

Bloomington Historic Preservation Commission Meeting

In Person: McCloskey Room #134, 401 N Morton St., Bloomington, IN 47404

Zoom: [https://bloomington.zoom.us/j/95852185508?](https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09)

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

Thursday January 26, 2023, 5:00 P.M.

AGENDA

I. CALL TO ORDER

Meeting was called to order by **Chair John Saunders @ 5:02 p.m.**

II. ROLL CALL

Commissioners Present:

John Saunders (Present)

Daniel Schlegel (Present)

Reynard Cross (Present)

Elizabeth Mitchell (Present)

Sam DeSollar (Present)

Matthew Seddon (Present)

Advisory Members Present:

Kirsten Hawley (Electronic)

Duncan Campbell (Present)

Chris Sturbaum (Electronic), (Entered meeting @ 5:20 p.m.)

Staff Present:

Gloria Colom, HAND (Present)

Brent Pierce, HAND (Electronic)

Dee Wills, HAND (Electronic)

Mike Rouker, City Attorney (Present)

Eric Greulich, Senior Zoning Planner (Phone Call)

Guests Present:

CATS (Present)
Jacob Gilliate (Electronic)
Leighla Taylor (Electronic)
Charlie Jesseph (Present)
Mack Bell (Present)
Barre Klapper (Present)
Dylan Crites (Present)
Jaime Sweany (Present)
Peter Dorfman (Present)
Marc Cornett (Present)
Dennis Burch (Present)
Wade Johnson (Present)
Julie Cook (Electronic)
Philip Palley (Electronic)
Mark Figg (Electronic)
Richard Lewis (Electronic)
Matt Ellenwood (Electronic)
Bill Shank (Phone Call)

III. BEGINNING OF YEAR VOTES

A. Choosing HPC Chair for 2023

Sam DeSollar made a motion to nominate **John Saunders** for **Chair President** of the **2023 Historic Preservation Commission**.

Reynard Cross seconded the motion.

Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Mitchell, Cross), 1 Abstain (Saunders), 0 No

B. Choosing HPC Vice-Chair for 2023

Reynard Cross made a motion to nominate **Sam DeSollar** for **Vice-Chair** of the **2023 Historic Preservation Commission**.

Matthew Seddon seconded the motion.

Motion Carries: 5 Yes (Cross, Mitchell, Saunders, Seddon, Schlegel), 1 Abstain (DeSollar), 0 No.

C. Creating guideline subcommittee

Brief discussion ensued. See packet for details.

D. Reminder to fill out yearly conflict of interest form

IV. APPROVAL OF MINUTES

A. December 8, 2023

Sam DeSollar made a motion to approve December 08, 2023 minutes.

Daniel Schlegel seconded the motion.

Motion Carries: 4 Yes (Mitchell, Saunders, DeSollar, Schlegel) 2 Abstain (Cross, Seddon), 0 No.

V. DEMOLITION DELAY

A. DD 22-18

622 N Washington St. (Contributing)

Petitioner: Barre Klapper

Partial Demolition - Roof removal

Gloria Colom discussed the process of **Demo Delays**. See packet for details.

Gloria Colom gave presentation. See packet for details.

Matthew Seddon made a motion to release **Demo Delay 22-18**.

Elizabeth Mitchell seconded the motion.

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

B. DD 23-01

211 N Grant St. (Contributing)

Petitioner: Mack Bell

Partial Demolition - Porch removal

Gloria Colom gave presentation. See packet for details.

Mack Bell gave more detailed information about the project. See packet for details.

Sam DeSollar asked the **Petitioner** how this brick differentiates from the original brick, and why not reuse the original brick, asked for other details of the project.

See packet for details. Chris Sturbaum asked more questions about the brick and could the **Petitioner** use some of the original brick at the front. **Gloria Colom** explained more details about the options the **Commissioners** have for this project. See packet for details.

Duncan Campbell commented that he was encouraged by the **Owners** desire to put the Porch back to the way it was originally. **Chris Sturbaum** commented that the **Petitioner** use as much of the original brick as possible.

