



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday July 24, 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/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.

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## **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 24<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.](#)

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## AGENDA

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
  - A. June 26<sup>th</sup>
  - B. July 10<sup>th</sup>
- IV. **CERTIFICATES OF APPROPRIATENESS**

### Commission Review

#### A. **COA 25-40**

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

Ciara Williams

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

#### B. **COA 25-37**

924 W Kirkwood Ave (Near West Side HD)

Adam Bowen

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

#### C. **COA 25-41**



906 W 9th St (Near West Side HD)

Keith and Danielle Bollman

*Alterations to and replacement of side and garage windows*

**D. COA 25-42**

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

Casey Taylor

*Standing sign*

**E. COA 25-43**

324 S Rogers (Prospect Hill HD)

Jaime Galvan

*Expansion of rear addition. Addition of south dormer*

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**A. Maple Heights Historic District Guidelines vote**

**VII. COMMISSIONER COMMENTS**

**VIII. PUBLIC COMMENTS**

**IX. ADJOURNMENT**

Next meeting date is August 14<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
- Elizabeth Mitchell (Appointed by the Mayor) – Current Term: 1/1/2023 - 12/31/2025

# **Bloomington Historic Preservation Commission**

## **Meeting Minutes - June 26, 2025**

### **CALL TO ORDER**

The meeting was called to order by Commission Chair **Sam DeSollar at 5:01 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 Killion-Hanson, HAND Director  
Tonda Radewan, HAND Staff Liaison

### **Guests/Public:**

Doug Bruce - for Petitioner, Blake Rowe  
Isaac Reed - for Petitioner, Adam Bowen  
Danielle Bollman - Petitioner  
Sable Beyers - Petitioner, Valubuilt Construction  
Ernest Xi - Petitioner, Valubuilt Construction  
Jenny Southern - Elm Heights Historic Committee  
Eric Ost - Elm Heights Neighborhood Association President  
Randy Cassady - Public  
Sandi Clothier - Public (Virtual)

## APPROVAL OF MINUTES

**Jack Baker** made a **Motion to Approve** the minutes from the **June 26, 2025** meeting.

**Jeremy Hackerd** 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 25-34**

228 W Kirkwood Ave (Courthouse Square HD)

Petitioner: Blake Rowe

*New construction*

**Noah Sandweiss** gave his presentation on the Petitioner's request for the construction of a three story building on the paved parking lot adjacent to the former Smith Holden Music store. This item was continued from the June 12th HPC meeting over objections about the scale of Hoagie Carmichael's "Stardust" musical score on a metal sign on the west facade. The Petitioner has submitted a revised design where the scale of the notation has been diminished and clarifications have been added for the materials on the balconies.

Sandweiss reported that **Staff recommends approval of COA 25-34.**

*Please see Meeting Packet for details.*

**Architect Doug Bruce for Petitioner Blake Rowe** was present and added that there is going to be a metal framework for the score on the brick that will not be visible, the site is only 18 feet wide and there are approved variances from the BZA - Board of Zoning Appeals.

### **Commissioner Questions:**

- **Jack Baker** asked for clarification on the location of metal panels. **Architect Doug Bruce for Petitioner Blake Rowe** responded that they would be on the west facing facade at the very top of the building and added that the stairs and

elevator access to the roof will match the metal on the 2nd story addition on the Smith-Holden building and will be pushed back against the building so likely not visible from Morton Street.

- **Sam DeSollar** asked for confirmation that the white area showing behind the musical score on the site-plan drawings will not be visible. **Architect Doug Bruce for Petitioner Blake Rowe** affirmed that you will be able to see the building through the score.

#### **Commissioner Comments:**

- **Ernesto Castaneda** commented that he is glad to see the corner lot filled in and appreciates the revisions submitted by the Petitioner.
- **Karen Duffy** and **Reynard Cross** both commented that they approve of the updated plans to make the size more appropriate to the building.
- **Jeremy Hackerd** added that it looks like a great building and he appreciates the score being on it.
- **Jack Baker** commented that he is happy to see the parking lot area getting filled in and that the musical score will be a focus point and attribute to people having a connection with the building.
- **Sam DeSollar** said that he seconds the comments brought up by his fellow Commissioners, he thinks the Petitioner did an amazing job especially with all of the site constraints and is pleased that the plans have been approved by the BZA.

**Public Questions/Comments:** None

**Jeremy Hackerd** made a **Motion to Approve COA 25-34**. **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)

#### **COA 25-37**

924 W Kirkwood Ave (Near West Side HD)

Petitioners: Adam Bowen

*Replacement of railing, re-siding of columns and new front door*

**Noah Sandweiss** gave his presentation on the Petitioner's request to repair the limestone porch footer, replace the porch columns and railings and to replace the 32" front door with one that is 36" in width. Prior alterations to the severely altered but contributing L Plan cottage took place without HPC approval. Sandweiss provided information from the Petitioner's on additional proposed work that is internal, therefore outside the Commission's purview, and reported that **Staff recommends continuing COA 25-37 pending more information.** *Please see Meeting Packet for details.*

**Isaac Reed for Petitioner Adam Bowen** was present and added the original parts of the porch deck have been there since approx 1897 and was 2 inches out of level and much of the wood was rotten. Adam Bowen said that while repairing the structure they were matching the previous aesthetic and their intention is to keep everything the same other than painting the porch railings and columns, unless it's a necessity. **Isaac Reed for Petitioner Adam Bowen** added that he had prior communication with Noah Sandweiss about the project and was under the impression that they could move forward as long as they weren't altering the aesthetic of the front of the house and would like to expedite the process so construction can resume and the property be available as a rental for the upcoming school year.

#### **Commissioner Questions:**

- **Ernesto Castaneda** asked what type of wood would be used for the railing and the front porch. **Isaac Reed for Petitioner Adam Bowen** responded that he would like it to be the composite railing, which only be a change to the dimension of the bottom rail and the material used.
- **Ernesto Castaneda** asked why the Petitioner wouldn't consider replicating the size and dimension of the original newel post. **Isaac Reed for Petitioner Adam Bowen** responded that he submitted drawings that matched the original construction. **Commissioners Castaneda and Sam DeSollar** explained that upon review of the drawings, the dimensions do not match.
- **Ernesto Castaneda** asked if the columns and railings are going to be painted if they would be constructed out of wood. **Isaac Reed for Petitioner Adam Bowen** responded that it will be synthetic material and they are proposing that the railings would be white. **Ernesto Castaneda** asked Noah Sandweiss if guidelines allowed a change in material from the original. Noah Sandweiss replied that LP or some similar composite wood material is acceptable.
- **Karen Duffy** requested clarification on the window replacement noted in the Petitioner's request and asked if it were for the transom window. **Isaac Reed for Petitioner Adam Bowen** responded that they were not planning to do anything

with the 5 vinyl double-hung windows other than replacing them with an exact match.

- **Reynard Cross** asked Isaac Reed for clarification on his relationship with the Petitioner, when he began working on the repairs and if the owner was aware that the property is in a Historic District which requires a COA to be submitted and approved. **Isaac Reed for Petitioner Adam Bowen** explained that he is a sub-contractor hired by Adam Bowen, who is located in Indianapolis, to repair the porch which he started working on in early May. Reed said that the owner was informed that the property was in a Historic District and that he contacted Noah Sandweiss months prior to starting the repairs which, at that time, were not going to aesthetically modify the exterior appearance of the property. **Noah Sandweiss** provided additional background noting that the original email communication involved items outside of the purview of the HPC and that subsequently the Planning Dept halted the work once it became apparent that porch modifications may not match the original appearance.
- **Reynard Cross** asked for clarification on the pictures submitted with Petitioner's request related to the exterior painting and timing of the Historic Designation of the property. **Isaac Reed for Petitioner Adam Bowen** responded that one picture is from when the owner bought the house approximately 20 years ago, another is after it was painted in approx 2020 before the area was elevated to a Historic District in 2021. The final picture is the current condition.
- **Reynard Cross** requested an explanation of what work has taken place up to the current condition. **Isaac Reed for Petitioner Adam Bowen** said that the deck boards and railing have been torn off, new posts were placed in the same location and the limestone footer has been pulled out which will be patched in with the same block.
- **Jeremy Hackerd** asked for clarification that the intent is to put the limestone back. **Isaac Reed for Petitioner Adam Bowen** affirmed that the limestone footer will go back in place using the original blocks.
- **Jack Baker** asked for more information on what the porch is going to look like as what has been submitted by the Petitioner so far doesn't inform of the overall design and if there is concern from the HPC regarding the windows about matching an original design that was removed. **Noah Sandweiss** responded that HPC's concern would be that replacement windows match the material, size and operation of what is currently there, unless there is documentation of what was there before and if the Petitioner wanted to take them back to the original.

- **Jack Baker** asked for information on the proposed exterior door. **Noah Sandweiss** provided a picture submitted by the Petitioner and said that is a standard 36 inch wide fiberglass door that they want to use to replace the existing 32 inch wide door.
- **Sam DeSollar** asked about the depth of the two beams that are currently supporting the porch. **Isaac Reed for Petitioner Adam Bowen** responded that the structure of the deck is 2x8 with an inset beam and the exterior bottom boards pictured are temporarily there to close in the crawl space and will be removed. Only the top board and the limestone masonry underneath will be visible from the street.
- **Sam DeSollar** asked what the Petitioner's plan was for the transom window above the door. **Isaac Reed for Petitioner Adam Bowen** responded that the transom would be eliminated, though his preference would be to install a door with a window. He explained that the owner thought that using a solid door would be HPC's preference since the door they want to replace is solid.
- **Sam DeSollar** asked if the column closet to the porch steps goes all the way up to the beam, noting that the original column did not. **Isaac Reed for Petitioner Adam Bowen** explained that to meet code requirements, due to the span, they had to bring the column all the way up since the roof line and pitch won't allow for an additional beam.
- **Sam DeSollar** asked for clarification on the railing spindles. **Isaac Reed for Petitioner Adam Bowen** said that their intent is to match the existing trim but building code requires less than 4 inches on center.

#### **Commissioner Comments:**

- **Sam DeSollar** summarized items requested by the Commissioners which include plans with elevations for each side of the house visible from the public right of way and the proposed build for the porch to include dimensions for the railings & spindles and how they relate to the columns and front elevation.
- **Sam DeSollar** commented that he understands that the Petitioner needs to comply with building code but there could be other ways to meet structural requirements while replicating the existing rail.
- **Sam DeSollar** said that the issues with the proposed door are that there is a change to the proportion of the existing opening and the elimination of a transom that faces the public way. DeSollar added that the replacement doesn't have to be a solid door,

it could be a door with glass, and wood doors that match the style of the house are preferred.

- **Sam DeSollar** commented that he is satisfied with the limestone underneath the porch using the existing block and that the HPC shouldn't have issue with the windows as the existing opening size and type of windows is maintained.
- **Ernesto Castaneda** commented that the transom window needs to be restored to the original condition and he would like more detail related to the foundation because the pictures provided show the original foundation serving completely as the base for holding up the columns, however the columns appear to be going through the deck.
- **Karen Duffy**, on behalf of the Near West Side HD Design Committee, said that even though a solid door meets the neighborhood guidelines, it is encouraged and preferred for people to consider a half glass door with a wood base which would match what was originally in the house, examples of which can be seen throughout the neighborhood.
- **Reynard Cross** wanted to reiterate his stance on retroactive COA's and that this is an opportunity for the HPC to reinforce methods to prevent issues like this from happening in the future.

**Isaac Reed for Petitioner Adam Bowen** clarified that the existing posts were not on the limestone footer whatsoever and were sitting directly on top of deck boards without being mounted to any concrete or footing and that the homeowner's intent has been to repair the problems.

- **Sam DeSollar** commented that he understands that the porch was not in good shape, however the homeowner should be aware that in a historic district any significant changes need to meet Neighborhood Design Review Committee guidelines and be approved by the Commission.
- **Jack Baker** said he is looking forward to seeing updated plans with the proposed changes so the Commission has a better understanding to make a decision on the project.

