



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday May 23, 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>

<https://bloomington.zoom.us/j/86552433430?pwd=peYx5gvIbdiwnFtXaZOC0Neluaoi8y.1>

[Meeting ID: 865 5243 3430](#)

[Passcode: 816330](#)

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## Table of Contents

AGENDA .....	4
May 9th Minutes .....	6
COA 24-14.....	13
DD 24-14 .....	24
DD 24-15 .....	25
DD 24-16 .....	26
DD 24-17 .....	27
DD 24-18 .....	28
Green Acres Neighborhood Context Report.....	30

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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. May 9<sup>th</sup>, 2024
- IV. **CERTIFICATES OF APPROPRIATENESS**

### Commission Review

#### A. **COA 24-14**

1020 W 6<sup>th</sup> St (Non-Contributing duplex Near West Side HD)

Petitioner Doug Bruce

*Adding an additional story, porch, and siding to a duplex.*

#### V. **DEMOLITION DELAY**

##### A. **DD 24-14**

2201 East 7th Street

Petitioner: Sable Beyers

*Full Demolition*

##### B. **DD 24-15**

310 North Jefferson Street

Petitioner: Sable Beyers

*Full Demolition*

##### C. **DD 24-16**

314 North Jefferson Street

Petitioner: Sable Beyers

*Full Demolition*

##### D. **DD 24-17**

318 North Jefferson Street

Petitioner: Sable Beyers

*Full Demolition*

##### E. **DD 24-18**

324 North Jefferson Street

Petitioner: Sable Beyers

*Full Demolition*

***Context report on Green Acres Neighborhood***

**VI. BHPC CONSULTING GRANT**

**A. 24-01**

805 S Rogers Street (McDoel HD)

Petitioner: Felisa Spinelli

**B. 24-02**

807 S Rogers Street (McDoel HD)

Petitioner: Felisa Spinelli

**VII. NEW BUSINESS**

**VIII. OLD BUSINESS**

**IX. COMMISSIONER COMMENTS**

**X. PUBLIC COMMENTS ANNOUNCEMENTS**

**XI. ADJOURNMENT**

# Bloomington Historic Preservation Commission Meeting

**Thursday May 9th, 2024, 5:00 P.M.**

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

## MINUTES

### I. CALL TO ORDER

Meeting was called to order by Chair **John Saunders @ 5:01 p.m.**

### II. ROLL CALL

#### **Commissioners:**

John Saunders (Present)  
Daniel Schlegel (Present)  
Sam DeSollar (Present)  
William Fulk (Present)  
Marlene Newman (Present)  
Elizabeth Mitchell (Present)  
Reynard Cross (Present)

#### **Advisory Members:**

Karen Duffy (Present)  
Duncan Campbell (Present)

#### **Staff:**

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

#### **Guests:**

Linda Napier (Present)  
Sable Beyers (Present)  
Scott Kellogg (Present)  
Karen Knight (Present)  
Marc Cornette (Present)  
Dennis Burch (Present)  
Malcom Webb (Present)  
Chris Sturbaum (Present)

Cory Gearhart (Virtual)  
Richard Lewis (Virtual)  
Lucas Gonzalez (Virtual)  
Earnest? (Virtual)

### III. APPROVAL OF MINUTES

#### A. April 11, 2024

**Sam DeSollar** made a motion to approve minutes, **Daniel Schlegel** seconded.  
**Motion carried 4-0-3 (Yes-No-Abstain)**

### 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*

**Noah Sandweiss** gave presentation. See packet for details.

#### Commission Review

#### B. COA 24-11

308 S Buckner (Prospect Hill HD)  
Petitioner: Dennis Burch  
*Two-story rear addition*

**Noah Sandweiss** gave presentation. See packet for details.

**Questions.** **Sam DeSollar** asked about the side roof, if it matches the roof on the other side. It does. **Daniel Schlegel** asked if the Prospect Hill committee as received and approved the drawings. Members of the Prospect Hill committee was present and approve of the changes. **Karen Duffy** asked a question about the total square footage and the footage of what they are adding. **Dennis Burch** explained what they are adding and stated the footage.

**Comments.** The Commission is in agreement that they like changes.

**Reynard Cross** made a motion to approve **COA 24-11**, **Daniel Schlegel** seconded.  
**Motion carried 7-0-0 (Yes-No-Abstain)**

**C. COA 24-12**

905 S Rogers (McDoel HD)

Petitioner: Chris Sturbaum

*Rear deck*

**Noah Sandweiss** gave presentation. See packet for details.

**Chris Sturbaum** further explained his plans for structure.

**Questions.** **Sam DeSollar** asked about feedback from the neighborhood. One letter was submitted and it is contained in the packet.

