



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday May 9, 2024

5:00 p.m. EST

Prepared by HAND Staff

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

Zoom:

<https://bloomington.zoom.us/j/89344234089?pwd=s7Jn7TXfYhiRXjjP8gcJdz2TzjlTH5.1>

[Meeting ID: 893 4423 4089](#)

[Passcode: 631126](#)

One tap mobile

+13126266799,,89344234089# US (Chicago)

+16469313860,,89344234089# US

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- +1 669 900 6833 US (San Jose)

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Bloomington Historic Preservation Commission Meeting

Hybrid Meeting

In person: McCloskey Room, 401 N Morton ST STE 135, Bloomington IN 47404

Zoom: <https://bloomington.zoom.us/j/83493457697?pwd=LIH59QaYI2eJFbzrkmItorJGb8b3fH.1>

Meeting ID: 834 9345 7697 **Passcode:** 700464

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. April 11, 2024
- IV. **CERTIFICATES OF APPROPRIATENESS**

Staff Review

- A. **COA 24-10**
2421 N Barbara Dr (Matlock Heights HD)
Petitioner: Heidi Darling
Replace brick window sills with limestone

Commission Review

- B. **COA 24-11**
308 S Buckner (Prospect Hill HD)
Petitioner: Dennis Burch
Two-story rear addition
- C. **COA 24-12**
905 S Rogers (McDoel HD)
Petitioner: Chris Sturbaum
Rear deck
- D. **COA 24-13**
1108 S Madison (McDoel HD)
Petitioner: Linda Napier
Installation of a shed and carport

V. **DEMOLITION DELAY**

- A. **DD 24-13**
424 Wylie St (Contributing Garage)
Petitioner: Cory Gearhart
Full Demolition
- B. **DD 24-14**
2201 East 7th Street (Contributing)
Petitioner: Sable Beyers
Full Demolition

- C. DD 24-15**
310 North Jefferson Street (Contributing)
Petitioner: Sable Beyers
Full Demolition
- D. DD 24-16**
314 North Jefferson Street (Contributing)
Petitioner: Sable Beyers
Full Demolition
- E. DD 24-17**
318 North Jefferson Street (Contributing)
Petitioner: Sable Beyers
Full Demolition
- F. DD 24-18**
324 North Jefferson Street (Contributing)
Petitioner: Sable Beyers
Full Demolition

VI. NEW BUSINESS

- A. Sidewalk Subcommittee proposal**

VII. OLD BUSINESS

- A. May photo contest**

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Next meeting date is May 23rd, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Bloomington Historic Preservation Commission Meeting

Thursday April 11, 2024, 5:00 P.M.

The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Hybrid Meeting

MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners:

John Saunders (Present)
Daniel Schlegel (Present)
Sam DeSollar (Present)
Ashley Johnson (Present)
William Fulk (Present)
Ernesto Castaneda (Present)
Elizabeth Mitchell (Present)

Advisory Members:

Karen Duffy (Present)
Jeremy Hackerd (Present)

Staff:

Anna Killion-Hanson HAND (Present)
Noah Sandweiss HAND (Present)
Eddie Wright, HAND (Present)
Margie Rice, City Legal (Present)
Gabriel Holbrow Planning (Present)

Guests:

Kevin Treacy
Rosemary Treacy
Chris Sturbaum
Stephanie Brehn
William Coulter
Justin Fox
Jerry Fox
Justin Sullivan
Robert Friedman
Barrie Klapper
Greg Laurer
Tom Wininger

Jodi Key
Richard Lewis (Virtual)

III. APPROVAL OF MINUTES

A. March 28, 2024

Sam DeSollar made a motion to approve minutes, **Daniel Schlegel** seconded.
Motion carried 7-0-0 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 24-08

510 S Hawthorne Dr (Elm Heights HD)
Petitioner: Stephanie Biehn
Roofing replacement.

Noah Sandweiss gave presentation. See packet for details.

Stephanie Biehn added that the roof was almost a 100 year roof. A few of the homes in the neighborhood still have this type of roof. Roof is leaking very badly.

Sam DeSollar asked the type of tile used. The color name is Empire Green. The Commission likes the changes made to the roof.

Sam DeSollar made a motion to approve **COA 24-08**, **Elizabeth Mitchell** seconded.
Motion carried 7-0-0 (Yes-No-Abstain)

V. DEMOLITION DELAY

A. DD 24-11

526 N Lincoln St (Contributing)
Petitioner: Justin Sullivan
Full Demolition

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar recommended using BRI to remove any materials that would be salvageable. He also asked about building up the site. **Daniel Schlegel** asked **Noah Sandweiss** if he knew anything about the families lived in the house. If there were anyone historically notable who may have lived there. Noah did not notice anything notable for this property.

Sam DeSollar made a motion to waive the waiting period for **DD 24-11**, **Ashley Johnson** seconded.
Motion carried 5-2-0 (Yes-No-Abstain)

B. DD 24-12

1504 W 17th Street (Contributing outbuilding)

Petitioner: Kevin Treacy

Full Demolition

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar asked if the structure was visible from the right of way. It is not. Sam then asked if demo delay falls under the purview of the **Commission** if it's not visible from the right of way. **Gabriel Holbrow** stated that the applicability has to do with contributing to a historic structure, but not based upon view ability from the street. Full demo triggers demo delay. This is not the principle structure but it's still applied to a contributing structure. **Daniel Schlegel** asked how long the petitioner they have lived there? Since 2002. What was the condition of the barn at purchase? It was in better shape, and they tried to repair but it just got to the point of being too much work. Daniel asked about demo by neglect. He stated that the Commission needs to look into these they could see more demo by neglect. **John Saunders** stated that it sits back far enough to not be an issue from the right of way. **Margie Rice** clarified the demo delay purview.

Sam DeSollar made a motion to waive the waiting period for **DD 24-12**, **John Saunders** seconded.

Motion carried 7-0-0 (Yes-No-Abstain)

VI. NEW BUSINESS

A. World Courier BUEA façade grant presentation

Noah Sandweiss gave a presentation, followed by **William Coulter** giving a presentation. See packet for details.

Sam DeSollar asked specifically what the **Commission** is being asked. **Noah Sandweiss** clarified that there is no COA so they are just being asked for information before submitting a request to the Bloomington Urban Enterprise Association for a façade grant. Sam clarified the historic façade guidelines. Sam asked if the property is historic as is. Noah stated that they have enough information to reconstruct two of the facades per the US parks guidelines. **Ashley Johnson** asked which facades are to be restored. Eastern façade. **Jeremy Hackerd** stated they should look into how long the newspaper ran in the city to show how historically important the building is. **William Fulk** stated that just because of a newspaper it makes the building very important. **Elizabeth Mitchell** agrees with William. **Daniel Schlegel** thinks the project is great because of the newspaper aspect, **Karen Duffy** agrees. **Ernesto Castaneda** asked if it will be brought back to what it was. **Justin Fox** stated that because of the windows it will be as close as they can come. **John Saunders** thinks what they are doing will be spectacular. Sam stated that he is a fan of what Justin Fox has done on other projects. However, he feels like this is a reconstruction rather than a restoration.

Daniel thinks this will strengthen the site so in the future it will continue to be preserved. **Margie Rice** gave a clarification on the BUEA grant. **Chris Sturbaum** stated that the BUEA was a Nancy Heistand idea to get funding downtown. He consulted on this project and the owner is trying to get this as close to original as possible. He will only be involved in just talking with the owner. The **Commission** instructed Noah to put together a recommendation for the BUEA.

VII. OLD BUSINESS

A. 615 N Lincoln Historic Designation vote

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar asked if the demo is for the site or structure. **Noah Sandweiss** stated it's for the structure. But that was not clarified, there are no plans to demolish walls. There are also zoning issues for the wall. Sam asked for clarification as to what they are voting on if they don't send the property to council. **Gabriel Holbrow** asked for clarification on what the **Commission** is needing. They asked **Margie Rice** if the Commission could do a conditional release. Margie stated she doesn't see why they couldn't. **Chris Sturbaum** stated they might have to designate the wall. Sam clarified they can't. Noah covered the discussion that was had when this came before the commission in October 2023. **Anna Hanson** clarified that discussion further. Margie clarified what city code states in this instance. **John Saunders** stated that they can make this conditional. Gabriel stated that the retaining wall would not require a building permit but could require a right of way usage. **Daniel Schlegel** asked if they have any recourse if there is damage to the wall. **Ashley Johnson** asked if there is a way the side walk design and retaining wall can be protected in a non-historic district. Noah clarified what they could do in reference to the retaining wall and sidewalk. No funding exists this year but in the future they could try to do more to protect walls and sidewalks. John polled the members on their thoughts on sending to the city council for designation. **William Fulk** feels like they need to get more detail. Daniel stated they should go before the city council to express their opinions. But not necessarily take this before the City Council for designation. **Karen Duffy** and **Ernesto Castaneda** agrees with the Commissioners. Ashley asked about a historic neighborhood designation. Noah stated there was not enough support as there is mostly rentals in the neighborhood. Anna clarified that there was an attempt in the past, but it did not go forward. Chris stated that going to the City Council with this property is not a good idea being such a weak presentation. Bill stated that they need to build a good working relationship with the council. This would not be a good property with which to take a stand. Ashley suggested getting public input. The Commission decided to table this until the next meeting to get clarification on what exactly going to be demolished and the scope of work.

B. 605 S Fess Violation Discussion of Compliance with the Bloomington Municipal Code

Noah Sandweiss gave presentation. See packet for details.

