

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)

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

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

MINUTES

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I. CALL TO ORDER

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

II. ROLL CALL

Commissioners Present:

John Saunders (Present)
Reynard Cross (Present)
Sam DeSollar (Present)
Daniel Schlegel (Present)
Matthew Seddon (Present)

Advisory Members Present:

Chris Sturbaum (Present)
Kirsten Hawley (Present)
Karen Duffy (Present)

Staff Present:

Gloria Colom (Present), HAND
Anna Killion-Hanson (Present), HAND
Dee Wills (Zoom), HAND
Mike Rouker (Present) City Legal Department

Eric Breulich (Zoom) City Planning Department

Guests Present:

Avi Grossbaum (Zoom)
Gina Lovell (Zoom)
Todd Surinak (Present)
Peter Dorfman (Present)
Richard Lewis (Zoom)
Lucas Gonzalez (Zoom)
Chris Valliant (Present)
Matt Ellenwood (Zoom)
Eric Spoonmore (Zoom)
Steve Wyatt (Present)

III. APPROVAL OF MINUTES

A. September 28, 2023

Sam DeSollar made a motion to approve **September 28, 2023 HPC Minutes**.

John Saunders seconded.

Motion Carries: 4 Yes (Schlegel, DeSollar, Cross, Seddon), 0 No, 1 Abstain (Saunders)

IV. Vote on reinstating hybrid meeting system for voting Commissioners

Discussion about reinstating hybrid meeting system. See packet for details.

Matthew Seddon made a motion to **reinstate the hybrid meeting system**.

Sam DeSollar seconded.

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

V. Near West Side Guidelines

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

Reynard Cross made a motion to approve the **Near West Side Guidelines**.

Matthew Seddon seconded.

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

VI. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 23-75

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

Petitioner: Chris Smith

Changing veneer material for retaining wall and the building foundation.

Gloria Colom gave presentation. See packet for details.

Commission Review

B. COA 23-68

122 S Walnut St. (Courthouse Square Historic District)

Petitioner: Constellation Stage and Screen Jennifer Lloyd

New Awning.

Gloria Colom gave presentation. See packet for details.

XXXXXX gave presentation. See packet for details.

Matthew Seddon made a motion to approve **COA 23-68. With staff review drainage and the flexibility to drill a couple of holes.**

Sam DeSollar seconded.

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

C. COA 23-74

346 S Buckner St. (Greater Prospect Hill Historic District)

Petitioner: Chris Valliant

Addition to an existing building.

This COA is 30 days past deadline. No vote taken.

D. COA 23-77

703 E 7th St. (University Courts Historic District)

Petitioner: Avi Grossbaum

Various alterations including a new egress door, new gooseneck exhaust NE corner of the building, new patio on corning, new condensing unit and a 42" fence to screen outdoor units.

Gloria Colom gave presentation. See packet for details.

Avi Grossbaum gave presentation. See packet for details.

Todd Surinak gave more details of the project. See packet for detail. Questions and Comments from the **Commissioners**. See packet for details.

Matthew Seddon made a motion to approve **COA 23-77**.

Reynard Cross seconded.

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

E. COA 23-78

322 W 2nd St. (Henley House Historic District)

Petitioner: Gina Lovell

Full window replacement.

Gloria Colom gave presentation. See packet for details.

Steve Fitzgerald who is the **Facilities Manager** of the property spoke about the window changes in more details.

Matthew Seddon asked for more clarification of the assessment report.

Gina Lovell stated that **Donna Sink** did the assessment for them and she thought

it was an assessment for the total cost. **Matthew Seddon** asked if there was a

cut off of how many windows need replaced. **Chris Sturbaum** asked about the removing

of sashes. **Karen Duffy** asked if **Bloomington Restorations** has **Covenants** on this

house. **Gina Lovell** said that this was correct and that they would have to submit their

request to **Steve Wyatt** as well.

Sam DeSollar commented that he cannot support replacement.

Matthew Seddon commented

that he would like to see a stronger argument as to why they windows need replaced.

Chris Sturbaum commented that he is starting to see where some windows at some point just need replaced. **John Saunders** commented that he would rather see them repaired instead of replace.

Sam DeSollar made a motion to **Deny COA 23-78.**

Reynard Cross seconded.

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

F. COA 23-79

118 N Walnut St. (Courthouse Square Historic district)

Petitioner: Matt Ellenwood

Deck on the rooftop.

Gloria Colom gave presentation. See packet for details.

Matt Ellenwood gave more details about the project. See packet for details.

Sam DeSollar made a motion to **approve COA 23-79.**

Matthew Seddon seconded.

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

G. COA 23-80

934 W 2nd St. (Greater Prospect Hill Historic District)

Petitioner: Don and Lisa Weiler

Full demolition and new construction.

Gloria Colom gave presentation. See packet for details.

Daniel Schlegel asked the **Petitioners** when they purchased this building. **Dan Weiler**

gave more details and background of the structure. See packet for details. **Richard Lewis**

gave more details about the new structure and the existing structure. See packet for details.

Comments from **Commissioners**. See packet for details.

Matthew Seddon made a motion to **approve COA 23-80.**

Daniel Schlegel seconded.

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

H. COA 23-81

2920 E 10th St. (Garton Farm Historic District)

Petitioner: Steve Wyatt (Bloomington Restorations Inc.)

New fence and a shed.

Gloria Colom gave presentation. See packet for details.

Steve Wyatt commented that they are wanting to bring gardening back to the property.

Daniel Schlegel made a motion to **approve COA 23-81**

Reynard Cross seconded.

Motion Carries: 5 Yes

VII. NEW BUSINESS

A. The Cascades Nomination Update

Gloria Colom gave updates about the **Cascades Nomination.** See packet for details.

B. The Graduate Hotel

Removed from the Agenda.

C. Commissioners' Retreat

Gloria Colom gave a quick update. See packet for details.

VIII. OLD BUSINESS

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS ANNOUNCEMENTS

XI. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:39 p.m.

END OF MINUTES

Video record of meeting available upon request.