

Bloomington Historic Preservation Commission Meeting
In Person: 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrjdXaWh1QUN3eWRKYThKQT09>

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

Thursday June 22, 2023, 5:00 P.M.

AGENDA

I. CALL TO ORDER

Meeting was called to order by **Chair John Saunders @ 5:00 p.m.**

II. ROLL CALL

Commissioners Present:

John Saunders (Present)
Matthew Seddon (Present)
Daniel Schlegel (Present)
Reynard Cross (Present)
Sam DeSollar (Present)
Allison Chopra (Present)

Advisory Members Present:

Duncan Campbell (Present)

Staff Present:

Gloria Colom, HAND (Present)
John Zody, HAND (Present)
Anna Killion-Hanson, HAND (Present)
Dee Wills, HAND (Zoom)
Colleen Newbill, City Legal Department (Zoom)
Katie Gandhi, City Planning Department (Present)

Guests Present:

CATS (Present)
Ryan Strauser (Zoom)

Dennis Burch (Present)
Sharon Roualet (Zoom)
Daniel Joseph Weddle (Present)
Louis Joyner Architect (Present)
Elizabeth Cox Ash (Present)
Peter Haralovich (Present)
Katie Stein (Present)

III. APPROVAL OF MINUTES

A. May 25, 2023

Daniel Schlegel made a motion to approve **May 25, 2023 Minutes**.

Matthew Seddon seconded.

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

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 23-36

112 N Walnut St. (Courthouse Square Historic District)

Petitioner: Dayna Thompson / Caveat Emptor

Change paint color on existing sign.

Gloria Colom gave presentation. See packet for details.

B. COA 23-37

200 E Kirkwood Ave (Bank Historic District)

Petitioner: Tim Cover

Amend COA 22-63 - change of approved materials.

Gloria Colom gave presentation. See packet for details.

Commission Review

C. COA 23-35

218 S Grant St. (Greater Restaurant Row Historic District)
Petitioner: Property Stars LLC, Kelly Jones/ Dennis Burch
New Building.

Gloria Colom gave presentation. See packet for details.

Dennis Burch gave details about the project.

Allison Chopra asked about the materials used for the deck from the **Petitioner**, and then asked **Staff** if this was typical. **Sam DeSollar** asked if there was another picture of the new building to the left of the proposed structure. **Duncan Campbell** asked about the district boundary.

Duncan Campbell commented that he thought this was compatible. **Sam DeSollar** commented that the **Petitioner** could add another story. **John Saunders** also commented that he thought the new structure could be taller.

Allison Chopra made a motion to approve **COA 23-35**.

Sam DeSollar seconded.

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

D. COA 23-39

748 S Morton St. (McDoel Historic District)
Petitioner: Louis Joyner Architect
Partial Demolition, new addition, alterations to the roof, tree removal

Gloria Colom gave presentation. See packet for details.

Louis Joyner Architect commented that they were really trying to work with the original I-House and gave more details of the design of the project. See packet for details.

Sam DeSollar recused himself from this **COA**

Duncan Campbell commented about the history of this house and location and how significant it is, and that he is curious about the choices the **Designer** made for this Project.

Matthew Seddon commented that he thought it was a neat design, but did not care for the side of the house view. **Reynard Cross** commented that he would support it. **Daniel Schlegel** commented that he was comfortable with this. **Allison Chopra** commented that she thinks you should be able to see part of the back along with the front. **Duncan Campbell** commented that he would do away with the front porch. More discussion ensued. See packet for details. **Elizabeth Cox Ash** commented how this alteration of the house would blend in nicely with the neighborhood.

Matthew Seddon made a motion to approve **COA 23-39**.

Allison Chopra seconded.

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

E. COA 23-40

917 N Fairview St. (Maple Heights Historic District)

Petitioner: Daniel Joseph Weddle

New addition.

Gloria Colom gave presentation. See packet for details.

Allison Chopra asked for clarification about the **ADU** the **Historic Preservation Commission** has approved and the tiny home. **Gloria Colom** explained the difference of the two tiny homes. See packet for details. **Sam DeSollar** asked if there was a roof plan or more data. **Daniel Joseph Weddle** explained in more details about the plan. See packet for details. **Sam DeSollar** explained to the **Petitioner** what was required for an **Application** to the **Board**. **John Saunders** suggested that this **COA** be moved to the next meeting. **Reynard Cross** commented that he did not believe that this meets the spirit of the guidelines that the **Community** put together and would really like to hear the opinion of the **Neighborhood Design Committee**. **Matthew Seddon** commented that he had no concerns with this. **Duncan Campbell** asked if the brick front of the house was original. **Duncan Campbell** commented that they would need elevations and profiles along with the type of materials used. More discussion ensued about the design of the project. See packet for details.

