

CITY OF
BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday September 11, 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](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 September 11th, 2025, 5:00 P.M.

In Person:

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

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

[Join Zoom Meeting](#)

[https://bloomington.zoom.us/j/84269673454?
pwd=dupS9LsxFZck6JsGNk3Yh6CNCCv6LS.1](https://bloomington.zoom.us/j/84269673454?pwd=dupS9LsxFZck6JsGNk3Yh6CNCCv6LS.1)

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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 25-59**
 - 1115 E Wylie St (Elm Heights HD)
 - Betsy Stirratt
 - Hand rail on steps*
 - Commission Review**
 - A. COA 25-54**
 - 301 E Glendora Ave (Matlock Heights HD)
 - Micah Heath
 - Addition of basement window on east elevation*
 - B. COA 25-55**

1118 S Madison (McDoel HD)

Shirley Schooley

Removal of in ground pool

C. COA 25-56

301 E 15th St (Garden Hill HD)

Christie Geel

Demolition of garage

D. COA 25-58

702 W Kirkwood Ave (Near West Side HD)

Simon Ladd

Replacement of removed windows

E. COA 25-60

704 W Wylie (McDoel HD)

Joe Workman

Front porch expansion and alteration

F. COA 25-61

1005 S Madison (McDoel HD)

Barre Klapper

ADU Garage Construction

G. COA 25-62

927 N Fairview (Maple Heights HD)

Janelle Curry

Two Story Garage Construction

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 25-23

312 S Arbutus

Jeffrey Shively

Full demolition

F. 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 25th, 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

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 where 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	1115 E Wylie St (Elm Heights HD)
COA 25-59	Petitioner: Betsy Stirratt
Start Date: 8/25/2025	Parcel: 53-08-04-117-002.000-009
RATING: CONTRIBUTING	c. 1940 English Cottage



Background: Built in 1926, 1115 E Wylie is an English cottage style house —sharing some characteristics like massing with the more elaborate Tudor Revival Style. The building is currently clad in vinyl siding, soon to be replaced with LP.

Request:

“We are proposing to add 2 black steel handrails to the limestone steps in front of the house. Currently, there are no handrails, and we want to place one attached to the Limestone steps next to the lower step and one attached to the upper steps on the left-hand side.

We will use Clutch Fabrication and Design to make and install the railings.”

- Betsy Stirratt and Blaise Cronin

Guidelines: Elm Heights HD

Guidelines for Architectural Metals

A Certificate of Appropriateness (COA) is required for the following

bolded, numbered items. The bullet points that follow each numbered item assist applicants with the COA process.

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

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

Staff approves COA 25-59

There are currently no railings on the front steps of 1115 E Wylie, and the proposed replacements are of a style and material that can be found throughout the district and have been approved for several recent railing projects.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1115 E Wylie 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: Betsy Stirrat and Blaise Cronin Email: stirrat@iu.edu

Address: 804 S Hawthorne Dr. Phone: 812 345-1385

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: Elizabeth Stirratt

Digitally signed by Elizabeth Stirratt
Date: 2025.06.18 15:27:05 -04'00'

Date: 8.25.25



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

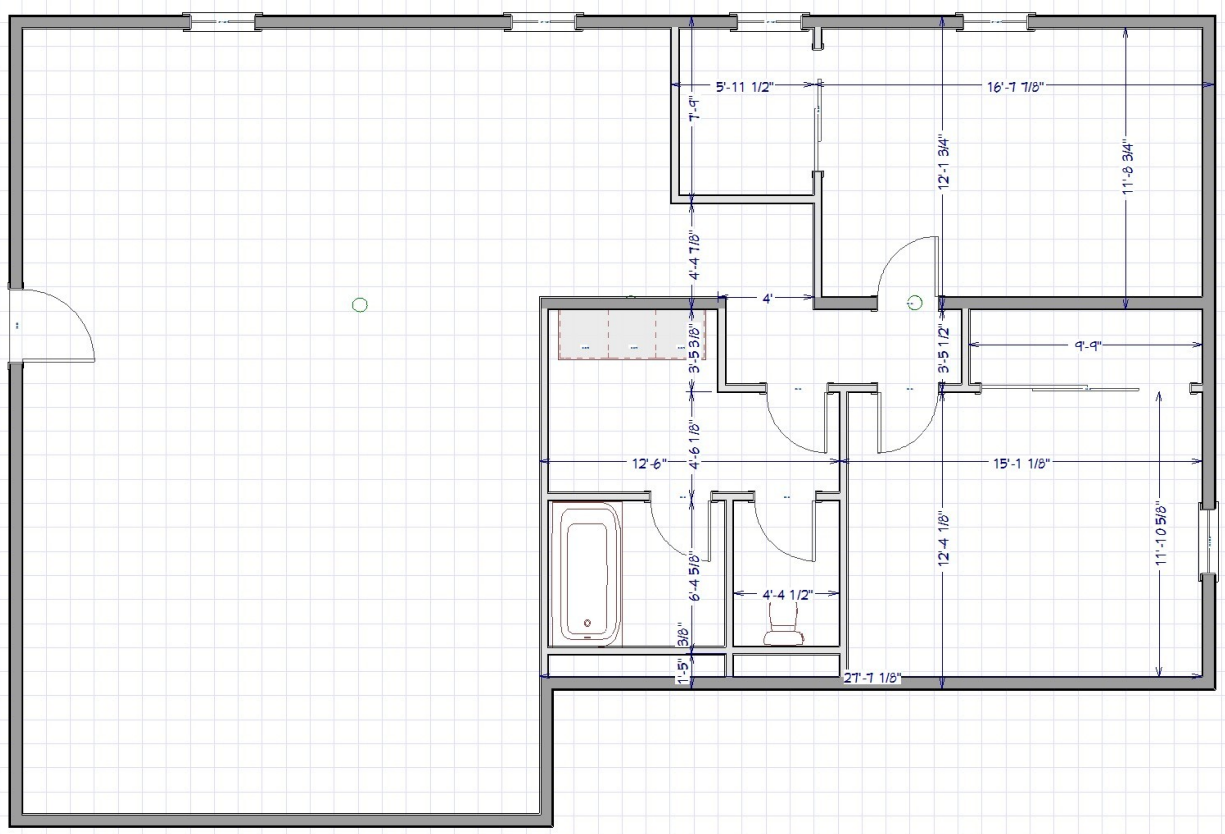
Address: 2921 W Trenton Overlook, Bloomington, IN 47404 Phone: (812) 760-0083

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: _____ Email: _____

Address: _____ Phone: _____







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
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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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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 47403 Phone: 812 339-3050

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 47403 Phone: 812 339-3050

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. It should be noted however, that UDO guidelines may require primary access to a new parking area from the alleyway.

