



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday May 22, 2025**

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

**Prepared by HAND Staff**

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

**Zoom:**

[Join Zoom Meeting](#)

<https://bloomington.zoom.us/j/86470652637?pwd=rX9vgWlboM2cZXBEPnhokqtzRhtKi4.1>

[Meeting ID: 864 7065 2637](#)

[Passcode: 719258](#)

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## **Accessibility Statement**

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals.

If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson at the Housing and Neighborhood Development Department at [anna.killionhanson@bloomington.in.gov](mailto:anna.killionhanson@bloomington.in.gov) or 813-349-3582 and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

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

## **Procedure for Certificates of Appropriateness and Demolition Delays**

For each item the Historic Preservation Program Manager will first present a staff report. We will then hear if the Petitioner has any additional information, followed by a round of questions from each Commissioner. We ask that petitioners, the public, and Commissioners refrain from speaking until addressed by the Chair, unless a question is directly addressed to them. If a member of the public or a petitioner wishes to comment, please raise your hand until recognized by the Chair. Once a motion is made we will then open up a discussion of the item for Members of the Commission. We encourage all Commissioners, Petitioners, and members of the public to be civil and respectful at all times.

# Bloomington Historic Preservation Commission Meeting

## Thursday May 22<sup>nd</sup>, 2025, 5:00 P.M.

### In Person:

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

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

[Join Zoom Meeting](#)

<https://bloomington.zoom.us/j/86470652637?pwd=rX9vgWlboM2cZXBEPnhokqtzRhtKi4.1>

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## AGENDA

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### I. CALL TO ORDER

### II. ROLL CALL

### III. APPROVAL OF MINUTES

#### A. May 8<sup>th</sup>

### IV. CERTIFICATES OF APPROPRIATENESS

#### Staff Review

#### A. COA 25-30

917 N Fairview St (Maple Heights HD)

Daniel Weddle

*Amendment to COA 23-29 for alternative fenestration on ADU and removal of staircase*

#### Commission Review

#### B. COA 25-26

1018 E Wylie (Elm Heights HD)

Asa Palley

*Replacement railings and light post*

#### C. COA 25-27

1200 N Lincoln (Garden Hill HD)

Blake Rowe  
*Side addition*

**D. COA 25-28**

1202 N Lincoln (Garden Hill HD)

Blake Rowe

*Rear addition*

**E. COA 25-29**

601 N Morton (Showers Brothers HD)

Lucas Brown

*New construction*

**V. NATIONAL REGISTER**

**A. Hensonburg School**

**VI. OLD BUSINESS**

**A. Updates on violations**

**VII. NEW BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ADJOURNMENT**

Next meeting date is June 12<sup>th</sup>, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

# **Bloomington Historic Preservation Commission Meeting Minutes - May 8, 2025**

## **CALL TO ORDER**

The meeting was called to order by Commission Chair **Sam DeSollar** at 5:00 p.m.

**ROLL CALL - Parties in Attendance** are listed below:

### **Commissioners:**

Jack Baker  
Ernesto Castaneda  
Reynard Cross  
Sam DeSollar  
Melody Deusner  
Karen Duffy, Advisory  
Jeremy Hackerd

### **Staff:**

Noah Sandweiss, HPC Program Manager  
Anna Lamberti Holmes, Sr Assistant City Attorney  
Anna Killion-Hanson, HAND Director  
David Brantez, Zoning Planner and GIS Analyst  
Tonda Radewan, HAND Staff Liaison

### **Guests/Public:**

Tyler Martin - Petitioner  
Ernest Xi - Petitioner Valubuilt Construction  
Josh Brewer - Cicada Cinemas  
Kerry Slough - Garden Hill Neighborhood District (Virtual)  
Nicole Rudolph - Public (Virtual)

## **APPROVAL OF MINUTES**

**Jack Baker** made a **Motion to Approve** the minutes from the **April 23, 2025** meeting.  
**Reynard Cross** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

Commission Chair **Sam DeSollar** read the Procedural Statement for Certificates of Appropriateness and Demolition Delays. *Please see Meeting Packet for details.*

## **CERTIFICATES OF APPROPRIATENESS (COA)**

### **Commission Review**

#### **COA 25-15**

1104 N Grant St (Garden Hill HD)

Petitioner: Tyler Martin

New construction of a two-story house

**Noah Sandweiss** gave his presentation on the Petitioner's request for construction of a new two story house noting that this recent submission is a new design taking into consideration comments brought up at prior meetings regarding height, foundation and the paved parking area. the District Design Review Committee to come up with a new design to meet district guidelines. Sandweiss reported that **Staff recommends approval of COA 25-15**  
*Please see Meeting Packet for details.*

**Petitioner Tyler Martin** was present and had no additional comments.

#### **Commissioner Questions:**

- **Jeremy Hackerd** asked if there was any feedback from the Neighborhood. Noah Sandweiss responded that they recommend approval of this design.

#### **Commissioner Comments:**

- **Jack Baker** commented that he agrees with the staff conclusions and thanks the developer for working with the Commission to come up with a better design than what was started out with.
- **Jeremy Hackerd** said he agrees with the staff recommendation as well and thanked the Petitioners for working the HPC's procedures and timeframe.
- **Karen Duffy** agreed with the prior comments made by the Commissioners.
- **Reynard Cross** commented that he likes the changes that have been made and agrees with staff recommendation.
- **Melody Deusner** also agrees with the staff recommendation and added that the crawl space design looks so much better
- **Ernesto Castaneda** commented that the new plans look great and thanked the Petitioners for their work and multiple iterations to address the concerns brought up by the neighborhood and HPC. Castaneda said he is greatly appreciative and will support this recommendation.

**Public Questions/Comments:** None

**Jeremy Hackerd** made a **Motion to Approve COA 25-15. Ernesto Castaneda** seconded.  
**Motion carried 6-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

## **DEMOLITION DELAY (DD)**

### **DD 25-09**

208 S Jefferson St

Petitioner: Valubuilt Construction

Full demolition

**Noah Sandweiss** gave his presentation on the Petitioner's request for full demolition of a fairly altered 1930 minimal traditional contributing house. Sandweiss reported that **Staff** recommends release of **DD 25-09**. *Please see Meeting Packet for details.*

**Petitioner Valubuilt Construction - Ernest Xi** was present and added that the house sits very far back on the property and there is no front entrance on Jefferson Street, perhaps due to the proximity to the alleyway.

### **Commissioner Questions:**

- **Sam DeSollar** asked the Petitioner if he has been in contact with BRI (Bloomington Restorations, Inc.) regarding historic features that may be salvageable. Petitioner **Ernest Xi** responded that he contacted BRI and gave them access inside the home approx one week ago.

**Public Questions/Comments:** None

**Jeremy Hackerd** made a **Motion to Release** the Demolition Delay period for **DD 25-09**.  
**Jack Baker** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

**Vice-Chair Jeremy Hackerd** read the Statement releasing the remainder of the Demolition Delay waiting period.

**OLD BUSINESS**

**Outstanding Violations:** Reynard Cross made reference to the report that Noah Sandweiss provided to the HPC at the March 27, 2025 meeting that listed the status of outstanding violations with prior action taken and proposed next steps. Cross asked when the next status update would be provided.

Noah Sandweiss reported that he is working with Assistant City Attorney, Anna Lamberti Holmes, to resolve outstanding violations and is researching experienced contractors for restoration of the historic sidewalk.

Discussion took place among the Commissioners and a decision was made that regular updates on the status of outstanding violations will be provided to the HPC at the first meeting of each month.

**Historic Bloomington Website:** Noah Sandweiss reported that he has made updates to the website including adding a link to a National Park Service page that provides briefings on how to preserve, rehabilitate and restore features on historic buildings including information about weatherization.

Link to the Historic Bloomington <https://bloomington.in.gov/historic-bloomington>

## **NEW BUSINESS**

### **National Historic Preservation Month:**

May is National Historic Preservation Month and Noah Sandweiss provided the Department of Natural Resources annual poster, the Faces of Architecture, featuring gargoyles.  
<https://www.in.gov/dnr/historic-preservation/public-outreach/historic-preservation-month/>

### **New Walking Tour:**

A link to the new Historic Bloomington walking tour "**Black History on the Near West Side**" that Commissioner **Elizabeth Mitchell** has been developing has been added to the website and brochures are being printed for distribution that will be available at the Monroe County History Center and the Bloomington Visitor Center.

## **PUBLIC COMMENTS**

**Josh Brewer with Cicada Cinema** announced the movie screening of "The Cruise", a 1998 documentary featuring a New York City architectural tour guide. Brewer said that Cicada Cinema's has been working with Noah Sandweiss to secure the Showers Administration Building location as an opportunity to showcase the restored building to the public, as it is a unique and architecturally interesting place.

The screening is tomorrow May 9th at 8pm at the Showers Administration Building and is free, but ticketed, as seating is limited.

## **COMMISSIONER COMMENTS**

Commission Chair **Sam DeSollar** announced that he is attending a two-day Wood Window Restoration Workshop the first week of June in Northern Indiana and can provide more info should anyone else be interested in attending.

