

Bloomington Historic Preservation Commission Meeting

Zoom:

<https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT>

09

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

Thursday September 8, 2022, 5:00 P.M.

MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners Present:

John Saunders (Present)
Marleen Newman (Electronic)
Sam DeSollar (Present)
Daniel Schlegel (Present)
Reynard Cross (Present)
Elizabeth Mitchell (Present)
Reynard Cross (Present)
Matthew Seddon (Present)

Advisory Members Present:

Ernesto Castenada (Electronic)
Chris Sturbaum (Present)

Staff Present:

Gloria Colom HAND (Present)
John Zody HAND (Electronic)
Chris Wheeler City Legal Department (Electronic)
Eric Greulich City Planning & Transportation Department (Electronic)
Alex Crowley City Economic & Sustainable Development (Present)
(Entered meeting @ 5:30 p.m.)

III. APPROVAL OF MINUTES

A. August 25, 2022

Sam DeSollar made a motion to approve **August 25, 2025 Minutes**.

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 22-70

1006 E Atwater Ave. (Elm Heights Historic District)

Petitioner: Anne and Doug Findlay

Installation of fencing between 1006 and 1002 E Atwater

Gloria Colom gave presentation. See packet for details.

Anne Findlay spoke about the property and her family history connected with the property. **Anne Findlay** described the unbearable conditions that they have been putting up with the fraternity house next door and also described how they had driven a car through their yard and knocked down a 100 year old stone bird bath, and part of the 100 year old stone wall.

Sam DeSollar asked the **Petitioners** if they would like to ask the **Commission** if they could extend the fence all the way to the maximum extent to keep kids from walking through the bushes. **Doug Findlay** asked if this became necessary if they could make this as a revision so that if this did not work they could take the fence to the maximum limit. **Chris Sturbaum** asked about raising the fence to all the way to the bushes by obtaining a variance. **Elizabeth Mitchell** asked the **Petitioners** if they had read the guidelines.

Sam DeSollar commented that he would fully support this **Petition**. **Matthew Seddon** asked for clarification about the length of the fence. **Marleen Newman** commented that this property has been a problem for years. **Marleen Newman** commented that she agreed with what **Chris Sturbaum** and **Sam DeSollar** said about offering an option to extend the fence. **Ernesto Castaneda** also agreed and asked about the trash issue at the property. **John Zody** explained the procedure for trash and **Title VI Citations**.

Sam DeSollar made a motion to **approve COA 22-70** with the **caveat** that the **Petitioner** be allowed to continue the fence at a four foot height to the maximum legal extent allowed.

Matthew Seddon seconded.

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

B. COA 22-71

642/600 Block N Madison St. (Showers Brothers Furniture Complex Local Historic District)

Petitioner: The Kiln Collective

Resubmittal of COA 20-13 for restoration and vertical expansion

Gloria Colom gave presentation. See packet for details.

Craig Bailey stated that they were wanting to do this without adding the two stories, and just want to do the lower portion of the building. **Craig Bailey** stated that the series of approvals that are required. The **Planning Commission** had an option to submit the **Petition** as is was previously, or do a staff approval for a minor **Revision** which basically takes the building as it sits. **Craig Bailey** stated that the **Planning Commission** approved it as a minor staff level approval, because we committed to leaving the building as it sits currently without doing the addition. **Craig Bailey** stated that he submitted both at the same time, and stated that the goal is to get something going in this building because it has been vacant for a long time.

Sam DeSollar stated that he was concerned that they do not know what kind of roof is being used, or if skylights will be used. **Sam DeSollar** stated that he did not see enough in this proposal to understand what the Petitioner is going to do in this intermittent or possibly permanent stage. **Craig Bailey** stated that it would have to be a flat commercial roof, and they want to take the building and make it sound. **Gloria Colom** stated that there may be a question for legal because the plans have already been submitted to the **Planning Department**, and they may need to **table this Petition**. More discussion ensued. See packet for details. **Alex Crowley** stated that the challenge to this building, is that it was not designed for human habitation. **Alex Crowley** stated that they were very interested in having it renovated and think it will add to momentum of the **Trades District**. And if this is the path forward, we are willing, from the **Administrations** perspective to support it. We do hope that the eventual design is the one that ends up being there, but for now we are comfortable. **Matthew Seddon** stated that this does not actually show the **Commission** what they are going to do. **Sam DeSollar** stated that he wanted to see what was happening around all of the building. More discussion ensued about the design and materials of the building. See packet for

details. **Reynard Cross** stated that he has an issue with making this decision on changes made within this meeting, and think it should be re-submitted with the new design, properly supported with documentation and come back. More discussion ensued about the way this Petition is being submitted. See packet for details. **Marleen Newman** asked the **Petitioner** if they had applied for a Historic Tax Credit for this building. **Ernesto Castanada** asked for some clarification about the design.