Greg Lauer clarified what happened when the roof. The property is a rental and there were issues with tenants and mold in the structure. Housing and Neighborhood Development had gotten involved due to complaints by the tenants and the owner had an expedited timeline to make repairs. They brought samples to the meeting to try to find a path forward on replacing the tiles.

Ernesto Castaneda asked if they had options for clay tiles as opposed to synthetic tiles. Greg stated they are waiting on a quote on clay tiles. **John Saunders** asked if they originally asked for a gable roof. They did and the Commission denied. They also asked for a rubber roof. Greg stated that when the original tiles came off they broke up. Noah Sandweiss asked about a receipt that was presented for the rubber tiles, if they were ever delivered. They did not receive those tiles.

Sam DeSollar stated they are very frustrated with this process and how long it has lasted. The **Commission** usually approve replacement in kind and they ask how much of a hardship replacement would cause. It a 100 year roof regardless of clay or synthetic but he would like to see clay. **William Fulk** encouraged the petitioner to read the minutes from **COA 24-08** as the commission dealt with this earlier in the meeting. The **Commissioners** agreed they would like to see clay tiles as opposed to synthetic. **John Saunders** asked that the petitioner return with clay tiles when they have a quote and samples. Greg asked for clarification. They'll need to return with clay tile for approval. **Tom Winger** asked if there were any grants available for the clay tiles. **Noah Sandweiss** clarified if any grants might be available. **Margie Rice** stated they might ask the city for some general fund money. She said the **Commissioners** might ask the City Council for general fund money during an upcoming work session. **Ashley Johnson** asked if the tiles are for the overhang. It's just the overhang, not the entire roof. The owner estimates the clay tile will cost about \$90,000 including labor.

VIII. COMMISSIONER COMMENTS

Sam DeSollar likes the idea of a work session with the city council. **Elizabeth Mitchell** agrees. She would also like to see more grant money offered. She would also like to see something offered to residents when designating a neighborhood. **John Saunders** stated that designation can result in property values going up. John asked about the owner occupied rehab program. **Anna Hanson** clarified that program is more income based.

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

John Saunders adjourned the meeting @ 7:10

Video record of meeting available upon request.

STAFF REVIEW	Address: 2421 N Barbara Dr (Matlock Heights)
COA 24-10	Petitioner: Heidi Darling
Application Date: 4/15/2024	Parcel: 53-05-28-203-082.000-005
RATING: Contributing	Survey: Ranch c. 1960
	
<p>Background: Built in 1954 from the Five Star Home no. 2001 design by architect Bertram Weber for <i>Better Homes and Gardens</i> magazine.</p>	
<p>Request: Replacing brick windowsills with limestone</p>	
<p>Guidelines:</p> <p>Subject to review and approval</p> <p>The Neighborhood Design Review Committee will review items that require BHPC approval (Demolition, New Construction, Additions, Moving of a Structure)... Other items reviewed by HAND staff do not require review by the Neighborhood Design Review Committee, unless either 1) in the case of denial by HAND, the homeowner wishes to appeal to BHPC – which triggers Neighborhood Design Review Committee review – or 2) HAND staff feel they need extra assistance from BHPC, at which point either the homeowner or HAND can enlist the Neighborhood Design Review Committee before the “appeal” moves on to BHPC.</p>	
<p>WINDOWS AND DOORS</p> <p>“Recommended”</p> <p>Existing architectural details for windows and doors shall be retained or replaced in the same style or in a design appropriate to the house or its’ context.</p>	
<p>Staff Recommendation: Staff recommends approval of COA 24-10. The limestone sills proposed are appropriate to the context of the home’s design and surrounding district. The application received unanimous approval from the MNHA Design Committee.</p>	



ch, sheltered entrance, hints at home's attention to comfort

A home of beauty—and convenience



STAFF RECOMMENDATIONS	Address: 308 S Buckner (Greater Prospect Hill HD)
COA 24-11	Petitioner: Dennis Burch
Application Date: 4/25/2024	Parcel: 53-08-05-110-012.000-009
RATING: Contributing	Survey: Queen Anne Gabled Ell c. 1898



Background: Although this Queen Anne gabled ell is dated to 1925 in county property records, it was actually built closer to the 1895 platting of Buckner Street, and resembles many of the folk-Victorian homes built in the Prospect Hill neighborhood between the 1890s and 1910s. The home is recorded in the 1900 census.

The designs presented in this packet include current floor plans, though a minor increase in the setback of the southern façade of the addition are not shown in the included 3D models. The discrepancies between the models and plans do not, however, represent a substantial change in the design approved by the neighborhood Construction Committee.

Request: Construction of a two-story rear addition visible from 3rd St

Guidelines:

GUIDELINES FOR NEW CONSTRUCTION

New construction should harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, and color. The materials, spatial rhythm, proportion, and color should also play an important role in design considerations. The height of new buildings or structures and the height to width proportion should be consistent with others in the block and in the immediate surrounding area.

BUILDING RHYTHMS

Appropriate

Incorporate into new construction the rhythms established by existing buildings. Consider the window-to-wall area or solid/void ratio, bay division, proportion of openings, entrance and porch projections, space between buildings, and site coverage.

Inappropriate

Avoid designs for new construction that ignore the rhythms of the existing environment and buildings.

BUILDING MATERIALS

Appropriate

Use materials on the exterior of new construction that are compatible with those existing on adjacent buildings in scale, type, texture, size, and color. Exterior finishes should harmonize with and complement existing finishes along the streetscape.

Inappropriate

Avoid use of inappropriate materials such as asphalt shingle, aluminum or vinyl sidings, cast stone, or artificial brick.

DESIGN CONSIDERATIONS

Appropriate

Additions should be compatible to the original building in height, scale, mass,

proportion, and materials. Roof form and style should be similar to those found in the neighborhood. Design guidelines for new construction are applicable for additions.

For Your Information

It is desirable, when constructing an addition to an historic building, to retain as much of the existing building fabric as possible so that future removal of the addition could be achieved without significant damage to the original structure

Inappropriate

Avoid additions that add new dimensions or radically change the original scale and architectural character of a building.

BLENDING NEW AND OLD

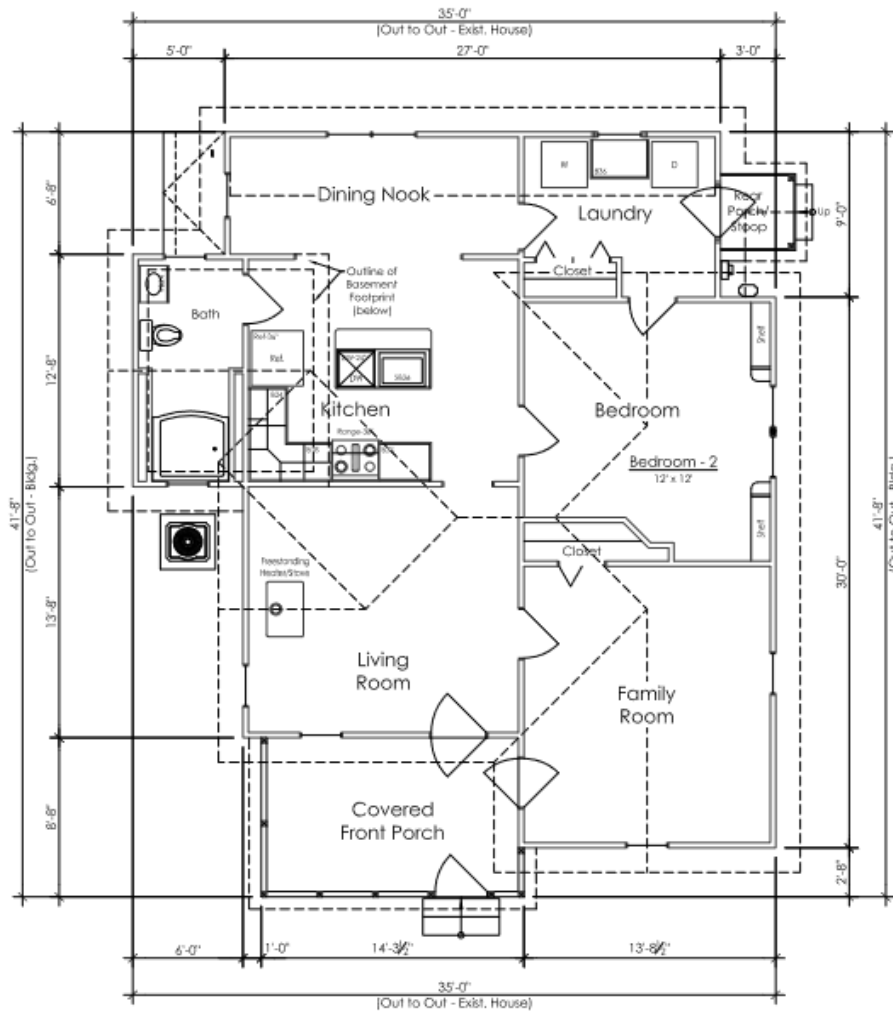
Appropriate

Contemporary design and architectural expression in new construction which follow the preceding guidelines are appropriate and strongly encouraged.

Inappropriate

Do not seek to reproduce historic styles with the intent of creating a false impression of the building's age.

Staff Recommendation: Staff recommends approval of COA 24-11. The addition, while substantial in size, matches the height, scale, massing and building rhythms of the original structure and surrounding buildings without attempting to create a false sense of the building's history. After initial comments and revisions, the neighborhood Construction Committee shared their support for the currently proposed design.



