



**CITY OF  
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday July 10, 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:**

<https://bloomington.zoom.us/j/84269673454?pwd=dupS9LsxFZck6JsGNk3Yh6CNCCv6LS.1>

[Meeting ID: 842 6967 3454](#)

[Passcode: 711912](#)

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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 July 10<sup>th</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/84269673454?pwd=dupS9LsxFZck6JsGNk3Yh6CNCCv6LS.1>

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## AGENDA

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. CERTIFICATES OF APPROPRIATENESS**

### Staff Review

#### **A. COA 25-39**

1115 E Wylie St (Elm Heights HD)

Betsy Stirratt

*Siding replacement*

### Commission Review

#### **B. COA 25-40**

818 E 3<sup>rd</sup> St (Tri Delta House)

Ciara Williams

*Fascia and dormer repairs, paving of side walkway, repair of concrete steps, painting of iron hand rails, replacement of downspouts and gutters with copper*

#### **C. COA 25-37**

924 W Kirkwood Ave (Near West Side HD)

Adam Bowen

*Replacement of railing, residing of columns, and new front door*

- IV. DEMOLITION DELAY**

**A. DD 25-14**

314 E 11<sup>th</sup> St

North College Partners

**B. DD 25-15**

111 S Jefferson St

North College Partners North College Partners

**V. DESIGNATIONS**

**A.** 711 E Cottage Grove vote to rescind nomination and release Demolition

Delay 25-10

**VI. OLD BUSINESS**

**A. Violations**

**VII. NEW BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ADJOURNMENT**

Next meeting date is July 24<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 Members

- Duncan Campbell (Appointed by Common Council) – Current Term: 1/1/2023 – 12/31/2025
- Karen Duffy (Appointed by Common Council) – Current Term: 1/1/2023 - 12/31/2025
- Andrew (Jack) Baker (Appointed by the Mayor) – Current Term: 1/1/2025 - 12/31/2027
- Ernesto Castaneda (Appointed by the Mayor) – Current Term: 1/1/2024 - 12/31/2026
- Daniel Schlegel (Appointed by the Mayor) – Current Term: 1/1/2025 - 12/31/2027
- Sam DeSollar (Appointed by the Mayor) – Current Term: 1/1/2023 - 12/31/2025
- Melody Deusner (Appointed by the Mayor) – Current Term: 1/1/2024 - 12/31/2026
- Jeremy Hackerd (Appointed by the Mayor) – Current Term: 1/1/2024 - 12/31/2026
- Reynard Cross (Appointed by the Mayor) – Current Term: 1/1/2023 - 12/31/2025

<b>STAFF APPROVAL</b>	1115 E Wylie St (Elm Heights HD)
<b>COA 25-39</b>	Petitioner: Betsy Stirratt
<b>Start Date: 6/18/2025</b>	Parcel: 53-08-04-117-002.000-009
<b>RATING: CONTRIBUTING</b>	c. 1940 English Cottage



**Background:** Built in 1926, 1115 E Wylie is an English cottage style house—sharing some characteristics like massing with the more elaborate Tudor Revival Style. The building is currently clad in vinyl siding.

**Request:**

“We are proposing to remove the existing siding from the house and replace it with LP lap siding in Quarry Grey in 5.84 width. The siding will be in brushed smooth finish. The work will be done by Steve Percy and should start Sept. 1, 2025.”

- Betsy Stirratt and Blaise Cronin

**Guidelines:** Elm Heights HD

Guidelines for wood

I. Reconstruction of missing or installation of new functional or decorative wooden elements visible from the public right-of-way, such as doors, windows, siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, shutters, decorative panels, pergolas, trellises, fences, gates, and architectural trim.

- Replace missing elements based on accurate documentation of the original or use a compatible new design.

- Consider substitute materials only if using the original material is inadvisable or unfeasible.

II. Removal or covering of functional or decorative wooden elements as outlined above and facing or visible from the public right-of-way.

- Structurally sound, painted historic wood siding should not be replaced with new siding. Every effort should be made to retain and restore the original.

- Historic wood siding, trim, or window sashes should not be replaced or covered with contemporary substitute materials.

- Although paint color is not reviewed in the Elm Heights Historic District, graphics and lettering are not appropriate.

**Staff approves COA 25-39**

The house is currently sided with vinyl, which is not a recommended material due to its conspicuous visual distinction from the original wood. Smooth LP Siding with a 5.84in reveal would more closely match the appearance of wood clapboard siding found on historic buildings in the district.





Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 1115 E Wylie St.

Parcel Number(s):

(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: Betsy Stirratt and Blaise Cronin Email: stirrat@iu.edu

Address: 804 S Hawthorne Dr. Phone: 812 345-1365

### 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): \_\_\_\_\_

**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: Elizabeth Stirratt

Digitally signed by Elizabeth Stirratt  
Date: 2025.06.18 15:27:05 -0400

Date: 6.18.25





## SHOW YOUR TRUE COLORS

For even more aesthetic options, primed LP SmartSide products serve as a great option. These products arrive ready to be painted any color so you and your clients can create the look you want. They're also backed by the durability you expect from engineered wood technology. All LP SmartSide products are available in the primed option.



### LP SIDING

Easier to maintain traditional siding, available in cedar texture



### NEW NICKEL GAP SIDING

Offers a modern profile with locking flanges and a fastener groove that hides nails



### SHAKES

Accent piece with staggered or straight edges and shiplap ends for a detailed finish



### PANEL & VERTICAL SIDING

Siding that can be used to create the classic board and batten style, among other looks



### TRIM & FASCIA

Details to add interest and curb appeal to any home's look, available in brushed smooth and cedar texture



### SOFFIT

Ventilation that completes a clean exterior look and serves as a finishing touch



### I-BLOCK

Offers a way to easily and attractively mount light fixtures, water faucets and more



### MINI-SPLIT

Install exterior features with ease; can be separated for specific mount styles

<b>STAFF RECOMMENDATIONS</b>	Address: 818 E 3rd St (Tri Delta House)
<b>COA 25-40</b>	Petitioner: Ciara Williams
<b>Start Date: 6/23/2025</b>	Parcel: 53-08-04-104-033.000-009
<b>RATING: OUTSTANDING</b>	c. 1930 Tudor Revival Sorority



**Background:** The Indiana University Tri-Delta house is individually listed as a local historic district. The building demonstrates a high degree of integrity.

