



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday October 10, 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/81576801698?pwd=OzSro0l0WHo24bCRep0j1Xv3e5Ff3j.1>

[Meeting ID: 815 7680 1698](#)

[Passcode: 044714](#)

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# **Bloomington Historic Preservation Commission Meeting Minutes - August 12, 2024**

**Commissioners:**

Ernesto Castaneda  
Reynard Cross  
Sam DeSoller  
Bill Faulk  
Elizabeth Mitchell  
John Saunders  
Daniel Schlegal

**Advisory Members:**

Jack Baker  
Duncan Campbell  
Karen Duffy  
Jeremy Hackerd

**Public - In Person:**

Dave Schneider  
Jeremy  
Herhusky-Schneider  
John Woodhouse  
Kristen Woodworth  
Mat Noriega  
Caylan Evans  
Emerson Wells  
Elisha Hardy  
Ann Kreilkamp  
Dave Askins/B Square  
Bulletin  
Claudia Avellaneda  
Jim Bohrer  
Jelene Campbell  
David Roberts

**Staff:**

Noah Sandweiss, HPC Program Mgr  
Anna Killion-Hanson, HAND  
Director (Virtual)  
Margie Rice, Corporation Counsel  
Anna Holmes, Asst City Attorney (Virtual)  
Tonda Radewan, HAND staff

**Guests:**

Lois Sabo-Skelton

Chris Sturbaum  
James Gildart  
Joel Baker  
Claire Arbogast  
Charles Savage  
Bridgette Savage  
Nancy Kaster  
Brad Kaster  
Nick Weybright  
Tim Ballard  
William Schaich  
Juliet Frey  
Olivia Dorfman  
Peter Dorfman  
Margaret Menge  
Randy Rogers

Steve Wyatt  
Paul Ash  
Elizabeth Cox-Ash  
Laura Haley  
Malcolm Webb  
Richard Martin  
Ted Najam  
Carol McGarry  
Sarah Rogers  
plus others in the hallway

**Public - Virtual via Zoom:**

Ab	Evelyn Butler	Lucy Schaich
Anna Maria	Google Pixel 4	Mary Hrovat
Ben Fulton	haley's phone	Matt Gleason
CJ Minter	hcastrat@iu.edu	Ming
Christine Glaser	iphone	Nat
Christine's iphone	iphone	Peter D
Clara Perry	iphone guest	Ryan Lee
Coller	Janice Sorby	Sable's iphone
Dan Medford	Joan Middendorf	Sam Dove
Daniel Gutierrez	Joan in car	Seggie
Daniel's iphone	Joanne McAnlis	Sharon Berry
David Dzubay	John	Tat
David Kerber	Larry Hassfurth	Todd
David Ledesma	Linda Hadley	Teclast m40 Plus
eric	liz s	Whitney Kesler
	Liz Skirvin	YY Ayn
		Zijian He

**GREEN ACRES CONSERVATION DISTRICT VOTE**

HPC Program Manager Noah Sandweiss announced that materials submitted by the petitioners, his HAND staff report and letters received by members of the public are available on the back table of the meeting room. He continued that there will be opportunity for public comment and questions and reminded everybody to be respectful of each other.

Committee Chair John Saunders noted that with the large public turnout for this meeting that questions and comments from Commissioners would be combined and that public comment would be limited to 5 minutes per person, with a 2 minute rebuttal if needed.

Noah Sandweiss read his **staff report**.

**Petitioner Lois Sabo-Skelton** addressed the Commission and guests and asked for consideration to grant a conservation designation for the Green Acres Community. She noted that Green Acres was recently described as a "charming neighborhood known for its clean family-friendly atmosphere where neighbors appreciate its beautiful surroundings and convenient proximity to local amenities making it a beloved place to call home." She said the area is unique because of location and modest single family homes and is sought out as a prime area to live and noted serious concerns about the future of the neighborhood citing the disappearance of green space being replaced by high-rise apartment buildings and parking lots.

Sabo-Skelton provided an example scenario where a single family homeowner invested money in their property and contributed to the neighborhood and community for several years and bulldozers came in and demolished an entire block adjoining their backyard and in its place a four story apartment building was built so instead of the view being trees it is a wall full of windows and stacked garbage cans. She said that concern of this happening led a group of Green Acres residents to meet and investigate ways to protect the neighborhood and its established way of life. She said the group consulted with people living on the west

side in Prospect Hill and reached out to the HPC for resources and were told about the possibility of submitting an application to be a Conservation District.

Sabo-Skelton said that during their research the group found they met several of the qualifications, consulted with Noah Sandweiss-HPC for information on the requirements of the application, gave Public Notices of the three meetings the group held about the proposed district and we alerted everyone in the Green Acres area by going door-to-door with flyers. She said that the group also followed up after the three meetings going door-to-door with a petition to ask for feedback.

Sabo-Skelton clarified that the group is petitioning for a Conservation District Designation, not a Historic Neighborhood designation and concluded with *"What we need and what we deserve is a voice at the table. The conservation designation gives us all an equal seat at the table and that is why we are here today, to save our Green Acres Community and its lifestyle. We who live in this unique community and have been a part of its history and environment know the value of the lifestyle of our modest homes and the yards for gardens and the ability to have a pet...a neighborhood whose lifestyle and hallowed green environment deserves to be protected so it can continue to enrich the lives of its variation of lifestyle and continue to enrich the city of Bloomington. I ask you to ponder one more thing, the words of noted authority on preservation Donovan Rypkema quote "We are systematically tearing down what is affordable and building what is not. You can't build new and rent cheap and every time a pre-1970s house is lost a unit of affordable housing is lost"*

Prior to moving on to Commissioner questions and comments, Anna Killion-Hanson, HAND Director, reminded the Commissioners that they need to speak respectfully to each other and that they are treating everyone fairly and impartially and with respect this evening.

Margie Rice, Corporation Counsel, wanted to ensure that everybody in the room knows that the HPC focuses on the state code, which she said the local code copies, and there are specific criteria that they will be considering with making this decision. She specified that future use of the property is not within the purview of this Commission.

#### **Commissioner Questions & Comments:**

- Jack Baker (Advisory Member) asked when people in the neighborhood began talking about the possibility of a Conservation District how did they get to the point where they decided to move forward. He wanted to know if there was assumed consensus from those that attended their meetings or perhaps a vote was taken. Lois Sabo-Skelton responded that because there was so much discussion going on, the group decided to bring everybody together by conducting meetings to gather information towards a consensus.
- Jack Baker asked if at any point did the group determine a ratio of those for and those against the Conservation District designation. Lois Sabo-Skelton responded No and explained that their reason for having the public meetings was to find out where we (the petitioners) stand and if there was a logical reason for moving forward. Towards the end of the public meeting process a petition was drafted. Ann Kreilkamp added that the group had to get so much done that having a petition

prepared at the beginning of the process would have taken a lot of time because everything needed to be done by July 29th.

- Jack Baker clarified that he was wanting information on neighborhood buy-in and is not hearing where there were any numbers taken on those for and those against. Anne Kreilkamp responded that when she went door-to-door, out of those that were home and responded, she got approx 38 signatures and talked to 3 others that were not interested.
- Sam DeSollar commented that there is zoning in place that will address some of the development concerns brought up, noting that it is a sizable neighborhood with the core of the neighborhood zoned as R3 which only allows for two stories, a small strip toward the west but not immediately adjacent to the university which is R4-Residential Urban which allows only up to three stories and only one area along the western edge fronting the university which allows for three stories and no more, unless there is a zoning variance which would likely get some push back.
- DeSollar stated that he is also concerned about neighborhood buy-in as there are only 79 signatures on the petition with approx 30 of those being home-owners and there are 244 structures that aren't surveyed in this neighborhood. He said when considering a possible Conservation District he looks for a definable boundary, which it has, and density of a particular kind of settlement. He said the neighborhood feels very large with housing that was built at a time of expansion, a lot of it isn't particularly well built and just because something is old doesn't mean that you should save it.
- DeSollar pointed out that Green Acres put together a neighborhood plan where one of the stated goals was to ensure that infill development within the established neighborhood is context sensitive and he's not entirely sure or convinced that establishing a Conservation District is the way to save the neighborhood. He added that the state legislature passed a law where the onus is on the petitioners to have periodic votes to confirm that you want to remain a Conservation District or you automatically get elevated (to a Historic District) and the level of vote required is such that effectively you're signing up for eventual historic district status. He closed by saying it's largely a rental neighborhood, there are issues related to the level of density and its central location, which isn't a historic preservation issue necessarily, and will need some convincing (*to move forward on a vote in favor*).
- Elizabeth Mitchell asked for information on buy-in as she is currently feeling muddled and wants to have a better understanding of what the neighborhood is interested in and what they want to do, not just the petitioners. John Saunders asked for a reiteration of the numbers. Lois Sabo-Skelton responded that there were about 39 homeowners and 20 renters that signed the petition in favor (*of Conservation District status*). Noah Sandweiss said that this is out of over 400 houses and SamDeSollar added that 244 of these houses were not surveyed by BRI.
- Daniel Schlegel asked if the Commissioners will have an opportunity to speak again after the public comment period. John Saunders confirmed that the Commissioners will be allowed a two minute response once those attending from the public are able to speak. Schlegel commented that he is also feeling muddled about the tearing down of historic buildings, especially based on what he has seen preserved and still functional in Europe and other areas of the world, understands that preservation is not a bubble locking houses in time and is sensitive to those that feel like the HPC is just adding restrictions and costs to homeowners. He added that he bikes through the neighborhood, taking side routes, on his work commute is very curious about what will be brought up during public comment.

- Bill Fulk asked if there were any negative comments from people in the neighborhood during the public meetings. Lois Sabo-Skelton responded that there were very few negative comments, maybe two people, which surprised her, and that the one person that seemed very opposed did not sign-in so there was no ability to contact them afterwards for follow-up.
- Bill Fulk noted that the proposed District is big and wanted to know about the thought process and why they didn't consider something smaller and/or more confined. He wanted to know if the size was discussed.
- Lois Sabo-Skelton responded that they didn't discuss the District size but it was a good idea and pointed out that the group is just learning that they have a need, they know what is happening with the overview (*of their petition*), they don't want to lose the character of their neighborhood, the description is beautifully put together in the application and are simply investigating on how they can maintain their neighborhood and are open to ideas and willing to compromise, but they won't know until they get the process started which is why they are in front of the Commission today.
- Bill Fulk asked how the neighborhood would be put together to remain a conservation district and not transition into a historic district and what guidelines would be created so there wouldn't be a financial or timeline burden for people wanting to make changes. Lois Sabo-Skelton responded that this was the most important question posed and through coming together as a neighborhood and with possible assistance from the HPC she believes guidelines can be fashioned that will solve these challenges. Sabo-Skelton said that she didn't want to stress or upset anybody and the bottom line is when that demolition is going across your backyard you deserve to have some say over what's going on and that is what's behind this.
- Bill Fulk commented that a smaller defined area might be more appropriate and as most conservation districts become historic it will be important to think through the ramifications of any proposed guidelines to get buy-in from the entire neighborhood.. Fulk closed by saying that Green Acres is one of several unique, older neighborhoods in Bloomington and communities like this, and the people that live there, created the fabric of what we all love about Bloomington today and he doesn't want us to get caught up in the fact that these are just modest homes as these are homes where people lived that created an inclusive environment where people from all across the world come to. He said he feels this is very historic, maybe not on the global scale but on the local scale, and there's a piece of that which needs to be preserved perhaps smaller than what is currently being proposed that does not create a financial burden on the people that live there, whether it's homeowners renters.

Committee Chair John Saunders announced that with approx 80 people present at the meeting, public comment would be cut back from 5 minutes to 3 minutes per person.

- Ernesto Castenada commented that the primary importance is to get to the first step of the conservation district proposal vs. having discussions about a possible historic district and thinks that all or most of us care about the historic context and the preservation of our patrimony. Castenada asked if there were official numbers from the City on what percentage of rental units are in the neighborhood, noting that renters are part of this plan and they care about their neighbors and where they live, and wished that



he could see higher numbers of support. He said he thinks the scale of the neighborhood is such that we want to promote more home ownership, that rental is great and there has to be a mix in this neighborhood like in any other neighborhood.

