

Bloomington Historic Preservation Commission
Teleconference Meeting, Thursday January 13, 2022, 5:00 P.M.
AGENDA

I. CALL TO ORDER

Meeting was called to order by Vice Chair **John Saunders @ 5:03 p.m.**

II. ROLL CALL

Commissioners Present:

Marleen Newman
Matt Seddon
Sam DeSollar
John Saunders
Reynard Cross
Elizabeth Mitchell
Daniel Schlegel

Advisory Members Present:

Duncan Campbell

Staff Present:

Gloria Colom, HAND
John Zody, HAND
Brent Pierce, HAND
Dee Wills, HAND
Patrick Dierkes, City Planning and Engineering Department
Keegan Gulick, City Planning and Engineering Department
Mike Rouker, City Legal Department
Mary Catherine Carmichael, Director of Public Engagement

Guests Present:

CATS
Susan Kallus
Brian Allen
William Bianco
Deb Kunce, JS Held

Glenda
Katherine
Jacob Bower
Doug Horn
Tim Street
Steven Winters
Peter Levavi-Brinshore
Richard Lewis
Ryan Strauser
Janice Sorby
Barre Klapper
Steve Wyatt
Jeff Richardson
Eric
Mary Ann Valenta

III. ELECTION OF OFFICERS

Matt Seddon made a motion to elect **John Saunders** as **Chair** and **Sam DeSollar** as **Vice Chair**.

Marleen Newman seconded.

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

IV. APPROVAL OF MINUTES

A. December 9, 2021 meeting minutes

Matt Seddon made a motion to approve **December 09, 2021 Minutes**.

Elizabeth Mitchell seconded.

Motion Carries: 4 Yes (Saunders, Mitchell, Seddon, Cross) 0 No, 3 Abstain (Newman, DeSollar, Schlegel)

IV. STAFF REPORTS

- A. Conflict of interest forms
- B. New member questions

John Zody commented on the Unsafe Order that was placed on the **Johnson Creamery Smoke Stack**.

V. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 22-05

619 W Smith St.

Petitioner:

Add a new window to the basement.

Gloria Colom gave presentation. See packet for details.

Commission Review

A. COA 22-01

403 E 4th St. (Greater Restaurant Row Historic District)

Petitioner: Sam DeSollar

Replace current ADA ramp, add new deck, replace garage door and add an additional door.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar presented more details about the petition.

Matt Seddon made a motion to approve **COA 22-01**

Daniel Schlegel seconded.

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

B. COA 22-02

601 W 2nd St. (Kohr Hospital Historic District)

Petitioner: Steven Winters, Project Manager, DLZ

Partial Demolition- Connection to the main hospital structure

Gloria Colom gave presentation. See packet for details.

John Zody gave details about the project. See packet for details.

Elizabeth Mitchell asked when the parts of the Hospital that are being demolished were built. **Steve Winters** gave more details about the parts of the **Hospital** that would be demolished along with the dates of construction for each part. **Elizabeth Mitchell** asked what the plans were for the area after the demolition. **John Zody** explained what the future plans were for a redeveloped site. See packet for details. **Reynard Cross** asked why the second bullet point was in the **COA** if they are not going to consider the future of the **Kohr** building. **John Zody** explained why this **COA** is very separate from any

full demolition practice. **Sam DeSollar** stated that his concern is the demolition immediately adjacent to the **Kohr** building, and if it was going to be conducted with the **Secretary of Interiors** standards for preservation of historic buildings. **Steve Winters** provided more details of how they will remove the adjoining building and that they would definitely review the **Secretary of Interiors** standards as well. See packet for details. More discussion ensued about the approach of the demolition in the separation of the **Kohr** building.

Matt Seddon made a motion to approve **COA 22-02**.

Marleen Newman seconded.

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

C. **COA 22-03**

2001 E Hillside Dr., Lot 8 (Rev. James Faris House Historic District)

Petitioner: Jacob Bower-Bir

Partial demolition and new construction

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if the **Petitioner** could talk about how they are applying the materials, whether there is any differentiation on the wall materials of how they are applied to the building relative to where it occurs on the building and where it occurs relative to the original house. **Jacob Bower-Bir** stated that nothing would directly interact with the existing building, and that it would only interact at the perpendicular angle where the walls at the back porch are touching. **Jacob Bower-Bir** explained in more detail. See packet for details. More discussion ensued about the materials and the applications. **William Bianco** gave background information about the back enclosed screened porch and why they need to replace it. **Duncan Campbell** asked what the age of the porch was. **William Bianco** replied that the porch was made with modern lumber so it was not that old. **Duncan Campbell** stated that he was concerned about the concept that, because the porch was not original it is okay to lose it. More discussion ensued about the replacement of the screened porch.

