



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday August 28, 2025

5:00 p.m. EST

Prepared by HAND Staff

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

Zoom:

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

[Meeting ID: 842 6967 3454](#)

[Passcode: 711912](#)

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Bloomington Historic Preservation Commission Meeting

Thursday August 28th, 2025, 5:00 P.M.

In Person:

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

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AGENDA

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson at the Housing and Neighborhood Development Department at anna.killionhanson@bloomington.in.gov or 812-349-3577 and provide your name, contact information, and a link to or description of the document or web page you are having problems with. Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email human.rights@bloomington.in.gov.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. August 14th
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. COA 25-53**
 - 1100 E 2nd St (Elm Heights HD)
 - Frederick Schmitt
 - Addition of two downspouts*
 - B. COA 25-57**
 - 301 E 15th St (Garden Hill HD)
 - Christie Geel
 - Installation of awning*
 - Commission Review**
 - A. COA 25-52**

710 W Dixie (McDoel HD)

Jane Freund

Replacement of windows

B. COA 25-54

301 E Glendora Ave (Matlock Heights HD)

Micah Heath

Addition of basement window on east elevation

C. COA 25-55

1118 S Madison (McDoel HD)

Shirley Schooley

Removal of in ground pool

D. COA 25-56

301 E 15th St (Garden Hill HD)

Christie Geel

Demolition of garage

II. DEMOITION DELAY

A. DD 25-19

1109 N College Ave

Michael Snap

Full demolition

B. DD 25-20

1003 S Washington (Outbuilding)

Jerry Ramusack

Full demolition

C. DD 25-21

407 N Roosevelt

Ernest Xi

Full demolition

D. DD 25-22

609 N Dunn

Ernest Xi

Full demolition

E. DD 25-18

115 E 12th St

Sable Beyers

Full demolition

III. OLD BUSINESS

IV. NEW BUSINESS

V. COMMISSIONER COMMENTS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Next meeting date is September 11th, 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 - 8/31/2025

Accessibility Statement

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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

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
Jack Baker
Jeremy Hackerd
Daniel Schlegel
Melody Duesner
Ernesto Castenada

Advisory:

Duncan Campbell
Karen Duffy

Staff:

Noah Sandweiss, HAND
Eddie Wright, HAND
Anna Holmes, City Legal
Eric Greulich, Planning

Guests:

Terry Usrey
John Butler
Amy Butler
Jessica Will
Adam Will
Zach Hauk
James Ford
Sable Beyers
Jamie Galvan

Steve Ball
John Brownell
Gabriel Holbrow (Virtual)
Elinor Okada (Virtual)
Judith Barnes (Virtual)
Leighla Taylor (Virtual)
Erin McCamey (Virtual)
Ben Swanson (Virtual)
Harmony Jankowski (Virtual)

III. APPROVAL OF MINUTES

A. July 24th

Jeremy Hackerd made a motion to accept July 24th minutes with the following edits: on page 8 clarify that the Commission is advocating for everything that Chris Sturbaum discussed. On page 11 there was a verbal commitment on the windows and trim in the last two sentences of the motion. **Ernesto Castaneda** seconded.

Motion carried 4-0-2 (Yes-No-Abstain)

Sam DeSollar - Y

Ernesto Castaneda - Y

Jeremy Hackerd - Y

Jack Baker - A

Melody Duesner - Y

Daniel Schlegel - A

Sam DeSollar read the Historic Preservation Commission procedural statement.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 25-44

211 E Gilbert Dr. (Matlock Heights HD)
Adam Will
Solar panel installation

Noah Sandweiss gave presentation. See packet for details.

B. COA 25-46

213 S Rogers (Frosted Foods Building)
Ben Swanson
Chain link gate over recessed alley entrance

Noah Sandweiss gave presentation. See packet for details.

C. COA 25-47

902 S Rogers (McDoel HD)
Harmony Jankowski
Solar panel and roof material replacement

Noah Sandweiss gave presentation. See packet for details.

Commission Review

D. COA 25-43

324 S Rogers (Prospect Hill HD)
Jaime Galvan
Expansion of rear addition. Addition of south dormer

Noah Sandweiss gave presentation. See packet for details.

Questions: **Sam DeSollar** asked if anything was going on with the garage. Specifically the red outline in the drawing around the garage. **Jamie Galvan** stated the red in the drawing is from a previous change in 2019.

Jeremy Hackerd made a motion to approve **COA 25-43**. **Daniel Schlegel** seconded.

No discussion

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

Sam DeSollar - Y
Ernesto Castaneda - Y
Jeremy Hackerd - Y
Jack Baker - Y
Melody Duesner - Y
Daniel Schlegel - Y

E. COA 25-45

322 E Kirkwood (Kirkwood Manor)
Leighla Taylor
Two aluminum signs

Noah Sandweiss gave presentation. See packet for details.

Questions: **Jeremy Hackerd** asked if the Commission approves the standing sign would planning disapprove. **Eric Greulich** stated that they cannot approve the sign in the right of way. **Melody Duesner** asked about splitting that from the vote. **Karen Duffy** asked about the gooseneck light and the color of the letters. The letters will be navy blue. **Duncan Campbell** asked how far in the right a way is the sign. The flower bed and the sign are both in the right of way. **Ernesto Castaneda** asked exactly where the right of way is. **Eric** stated that it runs close to the side of the building. **Sam DeSollar** asked if **Leighla Taylor** knows exactly where the property line is. Can they have the sign elsewhere as proposed? The right away line goes right to the front and would not be allowed a free standing sign. **Karen Duffy** asked about the Soma sign which is a similar sign. It was grandfathered.

Jack Baker made a motion to approve **COA 25-45**. **Daniel Schlegel** seconded.

Discussion: The Commission likes the design of the sign.

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

Sam DeSollar - Y

Ernesto Castaneda - Y

Jeremy Hackerd - Y

Jack Baker - Y

Melody Duesner - Y

Daniel Schlegel - Y

F. COA 25-48

522 W 13th St (Maple Heights HD)

Terry Usrey

Replacement front fence

Noah Sandweiss gave presentation. See packet for details.

Questions: **Jack Baker** asked about the dogleg in the fence. **Terry Usrey** stated it's a stock photo, that's not in the final design.

Daniel Schlegel made a motion to approve **COA 25-48**. **Jeremy Hackerd** seconded.

Discussion: **Gabriel Holbrow** spoke as a public resident, he feels this fence is appropriate and should be approved.

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

Sam DeSollar - Y

Ernesto Castaneda - Y

Jeremy Hackerd - Y
Jack Baker - Y
Melody Duesner – Y
Daniel Schlegel - Y

G. COA 25-49

516 S Highland (Elm Heights HD)
Elinor Okada
Replacement of screen door with storm door

Noah Sandweiss gave presentation. See packet for details.

Elinor Okada asked for recommendations from the Commission on repairs to the door. **Sam DeSollar** stated he has some resources he could offer. In the past **Elinor Okada** put in a COA for a new door and was approved. But did not change the door at that time. This was 12 years ago before the current neighborhood guidelines were approved.

Questions: **Jack Baker** asked if the petitioner has explored local glass companies. He feels like the door could support glass. **Elinor Okada** asked if there is anyone local who works with doors as this one is warped. **Sam DeSollar** stated they may know of people locally who could help. **Duncan Campbell** asked if this is an original door. The Petitioner is not sure. **Sam DeSollar** stated she would need someone to look at the door to determine if it can support glass. There is a concern that she is replacing the door with a different material. The neighborhood has not submitted anything to the commission in reference to the door.

Jack Baker made a motion to deny **COA 25-49**. **Jeremy Hackerd** seconded.

Discussion: **Jack Baker** stated that it's worth pursuing the addition of a glass panel to the existing door. **Sam DeSollar** stated that the petitioner is welcome to come look at his front door, which is very similar. He will also give her a list of people who could repair her door.

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

Sam DeSollar - Y
Ernesto Castaneda - Y
Jeremy Hackerd - Y
Jack Baker - Y
Melody Duesner – Y
Daniel Schlegel - Y

H. COA 25-50

206 N Walnut (Courthouse Square HD)

Joshua Brownell

Replacement of second story windows

Noah Sandweiss gave presentation. See packet for details.

Questions: **Jack Baker** asked if the windows lose 4 inches and the spacing would increase. **Joshua Brownell** stated the windows would lose the 4 inches for the weight and mechanisms but the spacing between windows would remain.

Daniel Schlegel made a motion to approve **COA 25-50**. **Jack Baker** seconded.

Discussion: **Jack Baker** is happy to see the repairs. **Duncan Campbell** stated that they talked to the Petitioner and they viewed the sash and the distances needed. BRI has an easement and will need to approve. The recommendation is the same that BRI made. **Sam DeSollar** doesn't see enough detail to know what is going to happen here. They also don't know what the profile is. BRI recommended they replicate the sash. It's a frame that is mortared in with no play. But they need a space for the weights and the frame so it won't rot. **Duncan Campbell** gave details of the discussion with the Petitioner and BRI. Replacement of the windows in kind is the best thing to do. All the profiles will be replicated. Once the Commission approves then BRI has to give final approval. **Sam DeSollar** had concerns about the changes but he feels better about approval knowing BRI has final approval.

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

Sam DeSollar - Y

Ernesto Castaneda - Y

Jeremy Hackerd - Y

Jack Baker - Y

Melody Duesner - Y

Daniel Schlegel - Y

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

Noah Sandweiss gave presentation. See packet for details.

Zach Hauk stated that the designs of the windows are not going to change. The integrity of the windows will improve. Some of the windows could be repaired but they are very badly deteriorated and continue to deteriorate every day.

