



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday September 25, 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/86470652637?pwd=rX9vgWlboM2cZXBEPnhokqtzRhtKi4.1>

[Meeting ID: 864 7065 2637](#)

[Passcode: 719258](#)

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Bloomington Historic Preservation Commission Meeting

Thursday September 25th, 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/86470652637?pwd=rX9vgWlboM2cZXBEPnhokqtzRhtKi4.1>

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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. September 11th
- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 25-63

924 W Kirkwood Ave (Near West Side HD)

Isaac Reed

Construction of full height column on front porch

B. COA 25-65

202 E 6th St (Monroe Carnegie Library)

Daniel Schlegel

New lights under awnings

Commission Review

C. COA 25-54

301 E Glendora Ave (Matlock Heights HD)

Micah Heath

Addition of basement window on east elevation

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 25-64

918 W Howe (Greater Prospect Hill HD)

Bonnie Estelle

New construction of house

G. COA 25-66

1025 E 1st St (Elm Heights HD)

Diane Reilly

New backyard fence

V. DEMOITION DELAY

A. DD 25-24

424 E Cottage Grove

Ernest Xi

Full demolition

B. DD 25-18

115 E 12th St

Sable Beyers

Full demolition

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ADJOURNMENT

Next meeting date is October 9th, 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 September 11th, 2025 MINUTES

XI. CALL TO ORDER

Meeting was called to order by **Sam DeSollar @ 5:04 p.m.**

XII. ROLL CALL

Everyone listed was present unless noted otherwise.

Commissioners:

Sam DeSollar
Jeremy Hackerd
Daniel Schlegel
Melody Duesner
Reynard Cross

Advisory:

Duncan Campbell
Karen Duffy

Staff:

Noah Sandweiss, HAND (Virtual)
Eddie Wright, HAND
Anna Holmes, City Legal
Anna Killion-Hanson, HAND
David Brantez, City Planning

Guests:

Shirley Schooley
Scott Schooley
Tom Doak
John Butler
James Ford
Mike Snapp
Barre Klapper
Bill Hindman
Anne Steigerwald
Amy Butler

Todd Stackstader
Betsy Stirratt (Virtual)
Christina Gaels (Virtual)
Jeff Shivley (Virtual)
Jerry Ramusack (Virtual)
Janice Sorby (Virtual)
Judith Barnes (Virtual)
Erin McKamey (Virtual)
Janelle Curry (Virtual)
Richard Lewis (Virtual)

XIII. APPROVAL OF MINUTES

A. August 14th

Jeremy Hackerd made a motion to accept August 14th minutes with the following edit: the edit to the July 24th minutes should read that Chris Sturbaum spoke at the July 24th meeting as a private individual, and the Commission is not necessarily advocating for the things that he suggested. **Daniel Schlegel** seconded.

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

Sam DeSollar - Y
Jeremy Hackerd - Y
Reynard Cross – Y
Daniel Schlegel - Y
Melody Duesner – Y

Sam DeSollar read the Historic Preservation Commission procedural statement.

XIV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 25-59

1115 E Wylie St (Elm Heights HD)
Betsy Stirratt
Hand rail on steps

Noah Sandweiss gave presentation. See packet for details.

Commission Review

A. COA 25-54

301 E Glendora Ave (Matlock Heights HD)
Micah Heath
Addition of basement window on east elevation

Petitioner was not present, **COA 25-54** was tabled until the next meeting.

B. COA 25-55

1118 S Madison (McDoel HD)

Shirley Schooley

Removal of in ground pool

Noah Sandweiss gave presentation. See packet for details.

Shirley Schooley added that she needs to fill in the pool as it is no longer used and poses a hazard.

No questions or discussion.

Daniel Schlegel made a motion to approve **COA 25-55, Reynard Cross** seconded.

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

Sam DeSollar - Y

Jeremy Hackerd - Y

Reynard Cross – Y

Daniel Schlegel - Y

Melody Duesner – Y

C. COA 25-56

301 E 15th St (Garden Hill HD)

Christie Geel

Demolition of garage

Noah Sandweiss gave presentation. See packet for details.

Christina Geels added that she is committed to retaining the same aesthetic with the planned limestone retaining wall.

David Brantez stated that the non-conformity of the garage doesn't grant access for parking. He stated that the improved alley allows for only one parking space. They also can't have a parking space in the front yard. The set-back would mean it would have to be 20 feet behind the front wall. The other option is they could repair the garage. **David Brantez** gave guideline for the parking in the area.

Christina Geels wants to remove the current structure as opposed to repair for safety reasons. **Anna Holmes** clarified what is involved with this COA. **Reynard Cross** asked if the removal triggers any requirements by the home owner. **David Brantez** stated that there is nothing required at this time.

Duncan Campbell asked if construction of the retaining wall is part of the COA, it is. **Jeremy Hackerd** asked about approve just the demo only. **Duncan Campbell** stated they can't remove garage without risking erosion of the yard. **John Butler** asked about removal of just the top of the garage to make it safe. Removal of the top of the garage would make the remaining sides very unstable. **Jeremy Hackerd**

asked if they don't retain the slab does it address the alley access. **David Brantez** stated that Planning wouldn't have a problem with that. **Christina Geels** asked about how to remove the slab, remove concrete or just cover with soil. **Sam DeSollar** asked how much of the garage would be removed. **Christina Geels** stated that the entire garage would be removed. **Sam DeSollar** stated that there would be unsupported walls left behind. **Christina Geels** is not committed to a parking space. **Anna Holmes** asked for clarification on what they are motioning. **Sam DeSollar** is trusting that **Christina Geels** will return to the Commission once she has spoken with planning.

Jeremy Hackerd made a motion to approve **COA 25-56**, to demolish the garage with a 3 side retaining wall. **Sam DeSollar** seconded.

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

Sam DeSollar - Y
Jeremy Hackerd - Y
Reynard Cross – Y
Daniel Schlegel - Y
Melody Duesner – Y

D. COA 25-59

702 W Kirkwood Ave (Near West Side HD)

Simon Ladd

Replacement of removed windows

Petitioner was not present, **COA 25-59** was tabled until the next meeting.

E. COA 25-60

704 W Wylie (McDoel HD)

Joe Workman

Front porch expansion and alteration

Petitioner was not present, **COA 25-60** was tabled until the next meeting.

F. COA 25-61

1005 S Madison (McDoel HD)

Barre Klapper

ADU Garage Construction

Noah Sandweiss gave presentation. See packet for details.

Barrie Clapper clarified the plans for the construction.

Duncan Campbell asked about building on top of an existing structure. It wasn't desirable to build up. Commission likes the design.

Daniel Schlegel made a motion to approve **COA 25-61**, **Melody Duesner** seconded.

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

Sam DeSollar - Y
Jeremy Hackerd - Y
Reynard Cross – Y
Daniel Schlegel - Y
Melody Duesner – Y

G. COA 25-62

927 N Fairview (Maple Heights HD)

Janelle Curry

Two Story Garage Construction

Noah Sandweiss gave presentation. See packet for details.

Janelle Curry stated that she took the design to the neighborhood and made changes to appease the neighborhood.

Jeremy Hackerd asked about material for to be used in the siding. The siding will match the house. **Thomas Doak** asked what the attestation would be and if it will match the current house. It will match.

Jeremy Hackerd made a motion to approve **COA 25-62, Daniel Schlegel** seconded.