**Public Questions/Comments:** None

**Ernesto Castaneda** made a **Motion to Continue COA 25-37**. **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)

### **COA 25-38**

906 W 9th St (Near West Side HD)

Petitioner: Keith and Danielle Bollman

*Reinstallation of removed front door, retroactive COA for chimney removed by previous owner, replacement windows and reconstruction of retaining wall with original materials*

**Noah Sandweiss** gave his presentation on the Petitioner's request to rectify outstanding violations incurred by the previous property owner, to complete unfinished work on the house and to rebuild the retaining wall in front of the house with existing limestone.

Sandweiss reported that **staff recommends conditional approval of COA 25-38 with the removal of the second double-hung window added to the front porch.**

*Please see Meeting Packet for details.*

**Petitioner Danielle Bollman** was present and said she has questions about the process.

#### **Commissioner Questions:**

- **Sam DeSollar** asked if there was any feedback from the Near West Side neighborhood. **Karen Duffy**, on behalf of the Near West Side HD Design Committee, said they appreciate the Petitioner's willingness to put the second front door back on and question the retention of the new second window added to the front porch.

**Sam DeSollar** announced that he is diverting from normal protocol to answer the Petitioner's questions before forward with questions from the Commissioners.

- **Petitioner Danielle Bollman** explained that they currently live in Illinois and purchased the house from a real estate investor who did not divulge information about unauthorized repairs and lack of building permits so were surprised to arrive in town to see the stop work order and posted Notices. Bollman said she respects the work that the Commission does and wants to do the right thing.
- **Petitioner Danielle Bollman** confirmed that the second front door would be added back on and asked what it needs to look like. Bollman asked for confirmation on which porch window is to be removed and if ornamentation like shutters or a window box underneath the window could be added. **Sam DeSollar** responded

that the Petitioner's questions will be answered after the Commissioner's have an opportunity to ask questions.

### **Commissioner Questions (continued):**

- **Reynard Cross** asked for clarification about the siding material.  
**Petitioner Danielle Bollman** responded that they prefer to keep the existing wood siding and to feather in new LP siding where the windows will be taken out.
- **Reynard Cross** asked if residing the garage, would the existing vinyl siding be replaced with the same LP siding or wood. **Petitioner Danielle Bollman** responded that they would like to change the window and replace the back door of the garage but are not sure if they will be replacing the siding at this time.  
**Petitioner Danielle Bollman** asked if Commission approval was needed for changes to the garage. **Sam DeSollar** explained that changes to a structure that can be seen from an alley or street is considered in public view and would need approval.
- **Reynard Cross** asked if the Petitioner is in contact with the previous owner that sold the property without providing full disclosure and if she considered legal action. **Petitioner Danielle Bollman** responded that she has the name of the investment company he was working for and considered hiring a real estate attorney, but would prefer their money go into completing the projects on the house.
- **Jeremy Hackerd** asked for clarification on how the Petitioner found out about the issues involving the house and if they were working with a realtor.  
**Petitioner Danielle Bollman** explained that the closing was supposed to be in May however the realtor, who was also the seller, pushed the date up to the end of April while they were out of town and when they arrived in Bloomington to look at the house they saw the stop work order and Notices on the front door. **Sam DeSollar** commented that the realtor should assume some responsibility. **Noah Sandweiss** added that he also has been attempting to make contact with the realtor.
- **Sam DeSollar** asked if the two front porch windows are the same size.  
**Petitioner Danielle Bollman** replied that measurements were taken, they appear to be the same size and the window farthest from the door has remained unchanged.

### **Public Questions:**

- **Jenny Southern** suggested to the Petitioner that she take photographs of the wall and encouraged that it be rebuilt to match the former appearance, especially if the original limestone blocks aren't splintering or decayed, and asked for clarification on the railing. **Petitioner Danielle Bollman** replied that that area is very narrow, which is why they are building the retaining wall, and that the same materials will be used and the height will be less than four feet high.

#### **Commissioner Comments:**

- **Jack Baker** commented that repairing the wall will likely be a major expense that concerns about the door and windows have been already addressed and asked the Petitioner if they are planning to paint the wood siding. **Petitioner Danielle Bollman** responded that they are intending to paint the siding a very light blue with cream colored trim and the front door will either remain the same or be painted a teal color.
- **Jeremy Hackerd** asked for clarification on the recommendation for conditional approval and if that means as written by staff. **Noah Sandweiss** confirmed with the addition that the original wood siding would be retained and LP siding would be feathered in as needed.
- **Jeremy Hackerd** commented that he has empathy for the Petitioners being unaware of the violations incurred by the prior owner and appreciates their attendance at this meeting and for working with the HPC through the repair & rebuilding process.
- **Reynard Cross** commented that the Petitioner may wish to contact the NAR (National Association of Realtors and/or the Indiana Professional Licensing Agency that oversees real estate broker licensing for information on their disciplinary process as there could be potential sanctions if negligence is found. **Petitioner Danielle Bollman** responded that the realtor has provided an engineering report and been helpful to them getting permits. **Reynard Cross** said the realtor should be helpful regarding this issue in front of the HPC as well and closed by saying that staff's recommendation, including the retroactive COA, is okay with him.
- **Karen Duffy** thanked the Petitioner for traveling to Bloomington to attend the meeting and commented that the second door (that the Petitioner will be re-installing) does not need to be operative. **Sam DeSollar** added that the original door should be replaced along with trim of the same size and dimension as what existed before, but it does not need to open.

- **Ernesto Castaneda** commented that the Petitioner bought one of the most beautiful houses in the neighborhood due to its perfect proportions and is glad they are being proactive to remediate issues caused by the previous owner. Castaneda addressed the Petitioners question about shutters, stating that shutters would not be appropriate for the original architecture of the house. **Karen Duffy** added that although there are not specific regulations about shutters, they are not something that would have been found originally in this neighborhood. **Sam DeSollar** said that Petitioner's request to add a window box would be fine because it is removable.
- **Petitioner Danielle Bollman** asked for clarification about the replacement of the windows on the west side of the house. **Noah Sandweiss** said that replacing the windows would be fine as long as they are the same dimension and same operation. **Sam DeSollar** confirmed that the Near West Side Neighborhood guidelines don't have regulations about material but if there is going to be any change in size the Petitioner should communicate with the HPC before moving forward and that remote attendance via zoom is an option.

**Jack Baker** made a **Motion to Approve COA 25-38** on the condition that the Petitioners remove the second double hung window added to the front porch by the previous owner. **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)

## **DEMOLITION DELAY (DD)**

### **DD 25-12**

430 E 10th Street

Petitioner: Valubuilt Construction

Full demolition

**Noah Sandweiss** gave his presentation on the Petitioner's request for full demolition of a an approx 1910 pyramidal roof cottage. Sandweiss reported that **Staff recommends release of DD 25-12**. *Please see Meeting Packet for details.*

**Petitioner Valubuilt Construction (Ernest Xi and Sable Beyers)** were present and had no additional comments.

### **Commissioner Comments:**

- **Sam DeSollar** explained that with the house not being in a historic district, the only two choices the HPC have are to allow this to be torn down, or to recommend it to the Common Council for designation as its own Historic District.

**Public Questions/Comments:** None

**Jeremy Hackerd** made a **Motion to Release** the demolition the demolition delay period for **DD 25-12**. **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.

### **DD 25-13**

717 N Grant Street

Petitioner: Valubuilt Construction

Full demolition

**Noah Sandweiss** gave his presentation on the Petitioner's request for full demolition of a contributing T-plan cottage. Sandweiss reported that **Staff recommends release of DD 25-13**. *Please see Meeting Packet for details.*

**Petitioner Valubuilt Construction (Ernest Xi and Sable Beyers)** were present and had no additional comments.

### **Commissioner Comments:**

- **Jack Baker** commented that he is reluctant to second the motion but as was mentioned previously with the house not being in a designated historic district, the HPC has next to no choices to save the property as there is no record of someone of historic importance living there nor any particular feature of the house that would deem it appropriate to present to the Common Council for historic designation.

**Public Questions/Comments:** None

**Jeremy Hackerd** made a **Motion to Release** the demolition the demolition delay period for **DD 25-13**. **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

### Nomination 25-02

Recommendation for Historic Designation

Address: 711 E Cottage Grove Ave

**Noah Sandweiss** gave his presentation on the HPC's recommendation at the 6/12/2025 meeting for a contributing 1913 pyramidal roof cottage to be nominated to City Council for historic designation. Sandweiss provided additional details about the house and its occupants and referred to eligibility guidelines for Historic Designation, noting that although the house has a high degree of architectural integrity it does not meet the criteria presented therefore **staff does not recommend historic designation**.

*Please see Meeting Packet for details.*

### Commissioner Questions:

- **Reynard Cross** asked for clarification on how the house came up for designation. **Sam DeSollar** explained that at the last HPC meeting the house was on the agenda as a Demolition Delay and through public comment it was conveyed that there were ties to the Faris Family.
- **Jeremy Hackerd** asked for clarification on the timeline and relation to the Faris family's ties to the Underground Railroad. **Noah Sandweiss** explained that further research has revealed that the house was built in 1910 and was purchased by members of the Faris family in 1955 who rented it out and didn't reside there.
- **Jack Baker** clarified that since Noah Sandweiss has conducted additional research and summarized his findings in the report he just provided, would there be any additional investigation taking place. **Sam DeSollar** responded that the investigation has been done and staff has recommended that it not be nominated.

- **Melody Deusner** asked if this is part of the Andrews Park study area that was identified by the Indiana Historic Sites and Structures Inventory (IHSSI) as an area potentially eligible for designation. **Noah Sandweiss** responded that this hasn't been a recent topic of discussion; however there are several areas that were investigated on the State survey that have since become historic districts.
- **Sam DeSollar** explained that the impetus for discussion started when a resident from the neighborhood attended the HPC meeting expressing concern that this house was to be demolished. Sam DeSollar said that he is hopeful that other people living in the neighborhood will come together and propose that they become a historic district and suggested that the HPC reach out to the neighborhood and inform them of resources and the Historic District subcommittee meeting being held the 1st Thursday of the month.
- **Jeremy Hackerd** asked the HPC how they would like to proceed on the prior recommendation to nominate, given the new information provided, and suggested that it be put on the agenda for the next meeting to rescind. **Reynard Cross** asked for clarification if the item were on the table for a vote at this meeting. **Noah Sandweiss** explained that since Nomination 25-02 hadn't been noticed in advance as an actionable item, a 2/3rd majority vote would be required to take action. **Jeremy Hackerd** added that for clarity and transparency adding it as an agenda item for the next meeting will allow the public time to discuss and respond.
- **Reynard Cross** asked for an update on the timing of this item and how many of the 90 days are remaining. **Noah Sandweiss** responded that this property is currently within the demolition delay period which has a couple more months remaining. **Sam DeSollar** summarized noting that it will be an agenda item for the next HPC meeting, discussion will take place allowing public comment then the Commissioners will vote to either forward it to Common Council and place it under interim protection or to rescind the nomination and release the demolition delay.
- **Karen Duffy** asked if people from the neighborhood that previously attended the HPC meeting would be notified. **Noah Sandweiss** responded that the meeting and agenda is conveyed by public notice and the discussion will be in the meeting minutes. Sandweiss added that he has had a subsequent communication with James Ford (public commenter from previous meeting) who mentioned they had interest in finding others that may want to move forward on a historic designation for the neighborhood, and recognizes that this building probably isn't eligible as its own historic district. James Ford also told Noah that he has reached out to Dr. Faris about the potential for the neighborhood to become a historic district.

- **Ernesto Castaneda** commented that he agreed with adding the item to the next meeting agenda to allow people time to reconsider and may possibly be a spark that motivates others in the neighborhood.
- **Jeremy Hackerd** announced to the Commission that regarding demolition delays an additional step that could occur would be to vote for a formal review for historic designation which would allow time for research prior to a nomination to Common Council for historic designation. **Anna Killion-Hanson** asked for clarification if proceeding in this manner would extend the 90 day demolition delay. **Noah Sandweiss** responded that this action would not extend the timeline.
- **Jeremy Hackerd and SamDesollar** recommended that **Nomination 25-02** be on the agenda for the next HPC meeting to discuss either rescinding the vote or some other action.