## **ADJOURNMENT**

Commission Chair **Sam DeSollar** adjourned the meeting at **5:19pm**

**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)

**CATS - Community Access Television Services**

<https://catstv.net/m.php?q=14582>

The next regular meeting date of the HPC is Thursday May 22, 2025 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>

Link to the Historic Bloomington webpage:

<https://bloomington.in.gov/historic-bloomington>

<b>STAFF RECOMMENDATIONS</b>	Address: 1018 E Wylie (Elm Heights HD)
<b>COA 25-26</b>	Petitioner: Asa Palley
<b>Start Date: 5/7/2025</b>	Parcel: 53-08-04-117-030.000-009
<b>RATING: CONTRIBUTING</b>	c. 1930 Colonial revival



**Background:** 1018 E Wylie is a two-story brick colonial revival house built in 1930. It demonstrates a high degree of integrity, but has some replacement site features including aluminum railings and a steel lamppost.

**Request:** “We would like to replace the two non-original metal handrails leading up from the sidewalk to the front yard and from the front yard up the steps to the front entrance. The current ones are very wobbly and seem to be from an inexpensive kit. We would like to replace the handrails with black powder-coated metal railings fabricated by the same contractor who recently installed them for our neighbors across the street at 1019 E Wylie St. The style would be the same as the ones they put in (picture included), though we could probably modify it if needed.

We would also like to replace the non-original post light next to the handrail on the stairs by the sidewalk. Again, the existing one is made of a flimsy inexpensive material

and we want to get a sturdier, more visually attractive one that would match the Georgian style of the home.”

**Guidelines:** Elm Heights HD

Guidelines for Architectural Metals

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item assist applicants with the COA process.

I. Removal, replacement, or restoration of existing architectural metal elements including roofing and gutter applications, steel windows, casement windows and industrial sash, storm doors, vents, grates, railings, fencing, and all decorative features of architectural metal elements that are integral components of the building or site and visible from the right-of-way.

- Replace missing elements based on accurate documentation of the original or use a compatible new design. Consider compatible substitute materials only if using the original material is not technically feasible.

**Staff recommends approval of COA 25-26**

The current railings and lamp post are not likely original to the house, and the proposed replacement are of a style and material compatible with the house and district.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 1018 E Wylie St. Bloomington, IN 47401

Parcel Number(s): 53-08-04-117-030.000-009

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

HPC Hearing Date: \_\_\_\_\_

### Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: \_\_\_\_\_

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

### APPLICANT INFORMATION:

Name: Asa Palley Email: apalley@iu.edu

Address: 1018 E Wylie St. Bloomington, IN 47401 Phone: 812-855-3854

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**PROPOSED WORK (Check all that Apply):**

- New construction
  - Principal building
  - Accessory building or structure
  - Addition to existing building
- Demolition
  - Full Demolition
  - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
  - Window replacement
  - Door replacement
  - Siding
  - Roof material
  - Foundation
  - Other façade element: \_\_\_\_\_
- New Signage
- Alterations to the yard
  - Alteration to fences, walls
  - Tree removal
- Other(s): Replacement of non-original metal handrails, replacement of non-original post light.

**ADDITIONAL REQUIRED DOCUMENTS**

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: \_\_\_\_\_

*Asha Palley*

Date: May 7, 2025

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Proposed style of replacement railing (1019 E Wylie)



## Proposed replacement post light



Most Popular

### John Timberland Bellagio 21 1/4" Textured Black Outdoor Post Light

★★★★★ 41 Reviews

[John Timberland BELLAGIO Black Collection](#)

**\$179.99**

Free Shipping & Free Returns\*

Ships Today if ordered in the next 3 Hr. 15 Min.

1

ADD TO CART

♡ SAVE

#### Product Details

- 21 1/4" high x 10" wide. Weighs 5.5 lbs.
- Uses one maximum 60 watt standard base bulb (incandescent, LED, or CFL). Bulb not included.
- Outdoor post mount light from the Bellagio collection by John Timberland. Wet location outdoor rated.
- Texturized black finish over sturdy die-cast metal construction. Clear hammered glass.
- Post light only. Fits on a 3" diameter pole, not included. May also be pier mounted with an adapter which is sold separately.

Brighten up your walkways, pathways, and driveways with this outdoor post light from the Bellagio collection. This traditional post mount light comes in a texturized black finish over sturdy die-cast metal construction and has clear hammered decorative glass for a sophisticated look. Use it to add a warm, welcoming glow to your home. Please note that this is a post light only - the pole is not included. This fixture may be pier mounted with an adapter that is sold separately.

**JOHN TIMBERLAND**  
EST. 1978

[Replacement Parts & Accessories for Style #49288](#)

Check size & position before you buy! [Printable Life-Size Image](#)

<b>STAFF RECOMMENDATIONS</b>	Address: 1200 N Lincoln (Garden Hill HD)
<b>COA 25-27</b>	Petitioner: Blake Rowe
<b>Start Date: 5/8/2025</b>	Parcel: 53-05-33-201-008.000-005
<b>RATING: NON-CONTRIBUTING</b>	Small side-gabled house with enclosed front porch



**Background:** 1200 N Lincoln is an altered gabled-el cottage with an enclosed front porch. Part of the limestone retaining wall has been replaced with cement block and most original exterior materials appear to be missing. In February 2025, a previous proposal for the addition of a second story was denied under COA 25-10. There is a limestone retaining wall and two mature trees at the southern end of the lot.

**Request:**

**Project Overview**

- This proposal outlines the addition of a second story to an existing single-story home, expanding bedroom / bathroom count from 2BR/1BTH to 4BR/4BTH. Project will achieve this by adding a small addition to South side of house, while maintaining the home's existing footprint, using similar exterior materials, and ensuring the design remains consistent with the architectural style of the surrounding neighborhood.

## **Project Goals**

- **Living Space Expansion:** Add a 400 SF addition to side (South) of home to increase the square footage of living space. Addition will be stepped back from alley (South) side to maintain aesthetic look of existing South elevation.
- **Increase Bedrooms and Bathrooms:** Convert the home into a 4- bedroom, 4- bathroom residence to accommodate a larger family or guests.
- **Maintain Existing Footprint:** Preserve the home's current foundation and footprint to minimize disruption to the property and surrounding landscape.
- **Use Like Materials:** Utilize exterior materials that are similar in appearance and quality to the existing materials to ensure a cohesive and aesthetically pleasing.
- **Neighborhood Harmony:** Small rear addition design carried out to ensure minimal visual change to both the existing property and surrounding neighborhood.

## **Design and Construction**

- **Architectural Design:** Small addition on to rear of home with will keep existing home's structure, style, and the neighborhood's architectural surroundings.
- **Permits and Approvals:** Obtain all necessary permits and approvals from local authorities before commencing construction.
- **Construction:** Hire a qualified contractor to oversee and execute the construction of the second story addition, ensuring adherence to the design plans, building codes, and safety regulations.
- **Material Selection:** Select exterior materials that are similar in color, texture, and quality to the existing materials to maintain the home's visual appeal and consistency with the neighborhood.

## **Proposed Materials:**

- **Structural framing:** Treated lumber framing.
- **Exterior walls:** Standard OSB sheathing and Tyvek wrapping. Fiber cement or hardboard siding for exterior cladding, providing durability and low maintenance. 12" Hardboard siding is the existing material.
- **Roofing:** Asphalt shingles for water resistance and durability. Would maintain the color of current asphalt shingles.
- **Windows and doors:** Energy-efficient double-paned windows for natural light and ventilation. Matching to existing double hung double paned windows.
- **Insulation:** Closed-cell spray foam insulation for the walls and roof, providing superior insulation and air sealing.
- **Interior finishes:** Drywall for interior walls and ceilings, providing a smooth surface for painting or wallpaper. LVP flooring for durability and easy maintenance.
- **Electrical and plumbing:** Insulated copper wiring and PEX piping for electrical and plumbing systems, respectively, ensuring longevity and reliability.

**Guidelines:** Garden Hill HD

**CONTEXT FOR NEW CONSTRUCTION**

Standards and guidelines serve as aids in designing new construction that relates sensitively to the surrounding context. Therefore, the most important first step in designing new construction in any historic district is to determine just what that context is. "Contributing" properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable architecturally. These classifications will be available on-line. Each property in the Garden Hill Study Area is described.

Each site presents a unique context. This is comprised of "contributing" buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

**MATERIALS**

**RECOMMENDED**

1. Building materials, whether natural or manmade, should be visually compatible with surrounding historic buildings.
2. 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.
3. Brick, limestone, clapboard, cement board, wood, shingles and stucco are appropriate materials.

**SETBACK**

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

3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

#### BUILDING ENTRY

Entrances may characteristically be formal or friendly, recessed or flush, grand or common place, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

#### SPACING

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

#### HEIGHT

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.

#### HEIGHT AND SETBACK

1. A new house of the same height as existing houses may be as close to them as they are to each other.

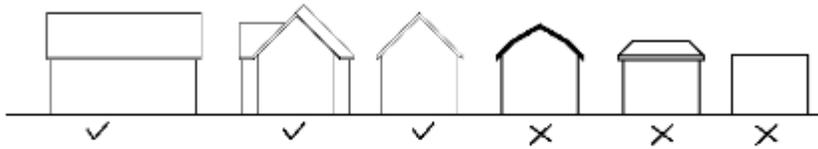
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

#### OUTLINE

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

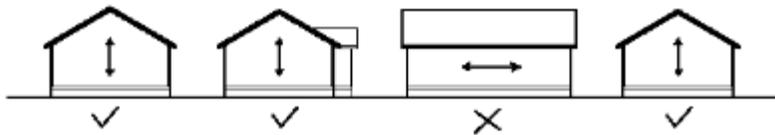
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

## Roof Shape



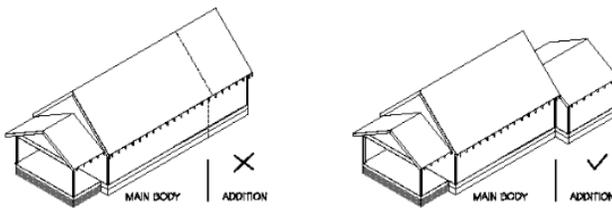
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

## Directional Orientation



## MASS

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.