**Request:**

Fascia and dormer repairs, paving of side walkway, repair of concrete steps, painting of iron hand rails, replacement of downspouts and gutters with copper

**Guidelines:** Secretary of the Interior Standards for Rehabilitation

Exterior Wood

Recommended

Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind-or with compatible substitute

material- of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

#### Exterior Metal

##### Recommended

Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.

Replacing in kind an entire architectural metal feature that is too deteriorated to repair if the overall form and detailing are still evident-using the physical evidence as a model to reproduce the feature. Examples could include cast iron porch steps or steel sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

##### Not Recommended

Removing an architectural metal feature that is unrepairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.

#### **Staff recommends approval of COA 25-40**

The scope of work proposed largely entails repairs and replacement in kind of existing features. The replacement of the existing copper gutter with a new copper gutter system, and deteriorated crown molding on the dormers would not constitute a visual change. The rear gravel walkway that the applicants propose paving is not a particularly significant site feature, and is already paved underneath.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 818 E 3rd St, Bloomington, IN 47406

Parcel Number(s): \_\_\_\_\_

(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
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- ☐ 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: Tri Delta House

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

- ☐ Outstanding
- ☐ Notable
- ☐ Contributing
- ☐ Non-Contributing

### APPLICANT INFORMATION:

Name: Ciara Williams Email: CWilliams@trideltaeo.org

Address: 14951 North Dallas Parkway Suite 500, Dallas, TX 75254 Phone: 817-865-3885

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: Tri Delta Email: housing@trideltaeo.org

Address: 14951 North Dallas Parkway Suite 500, Dallas, TX 75254 Phone: 817-633-8001

**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: gutters, downspouts, fascia replacement. Dormer repairs
- ☐ New Signage
- ☐ Alterations to the yard
  - ☐ Alteration to fences, walls
  - ☐ Tree removal
- ☒ Other(s): Repair concrete steps and add concrete walkway to match existing walkways. Repair and paint exterior handrails

**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.

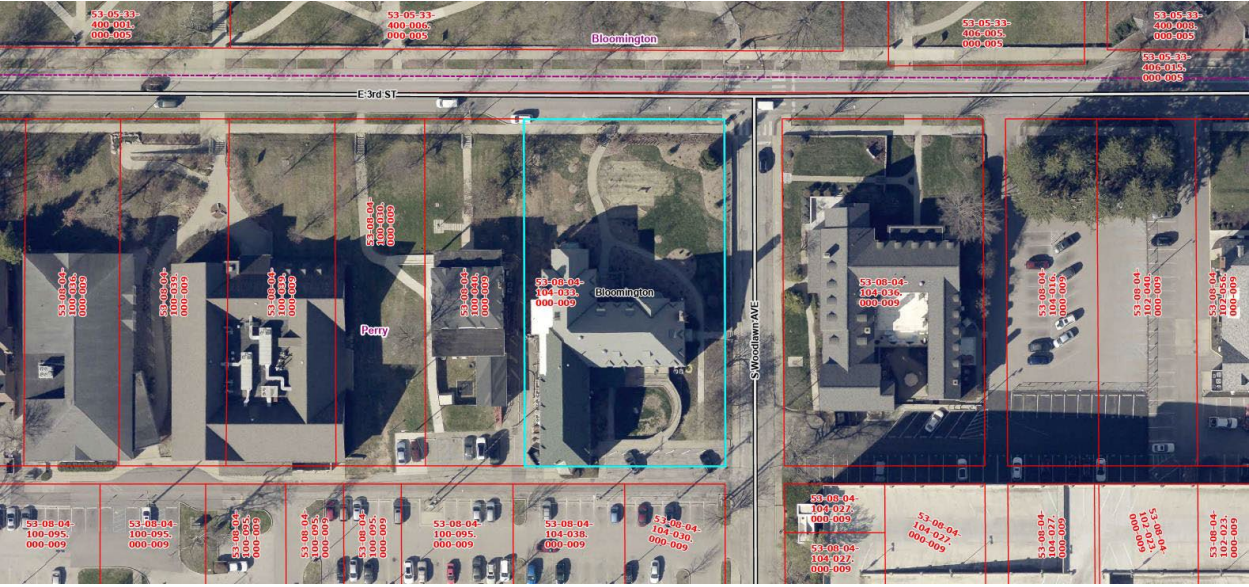
**CERTIFICATION**

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

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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: Ciara Williams Date: 6.18.25





**Commercial Exterior Painting Project:**

**Anticipated Project Duration:** We anticipate this project to take a total of 7 days, weather permitting. Work can start as soon as June 2025.

**SCOPE OF WORK**

**PREP WORK:**

- Power wash and clean to remove any dirt, debris, mold or mildew.
- Grind/scrape and/or sand any rust or failing paint.
- Spot prime with a rust inhibitive primer.

**INCLUDES:**

- Wrought Iron Exterior Railings
- Wrought Iron Handrails

**PAINT SYSTEM:**

- All surfaces to receive TWO COATS of Sherwin-Williams DTM (Direct to Metal) Alkyd Enamel in Satin finish.
- Surfaces are sprayed and then either power rolled or brushed for maximum adhesion.
- Bare substrates will be primed or slick surfaces not previously painted will be primed with Sherwin-Williams Pro Industrial Rust Inhibitive Primer.

