

Bloomington Historic Preservation Commission Meeting

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

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

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

Thursday April 13, 2023, 5:00 P.M.

AGENDA

I. CALL TO ORDER

Meeting was called to order by **Chair John Saunders @ 5:04 p.m.**

II. ROLL CALL

Commissioners Present:

John Saunders (Present)
Sam DeSollar (Present)
Daniel Schlegel (Present)
Allilson Chopra (Present)
Doug Bruce (Present)
Elizabeth Mitchell (Present)
Reynard Cross (Present)

Advisory Members Present:

Duncan Campbell
Kirsten Hawley

Staff Present:

Gloria Colom (Present) HAND
John Zody (Present) HAND
Colleen Newbill (Present) City Legal Department
Mike Rouker (Present) City Legal Department
Karina Pazos (Present) City Zoning Planner
Dee Wills (Zoom) HAND

Guests Present:

CATS (Present)
Haley Norwood (Present)
Jan Khor (Present)
Kate Gazunis, BHA (Present)
Richard Lewis (Zoom)
Justin Fox (Zoom)
Peter Levavi (Brinshore) (Zoom)
Barre Klapper (Present)
Todd Rottman (Present)

Technical difficulties occurred and John Zody is taking Roll and Minutes.

III. APPROVAL OF MINUTES

A. March 23, 2023

Sam DeSollar made a motion to approve amended Minutes. (**Sam DeSollar** made a motion for **COA** to be postponed, not approved)
Elizabeth Mitchell seconded.

Motion Carries: 5 Yes (Schlegel, DeSollar, Saunders, Elizabeth Mitchell, Reynard Cross), 0 No, 2 Abstain (Chopra, Bruce)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 23-21

336 S Euclid Ave. (Greater Prospect Hill Historic District)

Petitioner: Tim Devine

Eliminate a window on the façade facing the alley

Gloria Colom gave presentation. See packet for details.

B. COA 23-22

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

Petitioner: Richard and Linda Judd

Patio hardscape and arbor

Gloria Colom gave presentation. See packet for details.

Commission Review

C. COA 23-20

820 W Kirkwood Ave. (Near West Side Historic District)

Petitioner: Justin Fox

Detached garage with a living unit on the second floor.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked about the legality of the project and the zoning/land use. Discussion ensued. **Mike Rouker** commented that this could still be an issue regardless of the **Historic Preservation Commission** decisions. The **Commission** asked **Gloria Colom** why this **COA** was brought before the board before getting is cleared by the **City Planning Department**. Discussion ensued about whether the project an move forward for review or if it should be postponed, and that determining ownership requirements is not the jurisdiction of the **Historic Preservation Commission**.

Duncan Campbell commented that he did not think the **Project** is eligible for a Hearing and that it should be sent back to the **City Planning Department**. **Doug Bruce** commented that they can have a discussion about the merits of the project but they did not have purview over who is living at the property or how it is used.

Allison Chopra made a motion to approve **COA 23-20**.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Schlegel, Saunders, Bruce, Mitchell, Chopra, Cross), 0 No, 1 Abstain (DeSollar)

D. COA 23-23

Northwest corner of 1st St. and Rogers St. (Kohr Building Historic District)

Petitioner: Barre Klapper, Springpoint Architects

New Addition

Gloria Colom gave presentation. See packet for details.

Barre Klapper and **Todd Rottman** gave presentation as a follow up to the **March 23, 2023 Meeting**. **Peter Levavi** also joined.

Doug Bruce asked about matching existing windows. **Barre Klapper** confirmed that the existing windows are not original but will stay. They want to match the size of the

Windows rather than the materials of the windows. Doug Bruce also asked about tuck-pointing for the existing facade. **Allison Chopra** asked if the project needed to go before the **Council**. **Duncan Campbell** asked about that would happen on the north side where the **Hospital** was taken off of the building. **Todd Rottman** stated that the plans were to go back to the original openings and that Limestone replacement will take place. Things will return to its original fenestration. **Sam DeSollar** asked about metal finishes on the windows also about limestone and other finishes on siding of new addition.

Sam DeSollar commented about concerns with metal finishes and suggested no metal on the garage area due to maintenance issues. **Duncan Campbell** commented that he thinks the fourth floor setback may need to be increased due to the **Secretary of Interior Standards**. **Doug Bruce** commented that he appreciates the efforts to reuse and also thinks the fourth floor is a lot, but understands. **Richard Lewis** commented that they were thrilled to see preservation of the **Kohr Building** and appreciate the work. **Richard Lewis** commented that he wondered if you will see the fourth floor addition from the steep grade of the hill up to the original **Kohr Building**. **Jan Kohr** commented that her husband, **Bud Kohr** would be very pleased.

Allison Chopra made a motion to approve **COA 23-23**.

Daniel Schlegel seconded.

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

V. NEW BUSINESS

A. COA APPLICATION FORM AND DRAWING GRID

Gloria Colom gave members updates on new **COA Application Packet** and **Case Flow** and **Numbers**.

Gloria Colom discussed the standard of drawing we wish to see from **Petitioners**.

VI. OLD BUSINESS

- A. COA 23-15 for 2521 N Fritz Dr. in the Matlock Heights Historic District was retracted by the owner.

No additional comments.

VII. COMMISSIONER COMMENTS

Sam DeSollar asked if we had assessed any fines for the building on **Fess** and the house pillar issue on **Ballantine**.

VIII. PUBLIC COMMENTS ANNOUNCEMENTS

IX. ADJOURNMENT

Meeting was adjourned by John Saunders @ 6:18 p.m.

END OF MINUTES

Video record of meeting available upon request.