- A member of the public answered Castenada's question and stated that the percentage of rental units is approx 80% using info taken from GIS.
- Reynard Cross asked the petitioner that out of the 79 signatures in support, how many are owners. Lois Sabo-Skelton responded 39 homeowners and 20 renters. Cross reiterated that there are over 400 houses in the proposed district with approx 20% homeowners and 80% renters and asked for confirmation that only the homeowners get a vote. Noah Sandweiss answered that a vote takes place when there's a question of raising up a Conservation District to a Historic District.
- Reynard Cross noted that a lot of people are commenting about buy-in and he is trying to get a sense of what percentage of the homeowners are in support. Ann Kreilkamp explained that when she was going door-to-door with the petition that she was only looking at owner occupied houses because that's all the time the petitioners had. She said that about half of these people were out of town and of those she was able to talk to all but three were in support.
- Reynard Cross said that he has taken note of the proposed district size and asked for more information as to why the area is so large and if it could be reduced in some way. Cross added that he is swayed with the staff recommendation as they've done a thorough examination of the criteria and concluded that the proposal meets three sub subsections so it does qualify based on the regulations, that he has an appreciation for the petitioners efforts in the limited amount of time they had.
- Jeremy Hackerd (Advisory Member) commented that he shares the concerns with buy-in and the low percentage of people that have affirmative reactions to the petition is relatively small compared to the number of houses that are in the proposed district. Hackerd added that he doesn't necessarily agree with staffs' findings of significance and that a lot of the conversation has been from people in support of the petition. He would like to hear more from the people in the audience who have opinions on the other side.
- Karen Duffy (Advisory Member) commented that she found the staff report thorough and well thought through. She said that she was particularly struck by the fact there are houses that are not necessarily only found in this neighborhood, that they are not found in many contexts that are so consistent and substantial as this. Duffy added that to her that is what conservation and historic districts are all about, it's about a body of consistency of style that ties with a particular time period and this post-war generation and style, the modest houses, are often underappreciated which is a shame. She concluded by saying the size is a practical problem and does present challenges because the petitioners are going to have people who are opposed.
- Jack Baker (Advisory Member) commented that he is one of the people in the room who has been actively involved in determining a Conservation District. In his neighborhood parking lots were built and houses were torn down in a few days, as there was no demolition delay process. He provided information on his experience including the worry that some neighbors had of potential demolition and (once becoming a district) they would be told what they could or couldn't do with their windows, doors, color of the house, etc. Baker said that once you become a Conservation District you can write the rules tight however their rules were very mild. He added that once their petitioners went in front of the City Council, got their Conservation District and found out nine years later that somebody made a mistake along the way and the area became a Historic District. He added that it was a shock but that so far nothing has happened. Their group wrote

their rules, things quieted down and he thinks people are happy with the result as it was a very good thing for the neighborhood and helped determine its future. Baker said that he thinks the petitioners are trying to determine the future of their neighborhood and are worried it is being taken apart or something is happening that is causing a downturn in morale. He concluded that future conservation and historic status doesn't mean that things are going to magically get better but it certainly keeps them from getting worse.

**Public Comments (in-person):**

- Sarah Alexander said she has two major objections to the designation of Green Acres as a Historic Conservation District. She said she generally objects to a process which favors a minority of land owners deciding to subject their neighbors to high stakes negotiation over the shape of their windows and gave an example of her neighborhood in Maple Heights, noting how the lax strictures of their district has caused friction between neighbors and thousands of dollars thrown away on little more than satisfying this body (the HPC) that a private homeowner had the right to alter his own home. Alexander added that the benefits of historical preservation listed on the city's website ironically lead her to her specific objection to Green Acres as a district for historic preservation quoting "cities are for people not vehicles" and said that according to the petitioner's own application, the story of Green Acres is the story of the rise of the suburb, of automobile supremacy, and noted you can look at a map of Green Acres and follow the destructive path of post-war development. She continued by saying in the southwest we see gridded streets and alleys but by the time you reach the east side you see the beginnings of the disconnected winding style of development that has transformed the edges of this city into unsustainable sprawl Alexander said that if we preserve this neighborhood as it is, we preserve the mistakes we made, and continue to make. Why not, if not encourage, at least allow this neighborhood and others like it, including my own, to adapt to the future needs of people in the natural way of thriving cities. Alexander concluded by saying I can answer this question. We are here today not because we are in danger of losing some vital part of Bloomington's history but because a handful of residents are scared of undergrads. That's it. Thank you for your time.
- Bridgette Savage stated that she is a retired teacher, grew up in Bloomington and Green Acres is very familiar to her, as are many of the small neighborhoods and large neighborhoods around Bloomington. She said that with the proposed Conservation District we are being asked not to look at the future but is hearing a lot about the future, like when it becomes a historic district. She added that Lois Sabo-Skelton spoke eloquently about the immediate experience and past experience of neighborhoods and per Savage, these are family neighborhoods where you can have a dog, parties in the backyard for the neighborhood kids, there are places to walk and ride your bike. With it being a bikable neighborhood, you can't have a lot of car traffic on the street. She said it was mentioned that the proposed district is not a recognizable area because a lot of people don't drive through it. She pointed out that it is not a thoroughfare, it's a neighborhood. Savage said as we move ahead with Monroe County's stable or declining population and the demographic cliff of 2025, which is coming up and going to affect every college town, you need to think about what we're creating for the future by preserving the past. Not to be overlooked is the fact that the whole area is anchored by the Millen House, which was one of the early Presbyterian homes, there are the other two which are National Historic Landmarks and link to the Underground Railroad. The whole area is what the Millen Farm was, where many of the bricks that built the

downtown buildings were from, and it's part of a natural progression of homes and families creating Bloomington.

- Nancy Kaster said she and her husband are homeowners in Green Acres and her biggest concern is communication as they that she knew nothing about the proposed district or public meetings until they received the letter from the petitioners. Kaster said they have been living there for 40 years, would like to be included in discussions and not just have a few people decide for them. Ann Kreilkamp responded that there was a notice put on every door.
- Nancy Kaster added that she reviewed the signatures on the petition and noticed nine names listed at the same address on Edward's Row and many that were two owners and asked to know how the petitioners came up with their numbers. Noah Sandweis responded that the tally of total signatures provided earlier in the meeting didn't quite add up because the number of owners represented some households that had multiple people sign.
- Nick Weybright said that he rents to about 750 students, purchased multiple properties mostly close to campus and his biggest complaint is that he didn't hear anything about the proposal. Weybright said he was alerted by a phone call from a friend about a week ago and would have been more involved in the discussions had he known about them. He told Lois Sabo-Skelton that he appreciated her comments and what she wants to see happen, which would be to remain without change, but as he understands it everyone is here tonight because of five lots, four on Jefferson Street and one on Seventh Street. Weybright added that he owns several properties right around this area, doesn't want the competition, doesn't love the idea of a bunch of apartments being built in the area and doesn't believe that it's fair when zoning has been put in place and these (potential) properties have by right the ability to be developed with three stories. He continued that he thinks it's wrong that all of a sudden the Historic Preservation Commission is looking at this because the petitioners and others that have lived there don't want to see the development. Weybright said he doesn't see this as about historic preservation, he sees it about development being stopped and asked how many times 125 acres in one fell swoop has been designated (a conservation district).
- Nick Weybright commented that it was stated that 75%-80% of the properties are owned by landlords. He said that he tries really hard to do a good job for IU student residents and keep the properties clean and in good shape and it scares him and it feels like his rights are being taken away as an owner when these designations are placed on properties. Weybright said that if you really ask every single owner their opinion on this petition I think your percentages are going to be quite well.
- Committee Chair John Saunders said he wanted to make it clear that this (the committee's notice) was published in the paper three times, which is one of the ways these are announced, and the homeowners and landlords should be paying attention to what is going on in the neighborhoods.
- Nick Weybright responded that both his property managers, one runs 1500 and the other runs at least 200 homes, had no idea. He added that's our fault I guess as we're not reading the paper every day but we had no idea. I would have liked to have been more involved.
- Steve Wyatt from Bloomington Restorations (BRI) provided additional info about the survey referred to from 2018. He explained that BRI was looking at 6,000 properties and although they looked at every property, they weren't trying to settle exactly what was going on with each house. The goal at that time was to alert the City of what to watch out for within neighborhoods that weren't already in districts. Wyatt added when other

neighborhoods have been considered for designation they've had a new survey done specific to that area which is a fine look at every property to determine what is contributing and non-contributing. He said that in the case of Green Acres, he looked at one block this Summer and maybe four of the eight were contributing, however if this were in the capacity of a neighborhood survey he would have said probably seven out of the eight would be contributing. Wyatt said that using info from the 2018 report is deceptive, because it isn't the same as a neighborhood survey and there hasn't been one conducted of Green Acres.

- Steve Wyatt added that he thinks with the history of conservation districts in this town, there are examples like McDoel where you end up with a conservation district in effect (even though it is a Historic District) because the restrictions are minimal and doesn't have the kinds of restrictions that people are used to with historic districts. Wyatt concluded by saying it is up to the neighborhood to draft their own guidelines.
- Caylan Evans with Bloom Design Build said he is representing three owners in the Green Acres neighborhood that own a total of four properties, the Salt Box Group LLC that owns at 2512 East 7th Street and 138 North Overhill Dr., Joe Kemp Construction that owns at 117 South Clark Street and Kenneth D Titus that owns at 416 North Jefferson Street. Evans said that the owners have various concerns which are difficult to synthesize in just a few minutes (the 3 minutes time frame allowed for public comment). He added that he was present via zoom at the last HRC meeting on Thursday Aug 8th and is troubled that today's meeting is being presented as an end of the process to take a vote Yes or No and this is the last stop on Green Acres journey to potentially being a Conservation District. Evans questioned if we know what the buy-in is, noting that the room is full of people we're now starting to hear some voices about what is going on and said there is a lot of discussion about the map itself, noting the boundaries are very convenient as they're drawn now with the borders being the wall of the Bypass, then Union Street and Third Street and with this being a first draft he would like to look closer at what's actually in this neighborhood.
- Caylan Evans thanked Noah Sandweiss for his help answering multiple questions and being good to work with in providing information. Evans said that he thinks the precise count is 467 parcels within the neighborhood and around 200 properties have been surveyed and would like a more comprehensive survey of what is actually in this neighborhood. Evans added that he provided approx 280 pictures of houses that he and his wife photographed yesterday, spending three or four hours walking the neighborhood, and asked the HPC to look at the architecture and give a deliberate and comprehensive review of this neighborhood.
- Committee Chair John Saunders said he wanted to make sure that everybody is aware that the HPC vote at this meeting does not decide if Green Acres will become a Conservation District, the vote is to determine if the HPC will be forwarding the proposal to the City Council to make the final decision if they want to make that Conservation District or not.
- Caylan Evans added that title A of the City code and HPC's rules and procedures specifically say that the HPC shall first prepare a map describing the proposed district and that the Commission shall classify and designate all buildings and structures and there is not yet a classification of all 467 parcels in the proposed district and this work needs to be done.
- Juliet Frey said she has lived in Green Acres since 1977 when she was a graduate student and she and her son were lucky to be able to buy a house there. At that time her son used to jump over the white pine in the front yard and now it's almost 80 ft high. Frey

said the neighborhood is greener, but hasn't changed very much, there are very few new houses and it's a confined, constrained neighborhood of people who want to live in that kind of area and although it's true there are more people renting now primarily because the original home-owners have died or moved away, they continue to be houses where (IU) students can have a dog or cat and ride their bike to school and it's the kind of home-like neighborhood that represents what Bloomington is.

- Juliet Frey added that if you put your address into a site on the Monroe County Library's website it brings up a map from 1850 and tells you who owned the property that you are living in. The person who owned her property was a man named William Millan who was a big part of the Underground Railroad and when she found this out she felt as if she'd been living on hallowed ground. She concluded by saying that the neighborhood has a special character and read a paragraph from her neighbor **Diane Dormand** " I've lived in Green Acres for 31 years. It is a safe friendly neighborhood with a happy mix of owners, student renters and dogs being walked. To build a highrise apartment complex in this neighborhood is to threaten and probably destroy its character. Please don't allow this to happen".
- Peter Dorfman said that he and his wife were involved in the near West Side Conservation District application in 2019 and offered the Green Acres group what advice they could. He said that he is hugely impressed with the Green Acres application, especially given the time pressure it was constructed under, and hopes the HPC will send it to the City Council with a strongly worded approval. Dorfman continued that critics will say there is nothing remarkable or noteworthy about this collection of mid-century modern houses - we heard the same stuff about gabled L cottages that we sought to protect in the near West Side - what people are missing is that we weren't just trying to preserve individual structures, we wanted to protect an intact architecturally consistent neighborhood fabric, one that was recognized nationally and was clearly endangered by development pressures.
- Dorfman said that the motivation is the same in Green Acres and mid-century modern houses represent an identifiable architectural movement that has aged into eligibility for protection under state law. They may not look like much to some of the people here but they actually may be the last generation of homes that were truly built to be permanent. It's reasonable to suggest that they'll still be here, if they're maintained, for at least another century. The new multi-family structures that would replace them if this application is swept aside would not be here in 100 years. Typical multi-family construction today is built with methods and materials that give it a usable life of 30 to 50 years and, to borrow a popular phrase among Bloomington's younger ideologues, is not sustainable stewardship of our built environment. Dorfman continued that it is historical fabric that this application seeks to protect and when that argument was made in the near west side they had what some people might consider an unfair advantage as the west side was, not so many decades ago, the only place in Bloomington where a black family could get a mortgage being just up the street from the Showers furniture factory where many black men worked. The near west side was tightly intertwined with the City's black history that made a compelling story and their application sailed through the HPC and city council approved it unanimously. Dorfman said that Green Acres doesn't have that edge but does have a compelling historical context and their application documents how this neighborhood is tightly intertwined with Bloomington's intellectual and artistic history and complicated relationship with Indiana University, naming an array of important figures who lived and worked and created in Green Acres many of them women which some of whom made important cracks in the university's

infamous glass ceiling so Green Acres also is also wrapped up in Bloomington's Women's History which deserves the same respect that we (near west side petitioners) got in 2019.