**Comments.** **Daniel Schlegel** the plans seem well thought out.

**Sam DeSollar** made a motion to approve **COA 24-12**, **Reynard Cross** seconded.

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

**D. COA 24-13**

1108 S Madison (McDoel HD)

Petitioner: Linda Napier

*Installation of a shed and carport*

**Noah Sandweiss** gave presentation. See packet for details.

**Questions.** **Sam DeSollar** asked about the thoughts of the neighborhood. A representative from the neighborhood was present and the neighborhood approves. **Duncan Campbell** asked about the exact location of the shed/carport. **Linda Napier** explained where the shed and carport would be located. The carport is enclosed, but the sides don't go all the way down to the ground. She then showed the Commissioners the brochure of the design of the car port. The shed and carport is pre fab and it will be brought to the location. All the material will match.

**Comments.** **Duncan Campbell** stated that good pictures should be supplied when any type of construction occurs.

**Daniel Schlegel** made a motion to approve **COA 24-13**, **Elizabeth Mitchell** seconded.

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

**V. DEMOLITION DELAY**

**A. DD 24-13**



424 Wylie St (Contributing Garage)  
Petitioner: Cory Gearhart  
*Full Demolition*

**Noah Sandweiss** gave presentation. See packet for details.

**Questions. Daniel Schlegel** asked how long **Cory Gearhart** has owned the property. He has owned it for 4 years. During which the garage has deteriorated in that time.

**Sam DeSollar** made a motion to approve **DD 24-13**, **John Saunders** seconded.  
**Motion carried 7-0-0 (Yes-No-Abstain)**

**Commission Chair John Saunders** stated that **DD 24-14 – DD 24-18** would be considered and voted upon together as they are all on the same block.

**B. DD 24-14**

2201 East 7th Street  
Petitioner: Sable Beyers  
*Full Demolition*

**Noah Sandweiss** gave presentation. See packet for details.

**C. DD 24-15**

310 North Jefferson Street  
Petitioner: Sable Beyers  
*Full Demolition*

**Noah Sandweiss** gave presentation. See packet for details.

**D. DD 24-16**

314 North Jefferson Street  
Petitioner: Sable Beyers  
*Full Demolition*

**Noah Sandweiss** gave presentation. See packet for details.

**E. DD 24-17**

318 North Jefferson Street

Petitioner: Sable Beyers  
*Full Demolition*

**Noah Sandweiss** gave presentation. See packet for details.

**F. DD 24-18**

324 North Jefferson Street  
Petitioner: Sable Beyers  
*Full Demolition*

**Noah Sandweiss** gave presentation. See packet for details.

**Questions.** **Daniel Schlegel** asked about the Green Acres Neighborhood becoming a historic district. **Noah Sandweiss** stated that there doesn't seem to be a lot of interest. **Elizabeth Mitchell** asked about any attempts to save the homes, she would hate to see them go. **Reynard Cross** has an issues tearing down good houses, **William Fulk** concurred. **Sable Beyers** clarified why they are asking for a demo permit for the entire block. Her client is looking for demo approval before purchasing the properties. There was a question about the length of the demo permit. **Eric Greulich** clarified that the length of a demo permit is one year. **Duncan Campbell** was wondering what the zoning designation would be for the area. But he doesn't think **The Commission** has enough information for a historic designation at this time. He believes that the houses could remain even though it is zoned multi family. **Marlene Newman** asked if the lot is contiguous. **Eric Greulich** clarified. She feels like this will be a large development and will destroy the neighborhood. She pointed out that the IU demographics are going down and as much student housing is not needed. She suggested they could use this area for affordable housing. **Sable Beyers** stated that they would not build a large scale building or combine the lots. **Margie Rice** suggested that this property might be a good example to bring to a work session with the City Council. **Karen Duffy** asked about the height of structures built in the neighborhood. **Eric Greulich** clarified that it is zoned RM, so no structures can be higher than 3 stories or 40 feet. She also commended **Noah Sandweiss** on the information in the packet.

**Chris Sturbaum** stated that this is work force housing and this is what the city needs. The city needs a plan to save these homes, even though, the land is more valuable than the houses. **Ernest** stated that the problem they run into is the value of that land. There is also a problem with affordability when moving a house vs a stick built home. **Chris Sturbaum** added that saving these homes would not work without support from the city and county. He added that they might want to hold off on approval of demolition since it was in the paper the neighborhood might want to designate. He added that