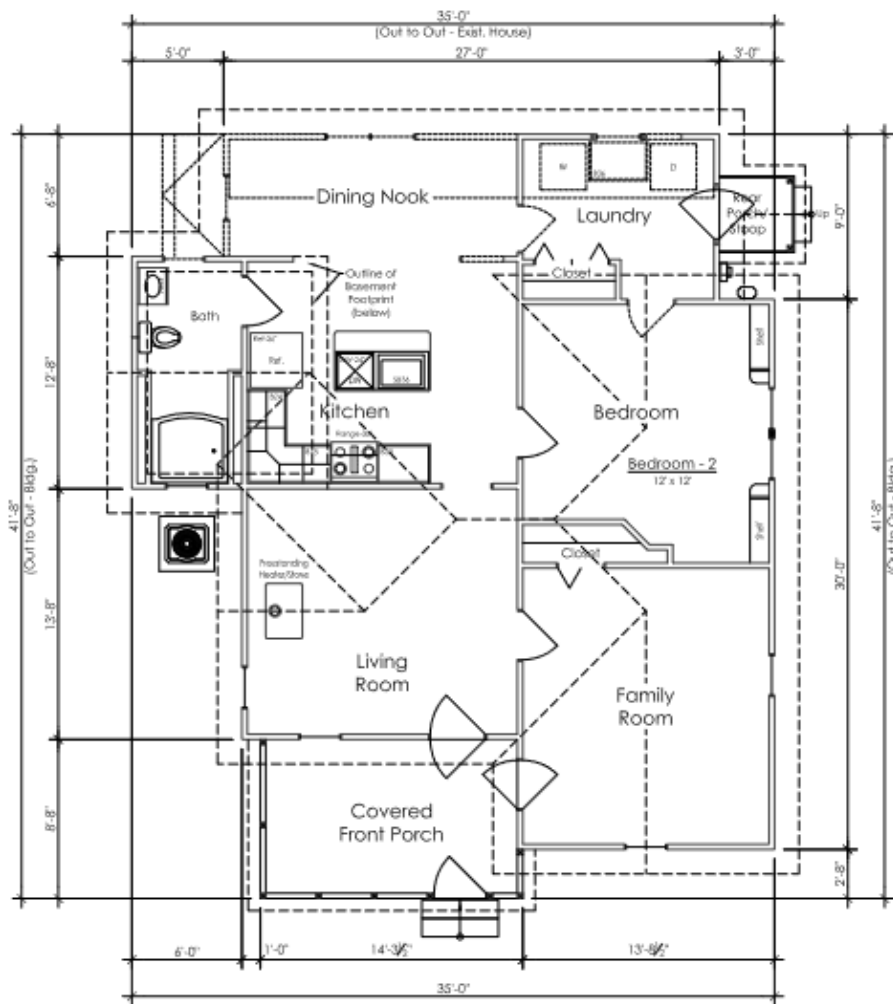
A Existing First Floor Plan

Scale: 1/8" = 1'-0"

Floor Area:
 First Floor Area: 1,097 s.f.
 Covered Front Porch: 122 s.f.
 Rear Porch/Stoop: 16 s.f.
 Total Floor Area: 1,235 s.f.

Knight Residence Addition

March 8, 2024
 mca Architects & Urbanists (copyright 2024)

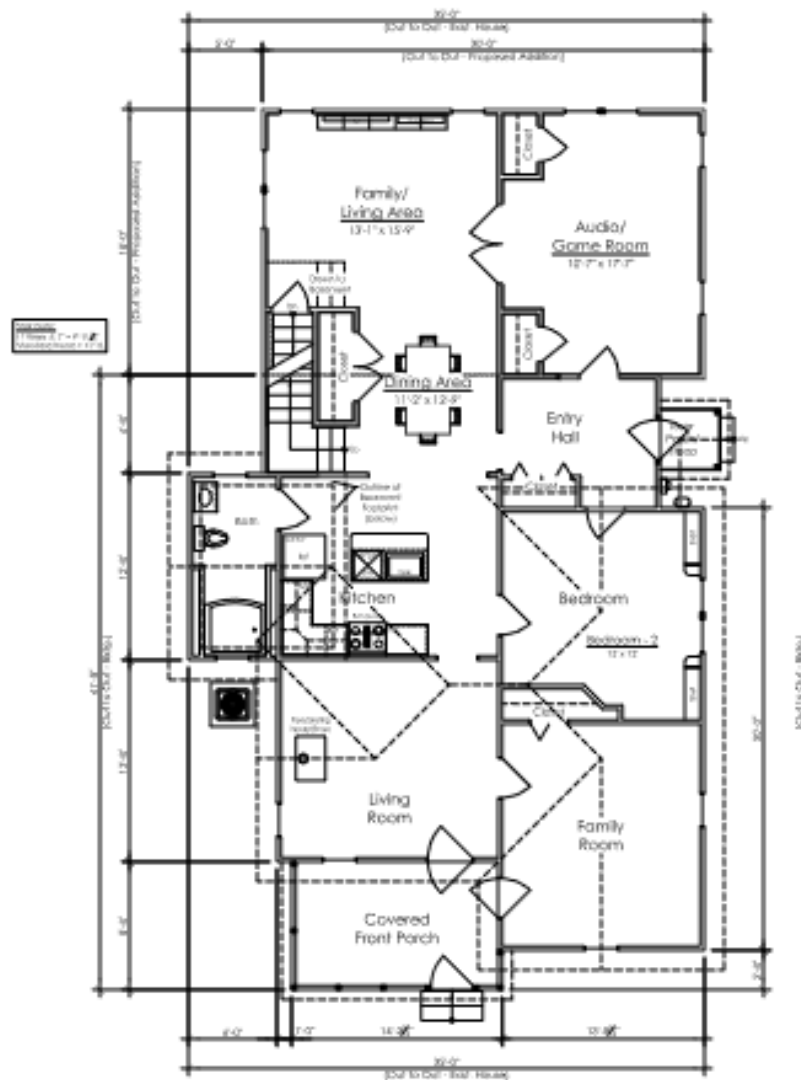


A Proposed Demolition Plan 

Scale: 1/8" = 1'-0"

Knight Residence Addition

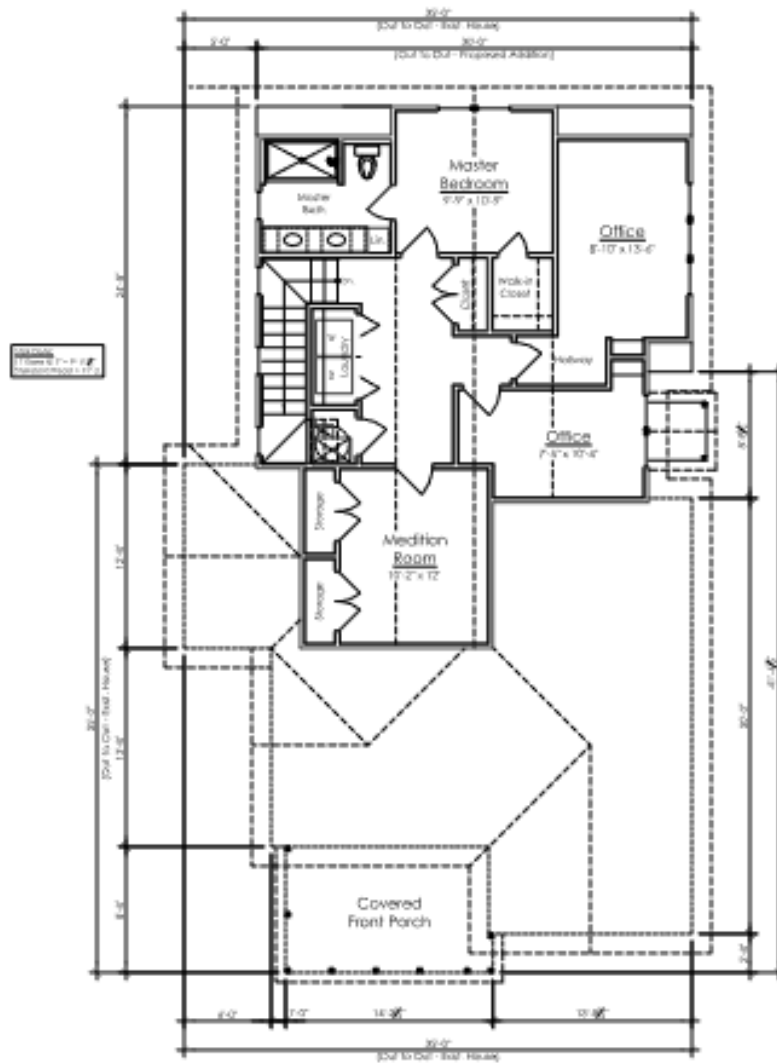
May 1, 2024
mca Architects & Urbanists (copyright 2024)



A Proposed First Floor Plan

Scale: 1/8" = 1'-0"

Floor Area:
 First Floor Area (Existing): 990 s.f.
 First Floor Area (Proposed): 648 s.f.
 Covered Front Porch (Existing): 122 s.f.
 Rear Porch/Stoop (Existing): 16 s.f.
 Total Floor Area: 1,776 s.f.



