CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC
MEETING PACKET

Thursday October 9, 2025
5:00 p.m. EST
Prepared by HAND Staff

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

Zoom:

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

Meeting ID: 842 6967 3454

Passcode: 711912

Table of Contents

AGENDA 3
MINUTES SEPTEMBER 25.....7
COA 25-67.....18
COA 25-58.....23
COA 25-68.....26
DD 25-24.....40

Bloomington Historic Preservation Commission Meeting

Thursday October 9th, 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

Meeting ID: 842 6967 3454

Passcode: 711912

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 25th

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

- **A. COA 25-67**
  908 S Rogers St (McDoel HD)
  Sam Parmenter
  Rooftop solar panels

Commission Review

- **B. COA 25-58**
  702 W Kirkwood Ave (Near West Side HD)
  Simon Ladd
  Replacement of removed windows
- **C. COA 25-67**
  212 W Kirkwood (Courthouse Square HD)
  Ron Walker

Replacement of windows

V. DEMOITION DELAY

A. DD 25-25

503 N Rogers St

Kimley-Horn

Full demolition

VI. OLD BUSINESS

A. Violations

VII. NEW BUSINESS

A. Meeting with City Council

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ADJOURNMENT

Next meeting date is October 23rd, 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
- Drew Herron (Appointed by Common Council) – Current Term: 1/1/2024 – 12/31/2026

Accessibility Statement

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals.

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 813-349-3582 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.

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 Minutes - September 25, 2025

CALL TO ORDER
The meeting was called to order by Commission Chair **Sam DeSollar at 5:00 p.m.**

ROLL CALL - Parties in Attendance are listed below:

Commissioners:
Jack Baker
Duncan Campbell, Advisory
Ernesto Castaneda
Reynard Cross
Sam DeSollar
Melody Deusner
Karen Duffy, Advisory
Jeremy Hackerd

Staff:
Noah Sandweiss, HPC Program Manager
Eric Greulich, Planning - Development Services Manager
Margie Rice, Corporation Counsel
Anna Killion-Hanson, HAND Director (Virtual)
Julius Mitchell, Office of the Mayor
Tonda Radewan, HAND Staff Liaison

Guests/Public:
Jennifer Milner, for Petitioner Simon Ladd (Virtual)
Joe Workman, Petitioner
Bonnie Estell, Petitioner
David Sharp, for Petitioner Bonnie Estell
Richard Lewis, Greater Prospect Hills HD Design Committee (Virtual)
Diane Reilly, Petitioner (Virtual)
Giles Knox, Petitioner
Ed Krause
Amy Butler
John Butler
James Ford
Judith Barnes (Virtual)

iphone3 (Virtual)

APPROVAL OF MINUTES

Jeremy Hackerd made a **Motion to Approve** the minutes from the September 11, 2025 HPC meeting. **Ernesto Castaneda** seconded. **Motion carried 4-0-1** (Yes-No-Abstain)

> Voting Tally: Jack Baker (A), Ernesto Castaneda (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

CERTIFICATES OF APPROPRIATENESS (COA)

Staff Review

COA 25-63
924 W Kirkwood Ave (Near West Side HD)
Petitioner: Adam Bowen
Construction of a full height column on front porch

Noah Sandweiss gave his presentation on the Petitioner's request noting that alterations to the structure must meet the contemporary building code. The Petitioner was not present. **Staff approves COA 25-63.** *Please see Meeting Packet for details.*

COA 25-65
202 E 6th St (Monroe Carnegie Library)
Petitioner: Daniel Schlegel
New lights under awnings

Noah Sandweiss gave his presentation on the Petitioner's request for the Monroe County History center noting that the new light fixtures would not be visible aside from the effect of adding lighting under each of the entrance awnings. The Petitioner was not present. **Staff approves COA 25-65.** *Please see Meeting Packet for details.*

Commission Review

Procedural Statement: Commission Chair **Sam DeSollar** read the Procedural Statement for Certificates of Appropriateness and Demolition Delays. *See Meeting Packet for details.*

