



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday August 14, 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](#)

Table of Contents

AGENDA	4
MINUTES JULY 24.....	6
COA 25-43.....	15
COA 25-44.....	25
COA 25-45.....	30
COA 25-46.....	39
COA 25-47.....	48
COA 25-48.....	53
COA 25-49.....	59
COA 25-50.....	66
COA 25-51.....	77
DD 25-16.....	98
DD 25-17.....	100
DD 25-18.....	102

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.

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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 August 14th, 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](#)

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AGENDA

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. July 24th**
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. COA 25-44**
 - 211 E Gilbert Dr. (Matlock Heights HD)
 - Adam Will
 - Solar panel installation*
 - B. COA 25-46**
 - 213 S Rogers (Frosted Foods Building)
 - Ben Swanson
 - Chain link gate over recessed alley entrance*
 - C. COA 25-47**
 - 902 S Rogers (McDoel HD)
 - Harmony Jankowski
 - Solar panel and roof material replacement*

Commission Review

D. COA 25-48

522 W 13th St (Maple Heights HD)

Terry Usrey

Replacement front fence

E. COA 25-43

324 S Rogers (Prospect Hill HD)

Jaime Galvan

Expansion of rear addition. Addition of south dormer

F. COA 25-45

322 E Kirkwood (Kirkwood Manor)

Leighla Taylor

Two aluminum signs

G. COA 25-49

516 S Highland (Elm Heights HD)

Elinor Okada

Replacement of screen door with storm door

H. COA 25-50

206 N Walnut (Courthouse Square HD)

Joshua Brownell

Replacement of second story windows

I. COA 25-51

1308/1310 E Atwater (Elm Heights HD)

Zach Hauk

Replacement of windows and replacement of rear second story doors with windows

V. DEMOITION DELAY

A. DD 25-16

2127 E 5th St

Ernest Xi

Full demolition

B. DD 25-17

422 E Cottage Grove

Sable Beyers

Full demolition

C. DD 25-18

115 E 12th St

Sable Beyers

Full demolition

VI. OLD BUSINESS

A. Violations

VII. NEW BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ADJOURNMENT

Next meeting date is August 28th, 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

Thursday July 24th, 2025, 5:00

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
Elizabeth Mitchell
Melody Duesner

Advisory:

Duncan Campbell
Karen Duffy

Staff:

Noah Sandweiss, HAND
Eddie Wright, HAND

Guests:

Adam Bowen
Chris Sturbaum
Tom Doak
TC Reed
Isaac Reed
Kate Crum
Jane Goodman
Ciara Williams (Virtual)
Danielle Bollman (Virtual)
Jeff Arbuckle (Virtual)

Reynard Cross made a motion to amend the agenda to allow **Chris Sturbaum** to speak at the beginning of the meet as he was on a limited schedule. **Sam DeSollar** seconded.

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

Sam DeSollar - Y

Reynard Cross - Y

Jeremy Hackerd - Y

Elizabeth Mitchell - Y

Melody Duesner - Y

Chris Sturbaum gave a report on WPA sidewalk salvage. Many of the sidewalks built by the WPA are in bad shape and need to be replaced. But stone used in the sidewalks needs to be saved. The city should save the stone and that stone be provided to the public at no cost. The Commission needs to get people in the administration on board with the program. Chris asked the HPC about a resolution to support the program. It is important to preserve but to maintain public safety. **Sam DeSollar** suggested that he attend a Commission work session on the first Thursday of each month to discuss this further.

III. APPROVAL OF MINUTES

A. June 26th

B. July 10th

Jeremy Hackerd made a motion to accept both the June 26th & July 10th minutes as written. **Reynard Cross** seconded.

Motion carried 4-0-1 (Yes-No-Abstain)

Sam DeSollar - Y

Reynard Cross - Y

Jeremy Hackerd - Y

Elizabeth Mitchell - A

Melody Duesner - Y

Sam DeSollar read the Historic Preservation Commission procedural statement.

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 25-40

818 E 3rd 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

Noah Sandweiss gave presentation. See packet for details.

No Questions.

Sam DeSollar made a motion to approve **COA 25-40** except downspouts & gutters. Petitioner will return with gutters & downspouts matching the existing guttering on the building or with a proposal for repairs. **Jeremy Hackerd** seconded.

Comments: **Sam DeSollar** stated that the change in material to the down spouts & gutters are a downgrade for this building. **Karen Duffy** asked what is recommended, copper which is what the current guttering is made of. **Duncan Campbell** asked the condition of the current gutters. Copper lasts forever unless poorly maintained. **Ciara Williams** stated that the current gutters & down spouts seem to have holes and are pouring out during rain. They also don't like the look of the repaired gutters which have been fixed with duck tape. Some of the runs are missing. **Duncan** stated that he understands what she is saying, but the first thing is to repair. That makes it a maintenance item unless they are changing material. **Sam DeSollar** stated that they might want to talk to copper gutter vendors as opposed to steel gutter vendors. **Petitioner** understands what the Commission is recommending. **Duncan Campbell** stated that they have to be clear and ask for copper. **Sam DeSollar** stated that there are prefab pieces of copper available online.

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

Sam DeSollar - Y

Reynard Cross - Y

Jeremy Hackerd - Y

Elizabeth Mitchell - Y

Melody Duesner – Y

B. COA 25-37

924 W Kirkwood Ave (Near West Side HD)

Adam Bowen

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

Noah Sandweiss gave presentation. See packet for details.

Adam Bowen stated that he is willing to do whatever the Commission asks in reference to this project.

Questions: **Jeremy Hackerd** asked about the half height post, if that is common. **Noah Sandweiss** stated that it is common. **Karen Duffy** asked if the petitioner looked at a door that is full glass to the top. **Adam Bowen** stated that since it is on Kirkwood, which is a busy street, they thought a solid wood door would work better for privacy. **Reynard Cross** asked if the half height post is required to support an 8 ft. span. **Isaac Reed** said the span is more than 8 ft. **Reynard** doesn't understand the need of a post to support what a beam will support. **Isaac Reed** stated that they could make a beam, but they would have to change everything to put a beam in there. **Duncan Campbell** suggested thickening the beam. **Sam DeSollar** asked **Noah Sandweiss** if it's in the description to put up the post. It is in an email but there are no accompanying drawings. **Isaac Reed** stated that he is concerned that if he uses a thicker beam the Monroe County Building Department will not approve. **Adam Bowen** is on board with suggestions from the Commissioners. **Duncan Campbell** stated some options for using a beam.

Sam DeSollar made a motion to approve **COA 25-37** under the condition the petitioner gets staff approval on the post and beam configuration and door slab. **Melody Deusner** seconded.

Comments: **Sam DeSollar** thanked **Adam Bowen** for coming in talking with the Commission. **Jeremy Hackerd** likes the reuse of the limestone. **Karen Duffy** likes the additional details, but she prefers the half-light door.

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

Sam DeSollar - Y
Reynard Cross - Y
Jeremy Hackerd - Y
Elizabeth Mitchell - Y
Melody Duesner – Y

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

Noah Sandweiss gave presentation. See packet for details.

Danielle Bollman clarified what they are planning on doing with the windows.

Sam DeSollar asked about the neighborhood design committee. Noah Sandweiss read the committee's recommendations and approval.

Questions: **Jeremy Hackerd** asked about the different sizes of windows and which ones will be changed out. **Danielle Bollman** stated that the middle window in the photo will be the same size as the egress window on the left in the image. **Karen Duffy** observed the window in the drawing on the right has already been replaced. **Danielle Bollman** said they will keep that window. **Duncan Campbell** asked about which other windows would be replaced. The Bathroom window will be replaced. **Sam DeSollar** stated that the current trim is different sizes. They will make all the trim match. They will go with the larger trim of the first picture in the packet.

Reynard Cross made a motion to approve **COA 25-41**. **Elizabeth Mitchell** seconded.

Comments: **Jeremy Hackerd** stated they don't have a firm trim size listed in the packet. Although he does like the replacement of the windows. They need a trim size in writing. **Karen Duffy** stated that the design committee thought that window 1 was going to be replaced to match window 2 in the photo. **Duncan Campbell** stated that if they are replacing a window they should look to match the trim on the original windows. **Danielle Bollman** is favorable to the matching of the trim. **Sam DeSollar** stated that they need to know what size of window is going where. **Danielle Bollman** clarified placement of the new windows. **Sam** stated that they have a verbal commitment from the petitioner on the trim size on record.

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

Sam DeSollar - Y

Reynard Cross - Y

Jeremy Hackerd - Y

Elizabeth Mitchell - Y

Melody Duesner - Y

D. COA 25-42

818 E 3rd St (Tri Delta House)

Casey Taylor

Standing sign

Noah Sandweiss gave presentation. See packet for details.

The Commissioners like the placement and size of the sign.

Jeremy Hackerd made a motion to approve **COA 25-42**. **Sam DeSollar** seconded.

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

Sam DeSollar - Y

Reynard Cross - Y

Jeremy Hackerd - Y

Elizabeth Mitchell - Y

Melody Duesner – Y

E. COA 25-43

324 S Rogers (Prospect Hill HD)

Jaime Galvan

Expansion of rear addition. Addition of south dormer

The petitioners were not present and this item was bumped to later in the meeting. Quorum was lost before this petition could be heard. It was tabled until the August 14th meeting.

