



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday June 12, 2025**

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

**Prepared by HAND Staff**

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

**Zoom:**

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

[Meeting ID: 842 6967 3454](#)

[Passcode: 711912](#)

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## **Accessibility Statement**

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

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

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

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

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

# Bloomington Historic Preservation Commission Meeting

Thursday June 12<sup>th</sup>, 2025, 5:00 P.M.

## In Person:

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

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

[Join Zoom Meeting](#)

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

[Meeting ID: 842 6967 3454](#)

[Passcode: 711912](#)

## AGENDA

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 812-349-3577 and provide your name, contact information, and a link to or description of the document or web page you are having problems with. Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
  - A. June 4<sup>th</sup>**
- IV. CERTIFICATES OF APPROPRIATENESS**

### Commission Review

#### **A. COA 25-26**

1018 E Wylie (Elm Heights HD)

Asa Palley

*New lamp post and railings*

#### **B. COA 25-29**

601 N Morton (Showers Furniture HD)

*Rear addition*

#### **C. COA 25-34**

228 W Kirkwood Ave (Courthouse Square HD)

Blake Rowe

*New construction*

#### **D. COA 25-35**



1308/1310 E Atwater (Elm Heights HD)

Zachary Hauk

*Replacement of windows and a front door on duplex, removal of rear staircase*

**E. COA 25-36**

322 E Kirkwood Ave (Kirkwood Manor HD)

Leighla Taylor

*New signage*

**V. DEMOLITION DELAY**

**A. DD 25-10**

711 E Cottage Grove

Valubuilt Construction

**B. DD 25-11**

521 N Dunn

Valubuilt Construction

**VI. OLD BUSINESS**

**A. Updates on violations**

**VII. NEW BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ADJOURNMENT**

Next meeting date is June 26<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**

**Wednesday June 4<sup>th</sup>, 2025**

## **Special Meeting Minutes**

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

Meeting was called to order by **Sam DeSollar @ 5:00 p.m.**

### **II. ROLL CALL**

Everyone listed was present unless noted otherwise.

#### **Commissioners:**

Sam DeSollar  
Reynard Cross  
Jeremy Hackerd  
Daniel Schlegel  
Ernesto Castaneda  
Jack Baker

#### **Staff:**

Noah Sandweiss, HAND  
Eddie Wright, HAND  
Anna Killion-Hansen, HAND  
Anna Holmes, City Legal  
Jane Koppersmith, ESD  
Julius Mitchell, Mayor's office

#### **Guests:**

Tom Doglione  
Blake Rowe  
Josh Brownell  
Danielle Bachant-Bell  
Phil Worthington  
Kerry Slough  
Jack Cassidy  
Michael Chamblee (Virtual)

### III. APPROVAL OF MINUTES

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

**Jeremy Hackerd** made a motion to approve **May 8th** minutes, **Jack Baker** seconded.  
**Motion carried 6-0-0. (Yes-No-Abstain)**

**Sam DeSollar (Y)**  
**Reynard Cross (Y)**  
**Jeremy Hackerd (Y)**  
**Daniel Schlegel (Y)**  
**Ernesto Castaneda (Y)**  
**Jack Baker (Y)**

### IV. CERTIFICATES OF APPROPRIATENESS

#### Staff Review

#### A. COA 25-30

917 N Fairview St (Maple Heights HD)

Daniel Weddle

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

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

**Sam DeSollar** read the Historic Preservation Commission procedural statement.

#### Commission Review

#### B. COA 25-26

1018 E Wylie (Elm Heights HD)

Asa Palley

*Replacement railings and light post*

The Petitioner was not present, therefore **COA 25-26** was automatically continued to the next meeting.

#### C. COA 25-27

1200 N Lincoln (Garden Hill HD)

Blake Rowe

*Side addition*

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

#### Questions

**Daniel Schlegel** asked if the neighborhood has a design committee. **Sam DeSollar** asked about the rendering differences in the front.

**The Garden Hill Design Committee** thought the design was unattractive. But no additional comments.

**Jack Baker** made a motion to approve **COA 25-27**, **Jeremy Hackerd** seconded.

#### Comments

**Reynard Cross** asked why the design committee is turned off about this design. **Phil Worthington** stated there is not a lot of windows and there is no landscaping. Overall the design changes to the house and makes it starker. **Sam DeSollar** stated that **The Commission** has purview over the design of the exterior of the building. They do not have purview over landscaping. He noted they only follow the neighborhood guidelines. **Ernesto Castaneda** noted there is a difference in the drawings and designs.

#### Motion carried 5-1-0. (Yes-No-Abstain)

**Sam DeSollar (Y)**

**Reynard Cross (Y)**

**Jeremy Hackerd (Y)**

**Daniel Schlegel (Y)**

**Ernesto Castaneda (N)**

**Jack Baker (Y)**

#### **D. COA 25-28**

1202 N Lincoln (Garden Hill HD)

Blake Rowe

*Rear addition*

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

#### Questions

**Jack Baker** asked about the height. The height will remain the same. **Jeremy Hackerd** asked about the roof line. The petitioner explained the changes to the roof line and why it's not clear in the drawings. **Jeremy** is looking to resolve the difference with elevations. It will flow into the new

addition. It will appear as a longer house. **Sam DeSollar** asked about the plans and that the application has bump outs.

**The Garden Hill Design Committee** found this design to be very unattractive since the drafts seem to indicate changes to the front elevation. **Blake Rowe** stated that nothing in the front will be changed.

**Sam DeSollar** noted that the packet doesn't fully reflect what the petitioner is planning to do. **Sam** made some suggestions for changes to the designs. He also addressed the discrepancies in the designs in reference to the elevation. **Sam DeSollar** asked the **Petitioner** if he could make changes to the designs and return at the next **Historic Preservation Committee** meeting on June 12<sup>th</sup>. The **Petitioner** agreed. **Sam** suggested what the Commission would like to see in future renderings.