John Saunders made a motion to release **Demo Delay 23-01**.

Matthew Seddon seconded the motion.

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

VI. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 23-08

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

Petitioner: Vince Ead

New Siding

Gloria Colom gave presentation. See packet for details.

Commission Review

B. COA 23-01

723 W 8th St. (Near West Side Historic District)

Petitioner: Peter and Olivia Dorfman

Replacing back door and double hung windows with a sliding door on the back and putting the double hung windows on another side

Gloria Colom gave presentation. See packet for details.

Peter Dorfman addressed the reuse of the materials for the project, and gave more details of the project and background of the structure. See packet for details.

Chris Sturbaum stated that he was involved with this project, so he will recuse himself at this time.

Duncan Campbell asked **Peter Dorfman** for details of the sliding door. **Duncan Campbell** commented that he usually does not care for sliding doors on older structures, and that he preferred Atrium doors that swing, but they are set in wood frames, so they are more architecturally conducive to the wood frame house and not just a store front framework. More discussion ensued. See packet for details. **Sam DeSollar** commented that he was more of a fan of double doors, but this is the back of the house. **Sam DeSollar** also brought up the fact that this might be discussed with the guidelines in mind. More discussion ensued. See packet for details.

Matthew Seddon made a motion to **approve COA 23-01**.

Reynard Cross seconded the motion.

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

COA 23-02

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

Petitioner: Leighla Taylor (FASTSIGNS of Bloomington)

New Signage

Gloria Colom gave presentation. See packet for details.

Janie Sweany introduced herself as the owner of the property, and stated that the back of the structure is the main entrance where people enter the building, so it was nice to have an addition sign on the back side.

Duncan Campbell commented that this was basically replacing what is already there, and he has no problem with that.

Matthew Seddon made a motion to approve **COS 23-02**.

Elizabeth Mitchell seconded the motion.

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

C. COA 23-03

212 S Grant St. (Greater Restaurant Row Historic District)

Petitioner: Property Stars LLC, Kelly Jones/ Dennis Burch

New Porch, changing the siding, window change

Gloria Colom gave presentation. See packet for details.

Duncan Campbell stated that he was not seeing what is leading to this thorough of an image from the existing evidence. Normally when you restore a building in a **Historic District**, you investigate the building to the extent that you see what is there originally, as much as you can, and you try to put the building back to what it looked like originally. That is the typical strategy. More discussion ensued. See packet for details. **Dennis Burch** stated that they could go back and try to get more information.

Matthew Seddon commented that it would be helpful to have more information. Discussion ensued about the poor condition of the windows and if they might be repairable. **Duncan Campbell** commented that he did not think there had be a thorough survey of the windows for preservation standards. **Sam DeSollar** commented that he is a big fan of restoring windows whenever possible, and agrees with what the other commissioners have said, but the guidelines in this particular district are much less stringent than many of the guidelines. **Chris Sturbaum** commented that he disagreed with the windows in this context. More discussion ensued. See packet for details.

Reynard Cross made a motion to **Continue COA 23-03**.

Daniel Schlegel seconded the motion.

Motion Carries: 5 Yes (Schlegel, Seddon, Saunders, Mitchell, Cross), 1 Abstain (DeSollar), 0 No.

D. COA 23-04

1018 E Wylie St. (Elm Heights Historic District)

Petitioner: Asa Palley and Charlotte Agger

Changing two windows

Gloria Colom gave presentation. See packet for details.

Phillip Palley stated that the was acting as the designated representative for the Petitioners **Asa Palley** and **Charlotte Agger**.

Matthew Seddon asked about the design change of the replacement windows.

Duncan Campbell asked the **Petitioner** if he had any knowledge about whether there Use to be a porch where these windows are located. **Sam DeSollar** asked if the operation of the lower window is like a double casement window with a fixed center. **Phillip Palley** stated that the window will not close and that it leaks. **Sam DeSollar** clarified by asking what type of window it was. **Phillip Palley** stated that it would have been an old crank out window, but that it did not function, and that he did not think it was repairable.

