

Bloomington Historic Preservation Commission Meeting

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508 **Passcode:** 082945

Thursday July 28, 2022, 2022, 5:00 P.M.

MINUTES

I. CALL TO ORDER

Meeting was called to order by **Vice Chair Sam DeSollar @ 5:00 p.m.**

II. ROLL CALL

Commissioners Present:

Sam DeSollar (Present)

Daniel Schlegel (Present)

Reynard Cross (Present)

Elizabeth Mitchell (Present)

Matthew Seddon (Present)

Marleen Newman (Electronic) Entered Meeting @ 5:03 p.m.

Advisory Members Present:

Ernesto Castaneda (Electronic)

Chris Sturbaum (Electronic)

Staff Present:

Gloria Colom (Present) HAND

Brent Pierce (Electronic) HAND

Dee Wills (Electronic) HAND

Daniel Dixon (Electronic) City Legal Department

Gabriel Holbrow (Present) City Planning Department

Guests Present:

Teresa Hull (Present)
Gretchen Knapp (Electronic)
Derek Flynn (Electronic)
Lisa Freeman (Electronic)
Richard Lewis (Electronic)
Noah Rogers (Electric)
Jerry Sinks (Present)
Brook Reiman (Present)
Tim Cover (Present)

III. APPROVAL OF MINUTES

A. July 14, 2022

Matthew Seddon made a motion to approve **July 14, 2022 Minutes** with the caveat that **Sam DeSollar** was present at the meeting.

Elizabeth Mitchell seconded.

Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 22-54

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

Petitioner: Gretchen Knapp, Dimension Mill

BUEA Funds - Repairs to light fixtures

Gloria Colom gave presentation. See packet for details.

Matthew Seddon made a motion to approve **COA 22-54**.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

B. COA 22-59

521 W 4th St. (Greater Prospect Hill Historic District)

Petitioner: Jerry Sinks & Anita Bracalente

Solar Panels

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked how thick the panels were and how far from the roof would the panels be mounted.

Matthew Seddon made a motion to approve **COA 22-59**.

Elizabeth Mitchell seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

C. COA 22-60

405 N Rogers St. (Cochran Helton Lindley House Historic District)

Petitioner: Teresa Hull, CFC Properties

Sidewalk replacement

Gloria Colom gave presentation. See packet for details.

Teresa Hull with **CFC Properties** gave presentation. See packet for details.

Marleen Newman asked if any of the salvageable pieces would be saved for repairs to the front sidewalk. **Teresa Hull** stated that they were storing them for future repairs. **Daniel Schlegel** asked about the unevenness of the current sidewalk. **Reynard Cross** asked what the aim of this consultation that is recommended. **Gloria Colom** gave details. See packet for details. **Ernesto Castaneda** asked the **Petitioner** to speak more about the way they plan on taking the old sidewalks out and installing the new. **Chris Sturbaum** asked for clarification on the stamping and installation of the new sidewalk. **Sam DeSollar** asked who approved the stamp.

Marleen Newman commented that **COOK** has always been a really strong supporter of preservation projects, and thinks this will be a good project. **Matthew Seddon** commented that he thought this was a good compromise. **Sam DeSollar** commented that he was a little leery of the stamped sidewalk because it is representing something that is not. **Elizabeth Mitchell** commented that she was glad that the sidewalk is being repaired for safety. **Reynard Cross** commented that he would like the **Petitioner** to consult with the city. More discussion ensued. See packet for details. **Matthew Seddon** commented that a date stamp in the concrete would be nice.

Daniel Schlegel made a motion to approve **COA 22-60**.

Matthew Seddon seconded.

Motion Carries: 6 Yes (Newman, Schlege, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

D. COA 22-61

208 E 16th St. (Garden Hill Historic District)

Petitioner: Lisa Freeman

Addition to the house

Gloria Colom gave presentation. See packet for details.

Lisa Freeman described the details of the changes to the plans for the project.

Sam DeSollar asked the **Petitioner** if they would be interested in applying for A variance to go with the original design. The **Petitioner** stated that the **City Planning Department** would deny a variance. **Gabriel Halbrow** explained the **Planning Departments** position for the variance. See packet for details. **Noah Rogers** explained that they had been speaking with **Karina Pazos** in the **City Planning Department** and explained the details of the variance and why they would deny it.