**Jack Baker** made a motion to deny **COA 25-28, Ernesto Castaneda** seconded.

**Motion carried 6-0-0. (Yes-No-Abstain)**

**Sam DeSollar (Y)**

**Reynard Cross (Y)**

**Jeremy Hackerd (Y)**

**Daniel Schlegel (Y)**

**Ernesto Castaneda (Y)**

**Jack Baker (Y)**

**E. COA 25-29**

601 N Morton (Showers Brothers HD)

Lucas Brown

*Rear addition*

The Petitioner was not present, therefore **COA 25-29** was automatically continued to the next meeting.

**F. COA 25-31**

720 W 11<sup>th</sup> (Maple Heights HD)

Thomas Doglione

*Replacement windows*

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

Questions

**Jack Baker** asked about the windows being 3 over 1. **Thomas Doglione** gave a description of the windows. The windows will be the same style all

around. **Jack** also asked about the difference in design. There is a slight difference in the windows, some are a little wider.

**Jeremy Hackerd** made a motion to approve **COA 25-31**, **Daniel Schlegel** seconded.

#### Comments

**The Petitioner** explained the addition to the structure. It was a woodshed that was attached to an existing kitchen. **Sam DeSollar** stated that it was interesting that a woodshed was tacked onto the side of the house. Sam asked about the trim design. It will remain the same.

#### **Motion carried 6-0-0. (Yes-No-Abstain)**

**Sam DeSollar (Y)**

**Reynard Cross (Y)**

**Jeremy Hackerd (Y)**

**Daniel Schlegel (Y)**

**Ernesto Castaneda (Y)**

**Jack Baker (Y)**

#### **G. COA 25-32**

703 E 7<sup>th</sup> (University Courts HD)

Michael Chamblee

*Replacement rear addition*

This COA was heard at the end of the meeting as the Petitioner was not online at the time the item was first addressed.

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

#### Questions

**Jack Baker** asked what the addition was used for. It was an addition to a kitchen. He asked about the size of the addition. It will be the same. The fans and hood will mount to the roof. They will replace the old fans and hood.

**Daniel Schlegel** asked if they approved alterations to the front for this one.

**Sam DeSollar** stated it was a couple of years ago. **Ernesto Castaneda** asked about the finishes of the exterior. They will use a lap siding and they will replace with horizontal. They will go with white to match the trim.

**Daniel Schlegel** made a motion to approve **COA 25-32**, **Jeremy Hackerd** seconded.

**Motion carried 6-0-0. (Yes-No-Abstain)**

**Sam DeSollar (Y)**

**Reynard Cross (Y)**

**Jeremy Hackerd (Y)**

**Daniel Schlegel (Y)**

**Ernesto Castaneda (Y)**

**Jack Baker (Y)**

**H. COA 25-33**

206 N Walnut (Courthouse Square HD)

Joshua Brownell

*Restoration of terra cotta façade*

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

**Josh Brownell** noted that he got an email from BRI approving of designs.

Questions

**Jack Baker** asked for clarification about sending off tiles for glazing and coloring. Some of the tiles will be patched with a substance that is not terra cotta, but can be made to appear as such. **Sam DeSollar** asked where the restoration would be above the lintel. He asked about tiles at ground level. They will be repaired as well. What will be in place once the tiles are removed? **Petitioner** stated they will use a waterproof covering. How the CMU parapet will be anchored. By placing a steel beam on the north/south walls.

**Jeremy Hackerd** made a motion to approve **COA 25-33**, **Daniel Schlegel** seconded.

Comments

**Jeremy Hackerd** thinks this is a great proposal. **Jack Baker** hopes they don't have any problems. **Reynard Cross** agrees. **Daniel Schlegel** can't wait to see the final result. Overall the **Commission** likes the proposal for repairs.

**Motion carried 6-0-0. (Yes-No-Abstain)**

**Sam DeSollar (Y)**

**Reynard Cross (Y)**

**Jeremy Hackerd (Y)**

**Daniel Schlegel (Y)**

**Ernesto Castaneda (Y)**

**Jack Baker (Y)**

## **V. NATIONAL REGISTER**

### **A. Hensonburg School**

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

Questions

**Jack Baker** asked if anyone is against. No one had contacted the city to say that they are. He asked about structure. It is structurally solid. He also asked about renovations. It was renovated around 2020. **Danielle Bachant-Bell** explained the process for eligibility for the register.

Public Comments

**Randy Cassidy** was quite happy with the restoration and preservation of the building. He supports the addition to the National Register.

Commissioner Comments

**Jack Baker** made a motion support for the addition of the **Hensonburg School** to the National Register, **Daniel Schlegel** seconded.

All members of the **Commission** present support the addition of the **Hensonburg School** to the National Register.

**Motion carried 6-0-0. (Yes-No-Abstain)**

**Sam DeSollar (Y)**

**Reynard Cross (Y)**

**Jeremy Hackerd (Y)**

**Daniel Schlegel (Y)**



**Ernesto Castaneda (Y)**  
**Jack Baker (Y)**

**VI. OLD BUSINESS**

**A. Updates on violations**

This will be done at the June 12<sup>th</sup> meeting.

**VII. NEW BUSINESS**

The History Center has a new exhibit for African American history on the Near West Side, as well as a walking tour published by the City. Brochures are available.

Commissioner Comments

**Daniel Schlegel** mentioned the garage sale in support of the History Center. It's one acre under roof. Friday & Saturday, June 13<sup>th</sup> & 14<sup>th</sup> 8 – 4 each day.

**Jack Baker** asked about the National Alliance of Preservation Commissions online course in August. It's an online conference. **Jeremy Hackerd** asked about the state preservation conf. It's in Sept or Oct in Ft. Wayne. **Noah Sandweiss** will provide more info.

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ADJOURNMENT**

**Sam DeSollar** adjourned the meeting @ 6:29 pm

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

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



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

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

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

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

**Guidelines:** Elm Heights HD

Guidelines for Architectural Metals

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

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

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

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

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



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

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

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

(OFFICE USE ONLY)

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

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

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

### Bloomington Historic District:

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

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

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

### APPLICANT INFORMATION:

Name: Asa Palley

Email: apalley@iu.edu

Address: 1018 E Wylie St. Bloomington, IN 47401

Phone: 812-855-3854

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

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

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

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

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

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

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

**ADDITIONAL REQUIRED DOCUMENTS**

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

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:  
1. I have read this application and all related documentation and I represent that the information furnished is correct.

