

**Bloomington Historic Preservation Commission, Teleconference Meeting, Thursday
January 27, 2022, 5:00 P.M.**

MINUTES

I. CALL TO ORDER

Meeting was called to order by Chair **John Saunders @ 5:03 p.m.**

II. ROLL CALL

Commissioners Present:

Matt Seddon
Marleen Newman
Reynard Cross
Sam DeSollar
John Saunders
Daniel Schlegel (Entered meeting @ 5:15 p.m.)

Advisory Members Present:

Duncan Campbell

Staff Present:

Gloria Colom, HAND
John Zody, HAND
Brent Pierce, HAND
Dee Wills, HAND
Daniel Dixon, City Legal Department
Lauren Clemens, Economic & Sustainable Development

Guests Present:

CATS
William Bianco
Amy Applegate
Glenda Murray
Henry Hoover
Jayne York
Brian Allen
Shawn Gobert
Rusty Peterson
Jacob Bower-Bir
Richard lewis
Douglas Wissing
Eoban Binder
Ryan Strauser

Steve Wyatt
Karen Duffy

III. APPROVAL OF MINUTES

A. January 13, 2022 Minutes

Sam DeSollar made a motion to approve **January 13, 2022 Minutes**.

Marleen Newman seconded.

Motion Carries: 5 Yes (Saunders, DeSollar, Seddon, Cross, Newman)

0 No, 0 Abstain.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 22-10

520 S Hawthorne Dr. (Elm Heights Historic District)

Petitioner: John and Amy Applegate

Silver Maple Removal.

Gloria Colom gave presentation. See packet for details.

Commission Review

A. COA 22-03

2001 E Hillside Dr., Lot 8 (The Reverend James Faris House Historic District)

Petitioner: Jacob Bower-Bir

Partial Demolition and new construction.

Gloria Colom gave presentation. See packet for details.

William Bianco gave presentation. See packet for details.

Jacob Bower-Bir gave presentation. See packet for details.

Marleen Newman asked about the style of the windows for the kitchen.

William Bianco explained in more detail the plan for the windows. **Sam DeSollar** asked what the built date of the kitchen was. **William Bianco** stated that it was turn of the century but hard to tell the date. **Sam DeSollar** asked the **Petitioner** if he had any documentation of what the roof line was going to look like. **Jacob Bower-Bir** stated that he did not have any current drawings of what the roof line will look like. **Sam DeSollar** asked if there were any site plans showing the garden area that the **Petitioner** wants to preserve. More discussion ensued about the garden area in relation to the set back. **Sam DeSollar** asked about the deck from the previous pictures. **Jacob Bower-Bir** stated that the deck pictures were gone.

Duncan Campbell asked how extending the roof line alleviates the water issue. **William Bianco** explained in more detail how extending the roofline

would help move the water farther away and it also covers the brick that is damaged from water. **Duncan Campbell** asked how they would keep the water off of the windows. **William Bianco** explained how the new roofline would help. More discussion ensued about the roofline and the windows. See packet for details. **Jacob Bower-Bir** presented photos of the slope in the back yard. **Marleen Newman** agreed with **Duncan Campbell** about moving the roofline out and how it would not affect the windows.

Sam DeSollar stated that his issues were with the main house and how the addition connects and how it relates with the main existing house. **Sam DeSollar** commented that he did not think that moving the parapet out two feet would help with the water, and also stated that he would just change the roofline. More discussion ensued. See packet for details. Both **Duncan Campbell** and **Marleen Newman** chose the option one diagram. **Gloria Colom** spoke about granting an extension of the 30 day period. John Saunders asked **William Bianco** if he would be agreeable to come back in two weeks. **William Bianco** stated that he would be.

Sam DeSollar made a motion to extend **COA 22-03 for 30 days**.

Daniel Schlegel seconded.

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

B. COA 22-07

622/624 E 8th St. (University Courts Historic District)

Petitioner: Brian Allen, Stasny & Horn, IGP

Full demolition of the garage.

Gloria Colom gave presentation. See packet for details.

Brian Allen explained the there was a storm in June which caused the tree to come down onto the garage.

No questions from the **Commissioners**

Sam DeSollar commented that he wanted the **Petitioner** to aware that if they ever want to put another structure up that they will be subject to the new setbacks.

Matt Seddon made a motion to approve **COA 22-07**.

Marlene Newman seconded.

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

C. COA 22-06

731 W 3rd St. (Greater Prospect Hills Historic District)

Petitioner: Doug Wissing

Add a half story with dormers to the garage.

Gloria Colom gave presentation. See packet for details.

Jane York stated that they really tried to pick up some of the detailing of the original house, around the garage door openings, and some of the front porch detailing. **Jane York** explained the type and size of siding they will use, along with roof and gable detailing. **Sam DeSollar** asked if there was a drawing that would show the new garage relation to the existing house both in proximity and height. **Duncan Campbell** asked about the height of the new building and the house, and the house next door are.

Sam DeSollar asked for clarification for the existing peek of the house height and the new garage height.

Matt Seddon made a motion to approve **COA 22-06**.

Sam DeSollar seconded.

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

D. COA 22-08

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

Petitioner: Lauren Clemens % Mark DeLong, Amethyst House Director
Window replacement.

Gloria Colom gave presentation. See packet for details.