A Proposed Second Floor Plan 

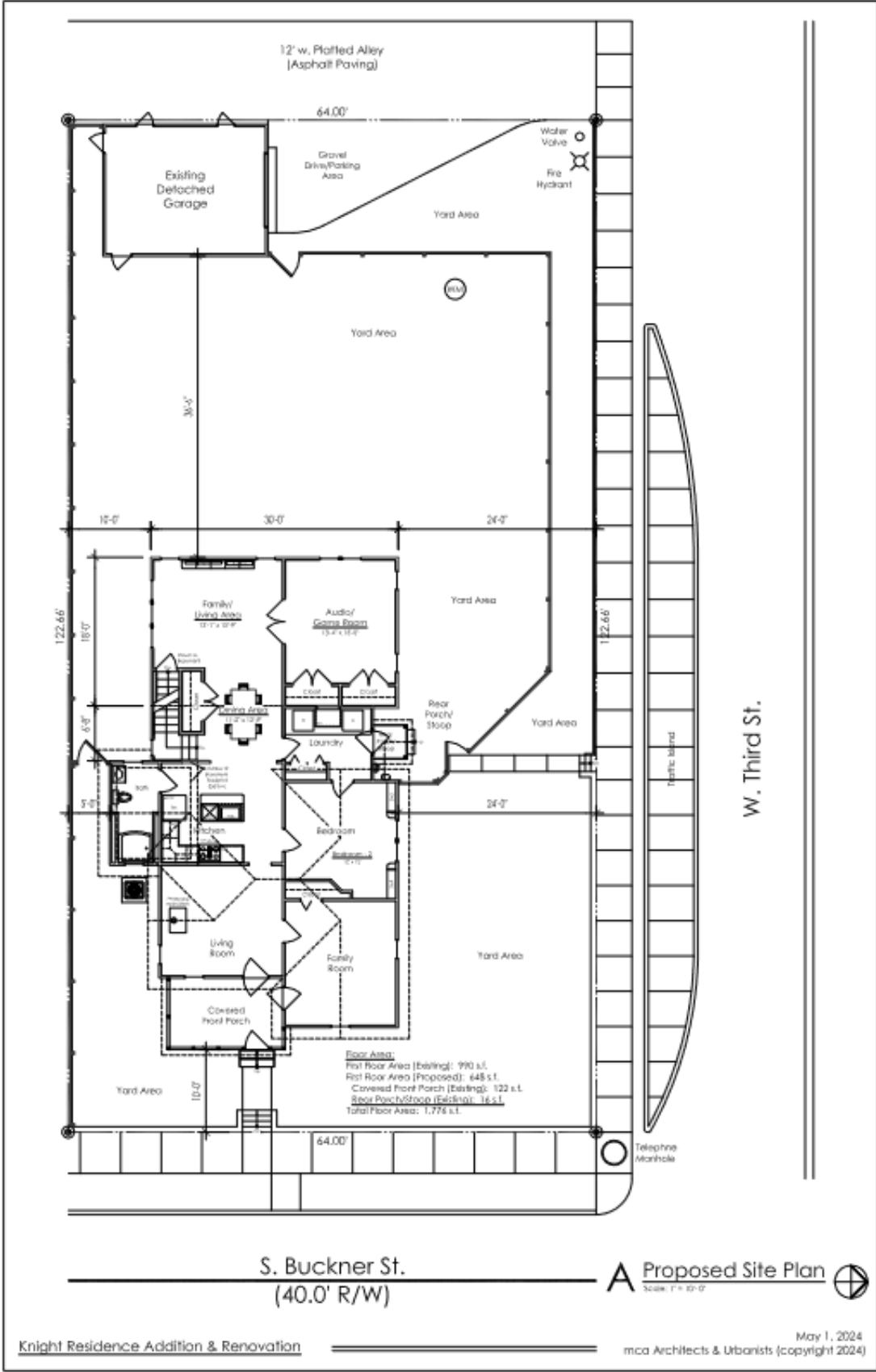
Scale: 1/8" = 1'-0"

Floor Area:

First Floor Area (Total): 1,776 s.f.

Second Floor Area (Proposed): 876 s.f.

Total Floor Area: 2,652 s.f.



S. Buckner St.
(40.0' R/W)

A Proposed Site Plan
Scale: 1" = 10'-0"

Knight Residence Addition & Renovation

May 1, 2024
mca Architects & Urbanists (copyright 2024)



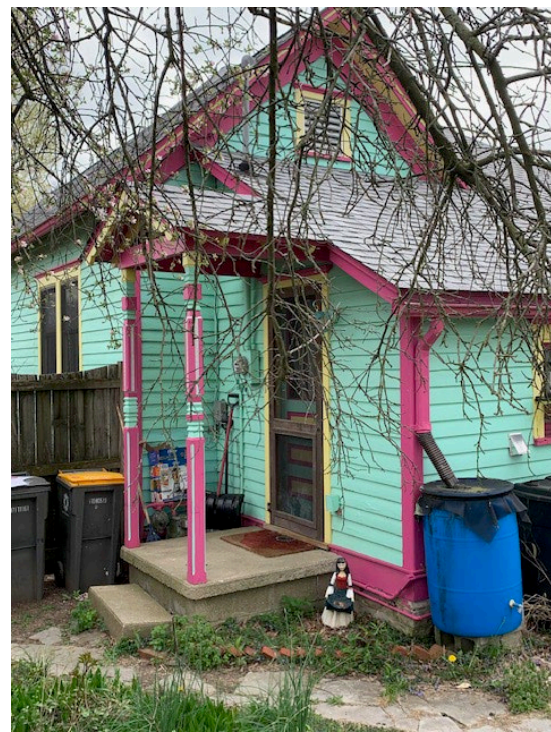
East



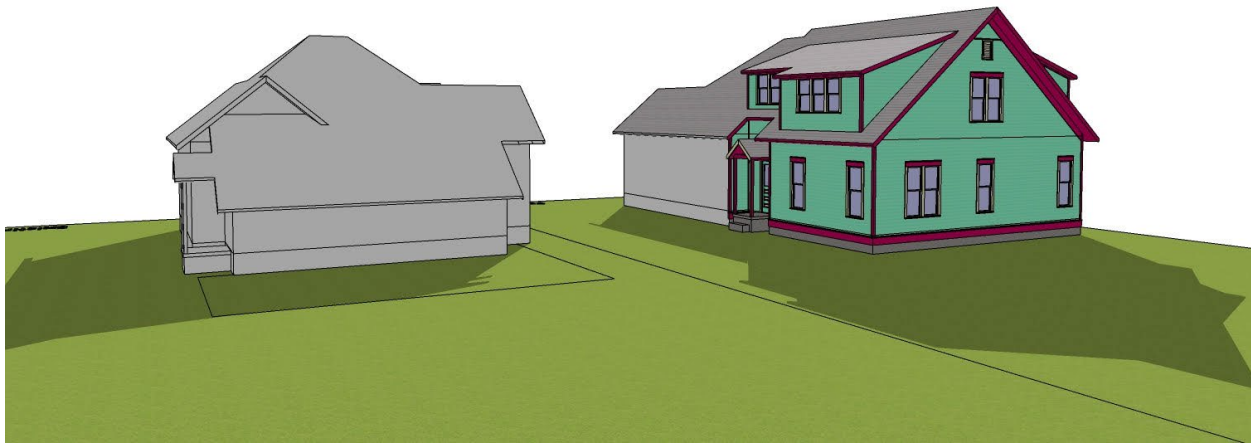
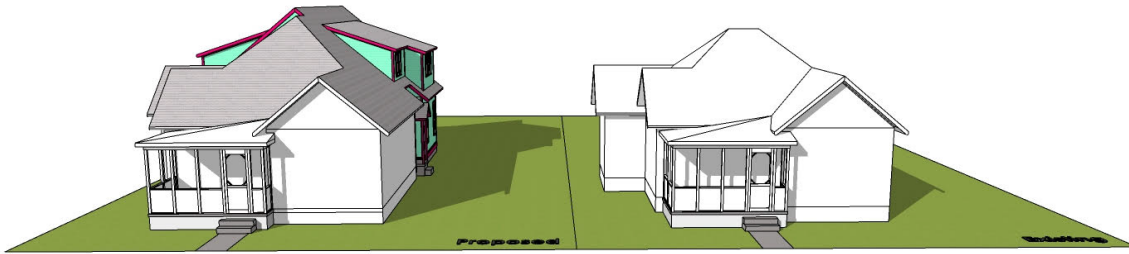
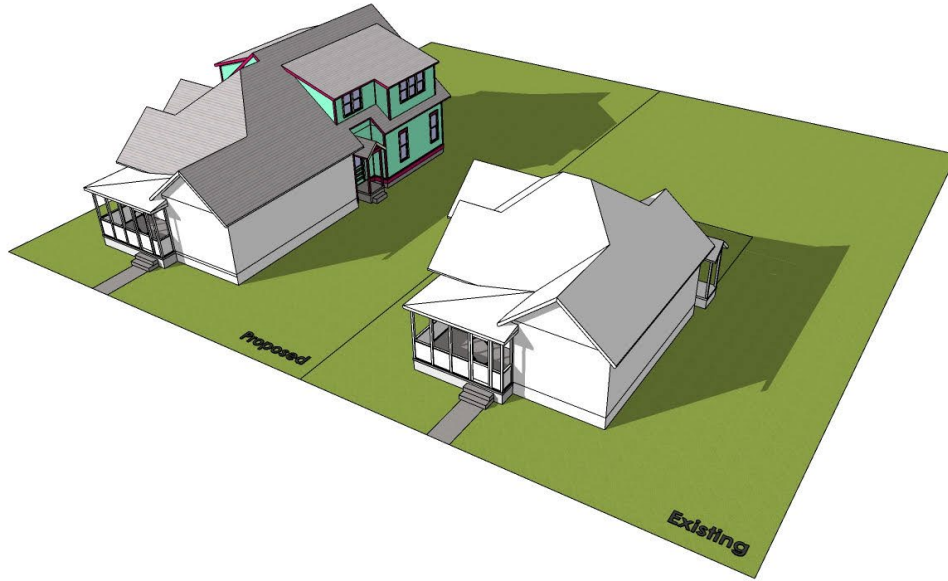
North

