



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday June 13, 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/84854912032?pwd=0lPOWFpd02aczU7Gs7EoO5bGCaldIg.1>

[Meeting ID: 848 5491 2032](#)

[Passcode: 409004](#)

One tap mobile

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Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, human.rights@bloomington.in.gov.

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 23rd, 2024
- IV. **GRADUATE HOTEL HISTORIC DISTRICT VOTE**
- V. **CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 24-16

1300 E 1st St (W.J. and Sarah Moenkaus House, Elm Heights HD)

Petitioner Lyndsi Thompson

Installation of gravel parking area in rear of corner lot

B. COA 24-19

1029 W 6th St (L-plan cottage, Near West Side HD)

Petitioner Suz Frederickson

Installation of prefabricated garage

C. COA 24-20

405 E 4th St (Blooming Thai, Restaurant Row HD)

Petitioner Leighla Taylor

New Signage

D. COA 24-21

300 E 3rd (Home Laundry Company Building)

Hai Tao Wang

New Signage

E. COA 24-22

801 W 9th St (Pyramid roof cottage, Near West Side HD)

Petitioner Lori Mankowski Gettle

Tree Removal

F. COA 24-23

715 W 8th St (Queen Anne T-plan cottage, Near West Side HD)

Petitioner Mary Buechley

Tree Removal

Commission Review

G. COA 24-15

1300 E 1st St (W.J. and Sarah Moenkaus House, Elm Heights HD)
Petitioner Lyndsi Thompson
Replacement of front door

H. COA 24-17

910 N Maple St (Vacant lot, Maple Heights HD)
Petitioner Kenny Blackwell
New construction two-story bungalow

I. COA 24-18

1029 W 6th St (L-plan cottage, Near West Side HD)
Petitioner Suz Frederickson
Replacement of metal porch posts with wood railing

VI. 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

VII. NEW BUSINESS

A. Indiana Landmarks Conference Scholarships

VIII. OLD BUSINESS

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS ANNOUNCEMENTS

XI. ADJOURNMENT

Next meeting date is June 27th, 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 May 23th, 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 @ 5:03 p.m.**

II. ROLL CALL

Commissioners:

John Saunders (Present)
Daniel Schlegel (Present)
Ashley Johnson (Present)
William Fulk (Present)
Marlene Newman (Present)
Elizabeth Mitchell (Present)
Reynard Cross (Present)

Advisory Members:

Karen Duffy (Present)
Jeremy Hackerd (Virtual)

Staff:

Noah Sandweiss HAND (Present)
Margie Rice, City Legal (Present)
Daniel Bixler HAND (Present)

Guests:

Doug Bruce (Present)
Ernest Xi (Present)
Steve Wyatt (Present)
Marine Fornerino (Present)

III. APPROVAL OF MINUTES

A. May 9, 2024

Daniel Schlegel made a motion to approve minutes, **Marlene Newman** seconded.

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

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 24-14

1020 W. 6th Street (Prospect Hill HD)

Petitioner: Doug Bruce

Adding an additional story, porch and siding to a duplex

Noah Sandweiss gave presentation. See packet for details.

Doug Bruce met with the Neighborhood Association (as a whole) and their Design Committee. All parties in agreement with the new plan.

Questions. **Karen Duffey** asked about the steps. Doug Bruce noted that the house doesn't have much slope. The floor plate sits high, therefore there is a need for a large number of steps to get from the porch, if it extends straight out. Unfortunately this will go across the city's right of way. He will meet with Planning to discuss options. He asked for the Commission and Neighborhood Associations support. The steps will be wood, removable on joist hangers if we needed. **Comments.** The Commission is in agreement that they like changes.

Ashley Johnson made a motion to approve **COA 24-11** with either configuration of steps proposed. **Elizabeth Mitchell** seconded.

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

V. DEMOLITION DELAY

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

A. DD 24-14

2201 East 7th Street

Petitioner: Sable Beyers

Full Demolition

Noah Sandweiss gave presentation. See packet for details.

B. DD 24-15

310 North Jefferson Street

Petitioner: Sable Beyers

Full Demolition

Noah Sandweiss gave presentation. See packet for details.

C. DD 24-16

314 North Jefferson Street
Petitioner: Sable Beyers
Full Demolition

Noah Sandweiss gave presentation. See packet for details.

D. DD 24-17

318 North Jefferson Street
Petitioner: Sable Beyers
Full Demolition

Noah Sandweiss gave presentation. See packet for details.

E. DD 24-18

324 North Jefferson Street
Petitioner: Sable Beyers
Full Demolition

Noah Sandweiss gave presentation. See packet for details.

Questions. Ashley Johnson asked whether feedback had been received from the neighborhood. **Marines Fornerino**, neighborhood resident, spoke in favor of designation.

Questions and Comments combined for simplicity. Questions whether Multi-Family zoning would affect designation. Approximately 60% of neighborhood has been permitted for rental.

Discussion of the process to bring about Designation.

Ernest Xi, petitioner's contractor, states main value of this property for owner and buyer is the location and zoning.

Margie Rice detailed the steps that would be taken if the Commission proceeds.

William Fulk, Jeremy Hackerd and **Karen Duffey** and **William Fulk** queried the support to be found in the City Council and the neighborhood.

Reynard Cross impressed upon the Commissioners their mission, cautioning about the danger of piecemeal sacrifice of properties versus the character of the neighborhood to be preserved.

Steve Wyatt suggested entering into discussions with BRI for moving the houses.

Reynard Cross made a motion to table **DD 24-14 – DD 24-18** until the June 13th meeting at which time a map for a proposed District can be reviewed by the Commission. **Elizabeth Mitchell** seconded.

Motion carried 6-1-0 (Yes-No-Abstain)

Jeremy Hackerd left meeting (virtual) 6:21 PM.

VI. BHPC CONSULTING GRANT

A. 24-01

805 S. Rogers Street (McDoel HD)
Petitioner: Felisa Spinell

B. 24-02

807 S. Rogers Street (McDoel HD)
Petitioner: Felisa Spinelli

Given the same petitioner is cited in both grants, they will be treated together.

Noah Sandweiss gave a presentation.

William Fulk made a motion to approve the grants. **Ashley Johnson** seconded.
Motion carried 7-0-0 (Yes-No-Abstain)

VII. NEW BUSINESS

Noah Sandweiss noted that the Indiana State Department of Natural Resources has provided posters on historic basketball gyms in Indiana.

Noah Sandweiss noted **Duncan Campbell's** talk on Nancy Hiller for the Annual Rosemary Miller Lecture on May 24th in the council chamber at 6:00 PM.

Elizabeth Mitchell noted the Juneteenth Celebrations that will occur; principally a preview of the live stage performance on the life of Opal Lee at the Universalist Unitarian Church. The full scale performance will be in downtown Indianapolis at Indiana Landmarks on Sunday at 4 PM. The event will include a Blues and a Gospel concert. On Saturday, June 15th Bloomington's Juneteenth Celebration will feature the unveiling of the first markers commemorating the six conductors on the Underground Railroad.

Marleen Newman spoke of a lecture and exhibit sponsored by Indiana Modern on May 30th.

Noah Sandweiss intimated that work that was ongoing concerning historic sidewalks.

VIII. COMMISSIONER COMMENTS

Ashley Johnson suggested the need for work sessions that would help to clarify the goals and directions for the Commission. **Margie Rice** reminded the Commission of the City Council's desire to have a work session.

Marleen Newman suggested strengthening the website or resource options available to the Board.

- IX. PUBLIC COMMENTS ANNOUNCEMENTS
- X. ADJOURNMENT

John Saunders adjourned the meeting @ 6:37.

Video record of meeting available upon request.