the houses look to be movable. **Sable Beyers** asked about the number of homes in the area that are rentals. **Noah Sandweiss** stated that doesn't have an exact number, but it is quite a lot. **Sable Beyers** echoed Chris' statement and asked to wait on voting. **Daniel Schlegel** asked for clarification if the buyer is just looking for permission to demolish before buying. He asked if the buyer would be willing to wait for a period of time before demolishing. **Sable Beyers** stated that she would talk with her client, but they are on a timeline. **Ernest** stated that the properties are leased for the next school year, if they purchase they would not be demoing for at least a year. **Duncan Campbell** asked if a potential buyer could apply for a demo permit. It's the seller that is applying as a contingency of the sale. **Sam DeSollar** asked about the time left for Commission review. They are 24 days in of 90 days. But the time period could be extended to 120 days by HAND director. **John Saunders** outlined the options for the Commission. **Noah Sandweiss** clarified that if they are tabling they are doing so to see if there is any interest for a historic district, or historic designation, or a buyer buying and moving the structures. **Noah Sandweiss** will prepare a study of the neighborhood for next meeting. **Sam DeSollar** clarified that **Noah Sandweiss** should gauge the interest of the neighborhood to be a historic district. **William Fulk** stated that there appears to not be a lot of support for historic designation. But that might change with the recent newspaper article. If there is no interest then it doesn't matter what the **Commission** wants to do. **William Fulk** asked if they would send any of these homes to the city council. These homes would be difficult to get approval from the City Council for historic designation.

**Sam DeSollar** made a motion to table **DD 24-14 – DD 24-18** until the May 23<sup>rd</sup> meeting, **Daniel Schlegel** seconded.

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

## **VI. NEW BUSINESS**

### **A. Sidewalk Subcommittee proposal**

**Noah Sandweiss** gave a presentation. **Daniel Schlegel** asked about what serving on this committee would entail. **John Saunders** asked if there is a list of sidewalks. **Noah Sandweiss** stated that public works has a list of sidewalks. **Marlene Newman** stated that **Nancy Hiestand** might have info on the sidewalks. Marlene worked with Nancy in the past on historic sidewalks. **Chris Sturbaum** stated that he could help with this. **Margie Rice** stated that the money is allocated to repair the sidewalks based upon need. Chris stated that neighborhoods could do small and simple grants to repair sidewalks. **Daniel Schlegel**, **Chris Sturbaum**, and **John Saunders** all volunteered for the subcommittee.

## **VII. OLD BUSINESS**

### **A. May photo contest**

**Noah Sandweiss** stated that he has posters ready to go up advertising the contest.

**Justin Fox** received funding through a grant from the BUEA to restore the façade on the world press building.

**Noah Sandweiss** presented a sample of the roof tile for building at 605 S Fess AVE. **Margie Rice** asked if they need a new COA to replace the tiles with clay. They'll check minutes but it is believed it was approved to use clay tiles. They might need to return to the commission for approval if not. Noah might be able to approve at the staff level. **Sam DeSollar** stated that he would like to see something that matches the previous tiles a little closer.

**Noah Sandweiss** noted **Duncan Campbell's** talk on May 24th in the council chambers on Nancy Hiller.

#### **VIII. COMMISSIONER COMMENTS**

**Duncan Campbell** asked about the status of the historic sidewalk on 3rd Street. **Noah Sandweiss** stated that he would like to cover that in subcommittee. The stones were reset in 1973 and there has been a proposal to relocate. But to relocate would remove the historic context. They would rather restore in place. **Sam DeSollar** stated there is enough room to restore the sidewalk and build an ADA compliant sidewalk parallel. **Duncan Campbell** reminded that if the sidewalk is moved the historic designation is lost.

#### **IX. PUBLIC COMMENTS ANNOUNCEMENTS**

#### **X. ADJOURNMENT**

**John Saunders** adjourned the meeting @ 6:59.

**Video record of meeting available upon request.**

<b>STAFF RECOMMENDATIONS</b>	Address: 1020 W 6 <sup>th</sup> St (Near West Side Historic District)
<b>COA 24-14</b>	Petitioner: Doug Bruce
<b>Start Date: 4/26/2024</b>	Parcel: 53-05-32-409-013.000-005
<b>RATING: NON-CONTRIBUTING</b>	Survey: c. 1960 Ranch Duplex



**Background:** On February 22<sup>nd</sup>, 2024, the petitioner’s client presented a plan to the Commission for a similar redesign with a shallower half-width porch. The Commission opposed COA 24-04 in a 4-0-3 vote. Members of the neighborhood design review committee expressed that they had not had an opportunity to comment on the proposed design and that the porch designed was too small to serve a practical function and that the off-center door was visually incompatible with the neighborhood.

**Request:** Addition of a front porch and second story to a duplex

**Guidelines:** Near West Side Historic District

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The BHPC shall approve a Certificate of Appropriateness or

Authorization for demolition as defined in this chapter only if it finds one or more of the following:

**4. A Certificate of Appropriateness is required for the demolition of any building within the historic district including accessory structures and Non-Contributing buildings.**

#### SIDING MATERIALS

##### SIDING RECOMMENDED

1. Clapboard, fiber cement board, wood, decorative wood shingles, or brick when there is another brick structure on the block.
- 2. When cement fiber siding such as Hardie board is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. Products imitating the “grain” of wood are discouraged.**
3. Efforts to maintain original materials are encouraged.