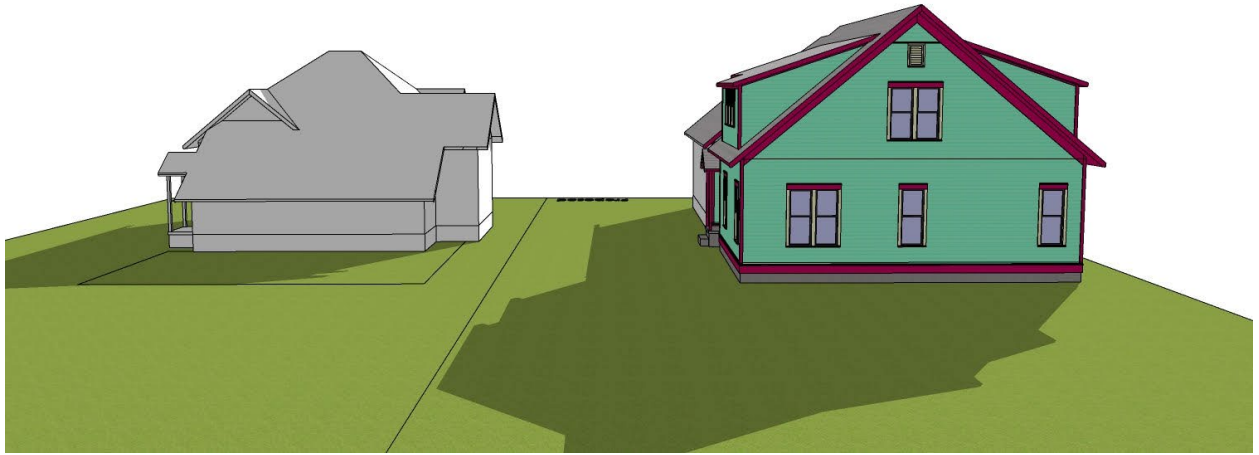
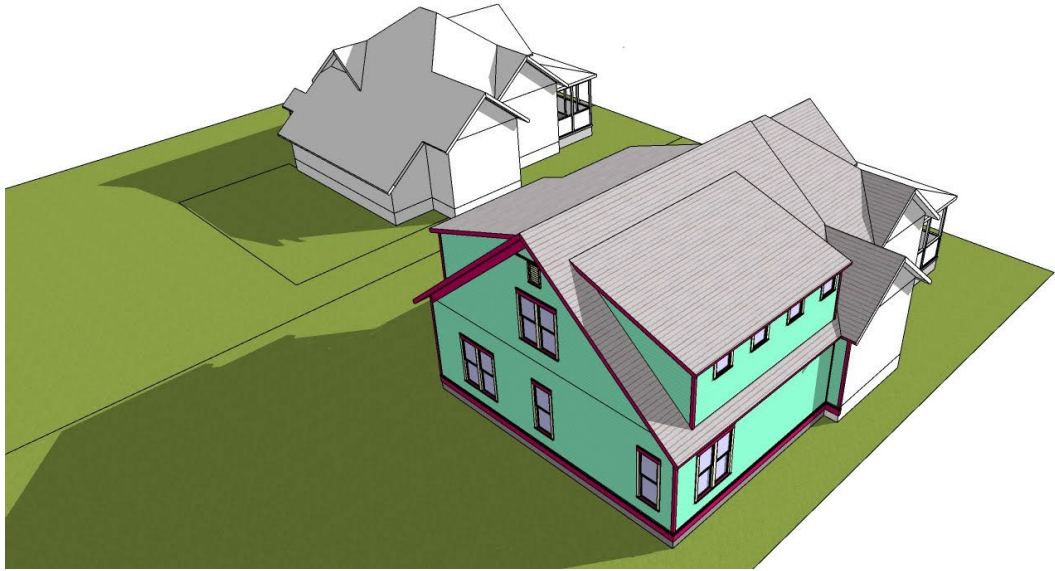


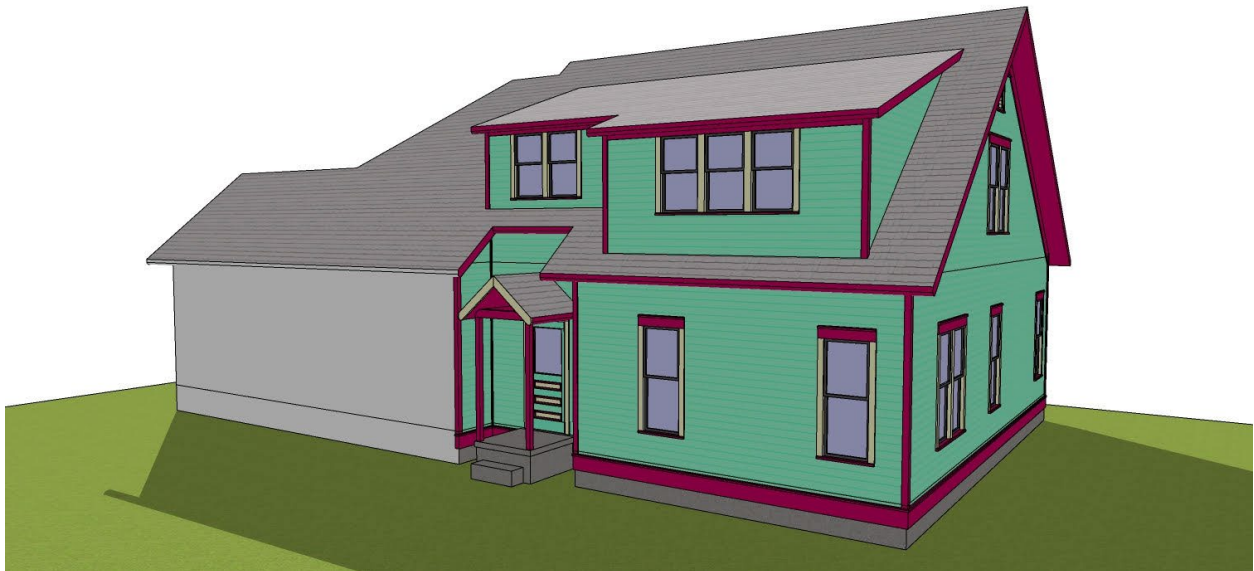
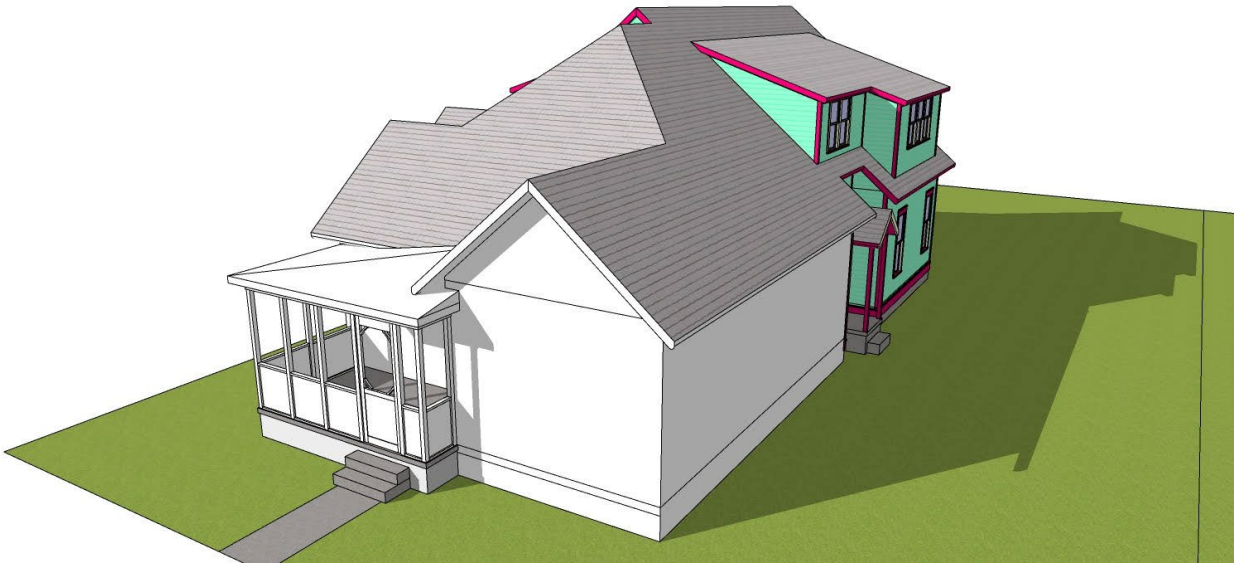
West

