

# **Bloomington Historic Preservation Commission Meeting**

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

**Zoom:** <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

**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 corner, 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 packed 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.**