



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday July 25, 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/89971345393?pwd=l9pqh6lY8FKK3ey3rwSOLoK3oDNbV2.1>

[Meeting ID: 899 7134 5393](#)

[Passcode: 930062](#)

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# Bloomington Historic Preservation Commission Meeting

**Thursday July 25<sup>th</sup>, 2024, 5:00 P.M.**

**In Person:**

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

**Zoom:** [Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.](#)

[Topic: Historic Preservation Commission Meeting](#)

[Time: Jul 25, 2024 05:00 PM Eastern Time \(US and Canada\)](#)

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## AGENDA

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
  - A. June 13<sup>th</sup>, 2024
- IV. CERTIFICATES OF APPROPRIATENESS**
  - Commission Review**
    - A. **COA 24-26**
      - 1000 S Madison (McDoel HD)
      - Chris Sturbaum
      - Construction of a carport*
- V. DEMOLITION DELAY**

**A. DD 24-19**

1010 E Maxwell

Petitioner: Eliza K. Pavalko

*Full Demolition*

**B. DD 24-20**

1217 N Madison St

Petitioner: Caylan Evans

*Full Demolition*

**C. DD 24-14**

2201 East 7th Street

Petitioner: Sable Beyers

*Full Demolition*

**D. DD 24-15**

310 North Jefferson Street

Petitioner: Sable Beyers

*Full Demolition*

**E. DD 24-16**

314 North Jefferson Street

Petitioner: Sable Beyers

*Full Demolition*

**F. DD 24-17**

318 North Jefferson Street

Petitioner: Sable Beyers

*Full Demolition*

**G. DD 24-18**

324 North Jefferson Street

Petitioner: Sable Beyers

*Full Demolition*

**VI. NEW BUSINESS**

**A. City council meeting discussion**

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS ANNOUNCEMENTS**

**X. ADJOURNMENT**

Next meeting date is August 8<sup>th</sup>, 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 June 13<sup>th</sup>, 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 @ 5:00 p.m.**

### II. ROLL CALL

#### **Commissioners:**

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

#### **Advisory Members:**

Karen Duffy (Present)  
Jack Baker (Present)  
Jeremy Hackerd (Present)

#### **Staff:**

Noah Sandweiss HAND (Present)  
Eddie Wright, HAND (Present)  
Larry Allen, City Legal (Virtual)  
Tonda Radewan HAND (Present)  
Gabriel Holborow Planning (Present)

#### **Guests:**

Sue Fredrickson (Present)  
Sue Moyer (Present)  
Jim Moyer (Present)  
Henry Castrogiovanni (Present)

Lyndsi Thompson (Present)  
John Simpson (Present)  
Dave Blackwell (Present)  
Lana Allen (Present)  
Pablo David (Present)  
Alex Intermin (Present)  
Ann Kreilkamp (Present)  
Chris Sturbaum (Present)  
Lois Sabo Skelton (Present)  
Ted Najam (Present)  
Margaret Menge (Present)  
Casey Taylor (Virtual)  
Lucas Gonzalez (Virtual)  
Caylan Marshall (Virtual)  
Anna Holmes (Virtual)

### III. APPROVAL OF MINUTES

#### A. May 23<sup>rd</sup>, 2024

**Daniel Schlegal** made a motion to approve minutes, **Reynard Cross** seconded.  
**Motion carried 5-0-1 (Yes-No-Abstain)**

### IV. GRADUATE HOTEL HISTORIC DISTRICT VOTE

**Alex Intermill** gave a presentation, see addendum to the packet for details.

**Pablo David** continued, the Graduate has over 30 hotels around the world. They look closely at the history of the towns they are located. Taking into account the themes of the towns. **Pablo David** explained the aesthetics of various aspects of the hotel and how they have worked local features into the design of the hotel. He pointed out that without a liquor license the hotel is losing a large amount of revenue.