COA 25-54
301 E Glendora Ave (Matlock Heights HD)
Petitioner: Micah Heath
Addition of basement window on east elevation
Noah Sandweiss informed the HPC that the work, partially described in the Petitioner's application, has been completed without a COA being issued. The Petitioner was not present. *Please see Meeting Packet for details.*

Sam DeSollar made a **Motion to Issue a Notice of Violation** to the Petitioner.
Reynard Cross seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

COA 25-58
702 W Kirkwood Ave (Near West Side HD)
Petitioner: Simon Ladd
Replacement of removed windows

Noah Sandweiss gave his presentation noting that a COA for retroactive approval was denied and the Petitioners are proposing to install replacement windows that match the original windows. Sandweiss reported that **staff recommends approval of 25-58** although clarification will be needed on the exterior trim for the windows proposed. *Please see Meeting Packet for details.*

Jennifer Milner, for Petitioner Simon Ladd was present and had no additional comments.

Commissioner Questions:

Jack Baker asked for clarification on the current windows in violation and the placement and dimensions of the proposed replacement windows. **Sam DeSollar** responded that the current windows will be replaced with those that match the originals that take up the full height of the openings

Duncan Cambell asked if the Petitioner has provided any samples or specifications on the proposed replacement windows. **Sam DeSollar** responded that nothing has been provided yet.

Ernesto Castaneda asked how the exterior trim around the windows will be matched and added that he would like to see the specifications for the windows.

Commissioner Comments:

Jack Baker commented that the HPC needs more detail that shows the trim, the window proportions and sizing. The other Commissioners were in agreement.

Sam DeSollar asked **Jennifer Milner, for Petitioner Simon Ladd** if she was comfortable being able to provide the HPC with a cut sheet or a window sample that represents the sizes and profiles of what they are proposing to replace the original windows with. **Milner responded yes.**
Margie Rice asked **Jennifer Milner, for Petitioner Simon Ladd** if she could state for the record that she agrees to an extension of time. **Milner responded yes.**

Public Questions/Comments: None

Sam DeSollar made a **Motion to Continue 25-58** to allow the Petitioner time to provide a window sample or specifications for the proposed window and a profile of the trim they are proposing to install. **Reynard Cross** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

COA 25-60
704 W Wylie (McDoel HD)
Petitioner: Joe Workman
Front porch expansion and alteration

Noah Sandweiss gave his presentation noting the porch's closeness to the setback line and should there be difficulty with demolishing the existing porch the Petitioner may want to consider expanding it rather than removing the original materials. Sandweiss reported that the Petitioner has been working with the Planning Dept regarding the setback, he believes the proposal meets district guidelines and that **staff recommends approval of 25-60**. *Please see Meeting Packet for details.*

Petitioner Joe Workman was present and added that it is a pretty straightforward build and most of the neighboring residences have open front porches.

Commissioner Questions:

Jack Baker asked for clarification if the porch is going to be built on the existing foundation. **Petitioner Joe Workman** explained that the larger dimensions of the new porch won't fit on the original foundation except for maybe on the outer wall that runs parallel with the street.

Jack Baker asked for clarification in the staff recommendation about the porch's closeness to the setback line. **Noah Sandweiss** said there might be more leeway with expanding the existing porch if it were not demolished since new construction needs to meet current building codes and if the proposed porch doesn't meet the setback requirements for this neighborhood, it would need to be built to a size that does. **Petitioner Joe Workman** added that he provided an additional sitemap resulting in a change to the setback and also submitted a minor modification request, which has been approved.

Jeremy Hackerd asked if the shingles on the porch are going to match the existing house. **Petitioner Joe Workman** responded yes.

Sam DeSollar asked if there had been any comments or concerns from the McDoel Gardens. **Noah Sandweiss** said he has not heard anything regarding this COA.