**Public Questions/Comments:** None

#### **NEW BUSINESS - ELM HEIGHTS HISTORIC GUIDELINES**

**Jenny Southern from the Elm Heights Historic Committee** shared that they have approx 250 houses in their historic district and have been making attempts to organize a group to review and propose revisions to their neighborhood guidelines. So far they have five volunteers including herself and architect Barre Clapper, and are requesting HPC advice and input.

**Eric Ost** the Elm Heights Neighborhood Association President said this was an opportunity for the HPC to draw out the positive aspects of historic preservation and to bring the guidelines up to date, so that there's fewer points of contention. Eric Ost thanked Jenny Southern for her efforts on moving this forward and welcomed input and comments from the HPC and the public.

**PUBLIC COMMENTS - None**

**COMMISSIONER COMMENTS - None**

#### **ADJOURNMENT**

Commission Chair **Sam DeSollar** adjourned the meeting at **6:42pm**

**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=14722>

The next regular meeting date of the HPC is Thursday July 10, 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>

# **Bloomington Historic Preservation Commission**

## **Meeting Minutes - July 10, 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  
Reynard Cross  
Sam DeSollar  
Karen Duffy, Advisory  
Jeremy Hackerd  
Daniel Schlegel

### **Staff:**

Noah Sandweiss, HPC Program Manager  
Anna Lamberti Holmes, Sr Assistant City Attorney  
Eric Greulich, Planning - Development Services Manager  
Tonda Radewan, HAND Staff Liaison

### **Guests/Public:**

Sable Beyers - Petitioner, North College Partners  
Betsy Stirratt - Petitioner (Virtual)  
James phone2 - Public (Virtual)

## APPROVAL OF MINUTES

Approval of the Minutes from the June 12, 2025 meeting will take place at the next HPC Meeting.

**Karen Duffy** noted a correction in the Meeting Agenda that Elizabeth Mitchell was left off of the membership list on page 3.

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)

### Staff Approval

#### **COA 25-39**

1115 E Wylie St (Elm Heights HD)

Petitioner: Betsy Stirratt

*Siding replacement*

**Noah Sandweiss** gave his presentation on the Petitioner's request to replace the existing vinyl siding with LP lap siding on a contributing 1940 English cottage style house noting that **Staff approves of COA 25-39**. *Please see Meeting Packet for details.*

**Petitioner Betsy Stirratt** joined the meeting virtually via zoom at 5:06 pm and was informed that her request was approved.

## CERTIFICATES OF APPROPRIATENESS (COA)

### Commission Approval

#### **COA 25-40**

818 E 3rd Street (Tri Delta House)

Petitioner: 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.*

**COA 25-40 was tabled by default** due to the Petitioner not being present.

This COA will be continued to the next HPC Meeting.

**COA 25-37**

924 W Kirkwood Ave (Near West Side HD)

Petitioners: Adam Bowen

*Replacement of railing, re-siding of columns and new front door*

**COA 25-37 was tabled by default** due to the Petitioner not being present.

This COA will be continued to the next HPC Meeting.

**DEMOLITION DELAY - DD 25-14**

314 E 11th Street

Petitioner: North College Partners

Full demolition

**Noah Sandweiss** gave his presentation on the Petitioner's request for full demolition of a contributing 1900 L-Plan Cottage. Sandweiss reported that **Staff recommends release of DD 25-14**. *Please see Meeting Packet for details.*

**Petitioner North College Partners (Sable Beyers)** were present and had no additional comments.

**Commissioner Questions:**

- **Reynard Cross** asked if Wanda Buskirk, a tenant in the property from 1948-1956, was a relative of the Buskirk-Chumley family. **Noah Sandweiss** responded that she married a Buskirk however her husband was not close with the Buskirk-Chumleys.
- **Daniel Schlegel** asked what the zoning was for the property, noting a difference in size of the houses in this area compared to those with requests for demolition in Green Acres. **Petitioner North College Partners (Sable Beyers)** responded that it is zoned RM - Residential Multifamily.
- **Karen Duffy** asked the Petitioner if there was any plan for the retaining wall. **Petitioner North College Partners (Sable Beyers)** responded that she is unsure if the property owner is planning to upgrade it as often old retaining walls are leaning and need to be repaired.

**Commissioner Comments:**

- **Sam DeSollar** commented that the property is not in a historic district and there is no evidence indicating historic significance to recommend for its own designation.

**Public Questions/Comments:** None

**Jeremy Hackerd** made a **Motion to Release** the demolition delay period for **DD 25-14. Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

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

## **DEMOLITION DELAY - DD 25-15**

111 S Jefferson Street

Petitioner: North College Partners

Full demolition

**Noah Sandweiss** gave his presentation on the Petitioner's request for full demolition of a contributing 1950 minimal ranch. Sandweiss reported that **Staff recommends release of DD 25-15**. *Please see Meeting Packet for details.*

**Petitioner North College Partners (Sable Beyers)** were present and added that the property is zoned R3 - Residential Small Lot. **Sam DeSollar** explained that this means it is a single family zoning district.

**Commissioner Questions:** None

**Commissioner Comments:**

- **Daniel Schlegel** commented on the irony that one of the former residents was a member of Indiana Landmarks.
- **Sam DeSollar** said that the curvy front walls of the house are intriguing. Noah Sandweiss added he looked at the aerial photographs from the 1950s and echoed that the house would have been interesting at that time and still is.

**Public Questions/Comments:** None

**Jeremy Hackerd** made a **Motion to Release** the demolition delay period for **DD 25-15. Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

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

## DESIGNATIONS

### Nomination 25-02

Address: 711 E Cottage Grove Ave

**Noah Sandweiss** provided a summary of activities related to HPC's prior recommendation to nominate the property for historic designation. Sandweiss explained that the property was on the June 12th meeting agenda for a Demolition Delay (**DD 25-10**) where a member of the neighborhood provided information about its connection to a significant local family.

Sandweiss subsequently conducted additional research on the former owners and occupants and determined that although the house has a high degree of architectural integrity, the historic connection does not meet the criteria for individual designation therefore **staff does not recommend the designation of 711 E Cottage Grove**. *Please see Meeting Packet for details.*

### Commissioner Comments:

- **Sam DeSollar** commented that this property turned out to be a rental house owned by members of a family with historical relevance but does not have neither architectural nor cultural merits on its own for designation. **DeSollar** added that for future reference the Commission has a mechanism to request additional research from staff before nominating a property for historic designation.
- **Jack Baker** thanked Noah Sandweiss for the additional time and research and concluded that the Commission has done what it can to move forward.
- **Jeremy Hackerd** thanked Noah Sandweiss for his due diligence to ensure that full information is available to the Commission and said that the next time questions are raised, or information provided, by the public during a meeting the HPC can request a formal review to allow time for research and discussion prior to nomination.

- **Sam DeSollar** thanked the Petitioner for being patient with the Commission during this process.

### **Public Questions/Comments: None**

**Jeremy Hackerd** made a **Motion to Rescind** the vote to recommend 711 E Cottage Grove to the Common Council for historic designation. **Jack Baker** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

**Jeremy Hackerd** made a **Motion to Release** the demolition delay period for **DD 25-10**. **Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

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

### **OLD BUSINESS - OUTSTANDING VIOLATIONS**

**Noah Sandweiss** provided an update on properties with outstanding violations.

**906 W 6th Street:** The violations at this property were committed by the former owner. The new owners submitted a COA at the last HPC meeting to undo a substantial amount of the damage and will be returning with a follow-up petition for adjustments to the windows on the west elevation and the garage.

**924 W Kirkwood Ave:** The petitioner was on the agenda for today's meeting and communicated via email that they would not be present as they are working on requested materials to submit including a revised design for the porch railing and columns, information on plans for the front door and transom light and clarification on incorporation of the porch posts into the original limestone footer. Sandweiss is hoping to expect them to be present at the next HPC meeting.

**702 W Kirkwood Ave:** Discussion needs to take place with the HAND Director on establishing a timeline for the Petitioner to submit an application to the HPC as it appears that the windows have been removed and replaced with windows with different dimensions with a transom window added in. **Jeremy Hackerd** added that there is a gutter hanging down in the front of the house, it has been exposed to the weather for months and he is concerned about damage to the structure.

**Noah Sandweiss** reported that he has been in discussions with the HAND Director and Legal

Department regarding the establishment of deadlines for retroactive COAs. Sandweiss asked for Commissioner input on potentially adding a deadline date for the submission of an amended application in situations where there has been a Motion to Deny since enforcement often relies on having established, consistent deadlines.

Discussion ensued between **Anna Lamberti Holmes**, Sr Assistant City Attorney, Noah Sandweiss and the Commissioners present.

**Sam DeSollar** noted there are COA's for larger projects where time is needed to obtain materials, contract labor and ensure that the work is being done correctly that may be handled best on a case by case basis, however he doesn't see any reason why there couldn't be a set deadline for Petitioners to get an approved COA to the HPC after there has been a Notice of Violation.

DeSollar added that it may be possible that the automatic 2 year deadline could be amended to a more appropriate timeframe on a case by case basis.

**Reynard Cross** asked what happens in situations where the deadline is not met.

**Noah Sandweiss** responded that a fine or levy could be issued. Sandweiss added that there needs to be more discussion to work out the details and he would like to move forward if this is something that the Commissioners think would be fair and consistent.

**Reynard Cross** asked if there would be separate consequences for initially committing the breach (doing something to a structure within a historic district that should not have been done without HPC approval) and for not meeting the deadline imposed through the COA process.

**Sam DeSollar** responded that the purpose of the HPC is to preserve historic structures, not to levy fines or dole out penalties and the focus should be to get people to remediate the things they've done to a house or a building without approval.

**Reynard Cross** commented that he understands that the HPC is not the entity that issues fines and that this point should be brought up through the relevant channels. Cross also suggested that the Petitioners be required to periodically update the HPC on their work progress and asked what consequences there would be if they don't provide an update in a timely manner and explained that he is wanting to avoid situations where the timing of closure on projects is delayed or drags on.

**Noah Sandweiss** said that before going further he wants to make sure the HPC is working with the tools that they have.

There was consensus among the Commissioners and Anna Lamberti Holmes that the next step is for staff to review city code, state statutes and the language in the Notice of Violations issued and provide a draft to the HPC for review for the August meeting.

**Sam DeSollar** brought up maintenance violations, stating that the suggestion to add this into the City's uReport system has been declined due to the current backlog, and said he would appreciate the Commissioners thinking about other mechanisms to let the community know and keep an eye on important structures. DeSollar asked Noah Sandweiss if this is something that could be incorporated into the postcard that is sent out annually to homeowners.



**Noah Sandweiss** said that could be done and that he needs to confer with the City GIS Department to receive regular updates on property transfers in historic districts.

**Noah Sandweiss** also informed the Commissioners that he has receiving a quote from a mason on the sidewalk outstanding violation and once he receives a few more he will meet with both the Planning and Engineering Departments to establish a reasonable plan for resetting it.

**PUBLIC COMMENTS - None**

**COMMISSIONER COMMENTS - None**

## **ADJOURNMENT**

Commission Chair **Sam DeSollar** adjourned the meeting at **5:43pm**

**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=14761>

The next regular meeting date of the HPC is Thursday July 24, 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: 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 colored steel

**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 conditional approval of COA 25-40 with round downspouts.**

The scope of work proposed largely entails repairs and replacement in kind of existing features. The repair of 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. This proposal has been revised changing the gutters from a polygonal profile to a half-round 8" profile to match the historic gutters. With round downspouts, the appearance of the new downspouts will come close to matching the original copper downspouts and gutters.



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
- ☐ 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: 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.