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

Sam DeSollar - Y
Jeremy Hackerd - Y
Reynard Cross – Y
Daniel Schlegel - Y
Melody Duesner – Y

II. DEMOITION DELAY

A. DD 25-19

1109 N College Ave

Michael Snap

Full demolition

Noah Sandweiss gave presentation. See packet for details.

Jeremy Hackerd made a motion to approve **DD 25-19, Reynard Cross** seconded.

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

Sam DeSollar - Y
Jeremy Hackerd - Y
Reynard Cross – Y
Daniel Schlegel - Y
Melody Duesner – Y

Jeremy Hackerd read the statement releasing the demo delay period.

B. DD 25-20

1003 S Washington (Outbuilding)

Jerry Ramusack

Full demolition

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar asked if this is a contributing structure. It is.

Jeremy Hackerd made a motion to approve **DD 25-20, Reynard Cross** seconded.

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

Sam DeSollar - Y

Jeremy Hackerd - Y

Reynard Cross – Y

Daniel Schlegel - Y

Melody Duesner – Y

Jeremy Hackerd read the statement releasing the demo delay period.

C. DD 25-21

407 N Roosevelt

Ernest Xi

Full demolition

Noah Sandweiss gave presentation. See packet for details.

Jeremy Hackerd made a motion to approve **DD 25-21, Reynard Cross** seconded.

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

Sam DeSollar - Y

Jeremy Hackerd - Y

Reynard Cross – Y

Daniel Schlegel - Y

Melody Duesner – Y

Jeremy Hackerd read the statement releasing the demo delay period.

D. DD 25-22

609 N Dunn

Ernest Xi

Full demolition

Noah Sandweiss gave presentation. See packet for details.

Jeremy Hackerd made a motion to approve **DD 25-22, Reynard Cross** seconded.

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

Sam DeSollar - Y
Jeremy Hackerd - Y
Reynard Cross – Y
Daniel Schlegel - Y
Melody Duesner – Y

Jeremy Hackerd read the statement releasing the demo delay period.

E. DD 25-23

312 S Arbutus
Jeffrey Shively
Full demolition

Noah Sandweiss gave presentation. See packet for details.

John Butler and **Amy Butler** oppose demolition and stated that it would be better to move the house rather than demo. **Janet Sorby** stated that it would be great if the house could be moved since it has been moved before. **Judith Barnes** stated that she opposes demo as well.

Karen Duffy stated that the house was built in the 20's and is unaltered. **Melody Duesner** agrees. **Sam DeSollar** stated the choices of the commission. He mentioned the neighborhood could try to become a historic district. **Reynard Cross** mentioned the criteria for protection to the public guests. **John Butler** stated that the architecture is why it should be saved. But he acknowledged that this house could be hard to save. **Sam DeSollar** asked about how much time is left on the demo delay. **Jeff Shively** stated that the pictures are from years ago and does not depict the inside of the house as it currently stands. But he would open the house to salvage whatever is salvageable, but the floor is mostly gone. **Jeremy Hackerd** stated that there is not enough history to save the house.

Jeremy Hackerd made a motion to approve **DD 25-23, Reynard Cross** seconded.

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

Sam DeSollar - Y
Jeremy Hackerd - Y
Reynard Cross – Y
Daniel Schlegel - Y
Melody Duesner – Y

Jeremy Hackerd read the statement releasing the demo delay period.

Sam DeSollar called for a 5 minute break in the meeting at this point.

F. DD 25-18

115 E 12th St
Sable Beyers
Full demolition

Noah Sandweiss gave presentation. See packet for details.

Ann Steigerwald gave a brief history of the house in question. She noted what she liked about the house and the work she did to the house. She also mentioned the appeal of the neighborhood as a whole and the houses in the area. She stated that houses of this type are disappearing. This house is an example of this neighborhood. **James Ford** stated the neighborhood is actively working on a conservation district. There are contributing and notable structures in the district. **John Butler** stated that the case has been made for the house and he won't go back over that. He noted that it has architecture that important. It's less than 1000 sq. ft. but a lot of notable people who lived in the house that make it historic. Ivan Adams once lived in the house and is considered as a great stone carver. This house could be used as a tribute to this man. The conservation district is set to have their first meeting in the near future. He asks that the Commission delay the demo until the neighborhood meets. **Amy Butler** stated that they have tried to contact property owners and it has been difficult as it is primarily rental properties in this area. She owns the house next door and she is working on restoring her home. She has had offers and have turned those down. She noted that other neighborhoods are disappearing due to multi-unit development. She has a petition from other property owners in the area. They would like to stop development in this neighborhood. **Judith Barnes** stated that she is overwhelmed by the outpouring of everyone to save the house. She would've liked to have kept the house. She is heartbroken over all of the history is being lost in Bloomington.

Questions

Daniel Schlegel asked about the timeline. The 90 days is up on Oct 28th. The first Conservation meeting is Saturday September 13th. **Sam DeSollar** asked if this house is primarily associated with Ivan Adams. There are 2 properties associated with Ivan Adams. **Noah Sandweiss** displayed some of Ivan Adams work. **Jeremy Hackerd** asked about contributing houses in Bloomington similar to this house that have been designated. **Noah Sandweiss** would have to research this. **Bill Hindman** stated he appreciates the history and work by the commission and the neighborhood.

Erin McKamey stated that she is impressed by the history of the house. She wonders how she would be impacted by the demo of this house. There could be plaques placed on this house and tours done. How would she be protected if the house is demolished? **Sam DeSollar** stated that the commission has no purview on what happens after the house is demolished, if it is demolished. **Erin McKamey**

continued, the owners are just wanting money and not wanting to protect the neighborhood. **Sam DeSollar** clarified what the Commission is looking at tonight. **Jeremy Hackerd** stated the criteria for historic designation. Designation of this property could be based upon culture. **Reynard Cross** asked what their options are. **Sam DeSollar** clarified. **Daniel Schlegel** asked how many meetings the neighborhood needs for conservation. 3 public noticed meetings. The 90 days of the demo delay period are up Oct 28th, but the HAND director can extend 30 days.

Discussion

Karen Duffy stated that by extending the demo delay period they could get more info on Ivan Adams time living in the house. As well as giving the neighborhood time to meet and organize. **Melody Duesner** stated that more time would make a possible petition by the Commission stronger. **Reynard Cross** believes that a case has been made to support further investigation for cultural designation. **Jeremy Hackerd** disagrees, he appreciates the research work done by **Noah Sandweiss**. But he believes that Ivan Adams work was done around the country but he just lived here. He was as notable during the time he lived here. **Sam DeSollar** asked if this house a good representative of Ivan Adams or is there a better house. Sam stated that the home does not stand on its own architecturally. **Noah Sandweiss** stated that they could likely determine what work was done when he lived in this house and other houses.

Reynard Cross made a motion to continue **DD 25-18, Daniel Schlegel** seconded.

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

Sam DeSollar - Y
Jeremy Hackerd - N
Reynard Cross – Y
Daniel Schlegel - Y
Melody Duesner – Y

- III. **OLD BUSINESS**
- IV. **NEW BUSINESS**
- V. **COMMISSIONER COMMENTS**
- VI. **PUBLIC COMMENTS**
- VII. **ADJOURNMENT**

Sam DeSollar adjourned the meeting @ 7:39 pm.

Video record of meeting available upon request.

