



CITY OF  
**BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

# BHPC MEETING PACKET

**Thursday April 25, 2024**

**5:00 p.m. EST**

**Prepared by HAND Staff**

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

**Zoom:**

<https://bloomington.zoom.us/j/89951864661?pwd=YenJUJ0jiR3ybsGdk6KV99qa0iwtgo.1>

[Meeting ID: 899 5186 4661](#)

[Passcode: 501143](#)

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# Bloomington Historic Preservation Commission Meeting

## Hybrid Meeting

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

**Zoom:** <https://bloomington.zoom.us/j/83493457697?pwd=LIH59QaYl2eJFbzrkmltorjGb8b3fH.1>

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

## AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
  - A. April 11, 2024
- IV. CERTIFICATES OF APPROPRIATENESS**
  - Commission Review**
    - A. COA 24-09**

812 S Morton Street (McDoel Gardens HD)  
Petitioner: J Thomas Forbes  
*Addition. Renewal of COA 20-08*
- V. DEMOLITION DELAY**
  - A. DD 24-13**

424 Wylie St (Contributing Garage)  
Petitioner: Cory Gearhart  
*Full Demolition*
  - B. DD 24-14**

2201 East 7th Street (Contributing)  
Petitioner: Sable Beyers  
*Full Demolition*
  - C. DD 24-15**

310 North Jefferson Street (Contributing)  
Petitioner: Sable Beyers  
*Full Demolition*
  - D. DD 24-16**

314 North Jefferson Street (Contributing)  
Petitioner: Sable Beyers  
*Full Demolition*
  - E. DD 24-17**

318 North Jefferson Street (Contributing)  
Petitioner: Sable Beyers  
*Full Demolition*
  - F. DD 24-18**

324 North Jefferson Street (Contributing)  
Petitioner: Sable Beyers  
*Full Demolition*

**VI. NEW BUSINESS**

**A. Graduate Hotel HD Vote**

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS ANNOUNCEMENTS**

**X. ADJOURNMENT**

Next meeting date is May 9<sup>th</sup>, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

# **Bloomington Historic Preservation Commission Meeting**

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

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

**Hybrid Meeting**

## **MINUTES**

### **I. CALL TO ORDER**

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

### **II. ROLL CALL**

#### **Commissioners:**

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

#### **Advisory Members:**

Karen Duffy (Present)  
Jeremy Hackerd (Present)

#### **Staff:**

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

#### **Guests:**

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

Greg Laurer  
Tom Winger  
Jodi Key  
Richard Lewis (Virtual)

### III. APPROVAL OF MINUTES

#### A. March 28, 2024

**Sam DeSollar** made a motion to approve minutes, **Daniel Schlegel** seconded.

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

### IV. CERTIFICATES OF APPROPRIATENESS

#### Commission Review

#### A. COA 24-08

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

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

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

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

**Sam DeSollar** made a motion to approve **COA 24-08**, **Elizabeth Mitchell** seconded.

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

### V. DEMOLITION DELAY

#### A. DD 24-11

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

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

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

**Sam DeSollar** made a motion to waive the waiting period for **DD 24-11**, **Ashley Johnson** seconded.

**Motion carried 5-2-0 (Yes-No-Abstain)**

**B. DD 24-12**

1504 W 17<sup>th</sup> Street (Contributing outbuilding)

Petitioner: Kevin Treacy

*Full Demolition*

Noah Sandweiss gave presentation. See packet for details.

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

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

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

**VI. NEW BUSINESS**

**A. World Courier BUEA façade grant presentation**

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

**Sam DeSollar** asked specifically what the **Commission** is being asked. **Noah Sandweiss** clarified that there is no COA so they are just being asked for information before submitting a request to the Bloomington Urban Enterprise Association for a façade grant. Sam clarified the historic façade guidelines. Sam asked if the property is historic as is. Noah stated that they have enough information to reconstruct two of the facades per the US parks guidelines. **Ashley Johnson** asked which facades are to be restored. Eastern façade. **Jeremy Hackerd** stated they should look into how long the newspaper ran in the city to show how historically important the building is. **William Fulk** stated that just because of a newspaper it makes the building very important. **Elizabeth Mitchell** agrees with William. **Daniel Schlegel** thinks the project is great because of the newspaper aspect, **Karen Duffy** agrees. **Ernesto Castaneda**

asked if it will be brought back to what it was. **Justin Fox** stated that because of the windows it will be as close as they can come. **John Saunders** thinks what they are doing will be spectacular. Sam stated that he is a fan of what Justin Fox has done on other projects. However, he feels like this is a reconstruction rather than a restoration. Daniel thinks this will strengthen the site so in the future it will continue to be preserved. **Margie Rice** gave a clarification on the BUEA grant. **Chris Sturbaum** stated that the BUEA was a Nancy Heistand idea to get funding downtown. He consulted on this project and the owner is trying to get this as close to original as possible. He will only be involved in just talking with the owner. The **Commission** instructed Noah to put together a recommendation for the BUEA.

