

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday August 12, 2021, 5:00 P.M.**

AGENDA

(Amended on August, 11, 2021)

I. CALL TO ORDER

Meeting was called to order by Chair, **Jeff Goldin @ 5:03 P.M.**

II. ROLL CALL

Commissioners Present:

Jeff Goldin
John Saunders
Lee Sandweiss
Chris Sturbaum
Sam DeSollar
Elizabeth Mitchell (Entered Meeting @ 5:10 P.M.)

Advisory Members Present:

None Present

Staff Present:

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

Guests Present:

Alan Schertz
Tom Cooper
Apex Home Services, Llc
Jean Lave
Eric Sandweiss
Matte Black
Bob Shaw
Doug McCoy
Jim Rosenbarger
Paul Ash
Elizabeth Ash
Richard Lewis
Terry Bradbury
Ryan Strauser
Matt Ellenwood
Karina Pazos
Mary Alice Rickert
Steve Wyatt
CATS

III. APPROVAL OF MINUTES

A. July 22, 2021 Minutes

Sam DeSollar made a motion to approve **July 22, 2021 Minutes**.

Lee Sandweiss seconded.

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

IV. STAFF REPORT

Staff Approvals

A. COA 21-34

823 W 4th Street (Greater Prospect Hill Historic District)

Petitioner: Alexandra Burlingame

Six foot vertical pine wood fencing in portion of backyard with two gates.

Gloria Colom gave presentation. See packet for details.

V. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 21-32

610 S Ballantine Road (Elm Heights Historic District)

Petitioner: Apex Home Services, LLC

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

Gloria Colom gave presentation. See packet for details.

Petitioner for **Apex Home Services, Llc** stated that the deck was to

provide extra room and the stairs are to make easier access to the drive way.

Chris Sturbaum asked if the **Petitioner** would consider making the downspouts brown so they do not highlight as much as a suggestion. The Petitioner stated that the downspouts were existing so they had not planned on anything, but if the **Council** feels that they need to be upgraded to brown, that they could explore this in the scope with the customer.

Chris Sturbaum made a motion to approve **COA 21-32**.

Sam DeSollar seconded.

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

B. COA 21-33

532 S Ballantine Road (Elm Heights Historic District)

Petitioner: Mary Alice Rickert

Partial window replacement.

Gloria Colom gave presentation. See packet for detail.

Mary Alice Rickert gave some of the history of the house and how they have tried to get someone to repair the windows since they have owned the house. **Mary Alice Rickert** explained in detail the deterioration of the windows. **Chris Sturbaum**

Asked for clarification about the Petitioner finding someone to repair the windows. **Mary Alice Rickert** explained that they have found people who can do the work, but that nobody wants to do the work. See packet for details.

Sam DeSollar asked about the doors that were in the bid. **Mary Alice Rickert** explained the plan for the doors. See packet for details. **Sam DeSollar** asked if the windows were aluminum clad. The petitioner stated that they were wood and aluminum clad Pella windows to best imitate the original windows. More discussion ensued. See packet for details. **John Saunders** asked if there was any feedback from the **Neighborhood Association**.

Lee Sandweiss commented that she thought this was the best possible solution. **Chris Sturbaum** stated that the guidelines are clear, and that if they support this, they will not be able to say no to any other window replacement in the future. That decisions made should be at the guideline level. **Chris Sturbaum** stated that they cannot justify this project based on their guidelines and the guidelines of the neighborhood. **Sam DeSollar** stated that **Elm Heights** is the most restrictive neighborhood and that the guidelines are very clear on this. **Sam DeSollar** commented that he cannot see from the presentation the damage of the windows or the profile of what is being proposed to replace. **John Saunders** suggested a walk-through to determine what was happening to the windows. **Jeff Goldin** commented that he understood the difficulty in finding someone to do this kind of work right now, but also agree with **Chris Sturbaum, Sam DeSollar** and **John Saunders**. **Steve Wyatt** from **Bloomington Restorations** stated that there was a list of Indianapolis based restoration people that he could share.

John Saunders made a motion to **Table COA 21-33**.

Sam DeSollar seconded.