**SPECIAL NOTE:**

- We have provided a discount for the overall project based on its size. Should the client choose to remove any portion we would need to adjust our discount accordingly.
- Client has decided not to move forward with the small railings on the west side of the building at this time.

**All Labor, Paint, Supplies, and Equipment included**

**General Process of Scope of Work:**

1. **Site Inspection:**
  - Conduct a thorough inspection of the entire exterior of the commercial building.
  - Identify areas with peeling paint, cracks, mildew, or other surface issues.
2. **Surface Preparation:**
  - Power wash exterior surfaces to remove dirt, mildew, and loose or flaking paint.
  - Scrape, sand, and prime surfaces with visible paint failure or other imperfections.
  - Repair cracks, holes, and other surface irregularities with suitable materials.
3. **Protection of Surroundings:**
  - Cover and protect landscaping, sidewalks, windows, and other non-paintable surfaces.
  - Take necessary precautions to prevent overspray and minimize disruptions.
4. **Priming:**
  - Apply a high-quality primer to prepared surfaces to ensure proper adhesion of the paint.
  - Choose primers based on the specific requirements of each surface type.
5. **Paint Application:**

- Apply premium quality exterior paint using suitable methods (brush, roller, or spray).
  - Use the approved color scheme and ensure consistent coverage across all surfaces.
  - Apply additional coats as needed to achieve the desired finish.
- 6. Specialized Coatings:**
- Apply specialized coatings where required, such as anti-mold, weather-resistant, or UV-resistant paints.
  - Use appropriate coatings for surfaces like metal, wood, or stucco.
- 7. Detail Work:**
- Pay special attention to detail work, including trim, corners, windows, and doors.
  - Ensure proper masking and taping to create clean lines and avoid overspray.
- 8. Quality Control:**
- Conduct regular quality control inspections during and after the painting process.
  - Rectify any issues or imperfections promptly to maintain a high-quality finish.
- 9. Final Inspection:**
- Schedule a final inspection with the project manager and relevant stakeholders.
  - Address any outstanding concerns and ensure client satisfaction.
- 10. Clean-up:**
- Thoroughly clean the work areas daily and upon project completion.
  - Dispose of paint cans, materials, and waste responsibly.
- 11. Documentation:**
- Provide the client with detailed documentation, including paint specifications, color codes, and any warranties associated with the products used.

**Client Responsibilities:**

- Provide access to the premises during agreed-upon working hours.
- Ensure that the painting team has a clear understanding of any specific architectural features or surfaces requiring special attention.
- Communicate any specific requirements or preferences regarding the painting process.

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<b>Rust Removal from Rails/Handrails</b>	<b>\$3,800.00</b>
We will grind/sand all existing rust on handrails. Prior to paint any bare surfaces will be primed with a rust inhibitive primer.	

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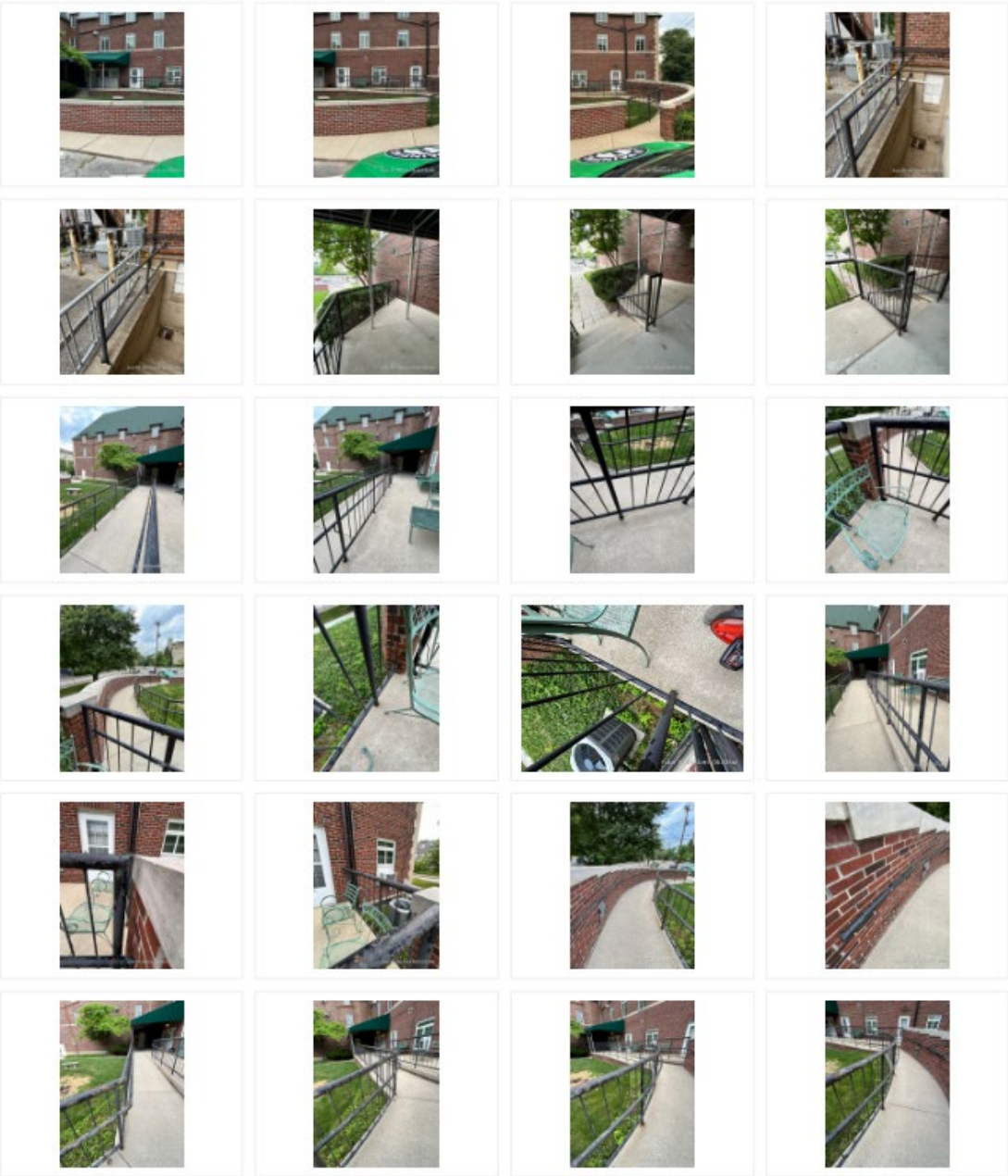
<b>Paint Rear Rails/Handrails</b>	<b>\$6,790.00</b>
We will paint all handrails in rear of building with 2 coats of DTM Alkyd Enamel. We will either spray and backroll/brush for optimal adhesion.	