2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.

3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.

4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

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

*Ava Palley*

Date: May 7, 2025











Proposed style of replacement railing (1019 E Wylie)





## Proposed replacement post light



Most Popular

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

★★★★★ 41 Reviews

[John Timberland BELLAGIO Black Collection](#)

**\$179.99**

Free Shipping & Free Returns\*

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

1

ADD TO CART

♡ SAVE

#### Product Details

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

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

**JOHN TIMBERLAND**  
LIGHTING

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

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



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 1202 N Lincoln

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

(OFFICE USE ONLY)

Filing Date:

Case Number:

HPC Hearing Date:

### Bloomington Historic District:

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

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

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

### APPLICANT INFORMATION:

Name: Blake Rowe Email: blake@thebrawleygroup.com

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

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

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

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

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



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

**Request:**

**PROPOSAL**

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

**MATERIALS**

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

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

**Guidelines:** Showers Brothers Furniture District

Guidelines for Existing Structures

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

A. Exterior Walls, General

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

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

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

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

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

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

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

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

#### Guidelines for Additions to Existing Structures

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

#### A. Additions to Existing Structures

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



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

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

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

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

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





site



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



from 10th street looking north



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



from the west parking lot looking southeast



from 10th street looking east

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





1 FRONT ELEVATION



2 REAR ELEVATION

3 SIDE ELEVATION

 <p>2205 W. INDUSTRIAL AVE. STE. 200 BLOOMINGTON, IN 47404 765/839-0000 www.brownsmith.com</p>	
<p>SHOWNERS ADMIN BUILDING</p>	
<p>MORTON ST. BLOOMINGTON, IN</p>	
<p>CERTIFICATION</p>	
<p>REVISIONS</p>	
<p>ELEVATIONS</p>	
<p>05-08-25</p>	
<p>PRINT IN A MINIMUM OF 1/8" X 11" SCALE</p>	
<p>SHEET NUMBER</p>	
<p>A201</p>	

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



southwest





west




north

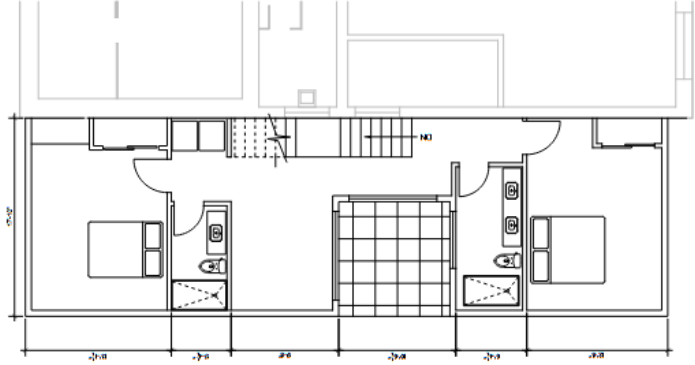


northwest

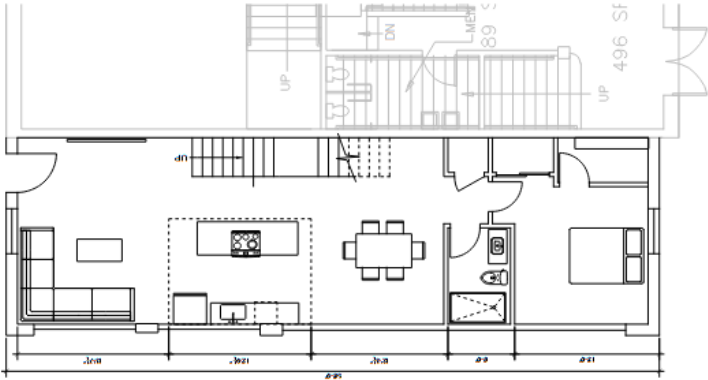


trellis

 <b>brownsmith</b> architects - design + build 2030 W. INDUSTRIAL, 2ND FLOOR BLOOMINGTON, IN 47403 TEL: 317.347.1000 FAX: 317.347.1001 WWW.BROWNSMITH.COM	SHOWNERS ADMIN BUILDING BLOOMINGTON, IN	CERTIFICATION	EXISTING	SHEET NUMBER <b>A101</b>	FLOOR PLANS 04-08-25	PRINT AS X REF: 1/8" = 1'-0" (1/8" = 1'-0")
				25' x 36' x 12' x 12' x 12' x 12'		



2 EXISTING



1 PROPOSED

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



<b>STAFF RECOMMENDATIONS</b>	Address: 228 W Kirkwood Ave (Courthouse Square HD)
<b>COA 25-34</b>	Petitioner: Blake Rowe
<b>Start Date: 5/28/2025</b>	Parcel: 53-05-33-310-258.000-005
<b>RATING: NON-CONTRIBUTING</b>	Vacant lot



**Background:** The lot at 228 W Kirkwood was occupied by a three story brick building in the mid to late 19<sup>th</sup> century, but appears to have been vacant since at least 1897. The adjacent building currently located on the corner used to be Smith Holden Music store.

### **Request:**

#### **2. A description of the nature of the proposed modifications or new construction:**

This is a new structure to be constructed on a long time paved parking lot. The lot is within the Courthouse Square Historic District and is a very narrow (18 feet), by 132 feet long site. It is adjacent to the Smith Holden Music building which is listed as a Contributing structure. The proposed building has received BZA approvals.

The structure will be three stories in height and it is our intent to provide a reference to the once visible music score that was located on the party wall of the Smith Holden building.

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

Limestone and brick masonry on the three visible facades. Patterning will mimic the expected downtown window openings with a 2/1 size opening and the Kirkwood facade will align it's major elements with the Smith Holden building adjacent to it.

The windows will be double hung Andersen 100 series with a fibrex frame. The storefront material will be dark bronze aluminum paneling.