**Reynard Cross** asked why exactly they are here, is it to preserve the hotel or get a liquor license. **Pablo David** stated that they are here for both reasons, as they are looking to extend the Kirkwood historic district. **Reynard Cross** asked if a museum deserves protection because it's a museum or what it in the museum. **Pablo David** stated that he believes that the graduate qualifies for designation because of its merits, as per city code for preservation. It meets the same qualifications as other buildings downtown and on campus. But they must have the historic district first. **Reynard Cross** asked what about the building qualifies it for historic designation. He stated that the Commission is to protect a building

on its historic merits. They should try to get a variance for the license. **Alex Intermill** stated that the building meets the criteria on its own, but they are asking that the commission designate all of Kirkwood for designation. **Alex Intermill** is concerned about protecting and maintaining the entire Kirkwood street scape. The goal is to realize the entire potential of the Graduate and benefit the surrounding businesses. **Daniel Schlegal** asked when the Graduate was built, 2018 appx. **Daniel Schlegal** asked about the size of the building. **Alex Intermill** explained the size of the building in reference to the surrounding buildings. **Marleen Newman** asked who the architect was. HPA out of Chicago. She asked if there a way to compromise with the Methodist church on alcohol sales? **Pablo David** stated that they have a very positive relationship with the church, but the church has a consensus model. They have to have a consensus among a group of 15 people. Out of those people there were a few that would not even listen to a request for liquor sales. She asked if they looked into temporary permits. Indiana law does not have carve outs of temporary permits for individual events. Any type of alcohol permit would need consent from the church. **Jeremy Hackerd** asked if they were approving designation for the hotel or all of Kirkwood. **Reynard Cross** asked how long the 200 ft restriction has been in effect. Close to 50 years. **Reynard Cross** pointed out that they built the hotel knowing that they would have issues with a liquor license. **Pablo David** stated that they never had an issue in the past, this is the first time they had an issue. **Reynard Cross** asked if they consulted with anyone in the planning stages concerning the difficulty of obtaining a liquor license. **Pablo David** stated that he was a part of that planning stage. He believes there was not a problem, until the point there was. But he doesn't feel like it was a lack of due diligence.

**Jack Baker** stated that he was on the plan commission and there was a fight over the hotel. They got into the subject of alcohol, he spoke with a person and asked if they could build the hotel without alcohol. That person stated that they sell rooms and don't need the alcohol. He has learned that going before the **Commission** is a clever way to sell alcohol in your building. He doesn't see that the building meet criteria for historic designation. **William Fulk** agrees that it doesn't meet criteria. Most buildings in the area are limestone and not brick. He also feels like historic designation for all of Kirkwood would put an undue burden on other building owners. **Reynard Cross** stated that the liquor license is not something they should consider. He describes that coming before the **Commission** is disingenuous and insulting. He has yet to see anything about protection for protection of the building as a historic building and support designation as a historic building. The overall presentation is weak. **Daniel Schlegal** is ok with designation and likes the idea of a historic district. **Marleen Newman** stated that she likes the building but it meets no criteria for individual designation and would prefer to designate the whole street. The additions to the building does not add anything historically to the building but it is nice. **Sam DeSollar** likes the building as well, but it is not historic. The argument for historic



designation is disingenuous. **Jeremy Hackerd** doesn't feel like they can consider the building for designation. **Karen Duffy** doesn't see that it is a good fit for designation. **John Saunders** agreed with the other commissioners. **John Saunders** then stated that they would not vote tonight, but it could put on a future meeting agenda for additional discussion.