Marlene Newman commented on the windows of the garage and how they are disturbing in their proportion, along with the scale of the garage and explained the reasons why. More discussion ensued about the design plans and the possibility of scaling back the garage. **Daniel Schlegel** agreed that the structure did feel much larger in scale than the main structure. **Sam DeSollar** commented about the materials being butted up against the main building, and the business of

garage being too much. **Sam DeSollar** also commented that the existing porch works well with the structure the way it tucks in and under. More discussion ensued. See packet for details. **Elizabeth Mitchell** commented that **Marlene Newman** and **Sam DeSollar** expressed her sentiments exactly. **Duncan Campbell** commented that he agreed that the overhang on the garage gives the appearance of massing when it is not.

Sam DeSollar made a motion to continue **COA 22-03**

Elizabeth Mitchell seconded.

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

D. COA 22-04

403 E 4th St. (Elm Heights Historic District)

Petitioner: Barre Klapper, Springpoint Architects

Add a new window to the basement.

Gloria Colom gave presentation. See packet for details.

Barre Klapper stated that she was there to answer any questions and that the **Owners** want to finish the basement so they could use it as a living space, and a guest bedroom, potentially a bedroom for a caretaker in the future, which is the reason for putting in a window well with an egress window.

Sam DeSollar asked **Gloria Colom** if she had heard anything from the **Neighborhood Association**. **Barre Klapper** stated that she did speak with one of the members and they did not have any concerns. **Sam DeSollar** asked about the materials for the new and existing window wells and the new and existing windows. **Barre Klapper** gave details. See packet for details. **Daniel Schlegel** asked if the landscaping in front of the windows were gone, would they be seen from the streetside. **Barre Klapper** stated that she knows that the owners plan on having landscaping plantings along the perimeter as they are now, just not these bushes. **Duncan Campbell** asked if the new window would rise into the façade at a higher elevation or is it the same location.

Sam DeSollar made a motion to Approve **COA 22-04**.

Matt Seddon seconded.

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

DEMOLITION DELAY

Commission Review

A. DD 21-20

409 W 2nd St. (Contributing)

Petitioner: Karen Valiquett

Full Demolition

Gloria Colom gave presentation. See packet for details.

John Zody also commented on the review timeline for this petition.

Patrick Dierkes stated that the structure will be used as a site office, and that they plan to have a bid alternate for the relocation of the home at the completion of the infrastructure project, however to keep on schedule and have all permits in hand prior to bidding.

Matt Seddon stated that he had previously recused himself because the church he serves does work on projects together for New Hope for Families, but that he had a discussion with the **City Attorney** about conflict of interest and does not have a conflict of interest, so he will be commenting and voting this time around.

Elizabeth Mitchel asked about the age of the structure.

Matt Seddon commented that he has been listening to the debate over this property, and with a Demo Delay the only options are to release or to designate, he does not see that this home merits designation. **Marleen Newman** and **Elizabeth Mitchell** both commented that they hope the house will be relocated. **Duncan Campbell** commented that he was glad that there was a bid alternate for relocation.

Matt Seddon made a motion to release **Demo Delay 21-20**.

Sam DeSollar seconded.

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

B. DD 22-01

319 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Gloria Colom gave presentation. See packet for details.

Elizabeth Mitchell commented that she would like to know about these homes and if they can be saved, and also why does this zone have to be just for **IU Students**. **Elizabeth Mitchell** asked why just **IU Students** when there is a housing shortage for residents, and could it be for both. **Duncan Campbell** commented that in the interest of what **Elizabeth Mitchell** said, there could be pertinent history here, and in the interest of what **Gloria Colom** asked, documenting the things we demolish is important.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

B. DD 22-02

401 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

D. DD 22-03

403 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

E. DD 22-04

405 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

F. DD 22-05

407 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

G. DD 22-06

421 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

VI. NEW BUSINESS

- A. Welcoming New Commissioners
- B. Conflict of Interest forms
- C. New Chair and Vice-Chair

VIII. OLD BUSINESS

- A. The Cascades National Register Nomination

Gloria Colom gave presentation. See packet for details.

Matt Seddon made a motion to approve **The Cascades National Register Nomination**.

Marleen Newman seconded.

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

IX. COMMISSIONER COMMENTS

Matt Seddon expressed concerns about when the **Commissioners** make comments about our feelings on **City Zoning** or our feelings about **City Actions** on the direction of **City** growth, and explained his reasons why. See packet for details.

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:12 p.m.**

END OF MINUTES

Video record of meeting available upon request.