Questions: **Jack Baker** asked about why there are lines about the deteriorated storm windows. **Noah Sandweiss** recommends removal as they aren't very many and they don't have glass in them. **Jeremy Hackerd** asked which windows they are talking about in the recommendation. **Noah Sandweiss** and **Zach Hauk** clarified on the images which windows are being replaced. Petitioner clarified the location of 1308 and 1310. The west side is not displayed in the images in the packet. **Ernesto Castaneda** asked if the new windows are wood with aluminum clad. There is a wood window available but they are made from pine and do not last. **Sam DeSollar** asked about the polar tech in the packet. **Noah Sandweiss** explained the differences. **Jack Baker** asked about continuity across all the windows. **Sam DeSollar** explained the Elm Heights guidelines. The guidelines state replace in kind. The Commission would have no problem replacing the windows with wood, but the wood windows require more maintenance. All of the windows are one over one, except the basement. **Zach Hauk** stated that he would do a grid on the basement windows. **Sam DeSollar** stated that there are a lot of wood windows out there to consider. **Duncan Campbell** stated that if they don't replace all of the windows then they will not match. He also stated that wood windows are often clad on the outside, which make the windows would look like a painted window. **Sam DeSollar** disagreed. **Ernesto Castaneda** stated that the windows are not all original. But the original would need to be replaced in kind, then what about the non-original windows. **Noah Sandweiss** stated that most of the windows are wood but he is unsure how many windows are original. **Zach Hauk** stated that he needs to get the windows replaced as he has people moving in very soon. **Ernesto Castaneda** asked of approval under the condition that all windows be replaced would the neighborhood object. **Sam DeSollar** stated that the neighborhood has stated they may change their guidelines as being too restrictive. But right now the windows would need to be replaced in kind per guidelines. **Noah Sandweiss** clarified the neighborhood guidelines. **Duncan** stated that according to guidelines all windows have to match.

Sam DeSollar read the neighborhood guidelines as they pertain to window replacement.

Jack Baker made a motion to conditionally approve **COA 25-51**. The windows be wood framed Pella, non-clad. **Jeremy Hackerd** seconded.

After further discussion **Jack Baker withdrew his motion**.

Jeremy Hackerd made a motion to conditionally approve **COA 25-51**. Per neighborhood guidelines. **Jack Baker** seconded.

Motion failed 2-4-0 (Yes-No-Abstain)

Sam DeSollar - Y
Ernesto Castaneda - N
Jeremy Hackerd - Y
Jack Baker - N
Melody Duesner – N
Daniel Schlegel – N

Jack Baker made a motion to conditionally approve **COA 25-51**. Per staff recommendation of aluminum clad wood windows. **Ernesto Castaneda** seconded.

Sam DeSollar checked w/ **Zach Hauk** that's what he wants. He is fine with these conditions.

Motion carries 5-1-0 (Yes-No-Abstain)

Sam DeSollar - N
Ernesto Castaneda - Y
Jeremy Hackerd - Y
Jack Baker - Y
Melody Duesner – Y
Daniel Schlegel – Y

V. DEMOITION DELAY
A. DD 25-16

2127 E 5th St
Ernest Xi
Full demolition

Noah Sandweiss gave presentation. See packet for details.

Comments: **John Butler** stated that the neighborhood opposes this demolition. As well as the next two demolitions.

Jeremy Hackerd made a motion to release **DD 25-16**. **Jack Baker** seconded.

Discussion: **Sam DeSollar** stated they can do two things recommend to Common Council, which is unlikely, or release, in neighborhood is not a

historic dist. A member of the public asked for clarification on release. Sam DeSollar clarified the Commissions job as outlined by law. **Jack Baker** stated that the demo bothers him that houses are going away. **Daniel Schlegel** echo's Jack's statement. Amy Butler made a statement on the buildings that have replaced the houses that have been torn down. **Karen Duffy** added that there was a lot of push back from property owners.

Motion carries 5-1-0 (Yes-No-Abstain)

Sam DeSollar - Y

Ernesto Castaneda - Y

Jeremy Hackerd - Y

Jack Baker - Y

Melody Duesner – Y

Daniel Schlegel – N

Jeremy Hackerd read the statement to release.

B. DD 25-17

422 E 5th St

Sable Beyers

Full demolition

Noah Sandweiss gave presentation. See packet for details.

Comments: **John Butler** stated that the neighborhood opposes this demolition.

Jeremy Hackerd made a motion to release **DD 25-17**. **Jack Baker** seconded.

Motion carries 5-1-0 (Yes-No-Abstain)

Sam DeSollar - Y

Ernesto Castaneda - Y

Jeremy Hackerd - Y

Jack Baker - Y

Melody Duesner – Y

Daniel Schlegel – N

Jeremy Hackerd read the statement to release.

C. DD 25-18

115 E 12th St

Sable Beyers

Full demolition

Noah Sandweiss gave presentation. See packet for details.

Noah Sandweiss made the commission and public aware of letters submitted in support of the structure.

Comments: **John Butler** stated that the neighborhood opposes this demolition.

Judith Barnes, the previous owner of the home, spoke on behalf of the structure. She read a letter that she sent to the Commission with her history in the house. She asked if there is anything she could say to save the structure. She hopes that the commission will consider everyone who lived in the house and the commission will decide to save the home. The home is well built and has valuable qualities. Many notable people have lived in this structure. The letter has been added to the packet.

Erin McKamey stated that she lives at 111 E 12th ST. Which is next door to home in question. She stated that she hopes that the commission will not speedily release until the neighborhood can have their say to attempt to save the home. The home contributes to the neighborhood. They hope consideration is taken for the people surrounding the home. This is part of the local charm. It would be a shame to lose any more Bloomington history. No consideration has been given to the local homeowners. They appeal to the Commission to oppose demolition. They have fear of a modern home being built in place of this home. There is an emotional connection to the home, and they support renovation. They feel like the process is being rushed by the Petitioner, as the home was sold in May. The notification of demolition was made in close proximity to the time of the meeting. The new owners not living in the area is of concern. **Erin McKamey** stated the statement was read by her on behalf of two other people.

John Butler stated that the petitioner did not follow procedures for demolition No survey was done, no one was notified, and the lines are off by 4 feet. They have not met the minimum to demo. The home should be preserved due to its age and history. It's part of a string of homes called Candy Land going all the way to Lincoln ST. This is one of the most architectural original streets on this end of Bloomington. Walking down Washington is like a who's who of architecture. We have to learn how to save these hoses before they are all lost. He gave a history of the house and persons who have lived in the house.

Steven Ball stated that he worked to restore and repair the homes on 12th ST which are called Candy Land. The loss of this house would be like a bolder upon him.

James Ford stated that he has been contacted to sell his home by the same people who bought this home. He would like to see everything stop until the

neighborhood can try to become a historic district. He would like to know what the Cottage Grove historic district is. He found a mention of this district on the City of Bloomington website, but could find no information. He read statements from three people in the neighborhood asking to save this home and the neighborhood. They are opposed to demolition and would like to see the structure saved. They would like to receive instruction on saving the neighborhood as it stands.

Amy Butler asked how long the signs were put out. She stated that the demo delay signs were only placed a week before the meeting. **Noah Sandweiss** clarified the process for demo delay.

Jeremy Hackerd made a motion to recommend **DD 25-18** for formal staff review. **Daniel Schlegel** seconded.

Motion carries 6-0-0 (Yes-No-Abstain)

Sam DeSollar - Y

Ernesto Castaneda - Y

Jeremy Hackerd - Y

Jack Baker - Y

Melody Duesner - Y

Daniel Schlegel - Y

Jeremy Hackerd read the statement recommending for formal review.

Sam DeSollar clarified what recommending for review means. He also encouraged the people from the neighborhood to work to save the home and organize the neighborhood into a historic district. **Sam DeSollar** also advised them to come to the subcommittee work session the first Thursday of the month at 4. **Noah Sandweiss** clarified what the demo delay process is and the timeline. He also clarified that the Cottage Grove Historic District has been identified but not yet designated. The Commission offered ideas to the neighborhood, and **Sam DeSollar** clarified the Commission purview.

VI. OLD BUSINESS

A. Violations

Windows @ 702 W Kirkwood. If they don't receive a COA in 30 days then fines will be levied.

VII. NEW BUSINESS

Noah Sandweiss was at State Fair and an award was received for Cascades Park they are thinking about a historical marker for the site.

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ADJOURNMENT

Sam DeSollar adjourned the meeting @ **8:01pm**.

Video record of meeting available upon request.

STAFF APPROVAL	Address: 1100 E 2nd St (Elm Heights HD)
COA 25-53	Petitioner: Frederick Schmitt
Start Date: 8/13/2025	Parcel: 53-08-04-100-078.000-009
RATING: CONTRIBUTING	c. 1900 American foursquare



Background: 1100 E 2nd St is a slightly altered foursquare house with classical features. Most of the exterior materials are original or at least date to the building's period of significance. The south-facing two story porch and windows have recently been experiencing water damage from a sagging gutter system.

Request:

We are asking permission for several possible alterations of the gutter system of our house at 1100 E. 2nd Street. The gutter system is in disarray, and needs alteration to prevent water damage to parts of the house, specifically the balcony roof, the picture window in the southeast second floor bedroom, and the deck. The gutters are in disarray because they were incorrectly installed. We tried to get the installers to rectify the errors, but we had no success in getting them to respond. We are now going to employ a different roofer to make corrections.