## **VII. OLD BUSINESS**

### **A. 615 N Lincoln Historic Designation vote**

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

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

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

Noah Sandweiss gave presentation. See packet for details.

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

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

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

## **VIII. COMMISSIONER COMMENTS**

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

## **IX. PUBLIC COMMENTS ANNOUNCEMENTS**

**X. ADJOURNMENT**

**John Saunders adjourned the meeting @ 7:10**

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



<b>STAFF RECOMMENDATIONS</b>	Address: 812 S Morton Street (McDoel Gardens)
<b>COA 24-09</b>	Petitioner: J Thomas Forbes
<b>Application Date: 2/27/2024</b>	Parcel: 53-01-55-240-000.000-009
<b>RATING: Contributing</b>	Survey: American Four square c. 1925



**Background:** This 1920s foursquare in the McDoel Gardens Historic District has previously received approval for alterations. In February 2020 the owner, J Thomas Forbes, received a COA for a proposal to build the addition described below. Due to a chain of events ignited some 7,500 miles away the addition had to be postponed and the original Approval has since expired.

**Request:** Addition to the rear of home that will serve as living space and will connect home to the garage.

**Guidelines**

### **Materials**

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

#### **1. GARAGES AND CARPORTS:**

##### **Preferable**

An added garage should be no larger than 25% of the size of the house and should be compatible with the design and materials.

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

##### **Acceptable**

A garage holding no more than two cars.

#### **2. OUTBUILDINGS:**

##### **Preferable**

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

##### **Acceptable**

Storage buildings that meet zoning requirements and are smaller than 10x16' and not on a permanent foundation, are acceptable.

## **VI. Additions (New)**

*This section is reviewed by the Commission*

The ability to expand on the lot is important to the changing needs of families and predicts the longevity of ownership in the neighborhood. In McDoel the modest sizes of the houses are valued, but the owners are encouraged to seek ways to adapt the property for current uses while maintaining footprints in keeping with the neighborhood.

##### **Preferable**

Additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those on the existing structure.

##### **Acceptable**

Additions should maintain the style and massing of contributing property in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original structure.

**Staff Recommendation:** Staff recommends approval of COA 24-09. The plan is substantially unchanged from COA 20-08 and has been well received by the neighborhood and McDoel Construction Committee.

**1. Description of the nature of the proposed modifications or new construction.**

We are seeking a renewal of a Certificate of Appropriateness for construction of the addition to our home that allows us to age in place.

As before, this design remains a single-story with the same ground elevation line and alley facing wall alignment as the original structure. The addition will be differentiated from the original structure by adding vertical trim required as part of the prior Certificate of Approval.

In 2020 and 2021, we were granted a building permit, use and setback variances, and two separate Certificates of Appropriateness (COAs) to renovate the existing structure and construct an addition to our home that would allow us to age in place. This occurred during the pandemic so we elected to complete the renovation of the existing structure and defer construction of the addition.

We now are poised to proceed with the addition. As before, the design provides a primary bedroom, bathroom, and closet suite, as well as laundry facilities and half-bathroom on the same floor as the main floor. This design makes the house accessible and facilitates our plans to age in place in this, our last home - a structure designed for us to glide gently toward decrepitude on our journey to join the eternal caravan of souls traveling beyond earthly bounds.

Modifications to the layout connects the original house and addition to the original garage built for the home in a manner consistent with the "Port Norfolk Historic Preservation Commission Guidelines for New Construction and Additions" provided by the Bloomington Historic Preservation Program Manager when we were assembling our original application. This approach was granted a Certificate of Appropriateness and a Planning Department variance from side yard building setback standards to allow a zero-foot setback for the existing garage.

We also note that our approach is influenced by the design of other approved additions to historic properties located on Morton Street, specifically 748 South Morton (Henderson House) and 916 South Morton (Poole Residence).

