

Bloomington Historic Preservation Commission Meeting

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

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday February 24, 2022, 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:

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

Suzanne
Jacob Bower-Bir
Peter Dorfman
Karen Duffy
Richard Lewis
William Bianco
Elliot Lewis
Zach Bode

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 it 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.

Tim Cover with **Video Three Design** gave presentation. See packet for details.

Jim Suttner with **Blue & Company, LLC** gave presentation. See packet for details. **Elliot Lewis** with **ER Lewis & Company, LLC** gave presentation. See packet for details.

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.

Sam DeSollar made a motion to postpone **Demolition Delay 22-09** to the March 24, 2022 meeting.

Matt Seddon seconded.

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

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.