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<b>Sub Total</b>	<b>\$10,590.00</b>
<b>Larger Project Discount</b>	<b>-\$290.00</b>

Media

Commercial Exterior Painting Project:









5108 S Commercial St ♦ Bloomington, IN 47403 ♦ Phone (812) 824-3006 ♦ Fax (812) 824-3009 ♦ steves@bluemarble.net

## Proposal

Date: May 28, 2025

Reference# 6036

<b>To:</b> Tri Delta	<b>Phone:</b> 817-865-3885	<b>Email:</b> cwilliams@trideltaeo.org
<b>Address:</b> 818 E. 3 <sup>rd</sup> Street Bloomington, IN. 47406	<b>Project Location:</b> SAME	

### We propose to furnish all labor and materials to perform the work as specified below:

(Base Bid)

- Remove all existing Gutters and Downspouts.
- Replace the Crown Mold Fascia wood on 12 of the Dormers.  
*\*Any damaged wood replaced that is not mentioned above will be an additional cost\**
- Install new 6" Seamless Gutters using "T-Bar" Roof Hangers. *(Color to be Copper Penny)*
- Install new 3"x4" Downspouts, tying into the existing ground tiles. *(Color to be Copper Penny)*
- Install all Elbows, Endcaps, and "Y" adaptors.
- Seal all joints and seams to make watertight.
- Provide all Lift equipment needed to complete the scope of work.
- Remove all related debris from jobsite. Use a special magnet to collect stray nails from lawn and driveway.
- 2-Year Workmanship Warranty.

(Option)

- ☐ Install 8" Commercial Box Gutters in place of 6" Seamless Gutters----- (Add to Base Bid) \$5,550.00

We propose to hereby furnish all labor and materials complete in accordance with the above specifications for:

**Payment Terms:** 1/3 of the base bid price amount before ordering of material, balance in full upon completion

**Payment:** Check, cash and card accepted. {3.5% convenience fee will be added to card transactions.}

**Finance Charge:** Interest will accrue on any balance over 10 days at a rate of 21% per year.

**Submitted By:** Mark Hays This proposal may be withdrawn if not accepted within 30 days

**~Acceptance ~** NOTE: SEE CONDITIONS OF PROPOSAL STATED ON THE OTHER PAGES

**Base Bid Price: \$27,500.00**

The above price, specifications, terms, and conditions are satisfactory and are hereby accepted. I have received and accept the conditions of this proposal as stated on page two and three of this proposal. Steve's Roofing & Sheet Metal is authorized to proceed with scheduling and performing the work specified. Payment shall be made per the terms stated above

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**\* WORK CANNOT BE SCHEDULED AND MATERIALS WILL NOT BE ORDERED UNTIL THE SIGNED PROPOSAL IS RECEIVED IN THE OFFICE. \***



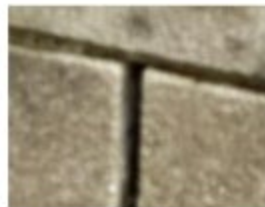
Walkway that is covered by gravel that we would like to make into concrete walkway to match existing sidewalk.



Failing Exterior Steps



Handrails need repaired and repainted



Tuckpointing



# TRI DELTA

HOUSING



Gutters, fascia, dormers, all in bad shape.



<b>STAFF RECOMMENDATIONS</b>	Address: 924 W Kirkwood Ave (Near West Side HD)
<b>COA 25-37</b>	Petitioner: Adam Bowen
<b>Start Date: 6/14/2025</b>	Parcel: 53-05-32-410-014.000-005
<b>RATING: CONTRIBUTING</b>	Severely altered L-Plan cottage c. 1900



**Background:** 924 W Kirkwood is a severely altered but nevertheless contributing L-Plan cottage. Prior alterations included the replacement of windows door, and a rear addition. In May 2025, work began on the replacement of porch columns and railings without approval by the Historic Preservation Commission. Work has paused pending approval of alterations and the resumption of the building permit. This COA had been continued from the June 26<sup>th</sup> meeting, where the petitioner indicated that they had also planned on removing a transom window over the door, and provided some clarification about porch design and alterations.

**Request:**

Repair of porch footer.

Replacement front door 32" in width to 36" in width.

"The posts will be wrapped with the smart side product, prior, they were wrapped with non -pressure treated 1x6, and dimensionally and visually it will be the same with slightly different grain variation.

The composite railing also matches the railing that existed prior, it's just a material change. We preferably wanted to do composite and smart trim because of its resilience.

The deck will look as it looked before, just cleaner and not deteriorating."

**Guidelines:** Near West Side HD

**SIDING RECOMMENDED**

1. Clapboard, fiber cement board, wood, decorative wood shingles, or brick when there is another brick structure on the block.
2. When cement fiber siding such as Hardie board is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. Products imitating the "grain" of wood are discouraged.
3. Efforts to maintain original materials are encouraged.

**FENESTRATION RECOMMENDED**

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

**NOT RECOMMENDED**

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window pane configurations that conflict with those on surrounding buildings.
3. Certain window types such as casement, jalousie, or Palladian windows that are not traditionally found on surrounding historic buildings.