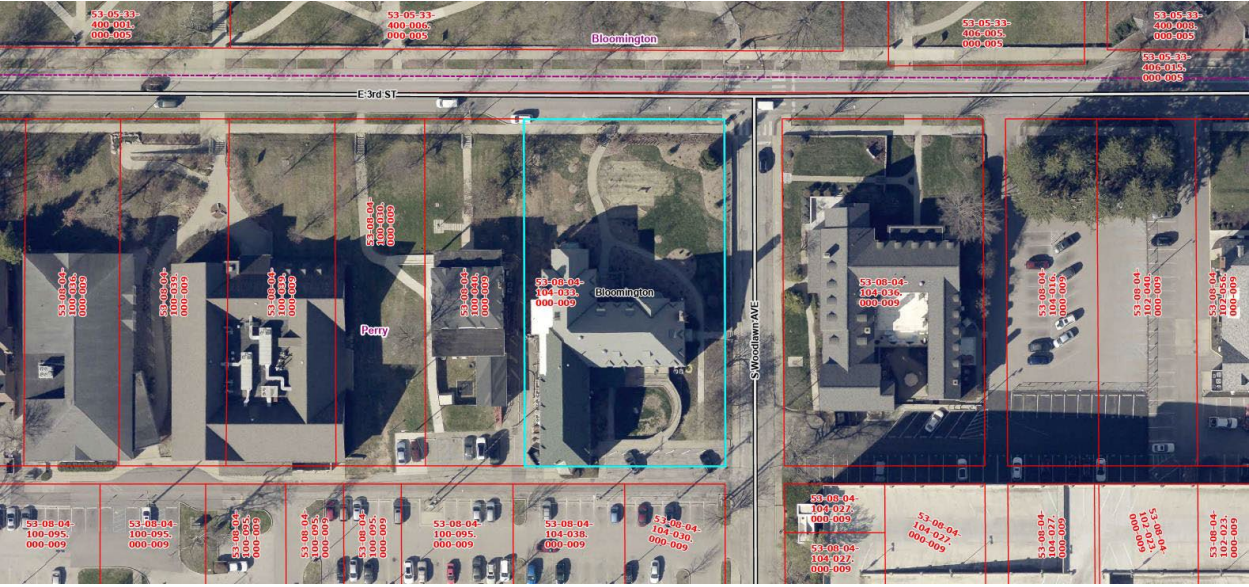
**CERTIFICATION**

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

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: 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.

---

<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.	

---

<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.	

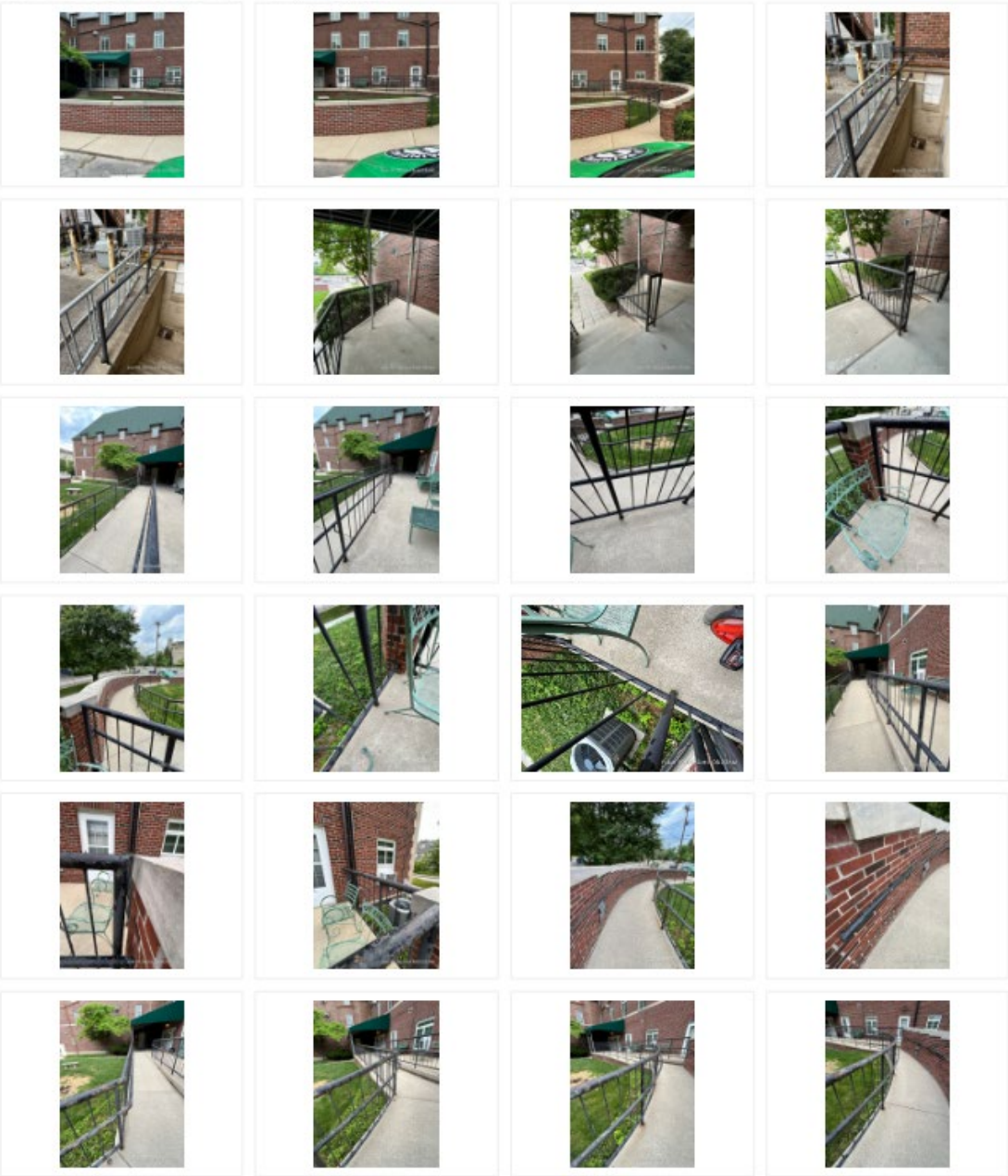
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<b>Sub Total</b>	<b>\$10,590.00</b>
<b>Larger Project Discount</b>	<b>-\$290.00</b>



Media

Commercial Exterior Painting Project:







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

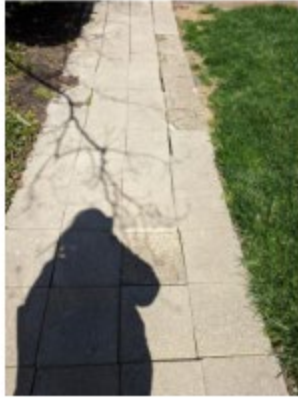
~Acceptance ~ NOTE: SEE CONDITIONS OF PROPOSAL STATED ON THE OTHER PAGES

**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.

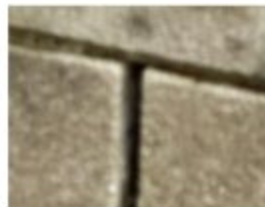


Failing Exterior Steps





Handrails need repaired and repainted



Tuckpointing

# TRI DELTA

HOUSING



Gutters, fascia, dormers, all in bad shape.



**Ciara Williams**

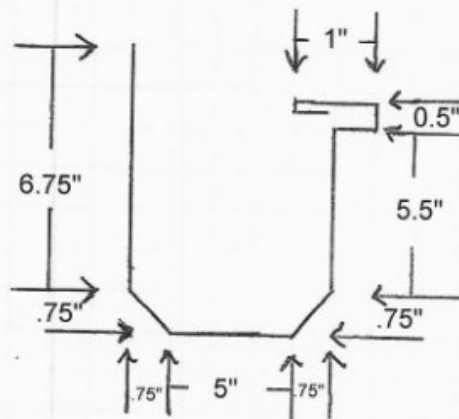
to me ▼

Oh goodness, I didn't realize I needed to be on during the meeting. I have been at a conference all week.

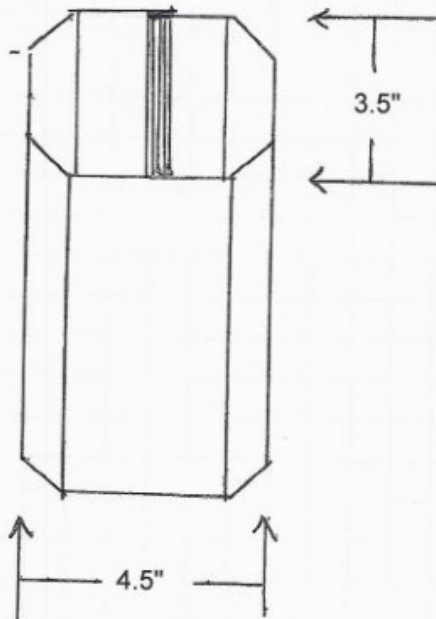
We are going with the 8' commercial gutters half round to match the existing.

Get [Outlook for Android](#)

# Gutter & Downspout Profile



Gutter  
Profile



Downspout  
Profile

# FLAT SHEET & SLIT COIL

**Condensed  
Technical  
Reference**

## PVDF Coated Galvalume® Steel Flat Sheet and Slit Coil

### Product Description

Metal Sales PVDF pre-painted, Galvalume® Steel provided in Flat Sheet & Slit Coil is intended for general sheet metal use in building construction. Common uses include field-formed roof panels, wall panels, trims and flashings.

The steel is coated with 55% Aluminum-Zinc alloy by the hot-dip process in accordance with ASTM A 792. The Aluminum-Zinc coating designation is AZ50 (AZM150).

The top coat paint film is PVDF (polyvinylidene fluoride), two-coat, roll-coated system containing 70% Kynar 500® or Hylar 5000® resin. The surface is streak-free and smooth with no blistering or other imperfections.

The back coat paint film is an off-white polyester.

Strippable film can provide protection from scratches and abrasion during transportation, forming and installation.

### Applications

In addition to roof and wall panels and trim, this material is commonly used in various application such as sign construction and fence applications. It is appropriate for general sheet metal uses.

Fabricate and install roof and wall products in accordance with standards such SMACNA, Metal Sales published details and good roofing practices.

For cutting this material, use shears or nibblers that are sharp and in good working order. Do not use grinders or circular saws as they can damage the paint finish.

Common means of forming this material includes a hand folder, break press and roll-former. Ensure the contact surfaces of this equipment is clean and smooth.

The recommended minimum bend radius is 2T.

### Storage

Store these materials indoors, out of the weather. If these materials must be stored outside, they should be high enough off the ground to allow air to circulate underneath and covered with a tarp. One end should be elevated to allow water to run off.

If covered with strippable film, this material should not be stored in direct sunlight. Excessive heat and sunlight will damage the strippable film and make it difficult to remove.

In no case should strippable film remain on this material more than 6 months.

### Mechanical Properties

Material Thickness	24 ga.
Steel Grade	50, Class2 (340)
Min Yield Strength	50 ksi (340 MPa)
Min Tensile Strength	65 ksi (450 MPa)
Min Elongation, in 2"	12% (in 50 mm)

Weight: 24 ga is 1.02 psf  
22 ga is 1.27 psf

### Material Availability

24 ga is a standard thickness.  
22 ga is an optional / non-stocked thickness.

Contact local Branch for gauge / color availability.

#### Flat Sheet

Standard size is 4' x 10'.  
Custom lengths and widths are available.  
No minimum quantity.  
Bundles contain up to 50 sheets per bundle.  
Inquire about other sizes.  
Strippable film is standard.

#### Slit Coil:

Available widths from 4" to 48".  
Minimum length is 50'.  
Maximum coil weight is 2500 lbs.  
Specify length.  
Slit Coil has a 16" to 20" inside diameter.  
Strippable film is available on request.

### Cautions

Always use safety equipment and safe working practices.

Do not transport open bundles. Rebundle before transporting.

Protect this material during fabrication, transportation and installation from abrasion and scratches that can damage its appearance and promote corrosion.

Avoid walking on this material. Foot traffic is a common source of unsightly scratches and damage to the paint finish. If walking on this material is necessary, be sure to wear clean rubber-soled shoes.

Avoid incidental contact of tools with the paint finish as they may cause scratches and dents.

This material is not appropriate for use in corrosive environments, such as those that contain saltwater, copper, lead and animal waste.

For roof products, install this material only in applications that maintain adequate slope to allow water to run off. Standing water will damage this product.