##### NOT RECOMMENDED

1. Asphalt shingles for walls.
2. Vinyl siding.
3. Siding products that imitate the “grain” of wood.
4. Vertically-oriented siding.
5. Metal siding

#### ROOF MATERIAL

For the primary structure, historically appropriate roof materials include asphalt composition shingle or metal roofing, such as standing seam metal. Some synthetic materials can be substituted for asphalt shingles. Other historical roof materials, such as clay tiles, may have long traditions of use but are uncharacteristic for the Near West Side. Roof colors are characteristically gray, brown, or tan. Muted green and red roofs are also found. Exceptions may be allowed for secondary structures or for small portions of the main structure not prominently visible.

##### RECOMMENDED

- 1. Asphalt shingle**
2. Standing seam metal
3. Each roof material should be one color.

## NOT RECOMMENDED

1. Concrete shingle
2. Corrugated metal
3. Southwestern clay tile
4. Bright primary colors

## ROOF SHAPES

### RECOMMENDED

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.
3. The outline of any new addition should be compatible with the outline and directional orientations of the existing building.

### NOT RECOMMENDED

1. Roof shapes that create uncharacteristic shapes, slopes, and patterns.
2. Flat, shed, butterfly, gambrel, or mansard style roofs.

## PORCHES

### RECOMMENDED

1. Inclusion of a front porch is recommended.
2. Porch height should not exceed a single story.
3. Solid masonry foundation
4. Lattice or visual barrier below porch.
5. Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance.
6. Columns and posts should be an appropriate type for the style of house. For example, turned or square posts. Note that square posts (which historically were handmade) may be especially suitable for the plain-style houses that abound in the neighborhood.

## BUILDING HEIGHT/SIDE SETBACK

## RECOMMENDED

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house that is taller than the house next to it must be set back further from the side property line than existing houses.

## MASS

### RECOMMENDED

1. The perceived total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

## FOUNDATION/ FIRST FLOOR ELEVATION

### RECOMMENDED

1. New construction first-floor elevation and foundation height should be consistent with contiguous buildings.

### NOT RECOMMENDED

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.
2. Designs that appear to hug the ground if surrounding buildings are raised on high foundations.

## STYLE AND DESIGN.

### RECOMMENDED

1. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility.
2. Look for characteristic ways in which buildings are roofed, entered, divided into stories, and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.
3. A wide range of compatible styles is theoretically possible but styles that incorporate highly decorative and ornamental features are not recommended.

## SETBACK



#### RECOMMENDED

1. Narrower front setback than in the neighborhood's interior streets is allowed, in keeping with surrounding structures in the immediate context.

#### NOT RECOMMENDED

1. Setback out of context with adjacent structures.

#### BUILDING ENTRY

1. The front entry should face the street of its designated legal address. New buildings should reflect a similar sense of entry to that expressed by surrounding historic buildings.

#### BUILDING HEIGHTS

3. Varied building heights may be appropriate depending upon the context of a particular area or zone.

a. 30 feet and two story height maximum

#### PARKING

#### RECOMMENDED

1. Retain on-street parking where possible
2. Parking lots should be constructed in the rear of the lots and should be screened with fencing or landscaping.

#### NOT RECOMMENDED

1. Any new curb cut.
2. Demolition of buildings to create space for parking lots

#### **Staff Recommends approval of COA 24-04**

COA 24-14 rectifies objections to the porch and front entrance proposed in 24-04. The alterations proposed to this non-contributing structure meet the guidelines for the Near West Side Historic District. The footprint and parking area of the lot will remain unchanged, and the added story will not exceed the height limit of 30'. Proposed changes to the orientation of the front entrance, the plans for the new porch, and proposed siding and roofing materials follow district guidelines. The style for the altered building is minimal, and does not clash with its neighbors.