## FOUNDATION/FIRST FLOOR ELEVATION

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

## FENESTRATION

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings

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

**Staff does not recommend approval of COA 25-27**

The proposed addition is set back 3'3" from the front façade, and the roofline is set back too, differentiating it from the original house. The south elevation of the addition is set 11'4" south of the house's current south elevation. Overall this addition is slightly under 400 sqft, which would bring the total floor area to approximately 1200 sqft. The proposed materials are consistent with existing materials on the house and district guidelines.

Two points that will require careful consideration are the effects of the addition on the massing and outline of the house. Some contributing houses in the immediate context like 303 E 16<sup>th</sup> St and 1125 N Lincoln have slightly more modest side additions set back from the front. A goal with additions visible from the public right of way is to avoid overwhelming the scale and proportion of the structure and surrounding buildings. Additionally, the effect of construction on the mature trees and stone retaining wall would have a not insignificant impact on the streetscape.

While this plan takes the overall design and materials of the house into account, including front setback and a differentiated roofline, an addition set further back from the front of the house would have a more modest impact on the streetscape and surrounding context.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 1200 N Lincoln

Parcel Number(s): 53-05-33-201-008.000-005

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

HPC Hearing Date: \_\_\_\_\_

### Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: \_\_\_\_\_

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

### APPLICANT INFORMATION:

Name: Blake Rowe Email: blake@thebrawleygroup.com

Address: 3802 E 3rd St Bloomington IN 47401 Phone: 812-325-6061

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: BMI Properties LLC Email: jeff@thebrawleygroup.com

Address: 3630 E Commodore Trail Bloomington, IN 47408 Phone: 812-327-5331

**PROPOSED WORK (Check all that Apply):**

- New construction
  - Principal building
  - Accessory building or structure
  - Addition to existing building
- Demolition
  - Full Demolition
  - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
  - Window replacement
  - Door replacement
  - Siding
  - Roof material
  - Foundation
  - Other façade element: New addition to South side of existing property. Partial rework of existing roof to acco
- New Signage
- Alterations to the yard
  - Alteration to fences, walls
  - Tree removal
- Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

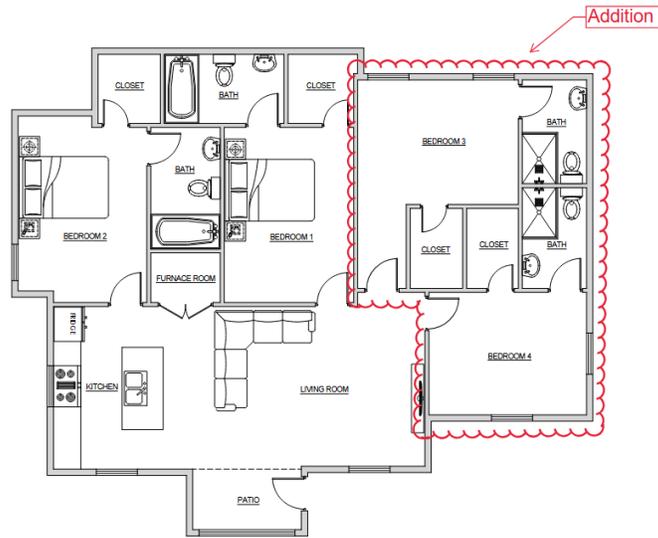
1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: 7d2be9ed-4cc9-44e2-baac-93df7e4c3008 Digitally signed by 7d2be9ed-4cc9-44e2-baac-93df7e4c3008 Date: 2025.05.08 13:28:20 -0400 Date: 5/8/25









1 MAIN FLOOR PLAN  
SCALE: 3/16" = 1'-0"

PROJECT TITLE:

FLOOR PLAN

PROJECT DESCRIPTION:

ADDRESS:

SHEET TITLE:

ARCHITECTURAL PLAN



DESIGNED BY:

DRAWN BY:

CKD BY:

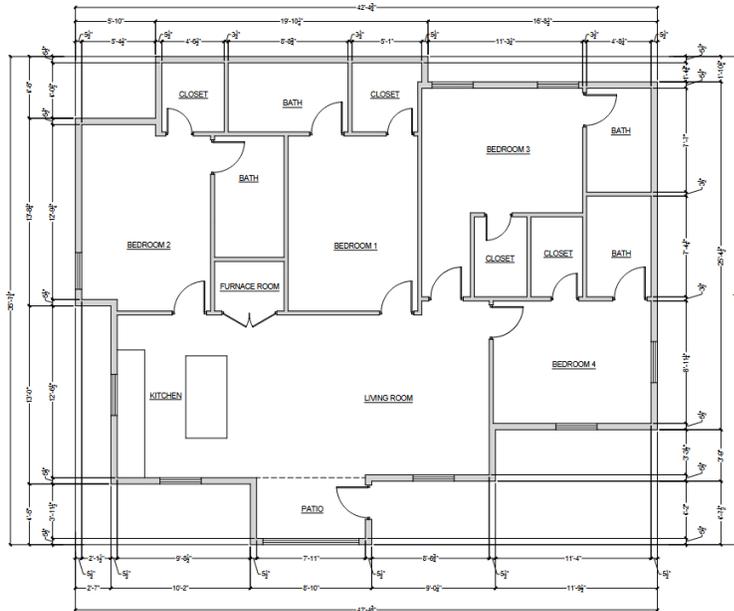
CLIENT NAME:

SCALE: 3/16" = 1'-0"

DATE:

SHEET NUMBER:

**A-01**



1 MAIN FLOOR PLAN WORKING  
SCALE: 3/16" = 1'-0"

PROJECT TITLE:

FLOOR PLAN

PROJECT DESCRIPTION:

ADDRESS:

SHEET TITLE:

ARCHITECTURAL PLAN



DESIGNED BY:

DRAWN BY:

CKD BY:

CLIENT NAME:

SCALE: 3/16" = 1'-0"

DATE:

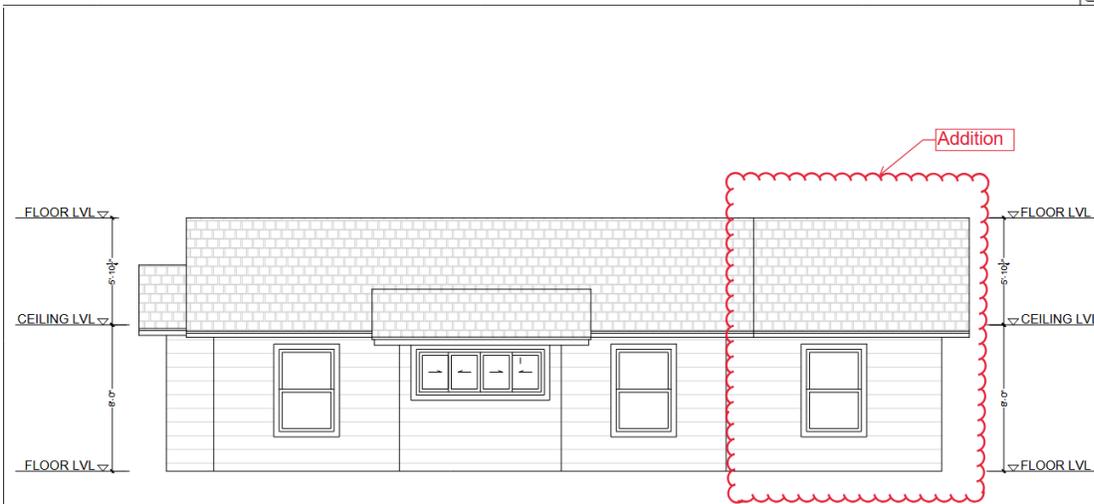
SHEET NUMBER:

**A-02**



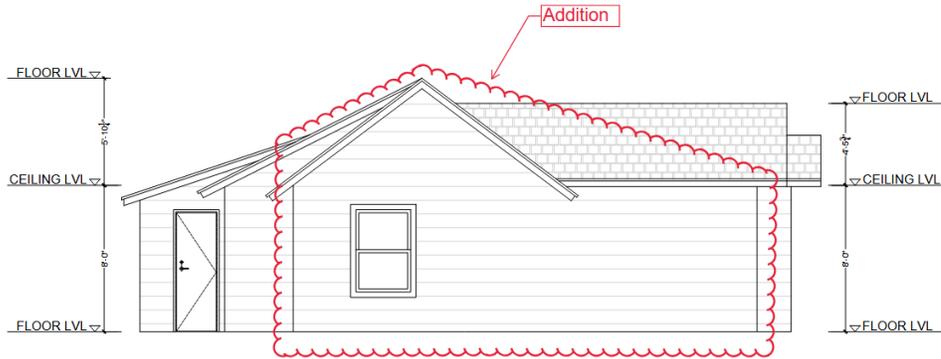
**1** ROOF PLAN  
SCALE: 3/16" = 1'-0"