**MS metal sales**  
manufacturing corporation



# FLAT SHEET & SLIT COIL

Condensed  
Technical  
Reference

## Properties of PVDF

### SALT SPRAY RESISTANCE **ASTM B 117**

Samples diagonally scored and subjected to 5% neutral salt spray for 1000 hours - no blistering or loss of adhesion more than 1/8" from score line. Samples taped within 1 hour of removal from cabinet.

### SPECULAR GLOSS **ASTM D 523**

Standard gloss range is 20 to 35, low gloss rating is 8 to 15 and low sheen is a maximum of 10 when determined at a glossmeter angle of 60°.

### CHALK RESISTANCE **ASTM D 4214, Method A**

No chalking greater than #8 after 1000 hours of weathering per ASTM D 3361.

### WEATHEROMETER TEST **ASTM D 3361**

No checking, blistering or adhesion-loss after 1000 hours of accelerated weathering.

### ABRASION RESISTANCE **ASTM D 968**

PVDF will pass a minimum of 65 +/- 5 liters of falling sand per mil of paint thickness.

### FILM THICKNESS **ASTM D 1005**

The primer thickness on each side is 0.20 to 0.30 mils. The top coat is 0.70 to 0.80 mils (0.90 to 1.10 mils total). The back coat is 0.30 to 0.40 mils (0.50 to 0.70 mils total).

### CHEMICAL RESISTANCE **ASTM D 1308**

No significant color change after 24 hours exposure to 10% solutions of hydrochloric and sulfuric acids.

### COLOR CHANGE **ASTM D 2244**

Top coat color change does not exceed 5 Hunter units after 1000 hours of weathering per ASTM D 3361.

### HUMIDITY RESISTANCE **ASTM D 2247**

No blistering, cracking, peeling, loss of gloss or softening of the finish after 2000 hours exposure to 100% humidity at 100°F +/- 5°F.

### DIRECT & REVERSE IMPACT ADHESION **ASTM D 2794**

No visible paint removal with Scotch 610 tape after direct and reverse impact of 3x the metal thickness in inch-pounds using 5/8" steel ball.

### CROSS-HATCH ADHESION **ASTM D 3359**

No paint removal with Scotch 610 tape after cross-scoring with eleven horizontal and eleven vertical lines 1/8" apart.

### HARDNESS **ASTM D 3363**

The minimum pencil hardness is HB to 2H using Eagle Turquoise pencils.

### BEND ADHESION **ASTM D 4145**

No loss of adhesion when taped with Scotch 610 tape and subjected to 0T to 2T, 180° bend test on 0.017", G90 galvanized steel sample.

## Properties of PVDF (cont.)

### CURE TEST **ASTM D 5402**

PVDF will withstand 100 double rubs of an MEK-soaked cloth before exposing the primer coat.

### FLAME SPREAD RATE **ASTM E 84**

PVDF has a flame spread classification of A (Class 1).

## PVDF Warranty Summary

Under normal atmospheric conditions, PVDF will not:

- crack, flake, chip or peel for 45 years.
- chalk in excess of #8 rating for 35 years.
- fade in excess of 5 Hunter units for 35 years.

Under normal atmospheric conditions, the steel will not rupture, perforate or fail structurally for a period of 25 years.

Products exposed to corrosive environments such as those that contain standing water, saltwater, dissimilar metals and animal waste do not have warranty coverage.

See the PVDF warranty for complete details of coverage and exclusions.

## Energy Performance

### ENERGY STAR®

Practically all stocked colors are listed for steep slope applications. Select colors are listed for low slope applications.

### CRRC (Cool Roof Rating Council)

All colors on the 24 ga Color Guide are listed for steep slope applications. Select colors are listed for low slope applications.

### LEED v4

MR Credit - Sourcing of Raw Materials  
Typically the steel contains 30% recycled content.  
Pre-consumer Recycled Content is 7%.  
Post-consumer Recycled Content is 23%.

### SS Credit - Heat Island Reduction

See the Color Guide for Solar Reflectance Index (SRI).

**ms metal sales**  
manufacturing corporation

[metalsales.us.com](http://metalsales.us.com)



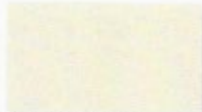
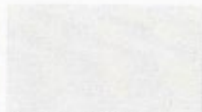




















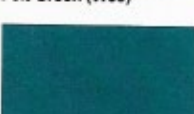


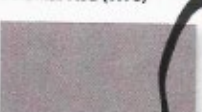
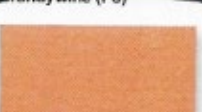
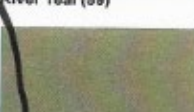

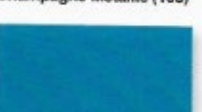
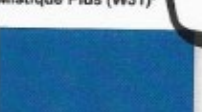
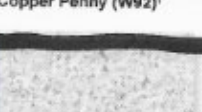

Anchorage, AK 866.640.7663  
Bay City, MI 888.777.7640  
Deer Lake, PA 800.544.2577  
Denver, CO 800.289.7663

Detroit Lakes, MN 888.594.1394  
Fontana, CA 800.782.7953  
Fort Smith, AR 877.452.3915  
Independence, MO 800.747.0012

Jacksonville, FL 800.394.4419  
Jefferson, OH 800.321.5833  
Mocksville, NC 800.228.6119  
Nashville, TN 800.251.8508  
Rock Island, IL 800.747.1206  
Rogers, MN 800.328.9316

Seattle, WA 800.431.3470  
Sellersburg, IN 800.999.7777  
Sioux Falls, SD 888.902.8320  
Spokane, WA 800.572.6565  
Temple, TX 800.543.4415  
Woodland, CA 800.759.6019

### PVDF Paint System

				
Snowdrift White (W81)	Linen White (81)	Sandstone (W51)	Parchment (W74)	Taupe (74)
				
Khaki (88)	Medium Bronze (H4)	Weathered Copper (W50)	Mansard Brown (133)	Dark Bronze (50)
				
Ash Grey (26)	Old Town Grey (W25)	Old Zinc Grey (W29)	Slate Grey (W38)	Matte Black (106)
				
Aged Copper (65)	Patina Green (W58)	Hemlock Green (M7)	Classic Green (66)	Felt Green (W66)
				
Patriot Red (73)	Terra Cotta (W72)	Colonial Red (W75)	Brandywine (V8)	River Teal (59)
				
Metallic Silver (K7) <sup>1</sup>	Champagne Metallic (168) <sup>1</sup>	Mistique Plus (W31) <sup>1</sup>	Copper Penny (W92) <sup>1</sup>	Antique Patina (M1) <sup>1</sup>
				
Tahoe Blue (W71)	Ocean Blue (35)	Regal Blue (W35)	Galvalume® (41) Non-painted Finish 25 Year Warranty	<sup>1</sup> Metallic Colors, up-charge will apply

Visit [metalsales.us.com](http://metalsales.us.com) for valuable tools and resources.

paint finish **45** year warranty

All colors carry a 45 year limited paint warranty. Color selections are close representations but are limited by printing and viewing conditions. Actual samples are available by request.

**24** gauge  
Premium



<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."

Subsequent submission:

"We would like to upgrade to the 36" door and we will match with a double pane 36"x12" vinyl transom. Included is ADA compliance.

I Know there was prior speculation that the balusters were dimensional lumber and 6-8" on center, so I have included photos of what they were previously to show that they are indeed, not.

The footer will wrap the post under the deck and be notched around the 4x4".

On the new handrail I have put a footnote that says 2x2 dimensional incase that is what is needed to push this through. But I am also happy to go back with the 1 1/2" it was previously as I had originally intended. The top and bottom rail will match the dimension of compliance. It will be painted white.

Posts are included in old photographs to show what we were facing before, the hollowed out posts that were existing were what was there originally without any actual post/footing inside of them. This is why we replaced all of the columns as the roof and porch were both collapsing.

The door I have in the rendering is what a couple of people said there would be fitting for the time period. Although i have already purchased the solid door to replace what was existing. If we must go this route then we shall."

**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

##### RECOMMENDED

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 approval of COA 25-37**

This revised application responds to comments raised at the June 26<sup>th</sup> meeting and adds clarity to the proposed alterations.

The existing 32" door is not original, and two 36" alternatives have been proposed: one solid like the current door, and one with 3/2 lights and vertical panels. The petitioners propose to replace the transom window with a 36" window to match the enlarged doorway. Although this would slightly change the size of these openings, the overall fenestration pattern would be retained, and while district guidelines do not stipulate a style for replacement doors, the selection of a craftsman style door with a window is appreciated. 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 and the wood footers added to the porch will be notched to accommodate the stone foundation.

The replacement posts and railing proposed will differ from the previous railing in some respects. The height of the railing would be raised to 36". While this is not strictly required by code since the porch deck is less than 30" off the ground, the petitioners propose raising it for safety reasons. The proposed replacement columns would match the dimensions and appearance of the former columns with use of composite siding, and while 2" balusters are proposed, the petitioner has expressed a willingness to use 1.5" balusters if need be. The most notable alteration would be the replacement of the half-height post by the steps with a full-height column. The space between the two front facing columns on the former porch was 8" across, and the petitioner is concerned about supporting the 4x6 roof beam that had been sagging. While there is some room for flexibility for accommodating both historic design and contemporary code in alterations to historic buildings staff believes that the alterations proposed would retain the important stylistic features of the historic porch and fenestration patterns of this contributing property within the parameters of district guidelines.



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**

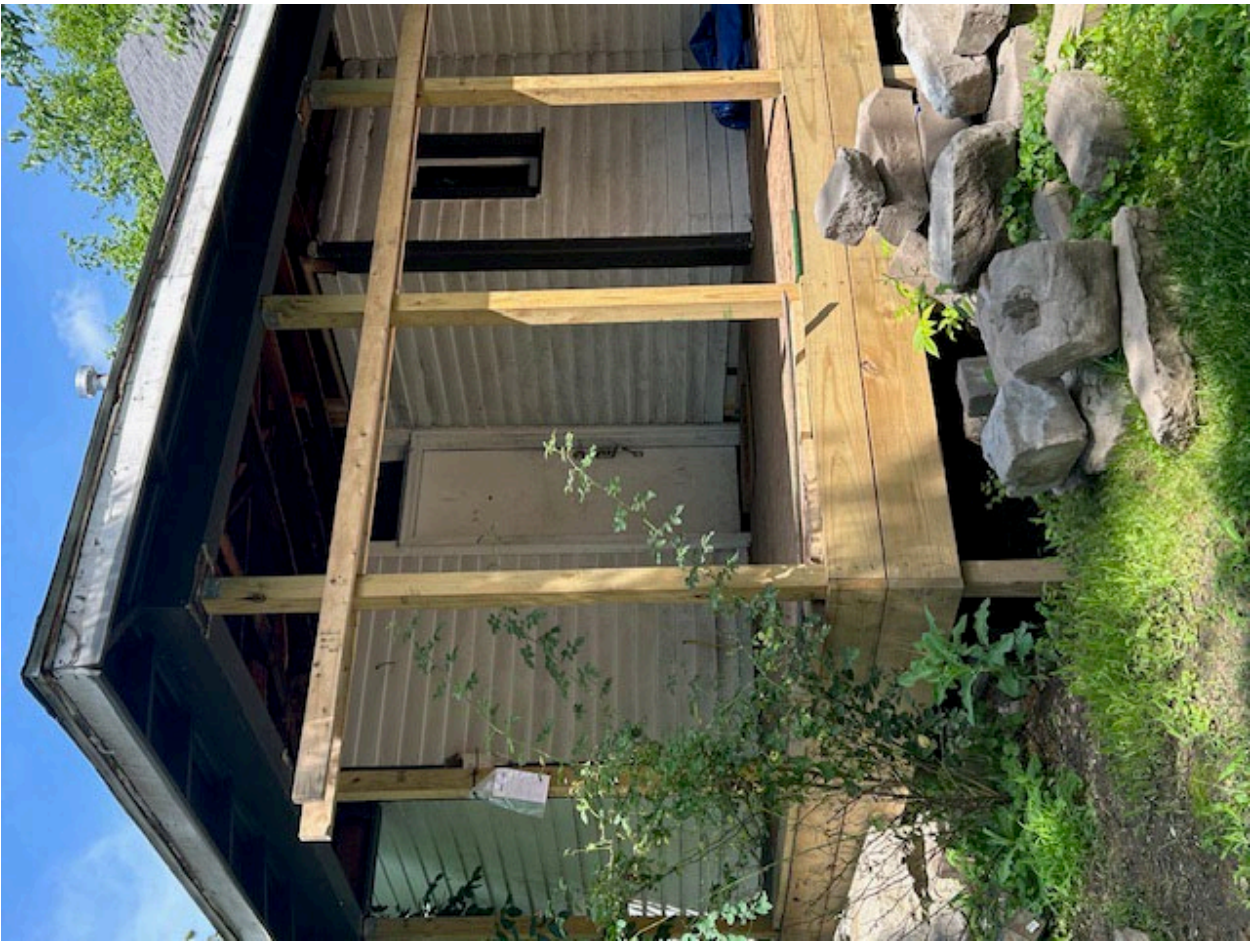
I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