- Carol McGarry said she came to Bloomington to go to college in 1966 and married into the McGarry family who had built the two houses on Edward's Row. She said at that time the neighborhood had university professors, George Earl Huntington Chief of Police on our street and children galore in the whole neighborhood. She now lives on Seventh Street and at first I was a little brokenhearted to see it become less of a family neighborhood but like the students, is surrounded by them and makes a point when new students move in to go meet them and their parents. McGarry said relations are fantastic and the students understand they are living in a neighborhood.
- Carol McGarry said she is curious to know the responses of rental-occupied owners to this proposed district because she can see their eyes kind of glistening. She explained that someone there could have a house limited to five people by city code that now they can tear that down and build a three-story house which means more student renters and that much more income and to her that is not a neighborhood and she would miss our neighborhood hugely.
- Richard Martin said he is a property owner and landlord in the area, a former member of the HPC, current president of the Monroe County Redevelopment Commission and is involved in a lot of the talk about affordable housing. Martin said there are a couple of observations he thinks have been glossed over a little bit and pointed out that there is not one neighborhood here, there are two. The older one, which he believes was called Hillsdale, and a newer one which are physically very different. One has straight streets and is quite different in terms of its layout and geometry and the other has the curved streets and cul-de-sacs that people are talking about. Martin continued that the value of the housing stock in those two neighborhoods is also quite different and if you take away the value of the land that the lots sit on you'll find that the value of the homes in the older Hillsdale part are generally less than the value of the homes in the new part. Martin said that generally it's the age of the homes and that the Hillsdale area sits on 25 ft wide lots of which other than a couple that have a structure on them, almost all have been aggregated together in some fashion in the 50, 75 or 100 ft range to create space to build a home.
- Richard Martin also wanted to address a previous comment made that by preserving some of these neighborhoods you can address some of the affordability issues. He said that he disagrees categorically and will tell you that that is not historically true and the things that drive affordability are much different. In a situation where you have many properties that are rented out rather than owner occupied, affordability takes on a whole different meaning because for many of us (landlords) we depend upon that fixed income and we've made the investment expecting that income to be there. We may expect at some point in the future when the medical bills get too high we will have to turn the property over to somebody else because we need the cash to pay for bills. That's the reality of the ownership of these (rental) properties. There are a few owners who own a lot of properties and they've made this their business to manage them. Martin concluded that he thinks there are two different issues here that the petitioners are trying to meld into one solution that will cause more difficulty and he encourages them to think about it more.
- Ted Najam said that he doesn't live in Green Acres but did in 3-5th grades when he was between eight and ten years old and wanted to associate himself with the comments attributed to George Huntington for the children of Green Acres. Najam said the entire

neighborhood was their playground, residents did not lock their doors, children roamed freely from yard to yard and from home to home and where parents not only looked out for their own children but for their neighbors children as well. Najam added that he had suggested and was pleased to learn that the petitioner's application mentions Charlotte Zietlow and Dr. Frank Hrismalos and wants to add four more names to the list of notable persons who have lived in and have been part of the history of Green Acres:

- Linda Runkle lived at 327 North Roosevelt with her brother Robert and their parents Ray and Grace. Linda went on to earn a bachelor's, master's and law degree from IU, was appointed by Bloomington Mayor Frank McClusky to be an assistant City attorney and later Bloomington Mayor Tomi Allison appointed Linda to become Corporation Council. Per Najam, Linda Runkle was an enthusiastic and tenacious advocate for the city's legal interest, built an excellent staff and represented the City as legal counsel for 23 years. During this time she represented the City and Bloomington Board of Zoning Appeals vs. Delta Treatment Centers of Indiana, was lead counsel in Dvorak vs. City of Bloomington, a case she won before the Indiana Supreme Court. In 2000 the city dedicated a plaque which included a street named for Linda called Runkle Way located off of Gates Drive behind the Whitehall Crossing shopping center. Linda is a Bloomington native, a baby boomer who began her life in the Green Acres neighborhood and played a significant role in the legal history of Bloomington.
- Walter W. Gray, Jr was a Navy veteran of World War II, a graduate of Wabash at IU where he was a standout in football and baseball, taught at University School for 20 years and was the Athletic Director. He and his wife Helen raised four sons at 111 North Jefferson Street in Green Acres. Walt coached football and golf at University High School and he coached our undefeated season in 1964 where we beat 10 teams and shut out seven of those teams. The same academic year he coached the UHS golf team to a state championship, the only state championship University High School ever earned. Walt was a World War II hero and earned a presidential Citation for Gallantry during an epic sea battle with the German submarine in the mid atlantic.
- Committee Chair John Saunders informed Ted Najam that he was at the three minute mark for public comment. Ted Najam was allowed to continue to give the names of the other two people.
  - Bob Hamell who is sports editor and columnist for the Herald Times for 30 years (unprecedented 16 times named Indiana Sportswriter of the Year by the National Sportscasters and Sportswriters Association)
  - George Earl Huntington, Jr. who was a law enforcement officer for 40 years, a Bloomington Police Chief and Police Chief for the Indiana University Police Department.
- Emerson Wells said she has lived in Bloomington for 10 days in the Green Acres neighborhood, she is here to listen and learn, is a rising graduate student and so may be one of the few people in the room that is a renter and said though she can't speak to whether this area could be a Conservation District or not, she could explain why she is interested in living in the Green Acres neighborhood. Wells said that although her time there has been very short she has been able to feed herself with the generosity of a garden from someone down the road, was invited to go salsa dancing with a neighbor and had a community dinner. Wells said she understands urbanization and sustainable living, in the sense of needing to make sure all are housed and when she was looking to move to Bloomington she could afford Green Acres but not afford other areas and

personally found a lot of value in a neighborhood that I knew would bring people, kindness and outdoor space that you can't necessarily get in other spaces at a higher price.

- Kristen Woodworth said that her family has a property at 220 South Jefferson and is against this, she did not know about the proposed district until she received a letter and is concerned about the number of people that were questioned. Woodworth said that the property is considered owner-occupied because her children are listed as owners on the deed, the house was bought for her kids to live in while they're in school and then rent out and she feels like the rent charged is a very reasonable price for our tenants and like it because it is a house (not an apartment). Woodworth added that she thinks (the petition) is a misuse of the category of a conservation or historical district for the personal use of people not having development and a representation of only owner-occupied properties was not fair and the process needs to definitely be opened up to more people.
- Jim Bohrer from Clendening, Johnson & Bohrer, PC said he is representing three owners, Becky Hrismalos who is an owner-occupant and also owns 17 other properties, John Lucans of CJ Satellite who owns 14 properties in the area and Third Street NJ Indy LLC who owns one property at the very eastern fringe of the Green Acres District. Bohrer said that he thinks it's important to remember why you're here and it's because some properties were going to be destroyed, not because you decided to have a historic district, but because you were trying to prevent properties from being destroyed. He continued that it's important for the HPC to remember at the last regular meeting you said you weren't a planning board, you were a historic board and as a result of trying to stop something the HPC is being used by the neighborhood to be a planning board and it is going to affect 467 properties if you do that. Bohrer continued that he thinks it's important that the HPC not be allowed to be used that way.
- Jim Bohrer said that his clients feel that they're adequately protected by the existing zones, they don't want to be used that way and think that the maps should be drawn to only take into account the property owners who want to be designated and to exclude all the properties that don't want to be designated and if it can't be done that way then just turn this down.
- Committee Chair John Saunders clarified that the commission did not actively go to pursue Green Acres to become a conservation district, some of the homeowners came to the HPC asking us to do something. Saunders said I really don't care about those houses, if they are torn down or not, but the people in that neighborhood want to see that property stay as it is.
- Randy Rogers said that he is an owner and landlord with one home off of Fifth Street, also did not know anything about this until we received a letter in the mail, should have been reading the paper but wasn't aware that anything was happening like this and speaks against moving forward with the petition. Rogers added that as he's been listening to the conversation this evening, several residents have talked about living there since 1970, however change has been happening for many years. Rogers continued that he has heard repeatedly from those same individuals that this is still a wonderful neighborhood that students choose to live in and thinks we're utilizing something on a grand scale to prevent something very small from happening.
- Randy Rogers responded to a point brought up earlier about some of the homes having historic value. He said the one he owns is a Sears and Roebuck catalog house that he is surprised is still standing, with all that has happened over the years, and although he has done a particularly good job of making sure that the house itself retains its look, but if



you were to go into the inside of the house it would not look like it did when it was built at the time that it was there and this is an example of change that is happening. Rogers closed by saying with respect to the efforts that are being done in the neighborhood, it apparently has worked for the last 50 plus years so let's not come in and make a blanket statement to protect something that may be small that existing planning codes and development restrictions already are in place to prevent.

- (A woman who didn't provide her name) said she he is a recent homeowner in the neighborhood and moved there because she wanted to live in a small neighborhood in a kind of community village with a big garden. She said that's the kind of environment that she wanted to live in and that's why she's there.
- Elizabeth Cox-Ash said she lives in McDoel Gardens which is a neighborhood very similar to Green Acres with 430 houses compared to your 440, according to the report. Cox-Ash said there was a significant outstanding property similar to the Millen Farm, working class houses also very similar, there was opposition to one of the things that they did, the composition of the neighborhood was 60% rental versus 40% owner-occupied when they started the process in 2000 and in 2014 when they were elevated to full historic, those numbers flipped to 60% owner occupied and 40% rental now. Cox-Ash explained that property values went up so if you fixed up a property you got more for it if you sold. Since it was less important for landlords to own within the neighborhood, a lot of them sold so if the owner didn't want to keep Grandma's house they sold and converted it to cash. She continued that what happened with their neighborhood could happen in Green Acres.
- Elizabeth Cox-Ash also said that McDoel Gardens got investors involved with their design guidelines and writing their rules before it went up to a vote and she hopes there will be similar involvement with writing the guidelines because the important thing is to try to get a consensus. Cox-Ash concluded by urging the HPC to vote to allow this to happen and let the petitioners proceed as this can be a very positive for the neighborhood and Bloomington as there are other places for investors to build five story high rentals.
- Jelene Campbell said she is a longtime resident of Green Acres, there is a rental right next to her, Grant Properties, who do a marvelous job of keeping the property nice and have been very cooperative. Campbell said she has had wonderful experiences with both rentals and homeowners that have been longtime residents and some have unfortunately passed away, has loved Green Acres because she worked for IU for almost 30 years and could bike there and her home is a nice well built limestone and the beams are incredible. She continued that Green Acres is also unique in that they have community dinners where the new people are invited to gather and she thinks they would lose so much of these positive aspects with a highrise apartment towering over their homes, Campbell concluded that she didn't think they would be wanting to tell people what color to paint the house and stuff like that, the focus is just keeping our our neighborhood.
- (A person from the public) asked a point of clarification, noting that he's heard the term "high-rise" a couple of times and it sounds like that's not even allowed. John Saunders responded that is correct.
- Jeremy Herhusky-Schneider said he was raised in the Green Acres neighborhood by his father and grandmother, is representing his father who lives at 2552 Eastgate Lane, has several concerns about Green Acres becoming a Conservation District with the main concern that the designation may exaggerate Bloomington's housing crisis. Herhusky-Schneider, continued that currently Bloomington, like many cities in the United States, is

experiencing a housing crisis where the number of homes and apartments available to the poor and the working class are dramatically low and this issue has impacted he and his brothers in profound ways. He wants to know if creating this Conservation District will make it difficult to create ADUs, apartment buildings or dense mixed use development. Herhusky-Schneider said that they do not believe neighborhood aesthetics and property values should be prioritized over the impoverished in the working class access to affordable homes and that they hope the HPC and the City Council in the future take this concern very seriously.