DATE: 02/22/2024 10:00 AM PROJECT: 10220 W 6TH ST - EXTERIOR ELEVATIONS - 10220 W 6TH ST - 10220 W 6TH ST

DATE: 02/22/2024 10:00 AM PROJECT: 10220 W 6TH ST - EXTERIOR ELEVATIONS - 10220 W 6TH ST - 10220 W 6TH ST

**ELEVATION KEYNOTES**

- EXISTING BRICK TO REMAIN
- EXISTING CONCRETE TO REMAIN
- EXISTING Siding
- EXISTING GABLE TO BE REWORKED
- EXISTING ROOF TO BE REWORKED
- EXISTING ROOF TO BE REWORKED
- EXISTING BRICK TO BE REWORKED
- EXISTING BRICK TO BE REWORKED
- EXISTING BRICK TO BE REWORKED
- EXISTING BRICK TO BE REWORKED
- EXISTING CONCRETE TO BE REWORKED

**2 EXISTING SOUTH EXTERIOR ELEVATION**

**1 EXISTING EAST EXTERIOR ELEVATION**

**TABOR BRUCE ARCHITECTURE & DESIGN, INC.**  
10220 W 6TH ST  
BLOOMINGTON, INDIANA 47401

A HOME RENOVATION FOR:  
**R & NP LLC**  
10220 W 6TH ST  
BLOOMINGTON, INDIANA 47401

PROJECT NO: 10220  
DATE: 02-22-2024  
SCALE: 1/8"=1'-0"  
SHEET NO: 2 OF 2  
SHEET TITLE: EXTERIOR ELEVATIONS  
SHEET NO: **AD201**

**ELEVATION KEYNOTES**

- EXISTING BRICK TO REMAIN
- EXISTING CONCRETE TO REMAIN
- EXISTING Siding
- EXISTING GABLE TO BE REWORKED
- EXISTING ROOF TO BE REWORKED
- EXISTING ROOF TO BE REWORKED
- EXISTING BRICK TO BE REWORKED
- EXISTING BRICK TO BE REWORKED
- EXISTING BRICK TO BE REWORKED
- EXISTING BRICK TO BE REWORKED
- EXISTING CONCRETE TO BE REWORKED

**2 EXISTING NORTH EXTERIOR ELEVATION**

**1 EXISTING WEST EXTERIOR ELEVATION**

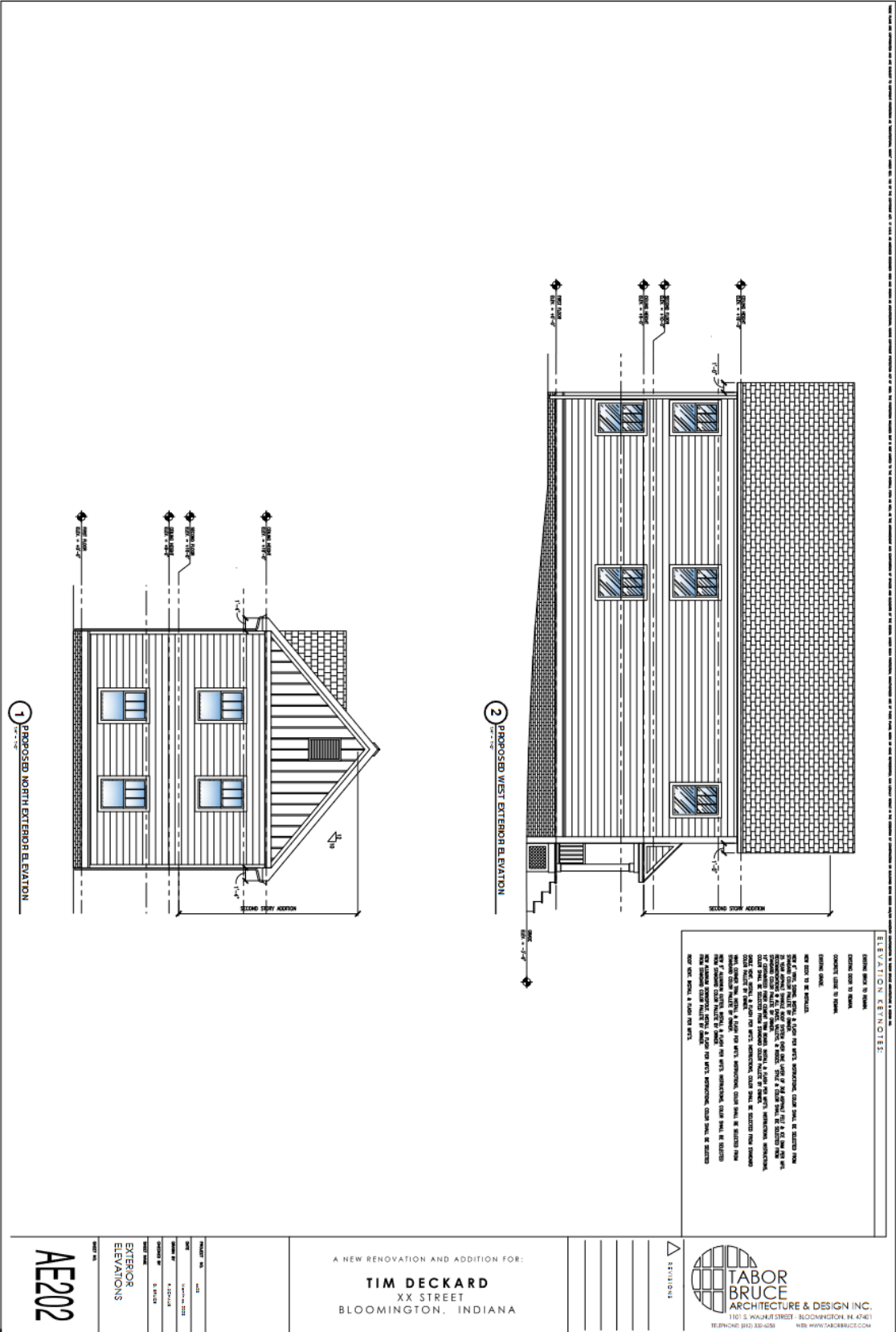
**TABOR BRUCE ARCHITECTURE & DESIGN, INC.**  
10220 W 6TH ST  
BLOOMINGTON, INDIANA 47401