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:                     *Jim Bowen*                     Date: 6/9/2025



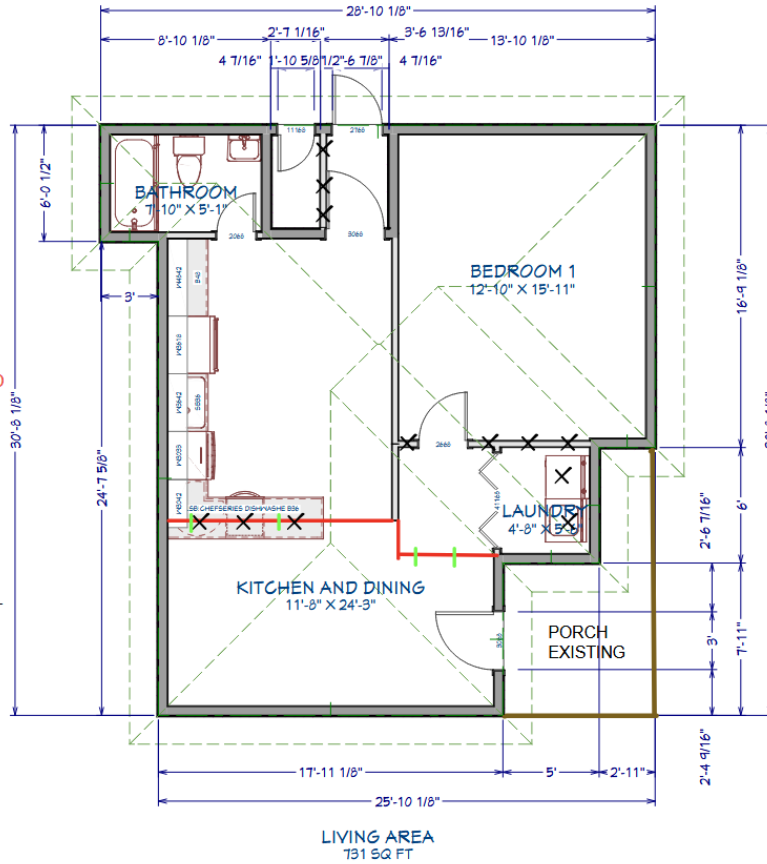




RED= EXISTING  
WALLS THAT  
WERE  
MOVED/REMOVED

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

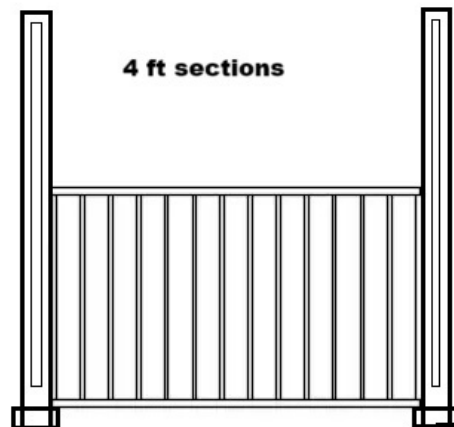












**all 2x2" dimensional  
painted white.**

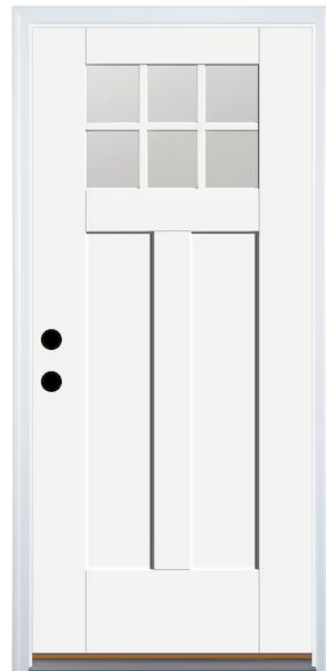
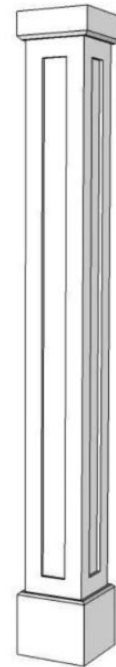
**no fasteners showing**

**3 1/2" on center**

**36" to top rail from  
ground**

**top view of railing**

Overall width at top of taper  
7"  
4x4 is wrapped in 1/2" smart  
board.  
Smart board will be recessed in  
1/2" shaker style trim.  
width of shaker style trim is  
1 1/4"



**36" shaker door**

**36"x12" double  
pane vinyl window**

You need a **36-inch exterior door** for several important reasons:

- **Accessibility:** The Americans with Disabilities Act (ADA) mandates that doors should be at least 36 inches wide to accommodate individuals with disabilities <sup>3</sup>.
- **Clear Width:** A 36-inch door provides a clear width of 32 inches, which is essential for ensuring safe egress during emergencies <sup>4</sup>.
- **Design Considerations:** The size of the door affects the overall aesthetic and functionality of your home. A 36-inch door can fit well in various architectural styles and elevations <sup>2</sup>.



<b>STAFF RECOMMENDATIONS</b>	Address: 906 W 6th St (Near West Side HD)
<b>COA 25-41</b>	Petitioner: Keith and Danielle Bollman
<b>Start Date: 7/7/2025</b>	Parcel: 105-055-26396
<b>RATING: CONTRIBUTING</b>	Slightly altered T-Plan cottage c. 1895



**Background:** 906 W 6<sup>th</sup> St is a T-plan cottage in the Near West Side Historic District. The building was fairly unaltered until the previous owner made a number of changes that were not authorized by the Historic Preservation Commission or County Building Department. Shortly after the city and county established contact with the previous owner, the property was sold without the violations being reported. The new buyer received COA 25-38 to rectify some of these alterations, and is now applying for some changes in fenestration on a secondary elevation.

**Request:** "As the new owners of 906 West Sixth Street, Bloomington, Indiana, we plan to replace 4 windows on the West side of the house and the current window on the garage. We plan to keep 3 of the 4 West side windows the same or as close as possible in size. The master bedroom has 2 windows one 54" x 27" and one 61" x 27" – our plan is to upgrade the smaller window to match the larger egress window with the same size or as close as possible to the current 61" x 27". We plan to replace the garage window, a unique tri window that measures 23.5" x 65.5". We plan to replace

the garage window with a more narrow window but have not selected a specific model.

**Materials to be used: Aluminum-clad wood double-hung windows for the 3-bedroom windows and a crank casement window for the bathroom. The garage window will be vinyl.**

**We have not secured a window contractor. As a result, we cannot provide a brochure on window specifics.”**

**Guidelines:**

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.

**Staff recommends approval of COA 25-41**

The Near West Side design guidelines take a liberal attitude toward alterations on facades that do not face the street. Existing fenestration patterns on other similar houses in the district and differences in siding on west side indicate that this opening was once probably closer in size to other windows on the house as is being proposed in this application. Although a specific window has not been proposed for the garage



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

**Address of Property:** 906 W Sixth Street, Bloomington, IN 47404

**Parcel Number(s):** 53-05-32-409-004.000-005

(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:** Keith and Danielle Bollman

**Email:** kbollman177@gmail.com; illini44@sbcglobal.net

**Address:** 400 Windsor Avenue, Glen Ellyn, IL 60137

**Phone:** 630-390-0259; 847-209-2638

### 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: *Kate Ball* *Danell Ball* Date: 7/5/25









comments on W 6th St External Inbox x

S

**Sandra Clothier**

to me ▾

Tue, Jul 15, 11:43 AM (2 days ago) ★

Noah,

The Advisory Committee met yesterday to discuss the changes the petitioner requested, specifically the reinstallation of the door, and the window replacement on the west side of the house, and the window to be replaced in the garage. The committee is fine with the re installation of the door to the house, and has no objections to the request for changing the windows on the west side of the house to be more in keeping with what would have been there originally. The garage window will be more in keeping with the neighborhood as a narrower window, and the committee also has no objections to this proposed change.

Thanks,

Sandi Clothier,  
representing the Advisory Committee

# 5400

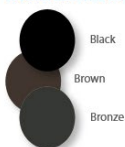
## Don't spend a fortune. Just make them think you did.

With a host of features and many incredible options, 5400 windows from Wincore® are proof that quality doesn't have to cost a fortune. And while that may not be a popular viewpoint with other window manufacturers, we're betting you might see things a little differently.

### Interior Colors



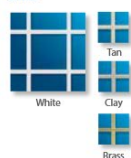
### Exterior Laminate Colors



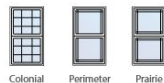
Black, Brown and Bronze Exterior Laminates require a three week lead time.

The contoured design of the chambered vinyl frame on 5400 windows blends beautifully with any home style.

### Grids

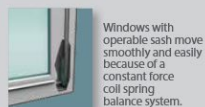


Optional contoured grids are located inside the insulating glass unit to provide a smooth cleaning surface. Available in three patterns.



Low-profile composite cam lock blends into the overall window design.

At the point where operable sash meet, the interlocking design of the meeting rail or stile secures sash tightly together.

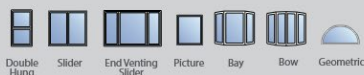


Windows with operable sash move smoothly and easily because of a constant force coil spring balance system.

A spacer system with a U-channel design inside the IGU is more efficient than conventional box spacers.



Double Hung windows feature a vent latch for partial ventilation.



## Features

- 1 Frame profiles are chambered – adding strength, rigidity and enhanced thermal performance.
- 2 Dual-paned ¾" insulating glass unit can be ordered with optional Low E glass and an Argon gas fill.
- 3 Insulating glass unit is set ½" into the sash to keep edges warmer.
- 4 Frames and sash are welded at mitered corners to create strong and rigid units.
- 5 The sloped sill design prevents water from pooling during heavy rains.
- 6 Multiple weatherseals at various points around each sash prevent drafts.
- 7 Closed-cell foam sill bulb prevents water infiltration.

On the popular Double Hung window style where both sash move easily up and down, low-profile latches at the meeting rail release the sash to tilt in – allowing for interior and exterior cleaning to be done from the inside.



5400 windows are more energy efficient when ordered with optional Low E glass and an Argon gas-filled insulating glass unit. Low E glass helps keep homes warmer in winter and cooler in summer.





<b>STAFF RECOMMENDATIONS</b>	Address: 818 E 3rd St (Tri Delta House)
<b>COA 25-42</b>	Petitioner: Jeff Arbuckle
<b>Start Date: 7/8/2025</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:**

Installation of standing sign in front yard.

**Guidelines:** US Department of the Interior Preservation Brief 25: The Preservation of Historic Signs

New Signs and Historic Buildings

- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building.



