property **Del** and **Kelly** **Backs** who were clients. Dawn Gray stated that the intent to have the inset porch to

have a bit of an extension that would look like a beam and actually project about 12 inches. Also the bay window that would also project 6 to 12 inches. **John Saunders**

asked if there would be enough space for two cars to get in and out of the garage from the alley. **Dawn Gray** stated that it may be a multiple point turn. **John Saunders** also

asked if there was an accessory dwelling as well. **Dawn Gray** stated that it was not an accessory dwelling, but an artist studio.

Sam DeSollar asked about the different types of cladding on the street elevation. **Dawn Gray** gave details about the types of cladding. See packet for details. **Sam DeSollar** asked about the height dimension of the property and if there was a piece of fiber cement trim that is hitting grade. **Dawn Gray** gave further details. More discussion ensued about the front face of the property. **Chris Sturbaum** asked why non-traditional materials were being used for a traditional front of a building, and questioned the large panel above. **Dawn Gray** explained the use of materials that were chosen. See packet for details. **Jenny Southern** stated that this read to her as quite modern, and asked if they could get some pictures of the materials that would be used for the front façade. **Dawn Gray** stated that they would be happy to do so. **Duncan Campbell** asked if the house was too big for this site. More discussion ensued. See packet for details.

John Saunders commented that he thought this design was towering over the other homes, and would like to see if it could be scaled down. **Sam DeSollar** commented that he thought the architect has done a very laudable job of minimizing the scale of the building, given the current building codes. **Matt Seddon** agreed with the **Sam DeSollar** and that it did meet the design guidelines. **Lee Sandweiss** commented that she thought this was very well thought out and respectful to the neighborhood. **Jenny Southern** commented that she would like a little more details. **Duncan Campbell** commented that he liked the contemporaneous of it without over-stepping either toward post modernism or away from it. See packet for more details and comments.

Matt Seddon made a motion to approve **COA 21-31**

Lee Sanweiss seconded.

Motion Carries: 5 Yes (Sandweiss, Saunders, DeSollar, Seddon, Goldin) 1 No (Sturbaum), 0 Abstain

E. COA 21-32

601 S. Ballantine Road (Elm Heights Historic District)

Petitioner: Apex Home Services

Add 98 square feet of deck on back of home to existing deck.

Gloria Colom gave presentation. See packet for details.

Jeff Goldin asked if the **Petitioner** was present. No response from the **Petitioner** was given. **Jeff Goldin** stated that they would have to move this to the next meeting.

John Saunders made a motion to continue **COA 21-32** to the next meeting.

Sam DeSollar seconded.

Motion Carries: 6 Yes (Sandweiss, Sturbaum, Saunders, DeSollar, Seddon, Goldin) 0 No, 0 Abstain

VI. RESOLUTIONS

VII. DEMOLITION DELAY

VIII. NEW BUSINESS

IX. OLD BUSINESS

X. COMMISSIONER COMMENTS

John Saunders asked about a discussion about the **Johnson Creamery**.

Jeff Goldin stated that they could have a discussion now. Discussion ensued.

See packet for details.

XI. PUBLIC COMMENTS

XII. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin @ 6:33 p.m.**

END OF MINUTES

Video record of meeting available upon request.