We're asking for permission to pursue one or more of several options. We can't be definite at this point about which option we will take. The reason for this is that, although we have discussed these matters with our roofer, Tim McCain, we haven't yet come to any definite conclusion about which alterations to make. We won't know what he thinks until we meet with him to talk about it. And that's not likely to happen until he comes to our house ready and eager to proceed right away with one or more of the alterations. This is just the way he operates, and we are willing to conform to it. He is the most competent roofer of the five or roofers we have employed over the years to fix the roofing and gutter problems with the house. Hence, I'm asking for permission to pursue one or more of several possible alterations.

The alterations concern the gutters on the south side of the house, in particular the southeast section of the second floor gutter, and the east section of the balcony gutter. They do not involve attaching the gutters by a fascia board in such a way as to obscure the corbels. We are intending to leave the existing gutters in place without altering their appearance or the appearance of the corbels behind them, instead altering the arrangement of downspouts, which don't occlude the corbels and don't alter the decorative features of the house.

The key possible alterations are both on the gutter systems on the south side of our house, both the second floor gutter (the southeast section of that gutter) and the balcony gutter (the east section of that gutter). (The third floor gutter system is not involved in the alterations.) The possible alterations are:

1. To install a downspout going from the west end of the southeast section of the second floor gutter. This downspout would help to drain the southeast section of the gutter, which needs help because it's not correctly leveled and tips downward on its west end, without any downspout to drain it at that point. The proposed downspout would involve a gooseneck installed in the floor of the gutter at its west end, draining into a downspout pipe that would go as directly as possible from the second floor gutter down to the balcony gutter. The length of the downspout pipe would be between four and ten feet, depending on where we route it into the balcony gutter system on its east end. The southeast section of the second floor gutter is currently arranged to drain into the downspout at the southeast corner of the house (which drains the second floor gutter into the ground), but it drains poorly because the southeast section of the second floor gutter isn't correctly leveled. The new downspout would relieve the water flow congestion in the southeast section of the second floor gutter and do so without our having to relevel that section of gutter.

2. To install a downspout that drains the east section of the balcony gutter and empties straight to the ground, at which point a pipe on the ground would take the water downhill to the center of our yard, which is flat and level and would spread the water widely enough to avoid significant puddling. If we install the downspout mentioned in 1 (downspout 1), then this downspout (downspout 2) from the balcony gutter will be needed to handle the extra flow of water from the southeast section of the second floor gutter, through downspout 1, into the balcony gutter. Actually, downspout 2 would also help by alleviating water that overflows the second floor gutter onto the balcony roof because of the incorrect leveling of the southeast section of the second floor gutter, though if we install downspout 1, this problem will disappear. Downspout 2 would also be desirable to handle congestion in the east section of the balcony gutter that isn't attributable to the improper leveling of the southwest section of the second floor gutter but simply attributable to the small capacity of the half-round balcony gutter (the downspout for that gutter is way over on the west end of the balcony gutter and so there is a substantial flow in the balcony gutter before the water can exit to the ground through the only existing downspout that drains the balcony gutter, namely the downspout at the southwest corner of the house. Downspout 2 would be about 15 feet long.

Downspout 1 won't be needed if we can relevel the southeast section of the second floor gutter so that it drains properly into the downspout at the southeast corner of the house. We will see whether we can relevel that section before we turn to the idea of installing downspout 1.

Even if we can relevel the southeast section of the second floor gutter by lengthening the straps on its east end (to make the west end higher than the east end, we would probably still want to install downspout 2 to alleviate some of the congestion in the east section of the balcony gutter. So I am expecting that we will install downspout 2 whether or not we can relevel the southeast section of the second floor gutter and whether or not we install downspout 1.

Note: The downspouts we would install would be just like the ones that already exist at the southeast corner of the house (draining the second floor gutter to the ground) and the southwest corner of the house (draining the balcony gutter and the west section of the second floor gutter to the ground). Downspout 1, from the west end of the southeast section of the second floor gutter down to the balcony gutter, would be between four and ten feet long. Downspout 2, from the balcony gutter to the ground, would be fifteen feet long. These downspouts would be white enameled aluminum, either rectangular or floral-shaped in cross section, and five or six inches in diameter,

just like the existing gutters on the house. For both downspouts, we would install a gooseneck in the existing gutters at the appropriate spot and drain the gooseneck into the top of the installed downspouts. The exit pipe for downspout 2 at the ground would probably be a white or black flexible tubular extender. We might sink the extender a few inches into the ground in places to achieve the optimal grade for a downhill evacuation of the water.

To explain our options in a bit more detail:

We may be able to avoid downspout 1 by releveling the southeast section of the second floor gutter. This would be a more conservative solution than installing a downspout. But even if we did that it would still be desirable to install downspout 2, since the east section of the existing half-round gutter doesn't drain optimally in a heavy rain. How we route downspout 1 will depend on what the roofer thinks feasible and optimal. I assume we will try to minimize the length (which I estimate would be between four and ten feet from the west end of the southeast section of second floor gutter, down to the east section of the balcony gutter).

Description of the Materials for the Proposed Work at 1100 E. 2nd St

The proposed alterations are both additions of downspouts to the gutter system of the house. In each case, the downspout would be attached by cutting a small hole in the floor of the existing gutter at the designated location, and inserting a gooseneck to drain the water into a vertical downspout pipe below the gutter. The downspout pipe would have a rectangular cross sectional shape about 5 or 6 inches wide. The pipe would be a white enameled aluminum pipe just like the ones used by the existing downspouts on the house. The length of the downspout from the second floor gutter (downspout 1 in the proposal) would be the right length to take the water from the west end of the second floor gutter southeast section to the east section of the balcony gutter. This is between 4 and 10 feet depending on the angle of the downspout. The length of the downspout from the balcony gutter (downspout 2 in the proposal) would be the right length for a vertical evacuation of the water to the ground. This downspout would need to be terminated at the bottom by a tubular extender to take it downhill to the backyard. The downspout would be about 15 feet long, and the extender would be 8 to 12 feet long. Downspout 1 could rest on the balcony roof. Downspout 2 would be attached where needed by metal straps bolted to the balcony southeast column and to the corner of the house below that column.

Guidelines: Elm Heights HD

Architectural Metals

I. Removal, replacement, or restoration of existing architectural metal elements including roofing and gutter applications, steel windows, casement windows and industrial sash, storm doors, vents, grates, railings, fencing, and

all decorative features of architectural metal elements that are integral components of the building or site and visible from the right-of-way.

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

II. Addition of permanent metal features including but not restricted to: buildings, roofs, doors, windows, trim, fencing, and other architectural elements.

- The installation of new metal garden artwork or decorative item(s) does not require a COA.

Preservation Goals for Roofs

To ensure the structural soundness of the building by preventing moisture damage.

To retain and restore original roofs and special features, such as unique materials, cresting, box gutters, dormers, cornices, cupolas, and chimneys where they are significant to the design of the building, through routine maintenance and repairs.

To minimize impacts to historic roofs and street views through appropriate design when adding new features, room additions, or energy retrofits.

I. A change in the appearance, either shape or materials, of a roof or roof feature, including guttering and downspouts are needed, install them so that no architectural features are lost or damaged. For modest postwar roofs, galvanized metal may be an appropriate choice. Retain the shape of traditional half-round gutters and down spouts. Historically, copper guttering is not painted.

Staff conditionally approves COA 25-53 for either proposed plan.

This petition presents two options for the installation of new downspouts that may be used individually or pursued together. While it isn't perfectly clear yet whether both spouts would be needed, the comprehensive description of both plans provided by the petitioner indicate that all of the proposed work would meet the goals of retaining the shape and materials of historic guttering and not obscuring historic features like brackets or corbels. The gutters are not made from a particularly significant or difficult to replicate material like copper.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1100 E. 2nd St, BL 47401

Parcel Number(s): 53-08-04-100-078.000-009

(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: Frederick Schmitt and Marcia Baron

Email: fschmitt@iu.edu

Address: 1100 E. 2nd St, BL 47401

Phone: 812-381-8723

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: 2 downspouts to the existing gutters
- ☐ New Signage
- ☐ Alterations to the yard
 - ☐ Alteration to fences, walls
 - ☐ Tree removal
- ☐ Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

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

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

Applicant's Signature:  Date: 08-12-2025



STAFF APPROVAL	Address: 301 E 15th St (Garden Hill HD)
COA 25-57	Petitioner: Christine Geel
Start Date: 8/15/2025	Parcel: 53-05-33-203-015.000-005
RATING: CONTRIBUTING	c. 1950 limestone ranch



Background: Built in 1950, 301 E 15th St is a minimally altered limestone ranch with replacement windows and doors. The site also includes a limestone retaining wall and cinderblock garage built into the side of the slope. Several years ago an aluminum awning over the front porch was severely damaged in a storm. The petitioner is requesting the installation of a similar awning in this location.

Request:

My name is Christina Geels, and I am the owner and property manager of the residence located at 301 E. 15th Street, situated in the Garden Hill neighborhood. During a severe storm, the aluminum awning that previously covered the front patio of the property sustained significant damage and was completely destroyed. Please refer to the attached photographs for documentation of the damage.

After researching potential replacements, I have identified a vendor that manufactures aluminum awnings in a style that I believe matches the original design. The proposed replacement is consistent in both material and appearance with the previous structure, thereby preserving the aesthetic and architectural integrity of the property.

Accordingly, I am submitting this request for a Certificate of Appropriateness in order to proceed with the installation of the new awning. Photographs of the proposed replacement have also been included for your review.

Thank you for your time and consideration.

Sincerely,
Christina E. Geels

Guidelines: Garden Hill HD

Changes to Public Way Façade

2. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable-end shingles. (See Removal of Original Materials below).