Commissioner Comments: None

Public Questions/Comments: None

Jack Baker made a **Motion to Approve COA 25-60**. **Jeremy Hackerd** seconded.
Motion carried 6-0-0 (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

COA 25-64
918 W Howe (Greater Prospect Hill HD)
Petitioner: Bonnie Estell
New construction of single-story house

Noah Sandweiss gave his presentation noting the proposed house closely resembles the surrounding homes as well as the previous building on this lot, the proposed materials are recommended by the district guidelines and the proposed garage is located at the rear of the building and would be accessed by the side alley. Sandweiss reported that **staff recommends approval of 25-64**. *Please see Meeting Packet for details.*

Petitioner Bonnie Estell was present and had no additional comments.

Commissioner Questions:

Karen Duffy asked if there were any comments or concerns from the neighborhood. **Noah Sandweiss** responded that everyone he heard from agreed that it met district guidelines. Sandweiss added there are some questions about the style being Victorian with Craftsman features, but no objections to what has been proposed.

Ernesto Castenada asked about the finished floor elevation compared to the finished grade, pointing out that the porch doesn't have a railing and if the elevation is going to be above 30 inches, there will be code requirements. **David Sharp, for Petitioner Bonnie Estell** responded that the proposed plan should be well within the 30 inches.

Sam DeSollar asked for clarification on the stained columns and painted wood palms, the kind of exposure and the size of the siding. **Petitioner Bonnie Estell and David Sharp** responded that they won't be painted and the siding will be 5 inches.

Public Questions/Comments:

Richard Lewis of the Greater Prospect Hill Historic District Design Guidelines Committee confirmed that Noah Sandweiss reached out to them and the committee comments were positive and generally favorable.

Richard Lewis commented as an individual, not on behalf of the Design Guidelines Committee, that he is concerned about fenestration. Lewis added that the front windows on the public way facade are shorter and squarer than they would be in an historic house and he would like to see a taller type of window that is more compatible with either the Victorian cottage or Craftsman style. **Richard Lewis** continued that the 4 over 4 panes shown in the renderings, are neither Craftsmen (either 3 over 1 or 4 over

1) nor late Victorian cottage style, which would be single pane over single pane. Lewis concluded by asking if there could be adjustments so the public-facing windows are more compatible with either of those styles and in general he thinks it is a thoughtful design.

Jack Baker made a **Motion to Approve COA 25-64**. **Jeremy Hackerd** seconded.
Motion carried 6-0-0 (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

COA 25-66
1025 E 1st St (Elm Heights HD)
Petitioners: Diane Reilly and Giles Knox
New backyard fence

Noah Sandweiss gave his presentation noting the proposed new fence appears to meet district guidelines however there is some uncertainty about the length of the back yard in regards to the unimproved alley at the rear of the lot. Sandweiss reported that **staff recommends conditional approval of 25-66**. *Please see Meeting Packet for details.*

Petitioner Diane Reilly and Giles Knox were present and with their application provided a 2023 survey and noted that they checked with CBU and Planning staff who have no record of any easements at the back of the property or elsewhere.

Corporation Counsel Margie Rice shared a title search going back to approx 1940 that included a Merker's Addition plat from a surveyor in 1926 that makes reference to an 12x5 alley between 1st Street and University and said that she researched the deeds and the ones she reviewed are consistent with the lot being 132 feet in depth. **Margie Rice** recommended that the Commission not approve a fence that goes into a platted alleyway without proof of a vacation of the alley as you cannot adversely possess publicly owned land.

Margie Rice added that the neighbors in this area have the option to jointly petition the City Council, who is the governing body that can vacate an alley, to inform them that there has never been an alley here, nor do they want it.

Petitioner Giles Knox affirmed that there is not an alley and proportions of it have been fenced off. **Petitioner Diane Reilly** provided a copy of their deed from 1941 stating that the property is 144 feet in depth and those of the neighboring properties to the east and west that both indicate a depth of 144 feet. **Margie Rice** responded that their deed also indicates a depth of 132 feet, consistent with other deeds, and because of this discrepancy plus the existence of documentation showing the platted alley and no record of the alley being vacated, she recommends the HPC not approve beyond the 132 feet.
Corporation Counsel Margie Rice shared a recorded fence agreement between prior owners, with permission of the current owner, that she said wouldn't be binding on the public right of way. **Petitioner Diane Reilly** responded that the fence agreement is for two properties on University and not relative to their proposed fence.