*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
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- ☐ Prospect Hill Historic District
- ☐ Restaurant Row Historic District
- ☐ Showers Brothers Furniture Factory Historic District
- ☐ University Courts Historic District
- ☐ Other: _____

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

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

APPLICANT INFORMATION:

Name: 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: _____

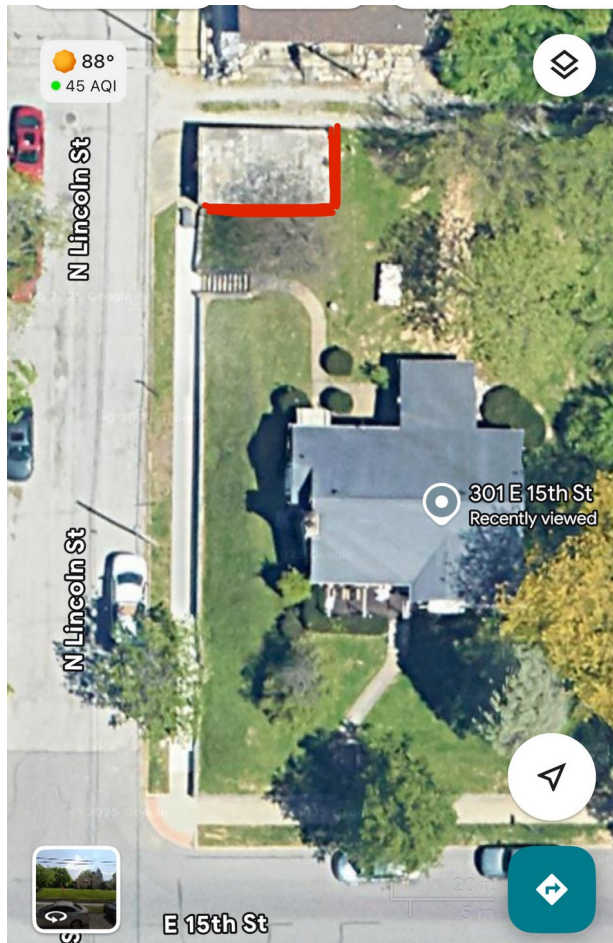
8/15/25











1 of 2,476 < >



Noah Sandweiss <noah.sandweiss@bloomington.in.gov>

2:34 PM (21 minutes ago) ☆ ↶ ⋮

to Christina ▾

Hello Christina,

Thank you for sending these materials. I have a couple of questions I'm hoping you can answer for the sake of making sure I have all of the details. The answers won't make or break the application but I want to make sure I've got all of the details the Commission will be looking for.

- What material will you use for the retaining wall? Smooth faced limestone? Approximately how tall will it be?
- What color do you plan on using for the awning?

I will schedule these items for the 28th.

Best,
Noah Sandweiss



Christina Geels

2:40 PM (15 minutes ago) ☆ ↶ ⋮

to me ▾

Hi, Noah!

Yes, I plan to source materials that are as close to the existing retaining wall as possible, which I believe is limestone. Each retaining wall will likely need to be around 4-5' in height, this could vary slightly depending on contractor input.

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: 702 W Kirkwood (Near West Side HD)
COA 25-58	Petitioner: Simon Ladd
Start Date: 8/21/2025	Parcel: 53-05-32-415-006.000-005
RATING: CONTRIBUTING	c. 1895 Slightly altered T-plan cottage



Background: 702 W Kirkwood is a slightly altered T-plan cottage with a five-sided ell. In 2025 the owner removed four wood-framed double-hung windows on the front-facing ell and replaced them with double-hung divided light vinyl windows topped with transom lights. A COA application for retroactive approval was denied, and so the petitioners are returning with a proposal to install windows that match the originals.

Request: “To whom it may concern,
We will replace the windows with windows that are the same dimensions and look as the original windows. Materials to be used are windows and wood.”

Simon Ladd

Ladd rentals”



simonladd

to me ▾

Hi Noah.

Thanks for your patience.

The opening of replaced windows is 84 5/8 x 34.5

The width of old windows is 78 x 31.

We discussed pricing with Univeral windows and Cochran windows.

The frames will be wood unless we are allowed to use vinyl. They of course would be the exact same "look" and size just better energy use if possible for us to do.

It will be a custom profile.

Let me know if you need anything else and what comes next.

Jennifer from Ladd Rentals

Guidelines: Near West Side HD

FENESTRATION

RECOMMENDED

1. Creative ornamentation with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions and distribution of glass to solid found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

NOT RECOMMENDED

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window pane configurations that conflict with those on surrounding buildings.
3. Certain window types such as casement, jalousie, or Palladian windows that are not traditionally found on surrounding historic buildings.

Staff recommends approval of COA 25-59

Although clarification may be needed on the exterior trim for the windows proposed, replacement of the former windows with custom windows built to the size and configuration of the originals, some of which still exist elsewhere in the house, would resolve the outstanding violation at this property.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 702 W. Kirkwood Ave

Parcel Number(s): 53-05-32-415-006-000-005

(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: Simon Ladd Email: simonladd@att.net

Address: 321 S. Lori Lane, Bloomington, IN 47401 Phone: 812-325-0333

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: _____ Email: _____

Address: _____ Phone: _____

STAFF RECOMMENDATIONS	Address: 704 W Wylie (McDoel HD)
COA 25-60	Petitioner: Joe Workman
Start Date: 8/25/2025	Parcel: 53-08-05-402-067.000-009
RATING: CONTRIBUTING	C. 1940 small house



Background: Built in 1925, contrary to state survey records, 704 W Wylie is a small side-gabled house with a rough-faced cement block foundation and a front porch with a flat aluminum roof and metal railing and posts which were added in the late 60s or 70s.

Request:

Written Description of all Proposed Materials

Lumber & Structural Components

- Treated 2x6s for framing and deck construction
- Treated 4x4s for post and supports
- Treated 2x4s for construction framing
- Treated 2x8s for step stringers and structural support
- Treated 1x6s for trim and finishing

• 5/8 OSB sheathing

Fasteners & Hardware

- Joist straps and hurricane straps

- Deck screws
- Anchor bolts & galvanized lag bolts
- Galvanized washers
- Spike for securing post in place

Exterior Finishes

- Vinyl siding to match existing structure
- Vinyl sleeves for posts, finished with specialized vinyl paint
- White perforated vinyl soffit
- Specialized paint formulated for vinyl surfaces

Roofing System

- Roofing tar paper (felt underlayment)
- Roof starter strip
- Asphalt shingles for roofing

Trim & Accessories

- White aluminum fascia
- White gutters and downspouts
- White vinyl J-channel

Railings & Safety

- Black aluminum railing system

Concrete & Masonry

- 5000 PSI concrete in post holes to secure treated post

Written Description of Nature of Proposal

We propose to remove the existing deteriorated concrete porch and construct a new porch structure in its place. The new porch will be slightly wider than the original to improve function, while maintaining a design that is compatible with the historic character of the house.

Treated 4x4 posts will be spiked and set in 5000 PSI concrete within post holes, then covered with vinyl sleeves painted with specialized vinyl paint for protection and appearance. The porch will be framed with treated lumber and finished with vinyl siding, soffit, fascia, and gutters to match the existing home.