STAFF REVIEW	Address: 1300 E 1st St (Elm Heights HD)
COA 24-16	Petitioner: Lyndsi Thompson
Start Date: 5/23/2024	Parcel: 53-08-03-210-046.000-009
RATING: CONTRIBUTING	Survey: W.J. and Sarah Moenkaus House



Background: Request is for a retroactive COA for a landscaped gravel parking area. The applicant had spoken with the city Planning Department about general requirements for residential parking areas.

Request: Installation of gravel parking area in backyard of corner lot

Guidelines: Elm Heights District Guidelines

Visibility

The presentation of the house or property to the street, its public interface, is its most important asset. When possible, major changes should be placed on secondary elevations away from a public street, taking care not to damage existing historic materials. Throughout the guidelines, we use the term “visible from the public right-of-way” to highlight this emphasis. This can mean a major street or a public alley. Temporary visibility obstructions like fences and landscaping do not remove a property or its features from the review process.

3.4 Walkways and Automobile

I. Installation, removal, or expansion of all driveways and parking areas, as well as walkways visible from the public right-of-way.

- Design walkways, driveways, and parking areas in keeping with the neighborhood setting.
- Locate parking at the rear of the property and screen appropriately.
- Protect and maintain mature trees, plantings, and green space as much as possible when planning parking areas.

Things to Consider as You Plan

When available, use the traditional alley network for access to garages or parking areas. To help preserve green space, city code prohibits parking areas larger than 20 by 20 ft. unless the property is zoned multifamily.

HPC Rules and Procedures

1. Staff has approval authority regarding changes to:
 - a. pavement or exterior mechanicals or reception devices
 - b. trees (removal)
 - c. fencing
 - d. sidewalks
 - e. paving materials

Bloomington UDO 20.04.080(h)

Parking Lot Perimeter Treatment

Parking lots shall be screened from streets and adjacent uses using a combination of plant materials, decorative fences, decorative walls, and/or earthen berms. Parking lots with four or more spaces shall have the following perimeter treatment:

Minimum Landscape Width

Generally

A landscape area a minimum of eight feet in width shall be provided along all parking lot perimeter areas abutting another property or a public right-of-way. This standard does not apply to those portions of a development site where shared parking, access, or other site features adjoin at the property line.

MD Zone District

A minimum of one of the following perimeter landscape treatments shall be applied in the MD zoning district:

A landscape area a minimum of five feet in width shall be provided along all surface parking lot perimeter areas abutting another property or a public right-of-way. This

standard does not apply to those portions of a development site where shared parking, access, or other site features adjoin at the property line; or

A decorative wall shall be installed along the perimeter of the parking area except for parking spaces where vehicles back out into the public right-of-way. Decorative walls shall be a minimum of 30 inches and a maximum of 42 inches in height and may incorporate breaks to allow for pedestrian movement.

Trees

Parking lot perimeter areas shall contain a minimum of one tree per four parking spaces. A minimum of 75 percent of the required trees shall be large, canopy trees.

Location

Trees shall be planted within 10 feet of the parking lot edge.

Shrubs

Number

Parking lot perimeter areas shall contain a minimum of three shrubs per one parking space.

Location

Shrubs shall be planted within five feet of the parking lot edge. In situations where there is a sidewalk immediately adjacent to a parking area, the required shrubs must be within 5' of the edge of the sidewalk.

Height

Shrubs planted in parking lot perimeter areas shall be selected from species that grow to a minimum height of four feet.

Staff conditionally approves COA 24-16 with additional screening.

Elm Heights Guidelines treat fences and foliage as temporary screening, so a rear parking area on a corner lot is subject to Review. Still, the guidelines for the installation of parking areas recommend that such areas be located at the rear of a property and be appropriately screened. The portion of the backyard between the house and the driveway is currently screened by a wooden privacy fence. South of the driveway low-lying vegetation and several small trees stand between the parking lot and the street. Staff recommends applying existing screening requirements defined in the Bloomington UDO for screening parking lots in MD zoned districts which call for either the extension of the decorative wall or fence or screening with shrubs and trees proportionate to the number of parking places. Existing shrubs and trees on the property between the parking area and the street can count toward this requirement.



STAFF REVIEW	Address: 1029 W 6 th St
COA 24-19	Petitioner: Suz Frederickson
Start Date: 5/23/2024	Parcel: 53-05-32-410-029.000-005
RATING: CONTRIBUTING	Survey: L-plan cottage



Background: Property is a considerably altered Contributing L-Plan cottage in the Near West Side Historic District.

Request: Installation of a removable 12'x20' gambrel roofed garage in the backyard facing an alley.

Guidelines: Near West Side Historic District

Accessory Structure Guidelines

When designing a new accessory building such as a garage, accessory dwelling unit (ADU), or storage building, the context to which the designer must relate is usually defined by the principal structure on the site. For the most part, the guidelines pertaining to new construction of principal structures (see previous section) are

applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to accessory buildings and are particularly important when undertaking such a project.

SUBJECT TO REVIEW AND APPROVAL:

- Construction of accessory buildings with an area greater than 80 square feet are subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).
- Buildings 80 square feet or less and no taller than 10 feet do not need approval.

RECOMMENDED

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
3. The scale, height, size, and mass of an accessory structure should be subordinate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.

Staff approves of COA 24-19

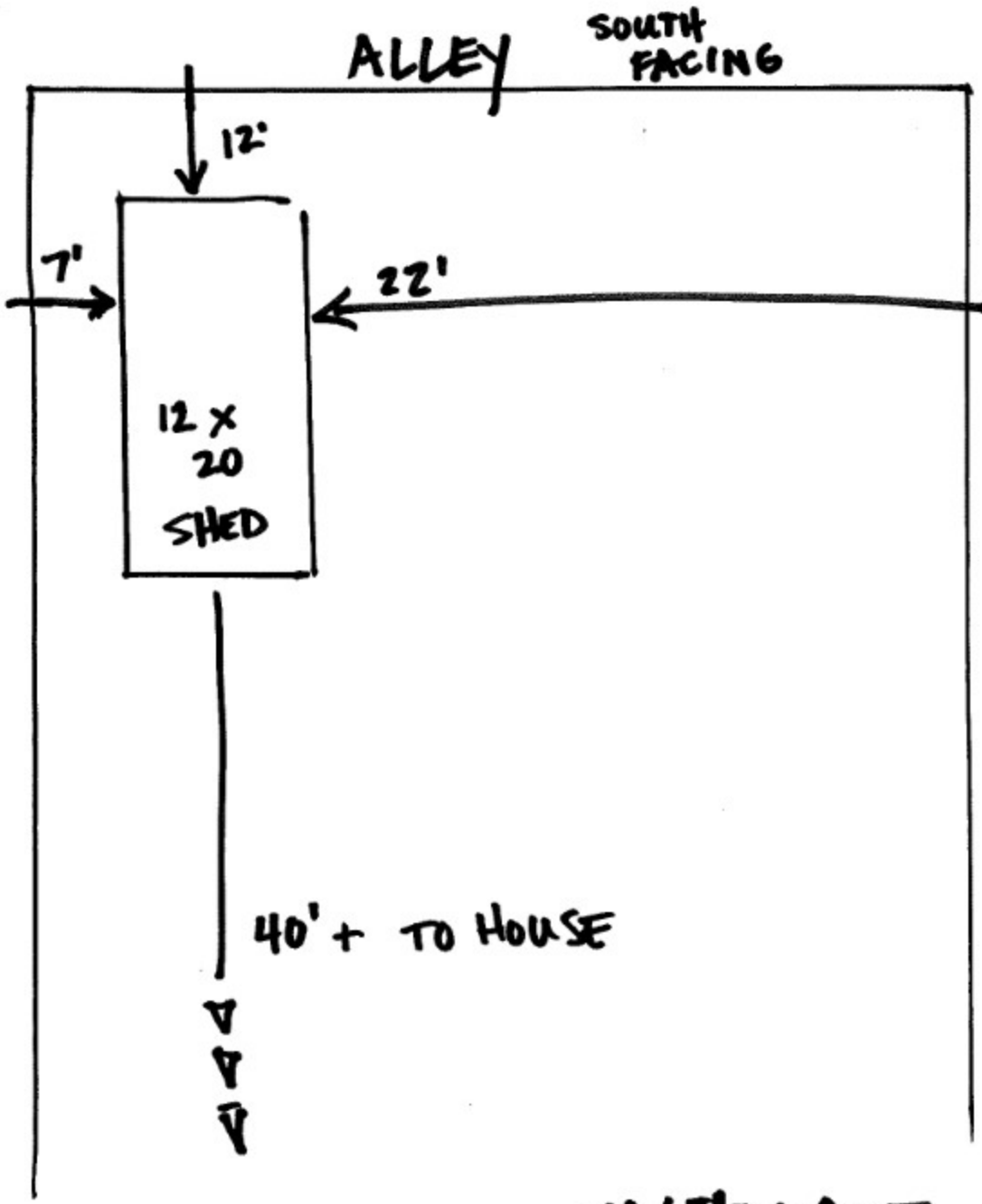
The proposed garage meets neighborhood guidelines for accessory structures. The neighboring house also has a gambrel roofed accessory structure facing the alley.