## V. CERTIFICATES OF APPROPRIATENESS

### Staff Review

#### A. COA 24-16

1300 E 1<sup>st</sup> St (W.J. and Sarah Moenkau House, Elm Heights HD)  
Petitioner Lyndsi Thompson  
*Installation of gravel parking area in rear of corner lot*

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

#### B. COA 24-19

1029 W 6<sup>th</sup> St (L-plan cottage, Near West Side HD)  
Petitioner Suz Frederickson  
*Installation of prefabricated garage*

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

#### C. COA 24-20

405 E 4<sup>th</sup> St (Blooming Thai, Restaurant Row HD)  
Petitioner Leighla Taylor  
*New Signage*

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

#### D. COA 24-21

300 E 3<sup>rd</sup> (Home Laundry Company Building)  
Hai Tao Wang  
*New Signage*

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

#### E. COA 24-22

801 W 9th St (Pyramid roof cottage, Near West Side HD)  
Petitioner Lori Mankowski Gettle

*Tree Removal*

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

**F. COA 24-23**

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

Petitioner Mary Buechley

*Tree Removal*

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

**Commission Review**

**G. COA 24-15**

1300 E 1<sup>st</sup> St (W.J. and Sarah Moenkau House, Elm Heights HD)

Petitioner Lyndsi Thompson

*Replacement of front door*

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

**Lindsi Thompson** stated that they chose this door for safety as they are using this house as rental. **Jack Baker** asked about the thickness of the door. **Lindsi Thompson** stated that it is  $\frac{3}{4}$  **Jack Baker** asked if the old door could be restored and reused. **John Simpson** stated that the old door was damaged beyond repair. But the new door is as robust as the old door, it allows light in the house and you can see who is knocking without opening the door. The glass is clear glass. **William Fulk** asked if this is the first historic home they owned. They own several but this is the first they have altered. This is their first appearance before the **Commission**. **Reynard Cross** asked about materials for the door. It's a fiberglass door. **Reynard** stated that they should've come to the commission first. He asked about the space behind the door. **Lindsi Thompson** explained the layout of the home. **Daniel Schlegel** asked if the door was still around, could they have added a peep hole. **Noah Sandweiss** stated it would be allowable under the guidelines. The door replaced was wood and the door has been disposed of because it was rotted. As the entire front door area was water damaged. **Marleen Newman** asked why they chose this door. **John Simpson** stated that he liked the door and he feels like it goes well with the house. **Marleen** explained that according to the guidelines they were to replace like with like. The new door does not match the style of the house. **Sam DeSollar** asked what the neighborhoods thoughts on the changes. **Noah Sandweiss** stated that is why he issued the NOV, because of neighborhood concerns. **Sam**

asked about removal of the railings. He asked if the steps are the same, they are not they are concrete. **John Saunders** asked about COA or building permits. They did not obtain either.

**Jack Baker** stated that neighborhoods develop their own rules. The door can return, and he believes it should be changed back. **William Fulk** agrees. **Reynard Cross** stated that they are aware of the process, but they still didn't come before the **Commission** which says a lot. Therefore, he can't see a reason to support the COA retroactively. **Daniel Schlegel** and **Marleen Newman** agree. **Sam DeSollar** believes they need an additional NOV on this as it doesn't comply with building code. He also stated that the neighborhood is watching and you can replace like with like and this is not like. He cannot support this and they should look at the other changes. **Jeremy Hackerd** stated that the house does look better, but they need to follow the neighborhood regulations. **Lindsi Thompson** stated that she knocked on doors to get neighborhood approval. **Karen Duffy** agrees with **Jeremy**, and the neighborhood on this. She suggested that Lindsi should get involved with the design committee of Elm Heights. **John Saunders** complimented the owner for maintaining their properties, but he cannot support the changes.

**Reynard Cross** made a motion to deny **COA 24-15**, **William Fulk** seconded.  
**Motion carried 6-0-0 (Yes-No-Abstain)**

#### H. **COA 24-17**

910 N Maple St (Vacant lot, Maple Heights HD)

Petitioner Kenny Blackwell

*New construction two-story bungalow*

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

**Jack Baker** asked who designed the house. **David Blackwell** said it was Grabber and it was modified by local company. **Reynard Cross** asked how high the stonework would run. 32 to 36 inches. They are looking to use Diamond Coat or Louisiana Pacific coating. **Reynard** asked if they would consider an alternative to the stone. **David Blackwell** said they were open to that. **Daniel Schlegel** asked if they would talk with the neighborhood and get their input. Sam DeSollar asked for clarification on what they are planning, and elevations. But there is no stone listed on the elevations. **David Blackwell** stated they are looking to use wood siding. But they like to put a façade to break it up. Where the gable is he could build it to have a break in there. **Karen Duffy** asked if the neighborhood had any input about the pitch.