PROJECT TITLE:
ROOF PLAN
PROJECT DESCRIPTION:
ADDRESS:
SHEET TITLE:
ARCHITECTURAL PLAN
DESIGNED BY:
DRAWN BY:
CKD BY:
CLIENT NAME:
SCALE: 3/16" = 1'-0"
DATE:
SHEET NUMBER:
<b>R-11</b>



**1** WEST ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT TITLE:
ELEVATION
PROJECT DESCRIPTION:
ADDRESS:
SHEET TITLE:
ARCHITECTURAL PLAN
DESIGNED BY:
DRAWN BY:
CKD BY:
CLIENT NAME:
SCALE: 1/4" = 1'-0"
DATE:
SHEET NUMBER:
<b>E-07</b>



**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT TITLE:

ELEVATION

PROJECT DESCRIPTION:

ADDRESS:

SHEET TITLE:

ARCHITECTURAL PLAN



DESIGNED BY:

DRAWN BY:

CKD BY:

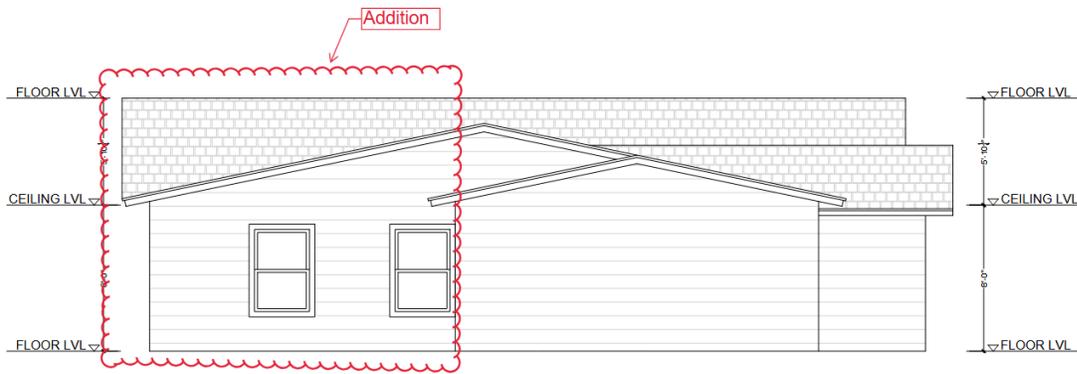
CLIENT NAME:

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

DATE:

SHEET NUMBER:

**E-08**



**3 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT TITLE:

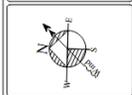
ELEVATION

PROJECT DESCRIPTION:

ADDRESS:

SHEET TITLE:

ARCHITECTURAL PLAN



DESIGNED BY:

DRAWN BY:

CKD BY:

CLIENT NAME:

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

DATE:

SHEET NUMBER:

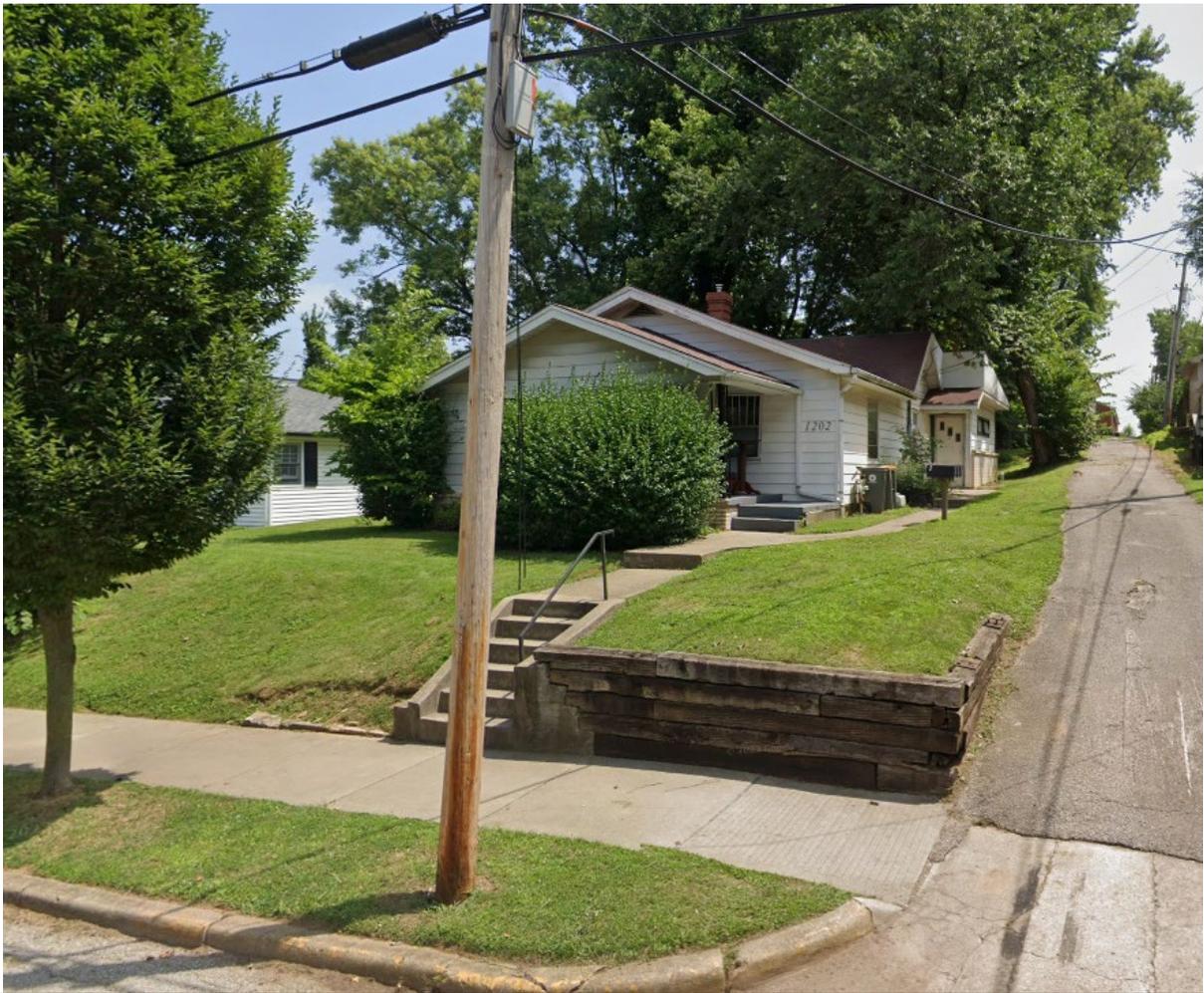
**E-09**



**4** NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

PROJECT TITLE:
ELEVATION
PROJECT DESCRIPTION:
ADDRESS:
SHEET TITLE:
ARCHITECTURAL PLAN
DESIGNED BY:
DRAWN BY:
OKD BY:
CLIENT NAME:
SCALE: 1/4" = 1'-0"
DATE:
SHEET NUMBER:
<b>E-10</b>

<b>STAFF RECOMMENDATIONS</b>	Address: 1202 N Lincoln (Garden Hill HD)
<b>COA 25-28</b>	Petitioner: Blake Rowe
<b>Start Date: 5/8/2025</b>	Parcel: 53-05-33-201-010.000-005
<b>RATING: CONTRIBUTING</b>	c. 1926 Modified bungalow



**Background:** 1202 N Lincoln is a significantly altered 1926 bungalow with a half enclosed front porch and a rear addition from the 70s.

**Request:**

**Project Overview**

- This proposal outlines the addition of a second story to an existing single-story home, expanding bedroom / bathroom count from 3BR/2BTH to 5BR/5BTH. Project will achieve this by adding a small addition to rear of house, while maintaining the home's existing footprint, using similar exterior materials, and ensuring the design remains consistent with the architectural style of the surrounding neighborhood.

**Project Goals**

- Living Space Expansion: Add a 400 SF addition to rear (East) of home to increase the square footage of living space. Addition will be stepped back from alley (South) side to maintain aesthetic look of existing South elevation.
- Increase Bedrooms and Bathrooms: Convert the home into a 5 - bedroom, 5-bathroom residence to accommodate a larger family or guests.
- Maintain Existing Footprint: Preserve the home's current foundation and footprint to minimize disruption to the property and surrounding landscape.
- Use Like Materials: Utilize exterior materials that are similar in appearance and quality to the existing materials to ensure a cohesive and aesthetically pleasing design.
- Neighborhood Harmony: Small rear addition design carried out to ensure minimal visual change to both the existing property and surrounding neighborhood.

#### Design and Construction

- Architectural Design: Small addition on to rear of home with will keep existing home's structure, style, and the neighborhood's architectural surroundings.
- Permits and Approvals: Obtain all necessary permits and approvals from local authorities before commencing construction.
- Construction: Hire a qualified contractor to oversee and execute the construction of the second story addition, ensuring adherence to the design plans, building codes, and safety regulations.
- Material Selection: Select exterior materials that are similar in color, texture, and quality to the existing materials to maintain the home's visual appeal and consistency with the neighborhood.

#### **Proposed Materials:**

- Structural framing: Treated lumber framing.
- Exterior walls: Standard OSB sheathing and Tyvek wrapping. Fiber cement or hardboard siding for exterior cladding, providing durability and low maintenance. 12" Hardboard siding is the existing material.
- Roofing: Asphalt shingles for water resistance and durability. Would maintain the color of current asphalt shingles.
- Windows and doors: Energy-efficient double-paned windows for natural light and ventilation. Matching to existing double hung double paned windows.
- Insulation: Closed-cell spray foam insulation for the walls and roof, providing superior insulation and air sealing.
- Interior finishes: Drywall for interior walls and ceilings, providing a smooth surface for painting or wallpaper. LVP flooring for durability and easy maintenance.
- Electrical and plumbing: Insulated copper wiring and PEX piping for electrical and plumbing systems, respectively, ensuring longevity and reliability.