KIRKWOOD AVENUE

1029 West 6th Street, Bloomington

New shed placement on property back yard off alley...

NOTE: MATCHES NEIGHBOR SHED SET BACK



OAK STREET

W. 6TH STREET



Milan Miller, Owner

812-883-8072 • 1-888-240-4272

6073 S. W. Washington School Rd. • Salem, Indiana 47167

Customer Order # _____

Approximate Delivery Date _____

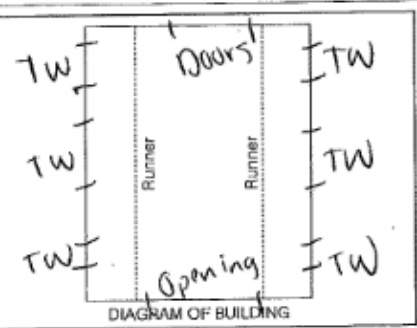
Sold By Quote - Martha

Name Suz Frederickson Phone 812-334-2684 Date 5-9-24

Address 1029 W 6th St. Bloomington, IN 47404

Email suzfrederickson@gmail.com

QTY.	DESCRIPTION		PRICE	AMOUNT
	Size <u>12x24</u>	Style <u>Lofted Barn</u>		<u>9584.</u>
	Trim Color	Color		
	Shingle Color	Metal Color		
	Windows	Size		
<u>6</u>	Transom Windows <u>In Walls</u>		<u>65</u>	<u>390.</u>
	Shutters			
<u>✓</u>	Loft <u>8</u> Feet <u>rear</u>			
	Shelves _____ Feet			
	Ramp			
<u>✓</u>	Ridge Vent <u>24'</u>			<u>240</u>
	Door Style <input checked="" type="checkbox"/> Traditional <input type="checkbox"/> American <input type="checkbox"/> Flat Panel <u>6'</u>			
	<u>Frame 8' Wide X 7' Tall Door Opening</u>			<u>200</u>
RTO SALE: SALE PRICE _____ SECURITY DEPOSIT _____ MONTHLY RENT _____ SALES TAX _____ MONTHLY PAYMENT _____ TOTAL RECEIVED _____				SUBTOTAL <u>10,414.</u>
				TAX <u>728.98</u>
				TOTAL <u>11,142.98</u>
				DEPOSIT _____
				BALANCE _____
				PAID IN FULL ON _____



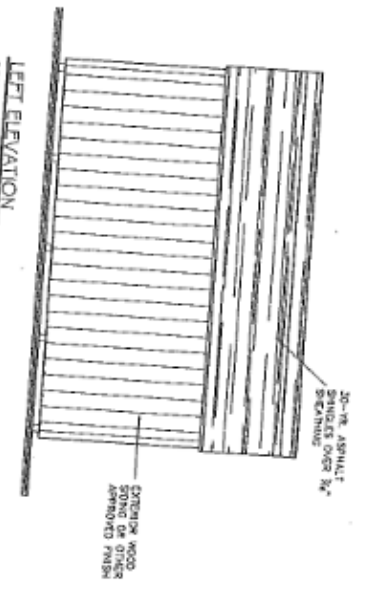
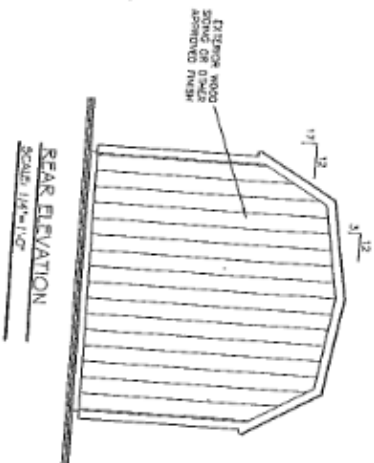
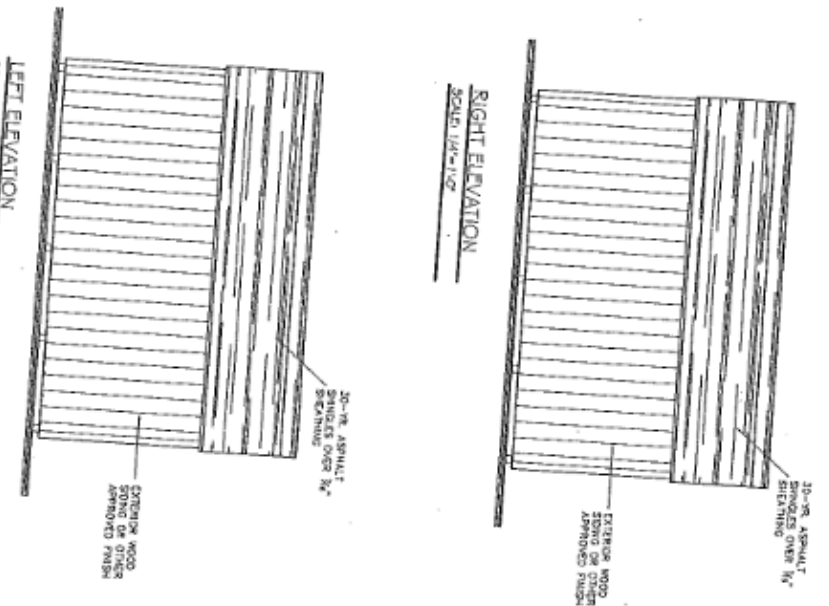
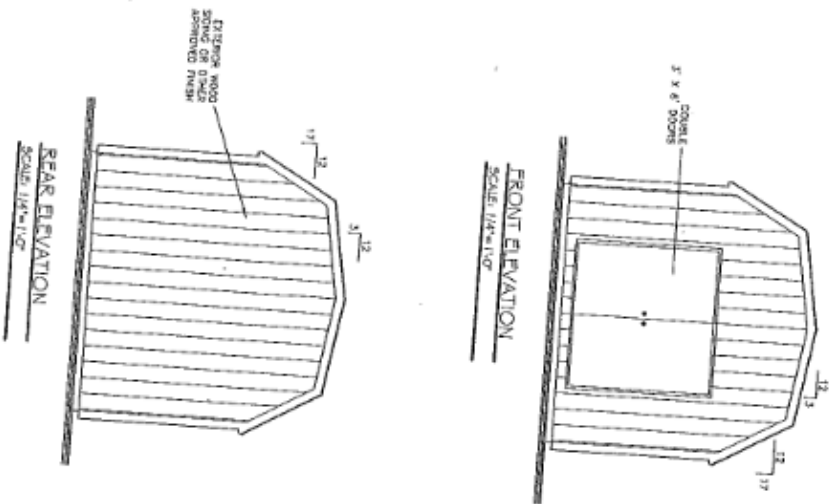
Customer Agreement

Customer provides blocks to level. Gravel base is recommended. Be sure tree stumps, limbs and any other obstacles are removed prior to installation. We are not responsible for any ruts or yard damage on property. Down payment is required at time of contract, which will be kept by builder upon cancellation, after building is started. C.O.D. on balance upon delivery or completion of building. Customer is responsible to contact zoning for any required permits.