Staff approves COA 25-57

The proposed replacement awning matches the design of the previous awning as well as the remaining window awning.

*Patio
Awning



CITY OF
BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 301 E. 15th St.

Parcel Number(s): _____

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

Bloomington Historic District:

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

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

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

APPLICANT INFORMATION:

Name: Christina E. Geels Email: christinaegeels@gmail.com

Address: 906 S. Fess Ave, Blmngtn IN Phone: (812) 361-2751

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: replacing patio awning damaged during storm
- ☐ 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: _____

Christine G. Jones

Date: 8/15/25



Tel: 888.330.3115

[Contact Us](#)

Product Search



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AC1000 Pan Type Door and Patio Awning

>



I plan to use the Almond color for the awning. I think it is quite similar to the original color and will go well with the limestone.

STAFF RECOMMENDATIONS	Address: 710 W Dixie (McDoel HD)
COA 25-52	Petitioner: Jane Freund
Start Date: 8/6/2025	Parcel: 53-08-05-402-095.000-009
RATING: CONTRIBUTING	c. 1930 California bungalow



Background: 710 W Dixie is a 1929 gable front California Bungalow with a rear addition and many original features. In 2025, the applicant replaced all of the widows in the original portion of the house with white vinyl double hung 1/1 windows which she intends to reimburse through Bloomington's Green Home Improvement Program. After learning that a Certificate of Appropriateness from the Historic Preservation Commission would be required for the project as the house is located in a local historic district, the applicant submitted a request for a retroactive COA.

Request:

Replacement of all windows, most of which were wood 4/1 windows with 1/1 vinyl windows.

Guidelines: McDoel HD

WINDOWS:

Windows are a strong character-defining detail of houses. When considering whether to rebuild or replace windows, attention should be paid to the classification of the house.(See Appendix) Replacement windows should be consistent in appearance with the original design.

Preferred

Retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.

Acceptable

Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

Changes behind the front 1/3 of the house, along the sides and to the rear are not as visible from the street elevation and are not considered significant changes to the house.

Staff does not recommend approval of COA 25-52

As the applicant highlighted in her response to the District Guidelines, replacement windows should be consistent in appearance with the original design and configuration. Except with Notable or Outstanding properties, there are no material requirements or a requirement to retain original windows, but the appearance of replacements should be consistent. Many houses in the district do have windows with different configurations or may have had windows replaced before designation. Every building has its own defining characteristics, and the configuration of the original 4/1 windows are significant to the style of this craftsman home. The instructions online for the Bloomington Green Home Improvement Program as well as the application form say that a Certificate of Appropriateness may be required in historic districts, and recommend contacting the Historic Preservation Program Manager before starting work. There are a number of possible treatments for improving the thermal efficiency of these window openings including insulation and the installation of storm windows over the existing windows and replacement with new windows that are consistent with the appearance of the original design. The McDoel Historic District Guidelines call for a more lenient review of features behind the front third of the house, so changes to the appearance of windows in this location would generally be acceptable, but for the street facing portion of this house the guidelines for windows must be adhered to.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 710 West Dixie Street 47403

Parcel Number(s): _____

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

Bloomington Historic District:

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

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

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

APPLICANT INFORMATION:

Name: Jane Freund Email: alexandcj37@gmail.com

Address: 710 West Dixie Street Bloomington, IN 47403 Phone: 412-877-5181

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: _____ Email: _____

Address: _____ Phone: _____

PROPOSED WORK (Check all that Apply):

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

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

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

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

Applicant's Signature: Tave F. [Signature] Date: 8/5/2025

**Crimson Custom Homes Inc.
1200 W That Road
Bloomington In 47403
812 360-4995**

March 25, 2025

Bill to: Steen Properties

Invoice #2021

Due upon receipt.

Re: 710 W Dixie



Remove and replace windows with Graber Therm-o-Loc Energy Star windows, white vinyl double hung.

Total due \$3,887.00 / Paid in full

Thank you for the opportunity!

Hal Weaver
812 360 4995

From: Hal Weaver hwwj62@gmail.com
Subject: windows
Date: June 11, 2025 at 10:42 PM
To: Jane Freund mejaneclay@gmail.com

ENERGY STAR Qualified in Highlighted Regions	
	 * Qualified
	GRABER THERMO-LOC WINDOWS 1000 Double Hung Vinyl frame, Double glazed, Low E coating (e=0.156, S2) VYL-K-1-00014-00004
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S.A-P) 0.37	Solar Heat Gain Coefficient 0.50
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance 0.57	
<small>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org</small>	



windows.docx

**GRABER THERMO-LOC VINYL
WINDOWS**

9058 E 500 N
MONTGOMERY, IN 47558

Bill To:

HAL WEAVER
1200 W THAT RD.
BLOOMINGTON, IN 47403

PAID
03/17/2025

Invoice

203684

Date

3/11/2025

Customer Info

Account # 2916

(812) 360-4995

hwwj62@gmail.com

Job Name

Customer Ref #


Terms

Due Date

Net 30

4/10/2025

Qty.	Description	Price Each	Amount
	(WHITE* *HALF SCREEN* *LOW E* *NO GRIDS) - GW40013		
3	28 X 57 1/2 SINGLE - DOUBLE HUNG (REPL.)~	242.00	726.00T
2	33 7/8 X 57 3/4 SINGLE - DOUBLE HUNG (REPL.)~	254.00	508.00T
2	23 3/4 X 37 1/2 SINGLE - DOUBLE HUNG (REPL.)~	195.00	390.00T
1	17 1/2 X 25 1/2 SINGLE - DOUBLE HUNG (REPL.)~	195.00	195.00T




BLACK EXTERIOR / WHITE INTERIOR VINYL WINDOWS NOW IN STOCK

BLACK EXTERIOR WHITE INTERIOR DOUBLE HUNG WINDOWS

2100 Series* *Low E* *Argon* *Full Screen

28 X 40* *36 X 38* *36 X 60* *36 X 48



**Thank you for your
business!**

Subtotal	Sales Tax (7.0%)	Total
\$1,819.00	\$127.33	\$1,946.33

Phone # (812)-486-3273 Fax # (812)-486-2900 graberwindows9058@gmail.com

All claims and returned goods must be accompanied by this bill.
Please apply invoice number on check.

WINDOWS:

Windows are a strong character-defining detail of houses. When considering whether to rebuild or replace windows, attention should be paid to the classification of the house. (See Appendix)

Replacement windows should be consistent in appearance with the original design.

Preferred

Retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.

Acceptable

Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

yes

yes
NOT
DEFINED

DOORS:

Original doors on houses classified as notable should be preserved as an integral part of the design. Doors may be widened or replaced to accommodate wheelchairs.

Preferable

Keep doors that are original to the house in place and add storm doors for weatherization. Replacement doors should closely match the design of original doors.

"Character" is unclear there should be drawings or photos of what is expected.

**Bloomington Green Home Improvement Program
(BGHIP)**

*Not
submitted
yet*

Program application summary

You may be eligible for this program

Based on your responses, you are likely eligible for this program.

Note: Fields marked with a * are required.

Application Overview *

Answer →

Full Name *

Jane Freund

Previously answered on 2025-06-06

 Edit

Email Address *

alexandcj37@gmail.com

Previously answered on 2025-06-06

 Edit

Phone Number *

+1 412-877-5181

Previously answered on 2025-06-06

 Edit

Home Address *

710 W Dixie ST
Bloomington, IN 47403

Previously answered on 2025-06-06

 Edit

**Owner-occupation is required for
program participation. ***

I confirm that I am the owner and resident at
this address.

Previously answered on
2025-06-06

 Edit

Previously answered on

is your property in a historic district? *

Previously answered on
2025-06-06

 Edit

Yes

If your property is in a historic district, have you confirmed with the City of Bloomington Historic Preservation Program Manager (Noah Sandweiss) that any visible changes to the exterior of your building are approved according to your neighborhood guidelines? *

Previously answered on
2025-06-06

 Edit

NO ~~X~~ *NO* Yes, I have confirmed that exterior changes to my historic property are approved.

Please upload your Certificate of Appropriateness (COA), or documentation (such as a copy of an email) that the Historic Preservation Manager confirmed that you do not need a COA. *

Answer →

What type of green home improvement project are you doing? *

Answer → *Windows*

When will the project be complete? *

Answer → *Completed*

Did you participate in the Duke Energy Smart Saver Program and/or find your contractor using Find It Duke? *

Answer → *NO*

Did you participate in the Indiana HOMES or HEAR Program and use a state-approved contractor?

