



**Bloomington Historic Preservation Commission Meeting  
Hybrid Meeting**

**In person:** The McCloskey Room #135, 401 N Morton ST STE 135, Bloomington IN  
47404

**Zoom:**

[https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYTh  
KQT09](https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09)

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

**Thursday April 14, 5:00 P.M.**

**MINUTES**

**I. CALL TO ORDER**

Meeting was called to order by Chair **John Saunders @ 5:10 p.m.**

**II. ROLL CALL**

**Commissioners Present:**

Elizabeth Mitchell (Present)

Marlene Newman (Present)

Sam DeSollar (Present)

John Saunders (Present)

Doug Bruce (Electronic)

Reynard Cross (Present)

Allison Chopra (Present: Entered meeting @ 5:28 p.m.)

Daniel Schlegel (Electronic: Entered meeting @ 6:21 p.m.)

**Advisory Members Present:**

None Present

**Staff Present:**

Gloria Colom (Present), HAND

John Zody (Electronic), HAND

Brent Pierce (Electronic), HAND

Dee Wills (Electronic), HAND

Daniel Dixon (Present), City of Bloomington Legal Department

## **Guests Present:**

CATS (Present)  
Mary Ann Hart (Electronic)  
Rebecca Ellison (Electronic)  
Emily Okada (Electronic)  
Teresa Miller (Electronic)  
Chris Rall (Electronic)  
Russ Lyons (Electronic)  
Mark Webb (Electronic)  
Tim Colver (Electronic)  
Joan Lauer (Electronic)  
Sam Dove (Electronic)  
Chris Smith (Electronic)  
Betsy Smith (Electronic)  
Dawn Grey (Present)

### **III. APPROVAL OF MINUTES**

#### **A. March 24, 2022 Minutes**

**Sam DeSollar** made a motion to approve **March 24, 2022 Minutes**.

**Elizabeth Mitchell** seconded.

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

### **IV. NOMINATION TO LOCAL DISTRICT**

#### **Commission Review**

200 E Kirkwood Ave. (Contributing)

Petitioner: Historic Preservation Commission

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

**Tim Colver** asked if being able to add on to the existing structure was still an option and if updating windows to something more energy efficient was something that they could do. **Gloria Colom** stated that there was information available with guidelines of how to add an extension to a historic structure. **Marleen Newman** asked if the **Petitioner** had looked into a tax credit. **Daniel Dixon** clarified. **Sam DeSollar** stated that the eastern façade was also something they want to protect. **Tim Colver** asked about the grant if they try to change out the windows. **Tim Colver** asked for clarification as to which side of the structure they could add on to. Discussion ensued. See packet for details. **Allison Chopra** commented that the changes that have already been made to the building since 1961, are significant enough to make this building less historic. **Gloria Colom** explained the changes to the building in more detail.

**Sam DeSollar** commented that he thought this was a tricky site for the

developer, and that he agrees with **Gloria Colom** that this building was largely intact, and one of the few remaining **International Style** buildings left in **Bloomington**. **Allison Chopra** commented that she understood the only thing that they should be considering is whether or not this building should be marked as historic, and that you cannot think about what is going there, or how it is going to change.

**John Saunders** made a motion to approve **HD-22-02**.

**Sam DeSollar** seconded.

**Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Yes.**

**John Saunders** made a motion for interim protection for **HD-22-02**.

**Sam DeSollar** seconded.

**Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Yes.**

## V. CERTIFICATES OF APPROPRIATENESS

### Commission Review

#### A. COA 22-26

516 S Highland Ave. (Elm Heights Historic District)

Petitioner: Elinor Okada

*Solar Panel Installation*

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

**Emily Okada** was in the meeting for her sister **Elinor Okada**. **Emily Okada** stated that you would not be able to see these solar panels at all from the street or ground level.

**Sam DeSollar** asked if there was any other equipment associated with the solar panels that will be mounted outdoors. **Emily Okada** stated that she knew there would be an inverter, but that she thought it would be inside. **Sam DeSollar** stated that if it is outdoors to hide it from the public. **Sam DeSollar** asked how old the roof was.

