

From: Homeowners of [111 E. 12th Street, Bloomington, Indiana 47408](#)
Irma Denney, Cheryl McKamey, & Erin McKamey

August 13, 2025

To: The Bloomington Historic Preservation Commission

Re: Demolition of [115 E. 12th Street, Bloomington, Indiana 47408](#)

As long time property owners of a property directly bordering the subject location to the west, we implore this Commission deny speedy demolition of this property until concerns of neighbors and surrounding neighborhood resident's issues are addressed and potential solutions agreed upon.

As property owners ourselves, personally we would not like to be told what we can or cannot do with our property. We understand this, but please note our family have been neighbors with the residents of the subject dwelling, for many years since the property at 111 E. 12th Street has been in our family for over 50 years. Passing ownership and occupancy from aunt to niece to daughter to daughter. It becomes a part of you and your memories.

The quaint yellow house next door, and its inhabitants have become friends with long term relationships. They have contributed to the community in various ways, as you will hear or read in statements. These relationships, as well as many others developed from homes and residents in the area are important to an individual's emotional and mental state. These connections and homes have become a sense of security for our family. We fear losing this, and hear this from several other neighborhood members.

It would be difficult to make a decision whether or not to demolish a dwelling on your own property. However, it is our understanding the new owner of this property does not live in the area, nor do they live in the city, or county. Since we do not know the individual, we can only hope consideration has been taken for the immediate neighbors, neighborhood and community in which we live. We expect that a neighbor would contemplate future impact to the surrounding area: local culture, tax base, housing regulations, historic landmarks, etc. We would like to think sincere thought is given to the potential professors, grad students and new student renters planning on attending or working at Indiana University and their experiences who might want to live in and be a part of the local charm.

These properties are all located in a collective, historic area of Bloomington called High Point. High Point's footprint extends from 8th street to 12th street, encompassing many quaint homes built years ago. It would be a shame to lose any more Bloomington history.

We are concerned with the rapid purchases and demolitions being requested by the buyer, as indicated by the three locations on your agenda for this meeting on Thursday, August 14th, 2025 indicates, that the speed in which these actions are taking place, little consideration has actually been given to the existing homeowners. We are concerned that the bottom line is strictly business related. We are concerned that the individuals in this small residential neighborhood cannot compete with a Real Estate Developer and the historic flavor of the region will be lost. We appeal to you, The Bloomington Historic Preservation Commission, to oppose demolition and call for a renovation or at least postpone this demolition until all concerns by the opposing neighbors are addressed and a solution or consensus found.

Since our house sits directly beside the subject property, and will be directly affected by this potential demolition, and the thought of a modernized building taking the place of the small city charm home, as mentioned in F.C. Tucker's description noted on their internet page about the High Point neighborhood, brings a sense of dread.

Two heartfelt letters about the home have been sent to you with earnest pleas to consider the yellow house as more than an amoral business and allow it to stand for future tenants or residents to enjoy the section of Bloomington as is: Judith Barnes, our friend and previous owner of 115 E. 12th Street, has sent to you her long term history of the subject residence. Amy Butler has penned a passionate story of her husband's family with emotional ties to the cute, quiet, 1920's bungalow as well. Our emotional ties are to the comfort, and security it holds as it sits mirroring our own home. Our association to the mentioned individuals is far more important, and cannot be dismissed. These two have been graduate students and long term residents who offer their own personality to the neighborhood. They have raised and shared vegetables. Sympathy Cards and gifts have been left on our doorstep when our pets passed away. These connections are endearing and their emotions felt, as we must strongly support the renovation of this property in lieu of demolition on their behalf as well.

Although the purchase of 115 E. 12th Street was made in May we find it interesting how the timing of the survey and placing of the sign in front of the house was only a few days prior to your meeting date. We are skeptical

about the intentions of this developer. It appears they are rushing the process and trying to influence you to make a swift decision. Although a petition has not yet been compiled, due to the brevity of notification, comments from neighbors have been collected during these few days allowed prior to this meeting and at least some names of those in opposition will be noted by Amy Butler. Ours are among those.

A list of concerns:

1. Indeed the brevity of notice about this demolition, although we realize the house was sold in May of this year, we were not informed of the intent to demolish until last week when holes were dug next to the sidewalk (actually posing a danger for those walking by or behind a lawnmower while mowing our property) until stakes were placed two days later on potential property lines, and a placard with your Commission's name and number to be called with issues was placed in the front yard. No other notification made.
2. A possible theory can be made why no other notification was made because this action was intended to be quiet for many reasons.
3. Unsure why the new owner or representative would open all windows, wide open, with rain in the forecast. Possibly to allow damage to assist with inspections warranting demolition? They were not that way when the previous owner left. Along with the wide open windows, no lights were left on. This potentially invites homeless individuals who stop by the pizza business to climb in, creating an unsafe environment for neighbors.
4. Intention of new owner. Since the new owner does not live in the High Point Neighborhood, the City of Bloomington, or the County of Monroe, will they rebuild an appropriate style home to meet High Point Neighborhood standards, charm, aesthetics, culture, City of Bloomington Assessment and tax base for the area?
5. If not renovating, or even if decision is made to actually renovate, their intention to inspect and disclose any hazardous building materials to be broken down, i.e., asbestos siding, lead paint, lead pipes, mercury, PCBs, mold, Silica dust, Radon, glass, nails, etc., to neighbors or appropriate authorities.
6. Intention to appropriately level or renovate the existing dwelling according to 1926.1101 OSHA regulations; encapsulating and disposure without exposure to any resident or pet in dwelling of 111 E. 12th Street or close proximity.
7. Follow-up and enforcement of this OSHA code made by whom?
8. Consideration of demolition and construction noises.

9. Please note: Current zoning/allowed a pizza restaurant to take up business behind these residential homes on 12th Street. Even to the point of relocating a dumpster within 20 feet of our back doors. This has allowed homeless people, rats, mice, racoons, and birds to congregate at all hours to partake of the discarded food products in, and often large numbers of pizza in boxes on top of, the dumpster to our dismay. We are stating this concern, for planning purposes, not having much confidence in the current office's decision for this neighborhood's longevity.

We do not intend to sell our property for any sort of demolition and development of an apartment complex with the collection of property purchases on the corner of 12th street. We intend to continue to live in the area that poses a close proximity to downtown employment, local restaurants, city charm, a quick drive to the lake, country night sights of full moons and lightning bugs.

Thank you for your consideration.
Irma, Cheryl & Erin