**Guidelines:** Garden Hill HD

**CONTEXT FOR NEW CONSTRUCTION**

Standards and guidelines serve as aids in designing new construction that relates sensitively to the surrounding context. Therefore, the most important first step in designing new construction in any historic district is to determine just what that context is. "Contributing" properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable architecturally. These classifications will be available on-line. Each property in the Garden Hill Study Area is described.

Each site presents a unique context. This is comprised of "contributing" buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

**MATERIALS**

**RECOMMENDED**

1. Building materials, whether natural or manmade, should be visually compatible with surrounding historic buildings.
2. 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.
3. Brick, limestone, clapboard, cement board, wood, shingles and stucco are appropriate materials.

**SETBACK**

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

3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

#### BUILDING ENTRY

Entrances may characteristically be formal or friendly, recessed or flush, grand or common place, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

#### SPACING

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

#### HEIGHT

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.

#### HEIGHT AND SETBACK

1. A new house of the same height as existing houses may be as close to them as they are to each other.

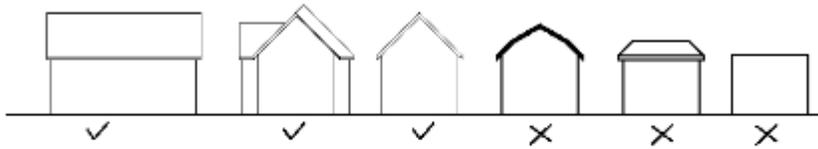
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

#### OUTLINE

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

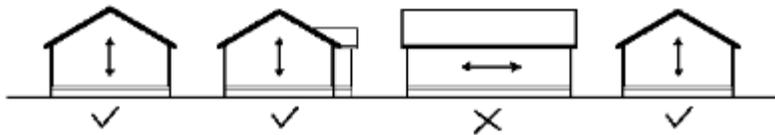
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

## Roof Shape



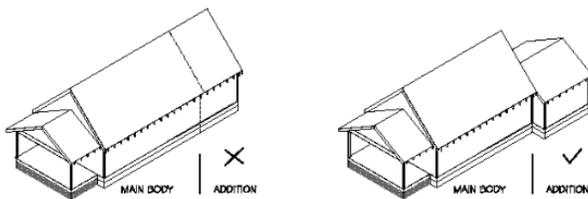
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

## Directional Orientation



## MASS

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.



## FOUNDATION/FIRST FLOOR ELEVATION

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

## FENESTRATION

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings

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

**Staff recommends approval of COA 25-28**

The proposed rear addition at 1202 N Lincoln is modest in scale, and slightly offset from the alignment of the main structure, as recommended in district guidelines. It is minimally visible from the public right of way, and would match material, design, and fenestration patterns established in the existing house.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 1202 N Lincoln

Parcel Number(s): 53-05-33-201-010.000-005

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

HPC Hearing Date: \_\_\_\_\_

### Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: \_\_\_\_\_

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

### APPLICANT INFORMATION:

Name: Blake Rowe Email: blake@thebrawleygroup.com

Address: 3802 E 3rd St Bloomington IN 47401 Phone: 812-325-6061

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: BMI Properties LLC Email: jeff@thebrawleygroup.com

Address: 3630 E Commodore Trail Bloomington, IN 47408 Phone: 812-327-5331

**PROPOSED WORK (Check all that Apply):**

- New construction
  - Principal building
  - Accessory building or structure
  - Addition to existing building
- Demolition
  - Full Demolition
  - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
  - Window replacement
  - Door replacement
  - Siding
  - Roof material
  - Foundation
  - Other façade element: New addition to East side of existing property. Partial rework of existing roof to accom
- New Signage
- Alterations to the yard
  - Alteration to fences, walls
  - Tree removal
- Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

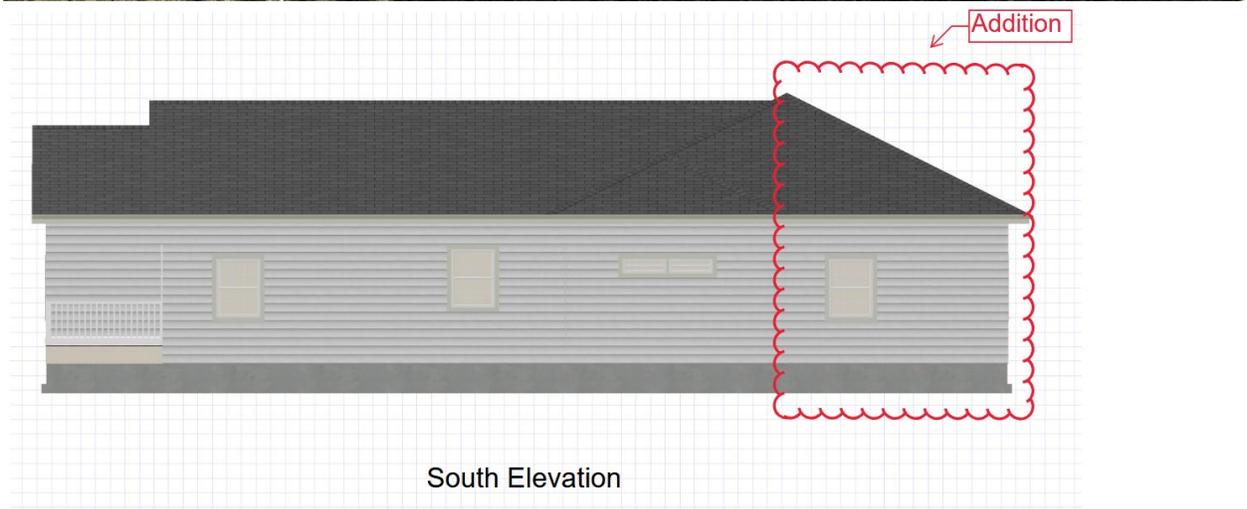
**CERTIFICATION**

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1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

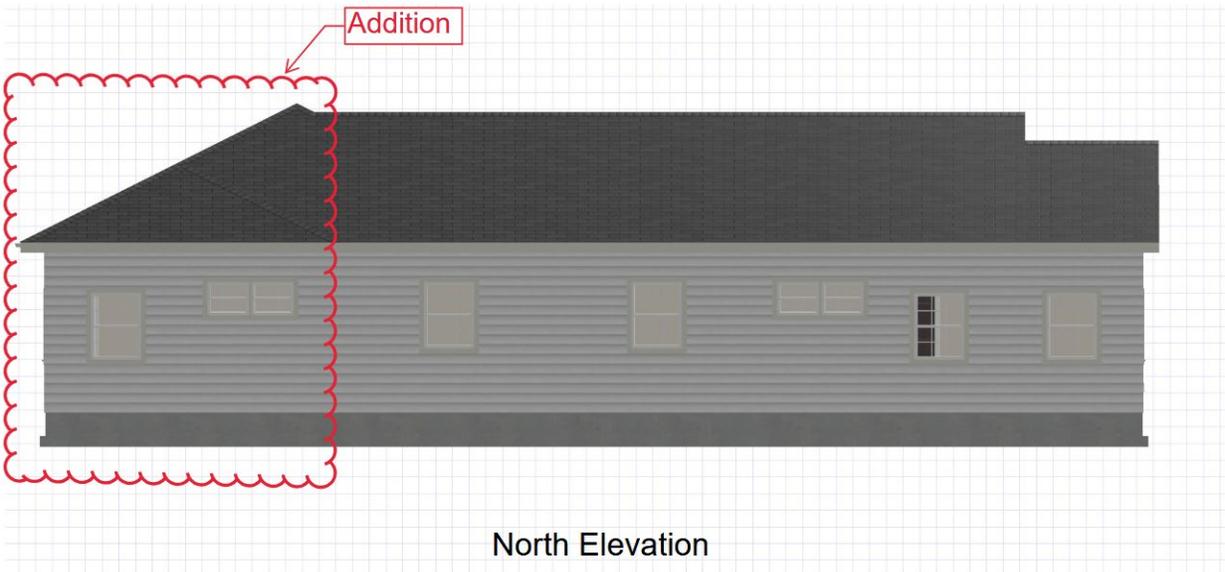
Applicant's Signature: 7d2be9ed-4cc9-44e2-baac-93df7e4c3008 Digitally signed by 7d2be9ed-4cc9-44e2-baac-93df7e4c3008 Date: 2025.05.08 13:07:18 -0400 Date: 5/8/25