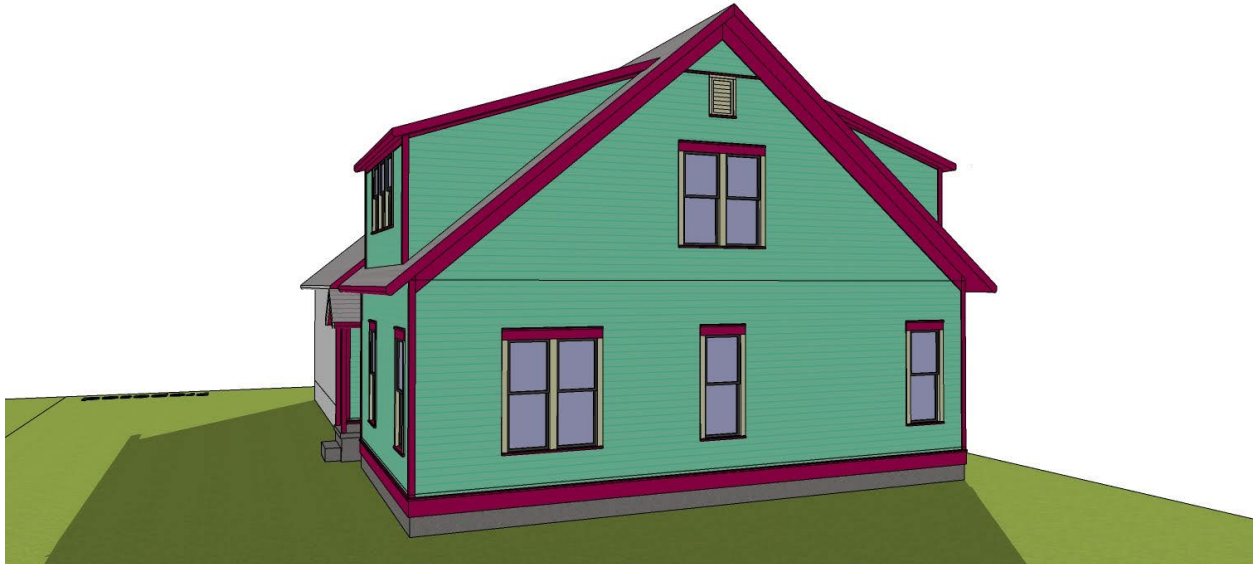
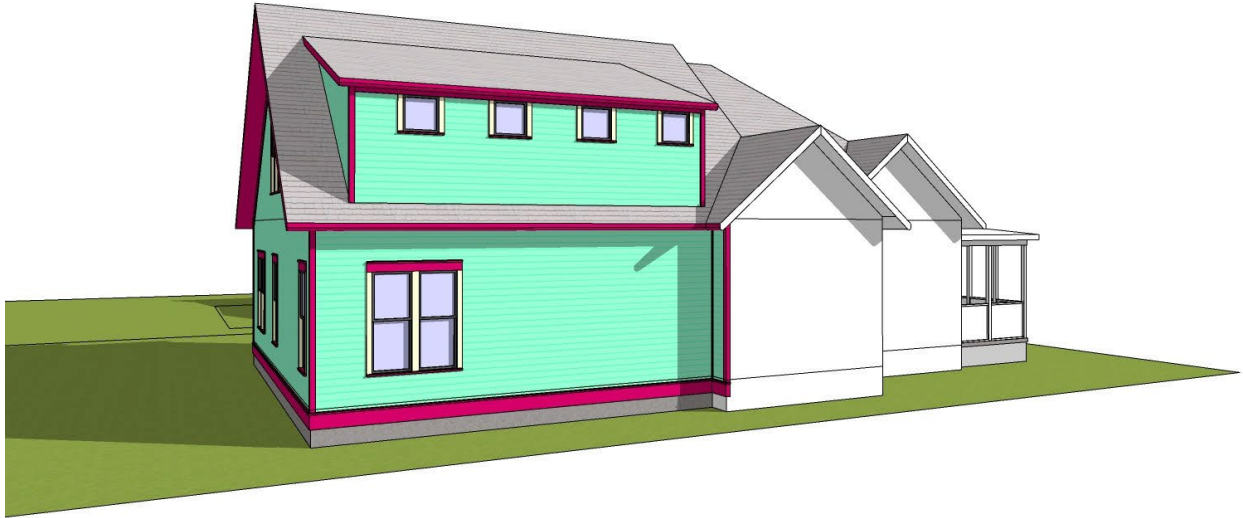


North porch detail









Karen Knight's house at 3rd and **Buckner** External Inbox x



Murray, Glenda E

to me, Glenda ▾

Thu, Apr 11, 3:32 PM (4 days ago)



Hi, Noah,

I wanted to follow up in writing what I told you earlier in the week. The three active members of the design review committee for the Greater Prospect Hill Historic district support Karen Knight and Scott Kellogg's proposed addition and changes to the house at 308 S. **Buckner**.

Thanks.

Glenda Murray
Prospect Hill Neighborhood Assn President

STAFF RECOMMENDATIONS	Address: 905 S Rogers St (McDoel Gardens HD)
COA 24-12	Petitioner: Chris Sturbaum
Application Date: 4/25/2024	Parcel: 53-08-05-401-020.000-009
RATING: Contributing	Survey: California Bungalow c. 1930



Background: This severely altered 1924 bungalow is a Contributing structure in the McDoel Gardens Historic District. Its location in the state IHSSI map, however, is confused with an adjacent non-contributing commercial building.

Request: Installation of a rear deck and replacement of the large rear parking lot with planted landscaping.

Guidelines: Changes behind the front 1/3 of the house, along the sides and to the rear are not as visible from the street elevation and are not considered significant changes to the house.

The staff shall not be authorized to grant or deny an application for a certificate of appropriateness for the following:

- (1) The demolition of any building, structure, or site.
- (2) The moving of any building or site.

- (3) The construction of an addition to a building or structure.
- (4) The construction of a new building or structure. In these guidelines, all other requests are decided at staff level.

Decks and Patios:

Preferred

Flush stone or brick patios, or wood decks should be placed to the rear of the house where visibility from the front is limited.

Acceptable

Wooden decks partially visible in a side yard are acceptable.

Parking considerations

Typically, houses with off-street parking in the neighborhood feature straight driveways placed on one side of the house or are accessed by alleys. This configuration is compatible and acceptable in new construction.

Trees and Landscaping

There is no review of landscaping elements

Staff Recommendation: Staff recommends approval of COA 24-12.

905 S Rogers / Proposed Carport / Deck on Rear of Property

We propose to build a deck over the current parking space in back of the house that will allow a vehicle to park beneath it. There will be a stair against the house between the deck and the parking / deck structure. The railings will be code height but will have cedar shingles instead of spindles to create privacy on the deck. Materials will be treated wood and cedar. 6 by 6 posts will hold up the deck and there will be a rain catching ceiling hidden on the deck's underside to keep the car dry. The deck will be 20 by 18 and the stair and landing for the back door of the house will be 4 ft by 20.

Existing paving on the lot will be removed and planted with landscaping. The owner actually owns 13.3 ft of the commercial parking lot to the rear (east) end of the lot. This will be removed for a more attractive end to the property.



Paul Ash

to Chris, me ▾

Noah should just approve this. It is well within our guidelines.

Paul Ash

Sent from my iPad

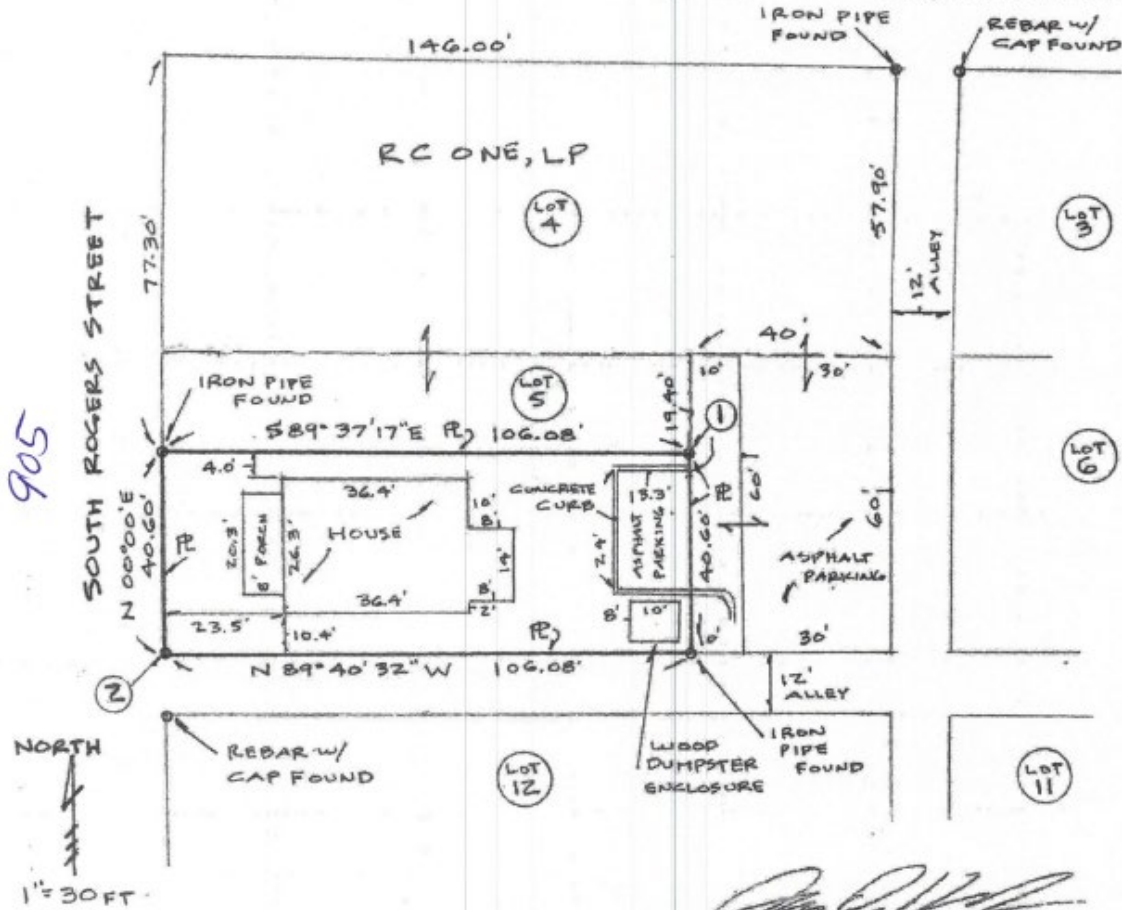
On Apr 29, 2024, at 9:44 AM, Chris Sturbaum <goldenhandsinc@comcast.net> wrote:

Please confirm NC I looked it up and thought that was correct.