Thank you and we appreciate your business.

SIGNATURE OF BUYER _____ DATE _____

www.MillersMiniBarns.com



SHADING ON ALL CONCRETE
IN THE FOLLOWING SIZES:

8' X 12'
10' X 12'
12' X 12'
14' X 12'
16' X 12'
18' X 12'
20' X 12'
22' X 12'
24' X 12'
26' X 12'
28' X 12'
30' X 12'

Miller's Mini Barns/USA Portable Buildings
LOFTED BARN
ELEVATIONS

J.L. McCoy & Company
Civil & Environmental Engineering
and Water Resources
1000 North 10th Street
Tulsa, Oklahoma 74103
918-438-1111
Fax: 918-438-1112
www.jlmc.com

REVISIONS	
NO.	DESCRIPTION



PROPOSED
PLOT
FOR
STRUCTURE
(NORTH)



1025
(EAST)

STAFF REVIEW	Address: 405 E 4 th St (Restaurant Row HD)
COA 24-20	Petitioner: Leighla Taylor
Start Date: 5/23/2024	Parcel: 53-05-33-310-012.000-005
RATING: NON-CONTRIBUTING	Survey:



Background: Applicant applied for a COA in the December 2023 meeting for alterations to the façade of a significantly altered building to improve accessibility to the entrance. Staff recommended approval, but the review period ended before the HPC could meet to act on the application so the COA was issued. With work now underway, Blooming Thai has commissioned Fast Signs for the proposed signage.

Request: New round sign on pediment. 45.5" in diameter, vinyl.

Guidelines: Greater Restaurant Row Historic District

2.6 SIGNAGE

Signage is a vital to the success of brick and mortar businesses and are used to attract attention and convey information. Signs were displayed in every possible area and manner—in windows, over doors, painted on exterior walls, and hanging over or even across the street. The signage of Restaurant Row represents an admixture of approaches which combine to form a vibrant part of the district's character. Most common throughout the district are wall, awning, window, freestanding, and projecting signs.

Compatible

- Signs that reflect the scale of the storefront and the building and do not obscure the building's architectural features (windows, cornices, piers or ornamentation).
- Signs are concentrated at the street level close to the entrance of the building.
- A wall sign that is relatively flush with the building facade.

Incompatible

- Internally lit signs.
- Freestanding signs taller than five feet.

Staff approves COA 24-21

Blooming Thai

405 E 4th St, Bloomington, IN 47408



Install a Wall Mounted 3mm ACM Sign Panel with printed vinyl graphics and UV laminate. A wooden brace will be added to the back for additional support.

Measurements: 45.5" Diameter

Square Footage: 14.37 Sq Ft



FRONT
B ELEVATION
SCALE: 1/8" = 1'-0"

STAFF REVIEW	Address: 300 E 3rd (Home Laundry Company Building)
COA 24-21	Petitioner: Hai Tao Wang
Start Date: 5/23/2024	Parcel: 53-05-33-300-025.001-005
RATING: Outstanding	Survey: Moderne commercial building



Background: The Home Laundry Building is an individually listed historic district with an Outstanding rating. The building has always served commercial uses including numerous past restaurants.

Request: Installation of two unlighted PVC signs on the north façade (4'6"x3') and over the entrance on the east façade (6'x3').

Guidelines: Restaurant Row Historic District

2.6 SIGNAGE

Signage is a vital to the success of brick and mortar businesses and are used to attract attention and convey information. Signs were displayed in every possible area and manner—in windows, over doors, painted on exterior walls, and hanging over or even across the street. The signage of Restaurant Row represents an admixture of approaches which combine to form a vibrant part of the district's character. Most common throughout the district are wall, awning, window, freestanding, and projecting signs.

Compatible

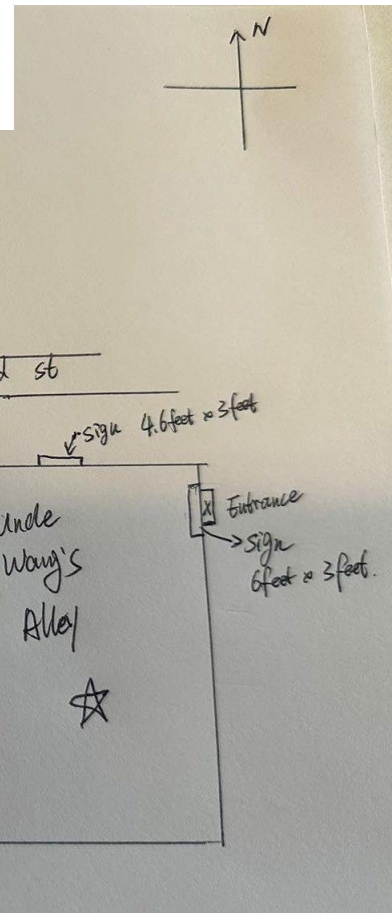
- Signs that reflect the scale of the storefront and the building and do not obscure the building's architectural features (windows, cornices, piers or ornamentation).
- Signs are concentrated at the street level close to the entrance of the building.
- A wall sign that is relatively flush with the building facade.

Incompatible

- Internally lit signs.
- Freestanding signs taller than five feet.

Staff approves of COA 24-21

Because of the individually-listed Home Laundry Company's proximity to Restaurant Row Historic District and the comparable needs of restaurants in both locations, staff believes that Restaurant Row guidelines are appropriate for review of signage on the Home Laundry Company building. Guidelines for signage in other commercial districts are fairly similar. This signage is similar in scale to the current Senoj sign and signs for previous occupants such as Rachel's Café and Gourmet Garden.



STAFF REVIEW	Address: 801 W 9th St (Near West Side HD)
COA 24-22	Petitioner: Lori Mankowski Gettle
Start Date: 5/23/2024	Parcel: 53-05-32-403-003.000-005
RATING: CONTRIBUTING	Survey: Pyramid roof cottage



Background: The applicant consulted with Bluestone Arborist who determined the street-facing tree could not be saved.

Request: Removal of a sick mature tree

Guidelines: Near West Side Historic District

Removal of mature trees in street-facing yards is subject to staff approval.

Staff approves COA 24-22

The tree is clearly sick, most of the upper branches having lost their leaves.

STAFF REVIEW	Address: 715 W 8 th St (Near West Side HD)
COA 24-24	Petitioner: Mary Buechley
Start Date: 5/30/2024	Parcel: 53-05-32-403-059.000-005
RATING: OUTSTANDING	Survey: Queen Anne T-plan cottage



Background: The large silver maple in the front yard of 715 W 8th St is shedding branches and has been inspected by an arborist who believes that the tree will die within five or six years.

Request: Removal of a sick mature tree

Guidelines: Near West Side Historic District
Removal of mature trees in street-facing yards is subject to staff approval.

Staff approves COA 24-24
The tree has been assessed as terminally ill by an arborist, and is already dropping limbs.

STAFF RECOMMENDATIONS	Address: 1300 E 1 st St (Elm Heights HD)
COA 24-15	Petitioner: Lyndsi Thompson
Start Date: 5/23/2024	Parcel: 53-08-03-210-046.000-009
RATING: CONTRIBUTING	Survey: W.J. and Sarah Moenkaus House



Background: Application is for a retroactive COA for the replacement of a six panel solid wood front door with a new door with 3/2 window panes.