**Noah Sandweiss** stated that there is concern with the pitch of the roof. He also explained the neighborhood guidelines for the roof.

**Jack Baker** stated that the design does not meet any recommendations. It's a generic house, and they are trying to make it fit the guidelines. But it doesn't fit within this or any other neighborhoods in the city. **William Fulk** appreciated the materials used, especially not using vinyl. But he should go back to the neighborhood with his architect. **Reynard Cross** agrees. **Daniel Schlegel** thinks this is a great start but they should go back and meet with the neighborhood. **Marleen Newman** made suggestions as to how the house can fit better in the neighborhood. She also does not like the use of the stone façade. **Sam DeSollar** stated that everything has been covered in discussion. **John Saunders** agrees with the other commissioners, and suggested they come back after talking with the neighborhood. In public comments, **Chris Sturbaum** commented on the dormer of the example house.

**William Fulk** made a motion to deny **COA 24-17**, **Reynard Cross** seconded.  
**Motion carried 6-0-0 (Yes-No-Abstain)**

**I. COA 24-18**

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

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

**Sam DeSollar** asked about the purpose gate. **Sue Fredrickson** stated that she has dogs and would like a swinging gate. Materials would be square cedar posts. **John Saunders** asked how common the 4x4 posts in this neighborhood are. **Noah Sandweiss** stated that the posts shouldn't be too slender. **Sue Fredrickson** stated that she has observed cedar posts on other houses, and these would be wrapped posts.

**Jack Baker** stated that it fits neighborhood guidelines, **Commissioners** agreed. **Sam DeSollar** suggested using spindles.

**Chris Sturbaum** mentioned that she has the opportunity to use 5 inch turned posts. Another member of the public stated that the rail height has a bearing on the look of the home.

**Reynard Cross** made a motion to approve **COA 24-18**, with the suggestion that square or spindle columns be used, **William Fulk** seconded.  
**Motion carried 6-0-0 (Yes-No-Abstain)**

## VI. DEMOLITION DELAY

**Commission Chair John Saunders** stated in the May 9<sup>th</sup> Commission Meeting that **DD 24-14 – DD 24-18** would be considered together as they are all on the same block. The **Commissioners** agreed at that time.

- 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*

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

**Noah Sandweiss** displayed a map showing the boundaries of a proposed Green Acres Historic district. Displaying homes that are rentals vs owner occupied homes. **John Saunders** asked how many homes are rentals and how many are owner occupied. **Noah** doesn't have an exact number, but he guessed 65%.

**Jack Baker** asked what releasing the delay period means. **Noah Sandweiss** clarified. He asked about starting a conservation district. Noah stated they don't have merit on their own or in a group, so it would have to be a historic district. **Jack** asked if the houses could disappear before a district could be established. **Noah** clarified that the structures would be under interim protection. **Gabriel Holborow** clarified the zoning and uses for structures within the neighborhood. He is stating what is possible. He has no knowledge of any upcoming plans.