Answer → *NO*

Are you planning to apply for a bought-down interest rate loan through Clean Energy Credit Union or Hoosier Hills Credit Union? *

Answer → *NO*

Have you previously received a BGHIP rebate from the City of Bloomington? *

Answer → *NO*

Do you meet the following low-income definitions to qualify for the increased rebate

Answer → *NO*

Please upload the project quote from your contractor, which must include a description of the products being purchased, cost details including labor, the address of the project, your name, and the anticipated installation timeline. *

Answer →

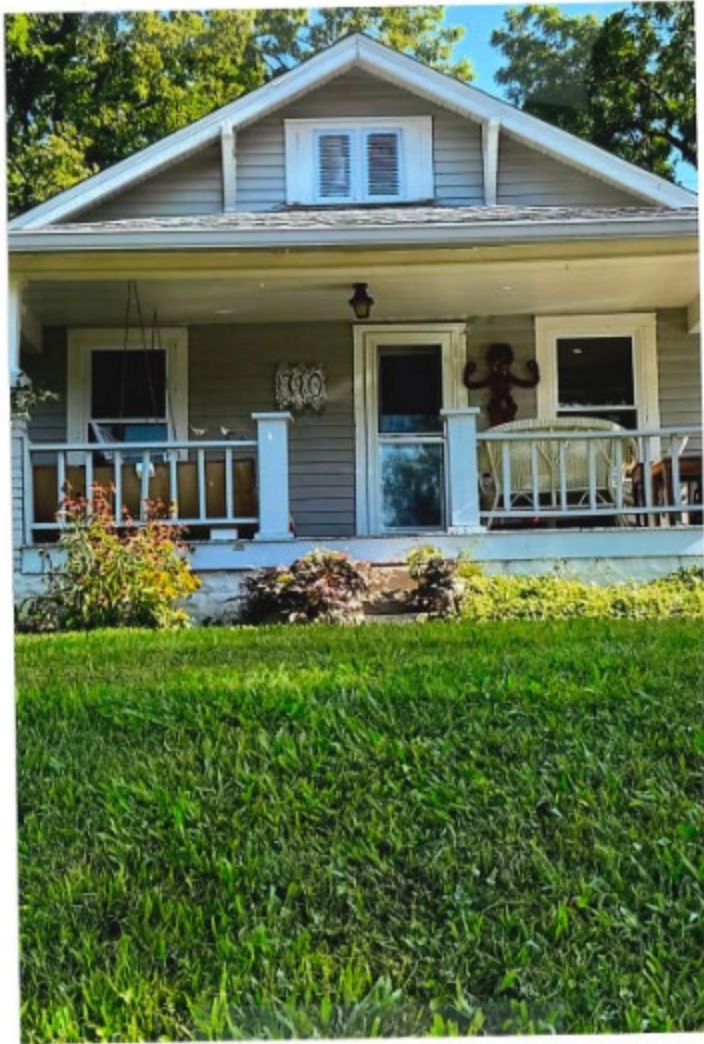
How did you hear about this program?

Answer →

Application Signature * *Jane Freund*

Answer →

710 West Dixie
"AFTER"



"After" outside
Kept original
window frames -
they will be
painted



710 west
Dixie
"Before"



all windows
had plexiglas
panels velcroed
to inside
of windows,
no screens,
and windows
were in poor
condition.
Cords/weights
were broken.
Restoration
not an option.



710 west
Dixie
"Before"

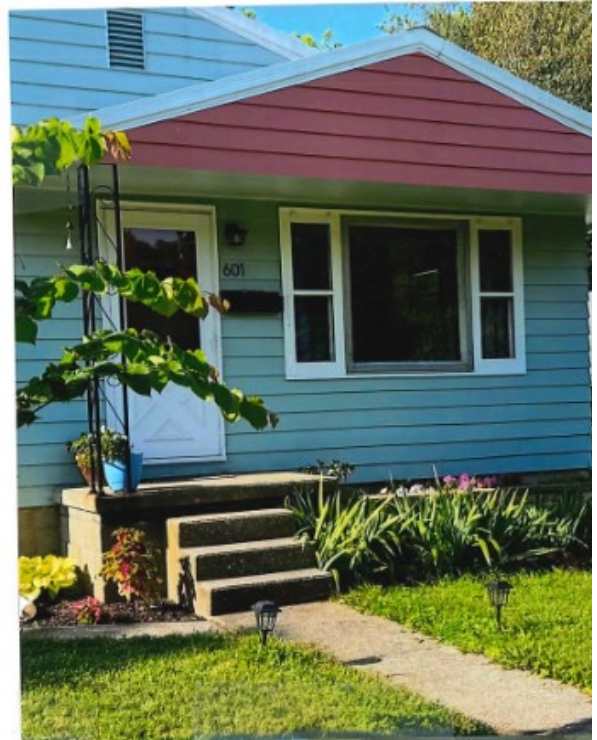
2-Room
existing
addition
when I
purchased.

Had replacement
windows when
I bought it.



Facing back
yard.





Examples of front
windows on my
street between
Fairview and
Rogers.

From: Shawn Miya shawn.miya@bloomington.in.gov
Subject: Re: Bloomington Green Home Improvement Program
Date: April 29, 2025 at 2:05 PM
To: Jane Freund mejaneclay@gmail.com

I had several e-mails with Shawn in which we discussed eligibility for rebate. COA was never mentioned. I didn't see it until I was filling out the application.

Hi Jane,

Yes, the minimum project price is \$2,000. This minimum price ensures good quality, energy efficient upgrades in order to gain maximum energy efficiency in a home and it also reduces the volume of rebates to process on our end. We don't have the capacity to process rebates less than \$500. From my experience installing an energy star exterior door would be at least \$2,000. If the total cost is less than \$2,000, the project would not qualify for a rebate.

You would provide proof of payment from all of the places where you spent money on the project. If the contractor buys the door on your behalf and installs it, you would submit their itemized invoice with the "Paid In Full" date on it. Please let me know if you have any other questions.

Best,
Shawn

Shawn Miya, MPH
Assistant Director of Sustainability
Economic and Sustainable Development Department
City of Bloomington
401 N. Morton St.
Bloomington, IN 47404
812-349-3837



CITY OF
BLOOMINGTON
ECONOMIC AND SUSTAINABLE DEVELOPMENT

Learn how Bloomington's Climate Action Plan is being implemented by visiting <https://bloomington.climateenvhub.com/>

If you want to go fast, go alone. If you want to go far, go together. ~ African Proverb

On Tue, Apr 29, 2025 at 12:17PM Jane Freund <mejaneclay@gmail.com> wrote:

Hi, thanks for getting back to me. A few follow up questions:
Do you have to purchase a minimum of \$2000 in products? It seems odd that there's a minimum rather than a maximum amount of the rebate. For instance, if I buy a new energy star door for \$400 and it costs \$300 to install, then it would not be eligible?
Also, do you need a store receipt or can I just use a receipt from my contractor? or a combination of both? Does the total rebate price include installation or is it just the purchase price?
Thanks, Jane

On Apr 28, 2025, at 3:52PM, Shawn Miya <shawn.miya@bloomington.in.gov> wrote:

Hi Jane,

Here is the link to our residential rebate program for windows and doors:
<https://bloomington.in.gov/sustainability/bgchip>

The program is a rebate program instead of a grant program. Residents need to apply, be approved for a qualified project, complete the project, pay for it, submit proof of payment, and request a rebate. If qualified projects were completed after the beginning of January 2025, rebates will be provided for those as well.

Please let me know if you have any questions.

Best,
Shawn

Shawn Miya, MPH
Assistant Director of Sustainability
Economic and Sustainable Development Department
City of Bloomington
401 N. Morton St.
Bloomington, IN 47404
812-349-3837



CITY OF

From: Shawn Miya shawn.miya@bloomington.in.gov
Subject: Re: Bloomington Green Home Improvement Program
Date: June 2, 2025 at 1:27 PM
To: Jane Freund mejaneclay@gmail.com, Jolie Perry jolie.perry@bloomington.in.gov

Hi Jane,

Thank you for the feedback. Could you please attach a copy of your paid invoice so that we can have further visibility into your project? Does the invoice specify Energy Star rated windows?

Best,
Shawn

Shawn Miya, MPH
Assistant Director of Sustainability
Economic and Sustainable Development Department
City of Bloomington
401 N. Morton St.
Bloomington, IN 47404
812-349-3837



Learn how Bloomington's Climate Action Plan is being implemented by visiting <https://bloomington.climateavhub.com/>

If you want to go fast, go alone. If you want to go far, go together. ~ African Proverb

On Fri, May 30, 2025 at 12:40PM Jane Freund <mejaneclay@gmail.com> wrote:
Hi Shawn,

I'd like to give you this feedback:

I am disappointed that this will not work for me. 1) I installed 8 new energy efficient windows in my home but the purchase and installation of just 2 windows did not exceed \$2000. The windows were purchased from a local manufacturer and are very high quality IMO. If I had spent \$1000 per window instead of about 1/2 that, it would have been much more than what I could afford. Staying within a budget allowed me to do the project.
2) I installed a new front door but it did not exceed \$2000. The door is very high quality and the cost of the door plus installation is about \$1000. It was purchased from Menards and I wanted to support this local business. Maybe Pella or similar products would meet your limit but that seems a stretch for the owner of a midrange home who wants to upgrade and save on energy bills. My newly purchased 100 year old bungalow had the original rickety single pane doors and windows.
I'm sorry that your program is structured this way. Someone who is not on an unlimited budget, who can't afford the most high end products is being left out of this opportunity. It's too bad that someone can replace all of their windows and doors on a budget and still not meet the requirements for a rebate.
Sincerely, Jane Freund

On Apr 29, 2025, at 2:05PM, Shawn Miya <shawn.miya@bloomington.in.gov> wrote:

Hi Jane,

Yes, the minimum project price is \$2,000. This minimum price ensures good quality, energy efficient upgrades in order to gain maximum energy efficiency in a home and it also reduces the volume of rebates to process on our end. We don't have the capacity to process rebates less than \$500. From my experience installing an energy star exterior door would be at least \$2,000. If the total cost is less than \$2,000, the project would not qualify for a rebate.

You would provide proof of payment from all of the places where you spent money on the project. If the contractor buys the door on your behalf and installs it, you would submit their itemized invoice with the "Paid in Full" date on it. Please let me know if you have any other questions.