**Allison Chopra** made a motion to approve **COA 22-26**

**Sam DeSollar** seconded.

**Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Abstain.**

#### B. COA 22-28

511 W 3rd St. (Prospect Hill Historic District)

Petitioners: Teresa Miller and Daniel Allen

*Solar Panel Installation*

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

**Teresa Miller** stated that she had nothing to add.

**Sam DeSollar** asked if there was any equipment being added in addition to the panels outside, and how old is the roof. **Teresa Miller** stated that the roof was 6 years old, and that they would make sure the inverter was at the back of the house.

**Allison Chopra** commented that she saw some solar panels today in front of the house in the yard, and thought if this is a Historic District and this got approved, then everything should be approved. But it is not.

**Sam DeSollar** made a motion to approve **COA 22-28**.

**Elizabeth Mitchell** seconded.

**Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross)**

**C. COA 22-29**

2410 N Fritz Dr. (Matlock Heights Historic District)

Petitioner: Mary Ann Hart

*Solar Panel Installation*

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

**Mary Ann Hart** commented that she had nothing else to add.

**Sam DeSollar** asked if they had heard anything back from the neighborhood.

**Elizabeth Mitchell** made a motion to approve **COA 22-29**.

**Allison Chopra** seconded.

**Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Abstain.**

**D. COA 22-30**

101 W Kirkwood Ave. (Courthouse Square Historic District)

Petitioner: Rebecca Ellison, CFC Properties

*New signs*

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

**Rebecca Ellison** commented that she had nothing else to add.

**Sam DeSollar** asked how the **Petitioner** intended on attaching the lighting on the corner sign. **Rebecca Ellison** stated that they had not been in touch with **Cassidy Electric** yet, but that is who they have worked with in the past for their lighting needs, and it would be up to them to determine how to actually make that happen. **Sam DeSollar** stated that they need to go through the mortar joint to attach and not through the masonry of the building. **Allison Chopra** asked about the difference in colors from the old sign to the new. **Rebecca Ellison** stated that it had to do with the new branding efforts for **Fountain Square**. More discussion ensued. See packet for details.

**Marleen Newman** commented that she like that the sign was dimensional. **Allison Chopra** commented that she liked the older signs better. **Sam DeSollar** commented that he thought the **Petitioner** did a nice job. **Doug Bruce** commented that he was glad that they were treating the sign as they have the building, with care.

**Elizabeth Mitchell** made a motion to approve **COA 22-30**.

**Allison Chopra** seconded.

**Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Saunders, Mitchell, Chopra, Cross)**

#### **E. COA 22-31**

912/910 E University St. (Elm Heights Historic District)

Petitioners: Russel Lyons and Joan Lauer

*Shared fencing around two properties*

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

**Russel Lyons** stated that in the back, only at 910 will it look like that solid fence, 912 is the trellis fence.

**Allison Chopra** commented that she could not find a picture of the trellis fencing. **Sam DeSollar** read a part of the **Elm Heights Design Guidelines** for walls and fences and commented that it was very clear and important for the way the neighborhood looks, and if the neighborhood would like to revisit the guidelines and re-write them, he would be happy with that. But would be much happier with this Petition if the fence complied with the guidelines.

**Russell Lyons** commented that he understood the concern, but the model used was from a house a few houses down and thought that it would be very similar to what was already in the neighborhood. **Russell Lyons** commented that there was question of how to interpret that regulation, and explained in more detail. See packet for details. **Sam DeSollar** stated that the diagram that was submitted is not accurate. More discussion ensued. See packet for details. **Allison Chopra** commented that she was not comfortable with the project generally and don't know if it is fitting for

this neighborhood. **Allison Chopra** commented that she was also concerned as to what this might do to future owners of the house and could cause future legal battles. More discussion ensued. See packet for details. **Doug Bruce** commented that he would like to see other drawings. **Daniel Schlegel** commented that he also thought that updated drawings with more clarification would help.