**Lois Sabo Skelton** stated that there were more people from the neighborhood who would like to be at the meeting tonight but were unable to attend. She stated that it's a neighborhood that people want live there despite the prices of homes. They have strived to keep the character of the neighborhood. They have worked hard to maintain the neighborhood. She asked that the commission not allow a large apartment complex to be built. **John Saunders** asked if it was the will of the neighborhood to become a historic district. The people in attendance stated that it is. **Chris Sturbaum** stated that the purview of the **Commission** is to determine if there is historic merit to be preserved. He stated that this is not about rentals. It's not the **Commissions** job to worry about what could be built. He believes these homes are worth saving. **Ted Najam** stated that he lived in the neighborhood when he was young. It represents a different time, and was a warm place to live. It's not about 5 houses, but it's about whether a neighborhood deserves to be preserved. **Margaret Menge** stated she feels very much at home in the neighborhood. Her son grew up there and everything is in walking distance. She fears that if an apartment complex goes in then the neighborhood would be destroyed. A member of the public showed her Green Acers t-shirt and stated what the neighborhood has planned for the future. **Sue Meyer** stated that she lived in a historic house in the neighborhood and she just hopes that the houses are not destroyed. Another member of the neighborhood asked that everyone walk the neighborhood. And stated that if the houses are destroyed part of the neighborhood would be destroyed. **John Saunders** inquired about procedure to extend the delay period. **Noah Sandweiss** stated that procedure to extend demo delay and then the historic designation procedure, and how to get it to the city council. **Karen Duffy** mentioned that Indiana landmarks stated that National Homes, the builder of these homes, was an Indiana company. **Gabriel Holborow** clarified the ordinance as it pertains to a 30 day extension. **Larry Allen** from city legal looked at the ordinance to extend the demo period to clarify from a legal standpoint. Larry stated that an additional 30 days can be extended due to additional findings. **Noah Sandweiss** will discuss extending the demo delay period with Director of HAND, Anna Killion-Hansen when she returns to the office. The Green Acres Neighborhood will prepare to seek historic designation in the meantime.

**Reynard Cross** made a motion to approach the HAND director to extend the demodely period by 30 days for **DD 24-14** thru **DD 24-18**, **Daniel Schlegel** seconded.  
**Motion carried 6-0-0 (Yes-No-Abstain)**

**VII. NEW BUSINESS**

**A. Indiana Landmarks Conference Scholarships**

**Noah Sandweiss** discussed the Indiana Landmarks conference scholarship program. See packet for details. **Noah** took names of the commissioners wanting to attend.