## **Guidelines: Courthouse Square HD**

### **5. GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS TO EXISTING STRUCTURES**

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

#### *A. Additions to Existing Structures, General*

1. These guidelines apply only to façades that are open to view from any public way.
2. According to Standard 9 of the Secretary of the Interior Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building and its environment.
3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new additions shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.

4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new additions will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.

5. New additions shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new addition were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.

6. The Commission encourages design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the buildings that are within the district.

#### *B. Rooftop Additions*

1. Rooftop additions may be considered and should respect the character defining features of the site or structure.

#### *D. New Construction, General*

1. New construction should not negatively impact the historic character of a property or the district.
2. The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary façades. New construction should be placed away from or at the side or rear of historic buildings and should avoid obscuring, damaging, or destroying character-defining features on these buildings.
3. Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction.
4. New construction should be distinct from the old and avoid creating a false sense of historic development while respecting the historic form and character of the area.

#### **Staff recommends approval of COA 25-34**

The proposed design for 228 W Kirkwood references the history and architecture of the courthouse square historic district without establishing a false sense of historical development. In height and setback it matches the adjacent contributing buildings. The use of brick and limestone as primary materials as well as design elements referencing 19<sup>th</sup> century commercial buildings relate the new construction to its context while dark bronze aluminum panels and garage door distinguish the building's age without clashing with the general aesthetic of contributing buildings.

Located at the side of the Smith Holden building on the corner of Kirkwood and Morton, this new construction would not obscure the building's primary elevation, but does cover the windowless secondary elevation. While there

was a building here prior to 1897, the lot has been unoccupied ever since, leaving an exposed internal brick wall. Longtime residents will remember the score to Hoagy Carmichael's Stardust painted on the side of the Smith Holden Music Store. The proposed design references this with the addition of the first line of the song along the west cornice line.



**CITY OF  
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

**APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS**

**INFORMATION ABOUT THE PROPERTY**

**Address of Property:** 228 West Kirkwood Ave

**Parcel Number(s):** 53-05-33-310-258.000-005

(OFFICE USE ONLY)

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

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

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

**Bloomington Historic District:**

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

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

- ☐ Outstanding  
☐ Notable  
☐ Contributing  
☐ Non-Contributing

**APPLICANT INFORMATION:**

Name: Blake Rowe Email: blake@thebrawleygroup.com

Address: PO Box 5543 Bloomington IN 47407 Phone: 1-812-325-6061

**PROPERTY OWNER INFORMATION:**

Check if the Applicant is the property owner ☒

Name: 228 West Kirkwood Ave LLC Email: blake@thebrawleygroup.com

Address: PO Box 5543 Bloomington IN 47407 Phone: 1-812-325-6061



**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.

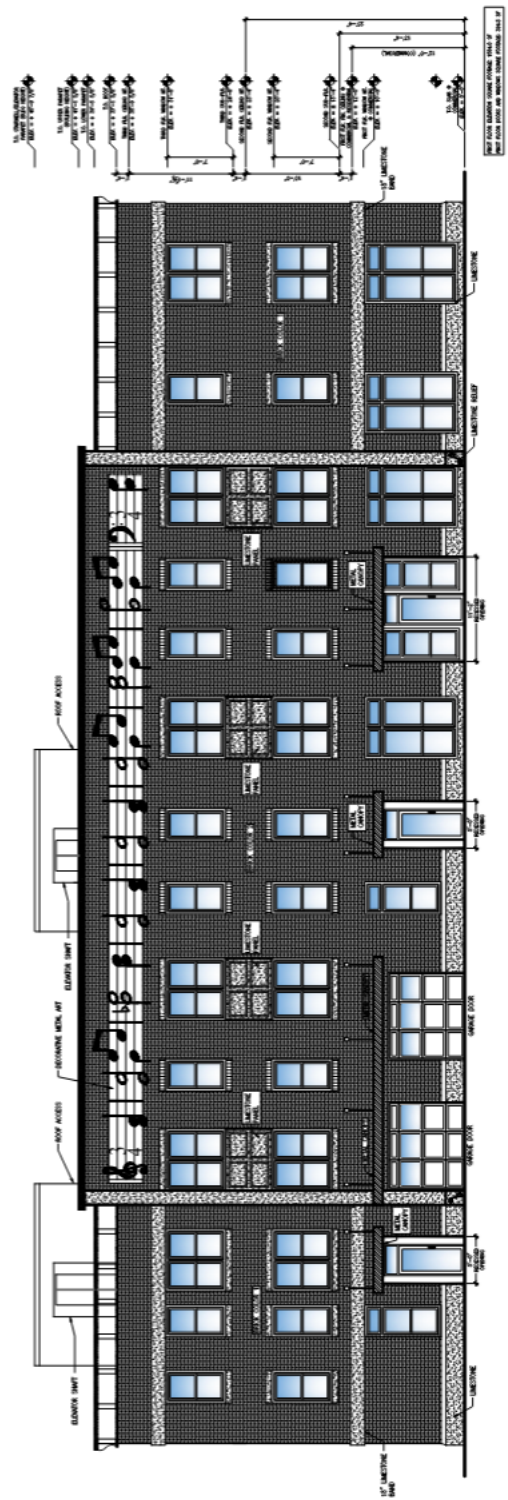
X Applicant's Signature: Bill [Signature] Date: 5/28/25







1 WEST EXTERIOR ELEVATION  
1/8" = 1'-0"



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<b>STAFF RECOMMENDATIONS</b>	Address: 1308/1310 E Atwater (Elm Heights HD)
<b>COA 25-35</b>	Petitioner: Zachary Hauk
<b>Start Date: 5/30/2025</b>	Parcel: 53-08-03-207-009.000-009
<b>RATING: CONTRIBUTING</b>	Foursquare duplex c. 1927



**Background:** 1308/1310 E Atwater is a buff brick foursquare duplex. Some windows have been replaced as well as one of the front doors. The limestone front steps have been replaced with wood. A two-story wood staircase has been added to the rear of the building, which is accessible from two centered doors on the back of the second story. Every side of the building is visible to the public right of way from either the street or alleys, so the proposed replacement of all windows would require a comprehensive review. The primary façade is located to the north, so more flexible review may be permissible for the south elevation.