**PORCHES**

## ECOMMENDED

1. Inclusion of a front porch is recommended.
2. Porch height should not exceed a single story.
3. Solid masonry foundation
4. Lattice or visual barrier below porch.
5. Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance.
6. Columns and posts should be an appropriate type for the style of house. For example, turned or square posts. Note that square posts (which historically were handmade) may be especially suitable for the plain-style houses that abound in the neighborhood.
7. Enclosed porches are preferable in the rear of the home. If enclosing the front porch, use of screens rather than walls is encouraged.

### **Staff recommends continuing COA 25-37 pending more information**

The existing door does not appear to be original, and while the proposed replacement is somewhat wider and has a somewhat different design, it would not constitute a significant change in appearance or a replacement of original materials. The transom window should be retained or replaced with another window of the same size or greater width to match a 36" door if one is installed. The replacement of the deck boards with wood does not constitute a significant visual change, and falls more into the category of maintenance.

The repair of the porch fitter with the same materials is appropriate, though care should be taken for accommodating the wood footers added to the porch if they are retained.

The applicant proposes that the posts and railing will match the previous design, but the posts will be sided with a composite siding. While this would be an acceptable proposal, the submitted designs for the porch railing has some significant design differences from the previous railing, and designs for the posts have not been submitted.

In short, the proposal as written should meet district guidelines, but further clarification is necessary for the design of the porch posts and railing.





Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 924 West Kirkwood Avenue

Parcel Number(s): 53-05-32-410-014.000-005

(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: Bluffbog, LLC

Email: arbowen@gmail.com

Address: 6899 Longest Drive Carmel, IN 46033

Phone: 812-325-4478

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: Bluffbog, LLC

Email: arbowen@gmail.com

Address: 924 West Kirkwood Avenue Bloomington

Phone: 812-325-4478

**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): \_\_\_\_\_


**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.

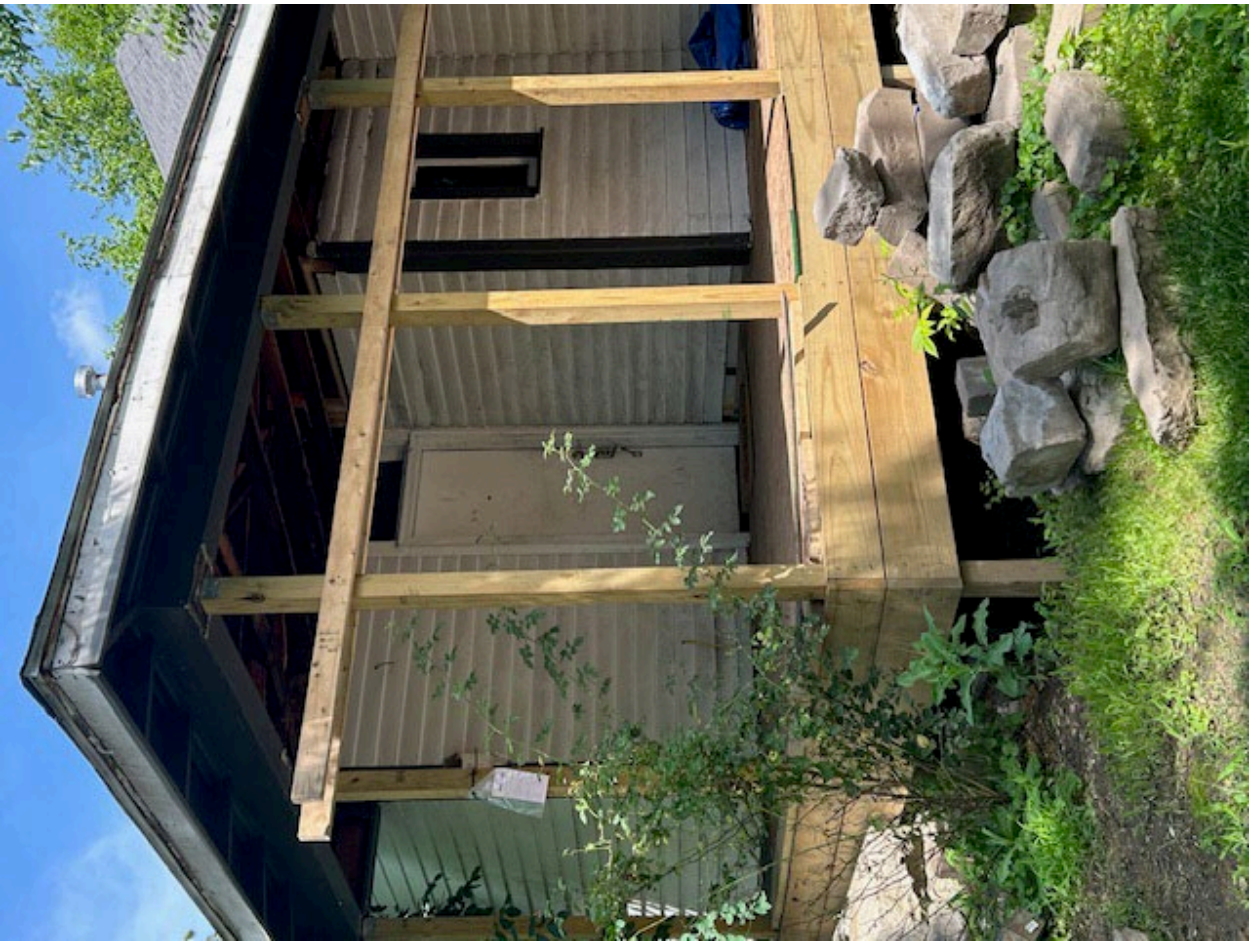
Applicant's Signature:  Date: 6/9/2025







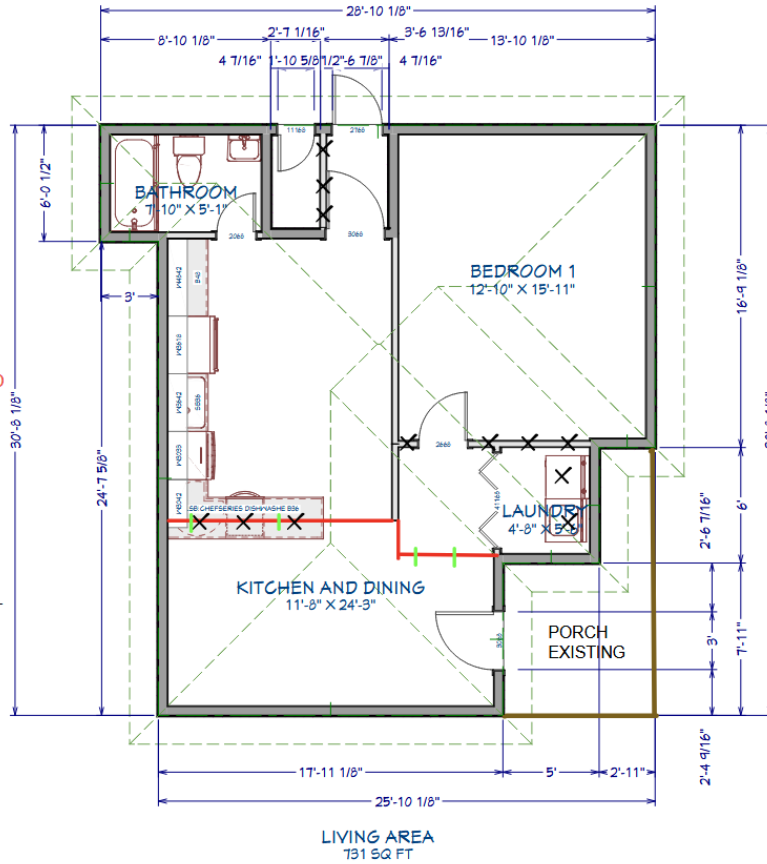




RED= EXISTING  
WALLS THAT  
WERE  
MOVED/REMOVED

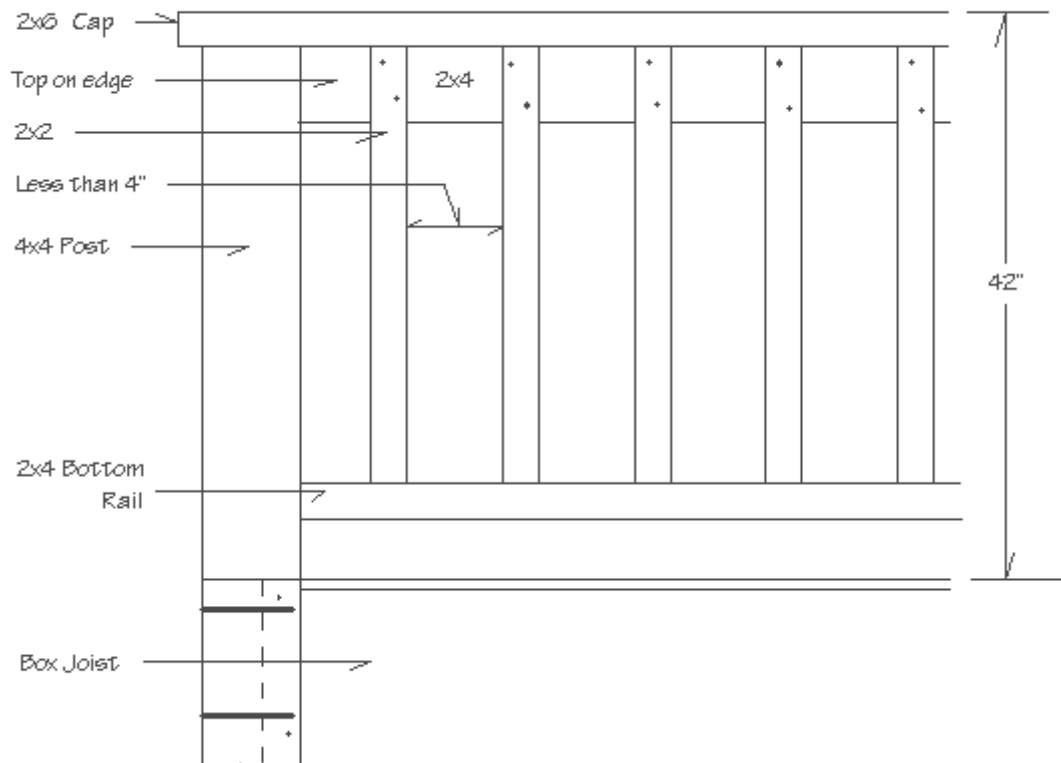
GREEN=  
DOORWAYS THAT  
WERE  
MOVED/REMOVED

BLACK X=  
ITEMS THAT DIDNT  
EXIST BEFORE



NO WINDOWS ARE  
MOVING , EXTERIOR IS  
NOT CHANGING  
OTHER THAN REPAIR  
OF FOOTER AND  
IMPROVEMENT OF  
DECK/PORCH  
MATCHING PREVIOUS  
AESTHETIC

### Alternate 2x2 Baluster Handrail



Proposed replacement door



<b>STAFF RECOMMENDATIONS</b>	Address: 314 E 11 <sup>th</sup> St
<b>DD 25-14</b>	Petitioner: North College Partners
<b>Start Date: 6/26/2025</b>	Parcel: 53-05-33-210-064.000-005
<b>RATING: CONTRIBUTING</b>	c. 1900 L-Plan Cottage



**Background:** 314 E 11<sup>th</sup> St is a pyramidal roofed cottage with a gabled-ell built in the 1900s or early 1910s. In the 1910s, the house was owned by the family of Rufus B Skirvin, a plasterer. Members of his extended family lived nearby in the Cottage Grove area. From 1922-1935, the house was owned by Matilda Harris, a retired and widowed farmer. For the first six years her son, Morton, a truck driver and IU janitor, and his wife, Muriel, lived with her. After her son moved out, Matilda occasionally rented to Showers Brothers employees. Over the next decade, no residents stayed longer than a couple of years. This number included quarry men, laborers, and widows. In 1948, the house was bought by Mattie Isom, a fifty year old widow, who lived with another widow, Wanda

Buskirk, who worked as a maid. Wanda moved out in 1956. Mattie died in 1975, passing the house into the ownership of her son, who lived in Florida.

