

**Bloomington Historic Preservation Commission Meeting**  
**Thursday July 14, 2022, 5:00 P.M.**  
**Minutes**

**I. CALL TO ORDER**

Meeting was called to order by Chair **John Saunders @ 5:00 p.m.**

**II. ROLL CALL**

**Commissioners:**

Daniel Schlegel (Present)  
John Saunders (Present)  
Reynard Cross (Present)  
Elizabeth Mitchell (Present)  
Allison Chopra (Present) Leave @ 7:18.  
Doug Bruce (Present)  
Matthew Seddon (Present)

**Advisory Members:**

Duncan Campbell (Present)

**Staff:**

Gloria Colom, HAND (Present)  
Eddie Wright, HAND (Present)  
Dan Dixon, Legal (Virtual)  
John Zody, HAND (Virtual)

**Guests:**

Roy Campbell (Present)  
Linda Judd (Present)  
Richard Judd (Present)  
Taresah Youngman (Present)  
David Askins (Virtual)  
Nate Trueblood (Virtual)  
Gretchen Knapp (Virtual)  
Richard Lewis (Virtual)  
Sara Howell (Virtual)  
Terry Hays (Virtual)  
Mary Catherine Carmichael (Virtual)  
Holden Abshier (Virtual)  
Valarie Grim (Virtual)  
Mary Girard (Virtual)

### III. APPROVAL OF MINUTES

#### A. June 30, 2022

**Allison Copra** made a motion to accept minutes from **June 30, 2022, Matthew Seddon** seconded. **Motion carried 5-0-3. Yes - Schlegel, Saunders, Mitchell, Chopra and Cross. No – None. Abstain – Bruce, DeSollar, and Seddon.**

### IV. HISTORIC DISTRICT NOMINATION

#### A. HD 22-03

702 & 708 N Rogers St. (Bethel AME Church)

Petitioner: Bethel AME

**Gloria Colom** gave presentation. See packet for details.

**Sam DeSollar** asked if the reps from the church have anything to add. **Taresh Youngman** stated the church would be happy to be designated. **Duncan Campbell** asked about the accuracy of the physical description. **Gloria Colom** clarified that she obtained the description from the historic register. **Duncan Campbell** asked that the description they are using for local designation be clarified to point out the unique architecture.

**Matthew Seddon** stated that congregation should all be proud of their church. **Doug Bruce** added that it was just a few years ago that the church came before the commission to save the parsonage, and this shows the care taken with the church. **Sam DeSollar** stated that the parsonage with the church makes the historic designation more powerful. **Daniel Dixon** stated that to go forward the need public comments. **John Saunders** asked for public comments and none were offered.

**Matthew Seddon** made a motion to amend the description to the description to include the architecture. **Sam DeSollar** seconded. **Motion carried 8-0-0. Yes – Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

**Allison Chopra** made a motion to send forward to the common council for designation. **Matthew Seddon** seconded. **Motion carried 8-0-0. Yes - Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

**Matthew Seddon** made a motion to place the property under interim protection. **Doug Bruce** seconded. **Motion carried 8-0-0. Yes - Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

V. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 22-49

1109 E 1St St. (Elm Heights Historic District)

Petitioner: John McEwan

*Tree Removal*

**Gloria Colom** gave presentation. See packet for details.

The **Commissioners** discussed the neighborhood guidelines and how they applied to the staff approval. **Gloria Colom** clarified how she applies the guidelines and how they apply in this instance.

B. COA 22-51

721 N Fairview St (Maple Heights Historic District)

Petitioner: Jane Klausmeier

*New roofing*

**Gloria Colom** gave presentation. See packet for details.

Commission Review

C. COA 22-50

202 N Walnut St. (Courthouse Square Historic District)

Petitioner: Jerry Collins, Everywhere Signs

*New Signage*

**Gloria Colom** gave presentation. See packet for details.

**Allison Chopra** asked who designed the sign and if it's considered neon. **Nate Trueblood** did the design and explained the sign.