A HOME RENOVATION FOR:  
**R & NP LLC**  
10220 W 6TH ST  
BLOOMINGTON, INDIANA 47401

PROJECT NO: 10220  
DATE: 02-22-2024  
SCALE: 1/8"=1'-0"  
SHEET NO: 2 OF 2  
SHEET TITLE: EXTERIOR ELEVATIONS  
SHEET NO: **AD202**







1 PROPOSED NORTH EXTERIOR ELEVATION

2 PROPOSED WEST EXTERIOR ELEVATION

**ELEVATION KEY:**

LETTERING TO BE PLACED  
 CENTERED TO FACE  
 CENTERED TO FACE  
 CENTERED TO FACE  
 CENTERED TO FACE

**NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

7. THE CONTRACTOR SHALL MAINTAIN THE EXTERIOR OF THE BUILDING IN A CLEAN AND SAFE MANNER AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIALS TO REMAIN.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIALS TO REMAIN.

LABOR BRUCE ARCHITECTURE & DESIGN INC.  
 1101 S. WALKER STREET - BLOOMINGTON, IN 47401  
 TELEPHONE (317) 330-6258 WEB: WWW.LABORBRUCE.COM

A NEW RENOVATION AND ADDITION FOR:  
**TIM DECKARD**  
 XX STREET  
 BLOOMINGTON, INDIANA

PROJECT NO.	AE202
DATE	1/25/13
DESIGNED BY	J. BRUCE
DRAWN BY	J. BRUCE
CHECKED BY	J. BRUCE
SCALE	AS SHOWN





**Peter Dorfman**

to me, Barb, Beth, Bob, Karlynn, Sandra, William, dbruce@taborbruce.com, Karen ▾

Tue, Apr 23, 3:49 PM



Noah:

The Near West Side Design Review Committee met yesterday with Doug Bruce, the architect for the proposed renovation and enlargement of 1050 West 6th Street. Doug showed us renderings for a new version of the project, with significant changes from what we reviewed at the HPC meeting on February 22.

The committee agreed that what Doug showed us would be compatible with the neighborhood context and consistent with the Near West Side's Neighborhood Guidelines -- if it is what he will be presenting to you in the CoA application that will be reviewed by the HPC. Doug indicated he expects it to be on the agenda for May 9. We look forward to seeing the meeting packet in advance so we can verify that it's the same specification and drawings. Doug tells us the owner has seen the plans as he showed them to us and stated that they were acceptable to him. But we have not actually seen the revised CoA application.

The new plan features street-facing stairs leading up to the front porch which extend beyond the normal envelope for construction (a consequence of the existing building's footprint being unusually close to the street). This is likely to require a variance from Planning and Public Works. We want to convey to you that the neighborhood Design Review Committee would fully support the request for such a variance, assuming the plan is as shown to us yesterday. We would be prepared to express our support in writing.

Thanks,

Peter Dorfman

908 394-5921



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



**Background:** Built in 1940, 2201 E 7<sup>th</sup> 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.



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

<b>STAFF RECOMMENDATIONS</b>	Address: 314 North Jefferson Street
<b>DD 24-16</b>	Petitioner: Sable Beyers
<b>Start Date: 4/15/2024</b>	Parcel: 53-05-34-412-010.000-005
<b>RATING: Contributing</b>	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.



<b>STAFF RECOMMENDATIONS</b>	Address: 318 North Jefferson Street
<b>DD 24-17</b>	Petitioner: Sable Beyers
<b>Start Date: 4/15/2024</b>	Parcel: 53-05-34-412-001.000-005
<b>RATING: Contributing</b>	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.