STAFF APPROVAL	924 W Kirkwood Ave (Near West Side HD)
COA 25-63	Petitioner: Isaac Reed
Start Date: 6/9/2025	Parcel: 53-05-32-410-014.000-005
RATING: CONTRIBUTING	Severely altered L-Plan cottage c. 1900



Background: 924 W Kirkwood is a severely altered but nevertheless contributing L-Plan cottage. Prior alterations included the replacement of windows door, and a rear addition. In May 2025, work began on the replacement of porch columns and railings without approval by the Historic Preservation Commission. After work was paused, the owners received COA 25-37 with conditions that the railing and front door be rebuilt in a style more faithful to the historic design of the house and under the condition the petitioner gets staff approval on the post and beam configuration and door slab. Some disagreement ensued between the contacted builder and members of the Commission over whether it would be feasible to sister the roof beam at the front of the porch rather than build a full height post to the east of the front steps.

Request:

Constructing a full-height post to the east of the front steps with the profile of the other full height posts.

Guidelines: Near West Side Historic District

PORCHES

RECOMMENDED

1. Inclusion of a front porch is recommended.
2. Porch height should not exceed a single story.
3. Solid masonry foundation
4. Lattice or visual barrier below porch.
5. Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance.
6. Columns and posts should be an appropriate type for the style of house. For example, turned or square posts. Note that square posts (which historically were handmade) may be especially suitable for the plain-style houses that abound in the neighborhood.
7. Enclosed porches are preferable in the rear of the home. If enclosing the front porch, use of screens rather than walls is encouraged

NOT RECOMMENDED

1. Porch elements that use more than one architectural style.
2. Porch elements that differ from the architectural style of the principal structure.
3. Ornamental metal porch columns and railings.
4. Enclosed front porches

Staff approves COA 25-63

Because the porch at 924 W Kirkwood was substantially rebuilt, the new structure must meet the contemporary building code. When COA 25-37 was issued, two alternative proposals for getting the porch roof up to code were suggested: thickening the beam over the entry way to the porch, and building a full height column in where a half-height column had stood previously in order to support the span. The former was approved as a preferable option by the Commission and Staff recommendation because it would not result in a further change in the exterior appearance of the porch. A builder representing the applicant preferred the latter option because in his opinion

sistering the roof beam would mean further alterations to the porch roof, which may have to be substantially rebuilt.

While the 10'+ span of the roof beam could be supported by a thicker member, the submission of this subsequent application demonstrates that there would indeed be additional challenges caused by sagging and uneven beams and fragile roof joists on the south side of the porch. While the addition of a full height post would not be faithful to the historic design of the porch, alterations to the roof beam may also necessitate alterations to the porch roof. The alteration proposed in this application would not be out of keeping with the designs of other contemporaneous porches in the Near West Side Historic District.

NWS Hist Committee External Inbox x



Sandra Clothier

to me ▾

Hi Noah,

I have heard back from most on our advisory committee, and no one I've heard from has any objections to the request for an additional full length post on the porch at 924 W Kirkwood.

Thanks,
Sandi



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 924 W Kirkwood

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: Isaac Reed

Email: isaacreedhomes@gmail.com

Address: 2435 N Mt. Gilead Rd Bloomington IN 47408

Phone: (812)929-3941

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: Adam Bowen, Jenna Bowen

Email: arbowen@gmail.com

Address: 8899 Longest Dr Caramel IN 48033

Phone: (812)325-447

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: Additional full height post, east of stairs
- ☐ 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: *James R. [Signature]* Date: 09/03/2025

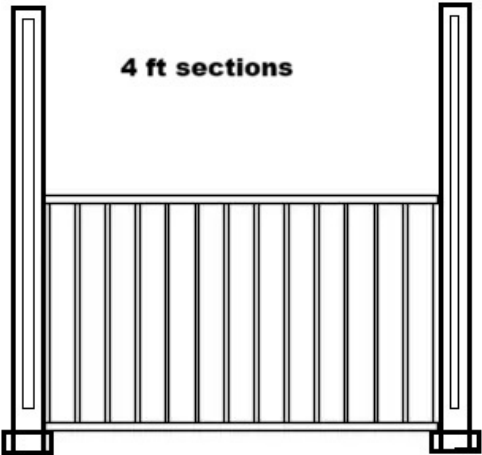
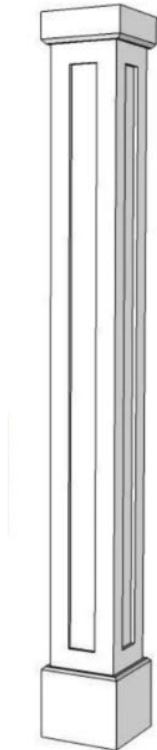








Overall width at top of taper
7"
4x4 is wrapped in 1/2" smart
board.
Smart board will be recessed in
1/2" shaker style trim.
width of shaker style trim is
1 1/4"



top view of railing

**all 2x2" dimensional
painted white.**

no fasteners showing

3 1/2" on center

**36" to top rail from
ground**

STAFF APPROVAL	202 E 6th St (Old Library)
COA 25-65	Petitioner: Daniel Schlegel
Start Date: 9/8/2025	Parcel: 53-05-33-310-292.000-005
RATING: OUTSTANDING	1918 Beaux Arts Carnegie Library



Background: The Monroe County History Center is located in the old Bloomington Carnegie Library, built in 1918 with a large 1955 addition. The front and rear entrances have vinyl awnings with grates underneath.

Request:

Dear Noah,

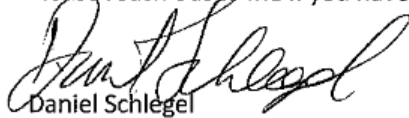
We propose to have lights installed underneath our awnings at the History Center. The reason for this is that the pair of globes by each door (front and back) are meant for ambience, but not actually useful. The Monroe County History Center, MCHC, has been increasing our programming and activities which has led to more programming after hours which can run into the night. We have fielded complaints from various visitors, members, staff, volunteers, and the public over our lack of lighting.

From records I have found, there have been three different attempts at installing outdoor lighting in our lawn, but a visitor will notice there are no exterior lights that still exist. Our after-hours visitors have taken that into their own hands and that lighting no longer exists. For that reason, we wanted to have lights in a secure location that is not vulnerable to being removed without our knowledge. The awnings are securely attached but will provide the ability to have light shine through for both our visitors to see their way on our sidewalks after dark and to discourage after-hour visitors from staying in our doorways.

Cassady Electric has been on-site to view and make recommendations for the placement and type of lighting for our location. Under the awning was the ideal place because it will not change the look of the exterior of our building. The only difference would be that people can see after it is dark outside.

The proposed light would be a light bar of LED lights that is tied into the already existing electrical line for the globes on either side our front and back doorways.

Please reach out to me if you have any additional questions.



Daniel Schlegel

Director

Guidelines: The Secretary of the Interior's Standards for the treatment of Historic Properties

Mechanical Systems (Recommended)

Installing a new mechanical system, if required, so that it results in the least alteration possible to the historic building and its character- defining features.

Staff approves COA 25-65

While the work proposed is an exterior alteration visible from the public right of way, the new light fixtures would not be visible aside from the effect of adding bright LED lighting under each of the entrance awnings.



