

**Bloomington Historic Preservation Commission Meeting**

**Zoom:**

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

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

**Thursday August 25, 2022, 5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

Meeting was called to order by **Chair John Saunders @ 5:03 P.M.**

**II. ROLL CALL**

**Commissioners Present:**

John Saunders (Present)

Marlene Newman (Electronic)

Matthew Seddon (Present)

Daniel Schlegel (Present)

Sam DeSollar (Present)

Reynard Cross (Present)

Elizabeth Mitchell (Electronic), Left meeting @ 6:05 p.m.

Allison Chopra (Present), Entered meeting @ 5:08 p.m.

**Advisory Members Present:**

Chris Sturbaum (Electronic)

**Staff Present:**

Gloria Colom, HAND (Present)

John Zody, HAND (Present)

Dee Wills, HAND (Electronic)

Daniel Dixon, City Legal Department (Present)

Mike Rouker, City Legal Department (Present)

**Guests Present:**

CATS

Dawn Gray (Electronic)

Patrick Murray (Electronic)

John Applegate (Electronic)

Cody Vest (Strauser Construction), (Electronic)

Sam Dove (Electronic)

Kayle St. Denis (Present)

Jim Higgins (Present)

Bryan Absher (Present)

Chris Gudal (Present)

Derek Flynn (Electronic)

**III. APPROVAL OF MINUTES**

A. July 28, 2022

**Sam DeSollar** made a motion to approve **July 28, 2022 Minutes**.

**Matthew Seddon** seconded.

**Motion Carries: 7 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Cross), 0 No, 0 Abstain.**

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Approval**

**A. COA 22-67**

1100 E 2nd St. (Elm Heights Historic District)

Petitioner: Marcia Baron and Frederick Schmitt

*The installation of two wrought iron rails on exterior steps.*

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

**Commission Review**

**B. COA 22-65**

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

Petitioner: Kayle St. Denis and Jim Higgins

*Restore the Front Porch of the Property.*

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

**Allison Chopra** asked about the materials the **Petitioner** would use and the contractor that they would use. **Sam DeSollar** asked if there was a plan included and asked about a picture that was in the packet. **Marleen Newman** asked about the siding and if it would be replaced.

**Allison Chopra** asked if this application conformed to what they require. **Gloria Colom** stated that the requirements are kept purposely vague by State and local law, and because each project is so different from each other that it is all very open to interpretation and the commissioners must use their best judgement, sensitive to the scope of each project. **Allison Chopra** commented that she was not entirely satisfied with this application, and did not think there was enough information. See packet for details. **John Saunders** asked **Daniel Dixon** if this application meets the criteria. **Daniel Dixon** stated that it did and explained why. More discussion ensued. See packet for details. **Chris Sturbaum** commented that the old paint lines were visible, and maybe a sight visit would help. Alison Chopra questioned if there was a conflict of interest. **Chris Sturbaum** stated that he was not the contractor of this project, that he was responding as a **Commissioner**. **Marleen Newman** commented that it would be helpful to see a scaled drawing and agreed that there needed to be conformity in their requirements. More discussion ensued. See packet for details. **Patrick Murray** from the **Neighborhood Design Committee** commented that he knew the previous owner and some history of the house, and thought what the **Petitioners** want to do is appropriate.

**Sam DeSollar** made a motion to approve **COA 22-65**.

**Daniel Schlegel** seconded.

**Motion Carries: 7 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Mitchell Cross), 1 No (Chopra), 0 Abstain.**

**C. COA 22-66**

520 S Hawthorne Dr. (Elm Heights Historic District)

Petitioner: Barre Klapper

*Modify a 1980's addition.*

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

**Dawn Gray** stated that what they wanted to remove was not original to the house.

**Sam DeSollar** asked a question about the simulated divided lights. **Chris Sturbaum** asked a question about the muttuns. See packet for details.

The **Commissioners** agreed that this was a good project.