The roofing system will include roofing tar paper underlayment, a roof starter strip, and asphalt shingles to ensure a watertight and durable installation consistent with the existing structure. A black aluminum railing will be installed for safety and aesthetics.

Guidelines: McDoel HD

PORCHES:

The look of open front porches is perhaps the most significant feature of the neighborhood both architecturally and culturally. Although enclosures can be an affordable way to add space, the impact on the neighborhood can be profound and degrading. For this reason porch enclosures should be reviewed by the full commission and damage to the original design and structure assessed.

Preferable

Add living space at the rear of side of the building where it is less visible.

Acceptable

Enclose the porch with a permanent structure that maintains the house design and and maximizes window area.

MATERIALS:

The neighborhood has seen many changes through the years and most of the houses have been sided and reroofed at least once in their lifetimes.

Preferred

If underlying original materials are in good condition, match with the same materials.

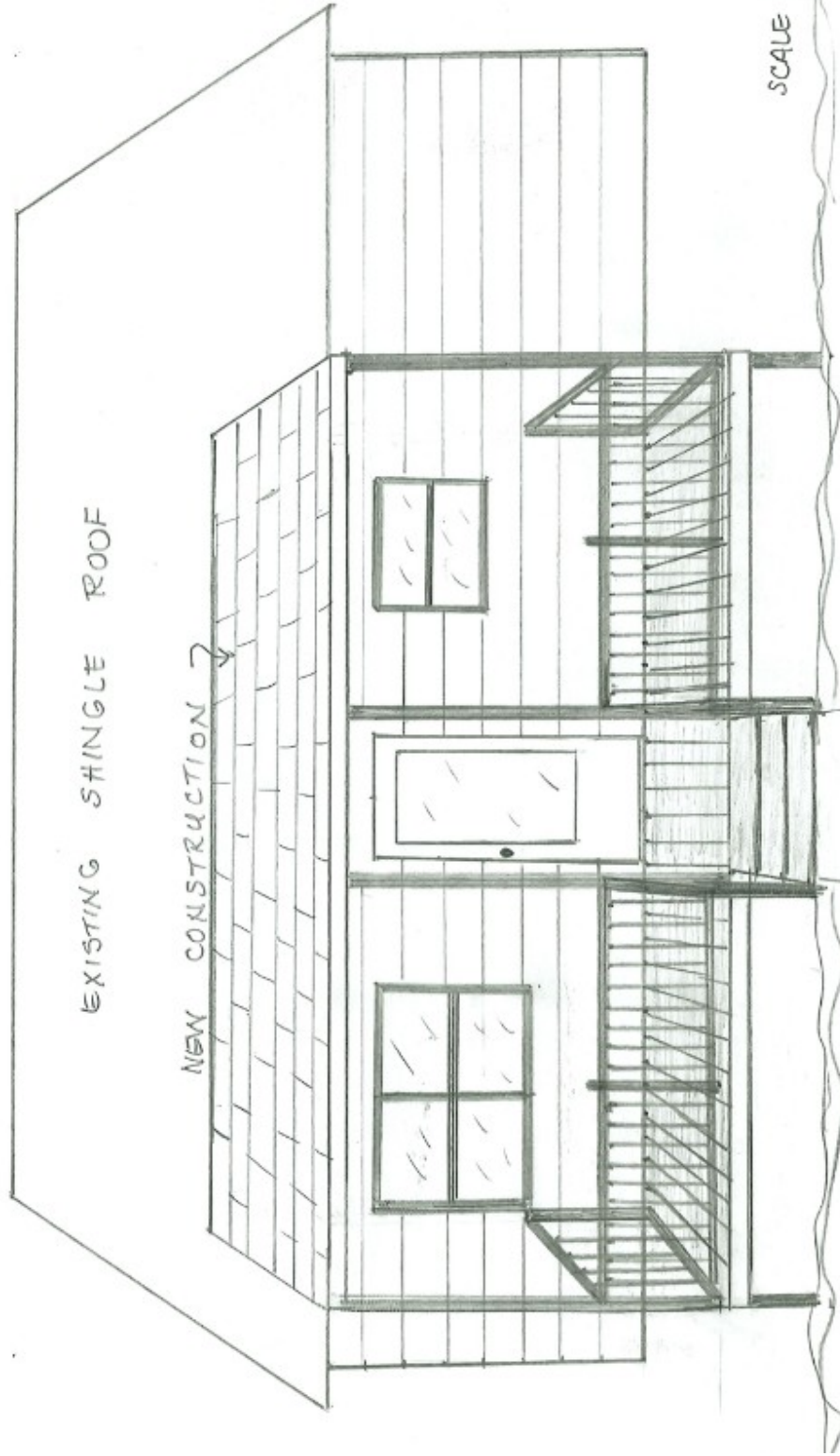
Acceptable

Use materials that will provide a similar look. This may include vinyl or aluminum or cement- board siding of comparable dimension. Match the house trim details.

Staff recommends approval of COA 25-60

Of the porch materials, only the foundation appears to be original to the house. Depending on when the posts and roof were installed, they may have gained significance in their own right, but judging from aerial photographs were likely installed after 1967. The overall design proposed for the porch does not detract from the minimal traditional design of the house or obscure its character defining features. Because of the porch's closeness to the setback line, there may be difficulty with demolishing the existing porch and rebuilding a new one to size. In this event it may be worth considering expanding the existing porch with a rough cement block foundation rather than removing the original materials.