<b>STAFF RECOMMENDATIONS</b>	Address: 324 North Jefferson Street
<b>DD 24-18</b>	Petitioner: Sable Beyers
<b>Start Date: 4/15/2024</b>	Parcel: 53-05-34-412-014.000-005
<b>RATING: Contributing</b>	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:**

Following the postponement of the preceding demolition delays after the meeting on May 9<sup>th</sup>, emails were sent to two registered members of the neighborhood association inviting comment and a post describing the Demolition Delay process and inviting comment was shared by HAND to the Green Acres Neighborhood on the Nextdoor App.

**Additional neighborhood context:**

The 160 acres that now comprise the Green Acres Neighborhood were developed as a farm by South Carolinian Covenanter William Moffat Millen. His 1849 Greek Revival farmhouse is owned by Indiana University and is listed on the National Register of Historic Places. Preceding the subdivision of the neighborhood by at 74 years, the house is situated approximately 100 feet off of Bryan St between 5<sup>th</sup> and 7<sup>th</sup>. The current neighborhood was developed primarily from three plats. In 1923 the western half of the district between Union and Clark Streets was platted as Highland Homes. Most of the older properties in the neighborhood, bungalows and cottages built in the 1920s and 30s, are located closer to 3<sup>rd</sup> Street. Following the Great Depression and World War II, the rest of the plat was quickly filled out with National Homes and other small minimal-traditional houses, most of which are now renter occupied.

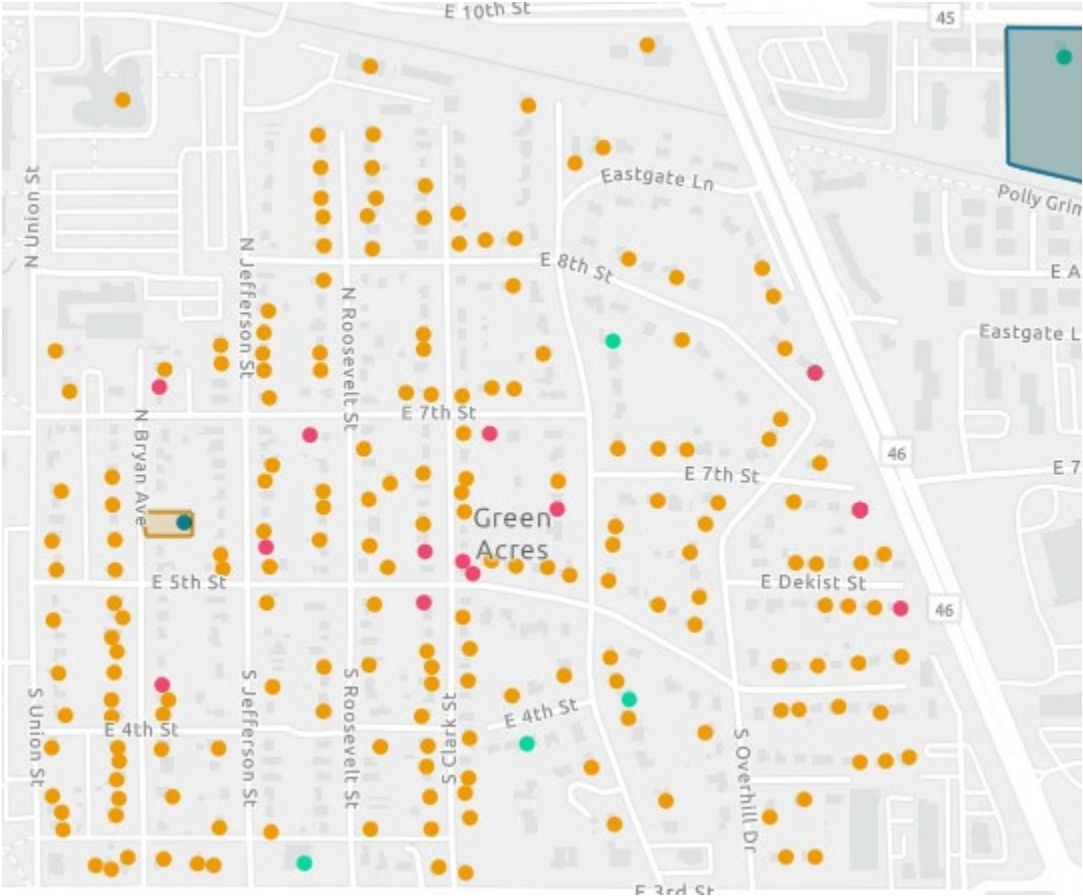
The Hillsdale subdivision was platted in 1947 in the southeast quadrant of the neighborhood with a racially restrictive covenant, ruled unenforceable the following year. This area is differentiated by the western half of the district by winding streets and larger yards. The housing stock mostly consists of minimal ranches and split-levels built in the 1950s, including several Notable modernist houses including 201 S Hillsdale and 2412 E 4th St. This area has proportionately more owner-occupied homes than other parts of the district and more residents under the age of 18 registered in the 2020 census.