Commissioner Questions:

Sam DeSollar asked if the back fence is visible from the public right-of-way. **Petitioner Giles Knox** responded no.

Sam DeSollar asked if the back fence is not visible from the public right-of-way, is this issue under the purview of the Commission and if not could the HPC conditionally approve the length that is determined by the Planning Dept. **Margie Rice** responded that as the City Attorney her concern is about the HPC approving a fence that potentially goes onto publicly owned land. **Eric Greulich** added that the UDO restricts fences in the backyard to no more than 8 feet tall and a building permit is required for a fence over 6 feet tall. This process requires a site-plan from the applicant however the Planning Dept would not review the property line specifically.

Sam DeSollar asked for clarification that with the proposed fence being 8 feet tall, after the HPC has made a ruling on the COA based on the appropriateness of the fence, could the Planning Dept. address the other issues. **Eric Greulich** responded yes the Planning Dept would confer with Legal to determine the lot line.

Sam DeSoller asked for clarification on what areas of the fence will be seen from the street. **Petitioner Giles Knox** responded that there is an approx 6 feet gap between the house and the garage that is mostly obscured by the bump out and on the other side of the house there will be an approx 6 foot width of fence.

Jeremy Hackerd asked if the neighborhood district had any comments or concerns. **Noah Sandweiss** responded that he did not hear anything from them.

Jack Baker asked for more information on the fence design. **Duncan Campbell** made reference to the photographs submitted and **Petitioner Diane Reilly** provided clarification on the proposed design.

Sam DeSollar asked if the fencing between the house and the garage would be drilled into the house, attached to the garage or be attached to posts. **Petitioner Giles Knox** responded that the fence would be attached only to posts.

Commissioner Comments:

Jack Baker commented that it will be difficult to keep deer out unless it's fenced all the way to the 8 foot level.

Jeremy Hackerd commented that he was trying to get a better understanding of how much of the fence is actually visible from the public right-of-way.

Karen Duffy commented that Marlene Newman is one of the neighbors consulted by the Petitioners and it appears that she is happy with the proposed fence.
Reynard Cross commented that he would feel more comfortable if the boundary issues were worked out before the Commission voted on this and prefers that the COA be continued.

Duncan Cambell commented that he doesn't have any problem with the Commission voting on this COA today, as long as the fence conforms to the legal property line.

Sam DeSollar commented that this is basically an invisible fence, his prior concerns have been diminished and he can support the proposal.

Ernesto Castenada made a **Motion to Conditionally Approve COA 25-66** once the Planning Dept and Legal have determined the location of the fence at the back of the house. **Jack Baker** seconded. **Motion carried 5-1-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (N), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

DEMOLITION DELAY (DD)

DD 25-24
424 E Cottage Grove
Petitioner: Ernest Xi
Full demolition

Noah Sandweiss gave his presentation on the Petitioner's request for full demolition of a contributing 1930 bungalow. Sandweiss reported that **Staff recommends release of DD 25-24.** *Please see Meeting Packet for details.*

Petitioner Ernest Xi was not present.

Public Questions/Comments:

Amy Butler asked why the house is being demolished and if something was wrong with the house.

Dr. John Butler commented that he and others in the Cottage Grove neighborhood are trying to save the houses in the area however this house is just outside of their proposed historic district. Butler said they don't officially oppose the demolition, but regret to see yet another house in our neighborhood being torn down for really no purpose.

Commissioner Comments:

Jack Baker commented that he hates seeing houses disappear like this and that the Commission has no control (without designation). Baker said that hopefully there are exceptional cases that the house will be saved in some way, but knows in most cases they'll be demolished and he's sorry to say that's just the way that it is.
Duncan Campbell commented to the Butlers that the only solution is to district these areas and urged them to expand their boundary. Campbell commented to the Commission that they could vote No to release, but the only alternative is to bring it to the City Council which could have several arguments against designation. Duncan

Cambell concluded by saying that these are the only choices the HPC has based on the way the ordinance is written and it's unfortunate as preservationists to sit here and watch it happen.