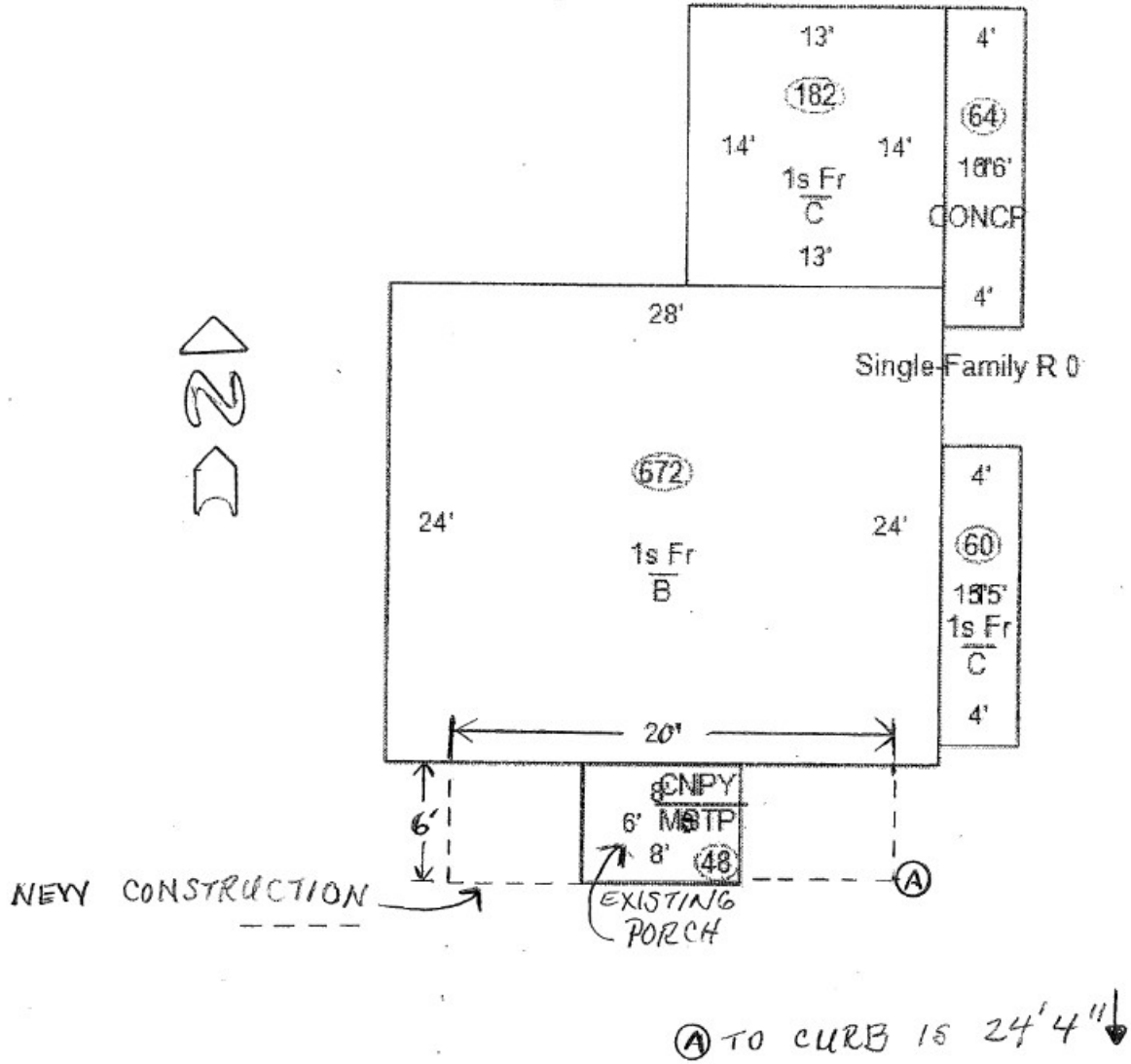
704 WEST WYLIE STREET



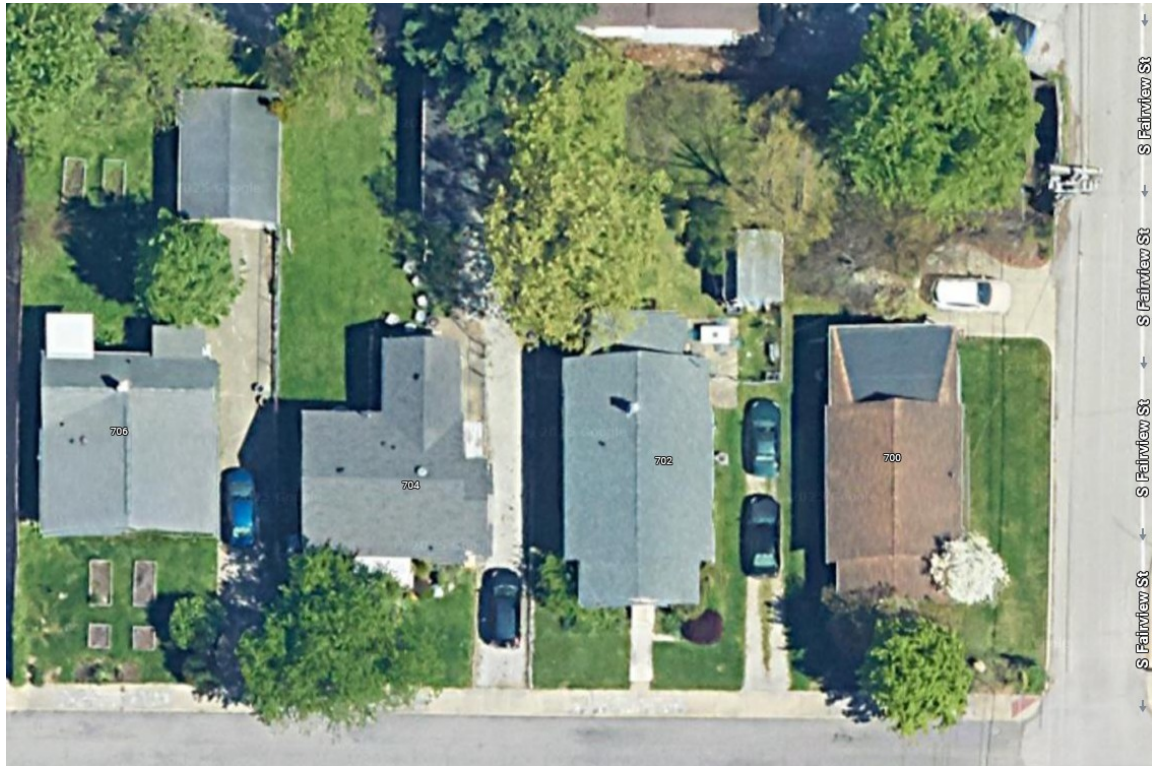
SCALE 1" = 4'

704 WEST WYLIE

Detached Garage R 01.



1967 Aerial imagery



STAFF RECOMMENDATIONS	Address: 1005 S Madison (McDoel HD)
COA 25-61	Petitioner: Barre Klapper
Start Date: 8/29/2025	Parcel: 53-08-05-401-074.000-009
RATING: CONTRIBUTING	C. 1940 minimal ranch



Background: 1005 S Madison is a slightly altered minimal ranch with a walk-out basement to the rear and a colonial inspired front porch that is a later addition. To the east of the house and down a slope stands a non-contributing cinderblock garage.

Request:

Certificate of Appropriateness Request

The property owner, Bill Henderson, proposes to demolish an existing 576 sf, 2-car garage and construct a new 2-car garage with an accessory dwelling unit above of approximately the same footprint size. The property is categorized as 'Contributing' in the McDoel Gardens Historic District but the garage is non-contributing.

The new garage/ADU would have a similar orientation as the existing garage with driveway access from the south alley but would be located in the NE corner of the property to maximize the yard space. The roof pitch of the garage would match that of the house. Due to the grade change from

east to west, the 2-story height of the new garage/ADU would be about the same height as the house. The existing large area of excess pavement will also be removed.

There will be a second, future phase to the project which will involve renovation of the existing house which will require another COA. The schematic site plan of the overall project is included for reference.