V. OLD BUSINESS

VI. NEW BUSINESS

A. Maple Heights Historic District Guidelines vote

Discussion ensued: **Jeremy Hackerd** stated that he likes the document overall as well as the diagrams. He stated that the tables state instance and review. But if there needs to be an adjustment it doesn't quite match the purview of the Historic Preservation Commission. **Jeremy** gave an example on page 21 of the guidelines about confusion over what is meant by "back of a building." **Jane Goodman** stated they had a discussion with the neighborhood as to what they determined to be viewable from a street. **Sam DeSollar** stated they need to be clear as to what is viewable in accordance with the commission purview. **Sam** clarified a neighborhood can be more or less restrictive. **Duncan Campbell** stated they can only be restrictive up to the limits of the ordinance. The limits are there to be enforceable. **Sam**

stated that the commission watches those guidelines very closely. **Reynard Cross** stated they have enough issues with petitioners if they throw two standards in that will confuse them even more. **Duncan** stated that it happens quite often. But they ultimately have to follow Secretary of the Interior standards. The guidelines can say they don't want restrictions on the back of the building, but ultimately that is still under the Commission's purview. **Sam** discussed that there are different guidelines for different neighborhoods depending on their intentions. **Sam** made a few suggestions as to changes to the guidelines, for instance adding a statement of intent about how alterations on different facades should be reviewed. **Duncan** stated that the primary façade is what faces the street and the other façades are secondary and tertiary. **Jane** stated they left the guidelines for the rear in the hands of the Commission. **Duncan** stated they use language in the federal guidelines for the Commission guidelines. **Sam** mentioned the porch guidelines on page 22 and stated that the review is light for something that could be very important. Leaving porch changes on a corner lot to staff approval. **Sam** clarified there really is no rear of a building on a corner lot. There are two primary façades. **Reynard Cross** understands the spirit of the guidelines. But if they are too loose someone could do something really crazy and not need approval. **Jane** stated they don't want to tell their neighbors what to do. They want to have something everyone can live with. **Sam** stated they need to have wording as to what the intended scope of the guidelines is. **Jeremy** noted that a porch on the side of a house can still be seen from the street, but the guidelines would call for no review. Corner lots further complicate the discussion of rear facades. **Kate Crum** stated they could take out the wording on the backs of buildings. **Sam** stated that they could add review by the Commission on the rear of a building. **Kate** stated porch, deck or patio should change to review by the Commission. **Duncan** stated they can ask for a light interpretation as opposed to full review. If they want to avoid a COA if possible. **Noah Sandweiss** stated that some things can be exempted from review. **Duncan** stated that even though the guidelines may say not to review something, the Commission will need to review it. **Kate** asked for clarification of wording in the guidelines. **Sam** stated that no review should be changed to light review. **Duncan** discussed the Dept. of the Interior guidelines on interpretation and talked about hierarchy of facades. The wording is open ended. **Duncan** suggested getting rid of the first column as it's already codified. The neighborhood is trying to make it easy for everyone to understand. **Elizabeth Mitchell** agrees. **Duncan** stated you have to consider that you may wind up in court and the guidelines need to have a basis in local, state, and federal law. **Tom Doak** is okay with striking column one striking the no review column. **Sam** stated they could strike all of the elements in the chart. **Reynard Cross** asked if what is in the column is mentioned elsewhere in the document. If so, then you could just add Commission review. **Karen Duffy** stated that people in her

neighborhood like the charts. She thinks it is helpful for people who need an index. **Jeremy** asked if they matched this with Commission rules and procedures requirements for review. They did not. They should match their guidelines with the list. **Karen** stated they did a great job on the front matter. It was clear and fresh with reasoning as to why they became a district. It is supported with diagrams. **Melody Deusner** finds the document very easy to navigate.

Jeremy Hackerd made a motion to conditionally approve the Maple Heights Historic District Guidelines under the condition they work with Noah Sandweiss to ensure that the guidelines align with the **Historic Preservation Commission** rules and procedures. **Elizabeth Mitchell** seconded.

Motion carried 4-1-0 (Yes-No-Abstain)

Sam DeSollar - Y

Reynard Cross - N

Jeremy Hackerd - Y

Elizabeth Mitchell - Y

Melody Duesner – Y

VII. COMMISSIONER COMMENTS

VIII. PUBLIC COMMENTS

IX. ADJOURNMENT

Sam DeSollar adjourned the meeting @ **7:00pm** when quorum was lost.

Video record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 324 S Rogers St (Prospect Hill HD)
COA 25-43	Petitioner: Jamie Galvan
Start Date: 7/11/2025	Parcel: 53-08-05-102-039.000-009
RATING: CONTRIBUTING	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, along with the addition of the proposed balcony.

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

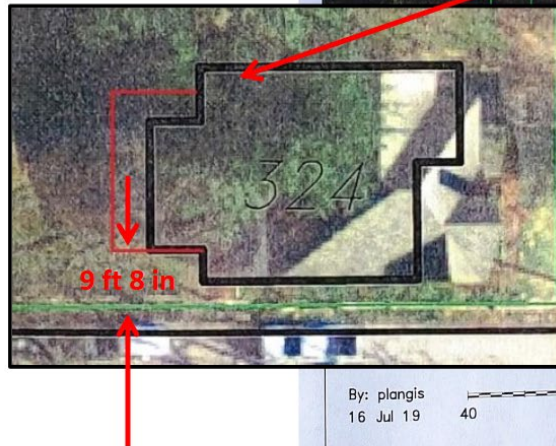
Avoid additions that add new dimensions or radically change the original scale and architectural character of a building.

Staff recommends approval of COA 25-43

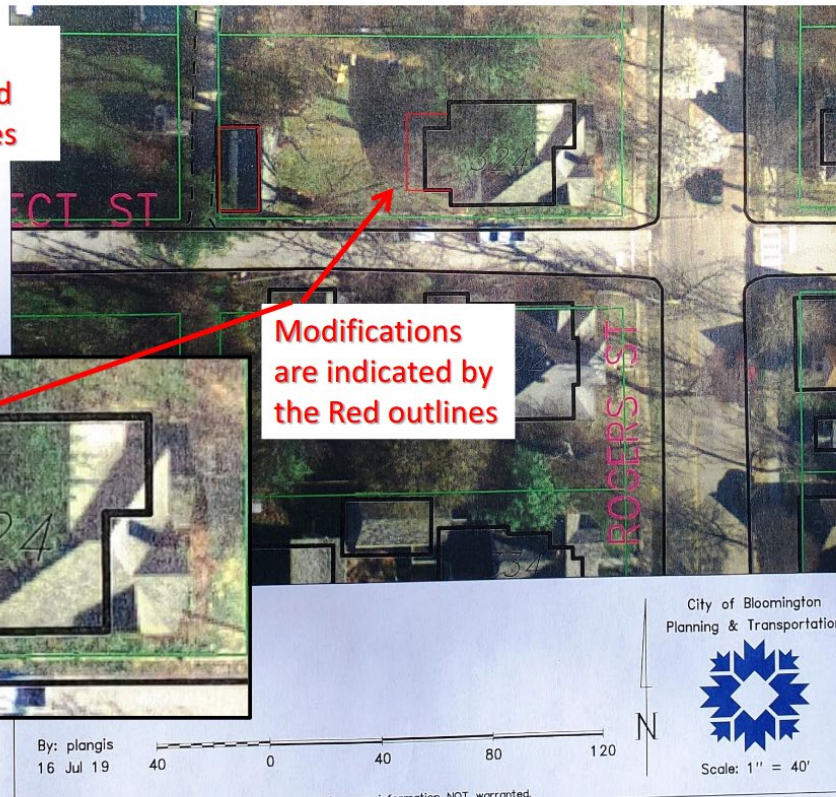
The rear addition proposed would not overwhelm the house in scale, and retains some features of the existing rear addition including fenestration patterns and height, while adding historically appropriate elements including a rough-cut limestone foundation and a proposed door which would match the appearance 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.

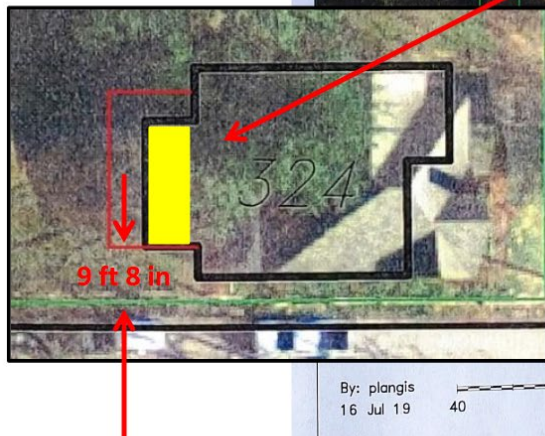
Addition to the structure indicated by the Red outlines



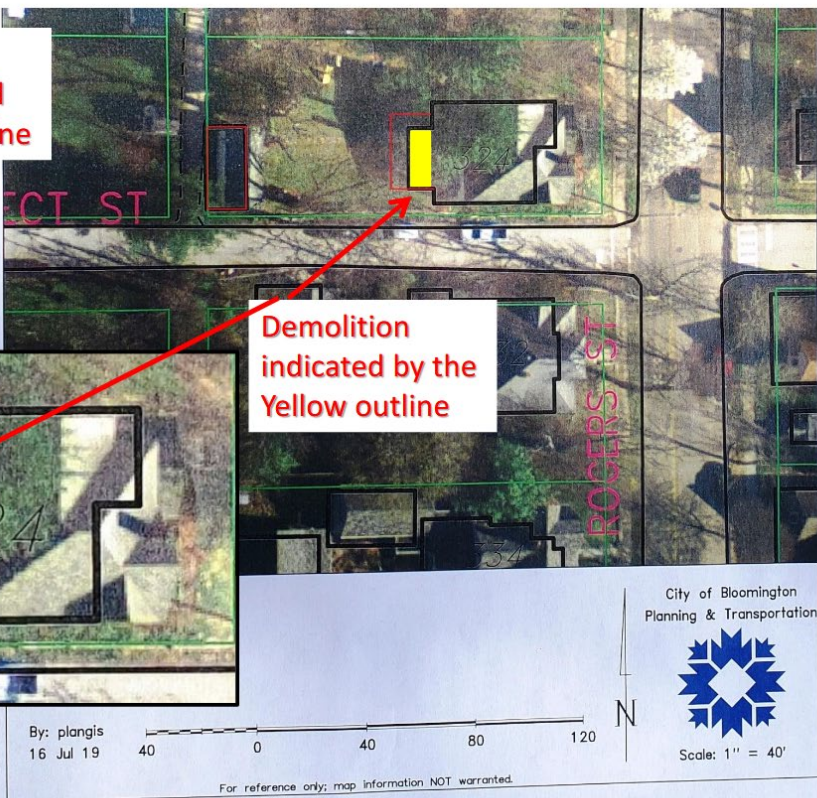
Modifications are indicated by the Red outlines