- John Woodhouse said that when he went to (meetings about the proposed development at the old Kmart building) they had big briefings talking about what was going to be built and he hasn't heard anything. Secondly, he wants to know what the neighborhood association is doing to get more people to come in and buy houses and not rent them but actually live there. Woodhouse said that he is also concerned about the Neighborhood Association not stopping his neighbor from making too much noise and for not addressing the issue with water coming in off the railroad track.
- Dave Roberts said he was a resident of the Green Acres neighborhood when he was a student just a few years ago and he and his wife recently moved back to Bloomington for all of these reasons brought up earlier in the meeting. He said that their kids can run around the neighborhood, they are given produce from the neighborhood gardens and can hear the train as well, because they live in Bloomington not specifically Green Acres. Roberts continued that he has five rental properties in this area because I lived here when I was in college, enjoyed it and definitely wants to keep that vibe. He is hearing much talk about a high-rise and it seems that this has been a bit of a knee-jerk reaction to one particular area when we don't know what's going to be built on Jefferson Street and it's likely not a high-rise given the code (zoning restrictions). Roberts continued that he doesn't think that any sort of blanket change is going to achieve what we're looking for here. He also thanked the petitioners for their work but pointed out that he didn't know anything about it until Friday. He concluded by saying he would be willing to help gather information and if the focus is creating a conservation district then they should not be worried about the timing of this specific development project.
- Chris Sturbaum said every preservation action always has a threat because you don't know what you've got till it's gone and when it's threatened you have to determine what you care about. He pointed out to the HPC that they are the experts to decide if the district is historic or not and pointed out that the unique thing about this is that the original Covenanter house that owned the whole neighborhood where the farm and everything got developed, pre-World War II housing that started to happen that was another growth ring in the city of Bloomington, then the depression happened and nothing was built, then the Great War, World War II, 80 years ago when people came back from fighting fascism and had money from the GI Bill to go to school, great loans to get houses and we were in a housing shortage and needed to build these small great places with green little backyard. It was actually the American dream. Sturbaum continued saying these are the little neighborhoods that the baby boom started in originally and this is why people are feeling the built environment and it is largely intact. The renters love them because these are great little houses. The owners love them because they are naturally affordable. You tear down affordable houses and then say you're going to help by building density. That is what doesn't work. What you need to ask yourselves on the commission is 1. Is this a historic district 2. Does it meet the Criterion 3. Is it important enough to save and should we make that statement because you are the experts.

- Chris Sturbaum said the council can decide whether they want to play games with this or not, or not protect this neighborhood, but you (HPC) are supposed to give them (City Council) the advice that they need from experts so think about it and make your decision based on your responsibility on the commission.

Committee Chair John Saunders asked if anyone else in the room or hallway had additional public comment. There being none, the discussion was opened to members of the public attending via zoom.

**Public Comments - Virtual via Zoom:**

- CJ Minter said she is a homeowner in Green Acres and thinks that the neighborhood runs the risk of becoming a victim of itself in the sense that its proximity to Indiana University is its downfall and its strength. This relationship makes it historically interesting but now a predominantly rental neighborhood. Minter said that she has heard people throw figures around here at 80% or 70% and I was thinking it was lower. She added that when she purchased her home in Green Acres it was pretty much all she could afford and thinks it's a shame and there is an irony in that.
- CJ Minter said that we need more information, especially since the flyers distributed for the public meetings only went to homeowners that were residing in their properties at the time so a lot of folks were missed. Minter added that if what was said earlier was accurate and the survey that was carried out neglected to include maybe 80 or 90 properties that could well be contributing properties, then the information is not complete. She continued by saying if you drive around Green Acres and you think there is nothing special, in that there isn't much architectural virtuosity or individual examples of outstanding buildings or whatever, taken as a whole there is an interesting story told as you go down Fifth Street. Minter had 30 seconds left for public comment so ended by saying she is worried about the progressive dismantling of neighborhoods which may also worry other homeowners.
- Mary Hrovat said she has lived in Green Acres for 18 years and opposes the designation of the neighborhood as a Conservation District. She added that to her, Green Acres has always appeared mixed in terms of the age, character and condition of its housing. Hrovat explained that on her block the houses were built over a 70 year span and on the same block - one street over - the houses were built within the post-war period that the entire neighborhood supposedly exemplifies. However, one street over in the opposite direction, the residences are much newer and about half were built within the last 30 years and includes several duplexes. Hrovat continued that it's a small sample but suggests that the neighborhood as a whole is indeed too varied to warrant any historical designation.
- Mary Hrovat noted that current zoning already protects Green Acres from large scale development, the potential presence on North Jefferson of a three-story apartment building seems quite in keeping with the location of the site on the edge of the neighborhood and across the street from a 14-story dorm and that denser housing is needed and makes sense there. Hrovat said that most of the neighborhood is zoned R3 which is specifically intended to protect a neighborhood by making owner-occupied and affordable housing more viable and becoming a Conservation District could actually threaten that goal rather than protecting the neighborhood's character. She continued that she doubts that we (Green Acres) could avoid becoming a historic district or avoid the associated expense and administrative burden for property owners, which seems

likely to reduce the affordability of housing here. Hrovat said she bought her house in Green Acres because it hit a sweet spot of walkability and affordability, both characteristics that contribute to inclusivity. She said housing in the neighborhood is less affordable now than it was then and she would like to see it become more affordable and thus more inclusive, not less. Hrovat concluded by saying "When I walk through my neighborhood I see a place that's been built up and maintained over many decades and is still changing to meet current needs. That's the kind of place where I want to live. I don't want to live in a time capsule. Zoning should not be about nostalgia".

- Lucy Schaich said she grew up in Green Acres and has witnessed firsthand it's many transitions. She went door to door as a child and some of those doors were answered by students and some of those doors were answered by homeowners and people who had been there for years and years. Schaich continued that every neighborhood tells a story and Green Acres tells the story of Bloomington's many established university-adjacent modest neighborhoods being ravaged by corporate investment, denying those families and individuals of modest means the opportunity to own or rent those modest properties. With this application the neighborhood is attempting to reassert themselves as a core part of that story.
- Lucy Schaich said there are very powerful entities that have investment in this neighborhood, that the top six investors in the neighborhood own 75 properties and we're only looking at 90 homeowners who live in the neighborhood. She added that what I hear, when I hear about these demolition proposals, is not about the people that own less than five properties and rent those out to their kids or to people who have modest means, I hear people who are playing Monopoly with the Green Acres neighborhood and that's what's happening. Schaich said that this group of properties was traded to another owner that had money to invest, to knock them down and to do what they wanted to. That is not what Green Acres really wanted, this is not what Green Acres has been about for the whole time that I've known about it. Schaich said from what I am hearing, some 30 people gathered three times, canvassed the neighborhood, worked together to try to learn about this process and now they're proposing a conservation district. She continued that a conservation district is a historic district but it only has review over three things: 1. demolition of a primary structure, 2. moving of a primary structure in or out of the district or 3. new construction of a primary structure. It has no effect on regulating the interior of a structure. Schaich said this (proposed) conservation district would have design guidelines for structures that apply to any of those three criteria. She concluded by saying that she doesn't think this is going to affect anybody but those large multi-property folks who want to play with this neighborhood's future, everybody else is going to be fine. I live in a neighborhood that has a district just like this, and it is fine. We (her neighborhood) have approved all of the things that have come through just fine so please keep going, please respect the neighbors' experience and let them have a part of their neighborhood back.
- Larry Hassfurther said he is a small investor and owns one house on Seventh Street and can respect the position of people who want to preserve and can also appreciate the history which he thinks Noah Sandweiss did a great job talking about. He added that there is probably a story behind almost every neighborhood, especially old neighborhoods. Hassfurther said he is an investor, not a really rich guy, and owns a few rental properties as a way to help take care of his family. He has concerns because he did not invest in the home (his property in the neighborhood) under the assumption that it would eventually become a historic district and doesn't really know what that means in terms of the (financial) burden.

- Larry Hassfurther said he echoes some concerns that were raised earlier such as if the designation would help or hurt affordable housing efforts and thinks there's a possibility that it could make houses there more affordable. He asked that as the university grows would this (designation) hamstring the ability of the university to eventually put in more density. Hassfurther observed that people here are opposed to more density, it seems like the current code protects against the possibility of high-rise buildings, that there needs to be a lot more consensus and discussion, this should be the beginning, not the end, of the decision making process, he didn't vote for it and knows other owners who didn't and thanked people for hosting this meeting.
- YY Ayn said that while preserving valuable history is really important, we must also acknowledge the significant cost that comes with such designation. He added that although he doesn't live in Green Acres, he passes it by more or less every day during his commute. Ayn emphasized that this cost will impact not just the residents of the Green Acres, but anyone who wants to live in Bloomington and have affordable housing options. He said that housing costs have been surging across the country, especially in Bloomington Indiana, which makes it increasingly difficult for city workers to afford to live here, which creates a lot of issues. Ayn added that homelessness is also on the rise and one of the important causes is a severe lack of housing stock.
- YY Ayn said as it relates to similar looking big apartment complexes, he thinks that no one likes them and I think the reason we see so many of these is that the organic gentle and bottom of developments (??) are constantly blocked by the opposition like this or other sorts for the sake of like preserving neighborhood character which to often become a pretext for exclusion, intentional or not. Ayn gave the example of a duplex proposal that is being aggressively opposed around the park and said the result is big money coming in and building big apartments because we need so much more housing. He continued that while there are many successful examples of preservation districts across the country, we have also seen cases where it (the process) is abused to preserve property values and block new construction, sometimes with bad intentions but sometimes with good intentions. Ayn concluded by saying it follows a long history of exclusionary practices, like red-lining, and is concerned that this will further suppress our housing stock which will lead to prices climbing up and more of those big apartments.
- David Kerber said he owns a couple units and manages about 30 (rentals) in Green Acres and is currently walking around the neighborhood now getting ready for all these renters. He said he wanted to echo concerns about the area becoming a Conservation District and impeding growth, as we do need density. Kerber said that if you want to save neighborhoods you have to create density around the university and added that he thinks the zoning currently does provide protection. Kerber added that he represents about eight different owners and none of them knew anything until the letters came out. In regards to talking about buy-in and wanting to see what the actual interest is, whether from somebody who owns 75 of the units or somebody who owns one or two like myself, I live in Bloomington and in Green Acres daily and of the 30 houses I saw not one notice posted on a door. Kerber agreed with others that spoke earlier that this should be a beginning, not an end, and to follow the zoning that has been set forth and said that if you want a spot designate here and there that makes sense, but to just sort of blanket 125 Acres doesn't seem like the right way to go through.
- CJ Minter said she has one observation in response to what was said before, that there were nine people from one house who signed the petition. She said how do we manage it if we have owners in the neighborhood who happen to own 10 rental properties, it's another sort of complicated element potentially.

- There was discussion between John Saunders and Noah Sandweiss if this was a question or a comment, John Woodhouse (in-person public) clarified to Saunders "You're saying you got 70 units you get one vote". Saunders responded "That's right".

#### **Additional Public Comments (in-person):**

- Joan Middendorf responded to the previous comment that only the 90 people that live there are affected. Middendorf said that from 1994 to 1998 she lived on 123 North Jefferson and while there got a giant set of titles that goes back in time. She referred to an entry from May 7, 1957 saying that in 1946 several vacant lots in the city of Bloomington Indiana were acquired for the purpose of developing housing for faculty and staff members following the GI Bill and all purchases made for private owners were paid out of the emergency faculty housing fund. Middendorf added that for the last 40 years she worked for the Teaching Center on campus and a couple years ago during a faculty orientation of the four newly-hired faculty only one of them was able to rent a house in Bloomington. One lived in Greenwood and the other two had to rent in Indianapolis because they could not get housing in Bloomington. Per Middendorf, we have another housing emergency in Bloomington and need to build more densely and Green Acres would be a great place to do it. She said we need to not be sending students way out West or way East or over near 446 where we're going to build another big development. Why can't it be just right next to campus where people want to live.
- Joan Middendorf referred to a comment made previously about it being so great that the Near West Side neighborhood became a historic district. She said she does not like that it is a very undemocratic process, because once it becomes a Conservation District the vote has to be a majority against becoming historic. She explained that in her district there were 120 votes against becoming a historic district, 41 in favor, but because they didn't have a majority of votes against being historic, they still went historic. Middendorf continued we were three to one against, but because we didn't have half of 387, we didn't hit that target so even though we were three to one against in the vote and only 41 people voted to be historic, we still had to be a historic district. It's not popular in our neighborhood, it just got jammed down our throats.
- Peter Dorfman responded to Middendorf's comment saying that he was involved in the original designation of the Near West Side as a Conservation District and inevitably, under state law, after three years you go through a process where you either elevate (to a Historic District) or not and, under state law, the process for preventing elevation from Conservation to Historic is really onerous. Dorfman said that in order to prevent that you have to have 50% of actual properties voting against elevation, it's an impossible goal and no conservation district in Bloomington has ever successfully resisted the elevation historically. He said that it should be understood that if you go to a conservation district you will eventually be a historic district and you should know this from the onset.
- Peter Dorfman said the original designation process for a Conservation District (in the Near West Side) acknowledged this in very obvious terms. We held a whole series of meetings in which this was discussed and he thinks it was really well documented that it was unlikely that we would be able to resist that pressure. Dorfman said that he wanted to talk about what he thinks is a general misconception about the notion that historic designation is something that has to be done in a neighborhood where there is a

majority consensus where that takes place and said "It never works that way". He explained they had 350 properties in the Near West Side included in the original Conservation District and under state law we were not required to hold a vote, they were simply required to make sure that everybody was informed that this was taking place. Dorfman said they did have a vote because they felt that it was important, on the most practical level, to convince the City Council to approve it to show that they had consensus. For the vote, Dorfman said they got a 30% turnout adding that it was very strongly in favor of being designated in the first place at 60/40. He continued that 30% turnout is not a majority however in the same year 2019 there was an election in Bloomington choosing the Mayor and composition of the City Council which got an 8% turnout so the consensus that the Near West Side had in their vote for the original designation was about three times stronger than the consensus for who should be our Mayor.