**Request:**



Replacement of steel front door (right) with fiberglass replacement designed to resemble original wood door (left). Replacement of all windows with aluminum finished windows of the same size (double hung or casement to match existing operation). Removal of rear stairs and shingling over rear roof walkway. Replacement of doors to rear roof with windows with stone sills beneath.

**Guidelines:** Elm Heights HD

Preservation Goals for Windows and Doors

To retain and restore the character-defining windows and doors with their original materials and features through cleaning, repair, painting, and routine maintenance.

I. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.

II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.

- Replace missing elements based on accurate documentation of the original.

- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.

- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.

- Inappropriate treatments of windows and doors, particularly in the primary facades, include:

- a) creation of new window or door openings

- b) changes in the scale or proportion of existing openings

- c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors

- d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

- Install shutters only when they are appropriate to the building style and are supported by evidence of previous existence. Proportion the shutters so they

give the appearance of being able to cover the window openings, even though they may be fixed in place.

- Install awnings of canvas or another compatible material. Fiberglass or plastic should generally be avoided; however, metal may be appropriate on some later-era homes.

III. Installation of new storm windows or doors visible from the public right-of-way.

- Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

**Staff recommends conditional approval of replacement of front steel door, removal of the rear staircase, reshingling of rear walkway COA 25-35**

District guidelines indicate that repairable windows should be retained, and unrepairable windows should be replaced in kind with wood (if the same material.) The last HAND rental inspection, conducted in 2022 under previous ownership, indicates three necessary window repairs: a broken lower sash on the north window of the east wall in the living room; loose window glass on the north wall of the second story northeast bedroom; and unsecured window latches in the second story center and northeast bedrooms. Most of the window issues reported in the HAND inspection and petitioner's inspection are repairable with replacement glass, balances, and sashes, and weather-stripping. Some of the storm windows are damaged and may need to be replaced.

The front metal door to 1308 is unoriginal, and was replaced in the 2010s. The proposed replacement, while not the same material as the original, matches it closely in design and color and would be a visual improvement based on accurate documentation of historic features. Although the rear staircase is not an original feature, the doors to the rear balcony appear close in age to the house. Because this is a secondary façade visible from alleyways and has been identified as a possible safety concern, more flexible interpretation of the guidelines should be considered for the removal of these features, and the installation of windows and stone sills close in design to adjacent windows.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 1310/1308 e atwater ave

Parcel Number(s):

(OFFICE USE ONLY)

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

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

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

### Bloomington Historic District:

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

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

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

### APPLICANT INFORMATION:

Name: Zachary hauk Email: polartite@gmail.com

Address: 2534 w st rd 46 Phone: 8122195631

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: billi huang Email: hyq38a@hotmail.com

Address: 1308/1310 e atwater avce Phone: 812-606-0660

**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
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  - ☒ Window replacement
  - ☒ Door replacement
  - ☐ Siding
  - ☐ Roof material
  - ☐ Foundation
  - ☐ Other façade element: \_\_\_\_\_
- ☐ New Signage
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  - ☐ Alteration to fences, walls
  - ☐ Tree removal
- ☐ Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

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- ☐ Written description of all of the proposed materials to be used.
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- ☐ A map of the site with the site boundaries indicated.

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3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: Garth Haul Date: 5-30-2025

## Polar-Tite windows and doors summary of windows throughout

1.1310 east side front windows will not stay up. Balane system broken and frame warped.

1310 east side lower level window will not open or close properly, sash is warped.

1310 lower level first floor dining room window sash deterioration, glass falling out of sash.

1310 kitchen lower level gap left side of sash

1310 south back bedroom down stairs sash deterioration.

1310 second floor large north window balance system broken, has plexi glass bottom sash not original. Storm window frame broken and no glass on the storm.

1310 second floor north front bedroom will not lock has plexi glass on top sash. Cracked glass, storm frame falling apart it is a safety issue.

1310 second floor lock is broken east center bedroom sash is deteriorating.

1310 second floor back bedroom has an unoriginal vinyl window that had previously been installed.

1308 lower level front north side window will not lock tenants tried to seal.

1308 lower level dining room meeting rail not secure. Tenants tried to fix it was leaking air.

1308 kitchen window will not open balance system broken.

1308 south lower level rear bedroom sashes warped, meeting rails will not lock.

1308 upper level closet window balance system broke will not open for egress





## Proposal - Detailed

Modern Builders Supply #0016  
3224 Lafayette Road  
Indianapolis, IN 46222  
Phone: (317) 924-1040

Sales Rep Name: MODERN1, 6  
Sales Rep Phone: 317-924-1040  
Sales Rep E-Mail: zrogier@modernbuilderssupply.com  
Sales Rep Fax:

Fax: (317) 926-9317

Customer Information		Project/Delivery Address	Order Information
Modern Builders Supply - 00016 00000 MODERN BUILDER SUPPLY 3500 Phillips Ave TOLEDO, OH 43608 Primary Phone: (317) 9241040 Mobile Phone: Fax Number: (317) 9269317 E-Mail: Contact Name:		Polar-Tite 00016 MODERN BUILDERS SUPPLY 3224 LAFAYETTE ROAD Lot # INDIANAPOLIS, IN 46222 County: MARION Owner Name: Modern Builders Supply - 00016 Owner Phone: (317) 9241040	Quote Name: Historical Society Order Number: P77 Quote Number: 19197903 Order Type: Non-Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: 7.0 Cust Delivery Date: 3/14/2025 Quoted Date: 2/21/2025 Contracted Date: Booked Date: Customer PO #:
Great Plains #: 7700016 Customer Number: 1005412507 Customer Account: 7700016			

Line #	Location:	Attributes
10	None Assigned	



Viewed From Exterior  
Rough Opening: 48" X 56" X 56" - 7/8"

PK #  
2190

### Pella Reserve, Traditional Double Hung, 48 X 55

1: Non-Standard Size Double Hung, Equal  
Frame Size: 48 X 55  
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
Exterior Color / Finish: Primed, Primed Aluminum  
Interior Color / Finish: Unfinished Interior  
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
Glass: Insulated Dual Clear Air Filled Non High Altitude  
Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
Screen: Half Screen, Standard Enduraclear, Fossil, Premium, InView™  
Performance Information: U-Factor 0.45, SHGC 0.60, VLT 0.62, CPD PEL-N-234-01105-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, STC 26, OITC 22, Clear Opening Width 44.625, Clear Opening Height 23.062, Clear Opening Area 7.146818, Egress Does not meet typical United States egress, but may comply with local code requirements  
Grille: No Grille  
Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subill, Factory Applied, No Exterior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 206".