Proposed New Garage/ADU

1. Siding: 4" vinyl fiber cement board siding and synthetic wood trim like Hardie Siding and Boral TruExterior trim
2. Windows: Aluminum clad wood windows like Pella
3. Exterior Doors: Fiberglass, half lite doors. Like Masonite
4. Eaves: Aluminum soffit non-vented.
5. Fascia and Trim: Wrapped with pre-finished aluminum
6. Foundation: Smooth CMU to match existing house foundation
7. Porch Columns: 6 x 6 wood columns with $\frac{3}{4}$ " wrap
8. Porch Rail: A combination of wood posts with $\frac{3}{4}$ " wrap and metal rail, painted.
9. Porch Floor: Synthetic wood decking. Like Trex
10. Garage Door: Steel or fiberglass flush garage door like Clopay
11. Gutters & Downspouts: Pre-finished aluminum
12. Roofs: Architectural asphalt shingle roofing system. Like Owens Corning

Guidelines: McDoel HD

ACCESSORY STRUCTURES/GARAGES:

Guiding principles

New structures accessory to contributing houses should be visually compatible with existing neighborhood patterns. Review of a new structure accessory to a non-contributing house is reviewed by staff

Definition of accessory structure

Accessory structures are permanent structures that are physically separate from the house and have a below- ground foundation. Examples of accessory structures are sheds (with below-ground foundations), and one and two-car garages. See examples of accessory feature NOT covered by these guidelines above, under "Guideline Application."

Definition of public ways

"Public ways" in the McDoel Gardens Neighborhood are: South Rogers St., South Madison St., West Wylie St., West Dodds St., West Dixie St., West Allen St., West Hillside St., South Fairview St., West Driscoll St., West Wilson St. and local alleys.

Placement on lot

Existing historic accessory structures are generally found within the back yard of the lot. To be compatible with this pattern, permanent new accessory structures should be placed within the back yard where feasible. Existing historic accessory structures placed in backyards are often visible from the public way; this is acceptable with new accessory structures as well.

Structure design

Permanent new accessory structures visible to public view, that is, seen from the defined public ways by casual passers-by, are encouraged to be visually compatible with existing structures. Garages are limited to a maximum two-car size. Roof lines that match the pitch of the main structure on the lot are encouraged.

Materials

There are no material restrictions for accessory structures within these guidelines.

1. GARAGES AND CARPORTS:**Preferable**

An added garage should be no larger than 25% of the size of the house and should be compatible with the design and materials.

A carport should be set back 1/3 or more from the front façade of the house.

Acceptable

A garage holding no more than two cars.

2. OUTBUILDINGS:**Preferable**

Outbuildings should be placed to the rear of the house where there is little visual access.

Acceptable

Storage buildings that meet zoning requirements and are smaller than 10x16' and not on a permanent foundation, are acceptable.

Staff recommends approval of COA 25-61

The proposed new construction would match the footprint of the existing garage, and set below the grade of the primary structure, would have a lower roof line and be minimally visible from the street. The roofline would match the pitch of house. Although the footprint of the garage would be greater than 25% the size of the house's footprint, this would be basically unavoidable considering the house's small size, and other garages and ADUs in this district have been approved with this caveat.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1005 S Madison Street

Parcel Number(s): 53-08-05-401-074.000-009

(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: Barre Klapper/ Springpoint Architects **Email:** barre@springpointarchitects.com

Address: 522 W 2nd ST, Bloomington, IN 47403 **Phone:** 812-322-4491

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: Bill Henderson **Email:** wihender@iu.edu

Address: 231 S Bryan Street, Bloomington, IN 47403 **Phone:** 812-856-1788

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: _____  _____ Date: 8/30/2025



PHOTOGRAPHS OF EXISTING GARAGE



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



OVERALL SCHEMATIC SITE PLAN
(FOR INFORMATIONAL PURPOSES ONLY)

BACKYARD OPTION A
SITE PLAN
SCALE: 1/16"=1'-0"
JUNE 2025



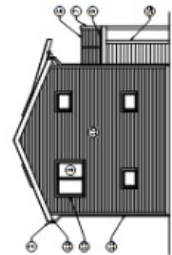
HENDERSON RESIDENCE

BLOOMINGTON, INDIANA

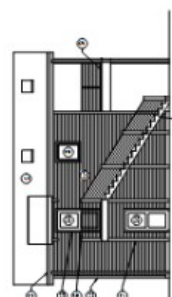
- ELEVATION KEY NOTES**
- 1. ARCHITECTURAL UNPAINTED SHALBIE ROOF
 - 2. HEMLOCK ALUMINUM CLIMBER & DOWNRAIL
 - 3. ALUMINUM CLAD WOOD WINDOW, TYPICAL
 - 4. ALUMINUM CLAD WOOD SLIDING DOOR
 - 5. ALUMINUM CLAD WOOD SLIDING DOOR
 - 6. 4x4 POST WITH TRUSS HANG
 - 7. 4x4 COLLAR WITH TRUSS HANG, TYPICAL OF 2
 - 8. 4x4 COLLAR WITH TRUSS HANG, TYPICAL OF 2
 - 9. 4x4 COLLAR WITH TRUSS HANG, TYPICAL OF 2
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 - 97. 4x4 COLLAR WITH TRUSS HANG, TYPICAL OF 2
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 - 99. 4x4 COLLAR WITH TRUSS HANG, TYPICAL OF 2
 - 100. 4x4 COLLAR WITH TRUSS HANG, TYPICAL OF 2



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

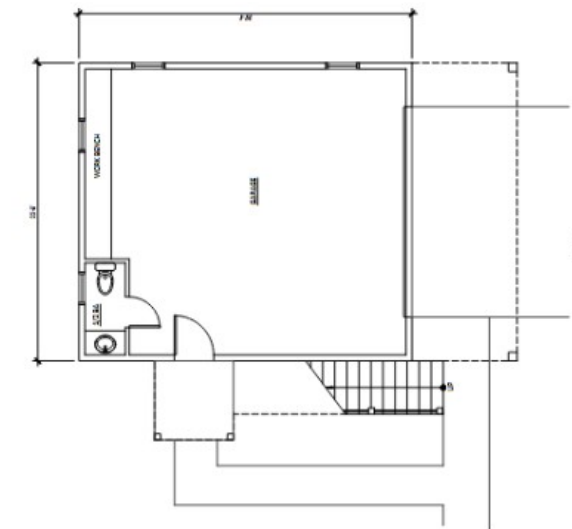


EAST ELEVATION
SCALE: 1/8" = 1'-0"

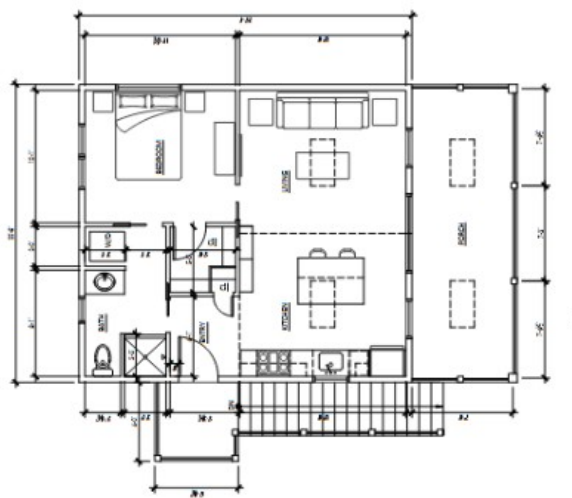
HENDERSON RESIDENCE
ACCESSORY DWELLING UNIT
1005 S. MADISON STREET
BLOOMINGTON, IN