**Allison Chopra** made a motion to **Table Petition COA 22-31 to the April 28, 2022 Meeting.**

**Reynard Cross** seconded.

**Motion Carries: 8 Yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Abstain.**

**F. COA 22-32**

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

Petitioner: Dawn Grey, Springpoint Architects

*Construction of a new building*

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

**Dawn Gray** stated that she had nothing to add but was present to answer any questions.

**Allison Chopra** asked what the square footage of the home was. **Dawn Gray** stated that it was 2800 square feet, plus the garage of around 600 feet. **Allison Chopra** asked what types of projects **Springpoint Architects** did. **Sam DeSollar** asked about the sidewalk variance, and also if the ground face block or retaining walls were going to be capped. **Dawn Gray** stated that it would have a similar CMU cap. **Reynard Cross** asked about the scale of the house compared to the other houses in the neighborhood. **Dawn Gray** stated that they were trying to emulate the two story Victorian massing with the design which would be reflective of what is on the west side of this property. **Daniel Schlegel** asked if there had been another house on this property before or had it always been vacant. Dawn Gray stated that according to the 1898 Sanborn Maps, there was a home on that corner.

**Sam DeSollar** commented that he wanted to congratulate the **Petitioner** and that this is a nicely scaled, well-articulated, appropriately sited house and really like the project. **Reynard Cross** commented thumbs up.

**Marlene Newman** commented that she really liked the project. **Doug Bruce** commented that he thought it was scaled right, and was a fantastic project. **Daniel Schlegel** commented that it was great to put a house on a lot like this.

**Allison Chopra** made a motion to approve COA 22-32.

**Sam DeSollar** seconded.

**Motion Carries: 8 Yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra, Reynard Cross)**

**G. COA 22-33**

112 W 6th St. (Courthouse Square Historic District)  
Petitioner: Nate Trueblood, Everywhere Design  
*Signage*

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

**Chris Rall** had nothing to add.

**Sam DeSollar** asked about the mounting of the aluminum frame and how the **Petitioner** was going to do the connections. **Chris Rall** stated that there was a wooden lip at the bottom of the limestone.

**Elizabeth Mitchell** made a motion to approve **COA 22-33**.  
**Reynard Cross** seconded.

**Motion Carries: 7 Yes (Newman, Burce, Schlegel, DeSollar, Saunders, Mitchell, Cross)**

**VI. DEMOLITION DELAY**

**Commission Review**

**A. DD 21-10**

754 S Walnut St. (Contributing)  
Petitioner: Kenneth Sciscoe  
*Full demolition of primary structure on the lot.*

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

**John Zody** stated that the building has been compromised, the entrances and the windows, so we have an on-going order to seal. This is a concern for the **Bloomington Police Department**.

**Sam DeSollar** made a motion to release **DD 21-10**.  
**Reynard Cross** seconded.

**Motion Carries: 7 Yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Cross)**

**A. BHPC Grant Nomination**

**Commission Review**

805 S Rogers St. (Contributing)  
Petitioner: Felisa Spinelli, Btown Beauty Supply and Salon LLC

*Get an estimate done for building renovation, and additional square footage; design of another building on the property.*

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

**Sam DeSollar** made a motion to approve **BHPC Grant Nomination 22-01 Elizabeth Mitchell** seconded.

**Motion Carries: 7 Yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Cross), 0 No, 0 Abstain.**

**VII. NEW BUSINESS**

**Gloria Colom** announced that the **HPC** will have a **Social Media** presence. See packet for details.

**VIII. OLD BUSINESS**

**Gloria Colom** updated the **Commissioners** about **605 S. Fess Avenue**, and **620 S. Ballantine**. See packet for details.

**IX. COMMISSIONER COMMENTS**

**X. PUBLIC COMMENTS**

**XI. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Meeting was adjourned by **John Saunders @ 7:20 p.m.**

END OF MINUTES

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