Item Price	Qty	Ext'd Price
	2	

Line # Location:		Attributes		
15	None Assigned			
<b>Pella Reserve, Traditional Double Hung, 29 X 57</b>				
		<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			38	
<b>1: 2957 Double Hung, Equal</b>				
<b>Frame Size:</b> 29 X 57				
<b>General Information:</b> Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"				
<b>Exterior Color / Finish:</b> Primed, Primed Aluminum				
<b>Interior Color / Finish:</b> Unfinished Interior				
<b>Sash / Panel:</b> Putty Glaze, Open, Standard, No Sash Lugs				
<b>Glass:</b> Insulated Dual Clear, Air Filled Non-High Altitude				
<b>Hardware Options:</b> Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor				
<b>Screen:</b> Half Screen, Standard EnduraClad, Fossil, Standard, InView™				
<b>Performance Information:</b> U-Factor 0.45, SHGC 0.60, VLT 0.62, CPD PEL-N-234-01105-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, STC 26, OITC 22, Clear Opening Width 25.625, Clear Opening Height 24.062, Clear Opening Area 4.281867, Egress Does not meet typical United States egress, but may comply with local code requirements				
<b>Grille:</b> No Grille.				
<b>Wrapping Information:</b> Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 172".				



PK #  
2190

Viewed From Exterior  
Rough Opening: 29 - 3/4" X 58 - 7/8"



PK #  
2190

Viewed From Exterior  
Rough Opening: 36 - 3/4" X 23 - 7/8"

**1: Non-Standard SizeNon-Standard Size Vent Awning**  
**Frame Size:** 36 X 22  
**General Information:** Standard, Wood, Pine, 4 3/8", 4 3/16"  
**Exterior Color / Finish:** Primed  
**Interior Color / Finish:** Unfinished Interior  
**Sash / Panel:** Putty Glaze, Open, Standard  
**Glass:** Insulated Dual Clear, Air Filled Non-High Altitude  
**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, Champagne, No Limited Opening Hardware, No Integrated Sensor, Right Jamb  
**Screen:** Full Screen, Champagne, InView™  
**Performance Information:** U-Factor 0.43, SHGC 0.54, VLT 0.56, CPD PEL-N-40-08709-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Egress Not Applicable  
**Grille:** No Grille.  
**Wrapping Information:** Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 116".

Line #	Location:	Attributes		
20	None Assigned			
<b>Pella Reserve, Traditional Awning, Vent, 36 X 22</b>				
		<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			8	

Thank You For Your Interest In Pella® Products







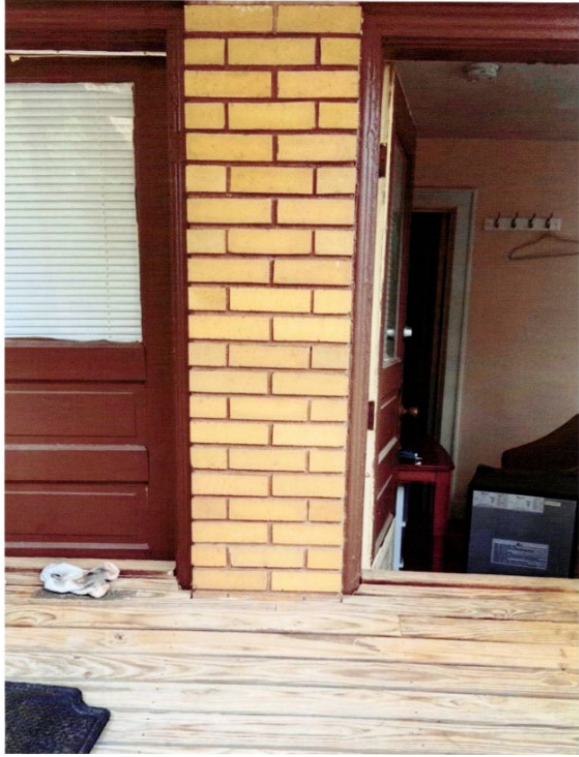


























**Alside Supply Indy\_ E**

Address: 6737 E 30th St

INDIANAPOLIS, IN 46219

Phone: 3175474077

Fax: 3175474840

**Quote**

Page 1 of 1

Quote Number: 

Date: 5/30/2025

**Customer Information**Name: Address: Phone 1: Phone 2: Fax: Contact: Job Name: **Specifications**

U.D. = 37-1/2" x 81-5/8"; R.O. = 38-1/4" x 82"

O.M. of Exterior Trim = 40" x 82-7/8"

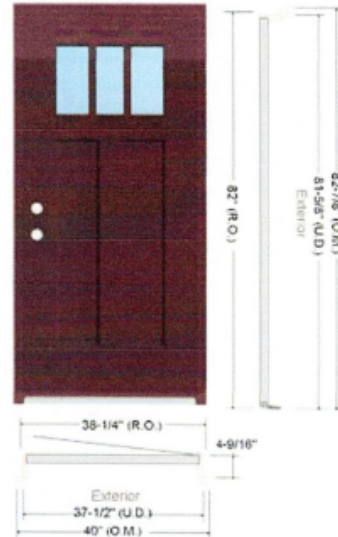


Image is viewed from Exterior!