All this work will be performed by Bailey+Weiler, the contractor for the renovation of the original structure.

**BACKGROUND MATERIAL FOR CERTIFICATE OF APPROPRIATENESS 812 South Morton Street (015-52400-00 M M Campbells Lot 9)**

**2. Description of the materials used.**

We will use the same materials - all materials superior quality and compliant with McDoel Guidelines - that were used in the design approved in the original COAs from 2020.

Highlights of the design include, but are not limited, to the following:

- The roof will be the same non-reflective Firestone steel roof panel system with standing seams, guttering and downspouts in the previous COAs approved for the existing structure and addition.
- The alley-side entry door will be the same Craftsman-style exterior door, storm door, and double hung windows approved in the previous COAs.
- Hardie cement board siding of the same dimension as the existing structure and garage will be used on the addition. Consistent with a requirement of the original COA for the addition, a vertical board will divide the addition from the original structure on the alley facing side of the home.

Illustrations of the materials used with existing structures are included

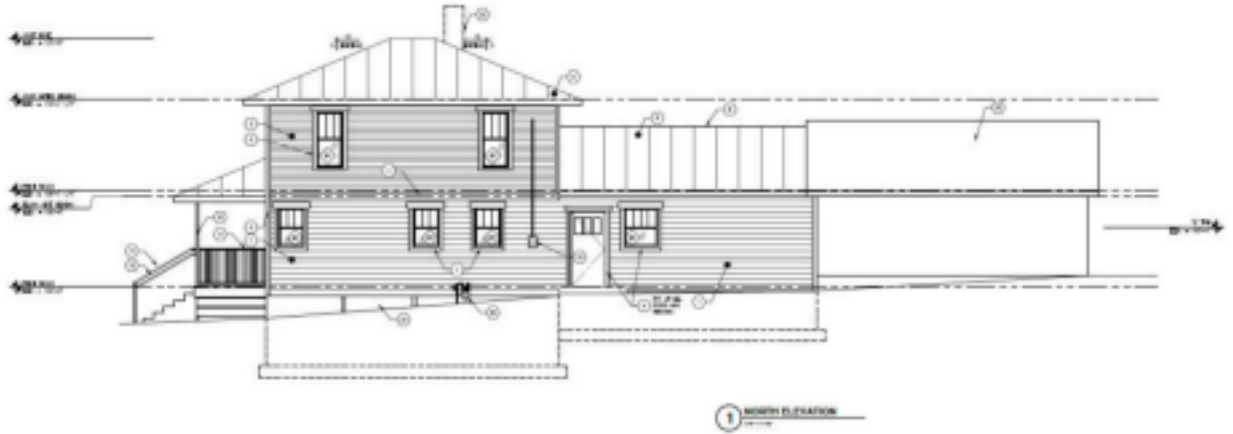


below.

Exterior of renovated home using Hardie cement board, double-hung windows, and Firestone steel roof panel system with standing seams, guttering, and downspouts. Addition will be located between the original structure and original garage.



**3. Drawing of Alley-Facing Elevation of Proposed Addition** (Taken from original professional architectural drawings previously approved by the Monroe County Building Department)