Duncan Campbell commented that he had no problems with this window change. **Sam DeSollar** commented that he would consider using instead of a six over one, to try an eight over one so that it would not look so odd.

Matthew Seddon made a motion to approve **COA 23-04**.

Elizabeth Mitchell seconded the motion.

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

E. COA 23-05

206 N Walnut St. (Courthouse Square Historic District)

Petitioner: Charlie Jesseph

New Signage

Gloria Colom gave presentation. See packet for details.

Duncan Campbell asked the **Petitioner** if he had been in contact with **Bloomington Restoration**. **Chris Sturbaum** asked about the color of the sign. **Charlie Jesseph** gave more details about the design and color of the sign.

Sam DeSollar made a motion to **approve COA 23-05**.

Daniel Schlegel seconded the motion.

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

F. COA 23-06

2304 N Martha St./ 2330 N Walnut St. (Matlock Heights Historic District)

Petitioner: Mark Figg

New Construction

Gloria Colom gave presentation. See packet for details.

Matthew Seddon asked for clarification about the doors being perpendicular to the street. **Matt Ellenwood** stated that the requirements for duplexes require that the entrances face the street. That is the guideline in the **Zoning Code**. **Eric Greulich** with **City Senior Zoning Planner** explained the requirement for the entrances. **Elizabeth Mitchell** asked if this structure would fit into the neighborhood and the lot. Discussion ensued. See packet for details. **Sam DeSollar** asked **Matt Ellenwood** if he could explain how one

would get to this house and where the drive and parking would be, and where the sidewalks are going to be. **Sam DeSollar** asked **Eric Greulich** if the **Planning Department** had any plans of extending that street or putting any frontage there in front of this lot or leave it undeveloped. **Eric Greulich** explained that they were not required to build a road here and why. See packet for details.

Chris Sturbaum asked the **Petitioner** if he would consider using limestone instead of brick. **Matt Figg** stated that they were open to that. More discussion ensued about the issue of there being no street and the directions the doors face. **Sam DeSollar** commented that he wanted to see what kind of materials are being proposed and more details about what is going on with this project. **Reynard Cross** asked about the access to the property and how the occupants will access the units, and commented that he thought they should continue this until they can get some more information. **Matthew Seddon** and **Daniel Schlegel** both agree about needing more information to make a decision. **Chris Sturbaum** commented about the use of different material for the project.

Sam DeSollar made a motion to **Continue COA 23-06**.

Elizabeth Mitchell seconded the motion.

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

G. COA 23-07

520 W Kirkwood Ave. (Near West Side Historic District)

Petitioner: Bill Shank

Demolition of chimney

Gloria Colom gave presentation. See packet for details.

Bill Shank stated that he wanted to rebuild the chimney exactly as it.

Daniel Schlegel asked if any of the bricks could be reused. **Sam DeSollar** asked if the **Petitioner** was going to match the height, the detailing exactly the way it is. **Bill Shank** stated that this was what he was proposing.

Matthew Seddon made a motion to **approve COA 23-07**.

Daniel Schlegel seconded the motion.

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

VII. NEW BUSINESS

A. Staff Report on American Folklore Society Meeting at Tulsa, Ok

Gloria Colom gave brief presentation. See packet for detail.

Gloria Colom welcomed **Kirsten Hawley** as the new **Advisory Member** for the **Historic Preservation Commission**.

Wade Johnson presented some concerns before the **Commission** he had about the Acrylic Letters for the sign on his project. Discussion ensued. See packet for details.

B. Proposal for the Rosemary Miller Lecture 2023 - Nancy R. Hiller

Gloria Colom announced that **Duncan Campbell** would be willing to give the **Rosemary Lecture 2023 based on Nancy R. Hiller who passed last year**.

VIII. OLD BUSINESS

Gloria Colom gave update about Violations.

A. Report on Violations

1. 605 S. Fess (Fess + 2nd)
2. 620 S. Ballantine

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS ANNOUNCEMENTS

XI. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:15 p.m.

END OF MINUTES

Video record of meeting available upon request. AC