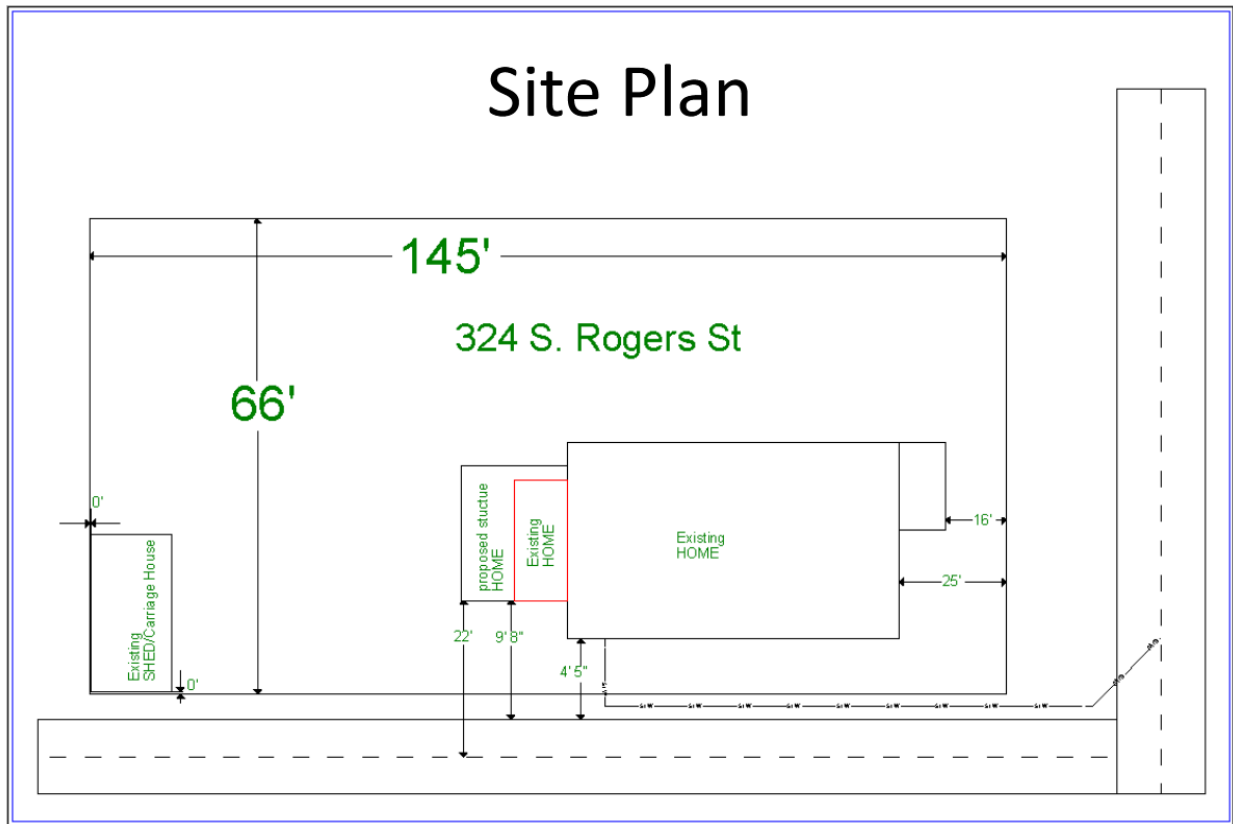
Demolition of the structure indicated by the Yellow outline



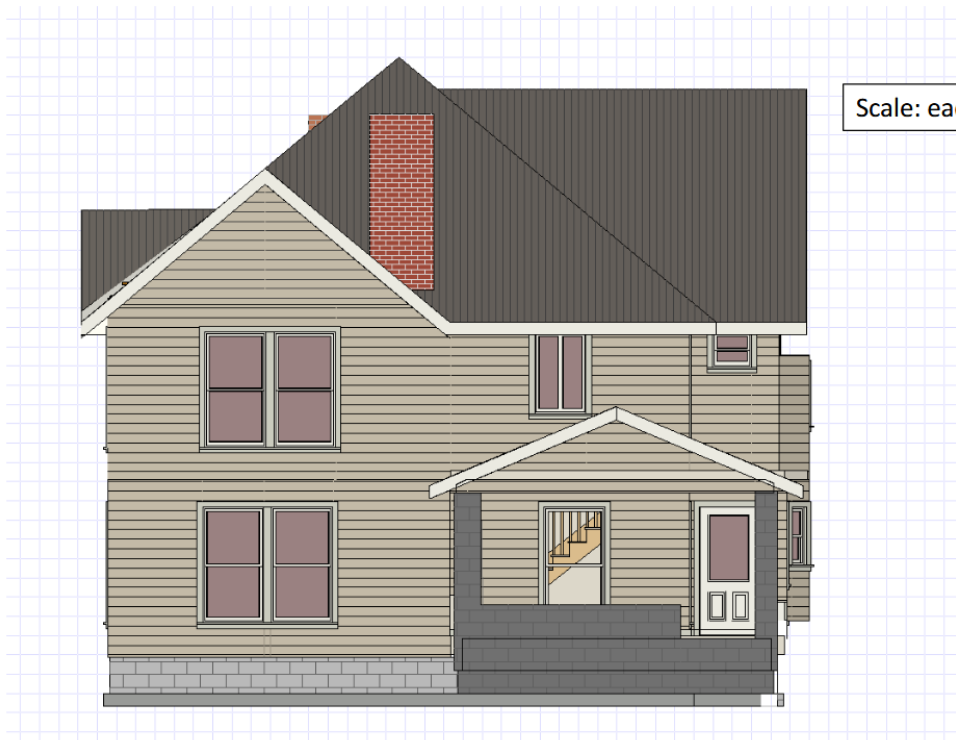
Demolition indicated by the Yellow outline