Jack Baker made a **Motion to Release** the demolition delay period for **DD 25-24**. **Jeremy Hackerd** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (N), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

Vice-Chair Jeremy Hackerd read the Statement releasing the remainder of the Demolition Delay waiting period.

DD 25-18
115 E 12th St
Petitioner: Sable Beyers
Full demolition

Noah Sandweiss gave his presentation noting that this COA was discussed at the Sept 11th HPC meeting and continued to allow more research on stone carver Ivan Adams' time living in this house and if the other property he lived in at 2921 S Rogers St was more representative for potential historic designation. **Staff finds 115 E 12th St eligible for listing under Criterion 1A.** *Please see Meeting Packet for details.*

Noah Sandweiss further reported that Ivan Adams moved to 2921 S Rogers St in 1946 during the latter part of his career and that the house that is now standing at that site was built in 1964, five years before Ivan's death, and the workshop building from the period where Adams lived and worked there is no longer standing. Sandweiss provided a timeline of Ivan Adams work that has been identified and said that his participation is roughly split between the time residing at 115 E 12th St and on South Rogers.

Petitioner Sable Beyers was not present.

Commissioner Questions:

Sam DeSollar asked if the workshop that Ivans did this work is still standing. **Noah Sandweiss** responded that he does not yet know where Adams did most of his work. From interviews Sandweiss conducted with Ivan Adams' grandchildren, he had a workshop at the second home on South Rogers but there is no evidence that he did his work at that location.

Public Comments:

Dr. John Butler commented that there is evidence that Adams did stone carving at that house as there were 4 stone rosettes marking the corners of the property. Butler said he knows where one of the limestone rosettes is and the other three may still be on the property, but they are not visible and either underground or removed. Butler

added that when he was a kid there were a lot of limestone carving remains and stuff around the property so he must have brought stone home and had it there.

Dr. John Butler also commented on the question of association, noting that he feels the Commission has a somewhat narrow view. Butler suggested using a broader view and not focusing on proving exactly what statue was carved when and gave examples of Springfield, Illinois preserving Abraham Lincoln's home when his great deeds were done in Washington, D.C., astronaut Gus Grissom's home in Mitchell, Indiana and Cole Porter's homes in Peru, Indiana where one or both are on the National Register when Cole Porter did all of his playwriting and songwriting in New York City, not in Peru, Indiana. Butler concluded by saying that association can be a broad category, if you want to use it and he thinks that Iavn Adams is certainly one of the best stone carvers that came out of the district, and I think this house is worth saving, because of that.

Judith Barnes (via zoom chat) provided a correction to the record that she lived in the house until 1993, not 1991 and that Tony Kerrigan died in the house in 1991 and she is happy to hear the spirited debate in favor of preservation.

Commissioner Comments:

Jeremy Hackerd commented that he understands the position presented however the people cited as examples (Abraham Lincoln, Gus Grissom & Cole Porter) have far more historical significance than Ivan Adams. Hackerd said that he sympathizes with the neighborhood and hopes that they get designation in their area, however in this particular instance he disagrees.

Karen Duffy asked for confirmation about the timeline and if the 90 day period is up on October 29th. **Noah Sandweiss** responded yes. Karen Duffy commented that there is a possibility to continue this item. **Sam DeSollar** responded that the HPC could continue, but that is not the current Motion on the table.

Melody Duesner thanked Noah Sandweiss for conducting more research, providing information on Ivan Adams work and putting together the timeline.

Reynard Cross commented that the point brought up by Dr. John Butler is similar to what he was conveying at the last HPC meeting that the house is clearly associated with Ivan Adams and what is debatable is the historical significance to the community. Reynard Cross continued that the important word to him is community as there are people that are significant in their own way to the community and culture. With Bloomington and the surrounding area being the limestone capital of the world and to have a stone carver of note, who has produced works from Indiana limestone and sent it across the country, certainly within the context of Bloomington that is significant. Cross concluded by saying he believes this home, being associated with this individual, meets the criteria (for historical designation).