Best,
Shawn

Shawn Miya, MPH
Assistant Director of Sustainability
Economic and Sustainable Development Department
City of Bloomington
401 N. Morton St.
Bloomington, IN 47404

From: Jane Freund mejaneclay@gmail.com
Subject: Re: Energy star windows
Date: June 4, 2025 at 2:27 PM
To: Shawn Miya shawn.miya@bloomington.in.gov

Wow, that's great! It's so nice that you responded to my feedback... and so unusual, in my experience. I really appreciate it and the rebate will help me out a lot!

I'm assuming that the door is still a separate rebate or did you roll that in?
As I mentioned, my front door was \$1000 installed. I also got a heavy duty storm door also @ \$1000.

On Jun 4, 2025, at 1:25PM, Shawn Miya <shawn.miya@bloomington.in.gov> wrote:

Hi Jane,

Based on your feedback we have decided to remove the 2 window minimum requirement to receive a rebate. Applicants can receive up to a maximum of \$750 for the entire window replacement(s) project as long as the windows meet energy efficiency requirements. We are happy to review your paid invoice that provides details about the type of windows installed and their energy efficiency criteria or you are welcome to go ahead and apply to the rebate program following this link: [Click here to access the application on CiviForm.](#)

Please let us know if you have any questions.

Best,
Shawn

Shawn Miya, MPH
Assistant Director of Sustainability
Economic and Sustainable Development Department
City of Bloomington
401 N. Morton St.
Bloomington, IN 47404
812-349-3837



Learn how Bloomington's Climate Action Plan is being implemented by visiting <https://bloomington.climatehub.com/>

If you want to go fast, go alone. If you want to go far, go together. ~ African Proverb

On Tue, Jun 3, 2025 at 8:49PM Jane Freund <mejaneclay@gmail.com> wrote:
Hi Shawn, Yes, my new windows are rated energy star, here is a screenshot from their website. Graber Therm-O-Loc. I need to get a copy of the invoice from the contractor to separate out that project. Thanks for your further consideration. Jane

Eligibility and Program Rules

COA not
listed here.

To qualify for a rebate:

- The property must be within Bloomington city limits.
- Applicants must own and occupy the property. Rental properties are not eligible for BGHIP.
- The project must be a qualified energy efficiency or renewable energy project (see project descriptions below).
- One rebate is allowed per household per year. Exceptions include: a simultaneous installation of solar panels and battery energy storage, which qualifies for both rebates; an electrical panel upgrade required by an approved project, which qualifies for both rebates.
- City of Bloomington rebates may be combined with state and utility rebates and federal tax credits, as long as the total rebates and tax credits do not exceed the project cost. More information is provided below.
- Applications should be submitted before starting home improvements to ensure funding is available for the project. However, applications for completed projects are accepted with a paid invoice dated 2025.
- Rebates are available on a first-come, first-served basis until all program funding is depleted. Rebates are granted as a reimbursement after projects are paid and complete.
- Projects must be completed by a contractor. Quotes and receipts must be provided. Quotes must show any point-of-sale rebates. Self-performed projects do not qualify.
- Rebates will be given using Electronic Funds Transfer to a bank account.
- Applicants agree to provide utility bills for three months following project completion and the same three calendar months in the previous year. The Sustainability Program Coordinator will reach out to collect them when due. This information allows the City to measure the program impact.

Approved Project Types

Rebates apply to the following set of qualifying projects. Rebates are calculated based on the total cost of the products and labor.

Renewable Energy

- Solar panel system
 - Includes photovoltaic panels, inverters, mounting systems (rooftop or ground-mounted), electrical connection hardware
- Battery energy storage system
 - Includes batteries, inverters, electrical connection hardware

Electrification

- Level 2 electric vehicle charger
 - Includes EV charging equipment and electrical connection hardware
- Energy Star certified central air conditioner

Steps to Participate in BGHIP

1. Choose a green home improvement project and obtain a contractor quote.
 - If you are using the Indiana HOMES or HEAR rebate program, use their website to apply for the program and be paired with an approved contractor.
 - If you are utilizing the [Duke Energy Smart \\$aver rebate program](#), use their “[Find a Contractor](#)” website for finding an approved contractor.
 - Otherwise, if you need assistance on where to start looking, find accredited contractors through the [Better Business Bureau](#). Request multiple quotes from different contractors in order to get the best price.
 - Homes in a [historic district](#) may have restrictions against changes to the exterior of the building. You must contact the City of Bloomington Historic Preservation Program Manager (noah.sandweiss@bloomington.in.gov) to confirm your historic district guidelines because you may need to submit an application for a [Certificate of Appropriateness](#) before moving forward with BGHIP.
2. Apply for the Bloomington Green Home Improvement program using the [online application found on the City of Bloomington CiviForm website](#).
 - Upload a project quote to the application. The quote must be drafted by the contractor and include:
 - the address of the project
 - homeowner’s name
 - project description, including model numbers and product details
 - anticipated installation date
 - any anticipated state or Duke Energy rebate amounts, if applicable
 - total project cost
 - You may upload an invoice for a completed project at this stage, if the installation was completed in 2025.
 - If your household qualifies as low income, you will be asked to securely provide proof of income (see details for low income qualifications below).
3. The City of Bloomington Sustainability Program Coordinator will reach out to confirm your eligibility and provide an estimated City rebate amount.
4. Proceed with the scheduled project installation. Installation must take place within 6 months of application approval. Extensions will be granted on a case by case basis if the contractor is unable to meet the time limit.
 - If you use the Indiana HOMES or HEAR program, the contractor will apply the state rebate as a discount at the point of sale.
 - If you utilize a Duke Smart \$aver approved contractor, they will submit the project completion documents to Duke Energy on your behalf in order to receive the Duke rebate.
5. Once the project is complete, send the following required documentation to the City in order to receive the rebate:
 - Signed project contract, invoice, or equivalent document describing the work completed. The document must include:
 - the address of the project
 - homeowner’s name
 - project description, including model and product details
 - installation date
 - the total cost
 - Other rebates or discounts, if applicable
 - confirmation that the project is paid in full
 - At least one photo of the project
 - For solar installations, a completed interconnection agreement with Duke Energy (to verify the system installation is complete)
 - Complete a Substitute W-9 and Bank/Electronic Funds Transfer form for payment (provided by the program coordinator)
6. The City will request your signature on a rebate agreement form, which will be sent to your email from DocuSign, an online document signing platform used by the City.
 - It will take approximately 4–8 weeks to receive the BGHIP rebate after signing the agreement.
 - The rebate amount will be calculated based on the paid invoice.
7. For qualifying projects, file for the federal [Energy Efficient Home Improvement Credit](#), the [Residential Clean Energy Tax Credit](#), or the [Indiana renewable energy property tax exemption](#).

STAFF RECOMMENDATIONS	Address: 301 E Glendora Dr (Matlock Heights HD)
COA 25-54	Petitioner: Micah Heath
Start Date: 8/13/2025	Parcel: 53-05-28-203-064.000-005
RATING: CONTRIBUTING	c. 1955 ranch



Background: 301 E Glendora Dr is a 1957 limestone ranch with an unfinished basement. This petitioner is proposing the addition of an egress window to make the basement habitable.

Request:

Installation of a Performax™ 36"W x 48"H White Left-Hinge Vinyl Casement Window with Nailing Flange below ground level at the south end of the east elevation

Guidelines: Matlock Heights HD

WINDOWS AND DOORS

"Recommended"

Existing architectural details for windows and doors shall be retained or replaced in the same style or in a design appropriate to the house or its' context.

"Acceptable"

Retain the proportions of original openings.

Replacement of windows and doors determined to be original should duplicate the original in size and scale.

Creative use of commercially available window shapes and sizes can help mimic the typical mid-century modern patterns in new construction.

Horizontal shapes and combinations of windows are integral to the look of the wall. If fixed windows on a primary facade are a concern for egress, other options may be allowed on a case-by-case basis and applications such as sliders or casement windows may be acceptable.

All window and door petitions will be reviewed on a case-by-case basis.

Staff recommends tabling COA 25-54

While the installation of an egress window below ground level would likely have a minimal impact on the appearance of the building, a visualization of the new window opening or more specific information about its height would help make a clearer determination.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 301 E Glendora Drive

Parcel Number(s): 53-05-28-203-064.000-005

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

Bloomington Historic District:

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

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

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

APPLICANT INFORMATION:

Name: Micah Heath Email: micah.heath@kw.com

Address: 2921 W Trenton Overlook, Bloomington, IN 47404 Phone: (812) 760-0083

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: Adding an egress window on the side of the house.
- ☐ New Signage
- ☐ Alterations to the yard
 - ☐ Alteration to fences, walls
 - ☐ Tree removal
- ☐ Other(s): Removing bushes in front of the house.