PROJECT NUMBER: 15-01
ISSUE DATE: 08-27-2022
DATE OF REVIEW: 08-27-2022
PROJECT LOCATION: 1005 S. MADISON STREET
PROJECT TYPE: FLOOR PLANS, ROOF PLAN, ELEVATIONS
PROJECT STATUS: COMPLETE

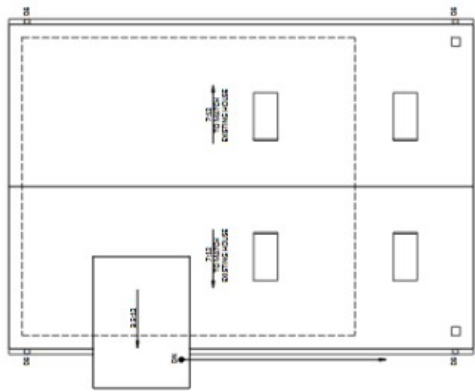
A101



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



SOUTH
ELEVATION
SCALE: 3/16"=1'-0"

STAFF RECOMMENDATIONS	Address: 927 N Fairview (Maple Heights HD)
COA 25-62	Petitioner: Janelle Curry
Start Date: 8/29/2025	Parcel: 53-05-32-104-019.000-005
RATING: CONTRIBUTING	C. T-Plan Cottage



Background: 927 N Fairview is a T-Plan cottage rated as Contributing on the 2014 state survey. Subsequently, a gable fronted northern wing has been added in addition to other exterior modifications. The lot faces Fairview to the east and an alley to the south. There is a gravel drive on the alley and no permanent outbuildings.

Request:

Construction of a 1½ story garage. Asphalt shingle roof, and horizontal siding.

Guidelines: Maple Heights HD

DEVELOPED SITE. This is usually a site upon which there already exists a historic primary structure.

Proposals for new construction or for alteration to the primary structure should use the existing historic building as the most important context.

Massing

Massing, or architectural form, is the overall shape and volume of a building. The proportion of solid surfaces (walls, roof) to voids (windows, doors, porches) also affects the perception of form and volume.

Most of the houses in Maple Heights Historic District are relatively small, with simple rectangular shapes. Subordinate building elements are mostly rectangular.

- Clapboard, fiber cement board, wood, wood shingles, or limestone are preferred. Vinyl or aluminum are acceptable.
- When fiber cement board or vinyl siding is used, it should reflect the directional and dimensional characteristics found historically in the neighborhood

Windows and Doors

- Windows and doors should be arranged on the building so as not to conflict with the basic fenestration (window) pattern in the area.
- The basic proportions and distribution of glass to solid found on surrounding contributing buildings should be reflected in new construction.
- Window and door openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Roofs

Most roofs in the neighborhood are shingled with asphalt or fiberglass. The streets have a distinctive look based upon a repeating pattern of roofs.

Compatible Changes:

- Maintain the size, shape, and pitch of the historic roof.
- Maintain the original materials or those used by contributing properties nearby. Standing seam metal roofs are acceptable but should have non-reflective surfaces to avoid reflection on adjoining properties.
- For new construction, roof size, shape, and pitch should be consistent with nearby contributing structures.

Accessory Structure Guidelines

Definition: An accessory structure is any structure occupying the lot that is secondary to the principal building on the lot, including

accessory dwelling units (ADUs).

When designing a new accessory building such as a garage or storage building, the context to which the designer must relate is usually defined by the existing buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to accessory buildings and are particularly important when undertaking such a project.

Compatible:

- Accessory buildings should generally be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
- The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
- The scale, height, size, and mass of an accessory structure should relate to the existing building and not overpower it.

Parking

Compatible:

- Where possible, parking should be accessed by existing alleys at the rear of the building.
- Where alleys do not exist, on-street parking is a legitimate alternative.
- Driveways should be built with direct access to parking or storage structures and should pass along the side or rear of the primary building.

Staff recommends approval of COA 25-62

The proposed garage would be 20'5" in height, making it close in height to the primary structure, which appears to be between 19' and 20'. The footprint is also smaller than the primary structure, and it would be placed in a subordinate position in the rear of the property accessed from an alley. The roof, outline, and fenestration pattern of the garage relate it to the primary structure on the lot.

While this application does not specify siding materials, district guidelines state that a range of materials are acceptable as long as they reflect the directional and dimensional characteristics found historically in the neighborhood.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 927 North Fairview Bloomington IN 47404

Parcel Number(s): 53-05-32-104-019.000-005

(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: Janelle Curry Email: janellecurry.com@gmail.com