West Elevation

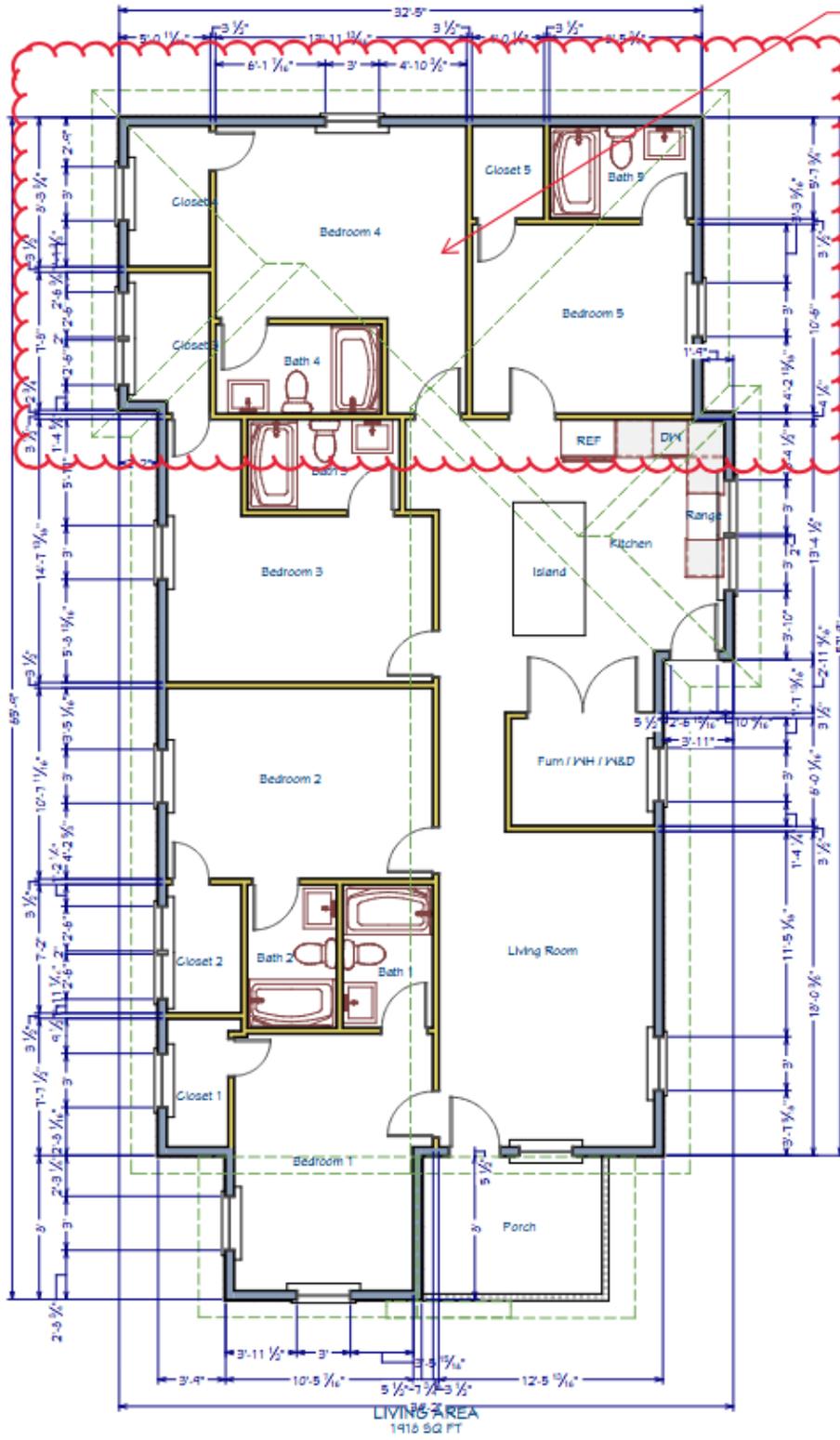


North Elevation



East Elevation

Addition



<b>STAFF RECOMMENDATIONS</b>	Address: 601 N Morton St (Showers Furniture HD)
<b>COA 25-29</b>	Petitioner: Lucas Brown
<b>Start Date: 5/8/2025</b>	Parcel: 53-05-33-206-019.000-005
<b>RATING: Outstanding</b>	Showers Brother Admin Building 1916



**Background:** The Showers Furniture Company Administrative building is a 1916 office building designed by Bloomington Architect J.L. Nichols. The building is currently undergoing a substantial interior restoration, and a new set of entry doors have been approved for the secondary south elevation.

**Request:**

**PROPOSAL**

This project proposes to renovate the western end of the Showers Administration Building and adding a two-story residential unit facing the rear alley. This work will include the removal of the existing concrete masonry unit exterior walls and the existing roof framing. The addition will be framed on top of and around the existing brick masonry. The entrance door will be placed at the north side of the building.

**MATERIALS**

The exterior skin will be primarily metal panel siding like what was used at the recent Kiln Renovation and Addition. It will be dark bronze, matching many other metal panel applications in the district. There will be an accent area at the building cutout that will bring color to the west elevation.

The windows will be Anderson 200 series double hung and picture windows with exterior muntins matching windows used at the recent Kiln Renovation and Addition. The exterior door will be of similar material.

**Guidelines:** Showers Brothers Furniture District

Guidelines for Existing Structures

Goal: Existing contributing historic structures and their character-defining architectural features shall be preserved and repaired, rather than replaced, except as otherwise permitted herein.

A. Exterior Walls, General

See also all following sections for Guidelines pertaining to specific features of Exterior Walls.

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, cornices, parapets, shutter hardware, tie rod plates, loading hoists, and other industrial features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.

2. When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation. Any replacement design for a fixture or window that is within the thematic group and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.

3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

4. Using existing openings is preferred, but new openings may be approved on a case-by-case basis.

5. Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.

6. Re-opening original openings which time been have over filled is encouraged.

7. New balconies or attached walkways must be made of compatible materials and may be approved on a case-by-case basis.

#### Guidelines for Additions to Existing Structures

Goal: The intent of these guidelines is to allow for the creation of additional space that is compatible with the massing, materials, texture, and scale of historic material; to guide the form and design of all new additions to the buildings; and, to ensure that new construction is compatible with the historic physical character of the building, allowing for contemporary expression.

#### A. Additions to Existing Structures

1. These guidelines apply only to facades that are open to view from any existing or proposed street or way that is open to public travel.
2. According to Standard 9 of the Secretary of the Interior Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building.
3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.
4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new construction will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.
5. New construction that is affixed to any portion of an existing building shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new construction were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.
6. The Commission encourages design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the buildings that are thematically linked.



*There are several examples of existing additions that are either non-contributing or may require redesign for more practical use.*

### **Staff recommends approval of COA 25-29**

Although by this point, the alterations to the rear addition of the Showers Administrative building are likely greater than fifty years old, elements of the structure including brick walls and piers, limestone capping, and an elevated exterior pipe are of greater significance to the building than the later cement block infill. This addition is singled out in the district guidelines as an element within the district that may require redesign for more practical use.

The proposed rear addition presented in this packet is differentiated from the original building while being compatible in scale, massing, size, rhythm, and color. Important architectural elements including original brick, limestone, and utility pipes will be retained, and the additional second story would not obscure important rear façade elements such as the top floor windows or parapet. The proposed new materials including dark bronze and red metal panels and divided light windows with exterior muntins have been approved for other buildings in the district and fit the site's industrial context.

One new opening is proposed for the original brick on the north elevation to accommodate a new door for the primary entrance to the unit. Because the west elevation that is currently cement block faces an alley that is accessible to vehicle traffic, the addition will need to accommodate an entrance on one of the brick elevations. Recessed into the ground near the rear of the building on a less trafficked side, the proposed entrance is inconspicuous and necessary to allow safe access. Additionally, the proposed replacement of a vent on the south elevation with a window of the same dimensions would constitute a minor alteration to a secondary façade and retain the current pattern of openings.



site



**SHOWERS ADMINISTRATION BUILDING ADDITION**  
 HPC CERTIFICATE OF APPROPRIATENESS APPLICATION  
 05-08-25



from 10th street looking north



from the alley looking south (the large gas meter has been replaced)



from the west parking lot looking southeast



from 10th street looking east

**SHOWERS ADMINISTRATION BUILDING ADDITION**  
 HPC CERTIFICATE OF APPROPRIATENESS APPLICATION  
 05-08-25





1 EAST ELEVATION



- DARK BRONZE METAL PANEL
- ALUM. CLAD DARK BRONZE WINDOWS
- PAINTED METAL PANEL

2 WEST ELEVATION

3 SOUTH ELEVATION

**brownsh**  
ARCHITECTS

2200 W INDUSTRIAL BLVD  
BLOOMINGTON, IN 47403  
765-435-1111  
www.brownsh.com

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SHOWERS ADMIN BUILDING  
MORTON ST.  
BLOOMINGTON, IN

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CERTIFICATION

---

REVISIONS

NO.	DATE	DESCRIPTION

---

ELEVATIONS  
05-08-25  
PRINT ON UNCLERGED OR COLORED PAPER

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SHEET NUMBER  
**A201**

**SHOWERS ADMINISTRATION BUILDING ADDITION**  
HPC CERTIFICATE OF APPROPRIATENESS APPLICATION  
05-08-25



southwest



west



north



northwest



trellis



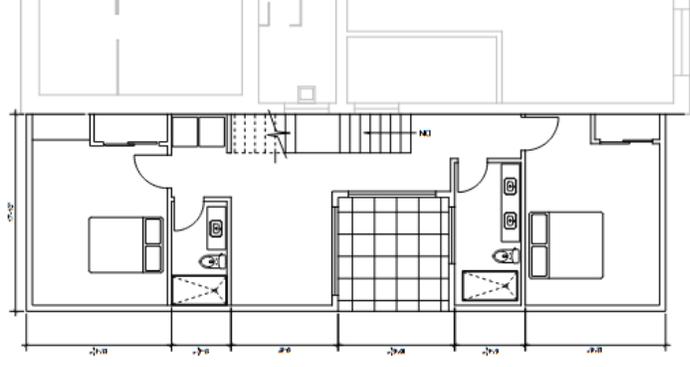
ARCHITECT  
 2500 W. INDUSTRIAL PARK DRIVE  
 BLOOMINGTON, IN 47403  
 TEL: 317.381.5287  
 WWW.BROWNSMITH.COM