**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 25-14.



<b>STAFF RECOMMENDATIONS</b>	Address: 111 S Jefferson
<b>DD 25-15</b>	Petitioner: North College Partners
<b>Start Date: 6/26/2025</b>	Parcel: 53-05-34-424-013.000-005
<b>RATING: CONTRIBUTING</b>	c. 1950 Ranch



**Background:** Built in 1948, 111 S Jefferson St is a minimal ranch with rounded front-facing corners. The building has had a number of substantial alterations including the installation of a rectangular corrugated metal roof and rear addition. The house was first occupied from 1948-1949 by student Walter Prosser and his wife, June, a nurse. Walter served as a bomber pilot in World War II, and spent most of his career as an engineer for F.H. Langsenkamp, a manufacturer of food processing equipment, finishing his career as vice-president. He was a longtime member of Indiana Landmarks, the Indiana's primary Historic Preservation umbrella organization, and in the 1980s the couple bought and restored an 1870 house on the National Road in Putnam County, which they subsequently opened as a BnB and listed on the National Register of Historic Places. Walter also built and piloted airplanes on the side. From 1950-1953, the house was occupied by medical student Jack Lenox. During the year of 1954-1955, the house was occupied by John Boyd, a graduate student and another air

force veteran, who would go on to teach journalism at the University of Alabama, University of Evansville, Michigan State University, University of Missouri, and Indiana State University. From 1956-1958, the house was occupied by telephone operator Agnes Carter. Car salesman Ira Smith and his wife Patricia lived here from 1959-1967. Following the Smiths' departure, renters cycled out on a nearly annual basis.

**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 25-15.



<b>Nomination 25-02</b>	Address: 711 E Cottage Grove Ave.
<b>Recommended for designation: 6/12/2025</b>	Parcel: 53-05-33-106-018.000-005
<b>RATING: CONTRIBUTING</b>	1913 Pyramidal roof cottage



**Background:** Built in 1913, 711 E Cottage Grove is a pyramidal roof cottage with two gabled ells and a wraparound porch on two sides with four round wooden columns. Windows, siding, railing, and doors have been replaced, although the house still retains its general form, limestone retaining wall, and Doric porch columns. The subdivision on which the house was built, is known as Andrew's Division and is roughly bound by Fess, 10<sup>th</sup> St, Woodlawn, and 11<sup>th</sup> St. The land was subdivided by Showers Brothers Furniture carpenter David Andrews in 1906. The house's builders and first occupants were dressmaker Mary McCain and her husband Horace, who was a cabinet maker at Showers Bros. Furniture. The couple had been farmers in Greene County prior to moving to Bloomington and had seven children, not all of whom lived at 711 E Cottage Grove. They moved out after 1926, selling the property to Earl Hettle, a house painter,



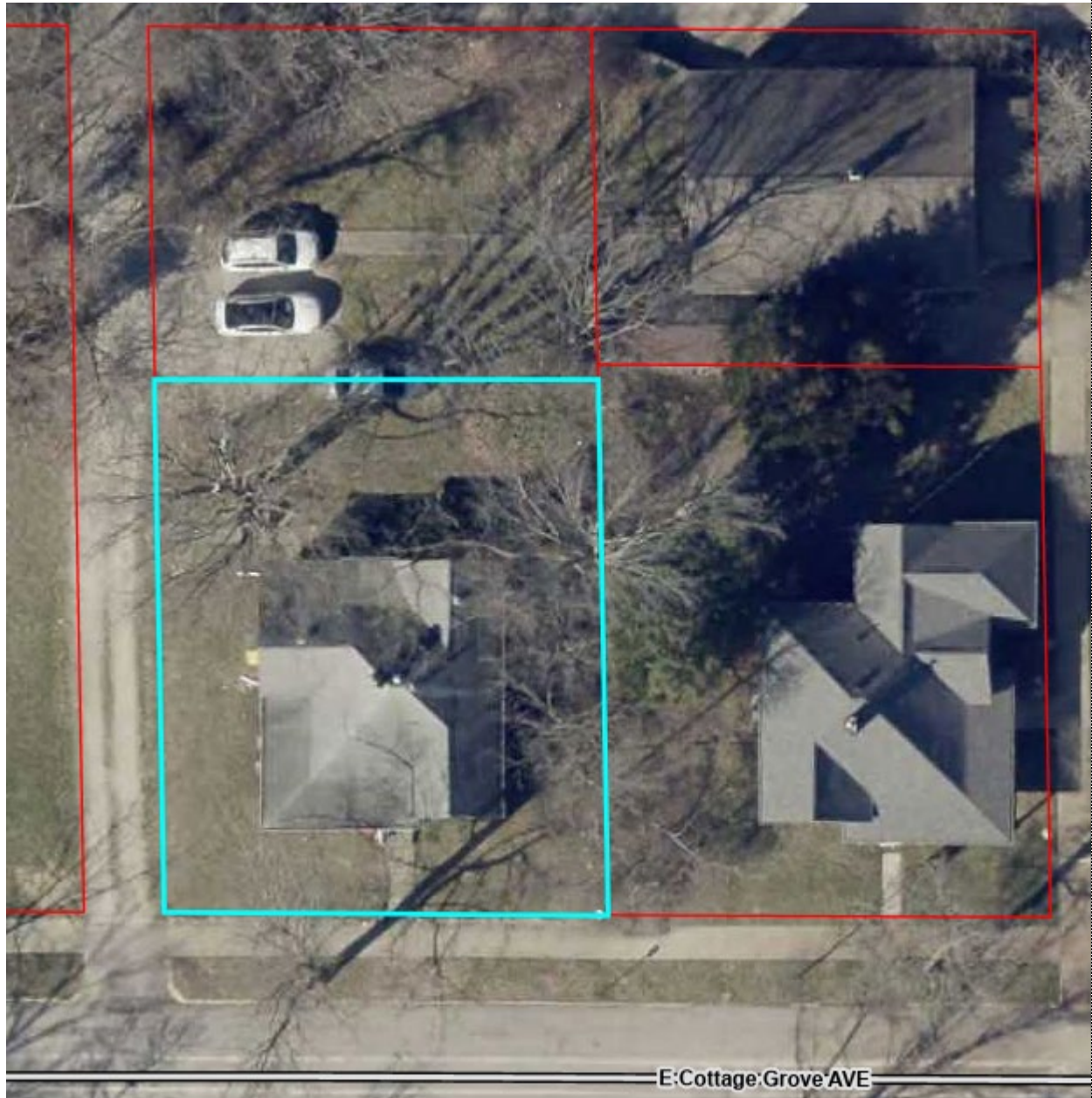
and his wife Mary. From 1931-1933 the house was occupied by grocery clerk LJ St. Clair and his wife Lucille. The St. Clairs would leave after establishing their own grocery in Ellettsville. Between 1934 and 1936, the house was occupied by insurance salesman W R Weaver and his wife Eliza. The longest term tenant, Bessie Harrell, was a widowed elementary school teacher who occupied the house from 1936 to 1945 with her daughter Phyllis. From the late 40s through 1954, the house was occupied by Indiana University accountant Richard Hickman, who also served as Grandmaster for the Bloomington Masons Lodge 22.