**Daniel Schlegel** made a motion to approve **COA 22-66**.

**Reynard Cross** seconded.

**Motion Carries: 8 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Abstain.**

**D. COA 22-67**

2301 N Fritz Dr. (Matlock Heights Historic District)

Petitioner: Bryan and Sara Absher

*Window change, landscaping to allow for water drainage, replacing porch roof and railings, replacing lamp post, installing wood fence.*

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

**Reynard Cross** asked if the roof would be metal. **Allison Chopra** asked if the new windows would be compatible historically. **Sam DeSollar** asked about the lamppost.

**Chris Sturbaum** asked the **Petitioner** if the roof was staying shingled, then why change the porch. **Bryan Absher** stated that the original porch was a two story porch that was torn down in 1952. This is what the architect of the time came up with. **Chris Sturbaum** also asked about the change of windows. See packet for details.

**Sam DeSollar** commented that these were huge material upgrades to the building, and is very pleased with it. **Marleen Newman** commented about the windows and also commented about the rod iron railing and how it was not appropriate as far as the style.

**Brayan Absher** commented that with his research that this was not a Greek style, but more of a Federal style home.

**Matthew Seddon** made a motion to approve **COA 22-67**.

**Reynard Cross** seconded.

**Motion Carries: 7 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Chopra, Cross), 0 No, 0 Abstain.**

**E. COA 22-69 (Appealing 22-63)**

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

Petitioner: Derek Flynn

*Full Demolition Garage (Appeal)*

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

**Chris Gudal** stated that he got the house in 2018 and was aware that the roof was damaged, and had planned on replacing the roof, but was not aware of the structural damage.

**Matthew Seddon** commented that he was really on the line with this project at the last meeting, but with the Engineers Report would support this. **Chris Sturbaum** commented that the Engineers Report really said it all.

**Allison Chopra made a motion to approve COA 22-69.**

**Matthew Seddon seconded.**

**Motion Carries: 6 Yes (Newman, Schlegel, Seddon, Saunders, Chopra, Cross), 0 No, 1 Abstain (DeSollar)**

## V. DEMOLITION DELAY

### A. DD 22-13

1504 W Arlington Rd. (Contributing)

Petitioner: Robert Iatarola

*Full demolition, garage*

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

**Matthew Seddon** made a motion to release **Demolition Delay DD 22-13.**

**Allison Chopra seconded.**

**Motion Carries: 7 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Chopra, Cross), 0 No, 0Abstain.**

### B. DD 22-14

416 E Cottage Grove Ave. (Contributing)

Petitioner: Ryan Strauser

*Full Demolition*

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

**Alison Chopra** asked why this structure would not qualify for historic designation. **Gloria Colom** explained in detail. More discussion ensued. See packet for details. **Gloria Colom** stated that the **Board** could Table this petition to the next meeting so that she could do more research. **Chris Sturbaum** stated that they could look at the district as a whole to designate. **Marleen Newman** commented that it was odd that this house was not on the Sand born map.

**Cody Vest** stated that he worked with **Ryan Strauser**, and was available for questions.

**Reynard Cross** questioned why they wanted to tear the building down. **John Saunders** asked **Cody Vest** this question. **Cody Vest** stated that the intent was to build a three story apartment. More discussion ensued about the timeline of the **Demolition Delay** and the possibility of making the entire neighborhood a local **Historic District**. **Gloria Colom** explained in more details. See packet for details. **Chris Sturbaum** suggested that they take more time. **Matthew Seddon** commented that he could not with a clear conscious say to the **Common Council** that we need to save this structure. **Allison Chopra** commented that she would like to take more time. More discussion ensued. See packet for details.

**Allison Chopra** made a motion to Continue **Demolition Delay DD 22-14** to the next meeting.

**Reynard Cross** seconded.

**Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Saunders, Chopra, Cross), 1 No, (Seddon), 0 Abstain.**

**VI. NEW BUSINESS**

**John Zody** announced that **Daniel Dixon** would be leaving the **City of Bloomington**.

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS ANNOUNCEMENTS**

**X. ADJOURNMENT**

**Meeting was adjourned by John Saunders @ 7:02 p.m.**

**END OF MINUTES**

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