**CITY OF
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 202 E 6th Street

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: Old Library

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

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

APPLICANT INFORMATION:

Name: Monroe County Historical Society **Email:** director@monroehistory.org

Address: 202 E 6th St **Phone:** 812.332.2517

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: Daniel Schlegel **Email:** director@monroehistory.org

Address: 202 E 6th St **Phone:** 812.332.2517

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 lights underneath our awnings at the front and back doors.
- ☐ New Signage
- ☐ Alterations to the yard
 - ☐ Alteration to fences, walls
 - ☐ Tree removal
- ☐ Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

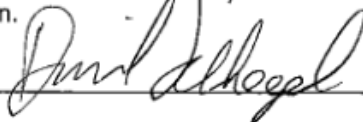
- ☐ Written description of the nature of the proposal.
- ☐ Written description of all of the proposed materials to be used.
- ☐ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☐ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing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

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

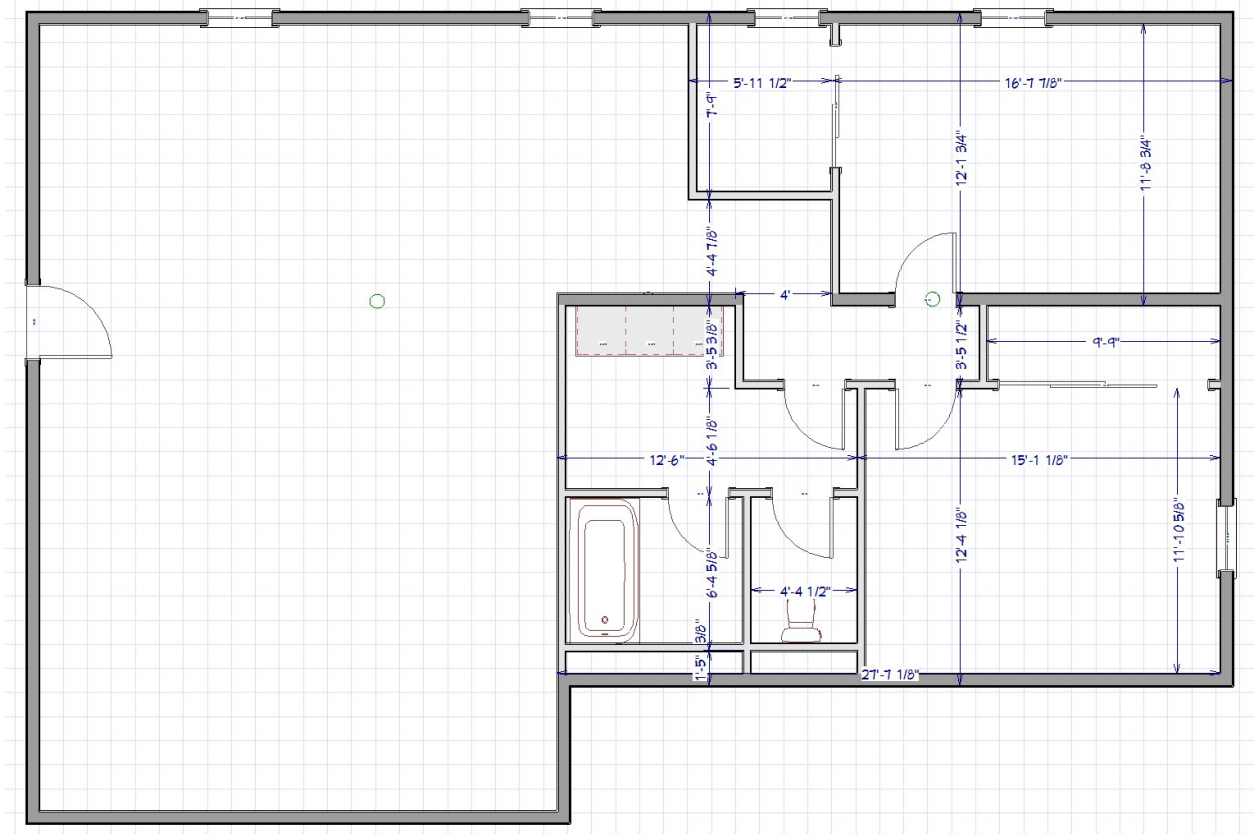
- ☐ Written description of the nature of the proposal.
- ☐ Written description of all of the proposed materials to be used.
- ☐ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☐ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing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

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1. I have read this application and all related documentation and I represent that the information furnished is correct.
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3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature:  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

FREE SHIPPING TO STORE!

Pick Up At Store

101 Available for Immediate Delivery From Our Fulfillment Center

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PICK UP AT
FULFILLMENT CENTER

For your convenience, this product can be picked up at our fulfillment center.

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.

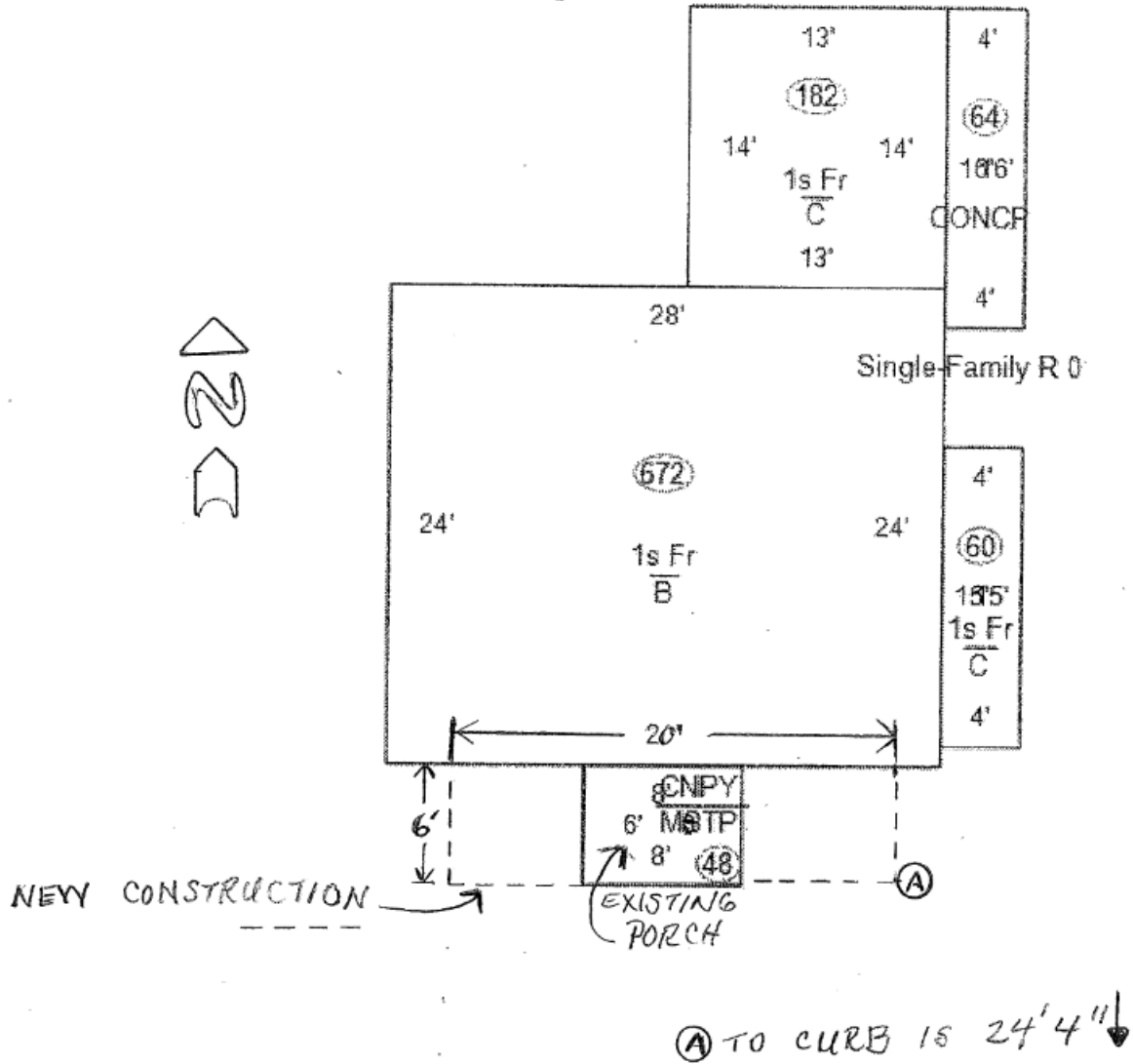
704 WEST WYLIE STREET



SCALE 1" = 4'