Site Plan



Front view of house



Scale: each sq = 1 ft

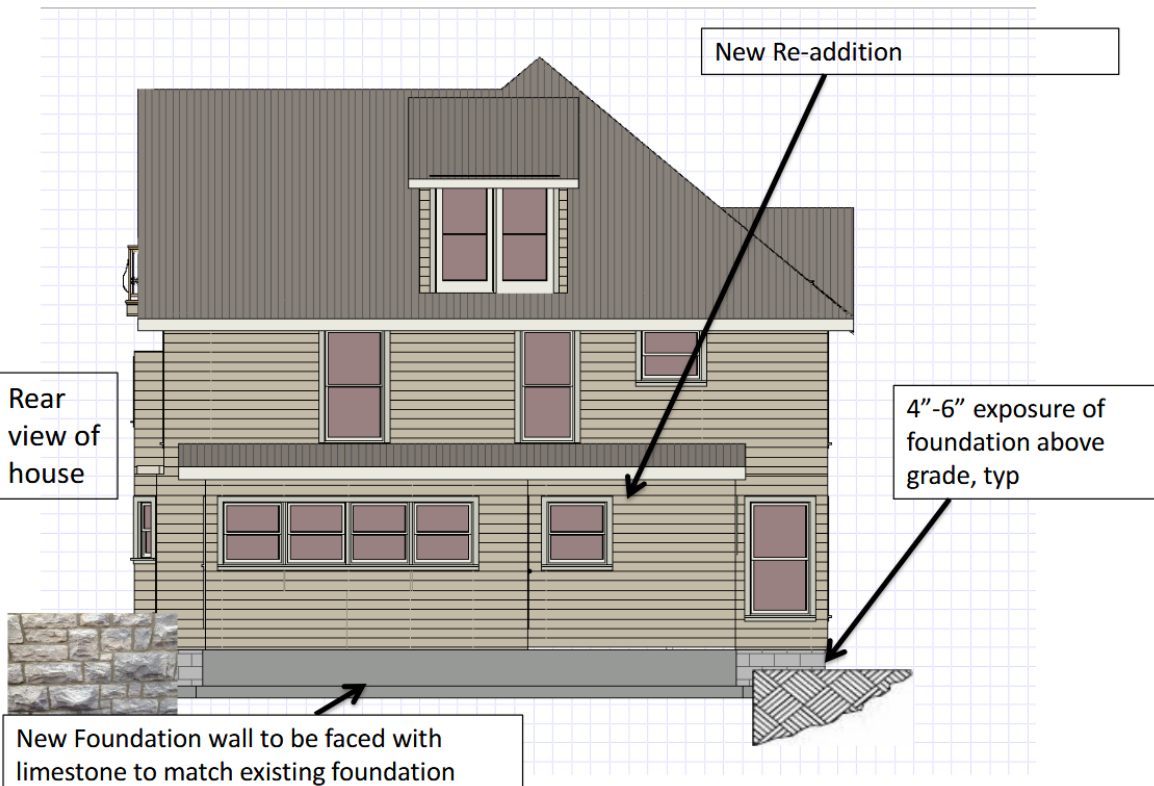
Scale: each sq = 1 ft

Southside view of house

Re-addition

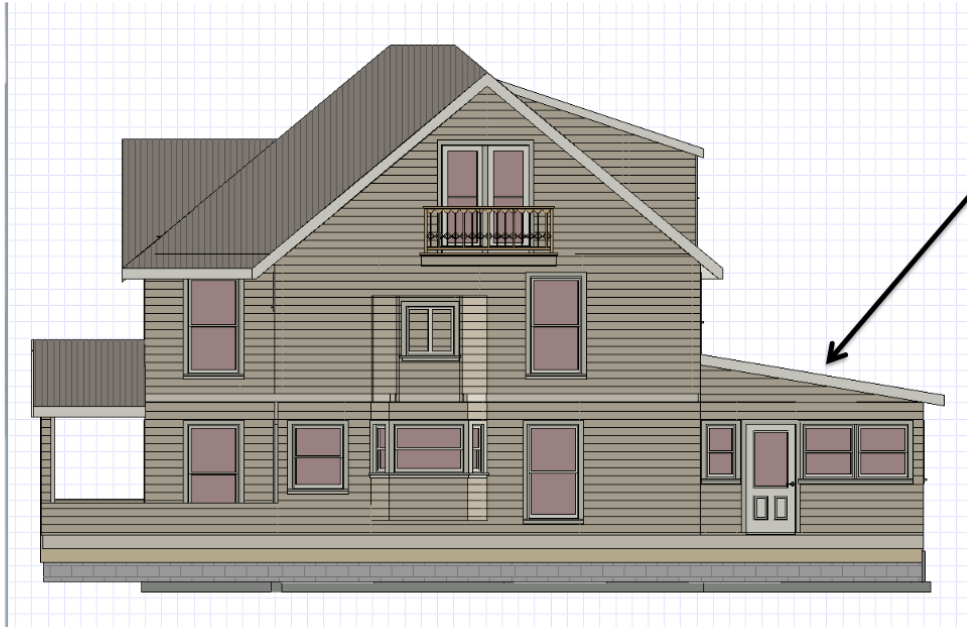


Scale: each sq = 1 ft

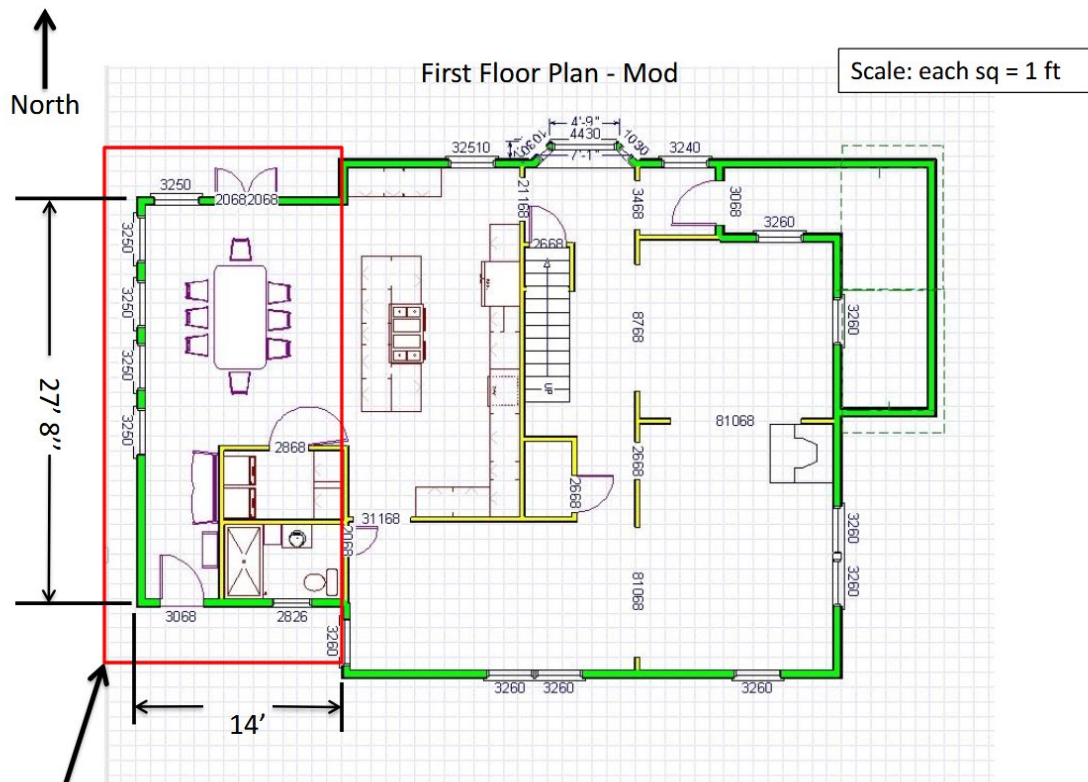


Scale: each sq = 1 ft

Northside view of house



8



New Re-Addition Section indicated by Red Sq

9



STAFF RECOMMENDATIONS	Address: 211 E Gilbert Dr (Matlock Heights HD)
COA 25-44	Petitioner: Adam Will
Start Date: 7/15/2025	Parcel: 53-05-28-203-018.000-005
RATING: CONTRIBUTING	1953 Ranch



Background: Built in 1953, 211 E Gilbert is a minimal limestone ranch in the Matlock Heights Historic District. The owners are requesting an installation of solar panels on the street-facing roof and the in kind replacement of the asphalt shingling.

Request: Roof replacement project

We are seeking approval to replace our current asphalt roof with a new asphalt roof. In order to ensure attic health, create air flow, and reduce moisture, this may also involve the installation of ridge vents.

Roof materials

- Current: Asphalt
- Seeking: Asphalt

Solar panel installation project

Additionally, we are seeking approval to place approximately 20 solar panels on the south side of our roof in support of the city's Green Home Improvement program and to ensure sustainable energy consumption.

Solar panel material

- Current: None
- Seeking: Approximately 20 solar panels

Guidelines: Matlock Heights HD

Solar Panels

“Recommended”

Locate solar panels on the house roof at same pitch as the existing roof.
Position close to the roof surface and as inconspicuously as possible.
Alternatively place solar panels in the backyard or on the garage roof.
Creative use and placement of alternative energy sources is encouraged.

“Acceptable”

Install at elevations not significantly above the roof surface. Install as inconspicuous as possible while still functional.

Staff approves COA 25-44

The work proposed includes the replacement in kind of the existing roofing material and the placement of rooftop solar panels at or close to the pitch of the roof.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 211 E Gilbert Dr, Bloomington, IN 47408

Parcel Number(s): 53-05-28-203-018.000-005 (013-05440-00)

(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: Adam Will

Email: adamjessicawill@gmail.com

Address: 211 E Gilbert Dr, Bloomington, IN 47408

Phone: 812-568-9090

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: Solar panel roof installation
- ☐ 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: Adam Will

Digitally signed by Adam Will
Date: 2025.07.15 11:34:31 -04'00'

Date: 07/15/2025



STAFF RECOMMENDATIONS	Address: 322 E Kirkwood Ave (Kirkwood Manor)
COA 25-45	Petitioner: Leighla Taylor
Start Date: 7/15/2025	Parcel: 53-05-33-310-128.000-005
RATING: NOTABLE	Free Classical c. 1895



Background: In June 2025, a proposal for the installation of an LED backlit sign at this location was denied by the Bloomington Historic Preservation Commission. A new request has been submitted for the installation of two aluminum signs. The one mounted over the door will be lit with a gooseneck light, similar to those installed elsewhere on the building.

Request: Installation of a post mounted 30" diameter aluminum sign on an existing post on the patio. Installation of 90" by 20.5" aluminum sign over the second story side entrance to be lit with a gooseneck light overhead.

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 25-45

The new signs proposed are similar in scale to existing and historic signs on the building, and would be installed in such a way that would not damage or obscure historic features. The material and lighting proposed are more appropriate for the building than the previous proposal, making reference to existing features and not conflicting visually. It should be noted, however, that the standing sign would be located in the public right of way, which may lead to a conflict with the Unified Development Ordinance.



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): 53-05-33-310-128.000-005

(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: 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
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- ☐ 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): _____

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- ☒ 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.
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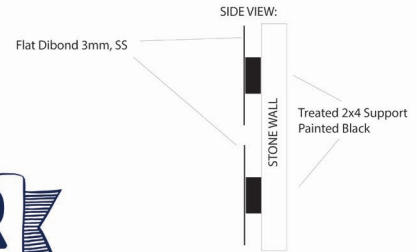
Applicant's Signature: Leighla Taylor Date: 5/27/2025

Flat Printed Dibond 3mm Sign Panels
Printed Graphics Applied to Faces
Single Sided
Routed to Custom Shape



20.5'h

90"w



SIDE VIEW:

Flat Dibond 3mm, SS

STONE WALL

Treated 2x4 Support
Painted Black

30"h x 30"w Aluminum .080, SS
Printed Vinyl Graphics & UV Laminate
Routed Circle Sign
Qty 2



Aluminum .080 Sign Panels

EXISTING WOOD POST

To be installed back to back onto existing post

Proposed New Signage



Historic Designation - COA Required*



Gooseneck Light above sign will match others that are already existing on building.
PATCH any existing holes in limestone.
All holes to be in grout only.



Parlor Doughnuts
322 E Kirkwood Ave, Bloomington, IN 47408

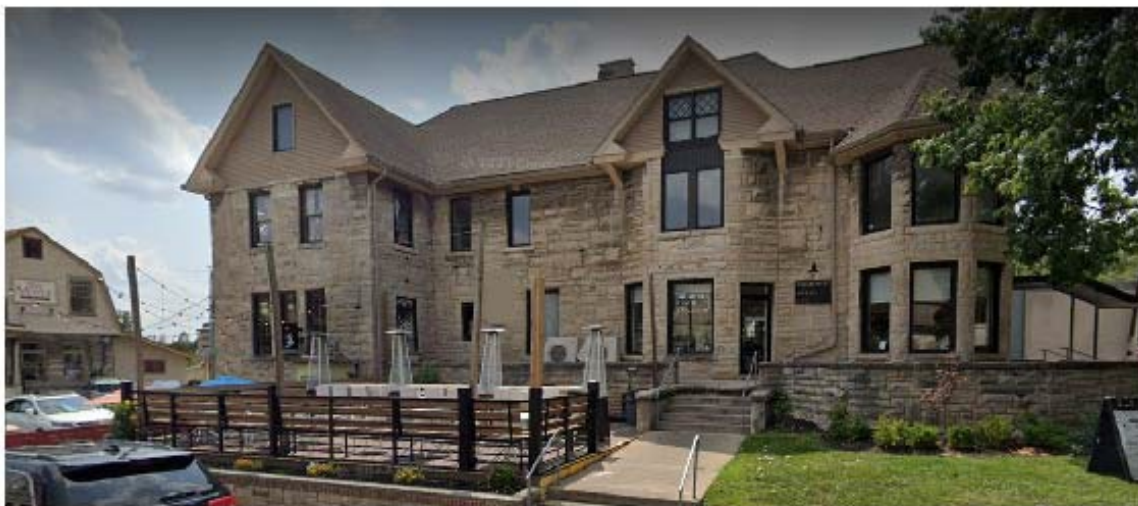
Existing Facade



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



STAFF RECOMMENDATIONS	Address: 213 S Rogers (Frosted Foods Building)
COA 25-46	Petitioner: Ben Swanson
Start Date: 7/16/2025	Parcel: 53-05-32-413-091.000-005
RATING: NOTABLE	1927 Sheet metal/auto repair shop



Background: 213 S Rogers Street is an individually listed historic property. A former factory building, it was designated in 1995 as part of a grant application. Recently, trespassers have been sleeping and lighting fires in a rear alley-facing alcove on the east end of the building. The petitioners are requesting the installation of a gates chain-link fence to keep out trespassers who may damage the building.

Request: DESCRIPTION

We're looking to build a chain link fence in the back alcove off the alley between Madison and Rogers. We've had multiple fires lit in the alleyway and people sleeping back there, dumping their trash, etc. The chain link fence will be approx. 15ft across and 12ft high. Our aim is to preserve this building from vandalism and arson.

MATERIALS

Commercial Galvanized, 9 gauge chain link

5/8 top Rail SPS-20
1/2 line post. SPS-40
3 terminals SPS-40

Guidelines: Secretary of the Interior's Standards for the Treatment of Historic Properties: Setting (District/Neighborhood)

Recommended: Installing protective fencing, bollards, and stanchions in the setting, when necessary for security, that are as unobtrusive as possible.

Not recommended: Installing protective fencing, bollards, and stanchions in the setting, when necessary for security, without taking into consideration their location and visibility so that they negatively impact the historic character of the setting.