**Allison Chopra** stated that she wishes they could reject this sign for some reason as she doesn't like the design. **Nate Trueblood** explained that the person opening the shop asked for this design as she is on a short budget. Once she has had the shop open awhile she will be replacing the sign with a better design.

**Sam DeSollar** made a motion to accept this design. **Matthew Seddon** seconded. **Motion carried 8-0-0. Yes - Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

D. COA 22-52

108 W 4th St. (Courthouse Square Historic District)

Petitioner: Lauren Clemens c/o City of Bloomington

*Replacement of the front door of FHB Radio Station*

Petitioner not present, COA was tabled until the next meeting.

**E. COA 22-53**

908 W Howe St. (Greater Prospect Hill Historic District)

Petitioner: Mary G. Girard

*Addition on the back of building*

**Gloria Colom** gave presentation. See packet for details.

**Mary Girard** gave a little more background on the structure. She is trying to be mindful of the additions, as this will be her retirement home. She is working with an Indianapolis architecture firm on the designs of the home.

**Allison Chopra** asked if she has asked the architect if they can fit into a historic district. She has and they have worked on the façade. **Duncan Campbell** asked about the materials used on the siding. **Gloria Colom** clarified that they used the guidelines when choosing the siding. **Richard Lewis** recommended they use lap siding which is more with the neighborhood standards. **Matthew Seddon** thinks this is a sensible design. **Reynard Cross** asked if the designs are different to differentiate the addition from the main structure. **Sam DeSollar** stated that can be done in different ways, they are using a neck to differentiate the old and new sections and by using cement board they could avoid painting. **Doug Bruce** stated he likes the design he wonders if the commission even has purview and on the siding since the addition is not as visible. **Sam DeSollar** restated his previous comments and clarified that the addition will be visible from the street. **Duncan Campbell** stated that it is ship lap siding with no detail, and he questions the color of the siding. He was at first worried about the crest of the roof showing but he drove by and noticed that is not a problem. **Mary Girard** stated they are looking at a company that makes siding that doesn't need treatment for 99 years but she knows it will need painting. They are looking for something to match the house. She does not want to paint the siding, it will be a soft natural look but will not be charred.

**Matthew Seddon** made a motion to approve COA 22-53, **Reynard Cross** seconded. **Motion carried 8-0-0. Yes - Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

**F. COA 22-54**

642 N Madison St. (Showers Brothers Furniture Complex Local Historic District)

Petitioner: Gretchen Knapp, Dimension Mill

*BUEA Funds - Repairing light fixture attachments and roof*

**Gloria Colom** gave presentation. See packet for details.

**Gretchen Knapp** explained how the lights are pulling and damaging the bricks.

**Sam DeSollar** asked if she could explain how they will be doing the repairs. **Gretchen Knapp** gave a brief explanation. **Sam DeSollar** asked for documentation on the method of repairs. She explained that there was no way to do that at the present time. **Duncan Campbell** suggested an alternate method to repair without drilling directly into the bricks stating they could anchor into the mortar. He wants to be sure the lights are repaired correctly so they don't pull loose again, and he suggested they hold on approval for more information. **Allison Chopra** asked if this complies with the application process since there is lacking information. **Daniel Dixon** clarified the wording and requirements of title 8 as for document submission. **Alison Chopra** asked for clarification on what is being applied for, **Gloria Colom** clarified the oversight of the commission and what is being applied for. **Duncan Campbell** is not sure they have come up for BUEA grants, but the commission is here to comment and oversee.

**Doug Bruce** agreed with **Duncan Campbell** that they need to be certain that the repairs are done correctly. The mounts need to be in the mortar joint as opposed to the bricks. **Sam DeSollar** reiterated previous comments. He wants to be sure this doesn't get automatically approved if they don't vote tonight. The commissioners would need to extend the approval period for more information if they don't vote tonight.