Request: Replacement of the front door

Guidelines: Elm Heights Historic District

4.5 Windows and Doors

Doors with various panel configurations as well as a combination of solid panels and glazing are found throughout the neighborhood. Of special note are the round-topped entrance doors, many with distinctive glass inserts and detailing.

Decorative stained, beveled, and etched glass is sometimes found, often in entry sidelights and transoms or individual fixed sash.

I. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.

II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including

sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.

- Replace missing elements based on accurate documentation of the original.
- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.

Staff recommends that the historic door be reinstalled.

According to neighborhood guidelines, historic fenestration that is in good or repairable condition should be retained. Staff has not heard a compelling reason for the door's replacement, but does not consider the replacement door to be stylistically inappropriate.



STAFF RECOMMENDATIONS	Address: 910 N Maple St (Maple Heights HD)
COA 24-17	Petitioner: Kenny Blackwell
Start Date: 5/23/2024	Parcel: 53-05-32-104-009.000-005
RATING: NON-CONTRIBUTING	Survey:



Background: 910 N Maple St is occupied by a small storage shed and a 1975 2-car garage located near the rear of the property. In 2002 a T-plan cottage resembling the neighboring property at 912 N Maple was demolished by a previous owner and no replacement structure has been built.

Request: New construction of a two story bungalow. The existing alley-facing garage is to be retained, but a small shed (less than 80 sqft) will be removed.

Guidelines: Maple Heights Historic District

New Construction

SIDING MATERIALS

RECOMMENDED

1. When fiber cement board siding is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
2. Brick, limestone, clapboard, cement board, wood, wood shingles/shakes used decoratively.

SETBACK

RECOMMENDED

1. A new building’s setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed. On corner sites, the setbacks from both streets must conform to the context

BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

RECOMMENDED:

1. The front entry should face the street. The 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.
2. Not all of the early 20th century houses in Maple Heights had porches however, the majority of them did. Incorporating front porch elements in the design of new houses is encouraged.
3. Accessibility for all new buildings is encouraged

PORCHES

RECOMMENDED:

1. Inclusion of a front porch is recommended.
2. Porch height - see notes regarding ornamentation
3. Lattice or visual barrier below porch - see notes about avoiding gap under porch

4. 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.

5. Columns and posts should be an appropriate type for the style of house. For example, thicker square tapered columns are typical on Craftsman-style houses.

NOT RECOMMENDED:

1. Porch elements that use more than one architectural style.
2. Porch elements that differ from the architectural style of the primary structure.
3. Ornamental metal porch columns and railings.
4. Enclosed front porches.
5. Replacing original stone steps.

HEIGHT

RECOMMENDED

1. New construction at the end of a block should take into account building heights on adjacent blocks.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.
4. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.
5. Foundation and floor line heights should be consistent with contiguous properties.

NOT RECOMMENDED:

1. Any building height that appears either diminutive or overscale in relation to its context

BUILDING HEIGHTS

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.

NOT RECOMMENDED:

1. Roof shapes that create uncharacteristic shapes, slopes and patterns

MASS

RECOMMENDED

1. The perceived total mass and site coverage of a new building should be consistent with surrounding buildings.
2. A larger than typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the 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.

FENESTRATION

Definition: The arrangement, proportioning, and design of windows, doors, and openings.

RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

NOT RECOMMENDED:

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window sash configurations that conflict with those on surrounding buildings

Staff Recommends approval of COA 24-17

The construction proposed at 910 N Maple St meets district guidelines and is stylistically similar to existing craftsman bungalows in the district. Although the Maple Heights guidelines do not prescribe any specific styles, the massing, broad front porch, and square or tapered porch columns proposed by the architect are consistent with the house's craftsman influence. The house would fill the currently vacant lot in a way that matches historic development in the district, while retaining the existing garage, alley, and side parking.

Blackwell Homes / Rogers Street Condo

Page 1: 3D Cover Page

Page 2: Foundation Plan & Birds Eye View

Page 3: Main Level & Second Floor Plan

Page 4: Front, Rear, & Right Elevations

Page 5: Left Elevation & "A" Section



Colors and patterns shown are for display purposes only and do NOT necessarily represent customer choices. Please confirm all colors and patterns with homeowner prior to ordering any materials.

Rogers Street Country Club

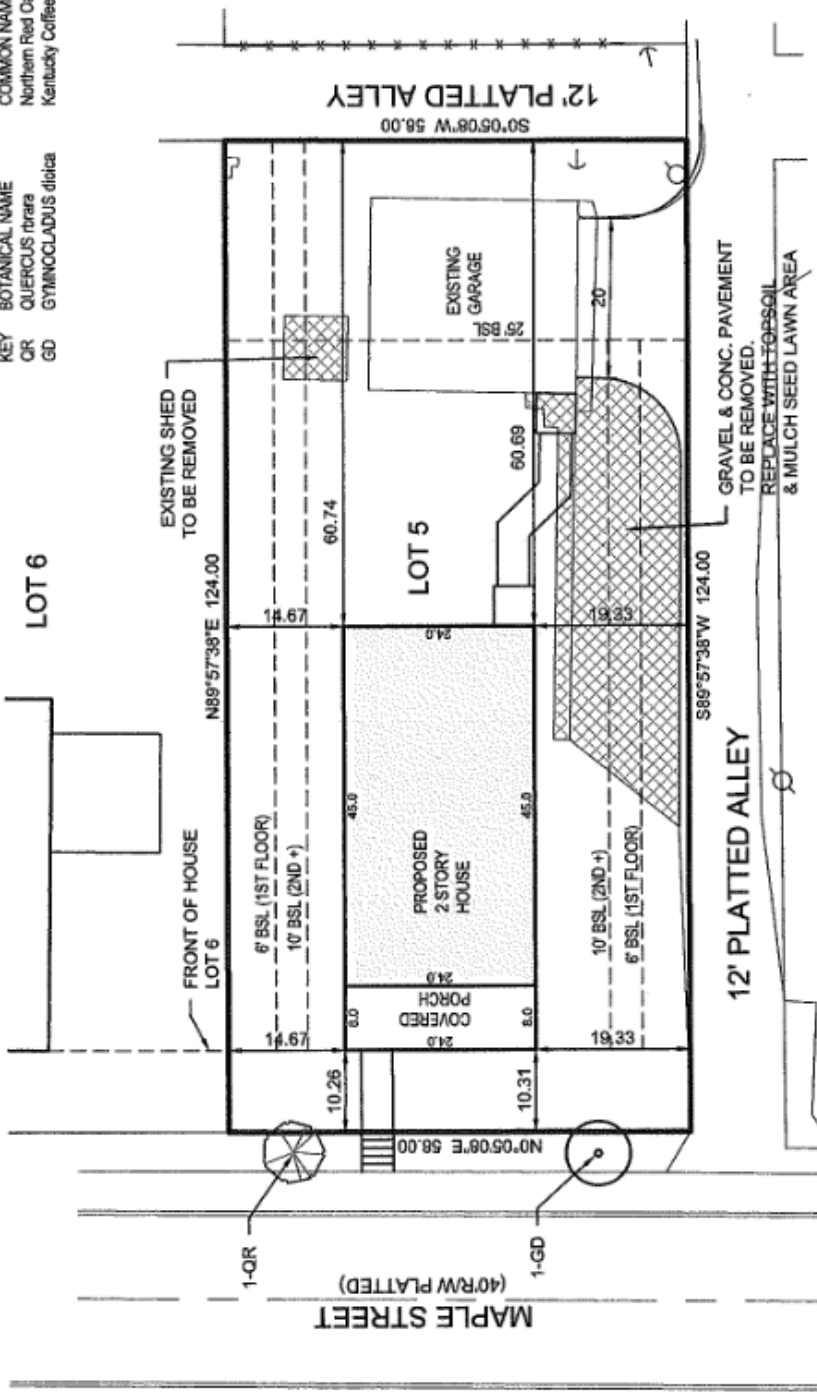
3ft min scope of 1/2 inch off front

Diff columns
ripped or same
knockdown



STREET TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
QR	QUERCUS trara	Northern Red Oak	2-in Caliper
GD	GYMNOCALADUS dioica	Kentucky Coffee Tree	2-in Caliper



**PLOT PLAN
CRAVENS & CARMICHAELS
1ST ADDITION LOT 5
(910 N Maple Street)**



**SMITH
DESIGN
GROUP**
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Rd Bloomington, IN 47404
(812) 336-6536 - smithdgroup.com
DATE: 05/22/24 JOB: 6923

Open joints 1/4 inch or more than 2.5 times the slab thickness (in inches). A 4" slab should have joints no more than 10 feet apart. Cold joints 25% of the depth of the slab. A 4" slab will should have joints 7" deep.