Staff approves COA 25-46

Unfortunately, this downtown alley facing alcove provides an attractive location for camping, and without permanent measures to protect the building, trespassing may continue along with the hazard of fires and other damage to the building. Although visible from the public right of way, this is a little-trafficked alleyway and visibility from the street is minimal. The proposed chain link fence is not out of keeping with the site's industrial setting, and historic materials would not be removed or damaged by this proposal.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 213 S Rogers St

Parcel Number(s): 53-05-32-413-091.000-005

(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
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- ☐ 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: Ben Swanson Email: ben@secretlygroup.com

Address: 213 S Rogers Bloomington, IN 47401 Phone: (812) 606-2977

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

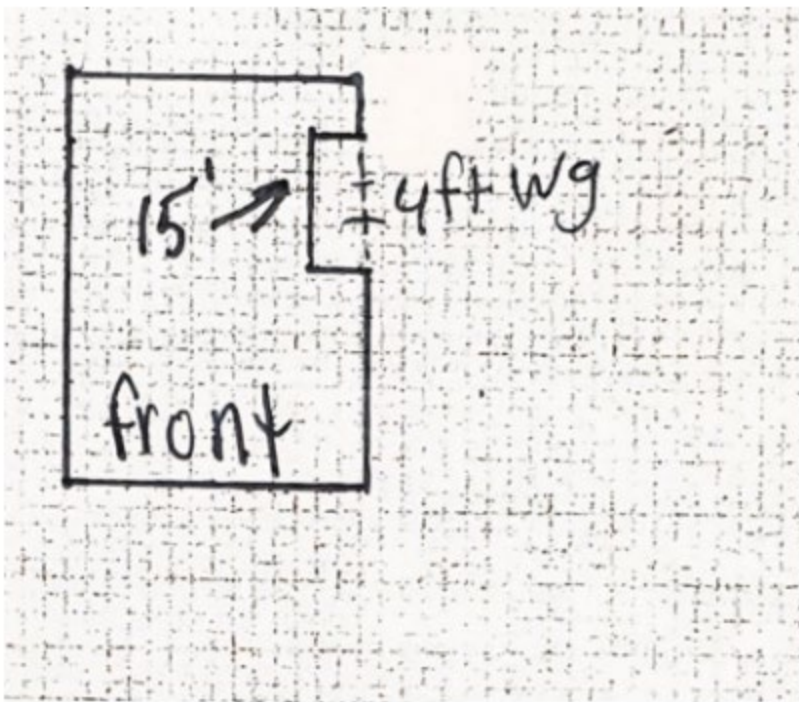
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- ☒ Written description of all of the proposed materials to be used.
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Applicant's Signature:  Date: 2025-07-16



Serving All of Indiana
Surrounding States



Family & Veteran
Owned Company

Name: Bloomington Rentals Phone: _____ Email: _____
Address: _____ City: _____ County & Township: _____
Utility Reference #: _____ Date: 7-9-25 Zip Code: _____

☒ New ☐ Repair ☐ Wood ☐ Staining ☐ Chain Link ☐ Barb Wire ☐ PVC ☐ Vinyl ☐ Ornamental Iron

Fence Installation:

Footage: 14'

Height: 8' PLUS

Material: BARB WIRE

Color: GAZE

Post/Cap Style: _____

Post Height: _____

Picket Style: _____

Panel Style: _____

Solid or Spaced -Picket Spacing: _____

Rails in/Out: _____

Tension wire: _____

Gates: _____

Hardware: _____

Drop rods: _____

Pool: _____

Run Level or To Grade: _____

Average height off ground: _____

Max height off ground: _____

Location for Dirt: _____

Obstructions: _____

Tear Down: _____

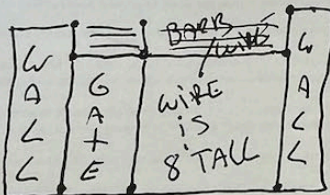
Haul Away: _____

Installation Date: _____

Customer to Do List: _____

TREATED WOOD NOT WARRANTED AGAINST BOWING OR WARPING

post mounted to ground
and wall with
anchors so fence is
sturdy.



Flat Rate/Other:
Salting
Plowing
Mailbox

Amount	2200.00
Other	
Tear out & Haul	
Total	
Deposit	* 1/2 DOWN
Balance Due on Completion	

Terms and Conditions are found on the back of this document. Please read and understand this entire document before signing below. A signature below signifies a legally-binding contract. Please Pay foreman upon job completion. If payment is not made within 30 days of job completion a 1.5% per month (18% per year interest rate will apply to remaining balance. Quote is based on material pricing at the time of the estimate. This quote is good for 15 days from noted date. Total job price may be higher than quote if material prices are increased or changes are made to the job description.
Dirt/Spoils remain on site. We will spread dirt piles along fence free of charge (this may require landscaping after installation to return grass to current conditions. We can move the piles to another place in yard for a charge of \$10.00 per post hole.

Buyer

Date

Sold By

Date

Cash and Checks are accepted. Credit Cards are not accepted at this time. Please make checks payable to Brown County Fence & More







STAFF RECOMMENDATIONS	Address: 902 S Rogers St (McDoel HD)
COA 25-47	Petitioner: Harmony Jankowski
Start Date: 7/21/2025	Parcel: 53-08-05-402-001.000-009
RATING: CONTRIBUTING	1945 Colonial Revival



Background: 902 S Rogers is a postwar colonial revival house with a side porch and balcony and front-gabled portico.

Request: Solar Panels

We would like to add solar panels to our roof. Please see mockup and description in email thread with Wes from Atomic Electric.

Roofing Material

We would like to change our roofing material from asphalt shingle to a standing seam metal roof in approximately the same color grey as the current roof and not reflective. There will be no changes to the roof line.

Guidelines: McDoel HD

SOLAR PANELS/ ENERGY RETROFITS:

McDoel supports alternative energy and sustainability goals within the district.

Preferred

Locate solar panels on the house roof at same pitch as the existing roof. Position close to the roof surface and as inconspicuously as possible. Alternatively place solar panels in the backyard or on the garage roof.

Acceptable

Install at elevations not significantly above the roof surface.

ROOFS:

Most roofs in the neighborhood are shingled with asphalt or fiberglass. that determines the character of a house. The street has a distinctive look based upon a repeating pattern of roofs.

Preferred

Maintain the original materials or those used by contributing properties nearby.

Acceptable

Standing seam metal roofs are acceptable but should have non-reflective surfaces to avoid reflection on adjoining properties.

Staff approves COA 25-47

This proposal calls for the replacement of the roofing material with a material that is considered appropriate by district guidelines and would not change the pitch of the roof. The solar panel installation plan would place the array close to the level of the roof pitch.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 902 S Rogers St.

Parcel Number(s): 530805402001.000009

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

Bloomington Historic District:

- ☐ Courthouse Square Historic District
- ☐ Elm Heights Historic District
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- ☐ Other: _____

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

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

APPLICANT INFORMATION:

Name: Harmony Jankowski Email: jankowski.harmony@gmail.com

Address: 902 S Rogers St. Bloomington, IN 47403 Phone: 8123459505

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
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 - ☐ Full Demolition
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- ☐ Moving a building
- ☐ Alterations to the façade or exterior spaces of the property
 - ☐ Window replacement
 - ☐ Door replacement
 - ☐ Siding
 - ☒ Roof material
 - ☐ Foundation
 - ☒ Other façade element: addition of solar panels to roof
- ☐ New Signage
- ☐ Alterations to the yard
 - ☐ Alteration to fences, walls
 - ☐ Tree removal
- ☐ Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

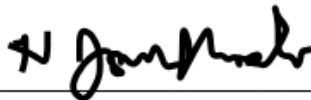
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Applicant's Signature: _____



Date: 21 July 2025



STAFF RECOMMENDATIONS	Address: 522 W 13th St (Maple Heights HD)
COA 25-48	Petitioner: Terry Usrey
Start Date: 7/30/2025	Parcel: 53-05-32-112-005.000-005
RATING: NON-CONTRIBUTING	Folk Victorian cottage with added second story



Background: 522 W 13th St was a one story L-plan cottage with a polygonal el and folk-Victorian details. Several additions have been added over the years including a second story in the early 2000s with elaborate spindle work, giving the building the impression of a Queen Anne house. A picket fence runs along 13th St fronting a large side yard.

Request:

I propose to construct an approximately 25 meter (82 feet) long fence running east-west along 13th St, south and east of our house at 13th and Jackson. There was an aging picket fence in this location which had fallen into disrepair, pickets falling off, several fence posts rotted off at ground level; it was literally falling apart. I have

removed and disposed of the previous fence and now propose to replace it. I wish to depart from the original style of vertical pickets, choosing to replace the old (now removed) fence with a 1.25 meter (4 foot) high wooden framework incorporating welded-wire 4-gauge galvanized steel panels commonly called "cattle panels". The cattle panels I plan to use feature a 10 cm (4 inch) square grid.

Materials To Be Used in New Fence Construction

(10) 10X10 CM -4X4 Inch- treated fence posts, each 2 Meters (6 ft 6 in) in length

(30) 5X10 CM -2X4 inch- treated lumber, each 2.5 Meters (8 feet) long

(30) 2.5X10 CM -1X4 inch- treated lumber, each 2.5 Meters (8 feet) long, ripped to - 1X2 inch

(5) 4.9X1.2 Meter -16X4 Feet-- Cattle Panels

Various exterior grade screws and fasteners, as well as paint or stain.

Guidelines: Maple Heights HD (conditionally approved final draft)

Compatible:

- Maintaining original limestone retaining walls
- New retaining walls should be limestone when possible
- Wood or wire fencing
- Front yard fencing 4' or lower in height
- Picket fences
- Privacy fence behind the front building wall
- Decorative wrought iron fencing

Incompatible:

- Chain link fences in front of the front building wall
- Plastic or vinyl fencing

Staff recommends approval of COA 25-48

The height and materials of the new fence proposed meet district guidelines. The combination wood and wire fence proposed would reach 4' in height and does not obscure the front façade.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 522 W. 13th St.

Parcel Number(s): 53-05-32-112-045.000-045

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

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- ☐ Other: _____

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

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

APPLICANT INFORMATION:

Name: Terry R. Usrey Email: usrey@IU.edu

Address: 522 W. 13th St. 47404 Phone: 812 322 6737

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: Terry R. Usrey Email: usrey@IU.edu

Address: 522 W. 13th St. 47404 Phone: 812 322 6737

PROPOSED WORK (Check all that Apply):

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 - ☐ Principal building
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Applicant's Signature: Ken R. Wang Date: 7-30-25





Fence location in Purple

STAFF RECOMMENDATIONS	Address: 516 S Highland (Elm Heights HD)
COA 25-49	Petitioner: Elinor Okada
Start Date: 7/30/2025	Parcel: 53-01-54-013-000.000-009
RATING: CONTRIBUTING	c. 1910 Free Classical



Background: Built in 1917, 516 S Highland is a free classical foursquare house with replacement windows, but otherwise many original features. The front vestibule has three wooden doors: an exterior 3/4 screen door, a 2/3 front door, and a third door leading into the house.

Request: I would like to replace a wood screen door with a new storm door. The current door will only close if I “hook” it closed from the inside. The new storm door will be able to close in addition to having a keyed lock. I hope it will keep most of the winter drafts out of the house.

The proposed materials are described in the brochure from Tommy D’s.

I have already contacted the Elm Heights Historic District Committee with the required information.

Guidelines: Elm Heights HD

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.