**Sam DeSollar** made a motion to extend the approval period for **COA 22-54**, **Elizabeth Mitchell** seconded. **Motion carried 8-0-0. Yes - Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

#### **G. COA 22-55**

923 E University St. (Elm Heights Historic District)  
Petitioner: Sara Howell and Terry Hays  
*Demolition and reconstruction of garage*

**Doug Bruce** represents the petitioners and therefore recused himself from discussion and voting.

**Gloria Colom** gave presentation. See packet for details.

**Doug Bruce** clarified that the inside of the garage is too narrow to park, and the garage is actually behind the house. They are going to try to reuse as much of the brick as they can. It should remain in scale as the house is two story.

**Matthew Seddon** asked when the property was purchased, January 2021 and the garage was in this condition when purchased. **Matthew** asked about neighborhood guideline about changing the size of outbuildings. **Gloria Colom** clarified the guidelines for the district. The question is if the rebuilding of the garage would be good for the community and that is up to the commissioners. **Reynard Cross** asked if the garage would be attached or detached. **Doug Bruce** stated that a deck would be removed and the garage connected in its place. **Reynard Cross** asked if the garage was built at the same time as

the house and **Doug** is not certain, but he knows it was once hit by a car. **Reynard** asked if the structure could be repaired and expanded and meet historic requirements. **Doug** stated that adding on would create something that is not compatible. **Daniel Schlegel** asked for a photo of the area for clarification of what is planned. **Sam DeSollar** clarified that the neighborhood committee is split on this project.

**Matthew Seddon** would be comfortable with approval because it is not demolition by neglect. But he has concerns about the change from a one car to a two car garage. But he thinks it will be benefit to the community. **Reynard Cross** would be comfortable if it were a single care garage because you are doubling the size of the garage. **Elizabeth Mitchell** understands that a one care garage wouldn't be a favorable a two care garage. **Daniel Schlegel** understands how everything is tied together and the owners inherited the property in this shape. **Sam DeSollar** stated that the guidelines are clear and the garage doesn't pose a hazard but it needs a lot of work. But this property gives the neighborhood a certain flavor and the guidelines clearly protect this type of building. **Duncan Campbell** stated that he has restored building in worse shape than this. He understands they want to connect to the house. He understands the need for a garage, but he would vote for protect rather than replace. **Allison Chopra** would not like to see the structure rebuilt with the current materials, and states that the changes need to be minimal,

**Mary Catherine Carmichael** spoke on behalf of the public. She stated they parked in the garage when she owned the property. The owners bought the home knowing it's in a historic district, so it wasn't a bait and switch. It requires a little more work to work around when in a historic district. She hopes the commission will vote to keep the garage. **Sara Howell** stated they are happy to have the home and were in a bidding war when they purchased. They have a person living in the home who is 75 and they need a larger garage and attached would be helpful.

**Sam DeSollar** made a motion to deny **COA 22-55**, **Allison Chopra** seconded. **Motion carried 5-2-1. Yes- Schlegel, DeSollar, Saunders, Chopra, Cross. No – Seddon, Mitchell. Abstain – Bruce.**

#### **H. COA 22-56**

123 S College Ave. (Courthouse Square Historic District)

Petitioner: Nate Trueblood, Everywhere Signs

*New Signage*

**Gloria Colom** gave presentation. See packet for details.

**Nate Trueblood** asked about flag mounted signs in the downtown area which was stated in an article by the Mayor. **Daniel Dixon** was unfamiliar with such an article.

**Allison Chopra** asked about the city's direction on such a matter. No one present could answer this question. **John Zody** stated that he would check but he believes a flag sign

might require a variance from planning. **Gloria Colom** stated the guidelines for signage and that the building is not historic even though it's in a historic district. **Daniel Schlegel** asked if the size of the sign is a problem. **Gloria Colom** stated that it is and that it's mounted to the bricks. **Duncan Campbell** understands the placement of the signs but he thinks the branding signs are too big. Also they are not allowed a sign in the right away.