- Dave Roberts pointed out that even the petitioner, Lois Sabo-Skelton, said that she doesn't want this to be a historic district but everybody else (in the meeting) is saying that once this (a conservation district designation) happens it will become a historic district and he feels like this is all semantics right now.
- Olivia Dorfman lives in the Near West Side and wanted to respond to comments made that if an area becomes a historic district there's a sudden burden placed upon every house in the neighborhood and doesn't know where that is coming from, as the guidelines are not restrictive at all. Dorfman said if you have a house that is deemed contributing in a full historic district and you want to take out a window on the street facing side and replace it with a picture window, you could have a problem, but if you're replacing it with a more efficient window with the same size opening that is not considered as changing the look. Per Dorfman, a full historic district is keeping the look the same but it's not restricting materials. People still have solar panels, decks off the back of the house, expansions into the backyard, larger living spaces, ADUs (accessory dwelling units) and still have the ability to convert your house.
- Olivia Dorfman said that from the proposals that have gone through the (Near West Side) neighborhood, she didn't think that anybody has been turned down and asked for clarification. Peter Dorfman responded that one was turned down for being completely out of scale with the neighborhood and made no sense in terms of the guidelines and others have been turned down because they didn't follow the process. He added that when he says "turned down", it's not that the neighborhood was able to stop these projects from happening, they advise this commission as to whether or not they think it's appropriate for the neighborhood. The HPC makes the decision, not us.
- Olivia Dorfman closed by saying that she feels, as a homeowner, that homeowners have very little input into any of the decisions that are made about their neighborhood or their City and this is one of the few ways homeowners have input.

After there were some additional comments from people not recognized to speak or going out of turn, Corporation Counsel Margie Rice gave an announcement that this is a public meeting where people will get three minutes to speak, but we have got to keep some order to the meeting and asked everyone to let the Committee Chair manage the public comments. Rice explained that she was speaking in her position as the attorney for the HPC.

- John Woodhouse requested to comment noting that all he was going to say is who would want a house facing the street if you couldn't have a picture window.
- Kristen Woodworth said that she has been a residential real estate agent for 19 years and had an experience in a historic neighborhood where someone couldn't put a radon mitigation system in, which was required. She said it was because the pipe venting to the outside of the house didn't meet the aesthetic. Woodworth said there was someone else who had to get new windows but because they were required to put in period appropriate windows, instead of spending \$32,000 they had to spend like \$180,000 which made it cost prohibitive. She added that saying "it doesn't make a difference" is easy to say now, but when you get into this and there's rules you have to answer to, it's not always that easy.

Commission Chair John Saunders noted that it was time to go back to the Commissioners for comment and then there will be a vote.

#### **Additional Commissioner Questions & Comments:**

- Duncan Campbell (Advisory Member) said that he is an advisory member to the HPC and in that role does not vote. He said he usually tries to make comments suggest the right procedure and in this case he thinks there has been a lot of discussion about consensus and in most of the HPC meetings there's a fair amount of fear about what people do and don't understand about how the process works, but the role of the Commission in nominating a historic district to the City Council for approval is to evaluate whether or not that historic district, whether it's a single house or 400 houses or 10,000 houses, meets the criteria set before them in federal, state and local law and those criteria are pretty strict. Campbell explained that the criteria that have been suggested by our staff member, who is professionally trained, are 1 A, C and G and that is the only issue before us: Whether this neighborhood, as presented, and history, as written, meets those qualifications. It's not about how many people in the neighborhood want it and don't want it, it's not about whatever you believe is more expensive or not more expensive, it's about whether on the ground, the built environment in this community meets these criteria or not.
- Duncan Campbell continued that anyone can bring a proposal to this Commission suggesting that a property be made a historic district and the Commission is always challenged to see if those criteria are being met. He said that the Commissioners don't decide finally whether it goes into law or not, that's a political decision that is made by the City Council and remonstrance is welcome.
- Jack Baker (Advisory Member) said that he also is an advisory member and does not vote. He reiterated that this petition came to us from the outside, it is here in front of us, it meets three criteria for Conservation District and he would have to recommend to the commissioners that they recommend this to City Council and let it play out at Council. So his recommendation is to send it on with the staff report, a positive recommendation.
- Sam Desollar said he hears what our advisory members are saying, and I don't disagree with them, but criterion A has significant character interest or value as part of the development, heritage, cultural etc. and the other two talk about exemplifying the heritage of the community or exemplifying the built environment in an era of



history characterized by a distinctive architectural style and on all three of those I take some issue so I am still unconvinced.

- Elizabeth Mitchell said she appreciates what our advisers had to say and would take that under consideration too. She said it is a lot to think about and thanked all for coming to the meeting.
- Daniel Schlegel thanked Noah Sandweiss for all of his work on this and said he's done a phenomenal job across the board, especially keeping us informed. Schlegel said that his thoughts are similar to the previous Commissioners who spoke, he can kind of see both sides and appreciate what the Advisory Commissioners have said, as it does have a lot of weight.
- Bill Fulk thanked everyone who showed up and said what was interesting is that he learned a lot more about the community that we're talking about and there was a lot of additional information that came through (during the meeting) about notable figures who lived in the neighborhood. Fulk thanked the petitioner Lois Sabo-Skelton and her team for putting this (proposal) together and he found the documentation to be especially significant in the time they had to work with to put it all together. He concluded by thanking the members of the Commission for showing up and sharing both sides of the coin on what their thoughts are.
- Ernesto Castenada thanked Noah Sandweiss for putting together the comprehensive analysis of the neighborhood with his recommendations and said that he agreed with all three.
- Reynard Cross said that he very much appreciates Duncan's comments which brought this process back to where it should be. He said it doesn't matter what we think or feel as feelings aren't facts. Cross said a lot of people here felt a lot of different things but there are facts on the page and I heard very little to refute the facts on the page. Cross continued by saying a lot of work was done by Noah and staff, a lot of work was done by the persons representing Green Acres here, the petitioners, and they presented a lot of facts but I didn't hear anything to refute the facts that matter, the ones on which our decision is going to be made. He said many of the things we heard tonight are not issues that we should consider (feelings towards student rentals and the cost of housing) and they're not issues that I will consider.
- Reynard Cross said he has a staff recommendation which cites three areas that meet criteria for designation, that he has not heard anything to make me doubt that these facts are legitimate. Cross said that if anybody has anything to present that would refute any of these facts here that support elevation to the Common Council, he'd love to hear it and said that he is going to be supporting this petition based on what I've heard so far.
- Duncan Campbell (Advisory Member) added that he made his previous statement in the hope that people's comments would actually create opinion about whether they think these criteria are being met. He noted that Sam DeSollar brought up an issue that is critical and said he would list the criteria so everybody knows and hears them out loud.
  - **1A:** Has significant character, interest or value as part of the development, heritage or cultural characteristics of the city state or nation or is associated with a person who played a significant role in local, state, or national history.
    - Campbell said that traditionally it doesn't exclude the fact that there might be two people or six people, it's just saying as an example did George Washington sleep here.
  - **1C:** Exemplifies the cultural, political, economic, social or historic heritage of the community.

- Campbell said that I don't think there's any question of my mind that it is certainly representative of that. Exemplifies means "is an example of" and it also means it "is a great example of" so for me the decision would be is it a great example of this kind of neighborhood.
  - **2G** architectural criteria: Exemplifies the built environment in an era of history characterized by a distinctive architectural style.
    - Campbell said considerations of the word exemplifies and distinctive architectural style is the second one and hopefully you've all been in this neighborhood and looked at it and can evaluate whether you think there's a distinctive architectural style.
- Duncan Campbell added, for the general public, that these criteria are written in a way that they're open to interpretation. The reason that they seem so general and broad is so you can think about it in the context of the issue before you, the styles of the houses in this particular neighborhood, not the styles somewhere else that you like or don't like, the street width, the landscape, the whole thing. Campbell continued by saying that these criteria are what the Commissioners are pretty effective in evaluating most of the time and that's what the issues are. It's not as easy as a yes or no, it's a complex neighborhood and it has a lot of things in it.
- Jeremy Hackerd (Advisory) said this is the first situation where he disagreed with Noah Sandweiss assessment. He assured that it was not due to the quality of the report he just came to a different conclusion. As an advisory member, Hackerd said he would give his opinion now because he can't vote on the merits and does not think the level of significance has been met. Hackers explained that the significance of the people listed in the petition is not focused on their homes, but work done elsewhere. He continued that most people don't associate the houses that have been referenced with those people in particular. Also that he does not find there to be a distinctive style, as in something that is uncommon or appealing in quality in this particular area.
- Jeremy Hackerd (Advisory) said that he also found the arguments about the neighborhood's place and town development are not unique as many neighborhoods pop up due to the increase in enrollment at IU, so he does not find this argument to be persuasive. He added that he thinks a lot of the houses are contributing, a lot of them haven't been surveyed, and there are only a handful that are notable or distinctive. Hackerd also said that the size of the district is way too big and is over broad. Regarding the petition, Hackers said he does not see a lot of positive support and if this goes through it is imposing a lot of things on people who were probably against it in the first place. He added that he honestly believes this is a zoning issue and the HPC does not have jurisdiction over that and that people are worried about apartments and using this process to block what might happen in the future. Hackerd concluded by saying for those reasons I do not support the petition and recommend that the Commission, and if need be, the City Council vote on not approving it. thank
- Karen Duffy (Advisory) said that she doesn't have any comments beyond what she said before.

Commission Chair John Saunders asked if there was any additional public comment before the Commissioners moved forward to vote.

- Bridgette Savage (in-person public) responded to the comment about not having a lot of positive support and related it to statistics. She explained that we have a small sample size but high validity and added that it doesn't mean that something's good or something's bad, just that to have broader validity there needs to be a larger sample size. Savage said that the sample which was collected has high support and though the size may be small for a number of very practical reasons including the constraints of time and also just the process in general. Savage said to the Petitioner's that there is no requirement to have a majority of the vote for submission and people have spoken very highly of their proposal and she thinks what they did the best they could given the constraints. Savage concluded by saying there can be a misunderstanding of how statistics prove or don't prove something, when statistics only apply to a very narrow selection and the major failure of most surveys is how you plan it and how you represent it and to be clear on how that functions, she thinks that Peter (Dorfman) gave an excellent explanation of how those things balance or don't balance and matter or don't matter.
- Caylan Evans commented that he thought the report and petition were quite comprehensive and there has been a good starting effort, but thinks that the Historic Preservation Commission should start by looking at and classifying all the buildings in this proposed District, as less than half of the properties that are on the table here have been. Evans said that 206 buildings have been classified as outstanding, notable, contributing or non-contributing leaving almost 260 lots that have not been classified and the City code, title 8 regarding historic designation and article five of the HPC's rules and procedures requires that these procedures must be done before recommending.

Noah Sandweiss said he wanted to make a point about the issue that's come up regarding the time limit and that for the purposes of the Commission, the five houses that went up for demolition delay is distinct from the vote on this neighborhood (designation). Sandweiss explained the demolition delays are coming to an end on August 14th, they have already been extended by 30 days, can only be extended once and that the Commission has been given the options of do you designate, do you not designate or do you wait to get input. He said if the Commission were to vote to send this neighborhood designation on to City Council before the expiration of those demolition delays on August 14th, then those properties would be placed under interim protection until the City Council has the opportunity to vote. Sandweiss further explained that it doesn't mean that if those buildings were demolished, or received a demolition permit, that the Petitioners couldn't come back with a petition for designation and also doesn't mean that if City Council votes no that those who requested to demolish the buildings would at square one, since the delay period would have expired by that point.

Corporate Council Margie Rice reiterated that the HPC has 90 days to determine their recommendation on the neighborhood designation, so there is no time constraint on this particular petition tonight. She said that there have been comments about tying the two issues together and that people were being rushed. Rice wants to make it clear to the Commission members that these (the demolition delays and the neighborhood designation) are two separate issues legally and you should treat them separately.

- Nick Weybright asked if it is possible to redraw the lines that are being considered. Noah Sandweiss said that he thinks the petitioners for the proposed district would have to resubmit a new map.
- John Woodhouse asked if it were possible to have one vote on just the demolition delays and another on whether this neighborhood could change its designation, so there would be two separate votes.

Corporate Council Margie Rice asked for clarification that if at the last HPC meeting they voted to continue the demolition delay to tonight and, if so, will that be heard after this issue.