Address: 927 North Fairview Bloomington IN 47404 Phone: 574.527.8151

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

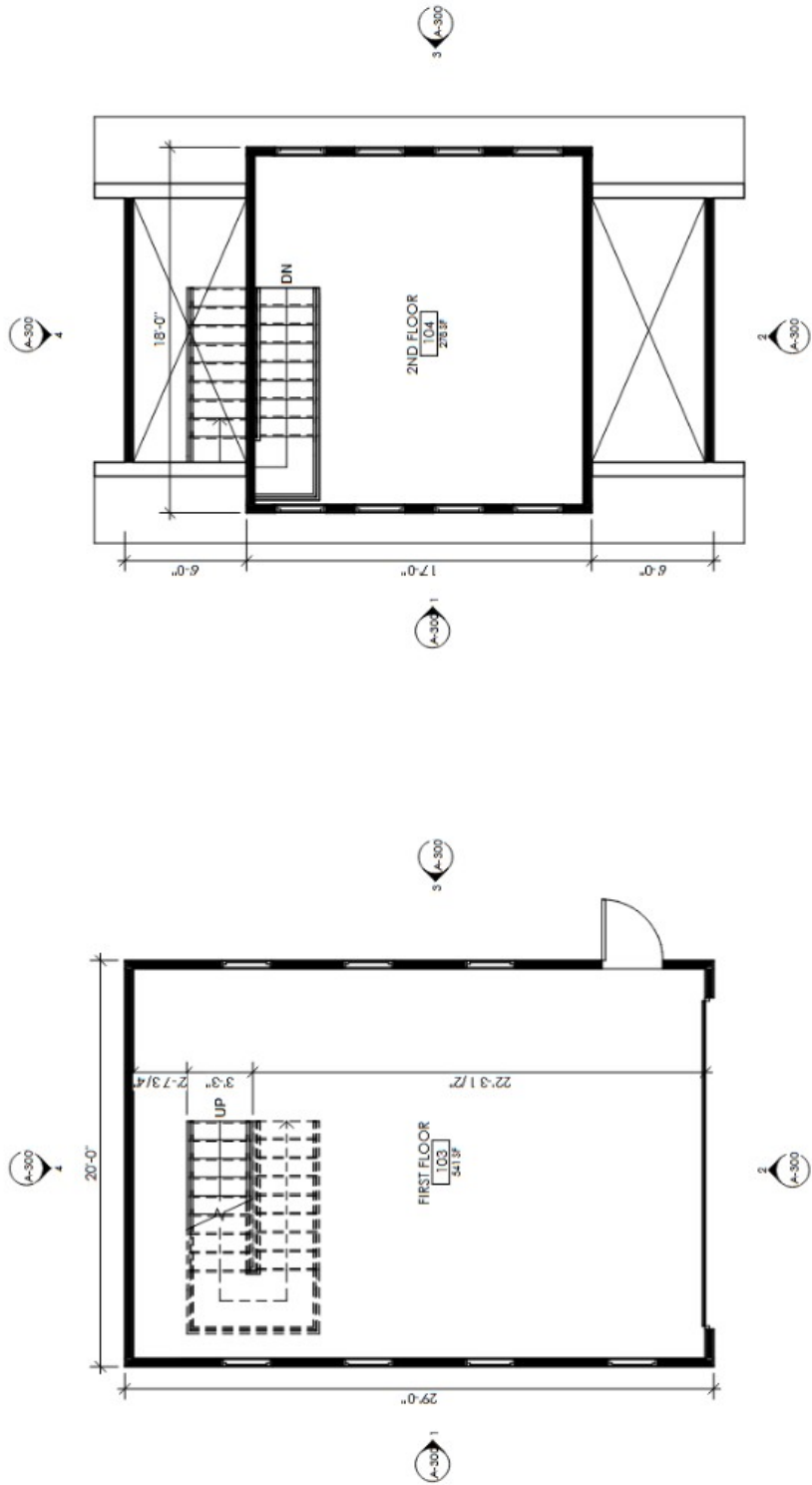
- ☒ Written description of the nature of the proposal.
- ☒ Written description of all of the proposed materials to be used.
- ☒ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☒ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing 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:

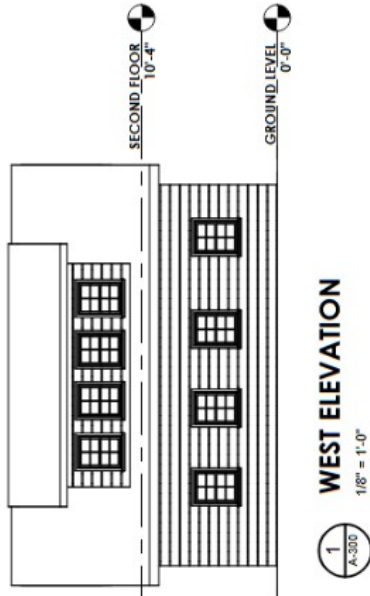
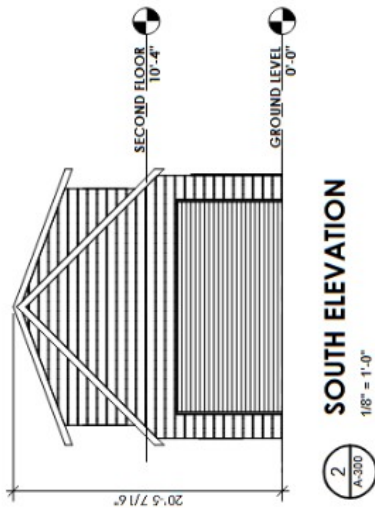
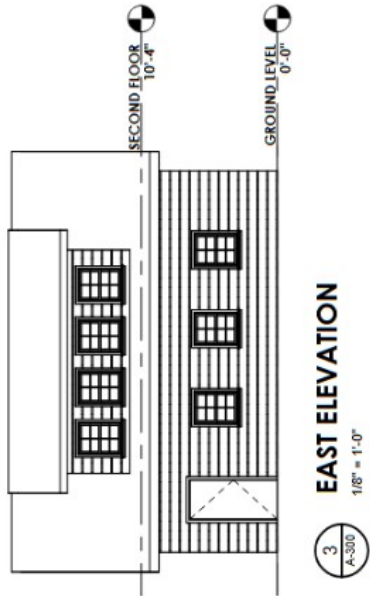
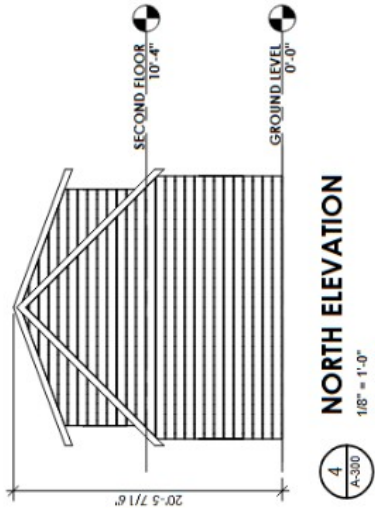
1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal 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: 5f1a8e86-3cc9-43ba-84c3-aa368b99db67 Digitally signed by 5f1a8e86-3cc9-43ba-84c3-aa368b99db67
Date: 2025.08.29 17:21:17 -0400 Date: 8.29.25