**Matthew Seddon** stated that he doesn't have a problem with designs A, B & D. **Reynard Cross** agrees with **Duncan Campbell** on the signs, and that anyone who wants to find a bank can find one pretty easily. **Elizabeth Mitchell** likes design A only. **Doug Bruce** asked about sign C being directly on the building. **Daniel Schlegel** agrees with the staff recommendations. **Sam DeSollar** doesn't disagree with any of the signs, and he would approve as is. **John Zody** stated that these are projecting signs but the UDO allows this type of sign. Any sign that projects out further than 12 inches is prohibited is not allowed. See the UDO for further information.

**Allison Chopra** left the meeting during discussion.

**Matthew Seddon** made a motion to approve with the addition of staff recommendations, **Reynard Cross** seconded. **Motion carried 6-1-0. Yes - Bruce, Schlegel, Seddon, Saunders, Mitchell, Cross. No – DeSollar.**

**I. COA 22-57 (and 22-43 Appeal)**

811 W Kirkwood Ave. (Greater Prospect Hill Historic District)

Petitioner: Roy Campbell

*Changing roof materials and appealing the siding*

**Gloria Colom** gave presentation. See packet for details.

**Daniel Dixon** clarified why a new COA was needed.

**Roy Campbell** brought a sample of the siding they are hoping to use.

**Reynard Cross** asked about the color of the siding, it will white. **Sam DeSollar** asked **Daniel Dixon** if they could consider the appeal an alteration of the existing COA. **Roy Campbell** stated that when he decided to go with a metal roof he inquired about that in the neighborhood and found that there are several metal roofs in the neighborhood. **Gloria Colom** read comments from the neighborhood concerning the siding and metal roof. See packet for details **Reynard Cross** asked if non-textured siding were used would the project still meet guidelines. **Gloria Colom** stated that it would. **Duncan Campbell** does not have a problem with the siding or the metal roof but the petitioner would need to get staff approval for the color.

**Elizabeth Mitchell** made a motion to approve **COA 22-57 (and 22-43 Appeal)**, **Daniel Schlegel** seconded. **Motion carried 7-0-0. Yes - Bruce, Schlegel, Seddon, Saunders, Mitchell, Cross, DeSollar.**

**J. COA 22-58**

508 W 3rd St. (Prospect Hill Historic District)

Petitioner: Richard M. Judd

*New landing and staircase*

**Gloria Colom** gave presentation. See packet for details.

**Richard Judd** stated that the variance was approved in 2015 and he is following through with the process.

**Sam DeSollar** made a motion to approve **COA 22-58**, **Reynard Cross** seconded. **Motion carried 7-0-0 Yes - Bruce, Schlegel, Seddon, Saunders, Mitchell, Cross, DeSollar.**

**VI. NEW BUSINESS**

**A. Provide Feedback - HPC as a consulting party**

“Programmatic Agreement among the City of Bloomington and the Indiana State Historic Preservation Officer Regarding the Administration of Certain HUD-Assisted Projects and Programs subject to 24 CFR Part 58 in the State of Indiana.”

**Gloria Colom** gave a brief presentation, see packet for details.

**Duncan Campbell** stated this is standard and the HPC has been a consulting party to the state for years. They have to be a consulting party if they want to remain in the loop.

**VII. OLD BUSINESS**

**A. BHPC Grant 22-02**

400 W 7th St. (Johnson’s Creamery Historic District)

Petitioner: Mike Cordaro

*BUEA Facade Grant and BHPC Consulting Grant*

**Gloria Colom** gave a presentation on the status of the grant process. See packet for details.

**Duncan Campbell** stated that the grant has been used in the past to pay for a design consultant. But it is not normally used for engineering. **Sam DeSollar** stated that they haven’t always agreed with Peerless, who is involved with this project, but they are trying with this project.



**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS ANNOUNCEMENTS**

**X. ADJOURNMENT**

Meeting was adjourned by **John Saunders @ 7:53 p.m.**

**END OF MINUTES**

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