McDoel NC rated

PLAT of SURVEY
Richard Frazier
905 South Rogers Street
Bloomington, IN 47403



- ① 1/2" x 24" REBAR SET THIS SURVEY
- ② "MAG" NAIL SET IN ASPHALT

3/9/2024

[Signature]

POTTER ENGINEERING
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981



LEGAL DESCRIPTION - WAR 2022017171

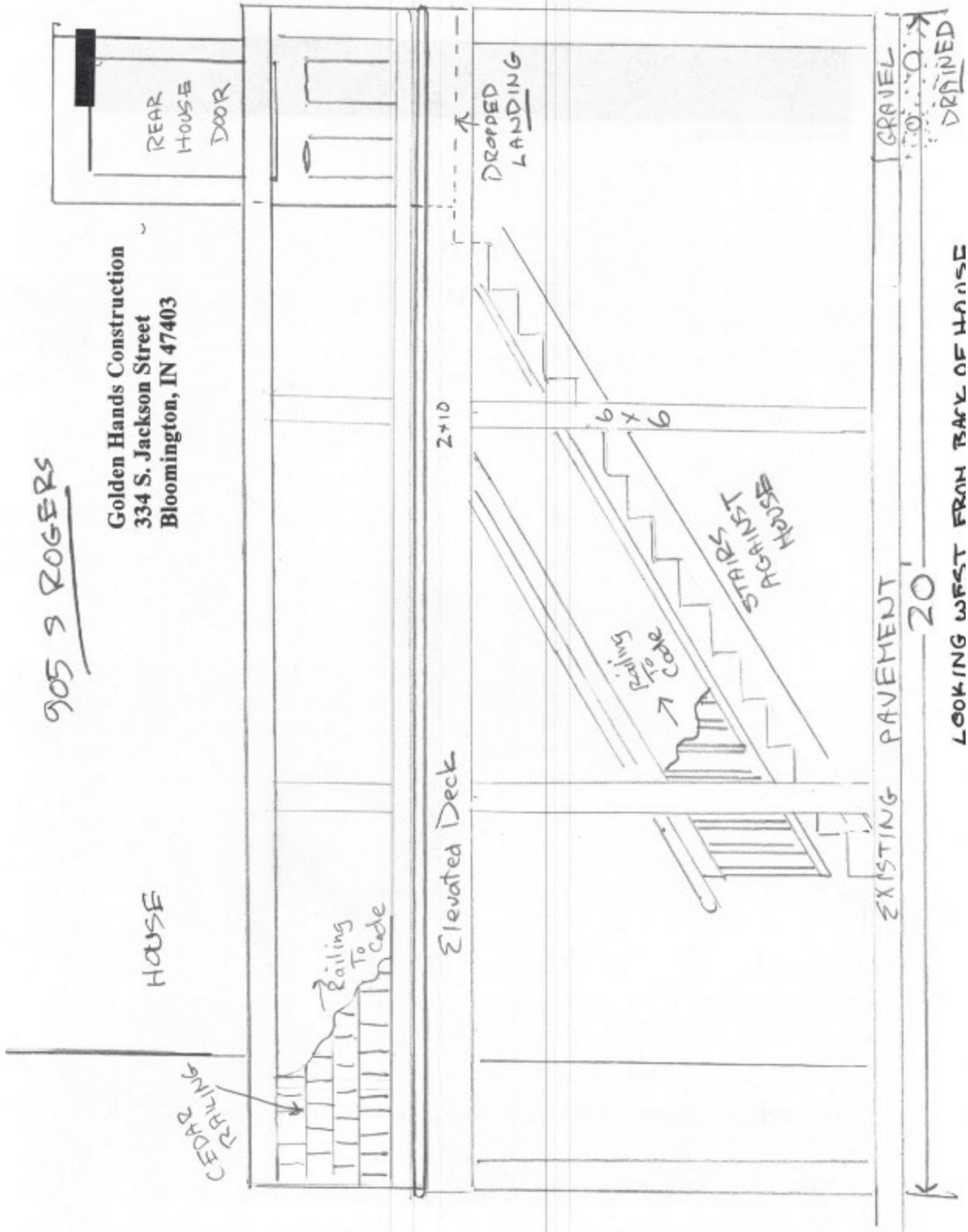
A part of Lot Five (5) in Mathew M. Campbell's Addition to the City of Bloomington, Indiana, as shown of record in Plat Cabinet B, Envelope 6 (Plat Book 1, page 9), in the office of the Recorder of Monroe County, Indiana, bounded and described as follows:

Beginning at the Southwest corner of said Lot Five (5); thence from said point of beginning and with the West line of said Lot Five (5) and running North for Forty and Sixty Hundredths (40.60) feet; thence parallel with the South line of said Lot Five (5) and running East for One Hundred Six (106.00) feet; thence parallel with the West line of said Lot Five (5) and running South for Forty and Sixty Hundredths (40.60) feet and to the South line of said Lot Five (5); thence with said South line and running West for One Hundred Six (106.00) feet and to the point of beginning, containing Ten Hundredths (0.10) of an acre, more or less.

MN Mixed Use Neighborhood

905 S ROGERS

Golden Hands Construction
334 S. Jackson Street
Bloomington, IN 47403



STAFF RECOMMENDATIONS	Address: 1108 S Madison (McDoel Gardens HD)
COA 24-13	Petitioner: Linda Napier
Application Date: 4/25/2024	Parcel: 53-08-05-401-048.000-009
RATING: Contributing	Survey: California Bungalow c. 1930



Background: In May 2023, applicant Linda Napier received a COA for the construction of a 12'x24' garage and carport in the backyard of her 1930 McDoel Gardens bungalow. A sudden spike in material costs put the plan on hold, and the applicant is returning with a new request to install a 12'x16' prefabricated shed with an extended-roof carport in the same location on the lot.

Request: Installation of a prefabricated shed and carport in the back yard

Guidelines: Parking considerations

Typically, houses with off-street parking in the neighborhood feature straight driveways placed on one side of the house or are accessed by alleys. This configuration is compatible and acceptable in new construction.

Accessory Structures and Garages

New structures accessory to contributing houses should be visually compatible with existing neighborhood patterns. Review of a new structure accessory to a non-contributing house is reviewed by staff.

Placement on lot

Existing historic accessory structures are generally found within the back yard of the lot. To be compatible with this pattern, permanent new accessory structures should be placed within the back yard where feasible. Existing historic accessory structures placed in backyards are often visible from the public way; this is acceptable with new accessory structures as well.

Structure design

Permanent new accessory structures visible to public view, that is, seen from the defined public ways by casual passers-by, are encouraged to be visually compatible with existing structures. Garages are limited to a maximum two-car size. Roof lines that match the pitch of the main structure on the lot are encouraged.

Materials

There are no material restrictions for accessory structures within these guidelines.

Garages and Carports

Preferable

A carport should be set back 1/3 or more from the front façade of the house.

Outbuildings

Preferable

Outbuildings should be placed to the rear of the house where there is little visual access.

Acceptable

Storage buildings that meet zoning requirements and not on a permanent foundation, are acceptable.

Staff Recommendation: Staff recommends approval of COA 24-13.

Elite Shed: 12' x 16'

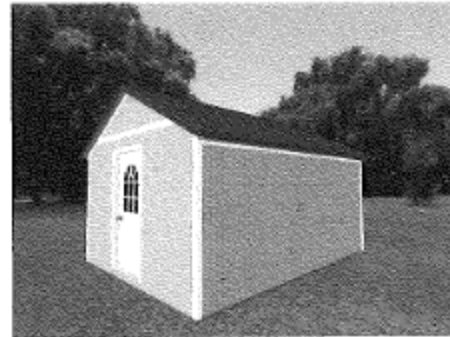
Order ID: ES04240176
Quote Date: 4/26/2024

Customer Name: Linda Napier
Expiration Date: 5/26/2024



ORDER INFORMATION

Style: **Elite Shed**
Size: **12' x 16'**
Overhangs: **7' Eaves, 4.3" Ends**
Siding: **LP Smartside - Painted**
Wall Color: **Zook Gray**
Trim Color: **Stain Kill White**
Roof: **Metal (Dark Red)**
Sidewall Height: **7'**
Salesperson: **Jason Stutzman**



PRICING

Base Price	\$4,999.00
6'w x 6'6"h Wood Double Door Credit (1 x \$490)	-\$490.00
3'x6'6" 11-Lite Prehung (1 x \$490)	\$490.00
1" Closed-Cell Spray Foam Floor Insulation	\$480
2" Closed-Cell Spray Foam Wall Insulation	\$224
2" Closed-Cell Spray Foam Ceiling Insulation	\$960
Comfort Aire Heat and AC	\$1,199
5% Local Discount	-\$250
<hr/>	
Subtotal	\$7,612.00
Tax (7%)	\$532.84
Delivery Fee (49.00 Miles)	Free Delivery
<hr/>	
Total	\$8,144.84