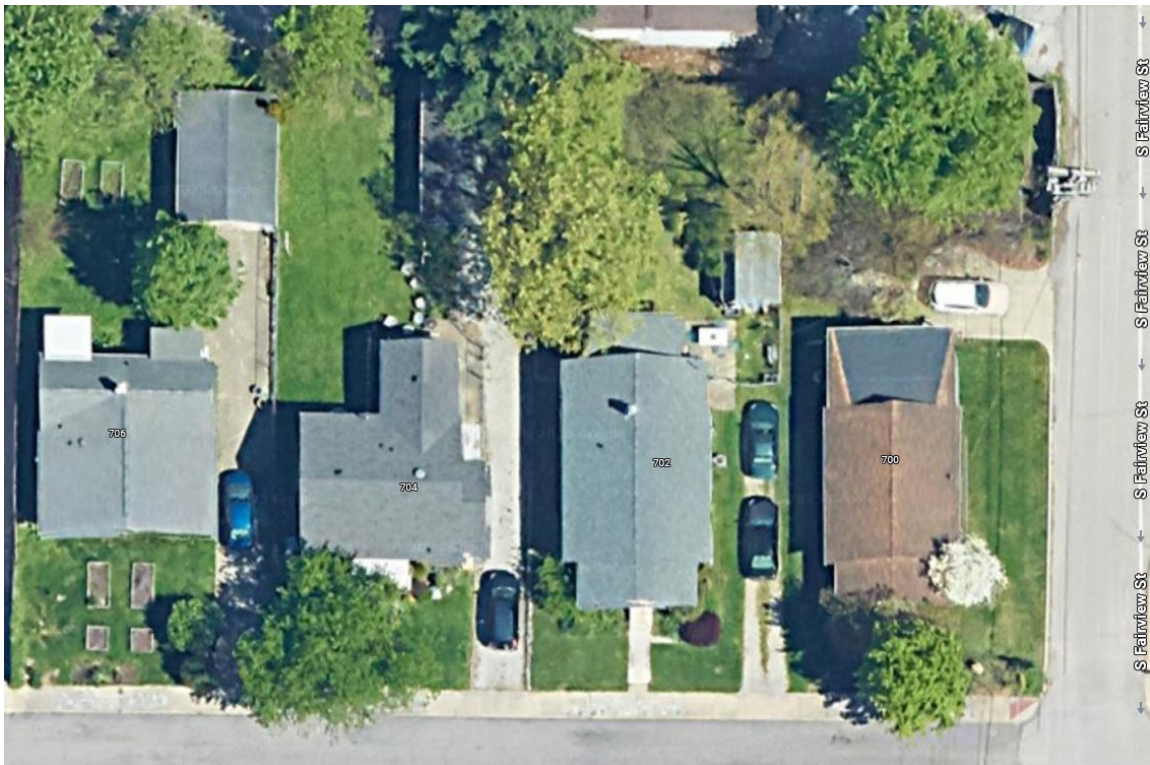
704 WEST WYLIE

Detached Garage R 01.





1967 Aerial imagery



STAFF RECOMMENDATIONS	Address: 918 W Howe St (Greater Prospect Hill HD)
COA 25-64	Petitioner: Bonnie Estell
Start Date: 9/4/2025	Parcel: 53-08-05-111-021.000-009
RATING: NON-CONTRIBUTING	Vacant Lot



Background: The lot at 918 W Howe still has a cement block garage built in the 1960s, but the primary residence, a c. 1910 gabled-el house, was demolished in 2019 (COA 19-40). The petitioner, a new owner of the property, is proposing to build a new single story house with a similar footprint.

Request: Nature of Proposal

"My proposal is for new construction of a principal building on Lot 15 of John Weavers Subdivision in the Greater Prospect Hill Historic District. Currently, the lot has an existing building in the rear northeast corner. The proposed principal building will be a gabled-el house of 1733 square feet of heated space and 583 square feet of unheated space. The height of the house is 22 feet, 7 1/2 inches at the ridge. It will consist of one story with three bedrooms, 2 baths with an attached one car garage,

front porch, and a screened porch. The attached garage is in the rear of house and will be accessed from the alley.”

Proposed Materials to be used:

Roofing – asphalt shingles

Siding – smooth fiber cement siding

Exposed foundation – split face concrete block

Windows – double hung wooden with wrapped vinyl exterior, casement windows for bath and garage. Vertical grills in upper double hung windows

Door – insulated metal door with fixed window panes in upper part of door.

Front Porch – concrete floor with 6x6 painted cedar posts for support.

Back porch – wooden deck, painted cedar posts, and painted treated lumber.

Gutter – 6” aluminum gutter.

Guidelines: Greater Prospect Hill HD

New Construction

ISOLATED LOT - This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

Materials:

RECOMMENDED

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.

2. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.

3. Brick, limestone, clapboard, cement board, wood, shingles, stucco

Setback:

RECOMMENDED

1. A new building's setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed

2. On corner sites, the setbacks from both streets must conform to the context

3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

Orientation:

RECOMMENDED

New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for information about the traditional forms in the neighborhood.)

Entry:

RECOMMENDED

Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

Spacing:

RECOMMENDED

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

Height:

RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.

2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.

3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

Outline:

RECOMMENDED

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Mass:

RECOMMENDED

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

Fenestration:

RECOMMENDED

1. Creative expression 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 of glass to solid which is 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.

Parking:

RECOMMENDED:

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

Style:

RECOMMENDED

1. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

Staff recommends approval of COA 25-64

The size, outline, fenestration, and setbacks of the proposed house closely resemble the surrounding homes as well as the previous building on this lot, which are all exemplary of the contributing buildings in the Greater Prospect hill Historic District. The materials proposed are recommended by the district guidelines. The proposed garage is located at the rear of the building and would be accessed by the side alley. As of yet no proposal has been submitted for the demolition of the existing 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: 918 W. Howe St

Parcel Number(s): 53-08-05-111-021, 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
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- ☐ 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: Bonnie Estell

Email: bestell51@gmail.com

Address: 5245 Hickory Grove, Martinsville, IN
46151

Phone: 765-346-1372

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: Bonnie Estell

Email: bestell51@gmail.com

Address: 918 W. Howe St., Bloomington

Phone: 765-346-1372

PROPOSED WORK (Check all that Apply):

- ☐ New construction
 - ☒ Principal building
 - ☐ Accessory building or structure
 - ☐ Addition to existing building
- ☐ Demolition
 - ☐ Full Demolition
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 - ☐ Siding
 - ☐ Roof material
 - ☐ Foundation
 - ☐ Other façade element: _____
- ☐ New Signage
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 - ☐ 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.
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- ☒ A map of the site with the site boundaries indicated.

