I. CALL TO ORDER

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

II. ROLL CALL

Commissioners Present:

Sam DeSollar  
Marleen Newman  
Elizabeth Mitchell  
Reynard Cross  
Matthew Seddon  
John Saunders  
Allison Chopra

Advisory Members Present:

Duncan Campbell

Staff Present:

Gloria Colom, HAND  
John Zody, HAND  
Brent Pierce, HAND  
Dee Wills, HAND  
Patrick Dierkes, City Engineering Department  
Jacqueline Scanlan, City Development Services Manager  
Daniel Dixon, City of Bloomington Legal Department

Guests Present:

Justin Fox  
Tim Cover  
Melissa Brown  
Jim Suttner
III. APPROVAL OF MINUTES

A. JANUARY 27, 2022

Elizabeth Mitchell made a motion to approve January 27, 2022 Minutes. Marleen Newman seconded. Motion Carries: 7 Yes (Schlegel, Chopra, Saunders, DeSollar, Cross, Seddon, Mitchell), 0 No, 0 Abstain

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 22-13
414 W Dodds St. (McDoel Historic District)
Petitioner: Robert Shaw
Window replacement, non-contributing structure.

Gloria Colom gave presentation. See packet for details.

Commission Review

B. COA 22-14
820 W Kirkwood Ave. (Near West Side Conservation District)
Petitioner: Justin Fox
Addition to house - multi-family units.

Gloria Colom gave presentation. See packet for details.

Peter Dorfman the President of the Near West Side Neighborhood Association stated that there was nothing in the Petition for them to object to from the Historic Preservation standpoint. Peter Dorfman commented that Justin Fox had contacted him just after he acquired this property with
the intention of contacting the neighborhood so as to be concerned and accommodating to the neighborhoods concerns. He has been in contact multiple times since then, and kept us up to date on how this project was evolving. Peter Dorfman stated that he wanted to say to any applicant who might be listening, that this is the way this should be done. The contact that we have had from this Applicant has been exemplary. This kind of regular contact and practice of keeping us apprised of what is really being proposed, this is the way these applications really should go and want to commend the Applicant in this case.

Marleen Newman asked the Petitioner if there were six units in the project. Justin Fox replied yes there were six studios. Sam DeSollar asked if there was a roof plan, or a landscaping plan. Elizabeth Mitchell asked the Petitioner if he knew the history of this house.

Marleen Newman commented that she liked the design, and that the elevations and the massing were nicely done. Sam DeSollar commented on the south roof elevations. See packet for details.

Allison Chopra made a motion to approve COA 22-14. Sam DeSollar seconded.
Motion Carries: 8 Yes (Schlegel, Chopra, Saunders, DeSollar, Cross, Seddon, Mitchell, Newman), 0 No, 0 Abstain

C. COA 22-03
2001 E Hillside Dr., Lot 8 (The Reverend James Faris House Historic District)
Petitioner: Jacob Bower-Bir
Partial Demolition and new construction.

Gloria Colom gave presentation. See packet for details.

Marleen Newman asked what the dimensions were of the bedroom, living room, bathroom and kitchen of the garage space. Discussion ensued. See packet for details. Sam DeSollar asked about the distance from the porch to the existing windows and how far the south wall of the porch is to the exterior window on the original plan.

Marleen Newman commented that she still had a problem with the two face facades being at the same level and that there could have been some accommodation taken up in the bedroom, living room, and bathroom to take out a couple of feet and also the shape of the laundry room is odd. More discussion ensued. See packet for details. Sam DeSollar commented that he thought this project had come a long way, but discussed other issues with the downspouts and gutters.
Matt Seddon commented that he thought the Architect and the Petitioner were working very hard, have been taking the comments, is a good actor and is concerned about doing a good job. Matt Seddon commented that he did not think these issues would result in a disaster for the Historical Character of this house. Allison Chopra commented that she thought this was a beautiful historic home and have no doubt it will remain as beautiful as it is now based on the renderings.