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 does not recommend approval of COA 25-49

While the proposed replacement door would meet district guidelines for the design of new storm doors, district guidelines do not recommend removal and replacement of existing historic features. This wood screen door appears to be close in age to the house. A new lock and glass window could be installed in the existing screen door to help meet the petitioner’s needs without the removal of the screen door.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 516 S. Highland Ave

Parcel Number(s): 53-01-54-013-000-000-009

(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: Elinor Okada

Email: eokada@iu.edu

Address: 516 S. Highland Ave

Phone: 812-679-7400

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: Elinor Okada

Email: eokada@iu.edu

Address: 516 S. Highland Ave

Phone: 812-679-7400

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: Elvin O'Neil Date: 7/29/2025



Security

Bulletin keyed deadbolt for added security

Choose laminated glass for added security. Doors with laminated glass include a 3-point lock built into the top, middle and bottom of the frame and shatter-resistant laminated glass.

Note: Doors with laminated glass are not compatible with an insect screen.

Glass Options

- Clear Glass
- Low-E Clear Glass
- Low-E Insulating Glass
- Laminated

Performance

Thick aluminum frame (1 1/2") with reinforced corners helps the door stay square over time for long-lasting smooth operation.

Premium double-layer weatherstrip provides added energy efficiency.

SmoothControl Plug* close system performed better in wind durability testing.

Installation

**PRO
RAPID
INSTALL**

**PRO
INSTALL**

See page 16 for details.

COLOR OPTIONS



HARDWARE OPTIONS*



Bold name denotes finish shown.

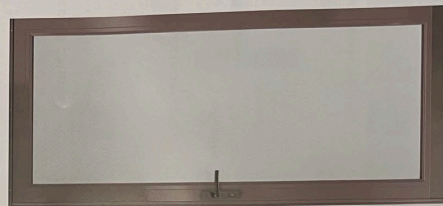
HARDWARE FINISHES



*Hardware sold separately.

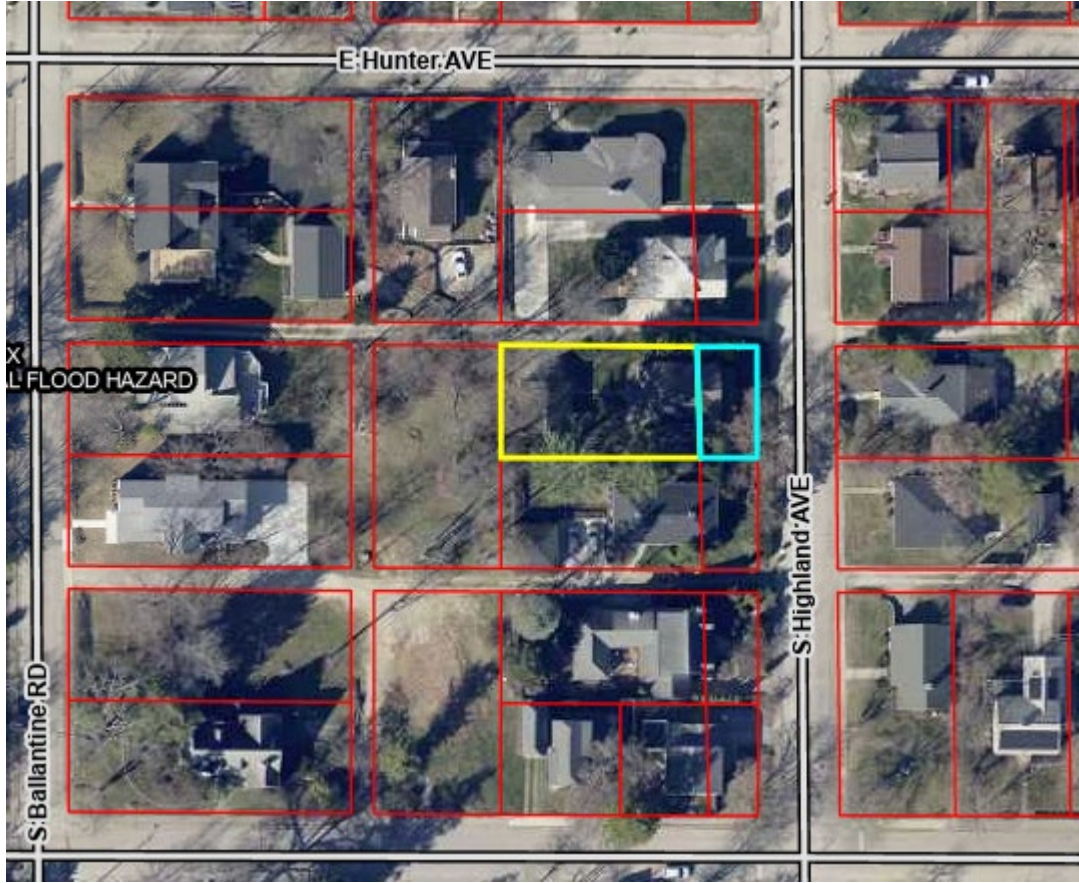
**Nickel, matte black, metallic stone and brass handle sets feature "TarnishGuard," a protective coating that helps maintain their attractive look for years.

†Antique brass, brushed dark nickel, brushed french gold, oil rubbed bronze and venetian bronze are available in a primed finish for an extra charge with and without priming. Priming helps prevent water and stain penetration. See your ProSeries supplier for actual finish samples.



10 Series Fullview Interchangeable 10FV

CUSTOM SIZES



10 SERIES FULLVIEW INTERCHANGEABLE

Ventilation

Our innovative Quick Change System allows you to go from full ventilation with our SpinLoc® Insect Screen to full glass in less than a minute with a simple flip of the handle.

0 RELEASE

1 FLIP

2 SWITCH

Operation

For advanced operation, this door includes our new SmoothControl Plus® Close System. The built-in dual closer system allows for more consistent latching and a smoother close motion. It also has an easy-to-use hold-open feature and simple close speed adjustment.

SMOOTH CONTROL+™

CLOSE SYSTEM

- 50% stronger than standard dual closers
- Commercial-grade steel closer arm
- More consistent latch
- Easy to use hold-open feature
- Simple close speed adjustment

Carefully store the panel when not in use.

*Consistent complete door closure when compared to standard pneumatic dual closers.

STAFF RECOMMENDATIONS	Address: 206 N Walnut (Courthouse Square HD)
COA 25-50	Petitioner: Joshua Brownell
Start Date: 7/30/2025	Parcel: 53-05-33-310-095.000-005
RATING: OUTSTANDING	Neoclassical theater



Background: In June 2025, work began on the restoration of the upper story of the terra cotta façade on the Princess Theater following the approval of COA 25-33. During the course of work, the applicants have determined that the existing second story windows are in poor condition and may need to be replaced with a 4" reduction in width to accommodate weight mechanisms and prevent jamming.

Request:

This proposal is intended to secure a secondary certificate of appropriateness for the restoration of the Terra Cotta cladding on the façade at 206 N Walnut St, in the Courthouse Square Historic District, in Bloomington, IN. This property is historically known as the Princess Theatre.

The proposed work description is based on the reported findings of the structural engineer's report from Arsee Engineers, which is ongoing. Based on this report, our scope of work is listed as follows, but also subject to continuing consultation with Arsee engineers. The need to deconstruct the façade and structural masonry to the lintel above the windows, has led us to remove the existing windows on the second story of the building. The windows are considered to be a defining characteristic of the historic façade. In order to reinstall replicated windows that can be functional, we will have to rebuild each window and install a counterweight or

spring mechanism to allow the sashes to operate within code. In order to allow for a properly functioning mechanism, we will need to reduce the size of each window approximately 4" in width. The remaining portion of the replication process will include keeping the windows to the same historic profile and design. The details of this proposal have been approved by Steve Wyatt and Duncan Campbell, who have understood the necessity of these alterations and our desire to match the existing architectural integrity to best of our available methods.

- Carefully remove each of the six windows and salvage any of the trim, moulding, sashes or components that we are able to. It has been determined and agreed that a majority of the components are no longer salvageable and are in need to historically accurate replication.
- Once we receive the final drawings from the engineers, outlining the minimum dimensions of the new structural masonry, we can use the new rough opening size to replicate the windows to the exact size that we need. Reduction in size of windows is to be kept to an absolute minimum, to allow proper function of sash mobility mechanisms.
- We have identified the wood used for the original windows to be Douglas fir and we will use this same species to replicate the windows, possibly using treated pine, pvc composite, and sheet metal flashing for waterproofing components that will not be visible in the final appearance of the façade.
- The Pilasters between each window are to be recreated using reinforced CMU block to allow for a structurally sound wall which the original terra cotta façade may be anchored to.

In conjunction with this work description, will also be provided a proposed materials list for the full scope of the project.

Nature of proposal:

This proposal is intended to secure a secondary certificate of appropriateness for the restoration of the Terra Cotta cladding and iconic windows on the façade at 206 N Walnut St, in the Courthouse Square Historic District, in Bloomington, IN. This property is historically known as the Princess Theatre.

List of proposed materials:

- **Douglas fir-** This species of wood will be used to create the frame of the windows and the sashes.
- **Single pane 3/8" non-tempered glass-** We will attempt to reserve the existing glass panes and cut them to fit inside the newly fabricated sashes.
- **Cast Iron Counterbalance Sash Weights-** The functioning sashes will be installed with a counterbalance weight comprised of cast iron and threaded steel cable (5/32") over steel pulley. The system will be housed inside the newly fabricated window frames
- **PVC Composite, Coil sheet metal, rubberized rolled flashing, polyurethane sealant-** these materials will be used to create water mitigation systems and flash the window openings against water, ice, wind and air.

Guidelines: Courthouse Square HD

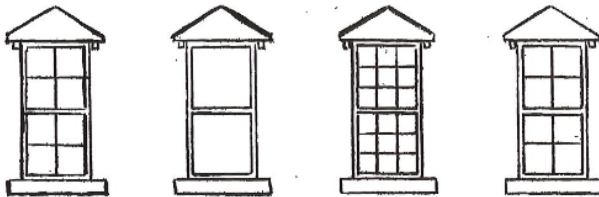
b) Upper Façade Windows

1. The original window design, elements and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced. Windows, window fittings, sash operation, and shutters are important elements of building design that reflect the period of development and the original purpose. Representative window sash includes wood with single glazing, steel ventilator windows, double-hung (single light and multi-light), double vent casements, and pivot windows. Deteriorated or missing window elements and features (functional and decorative), should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration, and detail as closely as technically and economically feasible.

2. Retrofitting existing frames and sash to allow for the insertion of an additional pane of insulating glass for storm window applications may be allowed if the alteration does not visually detract from the historic fabric of the original window.

3. Before the Commission will consider original window replacement, a survey of existing window conditions shall be submitted for review including photographic documentation. For large scale replacement, a site visit may be appropriate.

5. The number and arrangement of window panes in the sash design shall not be changed from the original.



[ORIGINAL]



6. True divided light window sash with muntins that match the dimension and profile of the original muntins is preferred. Applied muntins may be allowed if the applied muntins match the original muntin dimension and profile, are identical on the interior and exterior of the window, and have a dark spacer bar between the glass.