Sam DeSollar commented really hoped to see this happen, and I would support this, but feel I would be remiss if we did not ask to see what is going on at the back side of this building. **Reynard Cross** commented that he agreed with what **Sam DeSollar** said, and stated that there was a process to be followed. **Chris Sturbaum** commented that this proposal was much more in tune with preservation of this site in respect of the existing building, and think that we should have no problem if they never build the steeple. **Matthew Seddon** commented that they could approve **COA 22-71**, if the three stories are not built in two years, we ask that either that nothing be visible above the chorus line, or that you come back to us. **Matthew Seddon** commented that there are some legitimate concerns to what he is approving. **Marleen Newman** commented that the Board is a **Quasi-Judicial Board**, which means that the things they do, are basically court documents. **Marleen Newman** would suggest that they table this **Petition** for two weeks and review it with the exact documents that need to be associated with the proposal. **Ernesto Castaneda** commented that he agreed with what **Marleen Newman** stated. More discussion ensued. See packet for details.

Matthew Seddon made a motion to **Table COA 22-71** to the next meeting.

Reynard Cross seconded.

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

C. COA 22-72

1304 E 2nd St (Elm Heights Historic District)

Petitioner: Terry Cole

Window Replacement (Post action)

Gloria Colom gave presentation. See packet for details.

Terry Cole stated that she truly did not know that the house was in a **Historic District** and just replaced the windows that did not function properly. **Sam DeSollar** asked if the back of the house was visible from the public right of way.

Sam DeSollar asked which windows were replaced, and more clarification about what they were replaced with and when. **Reynard Cross** asked the **Petitioner** when she bought the house, and did she have a broker and was it appraised. **Terry Cole** stated that she asked about whose responsibility it was to tell her about this property. **Matthew Seddon** asked **Terry Cole** how she knew to come to the Commission about this after the fact. **Terry Cole** stated that she received a letter from **Gloria Colom** at the **Historic Preservation Department**. **Matthew Seddon** asked **Gloria Colom** how she found out about this property. **Gloria Colom** stated that she found out by a complaint. **Matthew Seddon** stated that this feels like more of an enforcement issue than an approval issue, is there enforcement recourse for her violating the code.

Sam DeSollar commented that the guidelines are pretty clear in Elm Heights about windows, and cannot support the approval of **COA 22-72**. **Sam DeSollar** commented that he would ask that the original windows be replaced or that windows that are of the same material be installed. **Daniel Schlegel** asked for clarification on the double window and when it was replaced. **Chris Sturbaum** suggested on just replacing the façade windows and not the side windows. **Matthew Seddon** commented that what is done is done, and that he thinks this is more of an enforcement issue, and cannot approve this after the fact. **Ernesto Castaneda** commented that he will be curious to see how the **Commission** sets a precedent with cases like this for the future. **Marleen Newman** commented that she agreed with **Ernesto Castaneda** in that there needed to be a precedent set. More discussion ensued. See packet for details.

Sam DeSollar made a motion to **deny COA 22-72** (and **suggest** that the **Petitioner** come back with either **option A**) To replace all of the non-wood windows on the front façade with wood windows that match the original configuration of the original windows. Or **option B**) remove all of the vinyl windows that have been replaced by the **Petitioner** to wooden windows. **Matthew Seddon** seconded.

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

V. DEMOLITION DELAY

A. DD 22-14

416 E Cottage Grove Ave. (Contributing)

Petitioner: Ryan Strauser

Full Demolition

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if the **Commission** thought it would be a positive thing to recommend this to become a historic district, can they initiate this. **Chris Wheeler** and **Gloria Colom** stated that they would have to research this more. More discussion ensued concerning **Historic Districts**. See packet for details.

John Saunders commented that what was in front of them was a demolition delay, and that they needed to make a decision whether to continue this on to the next meeting, or release it. Then move forward with making this a conservation district. **Sam DeSollar** commented that this will only flourish if the neighborhood wants it. They could suggest that this neighborhood be considered for a **Historic District**. If they have interest, then feels that it is the **Commissions** responsibility to help them pursue a district. **Reynard Cross** commented that he would want to hear from the people that live here to inform a decision. **Daniel Schlegel** commented that he thought d could prevent something to happen like the first **Petition** they reviewed, with the neighboring house that turned into a fraternity. More discussion ensued. See packet for details. **Matthew Seddon** commented that nothing that has been discussed has anything to do with this house and the demo delay. **Marleen Newman** commented that she did not think **Gloria Colom** had enough time to research this.

Matthew Seddon made a motion to release **Demo Delay 22-14**.

Sam DeSollar seconded.

Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Saunders, Cross), 2 No (Newman, Mitchell), 0 Abstain.

B. DD 22-15

301 W Country Club Dr. (Contributing)

Petitioner: Chris Bomba

Full Demolition

Gloria Colom gave presentation. See packet for details.

Reynard Cross asked how old the **Elevate GIS** picture was that the **Commissioners** were looking at. **Chris Sturbaum** asked **Chris Bomba** about the homeless breaking into this home, and if it might have had something to do with the demolition delay sign in front of the house.

Matthew Seddon made a motion to release **Demo Delay22-15**.

Elizabeth Mitchell seconded.

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

VI. NEW BUSINESS

- A. Commissioner Photo
- B. Discuss Commissioner continuing education

Gloria Colom explained the need for Commissioners to have continuing education. See packet for details.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:51 p.m.

ENED OF MINUTES

Video record of meeting available upon request.