Matt Seddon made a motion to approve COA 22-03.
Allison Chopra seconded.
Motion Carries: 7 Yes (Schlegel, Chopra, Saunders, DeSollar, Cross, Seddon, Mitchell), 0 No, 1 Abstain (Newman)

D. COA 22-15
600 W Howe St. (Greater Prospect Hill Historic District)
Petitioner: Julia A. Kerr
Partial Demolition and new construction.

Gloria Colom gave presentation. See packet for details.

Marleen Newman commented that she thought this was nicely done. Sam DeSollar commented that he would strongly urge the Petitioner to use a metal roof for the back porch. Elizabeth Mitchell commented that it looked good to her.

Matthew Seddon made a motion to approve COA 22-15.
Elizabeth Mitchell seconded.
Motion Carries: 8 Yes (Schlegel, Chopra, Saunders, DeSollar, Cross, Seddon, Mitchell, Newman), 0 No, 0 Abstain.

V. DEMOLITION DELAY
A. DD 22-08
416 W 1st St. (653 S Rogers St.) (Contributing)
Petitioner: Melissa Brown
Full demolition.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar commented that this falls into the category of all the other houses around the hospital and would strongly encourage them to have BRI take a look at it to either move it or salvage pieces of it. Elizabeth Mitchell commented that she did not understand tearing down a perfectly good house, and why there is no attempt to move or save it.
Matt Seddon made a motion to release Demolition Delay 22-08.
Sam DeSollar seconded.
Motion Carries: 5 Yes (Chopra, Saunders, DeSollar, Cross, Seddon), 0 No, 3 Abstain (Schlegel, Mitchell, Newman)

B. DD 22-09
200 E Kirkwood Ave. (Contributing)
Petitioner: Thomas Ritman
Full demolition.

Gloria Colom gave presentation. See packet for details.

Marleen Newman agreed that it was a primarily intact modernist building and had some interesting elements of the modernist style or internationalist style and that they are being sort of decimated. Marleen Newman commented that she personally thinks they should look at this for designation. Daniel Schlegel agreed that since this house is contributing it should be considered for designation. Sam DeSollar asked Gloria Colom if she thought that more could be found information on this building, and would also like to find out who the architect was. Matt Seddon commented that Gloria Colom made a very good argument based on city code that we should nominate this and send it to the City Council. Elizabeth Mitchell commented that she thought it was worth saving. Allison Chopra commented that is appeared that there were some changes to the original design to the windows and to the black material used for the front façade. Gloria Colom stated that it was in fact original. Duncan Campbell stated that he thought it should be designated.


Marleen Newman asked why there could not be an addition to the building. Sam DeSollar commented that the duty of the HPC does not come from how buildings are financed. We are looking at the building to see if it is historic and to see if it merits enough for designation, and thinks that they need to look in to this more. Matthew Seddon commented that he would reiterate everything that Sam DeSollar said. Elizabeth Mitchell and Reynard Cross also agreed with Sam DeSollar and Matthew Seddon. John Saunders agreed with the other Commissioners. Daniel Dixon commented that they were within the ninety day window and that there were more questions about the qualified opportunity zone and that he did not think they were at a point to make a decision on this yet.
**VI. NEW BUSINESS**

A. HPC Subcommittee - Maple Heights Historic District Guidelines

_Gloria Colom_ stated that there were two districts that need to update their guidelines. One is **Maple Heights Historic District** and **Garden Hill Historic District**.

B. Johnson’s Creamery - nomination as local Historic District

_Gloria Colom_ and _Daniel Dixon_ gave presentation. See packet for details.

Discussion ensued. See packet for details.

_John Saunders_ made a motion to begin the formal process of designation for the **Johnson’s Creamery**.

_Allison Chopra_ so moved.

_Matthew Seddon_ seconded.

_Motion Carries: 8 Yes (Schlegel, Chopra, Saunders, DeSollar, Cross, Seddon, Mitchell, Newman), 0 No, 0 Abstain._

C. Neighborhood Input Guidelines

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS ANNOUNCEMENTS**

**X. ADJOURNMENT**

Meeting was adjourned by _John Saunders_ @ 6:47 p.m.

.END OF MINUTES

Video record of meeting available upon request.