7. Tinted or reflective-coated glass are not preferred, but may be approved on a case-by-case basis. In particular, solar thermal, energy efficiency and similar "green" properties will be a consideration toward an approval of tinted or reflective-coated glass. Please see Section 3: Guidelines for Sustainability and Efficiency for more information on "green" alternatives.

4. If it is demonstrated that original windows cannot be repaired, they should be replaced with windows that match the original in material, detail, profile, and dimension. If using the same material is not technically or economically feasible, the Commission may consider the use of replacement windows. The Commission may require the retention of some original windows, preferably in situ, to provide documentation of original conditions. Enlarging or reducing window openings for the purpose of fitting stock window sash or air conditioners will not be allowed.



8. Some of these buildings have already lost their original windows or they have been filled over time. It is preferred that replacement windows for these properties be based on documentary evidence of the original windows. If such evidence is unavailable, the replacement window design should be based on documentation of original windows on a similar property in the Courthouse Square Historic District. Adaptation of an opening for other uses may be approved on a case-by-case basis.

9. Exterior combination storm windows and/or screens may be allowed provided the installation has a minimal visual impact. Exterior or interior storm windows are encouraged as long as the windows do not obscure the original sash design. This is done easily by matching the placement of the dividing rails, stiles or rails on double hung windows with features of an equal or smaller dimension on the storm windows.

10. Storm window sashes and frames should have a finish that matches the primary window sash and frame color, so as not to obscure the original sash design.

Staff recommends approval of COA 25-50

The proposed replacement windows would be of a slightly smaller size than the originals in order to accommodate seasonal changes and warping, and to slow future degradation. Otherwise, this proposal calls for the faithful reproduction of windows that have deteriorated to the point where not much can be salvaged.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 204 N Walnut

Parcel Number(s): 53-05-33-310-095.000-005, 013-19290-00

(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
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- ☐ 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: Joshua Brownell - Crow Stone Masonry Inc. **Email:** crowstonemasonry@gmail.com

Address: 6450 S Sanders Main Street, Bloomington, IN 47401 **Phone:** (812) 340-4862

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: TLVL LLC- Owner Niel Patzner **Email:** patzner@riverwayplumbing.com

Address: 206 N. Walnut St, Bloomington, IN 47404 **Phone:** (812) 803-0149

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.

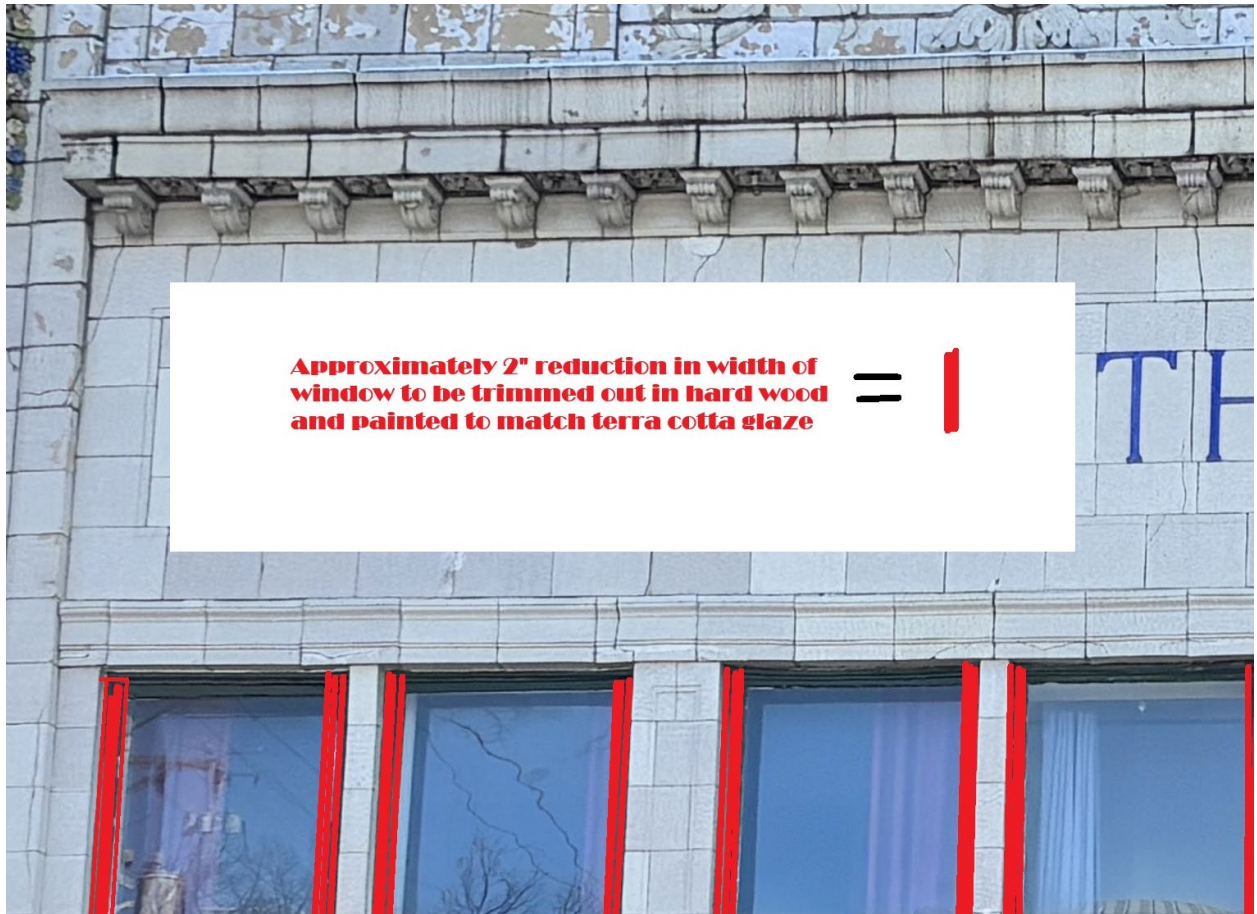
CERTIFICATION

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: Joshua Brownell Date: 05/15/2025









STAFF RECOMMENDATIONS	Address: 1308/1310 E Atwater (Elm Heights HD)
COA 25-51	Petitioner: Zachary Hauk
Start Date: 8/01/2025	Parcel: 53-08-03-207-009.000-009
RATING: CONTRIBUTING	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. Conditional approval was given in June 2025 for the removal of the rear staircase, replacement of the metal front door

and reshingling of the rear roof area. Subsequently, staff visited the property with the petitioner to investigate the extent to which windows could be repaired.

Request:

Replacement of all windows with aluminum finished windows of the same size (double hung or casement to match existing operation). 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 COA 25-51: replacement of rear second story doors; the kitchen window and upper closet window in 1308; and the lower level dining room window, warped 1310 first floor east side window, and 2nd story 1310 vinyl window with wood frame double hung windows of the selected brand; and replacement of basement awning windows; as well as the removal of any storm windows.

While most of the windows in the 1308/1310 duplex are in working order or can be repaired with the replacement of small parts like locks or weights, several have more structural issues including rot and warped sashes that would be difficult to repair. The doors installed in the rear second story are not original to this location, and likely replaced windows very similar to those found elsewhere on the house. The applicant proposes installing limestone sills similar to those found under other windows. Not all of the windows have storm windows, and some of those that are in place are deteriorated beyond the point of repair. Many of the basement windows are either damaged or missing.

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

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

Applicant's Signature: 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. Balance 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

Polar-Tite Windows

Home Improvements & More

- Kitchen Remodels
- Bathroom Remodels
- Flooring
- Doors
- Roofing
- Siding
- Decks
- Room Additions



2534 East SR 46
Spencer, IN 47460
812-821-7750
polar-tite@gmail.com

To Lorraine Fowler Date E-mail: Lorraine.Fowler@homefinder.org
1308/1310 E Atwater AVE Home Phone 812-320-5553
City Bloomington State IN Zip 47401 Business Phone (Mr./Mrs.) _____

QUANTITY WITHOUT SPRINGS	SPRINGS & STYLE	OBSCURE GLASS LOCATION:	<input type="checkbox"/> YES <input type="checkbox"/> NO	QUANTITY WITHOUT SPRINGS	SPRINGS & STYLE	PVC COIL TRIM COLOR:
40		DOUBLE HUNG (HALF-SCREEN)		2		CASEMENT (FULL SCREEN)
0		2 LITE SLIDER (HALF-SCREEN)		0		DOUBLE CASEMENT (TWO FULL SCREENS)
0		PICTURE WINDOW (NO SCREEN)		0		DOUBLE CASEMENT WITH FIXED CENTER Less than 12" equal rise 12" is 12" and vents are 12" in width 12" is 12" and vents are 20" in width (TWO FULL SCREENS)
0		3 LITE SLIDER PICTURE WINDOW (TWO SCREENS)		8		AWNING (FULL SCREEN)
0		TWO DOUBLE HUNG WITH PICTURE WINDOW (TWO HALF-SCREENS)		0		CASEMENT BAY WITH PICTURE WINDOW Interior wood is not painted or stained. The width of center picture window will vary based on overall width of the bay window. (TWO HALF-SCREENS)
0		GARDEN WINDOW WITH CASEMENT END-VENTS Interior wood is not painted or stained. (TWO FULL SCREENS)		0		DOUBLE HUNG BAY WITH PICTURE WINDOW Interior wood is not painted or stained. The width of center picture window will vary based on overall width of the bay window. (TWO HALF-SCREENS)
0		HOPPER TILT BASEMENT WINDOW (FULL SCREEN)		0		BOW WINDOW Interior wood is not painted or stained. Shown in this section how number of openings & depth of unit will vary based on overall width of opening. (TWO FULL SCREENS)
0	Sliding Patio Door: Size <u>0</u> Location <u>0</u> Color <u>0</u> <input type="checkbox"/> Argon Gas Enhanced Insulated Glass <input type="checkbox"/> Low E Glass					

TOTAL NUMBER OF WINDOWS ON THIS ORDER: 50 TOTAL NUMBER OF PATIO DOORS ON THIS ORDER: 0
OTHER: Consist of remove and replacing 50 wood windows. Shall install 40 Pella
reserve Double hung. Shall install 2 casement windows. Shall install 8 Pella awning
windows. Shall remove and replace Front door left side.