ADDITIONAL REQUIRED DOCUMENTS

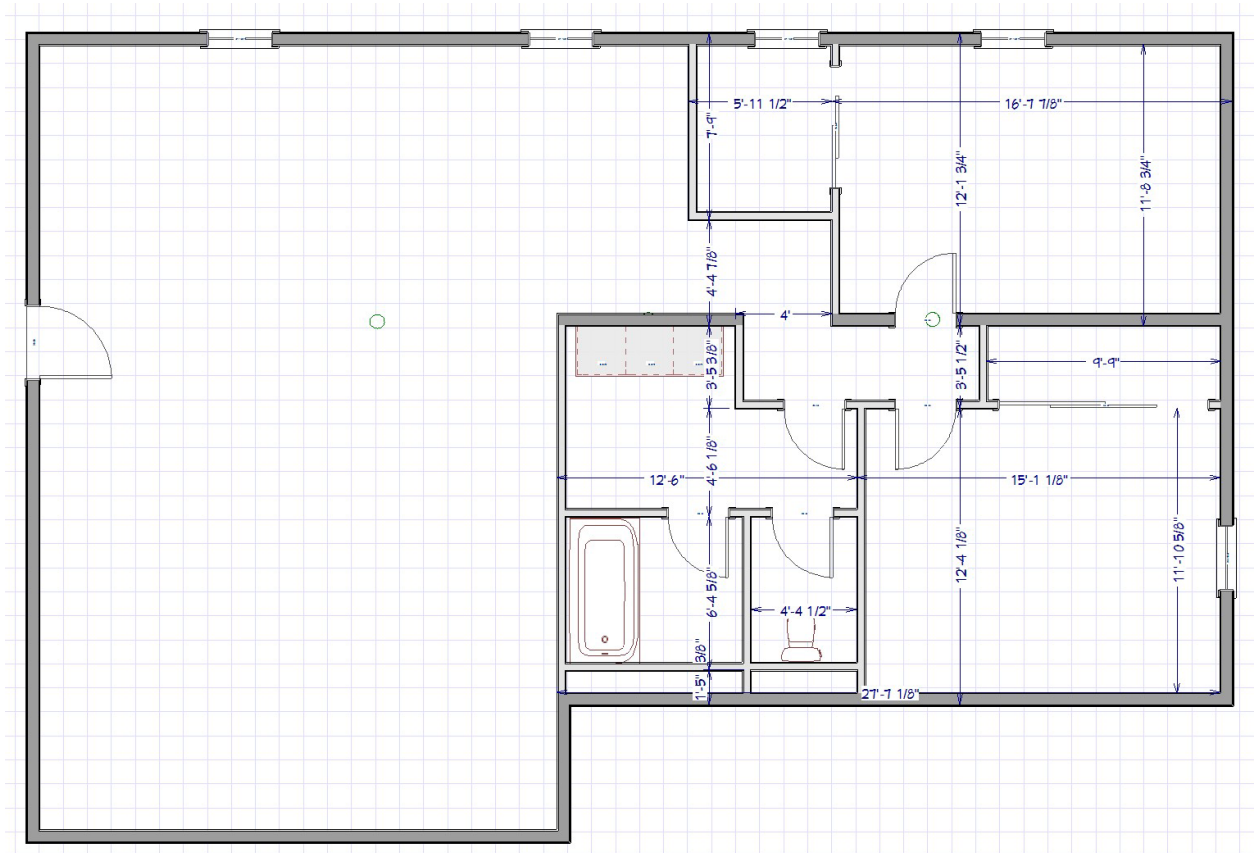
- ☐ Written description of the nature of the proposal.
- ☐ Written description of all of the proposed materials to be used.
- ☐ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☐ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing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

CERTIFICATION

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

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

Applicant's Signature:  Date: 8/13/2025 | 13:25 EDT







Performax™ 36"W x 48"H White Left-Hinge Vinyl Casement Window with Nailing Flange
Model Number: CS-WK-3648-LHW | Menards® SKU: 4049604

EVERYDAY LOW PRICE \$299.99
11% REBATE* Good Through 8/24/25 \$33.00
PRICE
AFTER
REBATE* **\$266⁹⁹** each

You Save \$33.00 After Mail-In Rebate*

ADD TO CART



Additional Packaging/Handling Charges May Apply.

- Thermopane, low-E clear glass with argon gas
- Premium 3-1/4" steel-reinforced vinyl frame for added strength
- Sturdy metal hinges

[View More Information >](#)

Fits Rough Opening: 36"W x 48"H

Hinged Side (Outside View): Left Hinged

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FULFILLMENT CENTER

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STAFF RECOMMENDATIONS	Address: 1118 S Madison (McDoel HD)
COA 25-55	Petitioner: Shirley Schooley
Start Date: 8/15/2025	Parcel: 53-08-05-401-041.000-009
RATING: NON-CONTRIBUTING	c. 1950 Minimal ranch



Background: Built in 1951, 1118 S Madison is a substantially altered minimal traditional ranch. The petitioners are requesting to fill in a non-contributing pool in the back yard of the property.

Request:

Written Description of the nature of the proposal

Remove a 43 year old in-ground pool due to massive disrepair and insurmountable cost to restore with no guarantee of long term positive results. The disrepair includes problems the pump system, the filter system, liner leaking, plus the diving board.

The pool cavity will be filled in with crushed stone, then fill dirt, finished with top soil. At that point, grass and small plants/shrubs will be installed.

Guidelines: McDoel HD

The commission specifies the types of applications for minor classifications of work that the staff of the commission is authorized to grant or deny. The staff shall not be authorized to grant or deny an application for a certificate of appropriateness for the following:

- (1) The demolition of any building, structure, or site.
- (2) The moving of any building or site.
- (3) The construction of an addition to a building or structure.
- (4) The construction of a new building or structure. In these guidelines, all other requests are decided at staff level.

DECKS AND PATIOS:

Recreational living space is important in a vital family neighborhood.

Preferred

Flush stone or brick patios, or wood decks should be placed to the rear of the house where visibility from the front is limited.

Acceptable

Wooden decks partially visible in a side yard are acceptable.

TREES AND LANDSCAPING:

There is no review of landscaping elements

Staff recommends approval of COA 25-55

This property and swimming pool are not contributing resources in the McDoel Historic District, and the in-ground pool is located in a back yard minimally visible from the street. Nevertheless, this is technically a demolition in a Historic District and needs Commission review. The filling in of the pool would not constitute an adverse change to the historic character of the District. Any subsequent landscaping in this area of the yard would not be subject to review.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1118 So. Madison Street
Parcel Number(s): 53-08-05-401-041,000-009

(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: SHIRLEY R. SCHOOLEY Email: Schooley39@yahoo.com
Address: 1118 So. Madison St. Bloomington, IN Phone: 812 339-3050
47403

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: SHIRLEY R. SCHOOLEY Email: Schooley39@yahoo.com
Address: 1118 So. Madison St. Bloomington, IN Phone: 812 339-3050
47403

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: Pool Renovation - Removal
- ☐ 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: _____

Shirley P. Schvalby

Date: _____

8-14-25







STAFF RECOMMENDATIONS	Address: 301 E 15th St (Garden Hill HD)
COA 25-56	Petitioner: Christine Geel
Start Date: 8/15/2025	Parcel: 53-05-33-203-015.000-005
RATING: CONTRIBUTING	C. 1950 limestone ranch



Background: Built in 1950, 301 E 15th St is a minimally altered limestone ranch with replacement windows and doors. The site also includes a limestone retaining wall and cinderblock garage built into the side of the slope. The garage is in a severe state of deterioration.

Request:

My name is Christina Geels, and I am the owner and property manager of the residence located at 301 E. 15th Street in the Garden Hill neighborhood. Situated on the northwest corner of the property is a detached garage that has remained unused for several years.

Following recent periods of heavy rainfall, the condition of the garage has significantly deteriorated. The mortar along the back wall has eroded extensively, resulting in a loss of structural integrity and raising potential safety concerns. Given that the garage is not classified as a contributing structure to the historic character of the property, I

am requesting a Certificate of Appropriateness to proceed with its demolition as soon as possible.

Upon removal of the garage, I intend to install retaining walls along the south and east boundaries of the structure's current footprint (please see attached photos for reference). If the existing concrete slab remains in good condition after demolition, I plan to retain it to serve as an off-street parking area for the residence.

Thank you for your consideration of this request. Please let me know if additional information or documentation is required.

Sincerely,
Christina E. Geels

Guidelines: Garden Hill HD

CRITERIA FOR DEMOLITION

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.

2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.

3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.

4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.

5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The HPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8.

Staff recommends approval of COA 25-56

Although the garage at 301 E 15th St is close in age to the contributing house on the property, it is rated on the state survey as a non-contributing structure. This has been corroborated by the head of the Indiana Department of Historic Preservation and Archaeology survey program who identified the limestone retaining wall and the house as the two contributing resources on this lot. This cement block garage has been unused and deteriorating for many years, and recent storms have caused substantial buckling in the rear wall, posing a safety issue for residents. The proposed demolition, replacement with a small alley-side parking area and installation of a limestone retaining wall would be an appropriate change to the site. That would not result in a substantial loss of historic character.

*Garage



**CITY OF
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 301 E. 15th St.

Parcel Number(s): _____

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

Bloomington Historic District:

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

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

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

APPLICANT INFORMATION:

Name: Christina E. Geels Email: christinaegeels@gmail.com

Address: 906 S. Fess Ave Bloomington, IN Phone: (812) 361-2751

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): _____

* full demolition
of detached garage
only

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: _____

Christie E. Gools

Date: _____

8/15/25







STAFF RECOMMENDATIONS	Address: 1109 N College Ave
DD 25-19	Petitioner: Michael Snap
Start Date: 8/5/2025	Parcel: 53-05-33-204-013.000-005
RATING: CONTRIBUTING	c. 1930 Brick Bungalow



Background: This brown brick bungalow sports an open front porch with gable front, centered over front door, wood frieze, half wood half brick columns, brick half walls, topped with concrete, concrete floor and steps. Built by Fred Bunger in 1927 as his residence, Bunger co-owned Bunger Brothers Overland Agency, a car dealership that sold Willys-Knight automobiles (produced between 1914 and 1933 by the Willys-Overland Company of Toledo, Ohio. After Bunger moved out, the house was subsequently occupied by two more auto salesmen, G W McAllister, from 1936-1938, and Wallace Reeves, manager of Curry Buick from 1939 through the early 1940s. From 1945 through 1958, the home was the residence of Joseph and Grace Shough. Joseph was a telegrapher for the Monon Railway, and Grace was a dress saleswoman. Joseph died in 1954, and Grace moved to Florida in 1960. The building operated as a dentist's office for many years following its sale by Grace Shough.