**VIII. OLD BUSINESS**

**Sam DeSollar** asked for an update on the Princess Theater at the next meeting.

**IX. COMMISSIONER COMMENTS**

**Marleen Newman** stated that she listened to Elizabeth on the radio and she sounded great.

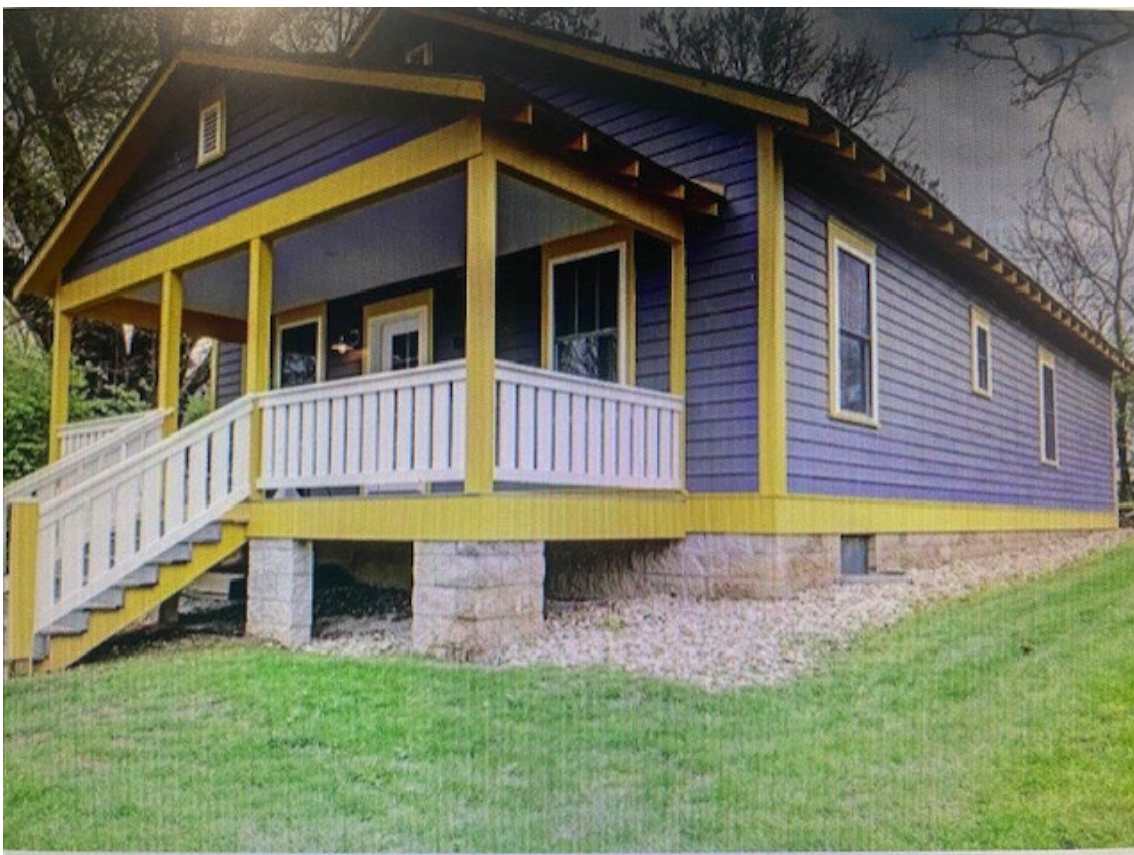
**X. PUBLIC COMMENTS ANNOUNCEMENTS**

**XI. ADJOURNMENT**

**John Saunders** adjourned the meeting @ **8:33**.

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

<b>STAFF RECOMMENDATIONS</b>	Address: 1000 S Madison (McDoel HD)
<b>COA 24-26</b>	Petitioner: Chris Sturbaum
<b>Start Date: 7/8/2024</b>	Parcel: 53-08-05-401-014.000-009
<b>RATING: NON-CONTRIBUTING</b>	Not on Survey, Built in 2019



**Background:** The owners of this 2019 bungalow which is stylistically similar to many older contributing buildings in the McDoel Historic District propose the construction of an alley-facing one-car carport.

**Request:** Construction of a detached shed and carport

**Guidelines:** McDoel District Guidelines

*Structure design:* Permanent new accessory structures visible to public view are encouraged to be visually compatible with existing structures.