BUYER'S RIGHT TO CANCEL	
BUYER MAY CANCEL THIS CONTRACT BY DELIVERING WRITTEN NOTICE TO THE SELLER AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. BUYER MAY USE THIS CONTRACT AS THAT NOTICE BY WRITING 'I HERBY CANCEL' AT THE BOTTOM AND ADDING BUYER'S NAME AND ADDRESS. THE NOTICE MUST BE DELIVERED TO THE SELLER AT THE ADDRESS SHOWN ABOVE.	
Total price for above	\$ _____
Down payment	\$ _____
Balance payable on Installation/Delivery	\$ _____
<input type="checkbox"/> Bank Financing	<input type="checkbox"/> Cash on Completion

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. This contract is valid only with proper signatures. Polar-Tite shall not be held responsible for time and material delays, strikes, acts of God or any other matters beyond its control. Owner agrees that the equity in this property is security for this contract. Since this contract calls for made to order goods, it is not subject to cancellation except as stated above. Start installation approximately _____ weeks from above date. Verbal promises can cause misunderstandings, therefore this contract constitutes the entire understanding of the parties, and no other understanding, collateral, verbal or otherwise, shall be binding, unless signed by both parties. Polar-Tite to remove and haul away all job related debris. All sales and discounts allotted. All charges included above. **Thank you for your order.**

X _____
Buyer's Signature
X _____
Buyer's Signature

X _____
Polar-Tite Windows Representative
Note: Polar-Tite Windows will not be responsible
for exposed paint lines due to removal & installation of trim casing.
There may be additional charges for unseen additional work.

1308/1310 atwater External Inbox x



Zach Hauk
to me ▾

Tue, Aug 5, 2:57 PM (18 hours ago) ☆ ↶ ⋮

Good afternoon Noah, please retract my proposal of permission to replace the front door. After reviewing your email, I have found that yes, we do have permission to replace the front door. Yes the new windows will be uniform dimensions of the current windows.

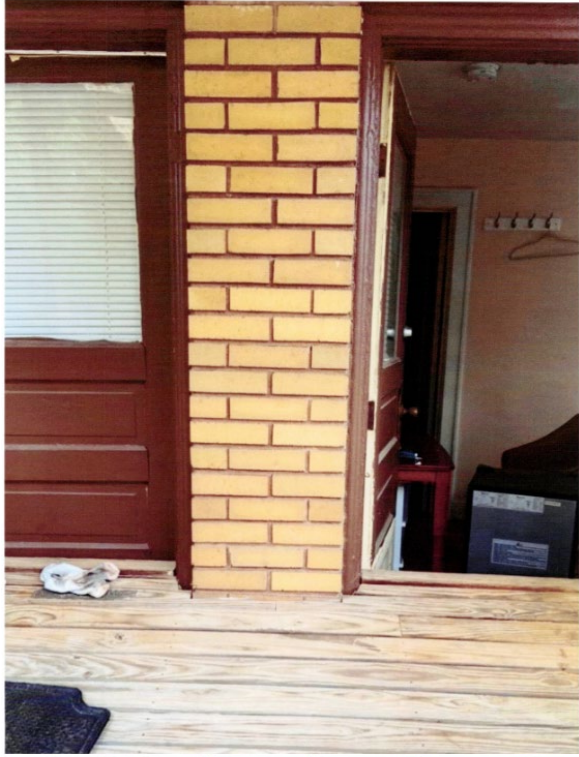
Thank you, Zach Hauk



















City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

Bmi Properties Llc
Po Box 5543
Bloomington, IN 47407

RE: 1308 E Atwater AVE

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

If the owner's or agent's contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents

can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact **HAND at 812-349-3420 and forms will be provided.**

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing & Neighborhood Development

Encl:Inspection Report,

Xc:Brawley Property Management: Po Box 5543, Bloomington, IN 47407

City Hall

401 N Morton St

Bloomington, IN 47404

Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Rental Inspection (812) 349-3420
Fax (812) 349-3582



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

3421

Owner(s)

Bmi Properties Llc
Po Box 5543
Bloomington, IN 47407

Agent

Brawley Property Management
Po Box 5543
Bloomington, IN 47407

Prop. Location: 1308 E Atwater AVE
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/4/5

Date Inspected: 06/10/2022
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2
Landlord Has Affidavit: Yes

Inspector: Mike Arnold
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: none

Monroe County records show this structure was built in 1899. There were no minimum emergency egress requirements at the time of construction.

Interior:

Basement:

No violations noted

Unit 1308:

Main Level:

Living Room (16-5 x 10-1):

Replace the battery in the smoke detector (it is beeping) so that it functions as intended.
IC 22-11-18-3.5

Dining Room (13-10 x 9-11):

No violations noted

Kitchen (13-11 x 8-11):

Repair/replace the flooring. BMC 16.04.060(a) (at the entry to the dining room)

City Hall	401 N Morton St	Bloomington, IN 47404
Email: hand@bloomington.in.gov Neighborhood Division (812) 349-3421	https://bloomington.in.gov/hand Housing Division (812) 349-3401	Rental Inspection (812) 349-3420 Fax (812) 349-3582

SW Bedroom (12-11 x 9-5):

Existing Egress:

Height: 20.75 inches

Width: 45.5 inches

Sill Height: 27 inches

Openable Area: 6.5 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

No violations noted

Bathroom:

No violations noted

Upper Level:

NW Bedroom (14-5 x 10-3):

Existing Egress:

Height: 20.75 inches

Width: 45.5 inches

Sill Height: 27 inches

Openable Area: 6.5 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Replace the inaudible smoke detector. IC 22-11-18-3.5

Bathroom:

No violations noted

Center Bedroom (10-4 x 9-8):

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

SW Bedroom (13-10 x 8-6):

This room has a door to the exterior

No violations noted

Unit 1310:

Main Level:

Living Room (16-5 x 10-1):

Repair the broken window. BMC 16.04.060(a) (east wall – north window – lower sash)

Dining Room (13-10 x 9-11):

No violations noted

Kitchen (13-11 x 8-11):

No violations noted

SE Bedroom (12-11 x 9-5):

Existing Egress:

Height: 20.75 inches

Width: 45.5 inches

Sill Height: 27 inches

Openable Area: 6.5 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

No violations noted

Bathroom:

No violations noted

Upper Level:

NE Bedroom (14-5 x 10-3):

Existing Egress:

Height: 20.75 inches

Width: 45.5 inches

Sill Height: 27 inches

Openable Area: 6.5 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Secure the window latch. BMC 16.04.060(a) (closet window)

Secure the window glass and replace glazing compound. BMC 16.04.060(a) (north wall – lower sash)

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Hallway:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Bathroom:

No violations noted

Center Bedroom (10-4 x 9-8):

Existing Egress:

Height: 23.5 inches

Width: 33.5 inches

Sill Height: 27 inches

Openable Area: 5.4 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Secure the window latch. BMC 16.04.060(a)

SW Bedroom (13-10 x 8-6):

This room has a door to the exterior

No violations noted

Exterior:

Remove the couch or other upholstered furniture from the front porch of the house.
BMC 16.04.040(f)

Other Requirements:

Furnace Inspection Documentation:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(c)

STAFF RECOMMENDATIONS	Address: 2127 E 5 th St
DD 25-16	Petitioner: Ernest Xi
Start Date: 7/15/2025	Parcel: 53-05-34-417-006.000-005
RATING: CONTRIBUTING	1948 Ranch



Background: 2127 E 5th St is a minimal ranch built in 1948 with a prominent brick front chimney stack by the front entrance and a picture window to its right. The exterior form of the house is fairly unchanged. The house was first occupied by William G Moss, a counselor for the IU football team, who had previously been a high school coach in Fort Wayne. In 1950, the house was bought by assistant IU football coach Otis Edmonds and his wife Cathy. In 1953, Edmonds took a new job as backfield coach for the Baltimore Colts, which would later relocate to Indianapolis. From 1953-1958, the house was owned by business management professor and former air force instructor Keith Davis, and his wife Mary, a children's book author. In 1962 the house was bought by Ljubomir Matulic, a graduate student in optics, and his wife Alice, student in French. The couple would move after two years and go on to teach at St. John Fisher College in Rochester New York. From 1964 to 1996, the house was owned and occupied by Mary A Lambert, a beautician and volunteer secretary for the local

chapter of the Communications Workers of America for 40 years. Lambert was active in local Democratic Party politics and the Hoosier Hills Food Bank.

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 25-16.

STAFF RECOMMENDATIONS	Address: 422 E Cottage Grove
DD 25-17	Petitioner: Sable Beyers
Start Date: 7/29/2025	Parcel: 53-05-33-210-063.000-005
RATING: CONTRIBUTING	c. 1930 Dormer Front Bungalow



Background: 422 E Cottage Grove is an eave front bungalow with front facing hipped dormer. The original porch railing was replaced in the 2000s, and the windows and front door are unoriginal. From 1922 to 1945, the house was owned by John M and Ada Gilmore, partial owners of Uncle John's restaurant at 233 N College. The couple lived next door at 424 E Cottage Grove and rented out this property. In 1934, John was elected County Treasurer, and he died in 1936, leaving the house to Ada. The house was owned and occupied from 1945-1965 by Raymond Duke, a secretary at the YMCA, and his wife Rebecca. From 1966 to 1972, the house was occupied by Rev. Hiram Frakes, a Methodist minister. In 1925, Frakes founded the school and settlement of Henderson in Bell County Kentucky, one of the poorest and most violent counties in the state during the prohibition era. Working with funding from a local bootlegger, Frakes built a log school to teach farming and religion, and provide mutual aid for residents

during the depression. In 1940 he returned to his native Indiana, eventually dying in Bloomington. After Frakes' death, the house was rented to students.

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 25-17.

STAFF RECOMMENDATIONS	Address: 115 E 12th St
DD 25-18	Petitioner: Sable Beyers
Start Date: 7/29/2025	Parcel: 53-05-33-207-032.000-005
RATING: CONTRIBUTING	c. 1925 California Bungalow



Background: 115 E 12th St is a gable-front one-story California Bungalow that retains most of its original features but has been resided in wide asbestos board. The house was first owned between 1927 and 1945 by Ivan Adams and his wife Gladys. Ivan ranked among the most prominent local stone carvers, whose work includes the Bloomington Courthouse WWII memorial, the IU seal at Foster Quad Dorm, columns on the Fine Arts Building in Chicago's Grant Park in 1933, the National Shrine of the Immaculate Conception in Washington, D.C., the 21 foot statue of Our Lady of Lourdes (hospital) at Indian Hill in Camden, N.J. and various other statues of the Virgin Mary and saints for Catholic institutions around the country. A monumental statue of his marks the grave of Gladys and himself at Rose Hill Cemetery. After the Adams moved out, the house was rented out for the next thirty years to a number of tenants, most of whom did not stay longer than several years. One of the most prominent occupants was Robert Quirk, a professor of Mexican History and editor of the American history

review. He was the recipient of the Frederick Jackson Turner award for debut books by historians, and lived at this location from 1955-1956. In 1977, this house was the first Bloomington residence of James and Susan Butler, founders of Butler Winery.

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 25-18.