This property has twice been subject to Demolition Delay; once in 2019 and again in 2022 (DD 19-23, DD 22-16), and was released on both occasions.

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 25-19.

STAFF RECOMMENDATIONS	Address: 1003 S Washington (Outbuilding)
DD 25-20	Petitioner: Jerry Ramusack
Start Date: 8/11/2025	Parcel: 53-08-04-309-011.000-009
RATING: CONTRIBUTING	c. 1940 Garage
	
<p>Background: 1003 S Washington St appears to have been built around 1930. It is altered bungalow with a rough limestone foundation and gable front porch. In the back yard facing the south alley is a 160 sqft vertically sided wood garage with a shed side roof. The garage is likely close in age to the house.</p> <p>The property was first owned between 1930 and 1955 by Herbert Rundell, a circuit judge for Owen and Monroe Counties, and his wife Nellie. The house was occupied until 1932 by their daughter Katherine, while she attended IU. Herbert went into private practice in 1932, and moved into the house. Nellie resided there for thirteen years after his death. The house frequently changed renters until 1965 when it was bought by Elmer Waddell, an inspector at RCA, who owned the house until 1987.</p>	
Request: Full demolition	
<p>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.</p>	
Staff Recommendation: Staff Recommends release of DD 25-20.	

STAFF RECOMMENDATIONS	Address: 407 N Roosevelt
DD 25-21	Petitioner: Ernest Xi
Start Date: 8/13/2025	Parcel: 53-05-34-403-011.000-005
RATING: CONTRIBUTING	c. 1950 small house
	
<p>Background: 407 N Roosevelt is a small 1½ story house built in the early 1950s. Its first occupants were Master Sergeant Alva Frame, a WWII and Korean War veteran working as an instructor at IU, and his wife Pauline. Few residents stayed at this location for longer than a year or two. Some more notable residents include Phillip and Doris Smith (1955-57), owners of Smith's Shoe Store; and future ISU Dean of Students Richard Melloh. The most famous residents to rent this property during the year of 1973 to 1974 were Anthony and Mary Mahowald. Anthony Mahowald is a stem cell researcher and professor emeritus at the University of Chicago. Mary Mahowald is a professor emeritus of bioethics at the University of Chicago who writes extensively on topics related to women's health. In the 1970s the couple taught at Indiana University.</p>	
<p>Request: Full demolition</p>	
<p>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.</p>	
<p>Staff Recommendation: Staff Recommends release of DD 25-21.</p>	

STAFF RECOMMENDATIONS	Address: 609 N Dunn
DD 25-22	Petitioner: Ernest Xi
Start Date: 8/13/2025	Parcel: 53-05-33-210-052.000-005
RATING: CONTRIBUTING	c. 1920 bungalow
	
<p>Background: 609 N Dunn is a one-story T-plan house with a shallow front porch built in 1929. Most of its original exterior elements have been replaced. Prior to 1955, ownership changed approximately every three years. Some of these residents include Samuel and Mary Tzounakis (1934-1938) owners of the City Hat and Shoe Shop, and Russel Knecht, the city Director of Recreation in the early 1940s. The longest term residents were Odis and Lola Beyers, who lived in the house from 1955-1972. Odis worked as a barber and retired after 62 years as Bloomington's oldest barber at the time. The couple were active in a local Senior Citizens group and did not believe that 16 year olds should be issued drivers' licenses.</p>	
<p>Request: Full demolition</p>	
<p>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.</p>	
<p>Staff Recommendation: Staff Recommends release of DD 25-22.</p>	

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, contribution to the columns and frieze on the Fine Arts Palace for Chicago's Century of Progress exhibition 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. Adams' *Herald Telephone* obituary in 1968 describes him as "one of Monroe County's most famous stone carvers," and in 1977 local carver Ronald Wampler described him as one of "the greatest stone carvers in

the area I have ever known.” A collection of some of his work is displayed below. 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.

From 1987 to 1991, this home was the residence of opera student Judith Barnes and visiting lecturer in Spanish, Anthony Kerrigan. Kerrigan won the National Book Award in 1975 for his translation of Miguel de Unamuno’s *The Agony of Christianity* and a Senior Fellowship in Literature from the National Endowment for the Arts for a lifelong contribution to American Letters in 1988. He was the first to translate the Spanish writings of Jorge Luis Borges into English, and taught at both IU and Notre Dame while living at 115 E 12th St. Judith Barnes is an opera singer and visual artist, founder of the Vertical Player Repertory opera company in New York, vocal instructor, and translator.

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 finds 115 E 12th St eligible for listing under Criterion 1A.

Historic District Criteria. An historic district shall include a building, groups of buildings, structure(s), site(s), monument(s), streetscape(s), or neighborhood(s) which meet at least one of the following criteria:

(1) Historic:

(A) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or

(B) Is the site of an historic event; or

(C) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

(A) Embodies distinguishing characteristics of an architectural or engineering type; or

(B) Is the work of a designer whose individual work has significantly influenced the development of the community; or

(C) Is the work of a designer of such prominence that such work gains its value from the designee's reputation; or

(D) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or

(E) Contains any architectural style, detail, or other element in danger of being lost; or

(F) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or

(G) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

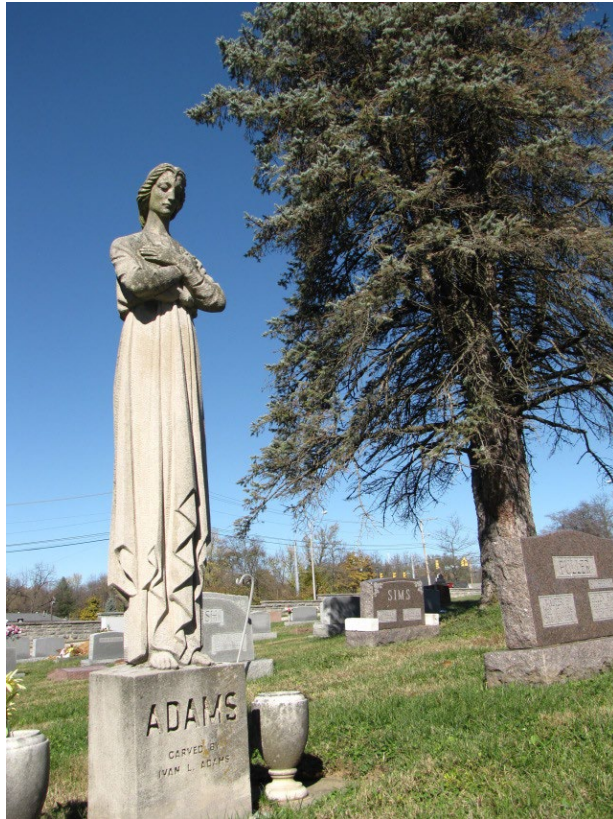
115 E 12th St has been the home of several people associated who played a significant role in local, state, or national history. For a property to be eligible for listing under this criterion several conditions must be met. Firstly, in most cases the person associated with this property must have made their significant accomplishments at least fifty years ago, and secondly the property must be associated with this period in their life or career. Anthony Kerrigan has been widely acknowledged for his contributions to Spanish literature, however there are other properties associated with his career from more than fifty years ago, so it would be difficult to make a case for designating the house in which he lived from 1987 to 1991. Susan and James Butler established one of the early Southern Indiana wineries as well as the Indiana Wine Grape Council. They left this house in 1982 when they established their own winery, and their contribution to local history is more closely associated with the Butler Winery property.

Stone carver Ivan Adams lived at this property for a good part of his productive career while he participated in the carving of public and religious monuments both locally and Nationwide. He is locally recognized as one of the most prominent carvers in the Southern Indiana limestone industry, particularly as the number of sculpture carvers dwindled postwar. He moved in 1946 to 2921 S Rogers during the latter part of his career where he built a house and workshop. The exterior of this building at 115 E 12th

It has been fairly unaltered from its original appearance, and an excellent example of a small 1920s California Bungalow however it does not have singular architectural significance or bear the marks of Adams' workmanship.



Holy Cross Rectory, Rochester NY



Adams Plot, Rose Hill Cemetery



Spirit of the Fighting Yank, Monroe County Courthouse Square



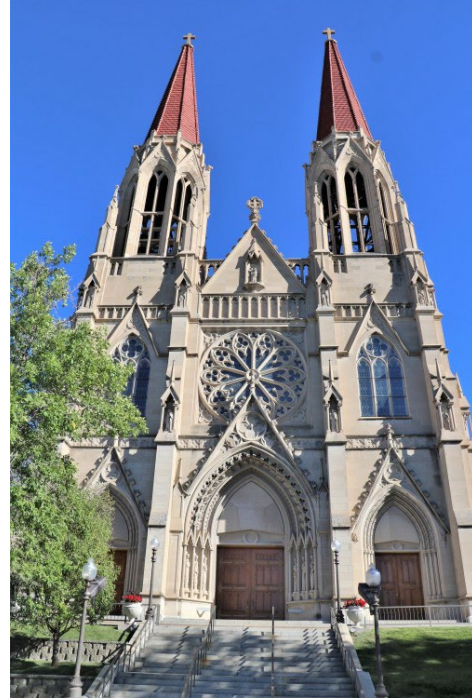
Relief at 3rd and Dunn



Foster Quad, Indiana University



Our Lady of Lourdes, Camden NJ



St. Helena's Cathedral, Helena Mt



St. Mary Magdelene Church, Columbus OH



Los Angeles Times Building, Los Angeles California



Fine Arts Palace, Chicago