Lead Time: Call for Lead Time

Item Description	Qty	Price	Extended
3' 0" x 6' 8" S4810-LE Smooth-Star Shaker-Style Fiberglass Door w/Low E Glass (w/CUSTOM 1-1/8" OG Profile SDL - 3Wx1H Pattern) - Right Hand Inswing (Tru-Guard Composite Edge)			
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/Deadbolt 9206 Kwikset/Schlage J Series - Standard 1" x 2-1/4" Strike Prep	1		
Set of Standard - Brushed Nickel Hinges	1		
Woodgrain Composite Frame - 4-9/16" Jamb w/Composite Woodgrain Brickmould Exterior Trim (Applied) w/(1)Brushed Nickel Adjustable Security Strike Plate (for Lockset only)	1		
Bronze Compression Weatherstrip	1		
Tru-Defense Composite Adj. w/Dark Cap - Mill Finish Sill	1		
PREFINISH: Paint Door Panel Interior & Exterior 120 CHESTNUT (COFFEE) ; Paint Frame Interior and Exterior (and Exterior Trim) 120 CHESTNUT (COFFEE)	1		
<b>Item Total</b>			

<b>STAFF RECOMMENDATIONS</b>	Address: 322 E Kirkwood Ave (Kirkwood Manor HD)
<b>COA 25-36</b>	Petitioner: Leighla Taylor
<b>Start Date: 6/2/2025</b>	Parcel: 105-055-26396
<b>RATING: OUTSTANDING</b>	Free Classical c. 1895



**Background:** Designed by Bloomington architect John Nichols, 322 E Kirkwood Ave is a two-and-a-half story free classical limestone commercial and residential building. The building is individually listed and rated Outstanding in the state survey.

**Request:** Installation of a front-lit 13 square foot channel letter sign over the entrance to parlor donuts (north entrance to the south ell.) Channel to be installed in grout between stones.

**Guidelines:** Secretary of the Interior's Standards for the Treatment of Historic Properties: Preservation Brief 25 – Signs

The following points should be considered when designing and constructing new signs for historic buildings:

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.

- 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.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

**Staff recommends approval of COA 25-36**

The proposed signage is modest in scale, and does not obscure significant features on the building. The materials would be light weight and attached at several points to mortar rather than drilled into the structural stone wall. Historically, signs on the Kirkwood Manor building have not been internally lit, so this may warrant some consideration. There is already an external outlet over the door where the signage would be installed.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 322 E Kirkwood Ave., Bloomington, IN 47408

Parcel Number(s): 105-055-26396

(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: Kirkwood Manor

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

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

### APPLICANT INFORMATION:

Name: Leighla Taylor (FASTSIGNS)

Email: leighla.taylor@fastsigns.com

Address: 2454 S Walnut St. Bloomington, IN 47401

Phone: 812-287-8179

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: The Ellis Company, LP (Dori Ellis)

Email: dori@theelliscompany.com

Address: PO Box 5145

Phone: (812)929-1884

**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**

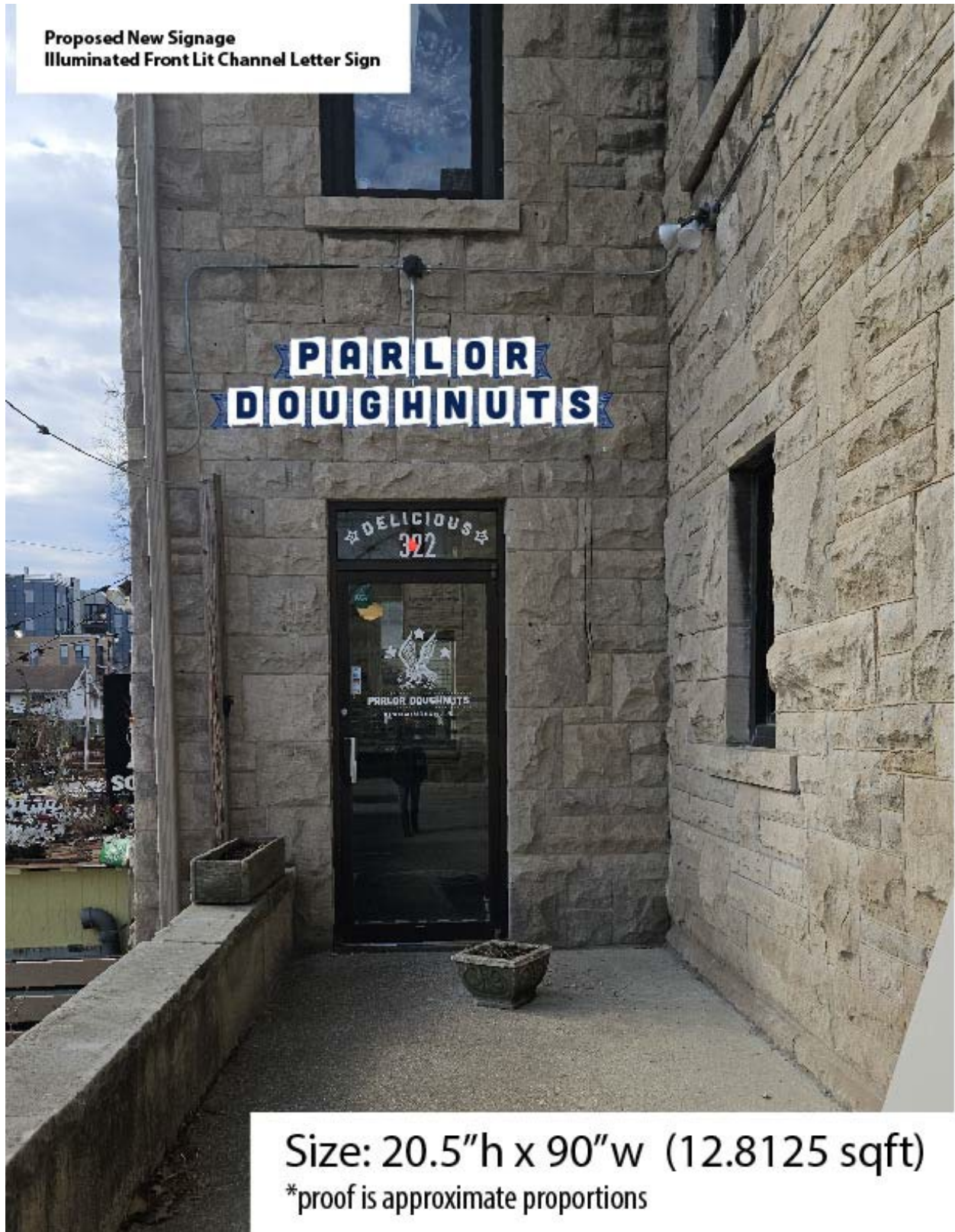
I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