Noah Sandweiss responded that his understanding was that we were not putting those items (the demolition delays) onto today's agenda and those items were continued to the 14th which is the end of the demolition delay period.

Margie Rice clarified that she is not trying to influence anybody's vote and wanted to make sure it's clear that if this (neighborhood designation) is voted No tonight and not passed onto the City Council then that demolition delay period will expire. Commission Chair John Saunders responded that she is correct.

- Dave Askins asked a procedural question that if the outcome of this vote is to nominate the district to the City Council, is the interim protection for the five properties inherent in that action to nominate or do you need to take a separate and distinct action to place the properties under interim protection.

Margie Rice said that the HAND Director is saying that the demolition delays were put on the agenda and directed staff to check the minutes. Rice continued by saying that if you pass this the delays are swept up in this and under interim protection.

There was brief discussion between staff about the prior meeting meetings and then Margie Rice said that for this particular issue of the Conservation District that is a separate issue from a demolition they're not intertwined matters, they're separate issues.

- Jim Bohrer asked could you not just designate the four properties that were going to be demolished as a separate historic district, separate them entirely from the Green Acres District, then take your time, do a complete survey since the last survey that was done was 2018 and 244 properties were never surveyed at all. Do it right and then come back with all the input that these people have asked for, and are trying to provide to you, and then submit it to the City Council instead of trying to rush through it and do it all at once.
- Chris Sturbaum (public) responded that the five won't qualify separately, that's the whole point of the whole district.
- Noah Sandweiss said that the Commissioners are welcome to disagree with me; they have the opportunity to do so as well.

- Margie Rice said let's separate the two issues and decide that this issue on the petition (for historic designation) stands on its own.

**William Fulk** made a motion to send the HD-24-03 Green Acres Conservation District proposal to City Council. **Reynard Cross** seconded. **Motion carried 6-1-0** (Yes-No-Abstain)

- An in-person from the public asked that if this is being passed up to the City Council do the Petitioners have the ability to write to the Councilmembers. Several of the Commissioners responded yes and encouraged the public to show up.
- Margie Rice added that City code says within two working days or two days of this meeting every homeowner gets a notice from the HPC that this was placed under interim protection until the City Council votes on this issue. Rice reiterated that it is the City Council that will decide whether or not to make this a Conservation District. This (vote of the HPC) is a recommendation only. The properties are under interim protection though until it goes to the City Council.

**Reynard Cross** made a motion to place the properties in the Green Acres Conservation District, as defined by the map in the Petitioner's application, under interim protection. **Elizabeth Mitchell** seconded. **Motion carried 6-0-1** (Yes-No-Abstain)

## **ADJOURNMENT**

**John Saunders** adjourned the meeting at **8:14pm**

**A video record of this meeting is available on the City of Bloomington  
YouTube Channel**

[https://www.youtube.com/@city\\_bloomington](https://www.youtube.com/@city_bloomington)

**For a transcript click on "videos" select more and then "show transcript"**

The next regular meeting date of the HPC is Thursday August 22nd, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

More information about the Historic Preservation Commission can be found here:  
<https://bloomington.in.gov/boards/historic-preservation>

<b>STAFF REVIEW</b>	Address: 606 W Dodds (McDoel HD)
<b>COA 24-37</b>	Petitioner: Jeff Goldin
<b>Start Date: 9/23/2024</b>	Parcel: 53-08-05-116-010.000-009
<b>RATING: CONTRIBUTING</b>	1925 Bungalow



**Background:** 606 W Dodds is a two story brick bungalow built in 1925 with a cross-gabled jerkinhead roof. The front porch has been enclosed, half converted into a room, and the other half enclosed with metal storm windows.

**Request:** "Our request is to replace the metal storm windows on the enclosed front porch of this property. The enclosed front porch was converted from a covered porch many years ago (all the photos on the property record card in the GIS include the enclosed porch and living area). At one time the porch was a covered porch across the entire front of the house. Half was converted into living area, and half converted to the above-mentioned enclosed porch. The porch was enclosed in metal storm windows only, which are ill-fitting and in poor condition. We would like to retain this area as an enclosed porch.

We would like to replace the storm windows with the product in the attached brochure. The proposed windows include white vinyl frames, they will be a significant improvement over the existing metal storm windows in both utility and appeal. The windows in the rest of the house were replaced relatively recently, and the white frames of the proposed porch windows would match the rest of the exterior windows

which are white with white frames. In addition, the proposed windows for the porch are not significantly different in fenestration as the new windows will be similar in size (custom made). I will be updating the framing for the windows as the current framing is in fair condition and is construction grade lumber. No change is proposed for the front porch door. A brochure from the window manufacturer is also included in this packet.”

**Guidelines:** McDoel Historic District

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

1. Demolition of any building, structure, or site
2. The moving of any building
3. The construction of a new addition
4. The construction of a new building or structure.

In these guidelines, all other requests are decided at staff level.

**Porches**

Preferable: Add living space to the rear or side of the building where it is less visible.

Acceptable: Enclose the porch with a permanent structure that maintains the house design and maximizes window area.

**Materials**

Preferred: If underlying original materials are in good condition, match with the same materials.

Acceptable: Use materials that will provide a similar look. This may include vinyl or aluminum. Match the house trim details.

**Staff approves COA 24-37.**

The porch on this house has long ago been enclosed with storm windows not original to the house. The proposed replacement windows would maintain the existing fenestration pattern on the sunroom portion of the porch and the selection of materials is acceptable by district guidelines.







<b>STAFF REVIEW</b>	Address: 124 N Walnut (Old Faulkner Hotel, Courthouse Square HD)
<b>COA 24-38</b>	Petitioner: Singh Gill
<b>Start Date: 9/23/2024</b>	Parcel: 53-05-33-310-023.000-005
<b>RATING: NOTABLE</b>	1847 Federal style commercial building



**Background:** The oldest remaining building on the square, the Hotel was built by Aquilla Rogers, one of the area's earliest settlers. The facade at ground level was altered in the 1920s, though one historic store front is still visible, with marble and glass display windows. The simple cornice and Flemish bond brickwork are indicative of the Federal style.

**Request:** "The proposed project involves the installation of a new awning sign to replace the existing one on the facade of Amrit India Restaurant, located at 124 N Walnut St, Bloomington, IN 47404. The new awning sign will:

1. Match the exact size and dimensions of the current awning

2. Maintain the same position and location as the existing awning.

The proposed awning sign will utilize advanced, lightweight materials to reduce weight and enhance durability. The awning frame and structural components will be constructed from aluminum extrusions (MP1, MP1A, MI09, MP2A), while the awning canvas will be made of LAC 650 SL Awning, 118" Onyx featuring Steel Stitch ZipStrip for finishing, and Black Polystyrene Egg Crate Louver - 23.625" x 47.5625" Polystyrene Eggcrates; these materials offer significant improvements over the existing awning made of steel tubes, wood, and metal panels.

The new awning sign will achieve a substantial weight reduction, enhancing wind resistance and stability while minimizing structural stress on the building. The updated design will also improve durability and corrosion resistance, simplify maintenance and repair, and provide a sleek, contemporary appearance that complements the historic character of the area.

**Guidelines:** Courthouse Square Historic District

The Commission, in considering the appropriateness of any [alteration] of a structure including walls, fences, light fixtures, steps, paving, and signs shall require that such work be done in a manner that will preserve the historical and architectural character of the structure or district. In considering historic and architectural character, the Commission and Staff shall consider, among other things, the following:

1. Historical and architectural value and significance of the structure.
2. Compatibility and significance of additions, alterations, details, materials, or other non-original elements which may be of a different style and construction date than the original.
3. The texture, material, color, style, and detailing of the structure or site.
4. The continued preservation and protection of the original or otherwise significant structure, material, and ornamentation.
5. The relationship of buildings, structures, appurtenances, or architectural features similar to ones within the historic district, including for primary areas, and visual compatibility.
6. The position of the structure in relation to the street, public right of way and to other structures.

The commission may authorize staff to grant or deny an application for a COA. Staff may review more minor projects such as

1. Tree removal
2. Fencing
3. Sidewalks
4. Paving materials
5. Patios or decks
6. Other minor exterior changes

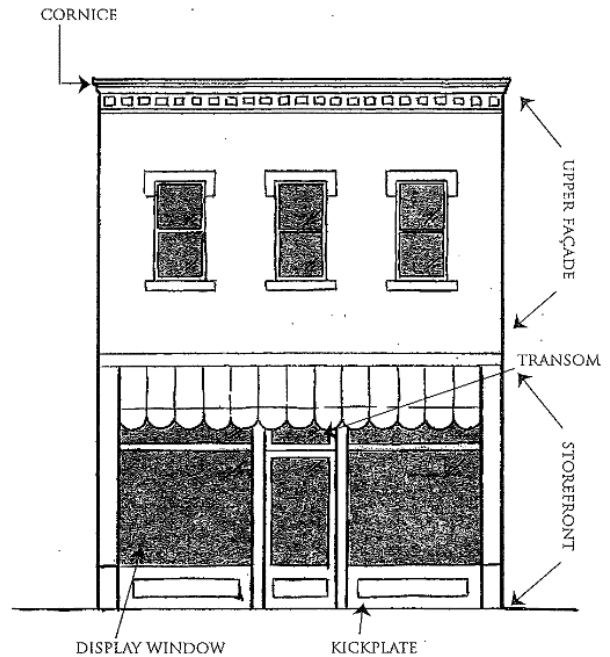
Protect and maintain the materials and character-defining features, and care should be taken to retain during the rehabilitation work. Protection usually involves the least amount of intervention and is done before other work.

## 2. GUIDELINES FOR REHABILITATION AND MAINTENANCE

### A. Primary Façade

#### a) Storefronts

1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.
2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper façade. Changes to the primary façade should maintain this separation and be made apparent.
4. The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.
5. The treatment of the secondary appointments such as graphics and awnings should be as simple as possible in order to avoid visual clutter to the building and its streetscape.



#### 4. GUIDELINES FOR SIGNAGE AND AWNINGS

As a general rule, new signs should preserve, complement, and enhance, rather than compete with, the character of historic buildings and the surrounding district. Careful consideration should be given to historic context, building forms, and site layout when selecting, designing, and reviewing new signage. Not all allowed signage types, by the UDO, are appropriate for the district.

##### *A. Signage, General*

1. Care should be taken with the attachment of signage to historic buildings.
2. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.

5. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.

6. Signage which is out of scale, boxy or detracts from the historic façade is discouraged.
7. Care should be taken to conceal the mechanics of any kind from the public right of way.

##### *B. Wall Signs*

1. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
3. Signs in other locations will be reviewed on a case-by-case basis.

#### **Staff approves COA 24-38.**

The proposed awning matches the scale and proportions of the existing awning, which postdates major character-defining alterations to the building made in the 1920s. The proposed design is simple, avoiding visual clutter and is similar in design, scale, and materials to other newer awnings found in the district.

The applicants take care to describe the installation process including repairs to holes made for the installation of the previous awning and the use of existing anchoring points. Because the proposed design is of lighter weight than the existing awning and will need fewer brackets to hold in place staff believes that it will place less strain on the building's brick walls.

Hi Noah,

Thank you for reviewing my application  
and accommodating it on the October 10th agenda

Regarding attachment, we will utilize  
Z-brackets matching the existing awning's  
anchoring points, ensuring:

- Minimal additional brick wall damage
- Optimal structural support
- Alignment with the current awning's  
position

Due to the new awning's lighter structure,  
we expect to require fewer Z-brackets or  
perforations.

We will also:

- Fill holes left by the previous structure
- Paint filled areas to prevent brick  
deterioration and maintain aesthetic



**REAL HUE**

to Heather, me ▼

11:28 AM (9 minutes ago)

Hi Heather,

Thank you for your feedback. I understand the need for more specificity.

Here is our proposal for how we will manage the takedown of the old awning and installation of the new one:

1. Remove metal and wood panels to alleviate weight.
2. Cut welded sections into manageable modules.
3. Unscrew concrete anchors and Z-brackets.
4. Repair areas where awning structure was attached.
5. Allow repairs to cure.
6. Install new awning modules (just like the rendering images of the "additional documents" PDF)
2. Secure with new Z-brackets and concrete anchors.

Best regards,

Laura.





