

**Bloomington Historic Preservation Commission,  
Teleconference Meeting, Thursday, December 9, 2021,  
5:00 P.M.**

**AGENDA**

The meeting can be accessed at: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjJXaWh1QUN3eWRKYThKQT09>

**I. CALL TO ORDER**

Meeting was called to order by Chair **Jeff Goldin @ 5:20 p.m.**

**II. ROLL CALL**

**Commissioners Present:**

Jeff Goldin  
Matt Seddon  
Reynard Cross  
John Saunders  
Doug Bruce  
Chris Sturbaum (Entered Meeting @ 5:21 p.m.)  
Sam DeSollar (Entered Meeting @ 6:55 p.m.)

**Advisory Member Present:**

Duncan Campbell

**Staff Present:**

Gloria Colom, HAND  
John Zody, HAND  
Dee Wills, HAND  
Daniel Dixon, City Legal Department  
Patrick Dierkes, City Planning and Engineering Department  
Keegan Gulick, City Planning and Engineering Department

**Guests Present:**

CATS  
Tallie Schroader  
Barre Klapper  
Mike Malone  
Brain Allen  
Mary Catherin Carmichael  
Steve Wyatt  
Wayne & Dee Dee Poole  
Charles Brandt

### III. APPROVAL OF MINUTES

#### A. November 18, 2021 Minutes

**John Saunders** made a motion to approve **November 18, 2021 Minutes**.

**Doug Bruce** seconded.

**Motion Carries: 5 Yes (Saunders, Bruce, Seddon, Cross, Goldin), 0 No, 0 Abstain**

### IV. CERTIFICATES OF APPROPRIATENESS

#### Staff Approval

##### A. COA 21-87

401 N Morton St. (Showers Brothers Historic District)

Petitioner: Department of Public Works

*Lamp post replacement with identical posts and updated LED lights.*

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

##### B. COA 21-90

610 S Hawthorne Dr. (Elm Heights Historic District)

Petitioner: Leslie Hobbs-Ramsey

*Remove dying silver maple tree in backyard.*

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

#### Commission Review

##### A. COA 21-87

321 N Rogers St. (Second Baptist Church Historic District)

Petitioner: Tallie Schroader, Second Baptist Church

*Replace bottom windows with glass blocks.*

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

**Reverend Bruce Rose** stated that the rod iron is not something that they would want to use because it presents the image of a prison.

**Matt Seddon** asked if the glass block had to be the way it was shown with the rectangular block in the middle. **Reverend Bruce Rose** replied that it did not. These were just pictures of the possibilities. **Duncan Campbell** asked about the different alternative types of glass with wire and if there were other options. **Reynard Cross** stated that he had a fair amount of experience with security products, and that there are products on the market where one could achieve both preserving the historic presentation of the building while providing security for the church. **Reverend Bruce Rose** commented that he thought that was a great idea.

**Doug Bruce** commented that he was torn about this because it is such a notable

building, and thought the glass block shown in the image tends to stand out, and looks very different and not compatible. **Chris Sturbaum** commented that he thought a panel of proper material like a wire obscure glass would be fine. You don't want to notice it, and that would keep it simple. **Matt Seddon** commented that this was a tough call because of the significance of the church and the history. More comments made about block glass. See packet for details. **John Saunders** commented about wire glass being more appropriate than the block glass. Jeff Goldin commented that he was in agreement with **Chris Sturbaum** and **Matt Seddon**. **Reynard Cross** commented that, again he knows there are products on the market that could achieve both ends, and with a bit more research could find something more appropriate. **Duncan Campbell** commented that he thought the block glass was a more inappropriate solution, and not necessarily a safe solution. **Tallie Schroeder** commented he was really concerned about, even if it was a decorative rod iron, this was something that they are not in agreement about at all, and that they need a quick solution, and winter is coming so we want to get this done as soon as possible. **Chris Sturbaum** commented that he trusted **Staff** to approve an alternative solution to the problem.

**Chris Sturbaum** made a motion to approve **COA 21-87** providing a Lexan that is unbreakable and bullet proof is used. And to let **Staff** approve the installation.

