

**Bloomington Historic Preservation Commission Meeting**

**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 March 23, 2023, 5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

Meeting was called to order by **Chair John Saunders @ 5:13 p.m.**

**II. ROLL CALL**

**Commissioners Present:**

Elizabeth Mitchell (Present) (Entered Meeting @ 5:13 p.m.)

Reynard Cross (Present) (Entered Meeting @ 5:15 p.m.)

Marleen Newman (Present)

Sam DeSollar (Present)

Daniel Schlegel (Present)

John Saunders (Present)

**Advisory Members Present:**

Duncan Campbell

**Staff Present:**

Gloria Colom, HAND (Present)

John Zody, HAND (Present)

Dee Wills HAND (Present)

Chris Wheeler, City Legal Department (Electronic)

**Guests Present:**

Barre Klapper (Present)

John Hewett (Electronic)

Jen Scott (Electronic)

Joel Keefer (Electronic)

Nick Mathein (Electronic)

Todd Rottman (Electronic)

Tucker Jaroll (Electronic)  
Richard Lewis (Electronic)  
Deb Kunce (Electronic)  
Tim Devine (Present)  
Joshua Hogan (Present)  
Whitney Sullivan (Present)

### III. APPROVAL OF MINUTES

#### A. February 23, 2023

**Sam DeSollar** made a motion to approve **February 23, 2023 Minutes**.

**Daniel Schlegel** seconded.

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

### IV. CERTIFICATES OF APPROPRIATENESS

#### Staff Review

##### A. COA 23-10

106 W 6th St. (Courthouse Square Historic District)

Petitioner: Kellie Easton

*Temporary Sign*

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

#### Commission Review

##### A. COA 23-14

817 W 6th St. (Near West Side Historic District)

Petitioner: Jen Scott

*Window replacement - 5 windows*

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

**Jen Scott** gave more details to the petition. See packet for details.

**Jen Scott** stated that she wanted to keep the windows as close to the originals as possible.

**Sam DeSollar** asked **Jen Scott** if the muttoms were on the outside or inside of the window, or if they were between the glass.

**Sam DeSollar** commented that the **Neighborhood** is updating their guidelines so they don't actually have **Historic District Guidelines**, just the **Conservation District Guidelines**. **Sam DeSollar** stated that the **Neighborhood** was moving towards **Historic District Light**, and they do not really want to regulate this. **Marleen Newman** clarified that the existing wood windows with the thermal panes are equivalent to a window that is double paned. More discussion ensued about the condition of the windows. See packet for details.

**John Saunders** made a motion to **approve COA 23-14**.

**Reynard Cross** seconded.

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

#### **B. COA 23-15**

2521 N Fritz Dr. (Matlock Heights Historic District)

Petitioner: Tucker Jaroll

*Removing a three season room and concrete pad. Building a larger room with heating.*

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

**Duncan Campbell** asked if the three season room was original to the house and what the date of construction was. **Sam DeSollar** asked a question about the siding being used. **Tucker Jaroll** explained what the client wants to use for materials. **Sam DeSollar** asked the **Petitioner** if there was a current rendering of the existing house. More discussion ensued about the materials being used. See packet for details.

**Sam DeSollar** commented that he had mixed feelings because of the presentation. **Sam DeSollar** commented that they do not have a drawing that really shows what the **Petitioner** is doing. **Marleen Newman** agreed with **Sam DeSollar** and gave the **Petitioner** some other alternatives. **Reynard Cross** asked about the reason for the shower, and where will the water for this shower drain. The **Petitioner** stated that he would have to get with the engineer about this. **Daniel Schlegel** asked if they could have the **Petitioner** come back with the finalized drawings. **Gloria Colom** stated that there could be an extension granted for this case with the willingness of the **Petitioner**. **Sam DeSollar** asked if the **Neighborhood Committee** had seen the new changes. **Duncan Campbell** commented that they want to see plans what is going to be built.

**Duncan Campbell** commented that the reason he asked if the three season porch was

original to the house was because it is so distinctively midcentury and it is the thing that makes this house important to the **Historic District**. **John Saunders** agreed with **Duncan Campbell**. **Joel Keefer** asked for some more clarification as to what the **Commissioners** want to see.