**Staff recommends approval of COA 25-42**

The proposed sign is modest in scale and design, similar to many other signs on the Indiana University Campus. Its location on the lot does not obscure or damage any historic features.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

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

**Parcel Number(s):** 53-08-04-104-033.000-009

(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: Local Historic District

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

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

### APPLICANT INFORMATION:

**Name:** Jeff Arbuckle

**Email:** jeff.arbuckle@fastsigns.com

**Address:** 2454 S Walnut St, Bloomington, IN 47401

**Phone:** 812-384-7446

### PROPERTY OWNER INFORMATION:

**Check if the Applicant is the property owner** ☐

**Name:** Kelly Hane

**Email:** iugphiahc@gmail.com

**Address:** 818 E Third St, Bloomington, IN 47405

**Phone:** \_\_\_\_\_

## INSTRUCTIONS TO PETITIONERS

1. No fee is required for submittal.
2. The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. This can be done in person, via the phone, or teleconference.
3. **Application form:** The [Bloomington Historic Preservation Map at https://bton.in/M\\_pUv](https://bton.in/M_pUv) provides the historic district and historic building survey. You need to open the layers and click on "Historic Sites and Survey" to find the historic ratings which are color coded.
4. Communicate with the Monroe County Building Department and the City of Bloomington's Planning and Transportation Department in order to verify if there are additional requirements.
5. In the historic districts listed on the bottom of the page, the petitioner should contact the historic district construction subcommittee and acquire their feedback as early in the process as possible.
6. The petitioner must file a complete application that includes all of the required documents with Housing and Neighborhood Department Staff no later than fourteen days before a scheduled regular meeting.
7. The petitioner, owner or a delegated representative must attend the Bloomington Historic Preservation Commission (BHPC) Meeting. The BHPC meets the second and fourth Thursday of each month at 5:00 P.M. in a hybrid fashion, at the McCloskey Room (401 N Morton St., Room 135) and via Zoom (with a link to be provided). The petitioner will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to them. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If the petitioner feels uncertain of the merits of the petition, they also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

## CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- 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. **(All images must be clear and submitted either in a physical format or as 150-300 dpi jpg, png, or pdf.)**
- A map of the site with the site boundaries indicated (GIS imagery from sites such as the [Elevate Tax Maps at https://monroein.elevatemaps.io/](https://monroein.elevatemaps.io/) or [Google Maps \(maps.google.com\)](https://maps.google.com/) are acceptable). In the case that the historic district in which the property is located has a construction subcommittee, it is highly advisable to contact and review your project with said committee before submitting the application. Contact information for the committee representatives is available upon request from the Historic Preservation Program Manager.

- [Elm Heights Historic District](#)
- [Greater Prospect Hill Historic District](#)
- [Matlock Heights Historic District](#)

- [McDoel Gardens Historic District](#)
- [Near West Side Historic District](#)
- [Maple Heights Historic District](#)

LETTER OF AUTHORIZATION

Property Owner/Agent Address

Tri Delta

Company Name

Ciara Williams

Contact Name

cwilliams@trideltaeo.org

Email

817-633-8005

Phone

14951 N Dallas Pkwy, Suite 500

Address

Dallas, TX 75254

City / State / Zip

I, (PLEASE PRINT NAME) Ciara Williams owner/agent of

(Location Site) 818 E 3rd St, Bloomington, IN 47406

Property, give FASTSIGNS of Bloomington authorization to install signage at the above mentioned property.

This letter shall also serve to authorize FASTSIGNS of Bloomington to act as our agent when applying for the necessary municipal approvals and permits as it relates solely to exterior signage installation. Please note that in the case of illuminated signage, Landlord shall bear no cost associated with providing electrical service to such sign.

Owner/Agent (Signature): Ciara Williams Date: 7.8.25

# SIGN RENDERING

## Gamma Phi Beta

818 E 3rd Street, Bloomington, IN 47406

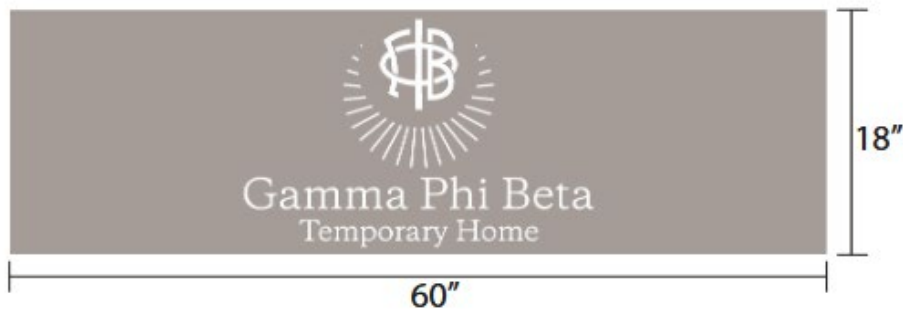
### Material:

6MM ACM Panel with 1st surface vinyl graphics.

Mounted between two (2) 4"x4" wooden posts with caps painted dark gray.

### SIZE:

60" w x 18"h (6.5 sq. ft.)





**Images pulled from  
Google Maps**



**35ft from sidewalk bor-  
dering E 3rd Street**



**55ft from sidewalk border-  
ing S Woodlawn Ave**



**45ft from closest edge of  
the building**

<b>STAFF RECOMMENDATIONS</b>	Address: 324 S Rogers St (Prospect Hill HD)
<b>COA 25-43</b>	Petitioner: Jamie Galvan
<b>Start Date: 7/11/2025</b>	Parcel: 53-08-05-102-039.000-009
<b>RATING: CONTRIBUTING</b>	c. 1900 Free Classical



**Background:**

324 S Rogers St is a turn-of-the-century two story free classical house designed by Bloomington architect John Nichols. In 2019 the Bloomington Historic Preservation Commission approved the removal of aluminum siding and addition of a balcony on the north gable with the condition of Staff approval prior to the removal of any decorative detail that may be found under the aluminum siding (COA 19-48). The work proposed in COA 19-48 has not yet been undertaken, and the COA expired after two years in October 2021. Work approved in an earlier 2019 application including the addition of a shed dormer on the west elevation and several sun tubes had been completed however. In November 2024, the house was damaged in a fire causing substantial damage to the interior as well as windows, doors, and siding. Since



receiving a COA in April of 2025, the petitioner has been working repair damage and restore the siding to a more faithful appearance based on the uncovered wood siding.

**Request:**

- Rebuild mud room in to dining room of house and add foundation walls. Remove cistern below mud room adding approx. 150 sqft to house. Window and door configuration to reimage current configuration with update to the existing home configuration.
- Color to remain as current (white).
- Add small shed dormer on south side of home to add room for bathroom. Single to double window and trim to match home style.

**3. A description of the materials used.**

house foundation walls to be faced with limestone. windows and doors replaced with wood or aluminum clad. Siding replacement to be LP wood to match home. Window/doors/siding replacement style to mimic original style new addition siding to be LP wood board siding. window and doors to be wood or clad.

**Guidelines:** Prospect Hill HD

**BUILDING MATERIALS**

Paint color and exterior finish materials give a building distinct texture, presentation and character. Alterations to buildings and structures should take into consideration the careful balance that is achieved through selection of building materials.

**WOOD**

**Appropriate**

Retain and restore original exterior wood siding materials (typically clapboard) through repair, cleaning, painting, and routine maintenance. If original architectural details and trim features are deteriorated beyond repair, they should be replaced with components of the same material and design.

**Inappropriate**

Avoid application of siding materials not consistent with the character or style of the building, or materials that were unavailable at the time the building was constructed.

**SYNTHETIC SIDING**

**Appropriate**

Use metal or vinyl siding only when it is the only feasible alternative to maintaining or replacing the original surface material. If synthetic siding must be used over wood surfaces, it shall be the same size and style as the original wood. Retain original trim around windows, doors, cornices, gables, eaves and other architectural features. Provide ample ventilation to the

structure in order to prevent increased deterioration of the structure due to moisture entrapment or insect infestation.

#### Inappropriate

Avoid any use of synthetic siding if at all possible; it is detrimental to the original structure and the historic character of the neighborhood

### ROOFS

#### Appropriate

Retain the roof's original shape, materials, architectural features, and detailing such as brackets, chimneys, cornices, cupolas, dormer windows, gable end shingles, and weather vanes.

Maintain and repair as needed all decorative elements found on the gable ends of the roof. If these elements must be replaced, they should imitate original design patterns. Maintain flashing, valleys, and other water repellant devices to prevent water infiltration into the building envelope.

#### Inappropriate

Avoid removal or change of character-defining architectural features, materials, or detailing. Also avoid addition of incompatible materials or architectural features foreign to the original structure or building style.

### WINDOWS AND DOORS

#### Appropriate

Original windows and doors and their characteristic elements including sashes, lintels, sills, shutters, transoms, pediments, molding, hardware, muntins, and decorative glass should be retained and repaired rather than replaced. If original windows and doors are deteriorated beyond repair, replacements should duplicate the original in size and scale. Design, material, color, and texture should be duplicated as faithfully as possible.

#### Inappropriate

If original windows, doors, and hardware can be restored and reused in place, they should not be replaced. Inappropriate treatments of windows and doors include (a) creation of new window or door openings, (b) changes in the scale or proportion of existing openings, introduction of inappropriate styles or materials such as vinyl or aluminum or insulated steel replacement doors, and (d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

### BUILDING RHYTHMS

#### Appropriate

Incorporate into new construction the rhythms established by existing buildings. Consider the window-to-wall area or solid/void ratio, bay division, proportion of openings, entrance and porch projections, space between buildings, and site coverage.

#### Inappropriate

Avoid designs for new construction that ignore the rhythms of the existing environment and buildings.

### BUILDING MATERIALS

#### Appropriate

Use materials on the exterior of new construction that are compatible with those existing on adjacent buildings in scale, type, texture, size, and color. Exterior finishes should harmonize with and complement existing finishes along the streetscape.

#### Inappropriate

Avoid use of inappropriate materials such as asphalt shingle, aluminum or vinyl sidings, cast stone, or artificial brick.

### DESIGN CONSIDERATIONS

#### Appropriate

Additions should be compatible to the original building in height, scale, mass, proportion, and materials. Roof form and style should be similar to those found in the neighborhood. Design guidelines for new construction are applicable for additions.

#### Inappropriate

Avoid additions that add new dimensions or radically change the original scale and architectural character of a building.

### **Staff recommends approval of COA 25-43**

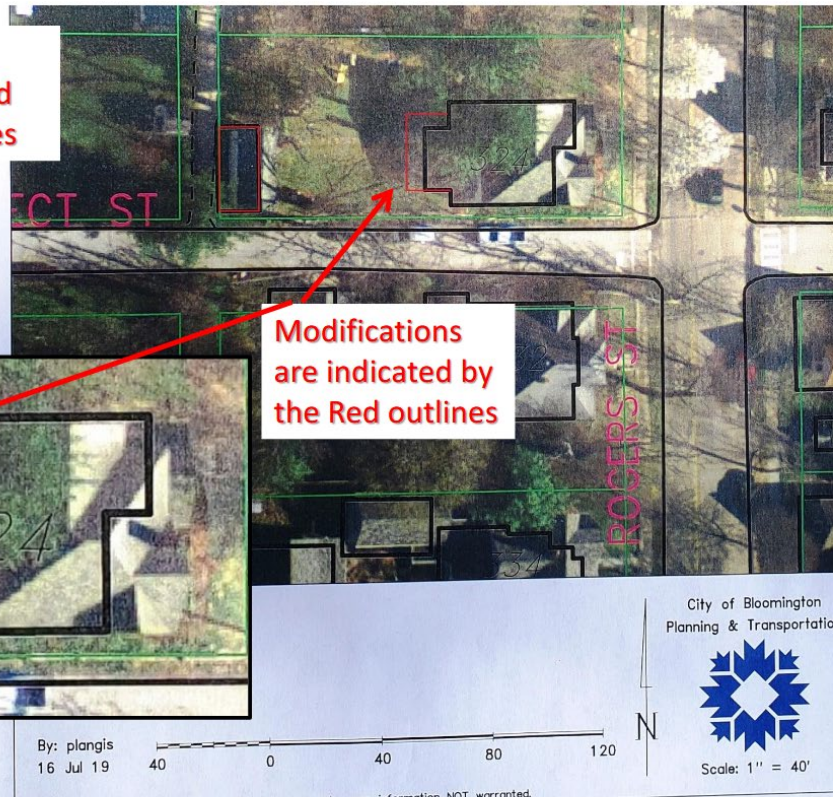
The rear addition proposed would not overwhelm the house in scale, and retains some features of the existing rear addition including fenestration patterns and height, while adding historically appropriate elements including a rough-cut limestone foundation and a proposed door which would match the appearance of the home's 2/3rds light front door. The dormer proposed for the south elevation would not substantially alter the overall profile of the pyramidal roof, and would not be out of place on a free-classical house. It is

modest in scale and similar in appearance to a previously added rear dormer.  
The LP siding and wood windows and doors would be appropriate materials.