CUSTOMER INFORMATION

Name: **Linda Napier**
Phone: **812-371-8998**
Email: **sunflowerspices@yahoo.com**
Billing: **1108 S Madison St**
Bloomington, IN 47403

DELIVERY INFORMATION

1108 S Madison St
Bloomington, IN 47403

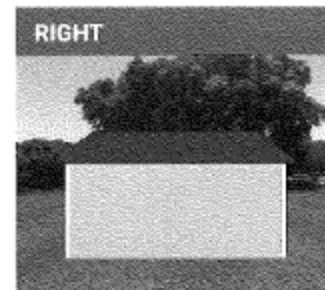
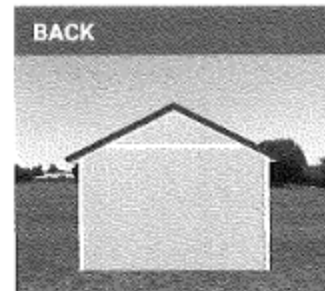
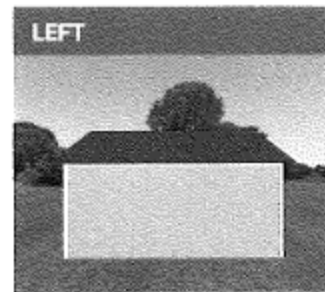
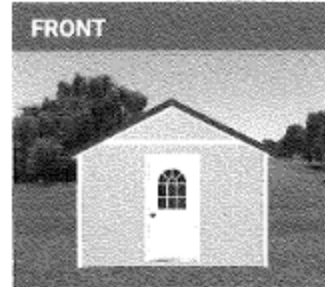
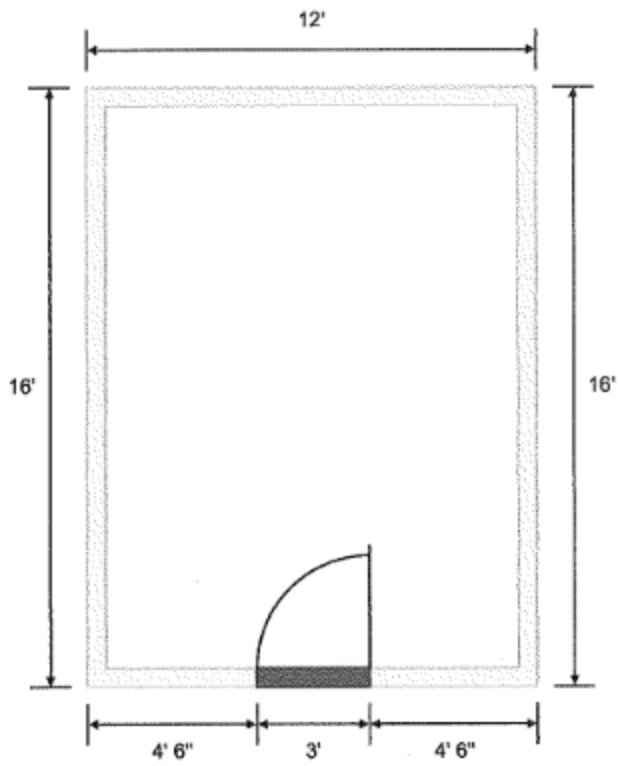
NOTES:

Bogus Quote to be updated and approved

Elite Shed: 12' x 16'

Order ID: ES04240176
Quote Date: 4/26/2024

Customer Name: Linda Napier
Expiration Date: 5/26/2024



The preview images and measurements are computer generated. Minor discrepancies may occur between actual product and what appears on the screen.



STAFF RECOMMENDATIONS	Address: 424 Wylie St (Garage)
DD 24-13	Petitioner: Cory Gearhart
Start Date: 4/5/2024	Parcel: 53-08-04-113-032.000-009
RATING: Contributing	Survey: Contributing



Background: The gable-front 296² ft garage is contemporaneous with the Contributing minimal ranch National Home, both of which were built in 1950. Until the 1950s, detached garages remained the norm, though this would sharply shift in the coming decade. The garage at 424 Wylie St is substantially unchanged, but suffers from structural degradation. The property was owned until 1970 Maurice and Bonita Reeves—a car salesman and tire saleswoman respectively.

Request: Full demolition of garage

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Staff Recommends release of DD 24-13.

STAFF RECOMMENDATIONS	Address: 2201 East 7th Street
DD 24-14	Petitioner: Sable Beyers
Start Date: 4/15/2024	Parcel: 53-05-34-412-005.000-005
RATING: Contributing	Survey: House c. 1940



Background: Built in 1940, 2201 E 7th is distinguished by a corner porch and bay window protruding from the center-front gable. The house has been minimally altered with replacement fenestration. From 1950-1959, the house was owned by IU chemistry professor Robert Fischer. An expert in electromicroscopy, Fischer was stationed at Oak Ridge Kentucky during World War II, where he researched heavy water for the Manhattan Project. In his time at IU, he studied the efficacy of fluoride in toothpaste. For its part in the study, Indiana University was given the patent for Crest toothpaste, which helped fund the Oral Health Research Institute at IUPUI in 1968.

Request: Full demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Staff Recommends release of DD 24-14.

STAFF RECOMMENDATIONS	Address: 310 North Jefferson Street
DD 24-15	Petitioner: Sable Beyers
Start Date: 4/15/2024	Parcel: 53-05-34-412-007.000-005
RATING: Contributing	Survey: Bungalow c. 1930



Background: This minimal bungalow was built in 1945, and was occupied during the 1950s by Donald Baugh, a driver for Indiana University. From the 1960s on, the house served as a rental, periodically standing vacant. The house retains most of its historic integrity, although the siding and fenestration have been replaced. County property records indicate that a secondary structure on the lot was demolished in 2006, reducing the value of improvements on the lot by \$7,000.

Request: Full demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Staff Recommends release of DD 24-15.

STAFF RECOMMENDATIONS	Address: 314 North Jefferson Street
DD 24-16	Petitioner: Sable Beyers
Start Date: 4/15/2024	Parcel: 53-05-34-412-010.000-005
RATING: Contributing	Survey: Minimal Ranch c. 1950.



Background: 314 N Jefferson is a minimal ranch and mirror image of its neighbor 318 N Jefferson. Built in the early 1950s, it represents a common form of National Home designed for veterans seeking to enter the housing market. As early as 1957 the home was owned by Anna and Russel Gross, who lived at the site until 1965. Russel was a corporal in the US army and later a janitor at the University, and Anna received her BA and MEd at IU before going on to teach at Unionville Elementary. Born Anna Lee Deckard on Deckard Ridge Rd in what is now Yellowwood State Forest, and attended the Deckard school, entirely staffed by Deckards. Anna taught in one-room schoolhouses in Brown County and at Camp Atterbury during WWII before coming to IU, Anna completed her BA in 1953 at the age of 39.

Request: Full demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Staff Recommends release of DD 24-16.

STAFF RECOMMENDATIONS	Address: 318 North Jefferson Street
DD 24-17	Petitioner: Sable Beyers
Start Date: 4/15/2024	Parcel: 53-05-34-412-001.000-005
RATING: Contributing	Survey: Minimal Ranch c. 1950



Background: A minimal ranch and mirror image of 314 N Jefferson, 318 N Jefferson was inhabited from at least 1957-1959 by IU French professor Edward Najam. Najam sat on as many as eleven committees – university, state, and national – including the Rhodes Scholarship and Woodrow Wilson Fellowship selection committees. From 1958 to 1963 he was assistant dean in the College of Arts and Sciences, where he also served as acting dean. For his work promoting French language education, he was inducted into L’Ordre des Plumes Academiques by the Republic of France. In 1960 the house was occupied by Howard Smith, a non-faculty scientist at the Indiana Geological Survey.

Request: Full demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Staff Recommends release of DD 24-17.

STAFF RECOMMENDATIONS	Address: 324 North Jefferson Street
DD 24-18	Petitioner: Sable Beyers
Start Date: 4/15/2024	Parcel: 53-05-34-412-014.000-005
RATING: Contributing	Survey: Bungalow c. 1930



Background: Built in 1940, this substantially unaltered front-gabled bungalow with shed dormers shares its lot with a non-contributing art studio-turned-residence. From 1952-1953, the house was owned by the family of Charles Munson, a bar manager who died in a traffic accident at the age of 39. Over the following two decades, the house was occupied by a succession of sociology lecturers and PhD students including influential sociologist George Psathas, child psychologists Louise and Dale Gilsdorf, gender studies researcher Don Auster and business professor Nancy Auster, student and peace activist Joe Grabill, and Japanese philosopher Ori Kan. In 1978, the house was bought by IU sculpture professor Jean-Paul Darriau, best known locally for the Red Blonde Black and Olive statues at Showers Park and the bronze Adam and Eve statues in Dunn Woods. His work has also been featured at the Hirschhorn and Guggenheim. Darriau's work often concerned the subjects of race, gender, and sexuality. After

Darriau passed in 2007 his wife Cherry, a long-time yoga instructor at IU, sold the house to a rental company.

Request: Full demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Staff Recommends release of DD 24-18.



324 N Jefferson St Primary façade, from the Jean-Paul Darriau papers at the Indiana University Archives, 2003.

Comments on DD 24-14 – 24-18:

Two neighbors called the Historic Preservation office to leave their comments on the proposed demolitions. Neither offered objections, but both hoped that mature trees would remain in place and that new construction would not place too much strain on sewage and parking. Both neighbors expressed regret that they could not attend the meeting on April 25th.