**John Saunders** seconded.

**Motion Carries: 6 Yes (Sturbaum, Saunders, Bruce, Seddon, Cross, Goldin), 0 No, 0 Abstain.**

**B. COA 21-89**

916 S Morton St. (McDoel Gardens Historic District)

Petitioner: 916 S Morton St. (McDoel Gardens Historic District)

*Redesign of the front porch, replace roofing material; replace siding.*

A

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

**Barre Klapper** stated that they had been unsuccessful at finding any photographic documentation of what the original porch looked like.

**Chris Sturbaum** asked about the size of the siding. **John Saunders** asked if **Barre Klapper** thought this was a craftsman style house. **Barre Klapper** stated that this was how it was described within contributing. **Duncan Campbell** stated that he was curious to know what they suspected the change to the porch is. **Barre Klapper** described what changes they thought were made. See packet for details.

**Doug Bruce** commented that he did not have a problem with this, and thought it was done really well. **Chris Sturbaum** commented that it probably had a wooden porch that rotted and then poured concrete. **Duncan Campbell** commented that he was a little disturbed about taking the pyramid façade and turning it into a double gable.

**Matt Seddon** made a motion to approve **COA 21-89**.

**Chris Sturbaum** seconded with the option to move the whole front porch forward on the table.

**Motion Carries: 6 Yes (Sturbaum, Saunders, Bruce, Seddon, Cross, Goldin), 0 No, 0 Abstain.**

**V. DEMOLITION DELAY**

**Commission Review**

**A. DD 21-17**

1505 W 17th St. (Contributing)

Petitioner: David Szatkowski

*Full demolition of primary structure on the lot.*

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

**Mike Malone** stated that he was there on behalf of the **Petitioner**.

**Chris Sturbaum** stated that the property is so well sited, that it is such a grand sight and so well presented. It is different than if it was next to a bunch of rental properties.

**Chris Sturbaum** asked what qualifications it did have, and what did it fail to have to rise to the level of protection. **Gloria Colom** gave more details about the qualifications of this property.

**Chris Sturbaum** asked what would be historic about the site.

**Doug Bruce** commented that he agreed with what **Chris Sturbaum** was saying about the site. **Chris Sturbaum** commented that he would be sad to see this grand placement of a house go. **Matt Seddon** commented that he did not see enough here to propose designation. **John Saunders** commented that he also agreed with **Staff** and that he went through this house. The inside was more modernized and did not see a reason to keep this property. **Jeff Goldin** commented that he did get **Chris Sturbaum's** point and that it does have an estate feel, but also don't think this rises to the level of work it would take to designate it. **Duncan Campbell** stated that in response to **Chris Sturbaum**, the context here is that there are not any other buildings around it. More discussion ensued about the property and the site. See packet for details.

**Jeff Goldin** made a motion to approve **Demolition Delay 21-17**.

**Matt Seddon** seconded.

**Motion Carries: 5 yes (Saunders, Bruce, Seddon, Cross, Goldin), 1 No (Sturbaum), 0 Abstain.**

**B. DD 21-18**

311 W 2nd St. (Contributing)

Petitioner: Karen Valiquett

*Full demolition of primary structure on the lot.*

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

**Patrick Dierkes** stated that he was there to represent the **City of Bloomington** And stated that he added some information in the packet about the lead and asbestos found in the home. Also the historic aerials and insurance maps to give context to the area, and that there are environmental issues in this area. **Matt Seddon** asked if this was one of the three houses on the hospital property that are currently housing **New Hope For Families**. **Jeff Goldin** replied yes. **Matt Seddon** stated that he will have to recues himself.

**Doug Bruce** commented that they are just at the level of contributing and I think there is a bigger plan for the City here, and I do not think that we are at a loss on this one so I will support it. **Duncan Campbell** commented that it seem like this would warrant designation and that he thinks it is a shame to tear them down. **Duncan Campbell** asked if there was going to be an effort or interest in moving them per discussion at the last meeting. **Patrick Dierkes** stated that upon further consideration and discussion with the department we felt that it would boarder on unfair bidding practices, since this project would go out to bid. So as the **Engineering Department** we do not feel comfortable reaching out directly to **BRI**. I believe **John Zody** did have a discussion with **BRI** regarding the homes. **John Zody** commented that he had spoken with **Steve Wyatt** , and there would be an issue of where to move the homes and who would be doing the moving, would depend on the owner. **Steve Wyatt** commented that there would be no time for this process. More discussion ensued about moving the houses. See packet for details. **Chris Sturbaum** commented that moth balling would be an option.