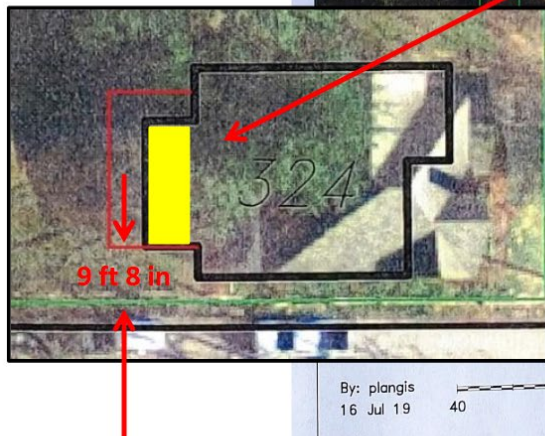
Addition to the structure indicated by the Red outlines



Modifications are indicated by the Red outlines



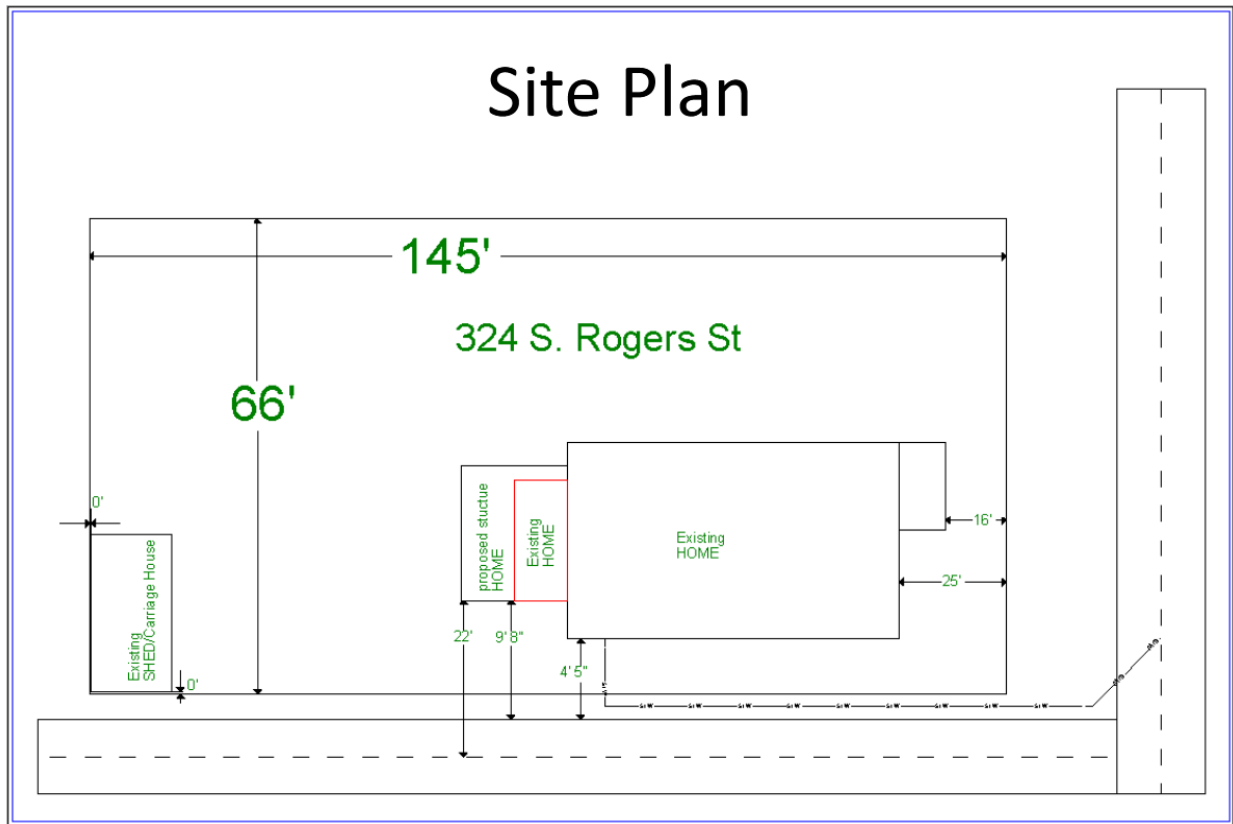
Demolition of the structure indicated by the Yellow outline



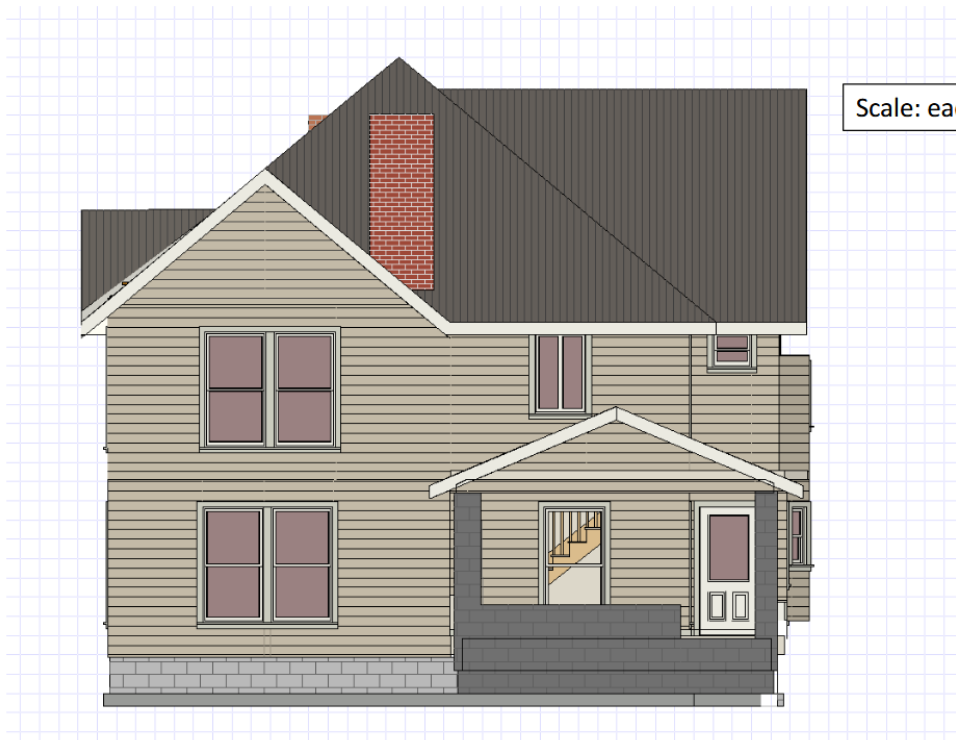
Demolition indicated by the Yellow outline



# Site Plan



Front view of house



Scale: each sq = 1 ft



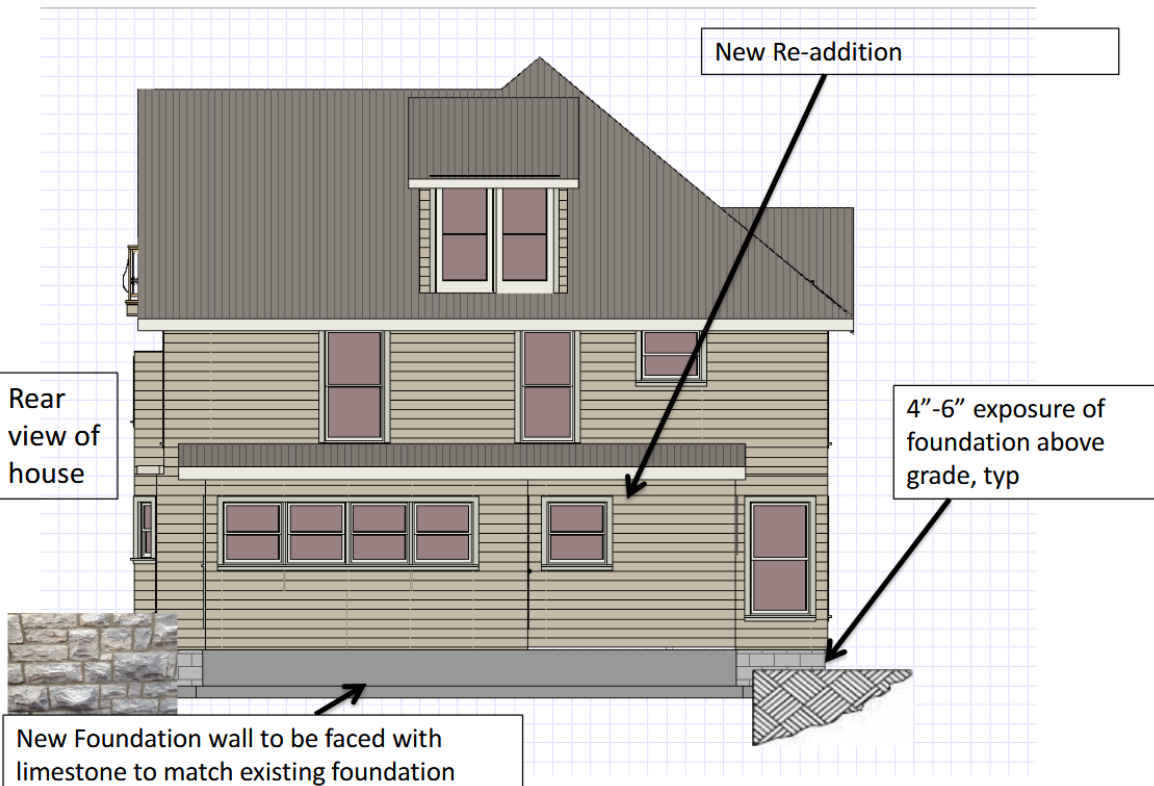
Scale: each sq = 1 ft

Southside view of house

Re-addition



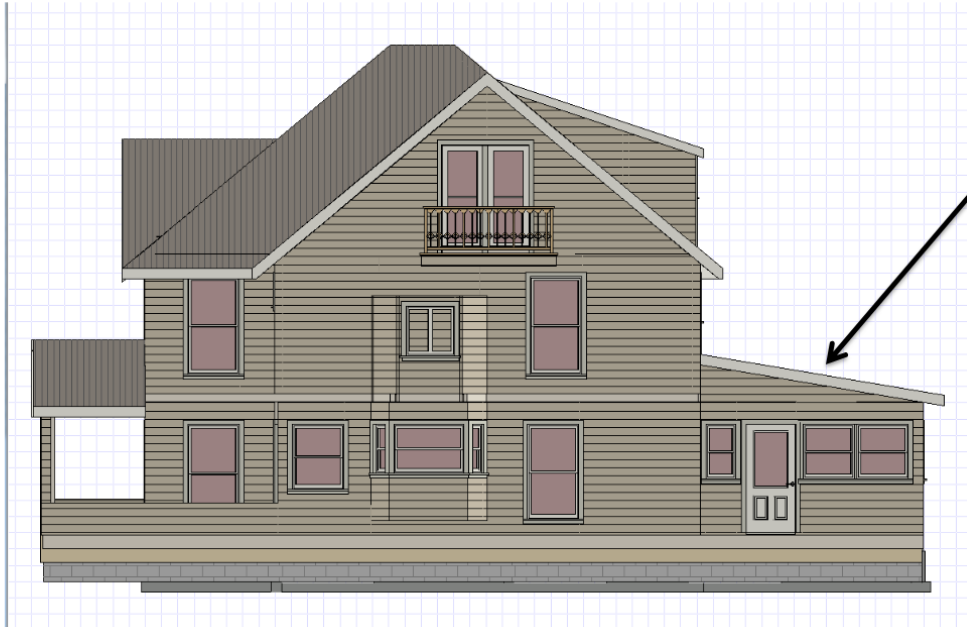
Scale: each sq = 1 ft





Scale: each sq = 1 ft

Northside view of house



8