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

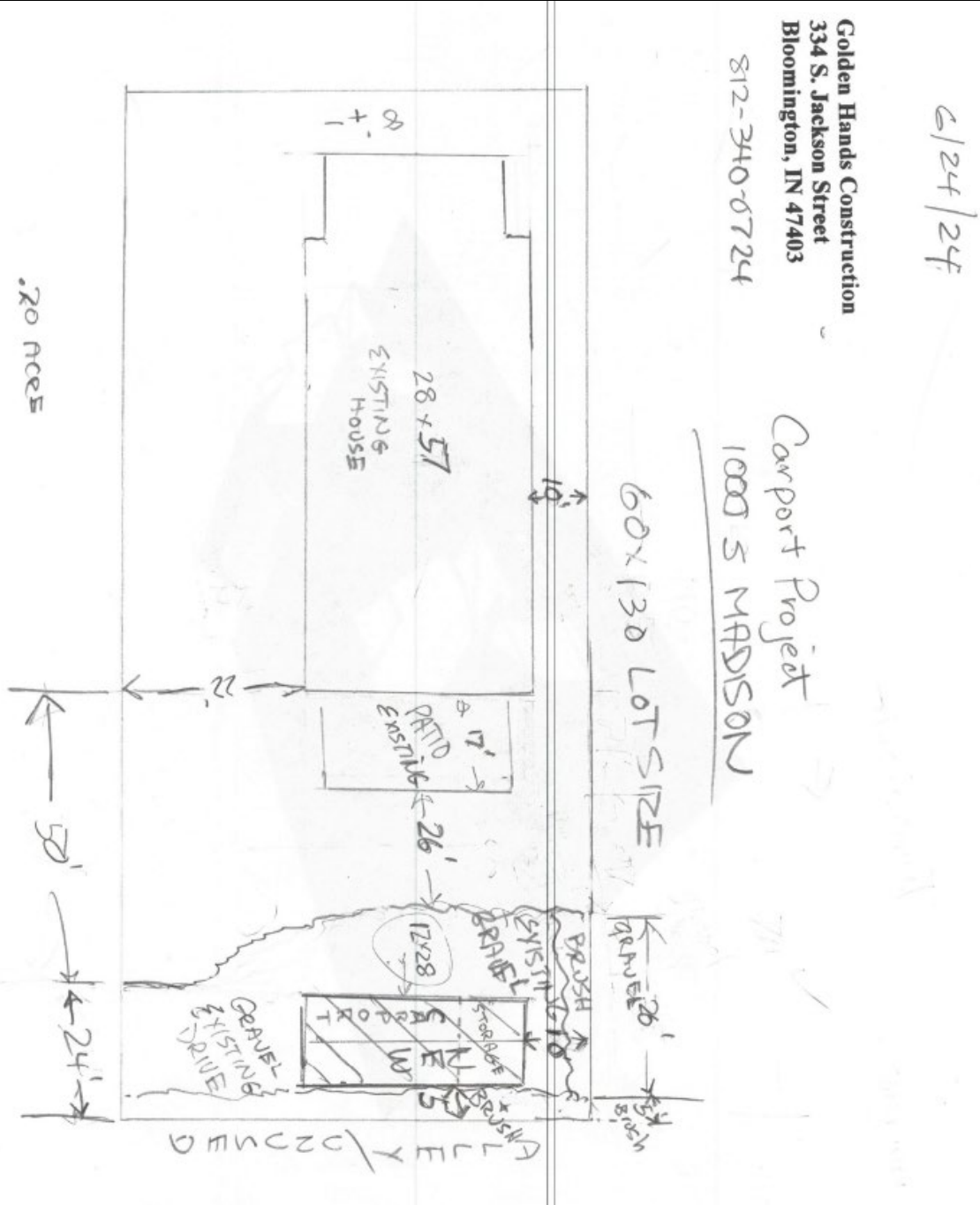
**GARAGES AND CARPORTS:**



Preferable: An added garage should be no larger than 25% of the size of the house and should be compatible with the design and materials. A carport should be set back 1/3 or more from the front façade of the house.

**Staff recommends approval of COA 24-26**

The new construction proposed meets district guidelines for garages and carports, is visually compatible with the existing house, and is located outside of public view.