CERTIFICATION

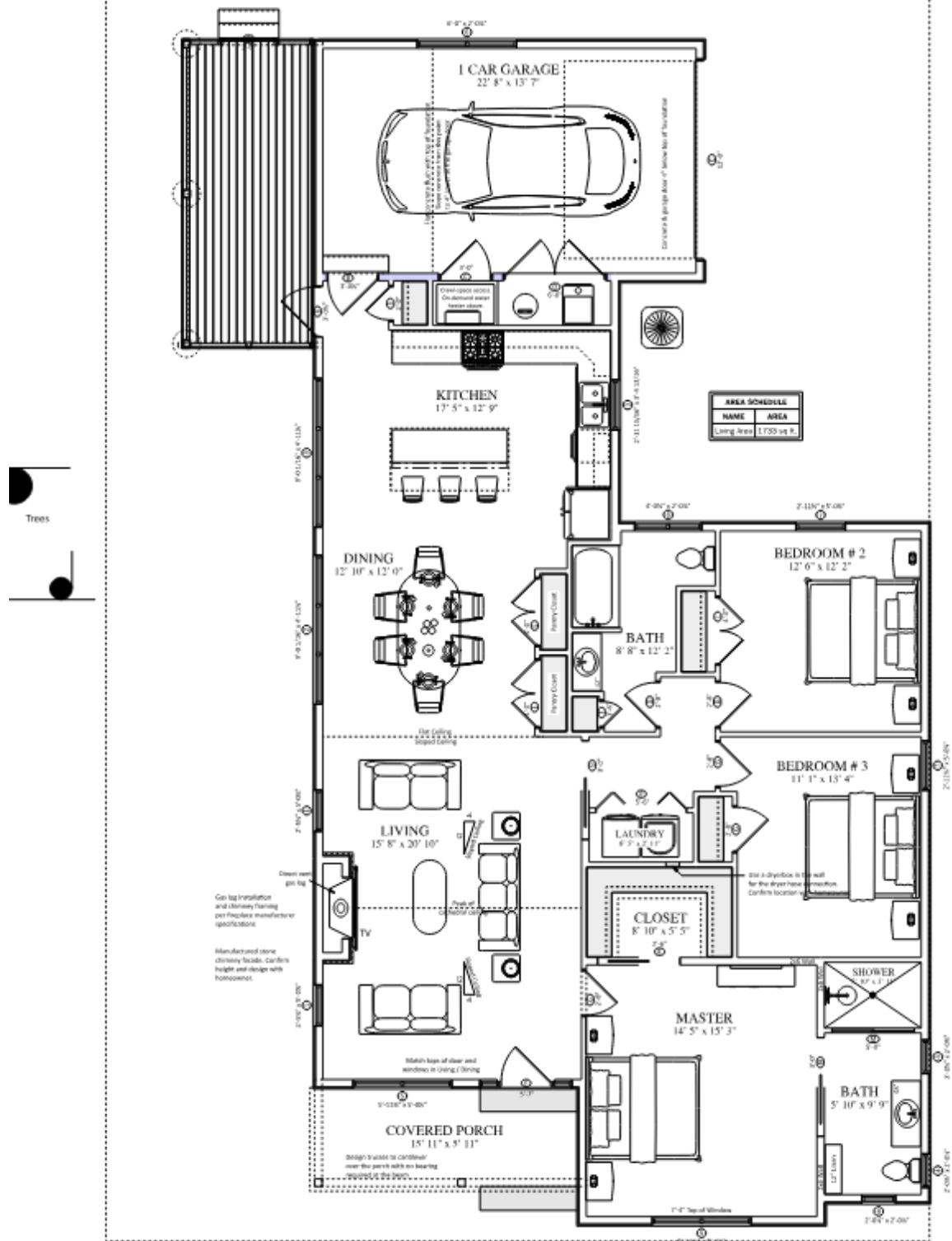
I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
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3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: Bonnie J. Estelle Date: 9/4/2025

Estell Residence

Date: 8/27/25









STAFF RECOMMENDATIONS	Address: 1025 E 1 st St (Elm Heights HD)
COA 25-66	Petitioner: Diane Reilly
Start Date: 9/9/2025	Parcel: 53-08-04-100-086.000-009
RATING: OUTSTANDING	1940 art deco American foursquare



Background: 1025 E 1st St, the Charles and Cecile Waldron house, is a two story, three bay American Foursquare with Art Deco inspired details. It was designed by stone carver Christ Donato and is similar to the other houses he designed on the street (1111 and 1019 E 1st St). The walls are ashlar limestone with art deco carvings under the windows and surrounding the door. The hip roof is asphalt. Three original 3/1 wood windows are located on the second floor. The small porch with limestone newels leads up to the original door which is next to two original 3/1 wood windows. A small wood clad addition is on the west facade.

Request: "We are applying to replace the chain link fence currently behind our house and, with their permission (Bill and Marleen Newman, 1107 East 1st Street), a stretch of our neighbor's chain link fence between the two back yards, with an 8' tall fence made of wooden posts, wooden picture-framed (photo 7) rigid wire sheep-and-goat or horse panel (photos 5 and 6), and four gates of wooden frame and wooden sheep-and-goat or horse panel (photo 8). Unlike in the photos, the 4x8' panels will be turned vertically so that we can dispense with the visually distracting upper wooden plank. Please see the attached estimate (9) which has a drawing of the dimensions of the

fence, as well as its relationship to the house. I have also attached photos of the front façade of the house (photo 1), the back yard (photo 2), the opening between the house and the garage where we will put one gate (photo 3), and the area between the Newman's house and our house where we will put another gate (photo 4). There will be a third gate at the back of the property to allow line access, and a fourth gate (not yet indicated on the estimate) between our property and the Newman's property, to replicate a gate in their run of fence. The fence will be in exactly the same place as the current chain link fence.

I have also attached the survey carried out by Kevin Potter in 2023. I have checked with Brian Blake at CBU, and Karina Pazos and Katie Gandhi in Planning and Transportation, and they have no record of any easements at the back of the property or elsewhere. I have emailed our neighbors to the west (Russell Pleasants, 1019 East 1st Street), Aviva Carla Mintz Tavel (914 East University Street), and Bill and Marleen Newman (see above) and all seem happy with the fence type we have chosen."