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

C. COA 21-35

744 S. Morton Street (McDoel Historic District)

Petitioner: Sam DeSollar

New construction of a 2 story wood framed artist studio on empty lot.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar gave presentation with slides describing the details of the project. **Chris Sturbaum** asked about the color of the panels. **Sam DeSollar** gave details about the color and sizes of the panels. More discussion ensued. See packet for details.

Chris Sturbaum stated that he did not understand the reference to any of the context in the neighborhood. **Sam DeSollar** explained in more detail. **Lee Sandweiss** asked when the project might break ground, or the projected possible completion date.

Sam DeSollar stated hopefully in the spring. **John Saunders** asked how many spaces would be in the studio. **Sam DeSollar** referred to the floor plan for details.

Elizabeth Ash stated that they were from the **McDoel Gardens** neighborhood and that they were the first neighborhood chosen by the **Planning Department** to have a neighborhood plan. One of the things that was prominent in the neighborhood plan was to have artist studios, so historically this is something the neighborhood has wanted. When **Sam DeSollar** presented it to the neighbors present, everyone was excited about this, and think this will be a fine addition.

Chris Sturbaum commented that he thought you could make an artist studio and get all of the amenities, and still blend and coordinate with historic patterns. More discussion ensued. See packet for details. **John Saunders, Elizabeth Mitchell,** and **Jeff Goldin** explained why they will support this project.

John Saunders made a motion to approve **COA 21-35**.

Elizabeth Mitchell seconded.

Motion Carries: 4 Yes (Sandweiss, Saunders, Mitchell, Goldin)

1 Abstain, (Sturbaum) 0 No

D. COA 21-36

2511 Fritz Drive (Matlock Heights Historic District)

Petitioner: Tom Cooper

Detached garage next to the house.

Gloria Colom gave presentation. See packet for details.

Tom Cooper asked for clarification about the setback. And the possibility of property line issues. **Sam DeSollar** stated that the setback from the rear property line was 25 feet. **Chris Sturbaum** asked about the measurements of the structure, and what the color would be. More discussion ensued. See packet for details.

Chris Sturbaum stated that he could approve this if the structure is setback to the maximum allowed. More discussion ensued. See packet for details.

Sam DeSollar made a motion to approve **COA 21-36 subject to the Setback.**

Lee Sandweiss seconded.

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

E. COA 21-37

408 E 4th Street

Petitioner: Bruce Storm

Replacement of wooden Railing of existing patio, bring steps up to both existing patio levels for safety, add sun screen wooden arbor in patio area.

Gloria Colom gave presentation. See packet for details.

Bruce Storm said that **Gloria Colom** had questioned him about was the crisscrossed fence on the left of the building, and as I told her, it was placed there to hide the meter boxes at the corner of the building. **Jeff Goldin** asked about the crisscross in the site plan. **Bruce Storm** explained that these were railings around the patio, and that nothing was attached to the house. **Chris Sturbaum** asked if staff recommended taking down the higher part of the fence. **Bruce Storm** explained in more detail about railing and placement. See packet for details. **Sam DeSollar** stated that he was looking at drawing **AE 101 proposed patio plan**, and the way it is presented right now on that drawing it looks like there are columns right up against the front façade of the house. **Bruce Storm** stated that it would not be against the house. **Sam DeSollar** stated that according to the drawings submitted, the columns are against the house. More discussion ensued. See packet for details.

John Saunders made a motion to approve **COA 21-37.**

Chris Sturbaum seconded.

Motion Carries: 4 Yes (Sandweiss, Sturbaum, Saunders Goldin)

1 Abstain (DeSollar), 0 No

F. COA 21-38

805/ 807 S. Rogers Street (McDoel Historic District)

Petitioner: Terry Bradbury

- a) *Restore historic gas station (807 S. Rogers)*
- b) *Full demolition of structure (805 S. Rogers)*
- c) *New construction (805 S. Rogers)*

Gloria Colom gave presentation. See packet for details.

Terry Bradbury explained in more detail about the project and what they have planned for the historic structure and for the structure to be demolished. **Terry Bradbury** also described the issues they had for finding parking. **Chris Sturbaum** asked about the alley in the back of the property, and whether this would provide loading access. **Terry Bradbury** explained that there was no dedicated alley and that they had no access to the easement. More discussion ensued about the alley. See packet for details. **Sam DeSollar** asked about what was proposed for the new affordable housing part of the project.