Ernesto Castaneda asked if the **Historic Preservation Commission** could make a recommendation in support of a variance. **Lisa Freeman** stated that she would appreciate a recommendation if she chooses to go that path.

Sam DeSollar made a motion to approve **COA 22-61** with the caveat that the **HPC** supports a a variance for the last iteration which was previously approved bythe **HPC** that is contingent on the variance being denied **COA 22-19**.

Reynard Cross seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Yes.

E. COA 22-62

336 S Maple St. (Greater Prospect Hill Historic District)

Petitioner: Brook and Corey Rieman

Window Change

Gloria Colom gave presentation. See packet for details.

Brook Rieman gave the background and details of the property and the proposed project. Discussion ensued about which rooms were considered bedrooms and which rooms they wanted to make into a bedroom. See packet for details.

Reynard Cross asked how many of the windows were being replaced.

Chris Sturbaum asked if the windows being replace were with old replacement windows. More discussion ensued. See packet for details.

Ernesto Castaneda commented that it would be interesting to see the actual dimensions for that window. The **Petitioner** stated that she had taken pictures of similar windows in the neighborhood, and measured the opening of the large window in the front and it is 45.5 inches wide and 70 inches tall. More discussion ensued about changing the proportions of the front window. See packet for details. Discussion ensued about using a French opening window or to leave the window as is.

Matthew Seddon made a motion to approve **COA 22-62** allowing the front window to be double hung replacement.

Elizabeth Mitchell seconded.

Motion Denied: 3 Yes (Schegel, Seddon, Mitchell), 3 No (Newman, DeSollar, Cross), 0 Abstain.

Sam DeSollar made a motion to approve **COA 22-62** as is with the caveat that the two front slender double hung windows remain as is.

Marleen Newman seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

F. COA 22-63

206 S Maple St. (Greater Prospect Hill Historic District)

Petitioner: Derek Flynn

Full Demolition Garage

Gloria Colom gave presentation. See packet for details.

Derek Flynn stated that this property has been in a dilapidated state for over 20 years, and stated that the way the rafters are constructed at the top have caused some of them to snap and become unsafe. Also that there is a lot of weight on top of the structure.

Matthew Seddon asked the **Petitioner** how long has the **Owner** owned this property. **Derek Flynn** stated that the **Owner** had been a client of his for four years. **Reynard Cross** stated that he has not seen any kind of engineers report or expert opinion of the condition of the structure.

Marleen Newman commented that she would have to go with the council of our **Staff** members. **Matthew Seddon** commented that he would be willing to support the **COA**. **Elizabeth Mitchell** commented that guidelines did not support the demolition, and agrees with **Reynard Cross** in that there is no professional recommendation. **Ernesto Castaneda** asked if there was a structural report, and that it would be good to have something from a structural engineer. **Chris Sturbaum** commented that structure was in terrible shape and would probably be cheaper to build new instead of fixing this back up.

Reynard Cross made a motion to deny **COA 22-63**.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

G. COA 22-64

200 E Kirkwood Ave. (Bloomington National Savings and Loan Association Historic District)

Petitioner: Tim Cover

Addition

Gloria Colom gave presentation. See packet for details.

Tim Cover gave presentation. See packet for details.

Marleen Newman commented that this process has been fantastic and appreciate the willingness of the **Petitioner** to work with the **HPC**. **Sam DeSollar** commented that he also really appreciated the willingness to negotiate.

Ernesto Castaneda asked what kind of sustainability process the **Petitioner** has done for the project. **Tim Cover** explained this process. See packet for details. **Elizabeth Mitchell** asked about the green space on the upper level. More discussion ensued about the drive through portion of the project.

Matthew Seddon made a motion to approve **COA 22-64**.

Reynard Cross seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

V. DEMOLITION DELAY

A. DD 22-13

1504 W Arlington Road (Contributing)

Petitioner: Robert Iatarola

Full demolition, garage

Withdrawn from Agenda.

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by **Sam DeSollar @ 7:40 p.m.**

END OF MINUTES

Video record of meeting available upon request.