Sam DeSollar made a motion to extend **COA 23-40** to the **July 13, 2023 Historic Preservation Meeting**.

Daniel Schlegel seconded.

Motion Carries: 5 Yes (Cross, Saunders, Seddon DeSollar, Schlegel) 1 No (Chopra), 0 Abstain.

F. COA 23-41

345 S Rogers St. (Prospect Hill Historic District)

Petitioner: Peter Haralovich

Paint color.

Gloria Colom gave presentation. See packet for details.

Peter Haralovich commented that it was debatable as to what design this house is, but that he thinks it is more of a Chalet Bungalow style not a Tudor style. **Peter Haralovich** gave more background about the house.

Sam DeSollar asked if **Prospect Hill** had a **Neighborhood Design Committee**. **Gloria Colom** replied that there was not. **Allison Chopra** asked if Chalet Bungalow was an actual style or design. More discussion ensued about the design and color of the house. See packet for details.

Matthew Seddon made a motion to approve **COA 23-41**.

Daniel Schlegel seconded.

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

V. DEMOLITION DELAY

A. DD 23-04

219 E 19th St. (Contributing)

Petitioner: Ryan Strauser

Full Demolition.

Gloria Colom gave presentation. See packet for details.

Allison Chopra asked if the materials on the structure were original and if the homes in the area were historic. **Duncan Campbell** commented that this was unsustainable. **Matthew Seddon** commented that he appreciated all of the research but did not think there was enough information about the house to put on the register. **Sam DeSollar** commented that he would encourage the owners to contact **BRI or Habitat** to see if they could reuse any of the materials. **Duncan Campbell** commented that we have got to stop destroying what our ancestors built with real materials and effort.

Sam DeSollar made a motion to release **DD 23-04**.

Matthew Seddon seconded.

Motion Carries: 5 Yes (Cross, Chopra, Saunders, Seddon, DeSollar), 1 No (Shlegel), 0 Abstain.

Note: The next four **Demo Delay** cases will be heard as a group.

A. DD 23-05

1210 W Arlington Rd. (Contributing)

Petitioner: Katie Stein

Full demolition

B. DD 23-06

1220 W Arlington Rd. (Contributing)

Petitioner: Katie Stein

Full demolition.

C. DD 23-07

1320 W Arlington Rd. (Contributing)

Petitioner: Katie Stein

Full demolition.

D. DD 23-08

1404 W. Arlington Rd. (Contributing)

Petitioner: Katie Stein

Full demolition.

Gloria Colom gave presentation. See packet for details.

Doug Bruce gave presentation. See packet for details.

Allison Chopra asked if this was a pre-purchase demo delay and clarification about who the **Petitioner** was. **Daniel Schlegel** asked what the property was across the street from these structures. **John Saunders** commented that he hated to see these go away but cannot see this being designated historic.

Sam DeSollar made a motion to release **DD 23-05, DD 23-06, DD 23-07, and DD 23-08.**

Allison Chopra seconded.

Motion Carries: 5 Yes (DeSollar, Seddon, Saunders, Chopra, Cross), 1 No (Shlegel), 0 No.

E. DD 23-09

1411 W 17th St. (Contributing)

Petitioner: Rich Hull

Full demolition of accessory building.

Gloria Colom gave presentation. See packet for details.

Allison Chopra made a motion to release **DD 23-09. (Shed Only)**

Reynard Cross seconded.

Motion Carries: (Schlegel, DeSollar, Seddon, Saunders, Cross, Chopra), 0 No, 0 Abstain.

VI. BHPC Facade Grant

A. BHPC 23-01

520 N Walnut St. (Outstanding)

Petitioner: Elliot Lewis

Contracting Cedarview Management for Conditions Survey.

Gloria Colom gave presentation. See packet for details.

Discussion ensued. See packet for details.

VI. NEW BUSINESS

A. Invitation to consult - 2nd Street Modernization Project (INDOT Des. No. 2200012), City of Bloomington, Monroe County (Have Responded)

Gloria Colom gave update. See packet for details.

Bloomington Historic Preservation Commission wants to be a Consulting Party and have a consolidated plan.

VII. OLD BUSINESS

Roofing Materials. See packet for details.

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by Chair John Saunders @ 7:35 p.m.

END OF MINUTES

Video record of meeting available upon request.