Chris Sturbaum commented that he did not understand why these steps could not be done one step at a time, and that he did not like the idea of creating a large parking lot at street level. **Bob Shaw** stated that they would like to have permission to adding on to the gas station, and some guidance as to what materials should be used. **Bob Shaw** stated that they would be willing to come back before the board for the other parts of the project. **Sam DeSollar** commented that he was very excited about the restoration and the addition to the historic structure, but cannot support the demolition at this time. More discussion ensued. See packet for details. **Jeff Goldin** commented that what he is understanding from the **Petitioner**, is that if the commission approves the addition to the gas station, that they would come back for approval of the demolition and new construction. **Chris Sturbaum** asked for more details to review of the addition. **Jeff Goldin** suggested that the **Petitioner** come back with a more detailed plan for the gas station restoration only.

Sam DeSollar made a motion to deny **COA 21-38 A, B and C** with the understanding that the **Commissioners** are looking favorably upon future petitions for **COA 21-38 A**.

Lee Sandweiss seconded.

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

VI. DEMOLITION DELAY

Commission Review

A. DD 21-11

613 E. 12th St. (Contributing)

Petitioner: Douglas McCoy

Full Demolition

Gloria Colom gave presentation. See packet for details.

Douglas McCoy stated that this is part of **Indiana Universities** master Plan, and explained in more detail what that plan was. **Chris Sturbaum** stated when there was proposed demolition in **University Courts**, that the **University** had moved buildings, and that it seems a shame to take down a good building because there is a vision of a parking lot in the future. **Sam DeSollar** asked the **Petitioner** if there was a possibility of talking to **BRI** and moving the building off site.

Lee Sandweiss commented that reaching out to **BRI** was a great idea. **Chris Sturbaum** commented about the reason the structure was going to be demolished. **Douglas McCoy** said he would be more than happy to work with **BRI** to see about moving the structure and that they would try to build something here more compatible to rent out to students. **Jeff Goldin** commented that he did not see any support to designate this building.

Jeff Goldin made a motion to approve **DD 21-11**.

Sam DeSollar seconded.

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

B. DD 21-12

219 E 19th St. (Contributing)

Petitioner: Ryan Strauser

Full Demolition

Gloria Colom gave presentation. See packet for details.

Chris Sturbaum stated that he questioned whether the change of zoning had anything to do with the demolition of these properties. **Sam DeSollar** asked if the **Petitioner** would be willing to talk to **BRI** about this structure. **Ryan Strauser** stated that he would have to take that back to his client and ask them that question.

Lee Sandweiss commented that it would be nice to reach out to **BRI**.

Chris Sturbaum asked if the land owner was someone local. **Chris Sturbaum** commented that this was a direct result of action by the **Mayor** and action by the **City Council** and it is just the tip of the iceberg. **Jeff Goldin** commented that he was sad to lose this house, but considering the context of this area already, before even the zoning changed, this is where this area is going.

Jeff Goldin made a motion to approve **DD 21-12**.

Sam DeSollar seconded.

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

C. DD 21-13

1300 N Lincoln St. (Contributing)

Petitioner: Ryan Strauser

Full Demolition

Gloria Colom gave presentation. See packet for details.

Jeff Goldin made a motion to approve **DD 21-13**.

Sam DeSollar seconded.

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

D. DD 21-14

757 S Lincoln St. (Notable)
Petitioner: Alan J. Schertz
Partial Demolition

Gloria Colom gave presentation. See packet for details.

Alan Schertz wanted to thank **Gloria Colom** for summarizing what was shared with her.

Sam DeSollar commented that he appreciated the care used on replacing or reconfiguring the drainage system.

Jeff Goldin made a motion to approve **DD 21-14**.

Sam DeSollar seconded.

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

VII. NEW BUSINESS

VIII. OLD BUSINESS

A. Smith House update

Gloria Colom gave an update and **Common Council** Schedule.
See packet for details.

B. Johnson Creamery updates

Gloria Colom gave an update and Timeline of events.
See packet for details.

C. B.G. Pollard Lodge

Jeff Goldin gave presentation with pictures.
See packet for details.

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin @ 7:52 P.M.**

END OF MINUTES

Video record of meeting available upon request. A