The Overhill subdivision, platted in 1953 to the north of Hillsdale, follows the pattern of curvilinear street plans, large lots, and a mix of ranch houses and split-levels. A vaguely Usonian house at 316 N Hillsdale designed by prominent local architect Elaine Doenges is rated as Notable in the State Survey.

The neighborhood has always been occupied by a mix of faculty, students, and working class residents. In the 1960s and 70s, new developments and a looser housing market drew faculty residents away from the more modest homes in the west end of the district, many of these houses becoming student rentals. Between 1980 and 2007, the proportion of rental units in the neighborhood increased from 41% to 66%, a significant climb compared to the rest of the city due in part to the neighborhood's proximity to the University.

In 1970, residents formed the Greater Green Acres Neighborhood Association to address issues including drainage, traffic, highway development, and declining owner occupancy. Some of the Association's successful campaigns included tree planting and the installation of bike lanes. In the early 2000s, the Green Acres Neighborhood Association was revived to address some of the same concerns and in 2007 produced a Neighborhood Plan with the Bloomington Department of Housing and Neighborhood Development. This plan studied age and income demographics, trends in homeownership, and the neighborhood's history and developed three primary goals: leading in green living and sustainability, increasing neighborhood involvement from renters and homeowners, and greater connectivity with the City and University. In

general Neighborhood Association activity has declined in the following years, though the east end has an active permaculture community that hosts neighborhood events.



Indiana Historic Sites and Structures Inventory Map: Blue – Outstanding, Green – Notable, Orange- Contributing, Red or Unmarked – Non-contributing (NC)

Note that much of Jefferson and Roosevelt Streets are rated non-contributing though large much of the neighborhood is cohesive. Many NC buildings in the eastern part of the neighborhood are minimal ranches and split-levels from the 50s and 60s, while many NC buildings in the older Highland Homes area are new or altered.





Map of registered rental properties from Bloomington Department of Housing And Neighborhood Development.

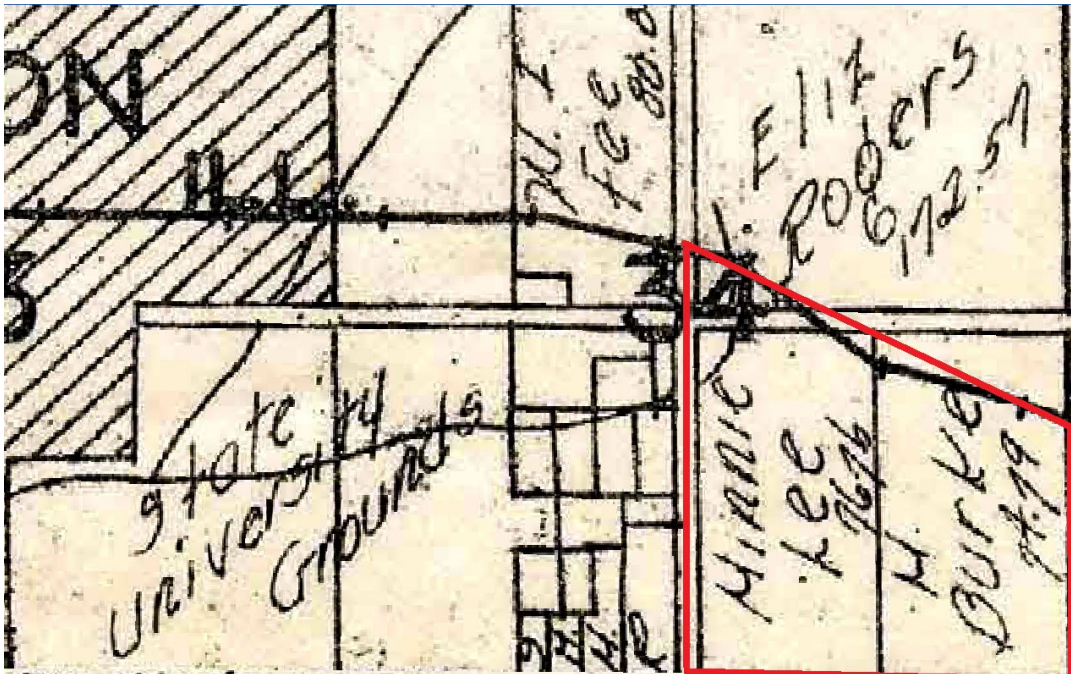


1949 Aerial photograph, Courtesy of Monroe County GIS





1961 Aerial photograph, Courtesy of Monroe County GIS



1926 Monroe County plat map, Courtesy of Monroe County GIS