Guidelines: Elm Heights HD

I. Installation or removal of walls or fences visible from the public right-of-way.

- For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.
- New retaining walls should be appropriate in height to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility, and design.
- Install new walls or fences so the total height does not obscure the primary facade of the building .
- Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.
- Consideration is given for fences that pertain to special needs, children, and dogs. Temporary seasonal fences for gardening are permitted and do not require a COA

Staff recommends conditional approval of COA 25-66

The proposed fence would not obscure the view of the house from the street, would be made of appropriate materials, and appears to meet UDO requirements on height and setback. There has been some uncertainty about the length of the back yard and whether the unimproved alley at the rear of the lot has been vacated. Because the proposed fence appears to meet district guidelines staff recommends conditional approval of the fence to a length determined as acceptable according to the parcel's property lines.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1025 East 1st Street Bloomington 47401

Parcel Number(s): 53-08-04-100-086.000-009

(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: Diane J Reilly and Giles Knox

Email: dreilly@iu.edu and gknox@iu.edu

Address: 1025 East 1st Street Bloomington IN 47401

Phone: 812 345-4049

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

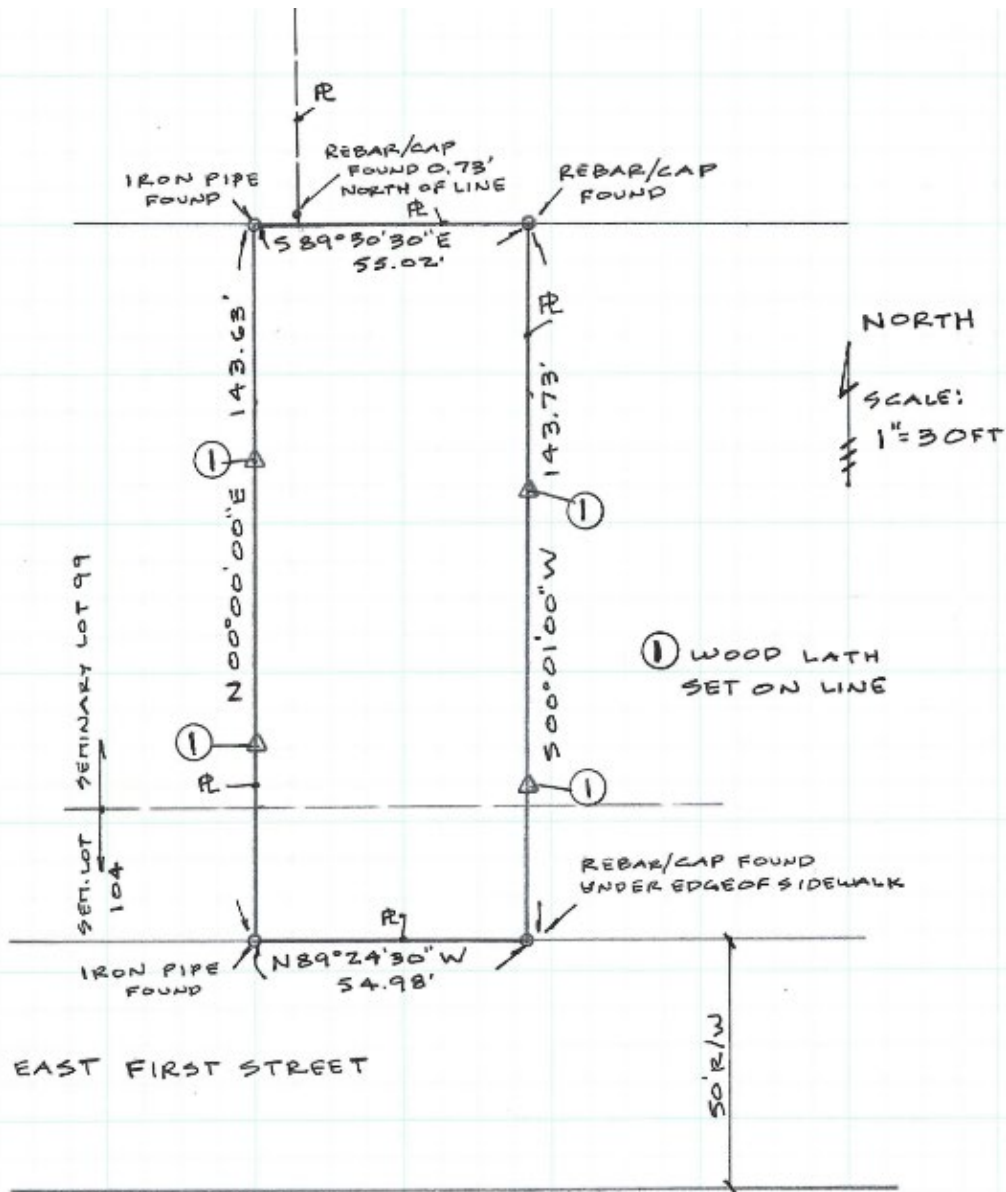
I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

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: Reilly, Diane J

Digitally signed by Reilly, Diane J
Date: 2025.09.09 13:46:30 -0400

Date: 9/9/2025



PLAT OF SURVEY
1025 EAST 1ST STREET
BLOOMINGTON, INDIANA

PART OF SEMINARY LOTS 99 & 104

INSTR. # 2010003450

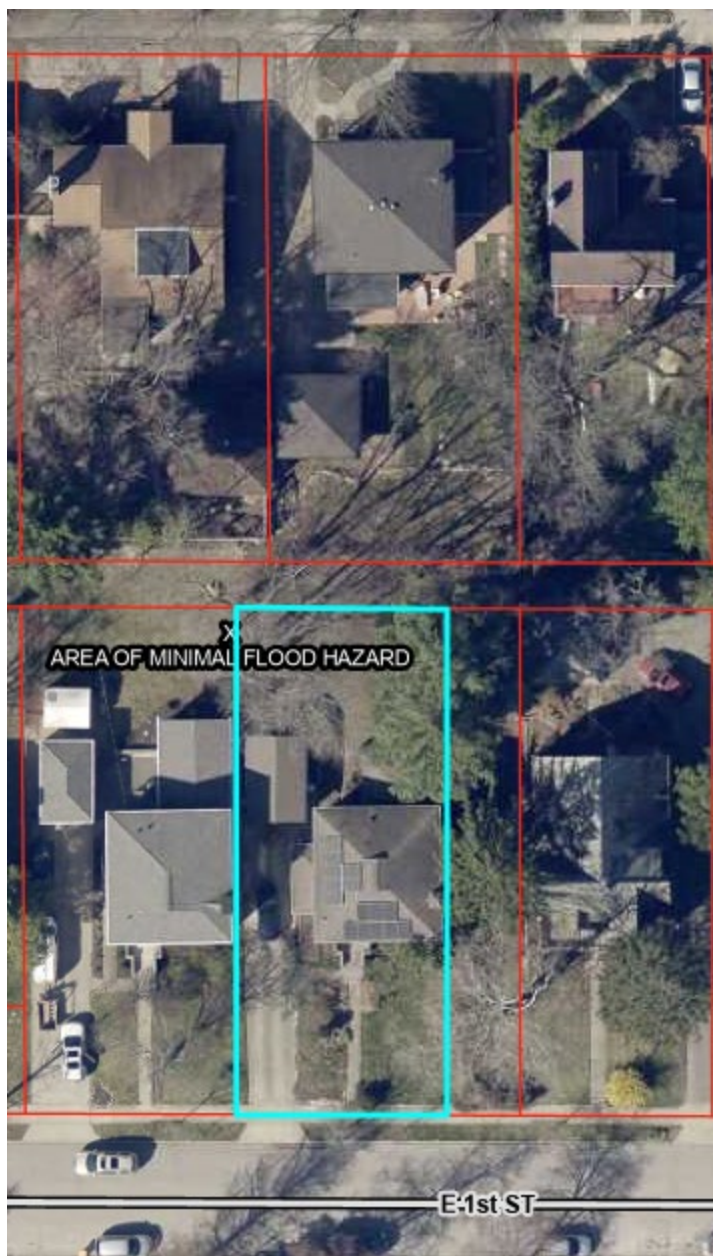
OWNERS:

DIANE J. REILLY & GILES KNOX

SURVEY BY:

POTTER ENGINEERING
P.O. BOX 5563
BLOOMINGTON, IN 47407
PH. (812) 325-8083

6/8/2023



Affordable FENCE, Inc.