In hot weather, concrete right crack if joints are not cut within 4-12 hours after placing concrete.

Place joints under walls or under column bases if possible. Under walls they must be sawed.

Under slabs, joints must have a course to be swept through every area.

<http://www.concrete.com/construction/technicalarticles/01/01/01.htm>

1. All work shall conform with codes and local building codes and all other applicable regulations. Codes and local codes shall prevail over any information on this plan.

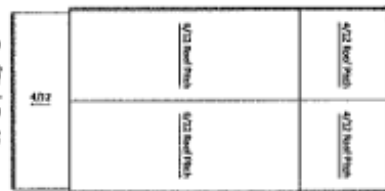
2. Contractor shall be responsible for verifying all dimensions and understanding all required permits, inspections, approvals, etc.

3. All work shall conform with codes and local building codes and all other applicable regulations. Codes and local codes shall prevail over any information on this plan.

4. Contractor shall be responsible for verifying all dimensions and understanding all required permits, inspections, approvals, etc.

5. All work shall conform with codes and local building codes and all other applicable regulations. Codes and local codes shall prevail over any information on this plan.

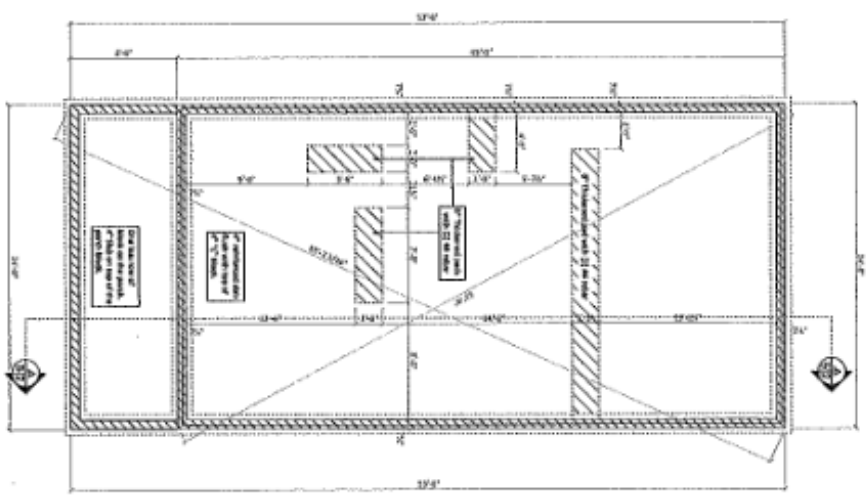
6. Contractor shall be responsible for verifying all dimensions and understanding all required permits, inspections, approvals, etc.



Roof Bird's Eye View

7. All work shall conform with codes and local building codes and all other applicable regulations. Codes and local codes shall prevail over any information on this plan.

8. Contractor shall be responsible for verifying all dimensions and understanding all required permits, inspections, approvals, etc.

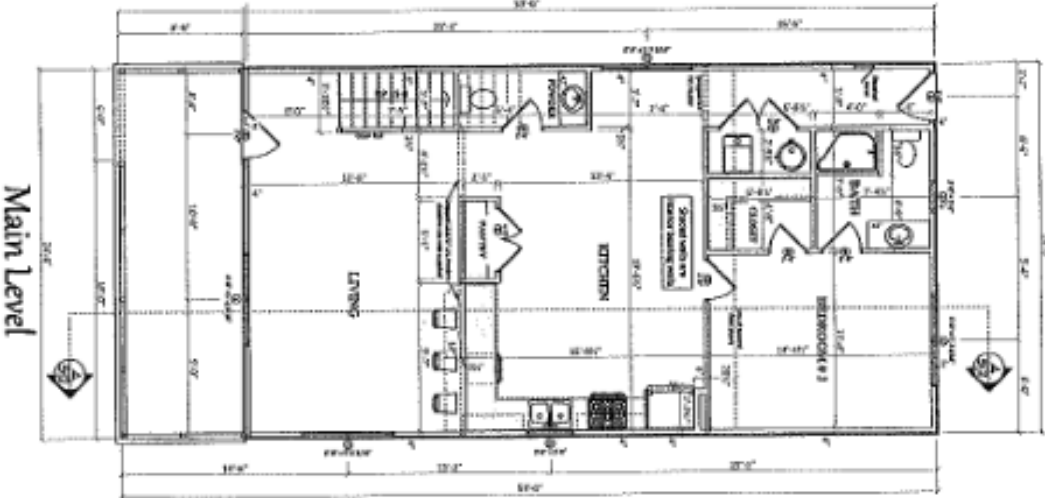


FOUNDATION PLAN & BIRDS EYE VIEW

SCALE: 1/4" = 1'-0" UNO

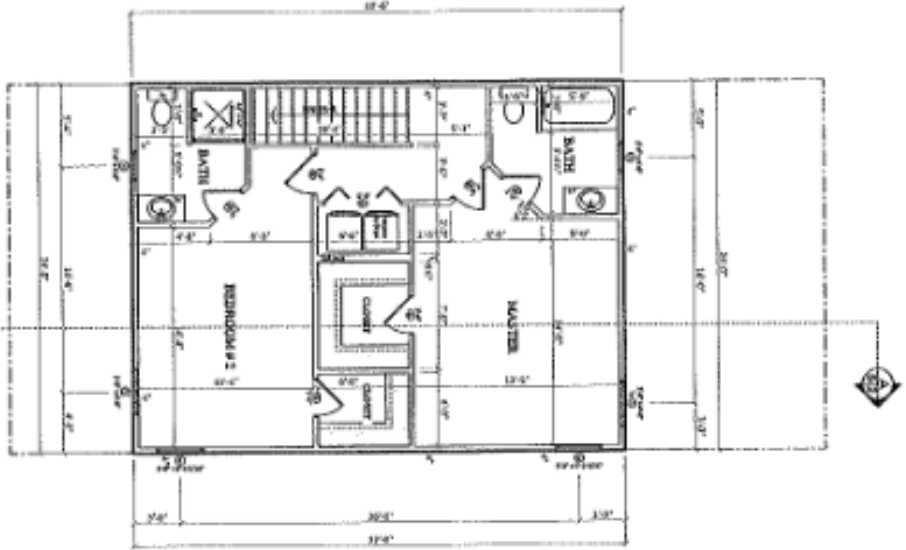
Room	Area (sq. ft.)	Volume (cu. ft.)	Notes
Living Room	1,200	36,000	
Bedroom #1	1,100	33,000	
Bedroom #2	1,100	33,000	
Bath	500	15,000	
Kitchen	800	24,000	
Staircase	300	9,000	
Hallway	200	6,000	
Master Bedroom	1,500	45,000	
Master Bath	600	18,000	
Guest Bath	400	12,000	
Storage	100	3,000	
Entry	150	4,500	
Front Porch	200	6,000	
Back Porch	150	4,500	
Garage	1,000	30,000	
Driveway	1,000	30,000	
Yard	2,000	60,000	
Total	12,000	360,000	

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND STRUCTURES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES AND STRUCTURES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES AND STRUCTURES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES AND STRUCTURES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES AND STRUCTURES.