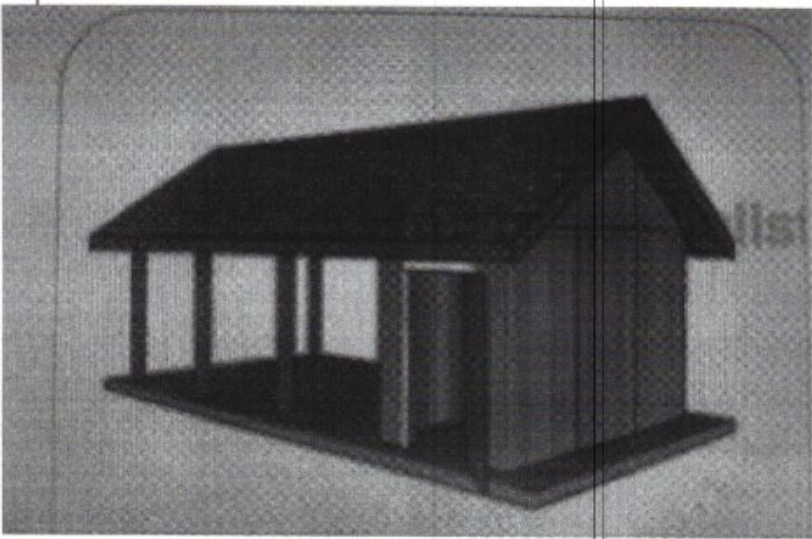
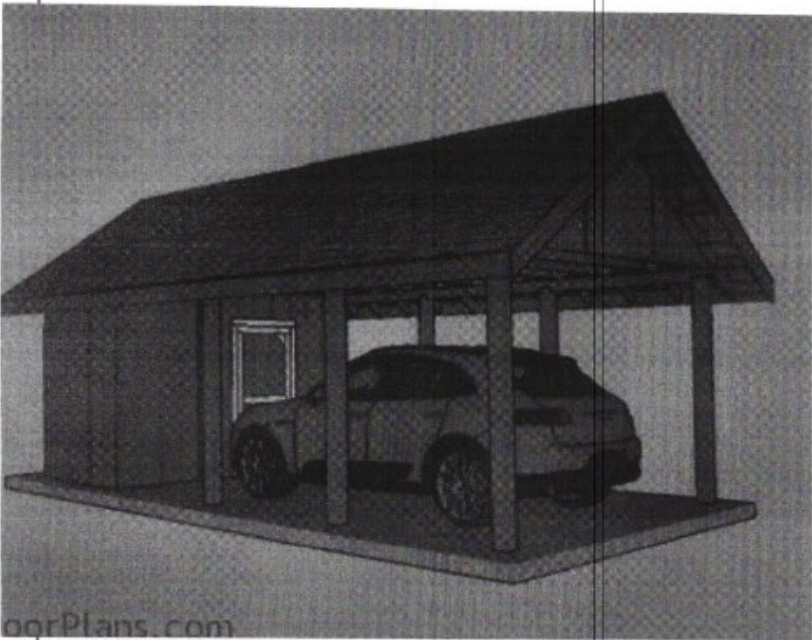
Approximate Design

Siding, TRIM AND ROOF WILL MATCH HOUSE

1000 S MADISON

CS

Eva Marinotti evamarinotti@gmail.com  
Chris Sturbaum goldenhandsnc@comcast.net



<b>STAFF RECOMMENDATIONS</b>	Address: 1010 E Maxwell
<b>DD 24-19</b>	Petitioner: Eliza K. Pavalko
<b>Start Date: 6/24/2024</b>	Parcel: 53-08-04-401-050.000-009
<b>RATING: Contributing</b>	Survey: Minimal Ranch c. 1950
	
<p><b>Background:</b> 1010 E Maxwell is an unaltered minimal ranch of concrete block construction built in 1950. In 1957, the house was bought by Joseph and Shirley Strain. Joseph was born in Monroe County in 1877, and after graduating from Indiana University had practiced dentistry with his brother, Homer, for fifty years. Joseph died in 1972, and Shirley died in 1974, after which the house was sold.</p>	
<p><b>Request:</b> Full demolition of house and garage</p>	
<p><b>Guidelines:</b> 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.</p>	
<p><b>Staff Recommendation:</b> Staff Recommends release of DD 24-19.</p>	



<b>STAFF RECOMMENDATIONS</b>	Address: 1217 N Madison
<b>DD 24-20</b>	Petitioner: Caylan Evans
<b>Start Date: 6/21/2024</b>	Parcel: 53-05-32-101-009.000-005
<b>RATING: Contributing</b>	Survey: Ranch c. 1950
	
<p><b>Background:</b> 1217 N Madison is a minimal ranch built in 1950. The house was first owned by Maxie Kendall, a highway construction foreman for the state highway department and later the city of Bloomington. In 1958, the home was bought by Leonard and Betty Helms, owners of a septic service. Since their deaths in 2007 and 2009 respectively, the house has been owned by their estate.</p>	
<p><b>Request:</b> Full demolition</p>	
<p><b>Guidelines:</b> 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.</p>	
<p><b>Staff Recommendation:</b> Staff Recommends release of DD 24-20.</p>	

<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.