Staff recommendation is for the owners to come back with more documentation of the individual windows, including photographs, and if a commission study could be done.

John Saunders asked **Gloria Colom** if this was a situation where they should do a walk –through. **Gloria Colom** stated that she would highly recommend a site visit if possible. **Duncan Campbell** raised a concern with a walk through because it will take time to inspect every window. **John Saunders** suggested that they have the **Petitioner** to document what is there, where the **Commissioners** can review what is there, and then if they think there needs to be a site visit they can do it at that point. **Duncan Campbell** stated that his preference would be to have someone document the windows who is an authority, not a window vendor. More discussion ensued. See packet for details. **Lauren Clemens** stated that she was there on behalf of the **Amethyst House** and wanted to see what the concerns of the **Commissioners** were so she can discuss them with the **Owner**, and also discuss the cost of a window survey. **Gloria Colom** stated that there was facade grant that could be applied and there is the **Bloomington Historic Preservation Commission** fund that would offset the cost of an expert.

Sam DeSollar made a motion to continue **COA 22-08** to the next **Historic Preservation Commission Meeting**.

Marleen Newman seconded.

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

E. COA 22-12

215 n Rogers St. (Near West Side Conservation District)

Petitioner: Lauren Clemens c/o Mark DeLong, Amethyst House Director
Window replacement.

Gloria Colom gave presentation. See packet for details.

Marleen Newman asked if there any historic windows left and if they were in the front. **Lauren Clemens** stated that the historic windows were all in the front where all of the facade is original, but the rest becomes new construction because of a fire. **Sam DeSollar** asked what type of window the Petitioner was purposing to replace.

Duncan Campbell asked if there was any information about the condition of the current windows.

Sam DeSollar commented that this was a conservation district so that they only had prevue over the size and configuration of the windows, and would encourage the **Petitioner** to restore whatever Historic windows are left.

Marleen Newman asked what was wrong with the windows, and if it was just that they do not slide well or if

the strings have broken. **Matthew Seddon** commented that this **Petition** meets the guidelines, so he would approve.

Matt Seddon made a motion to approve **COA 22-12**.

Sam DeSollar seconded.

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

F. CA 22-09

500 W 7th St. (Near West Side Conservation District)

Petitioner: Glenda Murray
Yard Installation at school.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked what the height of the columns on the new structure was.

Gloria Colom stated that the size was 14' X 18'. **Glenda Murray** stated that she did not have an exact height, but it is about 12 or 14 feet total. **Duncan Campbell** asked why this was sited so far away from the school, and has the immediate adjacent neighbors talked about this. **Glenda Murray** stated that the neighbors they spoke with were quite happy about this combination. The reason they picked this site was because they did not have many other choices and because they wanted close to the swift tower and the garden that the students created.

Sam DeSollar commented that he really appreciated them building the site and incorporating the outdoors into the education.

Matthew Seddon made a motion to approve **COA 22-09**.

Sam DeSollar seconded.

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

G. COA 22-11

931 W Howe St. (Greater Prospect Hill Historic District)

Petitioner: Rusty Peterson

Room addition and deck on the rear of the house.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked about the roofline on the back and how it was arrived at. **Rusty Peterson** stated that currently there is a shed roof that falls towards the back of the house and they could get more pitch on the shed roof by going the other direction and also the home owners are interested in possibly extending the roof line over the deck area in the future.

Sam DeSollar stated that his main comment is about the roof and that it will be seen from the alley. This will seem odd.

Matt Seddon made a motion to approve **COA 22-11**.

Marleen Newman seconded.

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

I. DEMOLITION DELAY

Commission Review

A. DD 22-07

311 W 7th St. (Notable)

Petitioner: Henry Hoover

Partial Demo of wood ramp.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if this proposal also included the construction of the new ramp as well as the demolition of the existing ramp. **Gloria Colom** stated that this was just a Demo-Delay. **Duncan Campbell** asked if this ramp was out of compliance.

Sam DeSollar made a motion to release **DD 22-07**.

John Saunders seconded.

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

B. DD 22-01

319 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

C. DD 22-02
401 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

D. DD 22-03
403 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

E. DD 22-04
405 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

F. DD 22-05
407 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

Gloria Colom Gave presentation for **DD 22-01, DD 22-02, DD 22-03, DD 22-04, DD 22-05**. See packet for details.

Matt Seddon made a motion to release **DD 22-01, DD 22-02, DD 22-03, DD 22-04, DD 22-05**.

Marlene Newman seconded.

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

G. DD 22-06
421 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

Gloria Colom gave presentation. See packet for details.

Matt Seddon thanked **Gloria Colom** for doing all of the extra work on finding out more information on these properties. **Marleen Newman** also thanked **Gloria Colom** for all of her work on these properties.

John Saunders made a motion to release **DD 22-06**.

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

I. NEW BUSINESS

Gloria Colom announced that **Maple Heights** is elevating to **Historic**

District.

See packet for details.

Gloria Colom addressed updates about Historic Preservation Violations and issues in the **Elm Heights District**. See packet for details.

- II. OLD BUSINESS**
- III. COMMISSIONER COMMENTS**
- IV. PUBLIC COMMENTS**
- V. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Meeting was adjourned by **John Saunders @ 7:41 p.m.**

END OF MINUTES

Video record of meeting available upon request.