### 3-D Rendering of South Elevation of the Addition

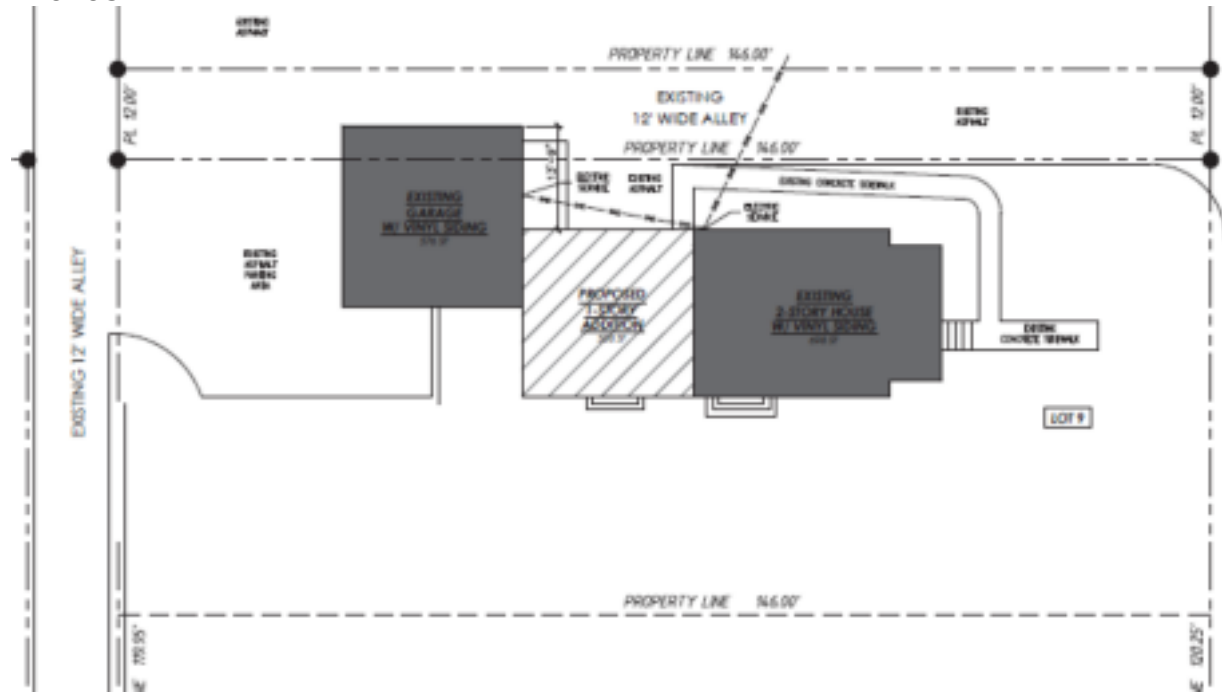


**BACKGROUND MATERIAL FOR CERTIFICATE OF APPROPRIATENESS** 812 South Morton Street (015-52400-00 M M Campbells Lot 9)

**4. Map with site boundaries.** (It might be important to note that we also own the lot adjacent to the south of the primary plot shown below.)



PROPOSED



ONE-STORY  
ADDITION

Support for Certificate of Appropriateness  
812 South Morton Street  
(015-52400-00 M M Campbells Lot 9)

I am writing in support of the proposed addition to the home of JT Forbes and Martha Shedd at 812 south Morton Street. I am a close neighbor, with property at 905 South Madison Street adjacent to the Forbes/Shedd property.

I have watched the transformation of that property from a derelict house and rough, undeveloped lot into a home and landscape that maintains the McDoel Gardens Neighborhood character and adds modern design.

This new addition will be in keeping with the existing design and will add needed square footage on a single level to promote aging in place.

It appears all preliminary authority has been granted and what remains is a renewal of the original Certificate of Appropriateness. I request you grant it.

This is one of several home renovations that are in progress in McDoel Gardens. They are important to our future and to that of the City.

Thank you for your consideration.

Jack Baker

[ajbaker@iu.edu](mailto:ajbaker@iu.edu)

812 325 3604

Tim Bitzer

921 S Morton St

Bloomington, IN 47403

April 3, 2024

Bloomington Historic Preservation Committee

401 North Morton St Suite 130

Bloomington, IN 47404

Dear Committee Members,

It is my distinct privilege and pleasure to write this letter in support of the proposed addition to 812 South Morton Street, owned by my neighbors, J.T. Forbes and Martha Shedd. My spouse and I have lived at 921 South Morton Street since August of 2017 and have had the opportunity to observe this property evolve from an eye-sore to an eye-catching, social center of our neighborhood.

Prior to their purchase of this property, the house was a non-descript, white monolith shrouded in overgrown trees and weeds. Their subsequent renovation of the building and landscaping of the property has significantly benefited the property values of the entire neighborhood. Having reviewed their proposed construction plans, I can only imagine their design will further benefit our neighborhood's appearance and value.

Additionally, Martha and J.T.'s renovations have converted this property into the social hub of our neighborhood. After the initial renovations and landscaping improvements were made, they began hosting an annual neighborhood party each Spring. This annual gathering of all the B Line's Artisan Row and McDoel Garden's owners and renters has provided a great opportunity for new occupants to meet their neighbors and we have subsequently developed a much greater sense of community.

You can be completely confident in the future of our neighborhood's continuity of community by approving their proposed modifications and construction request. I think I speak for our entire South Morton community when I ask for your approval. We want to keep J.T. and Martha in our neighborhood.