1
A-200
FIRST FLOOR PLAN
3/16" = 1'-0"

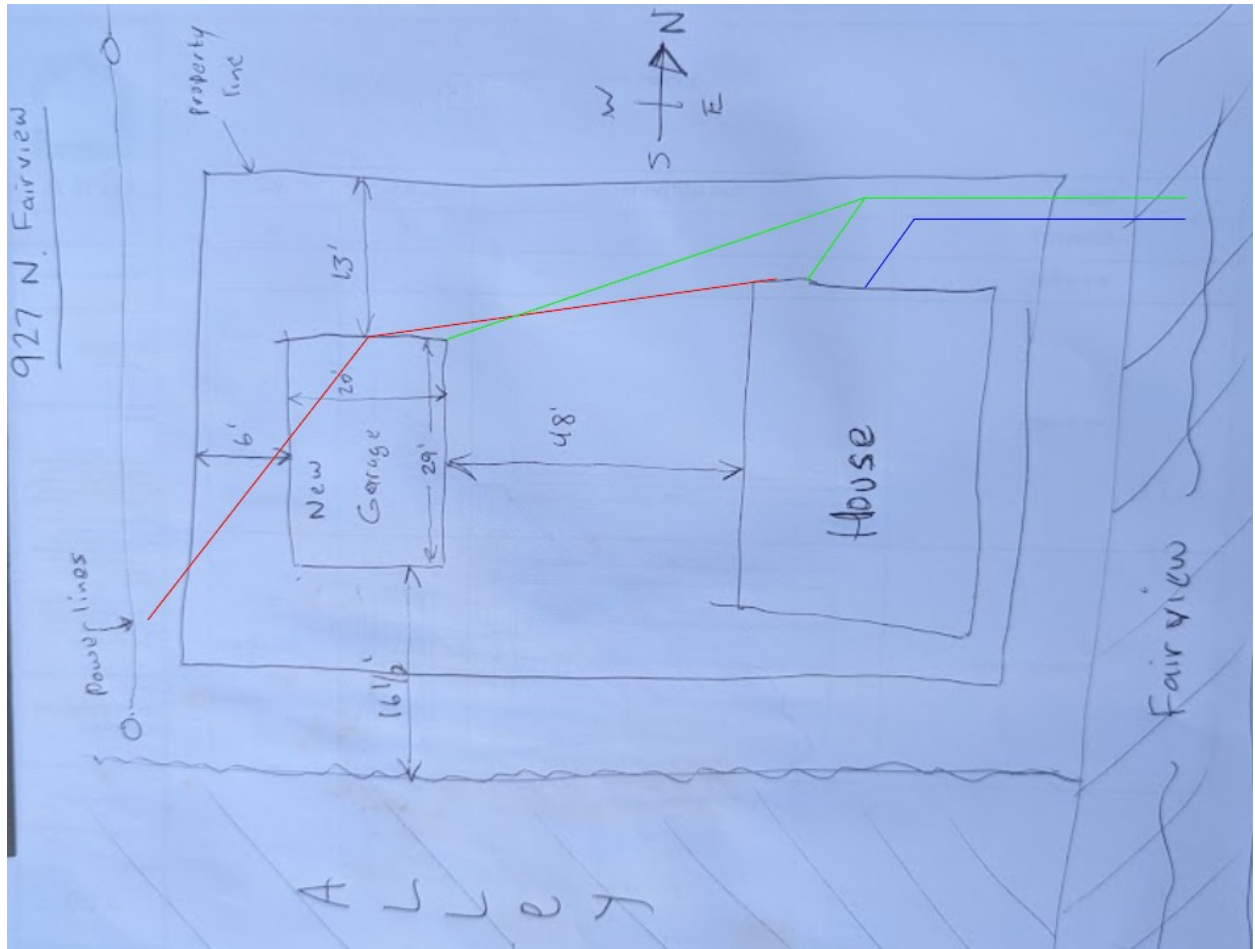
2
A-300
SECOND FLOOR PLAN
3/16" = 1'-0"



DETACHED GARAGE
PROJECT ADDRESS

ELEVATIONS

SCALE: 1/8" = 1'-0"





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
	
<p>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 Bunker in 1927 as his residence, Bunker co-owned Bunker 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 Bunker 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.</p> <p>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.</p>	
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



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.

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 25-21.

**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



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.

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 25-22.

**STAFF
RECOMMENDATIONS**

Address: 312 S Arbutus

DD 25-23

Petitioner: Jeffrey Shively

Start Date: 8/28/2025

Parcel: 53-08-03-202-053.000-009

RATING: CONTRIBUTING

c. 1920 California bungalow



Background: 312 S Arbutus is a mostly unaltered California bungalow. Built in the 1920s, it was originally located at 1514 E 10th St. The first owners of the property were August and Marie Louise Martin, who immigrated from France to Kokomo in 1900, and Bloomington in 1913 for work at the Nurre Glass Company. In 1951, the house was bought by campus power plant chief engineer Russell Abram and IU payroll clerk Carrie Louise Abram. The couple petitioned the City Council for permission to relocate the house to its current location. The couple inhabited the house until 1975. Russell was a Master Mason and WWII veteran who started at the campus power plant as a janitor after the war.

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 25-23.

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 designer'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.

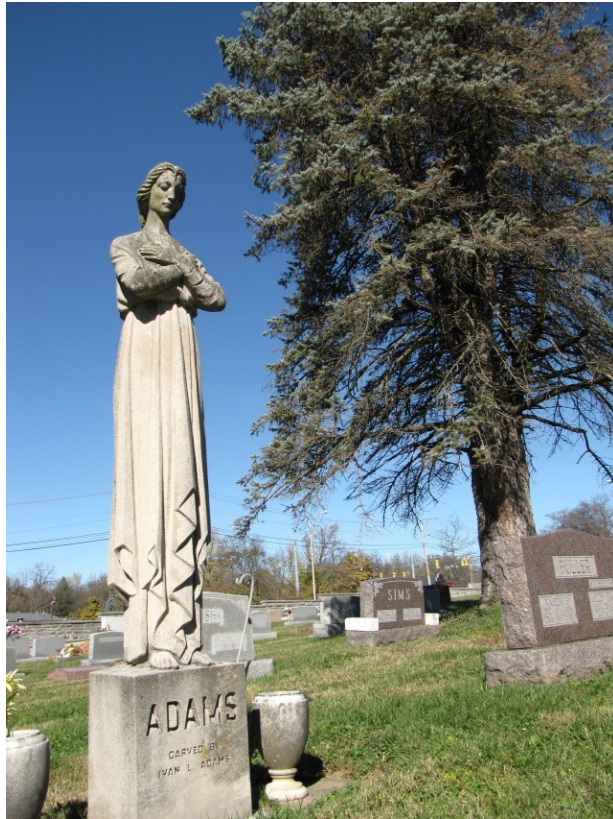
115 E 12th St has been the home of several people associated who played a significant role in local, state, or national history. For a property to be eligible for listing under this criterion several conditions must be met. Firstly, in most cases the person associated with this property must have made 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 St 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 bare the marks of Adams' workmanship.



Holy Cross Rectory, Rochester NY



Adams Plot, Rose Hill Cemetery



Spirit of the Fighting Yank, Monroe County Courthouse Square



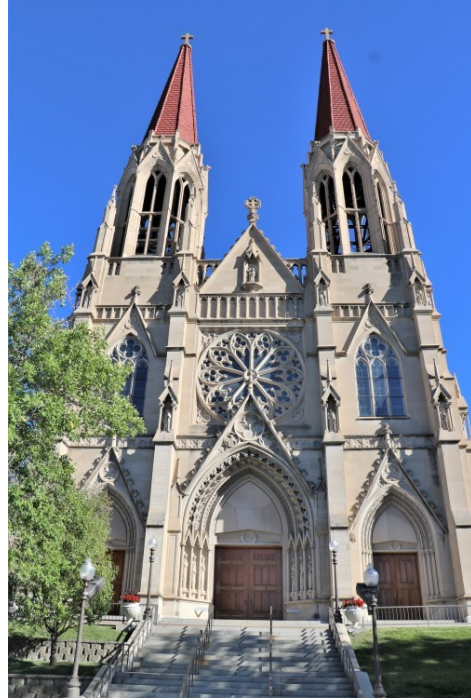
Relief at 3rd and Dunn



Foster Quad, Indiana University



Our Lady of Lourdes, Camden NJ



St. Helena's Cathedral, Helena Mt



St. Mary Magdalene Church, Columbus OH



Los Angeles Times Building, Los Angeles California



Fine Arts Palace, Chicago

