

Bloomington Historic Preservation Commission Meeting

In Person: 401 N Morton St., Ste. 135, Bloomington, IN 47404

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

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

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

Thursday August 10, 2023, 5:00 P.M.

AGENDA

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners Present:

Elizabeth Mitchell (Present)
Matthew Seddon (Present)
Ernesto Castaneda (Present)
John Saunders (Present)
Daniel Schlegel (Present)
Sam DeSollar (Present)

Advisory Members Present:

Chris Sturbaum (Present)
Karen Duffy (Present)

Staff Present:

Gloria Colom, HAND (Present)
John Zody, HAND (Zoom)
Dee Wills, HAND (Zoom)
Mike Rouker, City Legal Department (Present)
Katie Gandhi, City Planning Department (Present)

Guests Present:

CATS (Present)
S.G. Stratigos (Present)
Joyce Searles (Present)
Jenny Southern (Present)
Leighla Taylor (Zoom)
Lisa Marie (Zoom)

Richard Lewis (Zoom)
A'ame Joslin (Zoom)
Marc Cornett (Present)
Dennis Burch (Present)

III. APPROVAL OF MINUTES

A. July 13, 2023

Matthew Seddon made a motion to approve **July 13, 2023 HPC Minutes**.
Elizabeth Mitchell seconded.

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

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. **COA 23-49**

917 N Fairview St. (Maple Heights Historic District)
Petitioner: Joseph Weddle
Building a pond and parking space.

Gloria Colom gave presentation. See packet for details.

B. **COA 23-53**

917 N Fairview St. (Maple Heights Historic District)
Petitioner: Joseph Weddle
Changes to the ADU including lowering the height.

Gloria Colom gave presentation. See packet for details.

C. **COA 23-50**

1033 S Ballantine Rd. (Nathan Silverstein House Historic District)
Petitioner: Eric Sandweiss
New Garage Door.

Gloria Colom gave presentation. See packet for details.

D. **COA 23-55**

909 E University St. (Elm Heights Historic District)
Petitioner: Veronika Baradonner
Removal of black walnut tree on City of Bloomington property.

Gloria Colom presentation. See packet for details.

E. **COA 23-60**

1122 E 1st St. (Elm Heights Historic District)
Petitioner: Rebecca Dirksen

Temporary air conditioning unit on the window.

Gloria Colom gave presentation. See packet for details.

F. COA 23-57

909 E University St. (Elm Heights Historic District)
Petitioner: Veronika Baradonner
Replacing and moving fence location.

Gloria Colom gave presentation. See packet for details.

G. COA 23-59

722 W 8th St. (Near West Side Historic District)
Petitioner: Jennifer Stephens
Standing seam roof.

Gloria Colom gave presentation. See packet for details.

Commission Review

A. COA 23-51

744 S Morton St. (McDoel Historic District)
Petitioner: Sam DeSollar
New Construction.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar gave more details about the project changes.

Karen Duffy expressed concerns she has with this project being next door to the oldest Historic home In Bloomington. **Sam DeSollar** commented that the neighborhood was very supportive of the project.

Matthew Seddon made a motion to **approve COA 23-51.**

Daniel Schlegel seconded.

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

B. COA 23-52

329 S Maple St. (Greater Prospect Hill Historic District)
Petitioner: Dennis Burch and Marc Cornett
Partial demolition, new addition to existing building, extensive alteration to the facade and yard.

Gloria Colom gave presentation. See packet for details.

Chris Sturbaum stated that he is the contractor for this project.

Richard Lewis with the **Prospect Hill Design Review Committee**, stated that his main concern is

A **Planning** Issue, but that the front porch is also a concern. See packet for details. **Chris Sturbaum**

stated that the owner really wanted a **Victorian** porch on this house. **Sam DeSollar** asked for more details of the porch design. Ernesto Castaneda asked Chris Sturbaum how he would address the roof slope for water.

Sam DeSollar commented that he thought the design would work well for this neighborhood.

Ernesto Castaneda commented that he liked this project and that the addition to the back of the house was a classic telescopic grow of the house. Matthew Seddon commented that he felt that this felt a little out of character and feels a little more craftsman like. See packet for details.