## Top view - graphics

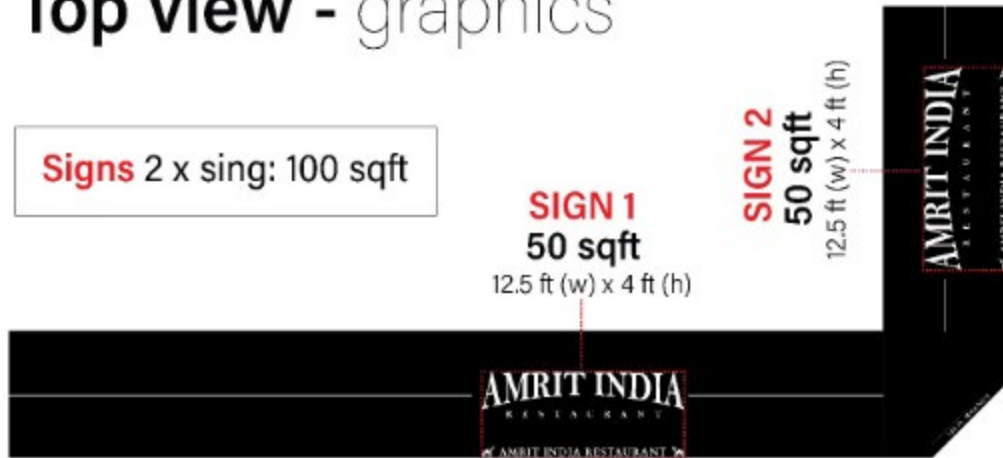
**Signs** 2 x sing: 100 sqft

**SIGN 1**  
50 sqft

12.5 ft (w) x 4 ft (h)

**SIGN 2**  
50 sqft

12.5 ft (w) x 4 ft (h)





<b>STAFF RECOMMENDATIONS</b>	Address: 930 W 6th St (Near West Side HD)
<b>COA 24-32</b>	Petitioner: Brad Hedrick
<b>Start Date: 8/26/2024</b>	Parcel: 53-05-32-409-044.000-005
<b>RATING: CONTRIBUTING</b>	c. 1895 T plan cottage



**Background:** Alterations were recently made to the front porch of this gabled-el cottage in the Near West Side Historic District without the receipt of a Certificate of Appropriateness including the removal of one of the front doors located on the porch-facing interior of the el, removal of windows, removal of two ridgeline chimney stacks, and replacement of the horizontal vinyl siding with vertical hardie board.

**Request:** The petitioner is proposing to install two replacement doors with 2/2 glass panes covering the top two thirds of in the locations of the unoriginal existing door and the removed door on the el. The petitioner is also proposing to replace previous vinyl windows with Pella 250 series vinyl windows of the same orientation. The petitioner would also like to retain the vertical hardie board installed on the porch. Staff and the petitioner have discussed a 60 day compliance period.

**Guidelines:** Near West Side

**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

**FENESTRATION RECOMMENDED**

1. Creative ornamentation 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 and distribution of glass to solid 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.

**Staff recommends approval of two proposed replacement doors, proposed replacement windows, removal of chimneys, and replacement of board and baton siding on porch with horizontal siding.**

The proposed replacement windows would match the size and configuration of the previous replacement windows on the property.

The removal of chimneys or masonry is not treated individually in the district guidelines, but as the removal of historic material. In previous reviews of the removal of unstable chimneys that are not character defining features in

districts that do not recommend retention, city staff has recommended approval.

Doors with large windows are not unusual on Contributing houses in the Near West Side Historic District, and the neighborhood design review committee does not object to the choice of doors.

While the replacement of siding on the porch is a material improvement on the previous siding and the vertical orientation is limited to the shaded porch area, it is not recommended in district guidelines. Vertical siding on other houses in the district has been installed before the adoption of district guidelines. The petitioner does not plan on replacing the horizontal vinyl siding in more visible portions of the house, though if he does his stated material of choice would be with horizontal clapboard.



**Peter Dorfman**

Thu, Aug 29, 3:41 PM (7 days ago)



to me, Barb, Beth, Bob, Karen, Karlyn, Sandra, William ▾

Noah:

I refer you to the original objection on the part of the Near West Side's Design Review Committee to the CoA application for 930 W. 6th:

*"The owner of this house applied for the COA after being notified that he had begun renovations in a historic district without a COA, violating historic preservation code. We can't know whether this was inadvertent or deliberate. It doesn't matter. The fact that the address is in the Near West Side Historic District is a matter of public record.*

*"The renovation itself is in material conflict with the district's Design Guidelines, in at least two ways: The applicant removed the second entry door (one of the most characteristic features of houses in the neighborhood context), and covered the former entrance with vertical siding — a siding type called out specifically in the Guidelines as Not Recommended. We believe the vertical siding was installed to replace clapboard siding, which is the most appropriate siding type for the Near West Side."*

The applicant now proposes to replace the original and second front door with matching new ones. He's provided a photo of the proposed replacement door, and while we feel that a door with a solid lower half and glass in the upper half would be more harmonious with the original doors in the neighborhood, we do not object to his choice of doors.

However, we also noted that the applicant also has covered the original clapboard siding with a vertically oriented paneling, which our Guidelines specifically call out as Not Recommended. The amended CoA application does not acknowledge this objection or propose to remedy the situation. Accordingly, we remain opposed to the granting of the CoA for 930 West 6th.





House prior to alterations



Porch prior to alterations



Porch after alterations



Proposed replacement doors





Proposed window in rear current window in front

<b>STAFF RECOMMENDATIONS</b>	Address: 701 W 4 <sup>th</sup> (Greater Prospect Hill HD)
<b>COA 24-34</b>	Petitioner: Dennis Burch
<b>Start Date: 9/12/2024</b>	Parcel: 53-05-32-420-005.000-005
<b>RATING: CONTRIBUTING</b>	American Small House 1935



**Background:** 701 W 4<sup>th</sup> Street is a slightly altered minimal-traditional 1935 house with a small 1950s addition added to the southwest ell. The house is several decades younger than most its neighbors on 4<sup>th</sup> Street, and sits on a lot at the base of a hill ascending Fairview Street. COA 24-34 came to the HPC on September 26<sup>th</sup>, 2024, and received conditional approval for a side addition and garage/ADU. Further conversation following the vote demonstrated general support for the proposed front addition and mixed support for the proposed front porch.

**Request:** Construction of 156sqft front addition and front porch

**Guidelines:** Greater Prospect Hill



## V. GUIDELINES FOR ADDITIONS

*The following Additions exceptions are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guideline exceptions are necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.*

**Additions Guidelines** follow the **New Construction Guidelines** with the following exceptions:

1. **Materials Exception:** Use of materials currently on the existing structure can be continued on the Addition.
2. **Building Outline and Mass Exception:** Excessive impact to the public way façade should be discouraged.
3. **Fenestration\* Exception:** Increased design flexibility for additions on non-public way façades may be considered.

\***Fenestration:** The arrangement, proportioning, and design of windows, doors and openings.

## BUILDING HEIGHTS

**Definition:** The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

**NOTE** - In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.



### RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
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. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

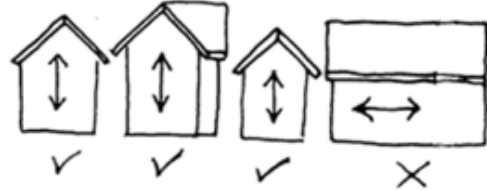
## BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

### Roof Shape



### Directional Orientation

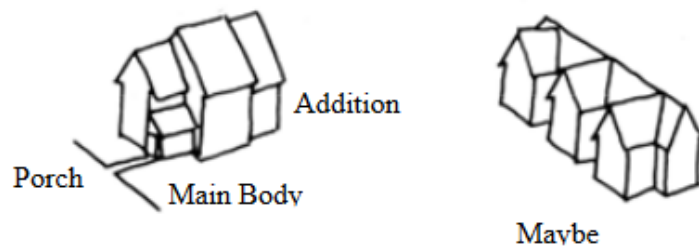


## RECOMMENDED

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

## MASS

Definition: The three dimensional outline of a building. Depending on the block face, buildings in Prospect Hill may reflect the traditional horizontal mass of the gabled-ell or the more vertical projection of the bungalow form. See the architectural description of traditional forms provided in the *Homeowner's Guide to Living in a Historic District*.



## RECOMMENDED

1. The 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.

## B. CHANGES TO THE PUBLIC WAY FAÇADE

*The following Public Way Façade guidelines are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guidelines is necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.*

Changes to the public way façade shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

The following guidelines relate to the above actions and they are enforceable by the BHPC.

Definition: The **public way façade** refers to the side of the house that faces the street to which the house has a public postal address. In the case of corner lots, both the postal street as well as the cross street are considered public way façades.

The intent of the GPHHD (Greater Prospect Hill Historic District) is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes.

Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

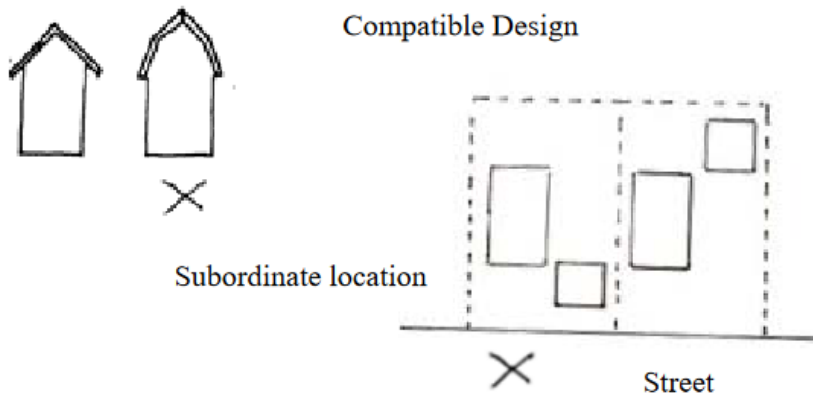
1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house. (For issues regarding accessibility, see Section VII, Safety and Access, found on page 27.)
2. Retain siding determined to be original. If using alternative materials as siding, the homeowner should use material that is compatible with the original material's character. For example, horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used. Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.
3. Vinyl and aluminum siding may be used, although care should be taken during installation to retain original materials where they exist (e.g., door and window trim and underlying siding if it is original).

## ACCESSORY STRUCTURES

### SUBJECT TO REVIEW AND APPROVAL:

**All accessory structures greater than 80 square feet within the boundaries of the Greater Prospect Hill Historic District.**

Definition: Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines:



### RECOMMENDED

1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern.
2. New structures should be placed, where possible, in a subordinate position to the primary building on the lot.

### Staff recommends approval of front addition and porch for COA 24-34

After further consideration, the proposed front addition closely mimics the minimal historic façade.

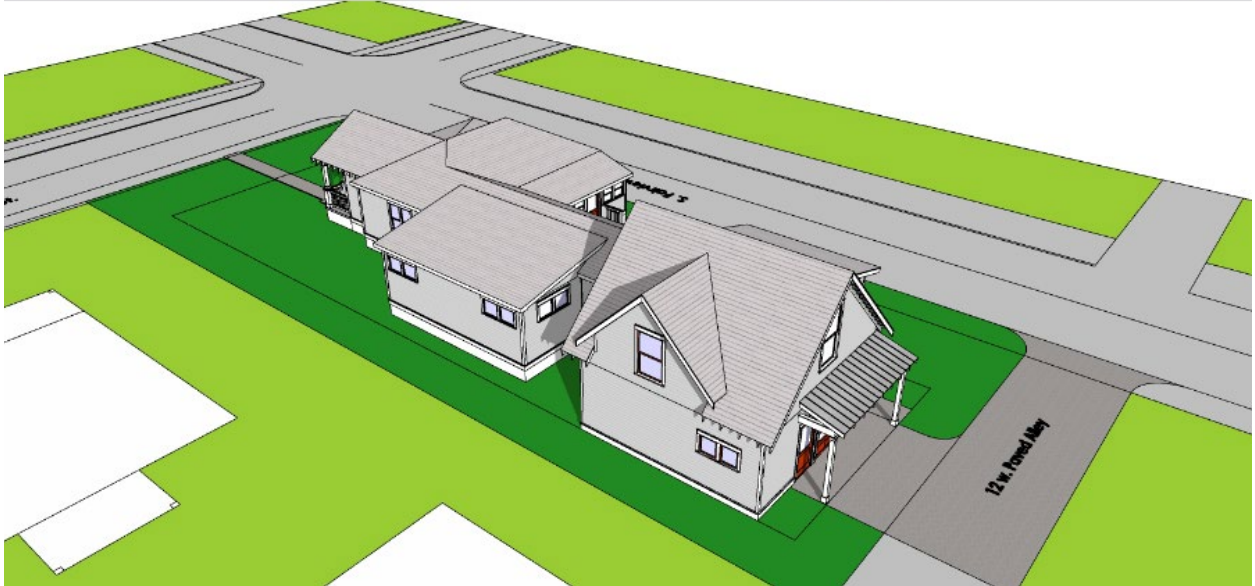
Staff does not believe that the proposed porch would have an excessive impact on the mass or primary façade, and reflects a similar scale and sense of entry to that which is expressed by surrounding historic buildings. While the proposed porch doesn't reflect the style typical of minimal 1930s houses, it is sympathetic to the neighborhood and staff believe meets district guidelines.