April 3, 2024

To: Historic Preservation Commission

We write in support of JT Forbes and Martha Shedd certificate of appropriateness request for construction of the addition to their home. We are their next-door neighbors, residing at 916 S. Morton Street. We support this request with enthusiasm!

JT and Martha have planned the addition with great care and thought for how it impacts the surrounding area. This would be a very positive update to their home and the surrounding area, bringing a consistent residential feel between our two homes, which are the few remaining residential properties on the West side of Morton Street/B-Line Trail. They have and continue to make significant investments in their property that ultimately will enhance and sustain the value of all residential properties in the McDoel/South Morton corridor where their home is located. They also have been very conscientious with home design changes to ensure they fit with the both the aesthetic and historic character of the neighborhood.

JT and Martha are exemplary neighbors who foster an even stronger sense of community among all of us living within sight of their home. Clearly, this request does a great deal more than add additional space. It affirms that Bloomington values residential homeowners who invest in both their property and neighborhood.

Again, we fully support their request and look forward to these updates to our great neighborhood. Feel free to contact us should you need additional details.

Regards,

*Wayne Poole      Dee Dee Poole*

Wayne and Dee Dee Poole  
poolewd2020@gmail.com



**Paul Ash**

to me ▾

Hi all,

For McDoel Gardens N.A., we approve of the continuation of the COA of this project.

Paul Ash

Sent from my iPad

Mon, Apr 15, 10:58 AM (23 hours ago)

On Apr 15, 2024, at 9:12 AM, Noah Sandweiss <[noah\\_sandweiss@bloomington.in.gov](mailto:noah_sandweiss@bloomington.in.gov)> wrote:

...  
<COA Renewal Request\_812 S Morton Street\_03\_29\_2024.pdf>



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



**Background:** The gable-front 296<sup>2</sup> ft garage is contemporaneous with the Contributing minimal ranch National Home, both of which were built in 1950. Until the 1950s, detached garages remained the norm, though this would sharply shift in the coming decade. The garage at 424 Wylie St is substantially unchanged, but suffers from structural degradation. The property was owned until 1970 Maurice and Bonita Reeves—a car salesman and tire saleswoman respectively.

**Request:** Full demolition of garage

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

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

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



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

**Request:** Full demolition

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



forwarded to the Commission for review.

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

<b>STAFF RECOMMENDATIONS</b>	Address: 310 North Jefferson Street
<b>DD 24-15</b>	Petitioner: Sable Beyers
<b>Start Date: 4/15/2024</b>	Parcel: 53-05-34-412-007.000-005
<b>RATING: Contributing</b>	Survey: Bungalow c. 1930
	
<b>Background:</b> The house was occupied during the 1950s by Donald Baugh, a driver for Indiana University. From the 1960s on, the house served as a rental, periodically standing vacant. The house retains most of its historic integrity, although the siding and fenestration have been replaced. County property records indicate that a secondary structure on the lot was demolished in 2006, reducing the value of improvements on the lot by \$7,000.	
<b>Request:</b> Full demolition	
<b>Guidelines:</b> According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.	
<b>Staff Recommendation:</b> Staff Recommends release of DD 24-15.	



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



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

**Request:** Full demolition

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

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



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



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

**Request:** Full demolition

**Guidelines:** According to the demolition delay ordinance, BHPC has 90

days to review the demolition permit application from the time it is forwarded to the Commission for review.

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

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



**Background:** Built in 1940, this substantially unaltered front-gabled bungalow with shed dormers shares its lot with a non-contributing garage-turned-residence. From 1952-1953, the house was owned by the family of Charles Munson, a bar manager who died in a traffic accident at the age of 39. Over the following two decades, the house was occupied by a succession of sociology lecturers and PhD students including influential sociologist George Psathas, child psychologists Louise and Dale Gilsdorf, gender studies researcher Don Auster and business professor Nancy Auster,



student and peace activist Joe Grabill, and Japanese philosopher Ori Kan. In 1978, the house was bought by IU sculpture professor Jean-Paul Darriau, best known locally for the Red Blonde Black and Olive statues at Showers Park and the bronze Adam and Eve statues in Dunn Woods. His work has also been featured at the Hirschhorn and Guggenheim. His work often concerned the subjects of race, gender, and sexuality. After Darriau passed in 2007 his wife Cherry, a yoga instructor at IU, sold the house to 711 Holdings.

**Request:** Full demolition

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

**Staff Recommendation:** Staff Recommends release of DD.



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

**Comments on DD 24-14 - 24-18:**



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