**Jeff Goldin** made a motion to approve **Demolition Delay 21-18**.

**John Saunders** seconded.

**Motion Carries: 4 yes (Saunders, Bruce, Cross, Goldin), 0 No, 1 Abstain (Seddon)**

**C. DD 21-19**

313 W 2nd St. (Contributing)

Petitioner: Karen Valiquett

*Full demolition of primary structure on the lot.*

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

**Doug Bruce** commented that his comments are similar to the last, and it feels like their hands are kind of tied. **Reynard Cross** agreed with **Doug Bruce**, and as it stands, there are only two options.

**Jeff Goldin** made a motion to approve **Demolition Delay 22-19**.

**John Saunders** seconded.

**Motion Carries: 4 Yes (Saunders, Bruce, Cross, Goldin), 0 No, 1 Abstain (Seddon)**

**D. DD 21-20**

409 W 2nd St. (Contributing)

Petitioner: Karen Valiquett

*Full demolition of primary structure on the lot.*

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

**Patrick Dierkes** stated that he started discussing this one with Design team because of its unique nature. And discussed using it as a possible project office to provide more time with in the possibility of relocating.

**Doug Bruce** commented that according to what the **City** just said, how does that affect our vote on this right now. **Duncan Campbell** stated that the other option was for the **Petitioner** to withdraw his **Petition**, and bring it back at a later time. **Patrick Dierkes** Stated that he would not be able to withdraw the **Petition** because he cannot be sure of what can happen. Also the **Engineering Department** is not financing this project. The building is owned by the **RDC** and they will be financing this project. I cannot speak or guarantee commitments through the **RDC**. More discussion ensued about the timing, delays and deadlines of the project. See packet for details.

**John Saunders** made a motion to table **Demolition Delay 21-20**.

**Reynard Cross** seconded.

**Motion Carries: 4 Yes (Saunders, Bruce, Cross, Goldin) 0 No, 2 Abstain.**

**E. DD 21-21**

619 E 1st St (Notable)

Petitioner: Theresa Bent

*Full demolition of detached garage on the lot.*

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

**Charles Brandt** stated that there was a concern of keeping the front garage door opening on 1<sup>st</sup> Street and trying to do curb cuts there, but it seemed that to make an affective garage, demolition is the only course of action.

**Chris Sturbaum** asked if the garage could be accessed from the back if you modified this front zone. **Charles Brandt** stated that it was a pretty tight turn into the parking area, with some elevation changes from the alley to the level of the garage. **Chris Sturbaum** asked if they are wanting to replace this with a garage. **Charles Brandt** answered yes, and they would have to move it back from the alley.

**Doug Bruce** commented that the **Petitioner** tried to see if they could make it usable for what it was designed for and it is not going to work. So as an accessory building I could let it go. **Chris Sturbaum** commented that he will support the demolition. **Matt Seddon** commented that he did not see anything worth taking to the **Council** and nominating. **Duncan Campbell** commented that he was disappointed to lose another accessory building. Especially a limestone one.

**Jeff Goldin** made a motion to approve **Demolition Delay 21-21**.

**Chris Sturbaum** seconded.

**Motion Carries: 6 Yes (Sturbaum, Saunders, Bruce, Seddon, Cross, Goldin), 0 No, 0 Abstain)**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

**A.** Formal HPC comments and vote on the Cascades NRHP nomination

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

**Jeff Goldin** made a motion to support the **Cascades NRHP Nomination**.

**Matt Seddon** seconded.

**Motion Carries: 6 Yes (Saunders, Bruce, DeSollar, Seddon, Cross, Goldin)  
0 No, 0 Abstain.**

**B.** Updates on the Maple Heights Conservation District Vote

**Gloria Colom** gave updates on the **Maple Heights Conservation District**.  
See packet for details.

**C.** Faris House Historic District nomination update.

**Gloria Colom** gave updates on the **Faris House Historic District** nomination.  
See packet for details.

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin @ 7:07 p.m.**

**END OF MINUTES**

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