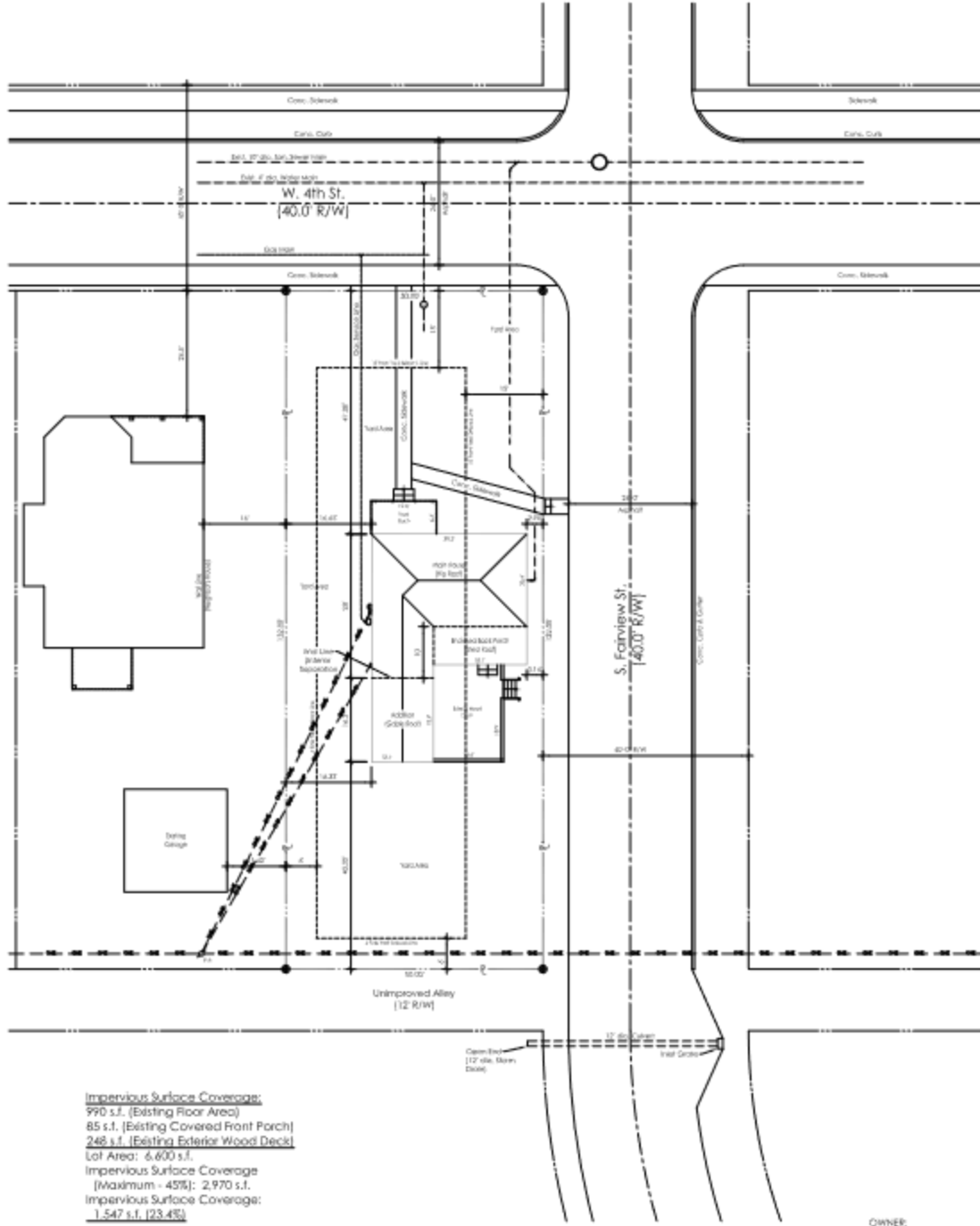
Both proposed additions have received a positive reception from neighborhood residents.











# **A Existing Site Plan** Scale: 1" = 20'



**OWNER:**  
 Heather and John Kogge  
 701 W. 4th St.  
 BLOOMINGTON, INDIANA 47404  
 Ph. 513-255-0572

**LAND SURVEYOR:**  
 KEVIN B. POTTER, L.S.  
 347 E. CUNNINGHAM STREET  
 MARTINSVILLE, INDIANA 46151  
 Ph. 812-325-8083



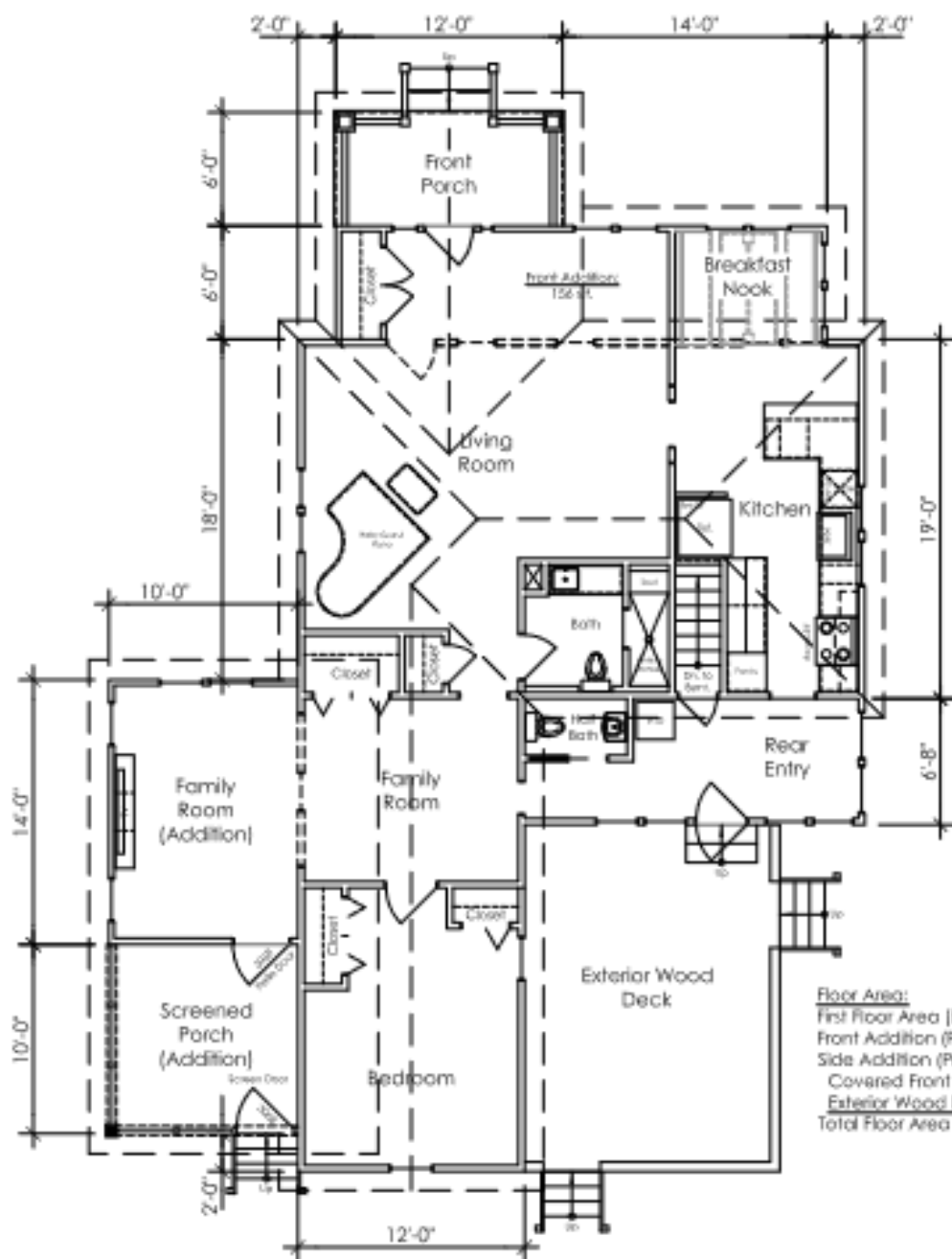


369 E. CUNNINGHAM STREET  
MARTINSVILLE, INDIANA 46151  
Ph. 812-325-8083

August 22, 2024  
mca Architects & Urbanists (copyright 2024)



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

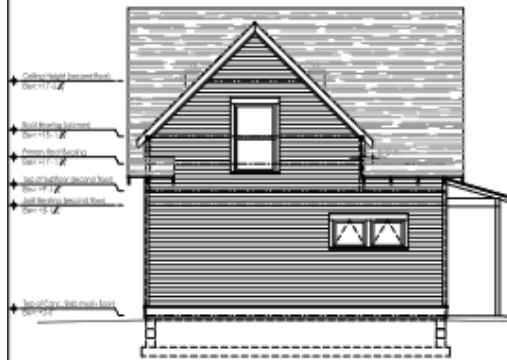


**Floor Area:**  
 First Floor Area (Existing): 990 s.f.  
 Front Addition (Proposed): 156 s.f.  
 Side Addition (Proposed): 240 s.f.  
 Covered Front Porch (Proposed): 72 s.f.  
 Exterior Wood Deck (Existing): 248 s.f.  
 Total Floor Area (Existing): 1,706 s.f.

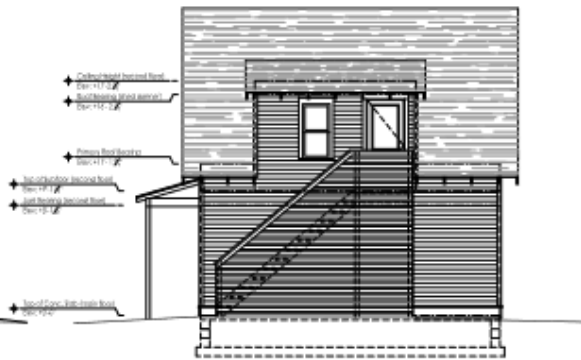
## A Proposed Floor Plan

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





**F** Proposed West Elevation  
Scale: 1/8" = 1'-0"



**E** Proposed East Elevation  
Scale: 1/8" = 1'-0"



**D** Proposed South Elevation  
Scale: 1/8" = 1'-0"



**C** Proposed North Elevation  
Scale: 1/8" = 1'-0"



**B** Proposed Garage Floor Plan   
Scale: 1/8" = 1'-0"

Floor Area:  
Garage Floor Area (Proposed): 484 s.f.  
Apartment (Proposed): 378 s.f.  
Covered Front Porch (Proposed): 64 s.f.  
Total Floor Area (existing): 926 s.f.



**A** Proposed Garage Floor Plan   
Scale: 1/8" = 1'-0"

Floor Area:  
Garage Floor Area (Proposed): 484 s.f.  
Apartment (Proposed): 378 s.f.  
Covered Front Porch (Proposed): 64 s.f.  
Total Floor Area (existing): 926 s.f.

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**m c a architects + urbanists**

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Kogge Residence Addition - 701 W. Fourth St.  
Bloomington, IN 47404

September 11, 2024

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**Description of Project and Materials:**

1. New construction of one-story residential additions to an existing non-contributing residential structure built in or around 1935 at the corner of W. Fourth St. and S. Fairview St. as follows and as shown on the attached drawings and images-
  - A.) 6' d. x 26' w. front addition (wood framed – living/dining spaces).
  - B.) 6' d. x 12' w. front porch (wood framed – outdoor entry porch).
  - C.) 10' d. x 24' w. side addition (wood framed – family space with screeded porch to south).

There is also a new 22' d. x 22' w. garage with apartment above off the existing alley to the south as shown on the proposed site drawings. The building addition aligns with/matches existing roof bearing conditions and with slopes blending the existing/new roof volumes together.

**Floor Area:**

**First Floor Area (existing): 990 s.f.**  
**Front Addition (proposed): 156 s.f.**  
**Covered Front Porch (proposed): 72 s.f.**  
**Side Addition (proposed): 240 s.f.**  
**Exterior Wood Deck (existing): 248 s.f.**  
**Total First Floor Area: 1,706 s.f.**

**Garage/Apartment Floor Area:**

**Garage Area (proposed): 484 s.f.**  
**Apartment Area (proposed): 378 s.f.**  
**Covered Garage Porch (proposed): 64 s.f.**  
**Total Floor Area: 926 s.f.**

**Total Floor Area: 2,632 s.f.**

2. The following is a description of the proposed building materials:
  - Exterior Siding - James Hardie fiber cement lap siding (smooth finish, painted – typical) with profile matching existing exterior siding.
  - Exterior Trim – Boral TruExterior Trim (smooth finish, painted – typical) with profile and sill/jamb/head detailing matching existing trim.
  - Exterior Doors – Therma-Tru Fiber Classic Mahogany Collection.
  - Exterior Windows – Marvin Ultrex/Essential High-Density Fiberglass.
  - Foundation – Split-faced Concrete Masonry Units at exposed/above grade conditions.
  - Roofing – Owens Corning Asphalt Roofing Shingles to match existing roofing.

**Estimated Project Construction Schedule:**

1. Construction beginning in the Fall of 2024 with completion/occupancy Spring of 2025.