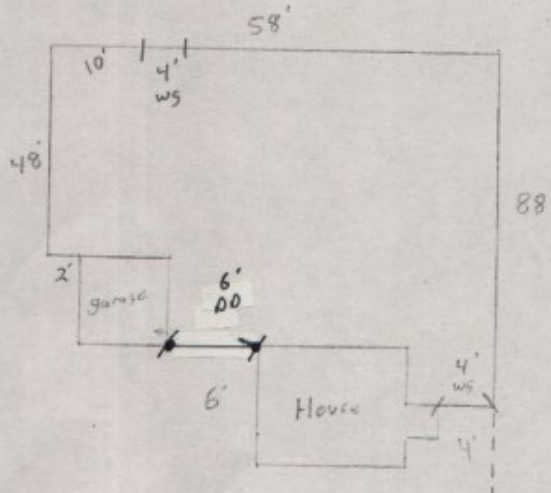
P.O. Box 1452 • Bloomington, Indiana • 47402
Phone# 812-824-1427 • Fax 812-824-9976
michaelsterrett@yahoo.com
affordablefence.org

Name Diane Reilly Address 1025 E. 1st St.
City Bloomington State IN Zip 47401 County Monroe
Twp. Perry Phone 345-4049 Email dreilly@iv.edu
Cross St. 5 Woodlawn Ave. Dig# _____ Dates _____ To _____

Affordable Fence Agrees to the following _____

- * Remove & Haul Away
 - 196' 4" chain link
- * Install
 - 206'
 - 8' Picture Framed Sheep & Goat Panel
 - (2) 4' walk Gates / (1) 6' Double Drive Gate

- * 1 year warranty on labor
- * Lumber not warranted
- * All wood is Treated
- * Fasten w/ screws & staples
- * All post set in concrete
- * 4" x 4" x 12' post
- * 4" x 6" x 12' Gate hinge post
- * Sheep & Goat panels
- * 2" x 4" Framing
- * Fence To Follow Grade
- * picture Framed
- 1" x 4" Trim & post plate
- * core drilling additional unless specified in illustration (\$50)



Top Rail NA
Term Posts /
Gate Posts /
Line Posts /
Wire Gauge _____

existing Fence To Remain _____
post To core Drill (0)

At the Above Address for the Price of \$14,500.⁰⁰ \$7295.⁰⁰ Deposit \$7295.⁰⁰ Due on Completion
Any Independent line locates, Approvals from the City, State, or Homeowners Association are the responsibility of the owner.

Owners _____ Date _____ Affordable Fence Devin Turpin Date 8/21/25











Horse panel fence



Sheep and goat panel fence



Picture frame detail



Door type

STAFF RECOMMENDATIONS	Address: 424 E Cottage Grove
DD 25-24	Petitioner: Ernest Xi
Start Date: 9/15/2025	Parcel: 53-05-33-210-087.000-005
RATING: CONTRIBUTING	c. 1930 bungalow



Background: Built around 1920, 424 E Cottage Grove is a pyramidal roof bungalow with a gabled brick front porch. One of the two front doors is original. It was first owned from 1921 through the early 1940s by Thomas and Laura Todd who owned a neighborhood grocery and dealt in real estate in their later years. After Thomas moved to a nursing home, the property was bought by Jennie Hinkle, who rented it out to a succession of tenants, mostly Indiana University students. Some short term renters included Gary Stuck, a future professor of education at University of North Carolina, John Golbeck, now a biochemistry professor at Penn State, and Michael Mondovics, a member of the IU football team and later a coach for the Indiana School for the Deaf and Blind.

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 25-24.

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.

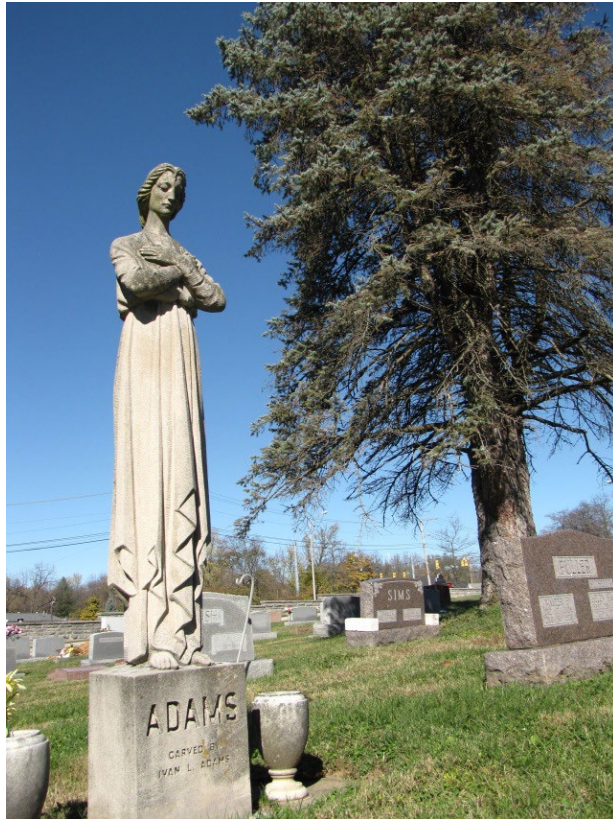
115 E 12th St has been the home of several people associated who played a significant role in local, state, or national history. For a property to be eligible for listing under this criterion several conditions must be met. Firstly, in most cases the person associated with this property must have made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

in 1964, 5 years before Ivan's death. The exterior of the house 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



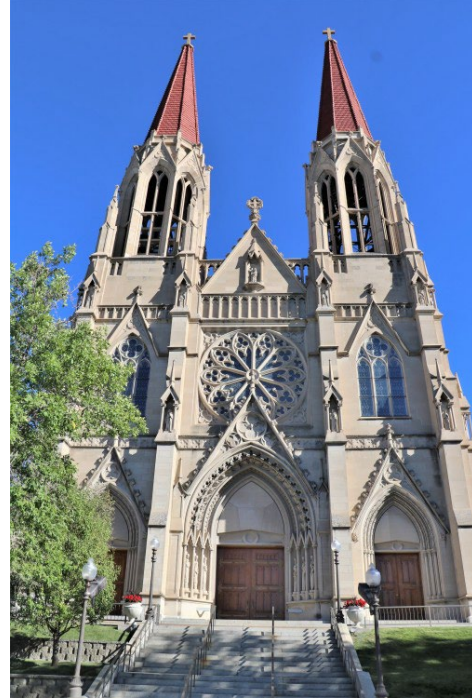
Relief at 3rd and Dunn



Foster Quad, Indiana University



Our Lady of Lourdes, Camden NJ



St. Helena's Cathedral, Helena Mt



St. Mary Magdelene Church, Columbus OH



Los Angeles Times Building, Los Angeles California



Fine Arts Palace, Chicago

Timeline of known Ivan Adams works:

Chicago Fine Arts Building - 1933

509 E 3rd St Bloomington - 1930s

Los Angeles Times Building - Late 1930s

Spirit of the Fighting Yank, Monroe County Courthouse - 1944

Our Lady of Lourdes statue - 1949

St. Helena's Cathedral – Unknown, prior to 1950s

National Shrine of the Immaculate Conception - 1950s

St. Mary Magdeline's - 1956

Foster Quadrangle - 1963

Adams Grave - Unknown, likely 1960s