Main Level

The Plans herein are not an engineering plan and therefore do not constitute an engineering design. The Engineer is not responsible for the design of the building structure, the design of the mechanical, electrical, plumbing, and fire protection systems, or the design of the site work. The Engineer is responsible for the design of the building envelope, the design of the interior finishes, and the design of the site work. The Engineer is not responsible for the design of the building structure, the design of the mechanical, electrical, plumbing, and fire protection systems, or the design of the site work.

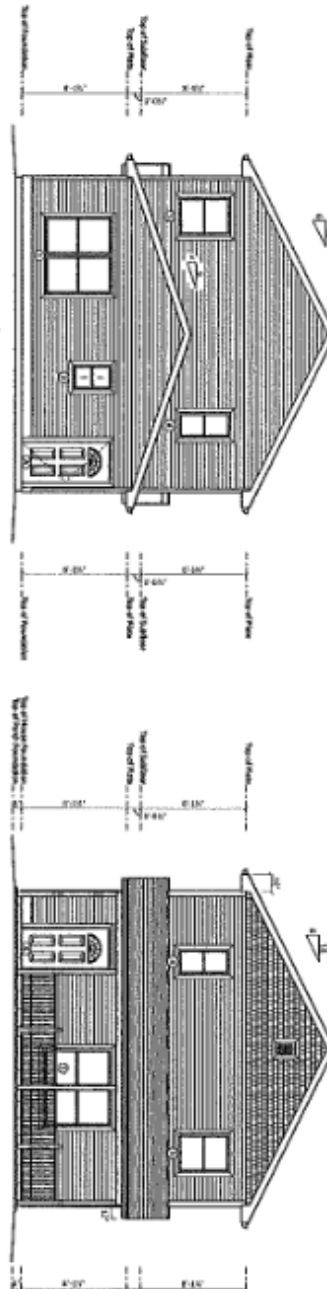
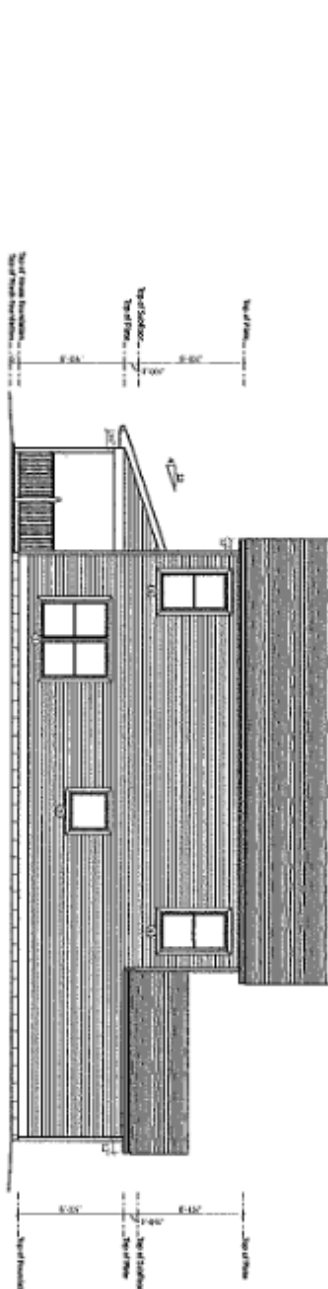


Second Floor

All work shall comply with state and local building codes and all other applicable regulations. Show and locate codes. The contractor shall be responsible for obtaining all necessary permits and insurance. The contractor shall be responsible for the protection of all existing utilities and structures. The contractor shall be responsible for the protection of all adjacent properties and structures. The contractor shall be responsible for the protection of all adjacent utilities and structures.

FLOOR PLANS

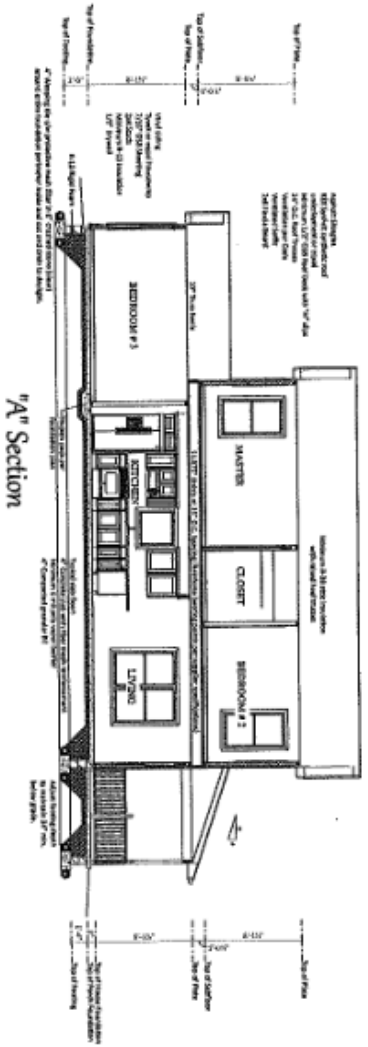
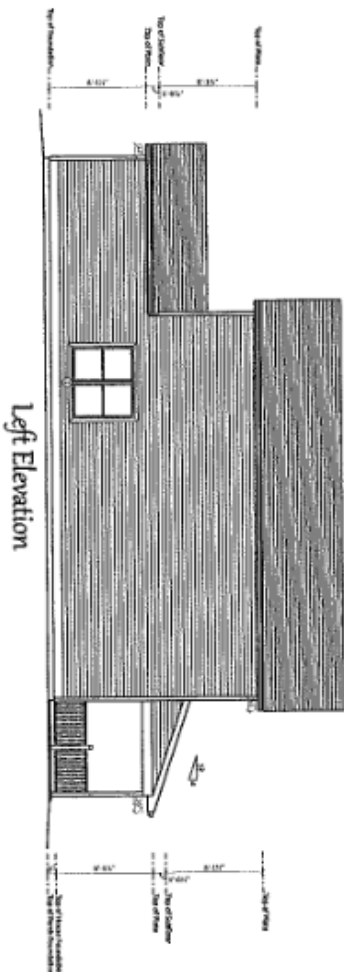
SCALE: 1/4" = 1'-0"



All work shall comply with state and local building codes and all other applicable regulations, codes and local codes. Contractor shall be responsible for verifying all dimensions and coordinating all required permits, inspections, approvals, etc.

These drawings are prepared by and for the use of the contractor. The contractor shall be responsible for obtaining all necessary permits, approvals, etc. The contractor shall be responsible for verifying all dimensions and coordinating all required permits, inspections, approvals, etc.

FRONT, REAR & RIGHT ELEVATIONS
SCALE: 1/4" = 1'-0"



All work shall comply with applicable codes and all other applicable regulations. Plans and specifications shall be subject to change without notice. Contractor shall be responsible for verifying all dimensions and conditions of existing conditions, structures, etc.

For the purpose of this drawing, the building is assumed to be a single-family residence. The building is assumed to be a single-family residence. The building is assumed to be a single-family residence.

LEFT ELEVATION & 'A' SECTION
SCALE: 1/8" = 1'-0"



Rogers Street Condo



Elm Town Design, LLC
8034 US Highway 211, Leopold, NY 42553
Office Phone: (615) 995-0100 Mobile Phone: (615) 787-1935
Email: ead@elmtowndesign.com



SCALE: 1/8" = 1'-0" UNO
DRAWN BY: Mak, Ouse
DATE: 4/20/21
Project: 200344

Approach
Recheck

Sheet No.