SHOWERS ADMIN BUILDING  
 BLOOMINGTON, IN

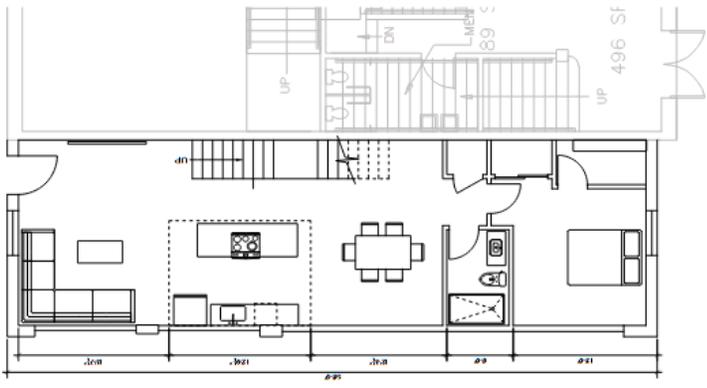
CERTIFICATION  
 REGIONS

SHEET NUMBER  
 0408 25  
 FLOOR PLANS

SHEET NUMBER  
 A101



2nd floor



1st floor

**SHOWERS ADMINISTRATION BUILDING ADDITION**  
 HPC CERTIFICATE OF APPROPRIATENESS APPLICATION  
 05-15-25



<b>STAFF RECOMMENDATIONS</b>	Address: 917 N Fairview St (Maple Heights HD)
<b>COA 25-30</b>	Petitioner: Daniel Weddle
<b>Start Date: 5/8/2025</b>	Parcel: 53-05-32-104-005.000-005
<b>RATING: CONTRIBUTING</b>	1950 minimal ranch



**Background:** In May 2023, petitioner Daniel Weddle received COA 23-29 for the construction of an ADU in the backyard of 917 N Fairview. Work on the project has been ongoing, but the applicant wishes to revise some features of the original plan including changes to fenestration patterns and the removal of an exterior staircase from the east elevation. The building was conditionally approved provided that the applicant continue to work with Staff and the Commission to balance creative design with guideline recommendations. Several amendments to the original COA were subsequently approved in 2023.

**Request:**

Alterations to window design on three elevations, alternate garage door, and removal of proposed exterior staircase.

**Guidelines:**

Guidelines: Maple Heights Historic District Guidelines

## BUILDING OUTLINE

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

### RECOMMENDED

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

### NOT RECOMMENDED:

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

### Massing "RECOMMENDED

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

## FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the living space.

### RECOMMENDED

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

### Accessory Structure Guidelines

"For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case."

### RECOMMENDED:

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley

3. The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.

**Staff approves the plan alterations proposed in COA 25-30**

The altered plans presented constitute a fairly minor change to previously approved plans and would be minimally visible from the public right of way from the alley to the north of the lot.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 917 North Fairview, Bloomington, IN 47404

Parcel Number(s): 53-05-32-104-005.000-005

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

HPC Hearing Date: \_\_\_\_\_

### Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: \_\_\_\_\_

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

### APPLICANT INFORMATION:

Name: Daniel Joseph Weddle Email: danny@terranrobotics.ai

Address: 917 North Fairview Street Phone: 812.360.5829

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**PROPOSED WORK (Check all that Apply):**

- New construction
  - Principal building
  - Accessory building or structure
  - Addition to existing building
- Demolition
  - Full Demolition
  - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
  - Window replacement
  - Door replacement
  - Siding
  - Roof material
  - Foundation
  - Other façade element: \_\_\_\_\_
- New Signage
- Alterations to the yard
  - Alteration to fences, walls
  - Tree removal
- Other(s): This is a renewal of COA - 2-29 with changes to windows, removal of staircase, and thinning of fascia board

**ADDITIONAL REQUIRED DOCUMENTS**

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: 88ea4a77-71a9-4241-98a0-7a4d45fa6203 Digitally signed by 88ea4a77-71a9-4241-98a0-7a4d45fa6203  
Date: 2025.05.13 11:49:04 -0400 Date: 5/8/2025



**CERTIFICATE OF APPROPRIATENESS**  
Issued by the Bloomington Historic Preservation Commission

Address of Historic Property:

**917 N Fairview St., Bloomington, IN**

Summary of Work Approval:

- **Build an accessory dwelling unit**

A copy of the complete approved plans may be obtained from the Department of Housing and Neighborhood Development Office Located at City Hall, 401 N. Morton, Suite 130 under case number **COA 23-29**.

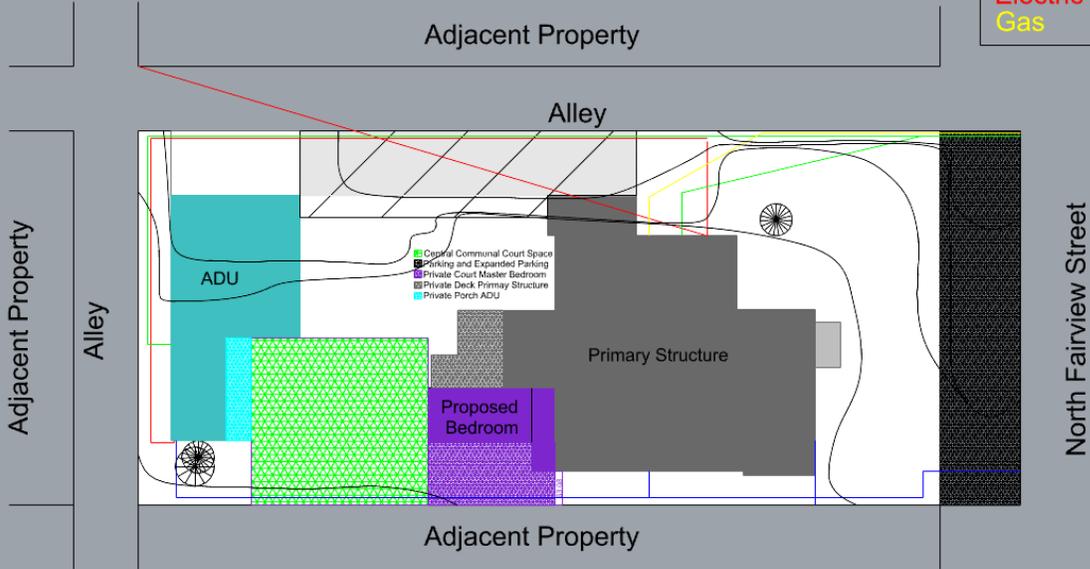
This Certificate is effective for two years following the date of issue. Exterior work outside of the scope of this approval is not permitted and subject to fines outlined in Municipal Code, Title 8, Chapter 8.16.020.

John Saunders  
Chair  
Bloomington Historic Preservation Commission

Issue Date: **May 25, 2023**

917 North Fairview  
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100  
N ↑

Parking  
Water  
Sewer  
Electric  
Gas









## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

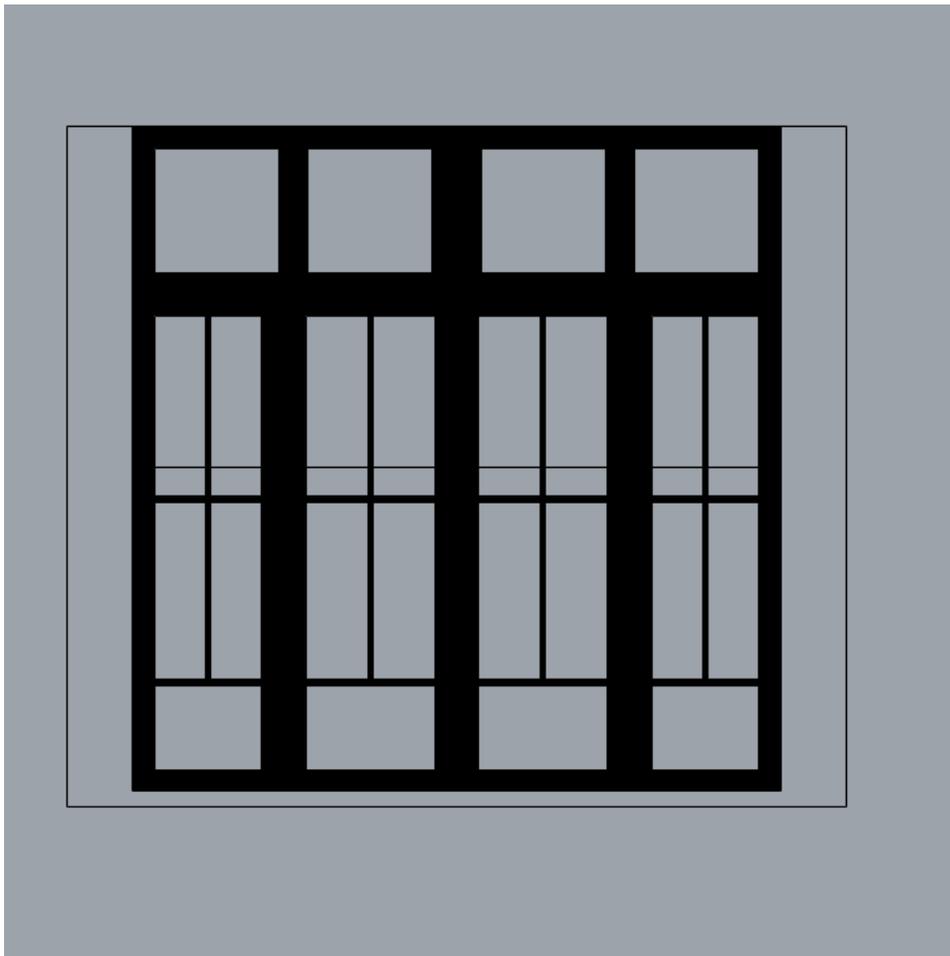
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 4