**Sam DeSollar** made a motion to postpone **COA 23-15**.

**Marleen Newman** seconded.

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

#### **C. COA 23-16**

336 S Euclid Ave. (Greater Prospect Hill Historic District)

Petitioner: Tim Devine

*Replacing doors, garage doors, eliminate rear egress door, replace asphalt roof with black-gray architectural shingles.*

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

**Tim Devine** stated that the existing door has no security, no integrity, and no insulation.

**Sam DeSollar** asked if there was a design committee in **Prospect Hill** and what their comments were about this project. **Gloria Colom** stated that they found no issues with the request. **Marleen Newman** asked for clarification on how many doors were on the structure and where they were located. Discussion ensued about the location of the doors relating to the Code and egress. See packet for details. **Reynard Cross** asked if they could approve the **COA** if there may be a code violation. **John Zody** stated that the **Commission** is not tasked with knowing if something is up to Code or not. The **Commission** makes the approval, then the **Building Department** and others that do the inspections would be the ones to decide if the project is up to code prior to the work beginning. More discussion ensued. See packet for details.

**Sam DeSollar** commented that the **Petitioner** might consider making the door at the back of the structure into a window.

**Sam DeSollar** made a motion to approve **COA 23-16**.

**Marleen Newman** seconded.

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

#### **D. COA 23-17**

918 W 4th St. (Greater Prospect Hill Historic District)  
Petitioner: Tim Devine  
*Replace the front and side door.*

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

**Daniel Schlegel** made a motion to approve **COA 23-17**.

**Elizabeth Mitchell** seconded.

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

**E. COA 23-18**

1017 W Howe St. (Greater Prospect Hill Historic District)  
Petitioner: Daniel and Whitney Sullivan  
*Removal chimney, replacement of two windows on the south and west sides,  
along with the kitchen*

Gloria Colom gave presentation. See packet for details.

**John Hewett** stated that it appears that the original siding is behind the chimney, and the chimney itself is very deteriorated. **John Saunders** asked what the chimney was being used for. **John Hewett** stated that the chimney was benign and they do not have a wood stove in this area, also the furnace is not vented through the chimney. **Duncan Campbell** asked if the windows being replaced were on the rear addition. **John Hewett** said this was correct and gave more details about the windows and addition. **Marleen Newman** asked what was going to be done once the chimney is removed. **John Hewett** stated that they would remove all of the vinyl siding and are going back to wood siding and paint, and turned 4 x 4 post and pillars holding the front porch out instead of the faux rod iron.

**Richard Lewis** commented that the chimney was not original, and would not see any objection from the **Greater Prospect Hill District**.

**Sam DeSollar** made a motion to approve **COA 23-18**.

**Daniel Schlegel** seconded.

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

**F. COA 23-19**

339 S Fairview St. (Greater Prospect Hill Historic District)  
Petitioner: Joshua Hogan and Elizabeth Winchester  
*Add a dormer to the secondary facade facing the south.*

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

**Richard Lewis** stated that the Design **Committee Review Board** has not had a chance to review this, and did not want to weigh in as a single member of the **Committee**.

**Sam DeSollar** asked if the Petitioner was matching the roof slope and asked about the siding for this. Discussion ensued about how the **Petitioner** would raise the roof 20 inches. See packet for details. **Duncan Campbell** asked why the roof needed to be raised.

**Sam DeSollar** made a suggestion to do a real simple elevation and let the **Neighborhood Committee** review it and then bring it back before the **Board**. **Joshua Hogan** stated that he was under duress for this project. More discussion ensued. See packet for details.

**Elizabeth Mitchell** made a motion to approve **COA 23-19**.

**Reynard Cross** seconded.

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

#### **Section 106 Reviews**

- A.** Four Bioretention Ponds to be built throughout Bloomington
- B.** Adams Street Sidewalk Project
- C.** Governor Park Apartments
- D.** Switchyard Park

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

#### **V. NEW BUSINESS**

- A.** Kohr Building proposal presentation - Barre Klapper, Springpoint Architects

**Barre Klapper** and **Todd Rottman** gave presentation. See packet for details.

- B.** Commissioner Attendance

**Gloria Colom** gave a brief discussion about attendance. See packet for details.

C. Following up with violations

**Gloria Colom** gave an update of cases with violations. See packet for details.

- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS ANNOUNCEMENTS**
- X. ADJOURNMENT**

**Meeting was adjourned by John Saunders @ 7:40 p.m.**

**END OF MINUTES**

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