Matthew Seddon made a motion to **approve the Victorian option COA 23-52.**

Elizabeth Mitchell seconded.

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

C. COA 23-54

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

Petitioner: Leighla Taylor (FAST DESIGNS)

New Signage.

Leighla Taylor stated that the graphic picture on the right was actually intended for an interior door and will not be any part of the exterior graphic.

Daniel Schlegel made a motion to **approve COA 23-54.**

Matthew Seddon seconded.

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

D. COA 23-56

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

Petitioner: A'ame Joslin

Alteration to the facade, window and door replacement on accessory structure.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked for clarification about the existing garage door and the window above, and if the **Petitioner** will be keeping the garage door opening. **A'ame Joslin** clarified. See packet for details. **Matthew Seddon** asked about the trim around the garage door. **Daniel Schlegel** asked about the window and type. **Chris Sturbaum** asked why the **Petitioner** did not consider using traditional double hung windows if privacy is a concern. **Chris Sturbaum** commented that he would be surprised if the **Petitioner** could even find these odd shaped windows. **A'ame Joslin** stated that she was trying to keep in like to the other windows on the house. **John Saunders** asked if the **Petitioner** had spoke with the **Planning Department** about the windows relating to egress.

Sam DeSollar commented that he appreciated densifying the neighborhood. **Ernesto Castaneda** commented that he thought this was a great project. **Matthew Seddon** commented that he was a little uncomfortable in approving windows they have not seen and would be more comfortable if **Gloria Colom** would approve the windows first. **Daniel Schlegel** commented that he would also like for the windows to be approved by **Gloria Colom**. **Karen Duffy** also agreed with the approval for the windows. **Chris Sturbaum** commented that the Petitioner should consider double hung windows. **John Saunders** commented that he thought this was a great project. More discussion ensued. See packet for detail.

John Saunders made a motion to **approve COA 23-54** with the condition that **Gloria Colom** approves the windows to be installed.

Daniel Schlegel seconded.

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

E. COA 23-58

401 N Oak St. (Near West Side Historic District)

Petitioner: Lisa-Marie Napoli

Addition on the back of the house.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if the shed was new or already there.

Sam DeSollar commented that this was a lovely addition. **Ernesto Castaneda** agreed. **Matthew**

Seddon also agreed along with **Karen Duffy**. **Karen Duffy** commented that this house was actually moved from its original location in 2012. **Chris Sturbaum** commented that that he thinks the addition is great.

Sam DeSollar made a motion to **approve COA 23-58**.

Daniel Schlegel seconded.

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

F. COA 23-61

712 W 3rd St. (Greater Prospect Hill Historic District)

Petitioner: Dennis Burch and Marc Cornett

New construction, fence change, and tree removal.

Gloria Colom gave presentation. See packet for details.

Dennis Burch gave more details about the project.

Sam DeSollar asked if the neighborhood has commented about this proposal.

Chris Sturbaum wanted to make clear that he would be estimating this job, proposing to work

on it. **Richard Lewis** commented that he was supportive of this project. See packet for details.

Sam DeSollar commented that he really liked this project but was slightly concerned that this

house was to the south of a single family house to the north. Discussion ensued. See packet

for details. **Ernesto Castaneda** commented that this is a very lovely project with a lot of details.

Matthew Seddon commented that he also appreciated all of the details for the project.

Elizabeth Mitchell made a motion to **approve COA 23-61**.

Daniel Schlegel Seconded.

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

V. NEW BUSINESS

VI. OLD BUSINESS

Sam DeSollar asked **Gloria Colom** where they were at with the fines. See packet for details.

VII. COMMISSIONER COMMENTS

John Saunders stated that in their next meeting he wanted to address they **Hybrid Meetings** and to look at allowing that to come back so there can be **Quorum**.

Chris Sturbaum commented about the **Howthorne Greenway** and the planned updates ahead. See packet for details.

Chris Sturbaum commented on the **Lower Cascade** blockage of the road. It is already being considered for the **National Register** because it is a **Historic Road**. **Chris Sturbaum** commented that he thought they should elevate this **Neighborhood** to a **Local Historic District**.

VIII. PUBLIC COMMENTS ANNOUNCEMENTS

IX. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:30 p.m.

END OF MINUTES

Video record of meeting available upon request.