TOTAL UNIT QTY: 14

EXT NET PRICE: USD 7,303.62

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Basement Stairs	Essential	Direct Glaze Rectangle RO 24" X 24"	366.85	4	1,467.40
2	Kitchen Stairs	Essential	Awning RO 24" X 24"	476.32	5	2,381.60
3	Kitchen north	Essential	Direct Glaze Rectangle RO 72" X 72"	1,824.82	1	1,824.82
4	Kitchen west high	Essential	Awning RO 18" X 18"	407.45	4	1,629.80

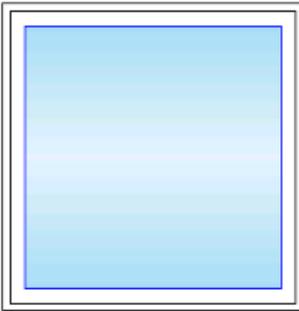


Proposed garage door

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Basement Stairs	Net Price:		366.85
Qty: 4		Ext. Net Price:	USD	1,467.40

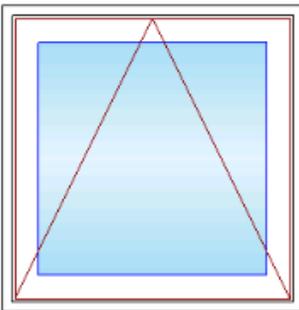


As Viewed From The Exterior

MO 24" X 23 3/4"  
 FS 23 1/2" X 23 1/2"  
 RO 24" X 24"  
 Egress Information  
 No Egress information available.

Ebony Exterior	71.05
Ebony Interior	
Window Frame	
Essential Direct Glaze Rectangle	289.28
Rough Opening 24" X 24"	
IG - 1 Lite	
Low E2 w/Argon	
Black Perimeter Bar	6.52
Additional Mull Info: Stand Alone	
2" Jamb	
Nailing Fin	
***Note: Unit Availability and Price is Subject to Change	

Line #2	Mark Unit: Kitchen Stairs	Net Price:		476.32
Qty: 5		Ext. Net Price:	USD	2,381.60

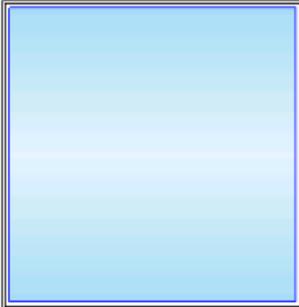


As Viewed From The Exterior

MO 24" X 23 3/4"  
 FS 23 1/2" X 23 1/2"  
 RO 24" X 24"  
 Egress Information  
 No Egress information available.

Ebony Exterior	71.05
Ebony Interior	
Essential Awning - Roto Operating	378.45
CN 2020	
Rough Opening 24" X 24"	
IG - 1 Lite	
Low E2 w/Argon	
Black Perimeter Bar	6.52
Matte Black Folding Handle	
Interior Aluminum Screen	20.30
Bright View Mesh	
Ebony Surround	
2" Jamb	
Nailing Fin	
***Note: Unit Availability and Price is Subject to Change	

Line #3	Mark Unit: Kitchen north	Net Price:		1,824.82
Qty: 1		Ext. Net Price:	USD	1,824.82



As Viewed From The Exterior

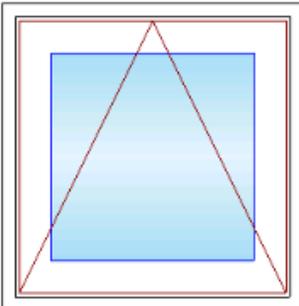
MO 72" X 71 3/4"  
 FS 71 1/2" X 71 1/2"  
 RO 72" X 72"

Egress Information  
 No Egress information available.

Ebony Exterior	71.05
Ebony Interior	
Window Frame	
Essential Direct Glaze Rectangle	964.25
Rough Opening 72" X 72"	
IG - 1 Lite	730.80
Tempered Low E2 w/Argon	
Black Perimeter Bar	58.72
Additional Mull Info: Stand Alone	
2" Jamb	
Nailing Fin	

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Kitchen west high	Net Price:		407.45
Qty: 4		Ext. Net Price:	USD	1,629.80



As Viewed From The Exterior

MO 18" X 17 3/4"  
 FS 17 1/2" X 17 1/2"  
 RO 18" X 18"

Egress Information  
 No Egress information available.

Ebony Exterior	71.05
Ebony Interior	
Essential Awning - Roto Operating	316.10
CN 1616	
Rough Opening 18" X 18"	
IG - 1 Lite	
Low E2	
Black Perimeter Bar	3.62
Matte Black Folding Handle	
Interior Aluminum Screen	16.68
Bright View Mesh	
Ebony Surround	
2" Jamb	
Nailing Fin	

\*\*\*Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	7,303.62
7.000% Sales Tax: USD	511.25
Project Total Net Price: USD	7,814.87

Bloomington Historic Preservation Commission  
Staff Review: May 22, 2025  
Hensonburg School  
2335 Fountain Dr  
VET Environmental Engineering

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[National Register Nomination](#)

Name: Hensonburg School  
Boundary: Beginning at a point approximately 90 feet south from the south edge of the roadway intersection of West Foundation Drive and North Lemon Lane and continuing approximately 440 feet south along the western lot boundary; then turning east approximately 130 feet along the southern lot boundary; then north approximately 245 feet along the eastern lot boundary at the edge of the paved parking lot and driveway; then angling northeast approximately 84 feet along the edge of the paved driveway toward West Fountain Drive; then angling northwest parallel to West Foundation Drive approximately 184 feet to the point of beginning.

[Case Background](#)

Built in 1929, the Hensonburg School at 2335 Fountain Dr. is a two story five bay brick Tudor Revival elementary school building with limestone detail. The building is listed at Notable in the Indiana Historic Sites and Structures Inventory, and has been slightly altered with replacement windows and doors, interior finishes, a rear one-story brick addition by Indianapolis architects McGuire & Shook in 1957, and a metal fire escape in place of the slide that once ran from the second story. Otherwise, the building retains its location, design, setting, materials, workmanship, feeling, and association. The school closed in 1969.

In 2017 the building was bought by Fields Environmental, which was acquired by VET Environmental LLC, the current owner and occupant. In 2021, the window openings, which had been previously partially enclosed with vertical siding and 1/1 vinyl windows were opened to full size.

[Evaluation of the Nomination](#)

In order to be eligible for inclusion in the National Register, properties must conform to 36 CFR Part 60.4, the Criteria for Evaluation. The nomination establishes that the district is eligible under Criterion A.

The property embodies a pattern of events or a historic trend that made a significant contribution to the development of the community.

The Hensonburg School is significant to the National Register of Historic Places under Criteria A on the local level. The area of significance is Education for its association with primary grade education in Monroe County from its construction in 1929 to its closure in 1969. It is a rare, intact local example of a community school that accommodated multiple classrooms, a cafeteria and other activities during the transitional period between small one-room rural schools and large consolidated schools of the latter half of the 20th century. Additionally, Hensonburg School meets the associated historic contexts of the *Indiana's Public Common and High Schools, 1816-1945* Multiple Property Documentation Form (MPDF) as a Two-or More Room Consolidated Rural School. Hensonburg School is located within the community of Hensonburg founded in 1889 by James and Caroline Henson. Historically, the school was surrounded by modest homes, likely owned by employees of the numerous limestone quarries and mills situated a half mile to the north in what was known as Hunter Valley. The Hunter Switch rail line to the west of the school provided access for the limestone businesses to the Louisville, New Albany & Chicago Railroad (later renamed the Monon). As local industry grew to include other large companies such as Westinghouse, General Electric, and RCA, Hensonburg remained a working-class community for employees of these companies. The school was absorbed into the Bloomington Metropolitan School Corporation in 1953 and remained in service for children of Hensonburg and the surrounding area until 1969.

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As set forth in 36 CFR Part 60, staff has notified the property owner and public officials by letter. All have been given the opportunity to provide to Commission with written comments or objections. A public hearing will be held on May 22, 2025 where the Bloomington Historic Preservation Commission will render its decision on the merits of this application.

### Recommendation

Staff supports the nomination and recommends that the Bloomington Historic Preservation Commission support the nomination of the Hensonburg School to the National Register of Historic Places based upon the substance of the argument in the nomination. It is possible that the Indiana Division of Historic Preservation and Archaeology will request further revision of the nomination form during substantive review, which will follow the Commission's action. These revisions should not affect the case for the nomination.

Online resources for review:

How to Apply the National Register Criteria for Evaluation: National Register Bulletin 15

[https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)

*Indiana's Public Common and High Schools, 1816-1945* Multiple Property Documentation Form: [https://npgallery.nps.gov/NRHP/GetAsset/NRHP/64500213\\_text](https://npgallery.nps.gov/NRHP/GetAsset/NRHP/64500213_text)