

# Bloomington Historic Preservation Commission Meeting

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

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday February 23, 2023, 5:00 P.M.

## MINUTES

### I. CALL TO ORDER

### II. ROLL CALL

#### Commissioners Present:

Sam DeSollar (In Person)  
Daniel Schlegel (In Person)  
Reynard Cross (In Person)  
Allison Chopra (In Person)  
John Saunders (In Person)  
Marlene Newman (Electronic)  
Doug Bruce (Electronic)

#### Advisory Members Present:

Kirsten Hawley (Electronic)

#### Staff Present:

John Zody, HAND (In Person)  
Gloria Colom, HAND (In Person)  
Chris Wheeler, City Attorney (Electronic)

#### Guests Present:

CATS (In Person)  
Jenny Southern (In Person)  
Angie Rickertts (Online)  
Tim Devine (In Person)  
Michael Bridavskey (Online)  
Lucas Brown (Online)

### III. APPROVAL OF MINUTES

A. February 9, 2023 Minutes approved - 4 yes, Zero no, three abstain

**Daniel Schlegel** made a motion to approve the February 9, 2023 Minutes.

**Allison Chopra** seconded the motion.

**Motion Carries:** 4 Yes (**Schlegel, Saunders, Chopra, Cross**), 0 No, 3 Abstain (**Newman, Bruce, DeSollar**)

### IV. CERTIFICATES OF APPROPRIATENESS

#### Commission Review

A. COA 23-09

1319 E 1St St. (Elm Heights Historic District)  
Petitioner: **Angie and Darrin Ricketts**  
*Roof replacement with Brown Old World Slate Roof.*

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

**Jennie Southern** came as a representative of the petitioner to discuss the concerns with slate v. a synthetic/composite type of materials that has the look of slate for a new roof. There's an issue with weight in using real slate on the shoulders.

Petitioner **Angie Ricketts** discussed the synthetic use of slate and how they've been looking at how this would work.

**Jenny Southern** spoke to answer questions about the project as a representative of the petitioner.

Questions and discussions from members about the type of material being used, and what is required as the replacement material.

Comments from members were next. **DeSollar** can't support the composite material/slate that is being proposed. **Cross** mentioned an issue concerning weight to support slate and asked for that engineering report. Petitioner declined to supply the engineering report to the HPC. **Cross** indicates that material being considered is not satisfactory to the guidelines. **Chopra** agrees with **DeSollar**.

**Newman** discussed weight issues and that it wouldn't be appropriate for the HPC to require slate.

**Jenny Southern** commented neighborhood guidelines may allow for different types of materials to be used.

**Sam Desollar** motioned to deny COA 23-09.

**Reynard Cross**] seconded the motion.

**Motion failed to approve 3 Yes (DeSollar, Chopra, Cross), 4 No (Newman, Bruce, Schlegel, Desollar), 0 Abstain.**

**Daniel Schlegel** motioned to approve COA 23-09

**John Saunders** seconded the motion.

**Motion Carries: 4 Yes (Newman, Bruce, Schlegel, Saunders), 2 No (DeSollar, Cross), 1 Abstain (Chopra)**

**John Saunders** recommended that the Elm Heights neighborhood association take these materials into consideration when modifying their guidelines.

#### **B. COA 23-11**

804 W 7th St. (Near West Side Historic District)

Petitioner: Tim Devine  
*Replace doors and windows.*

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

**Tim Devine**, the petitioner clarified that the windows and doors would remain the same size. **Sam DeSollar** asked whether the conservation district guidelines are still being used in the **Near West Side Historic District**, which is in fact the case. **Allison Chopra** asked if the door replacement was historically appropriate for the site and there was a back and forth.

Commissioners commented on the effort to preserve the house.

**Allison Chopra** made the motion to approve COA 23-11.

**Daniel Schlegel** seconded the motion.

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

#### **Demolition Delay**

##### **A. DD 23-02**

1017 S Walnut St. (Contributing)

Petitioner: Michael Bridavsky

*Full demolition of the main house and garage.*

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

**Michael Bridavsky**, the petitioner explained the reasoning for the demolition application, stating that there is no intention of building another structure in its place. There was a back and forth discussion with the commissioners regarding potential uses for the space.

**Allison Chopra** commented on the arbitrary nature of establishing historical significance based on notable work to the detriment of historical working class residents.

**John Saunders** read the demolition delay release resolution:

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

#### **V. NEW BUSINESS**

##### **A. Kiln Collective - Presentation and request for feedback on revisions to Phase I**

**Lucas Brown**, architect for the Kiln Collective gave a presentation. See the packet for details. Members of the commission provided feedback for the proposed redesign.

**Daniel Schlegel left at 6:47 p.m. No longer have a Quorum.**

- VI. OLD BUSINESS
- VII. COMMISSIONER COMMENTS
- VIII. PUBLIC COMMENTS ANNOUNCEMENTS
- IX. ADJOURNMENT

**Meeting was adjourned by John Saunders at @7:26 p.m.**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*

Next meeting date is March 9, 2023 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted: 2/20/2023**