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: Leighla Taylor Date: 5/27/2025



**Proposed New Signage**  
**Illuminated Front Lit Channel Letter Sign**



**Size: 20.5"h x 90"w (12.8125 sqft)**  
**\*proof is approximate proportions**

**\*Historic Designation - COA Required\*\***



Sign to use electrical connection already in place.  
Reuse as many existing holes if possible.  
Any new holes are required to be in grout only.



**Parlor Doughnuts**  
322 E Kirkwood Ave, Bloomington, IN 47408

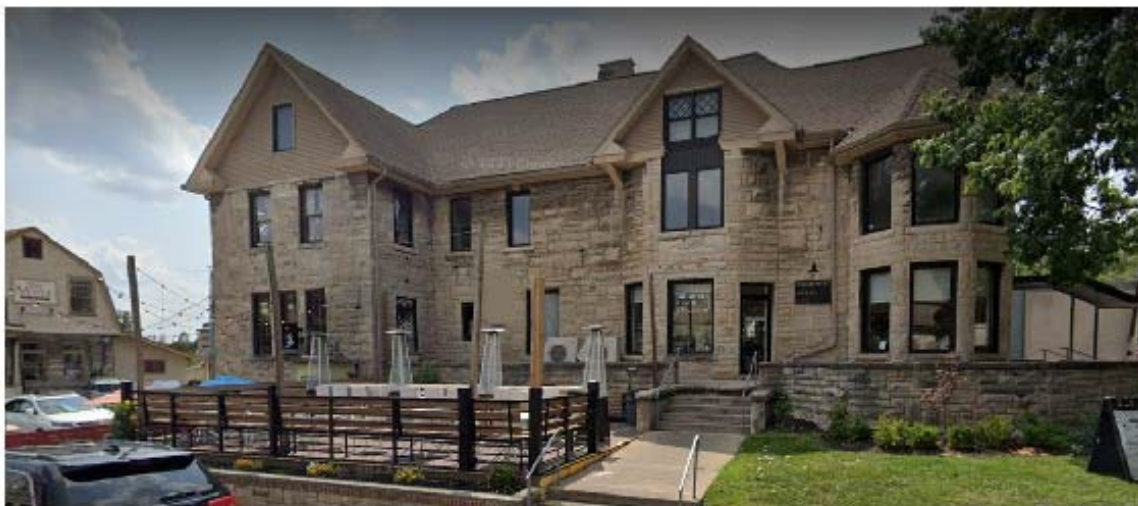
**Existing Facade**



Projecting SOMA sign (non-illuminated) counts towards overall signage allowance for this location.  
Sign is 24" w x 40" (7 SqFt)



**Parlor Doughnuts**  
322 E Kirkwood Ave, Bloomington, IN 47408





<b>STAFF RECOMMENDATIONS</b>	Address: 711 E Cottage Grove
<b>DD 25-10</b>	Petitioner: Valubuilt Construction
<b>Start Date: 6/4/2025</b>	Parcel: 53-05-33-106-018.000-005
<b>RATING: CONTRIBUTING</b>	c. 1910 Pyramidal roof cottage



**Background:** Built in the 1910s, 711 E Cottage Grove is a pyramidal roof cottage with two gabled ells and a wraparound porch on two sides with four round wooden columns. Most of the exterior materials have been replaced, although the house still retains its general form and limestone retaining wall. The house's first owners were dressmaker Mary McCain and her husband Horace, who was a cabinet maker at Showers Bros. Furniture. They moved out in the 1920s, and the house saw a succession of renters ever since. The longest term tenant, Bessie Harrell, was a widowed elementary school teacher who occupied the house from 1936 to 1945 with her daughter. Until 1969 most of the occupants were workers including painters, engineers, teacher, and salespeople. From the 70s on, the house has been rented to students. Unfortunately most of their names are not recorded in censuses or directories.



**Request:** Full demolition

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

**Staff Recommendation:** Staff Recommends release of DD 25-10.

<b>STAFF RECOMMENDATIONS</b>	Address: 521 N Dunn
<b>DD 25-11</b>	Petitioner: Valubuilt Construction
<b>Start Date: 6/4/2025</b>	Parcel: 53-05-33-301-003.000-005
<b>RATING: CONTRIBUTING</b>	c. 1900 Pyramidal roof cottage



**Background:** Built in 1925, 521 N Dunn is a pyramidal roofed cottage with a gabled ell on the west half of the street-facing façade. Most of the exterior features including windows and siding have been replaced. The house has a rough limestone foundation and a cement slab porch. Between 1925 and 1948, the house frequently changed hands, being occupied by masons, insurance salesmen, and interior decorators. From 1948 to 1995, the house was owned by Ross and Mary Curts. Ross worked for 39 years as an office manager for Indiana Social Services, was a WWII veteran, and member of both the Elks and Freemasons. In 1934 at the age of 20, Ross Curts was charged with accessory to the murder of Rev. Gaylord Saunders in his native Wabash Indiana. Rev. Saunders was murdered by his wife who he had threatened to kill and a young man he had met studying as an undertaker who he had attempted to threaten into a sexual relationship. The other three plaintiffs were ruled not guilty of murder by reason of insanity. Ross was released after providing evidence to disposing of the murder weapon and having an affair with Rev. Saunders' wife. Ross and Mary Curts met in Wabash, and moved to Bloomington Indiana shortly after the trial.

**Request:** Full demolition

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

**Staff Recommendation:** Staff Recommends release of DD 25-11.