In 1955, the house was bought by Maudeline Faris, a longtime employee of the Indiana University Correspondence Study Bureau and a family run meat market. Maudeline hailed from a prominent local family of Presbyterian abolitionists who migrated to Monroe County in 1821, becoming some of Bloomington's founders. One of their early farmhouses is listed as a local historic district. Until 1955, the family owned a farm north of 17<sup>th</sup> Street that was sold to Indiana University for the construction of the IU Memorial Stadium at the cost of \$200,000. Proceeds from the sale were divided seventeen ways between family members, and Maudeline used her portion to buy properties at 711 E Cottage Grove and 711 N Park. Maudeline and several other family members resided in the Cottage Grove neighborhood, and owned a number of rental houses in the area including 711 E Cottage Grove.

Under Faris ownership, residents included Robert and Crystall Hull (1955-1957), Robert was a post-graduate student in the Music School and taught band at University High School. 1958-1959 Record salesman Earl Whitmer and his wife Marguerite. 1960-1961 Westinghouse engineer Robert Harm and his wife Carol. 1962-1965 JC Penny's associate Ralph Percy. 1966-1968 baked goods salesman Paul Hollingsworth and his wife Linda.

From the 1969 on, the house has been rented to students. Unfortunately most of their names are not recorded in censuses or directories. Maudeline Faris' son Dr. James Faris sold the property in 1983.

**Boundary:** Consisting of parcel number 53-05-33-106-018.000-005.



**Staff Recommendation:**

- 1) Historic:
  - a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or
  - b) Is the site of an historic event; or
  - c) Exemplifies the cultural, political, economic, social, or historic

heritage of the community.

2) Architectural:

- a) Embodies distinguishing characteristics of an architectural or engineering type; or
- b) Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e) Contains any architectural style, detail, or other element in danger of being lost; or
- f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style

The house at 711 E Cottage Grove must be judged based on the preceding characteristics for its eligibility for individual designation. In and of itself, the house does not have a close association with an individual or historic event or trend that has played a significant role in local, state, or national history. The house demonstrates a strong integrity of form if not materials, and has a somewhat more elaborate form than many other contributing single-story pyramid roofed craftsman-built houses, with Free Classical elements including a wraparound porch and modest classical colonnade. In Bloomington, the period in which this house was built is mostly characterized by Free Classical, Queen Anne/Folk Victorian, and early Craftsman design elements. Many contemporaneous buildings of these styles can be found north of the Indiana University campus and south and west of downtown Bloomington. Of the criteria laid out in Title 8 of Bloomington Municipal Code, 711 E Cottage Grove comes closest to meeting 2. g) exemplifying "the built environment in an era characterized by a distinctive architectural style." In this respect its form and classical details are characteristic of the carpenter built cottages with classical or Victorian elements popular in turn-of-the-century Bloomington, often built by Showers Furniture Company employees.

Located immediately to the north of University Courts Historic District, the so called "Andrews Park Study Area" has been identified by the state Historic Sites and Structures Inventory as an area potentially eligible for designation. Most of the buildings in this area date from the early 20<sup>th</sup> century, shortly after Andrews' subdivision, and many are owned by Indiana University. Owners of prominent local

businesses including Hinkle's Hamburgers, the Book Nook, and the Faris Meat Market lived in the neighborhood. Although this neighborhood as seen widespread demolitions by Indiana University along its western edge, leaving large swaths of this area vacant, the remaining streetscape retains a high degree of integrity.

Despite its alterations, 711 E Cottage Grove is an attractive house with a high degree of architectural integrity, and is characteristic of much of the surrounding built environment. Based on the criteria presented by Title 8 however, it is hard to make the argument for individual listing.

**Staff does not recommend the designation of 711 E Cottage Grove Ave.**

### **Bibliography**

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