Monroe County, IN
910 N Maple ST
39 DEGREES NORTH (855) GIS-3939





S Rogers and Country Club location pictured

N Maple location:

- 3ft stone wainscoting on front elevation
- Wood clapboard
- Square or tapered columns



STAFF RECOMMENDATIONS	Address: 1029 W 6 th St (Near West Side HD)
COA 24-18	Petitioner: Suz Frederickson
Start Date: 5/23/2024	Parcel: 53-05-32-410-029.000-005
RATING: CONTRIBUTING	Survey: L-plan cottage



Background: Property is a considerably altered Contributing L-Plan cottage in the Near West Side Historic District.

Request: Replacement of non-original metal porch posts with square wooden posts and a wooden railing.

Guidelines: Near West Side Historic District

Porches

RECCOMENDED

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.

NOT RECOMMENDED

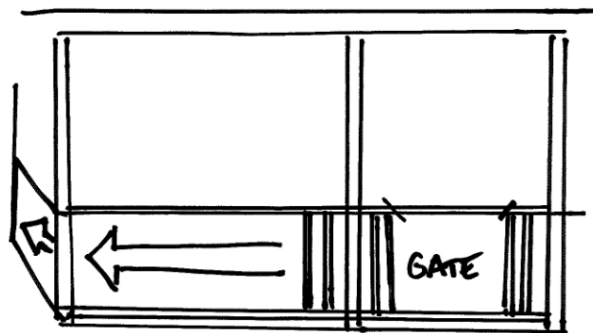
1. Porch elements that use more than one architectural style.
2. Porch elements that differ from the architectural style of the principal structure.
3. Ornamental metal porch columns and railings.
4. Enclosed front porches

Staff Recommends approval of COA 24-18

The proposed railing and square wood posts fit district guidelines and are similar to those found on other porches on the block. Furthermore the proposed changes would be more appropriate to district guidelines than the existing non-original metal posts.



1029 West 6th Street, Bloomington
Front porch configuration



1026 W. 6th

Example

4x4 POSTS
2x2 SPINDLES

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:

Following the postponement of the preceding demolition delays after the meeting on May 9th, 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 5th and 7th. 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 3rd 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.

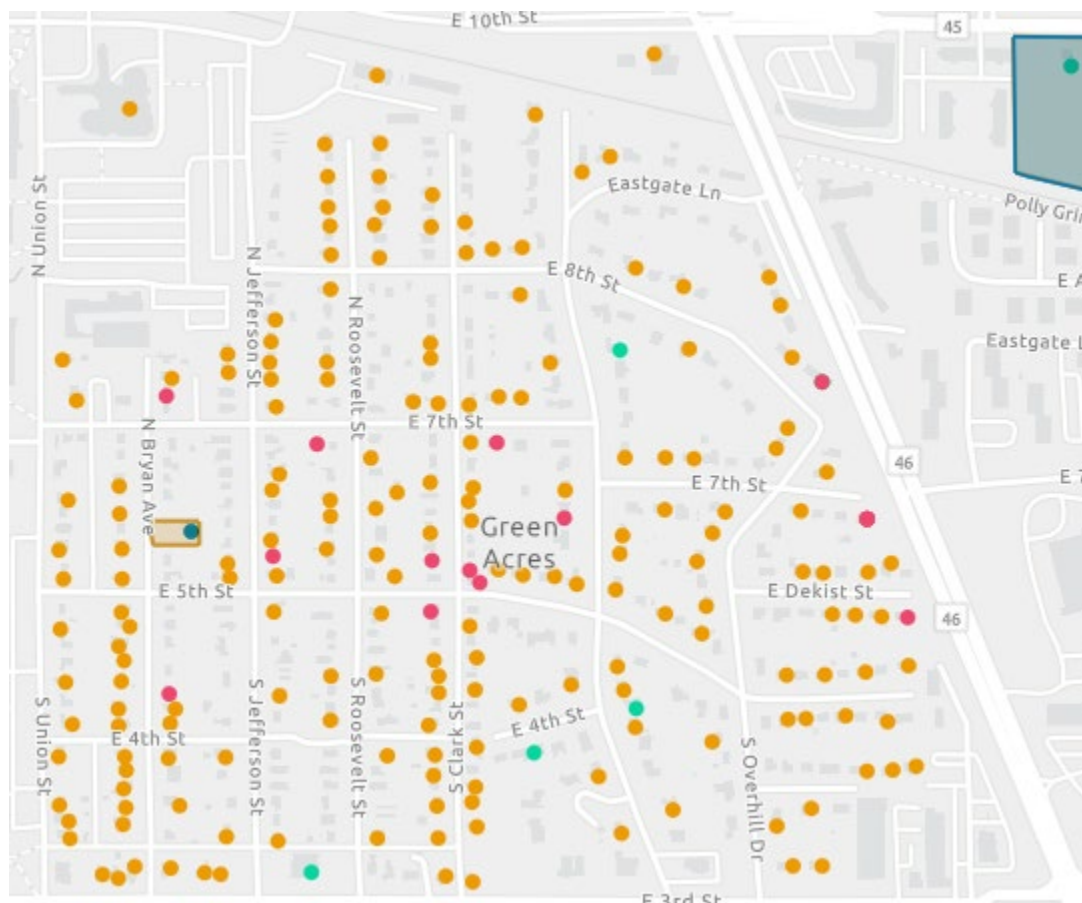
The Hillsdale subdivision was platted in 1947 in the southeast quadrant of the neighborhood with a racially restrictive covenant, ruled unenforceable the following year. This area is differentiated by the western half of the district by winding streets and larger yards. The housing stock mostly consists 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.



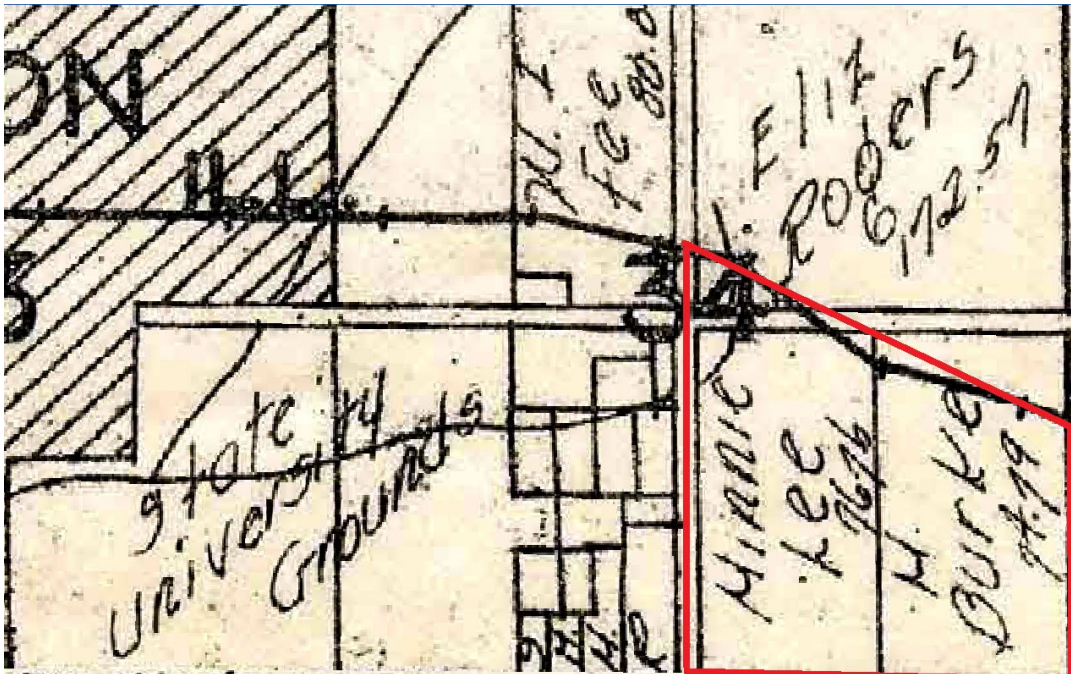
Map of registered rental properties from Bloomington Department of Housing And Neighborhood Development.



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