Duncan Campbell commented that he agrees with Dr. John Campbell about association and that it is unheard of in historic preservation that a person has to have done whatever their trade was at the place that they lived. Campbell added that the national, state and local significance are all treated equally at the National Register.

Campbell said that the fact that Ivan Adams lived in a place where limestone was capital and probably either came here or developed his trade because of the location, and then sent it out into the world in what is obviously high artistic quality clearly makes that significant. Duncan Campbell added that City Council may not concur, but there isn't anything about “association” that isn't being adequately fulfilled and encouraged the Commissioners to show up at the meeting and speak in support.

Ernesto Castaneda said that he agrees completely with Duncan Campbell’s comments and there is a case to be made and he is in support.

Sam DeSollar commented that he is having some difficulty making a decision as the house is not architecturally significant enough to merit it on its own; however over the course of this meeting he is being more swayed by the local cultural argument though he is leery that the City Council will agree as they have differing concerns than the HPC. DeSollar added that the owner came into the process with the understanding that the house was not in a historic district and it is only contributing and didn’t know anything about the history and reiterated Duncan Campbell’s comments that members of the Commission show up and be willing to talk about why they are recommended the house for historic designation.

Reynard Cross made a **Motion to Recommend DD 25-18** located at 115 E 12th Street to be forwarded to City Council **for Historic Designation**.
Melody Deusner seconded. **Motion carried 5-1-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (N)

Vice-Chair Jeremy Hackerd read the Resolution declaring that the property located at 115 E 12th Street meets Criterion 1A for local designation and to recommend its historic designation to the Common Council.

Sam DeSollar made a **Motion to Place Interim Protection DD 25-18** on the house located at 115 E 12th Street. **Reynard Cross** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

Vice-Chair Jeremy Hackerd read the Resolution placing the property located at 115 E 12th Street under Interim Protection pending action by the Common Council.
OLD BUSINESS - OUTSTANDING VIOLATIONS

Noah Sandweiss provided an update on properties with outstanding violations.

NEW BUSINESS

Noah Sandweiss summarized the next steps for the HPC’s recommendation to Common Council for the historic designation which include a staff presentation that will be prepared by

Noah Sandweiss and the drafting of an Ordinance for the Common Council to vote on. The first reading of the Ordinance is to introduce it for an upcoming meeting. The second reading is where Noah presents his report and answers any questions from the Council. Public questions and comments are also heard during this time. After public comment concludes the Common Council will vote. The HPC should plan to attend this second reading.

Noah Sandweiss added that he will be providing Notice to the property owner at 115 E 12th Street within 48 hours of the Commission's actions taken at tonight's meeting.

PUBLIC COMMENTS

James Ford asked who oversees the environmental impact of the demolitions when they occur, noting that this week when the property at 10th and Dunn was demolished there was old insulation left everywhere and it looks terrible.

> **Sam DeSollar** suggested that the Monroe County Building Department be contacted about the issue.
>
> **Margie Rice** added that since the property is within City Limits a uReport complaint could be filed online with the City.

COMMISSIONER COMMENTS - None

ADJOURNMENT

Commission Chair **Sam DeSollar** adjourned the meeting at **6:41pm.**

A video record of this meeting is available on the City of Bloomington YouTube Channel
https://www.youtube.com/@city bloomington

CATS - Community Access Televison Services
https://catstv.net/m.php?q=14999

The next regular meeting date of the HPC is Thursday October 9, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

More information about the Historic Preservation Commission can be found here:
https://bloomington.in.gov/boards/historic-preservation

Historic Bloomington webpage: https://bloomington.in.gov/historic-bloomington

STAFF APPROVAL	908 S Rogers (McDoel HD)
COA 25-67	Petitioner: Sam Parmenter
Start Date: 9/26/2025	Parcel: 53-08-05-402-089.000-009
RATING: NOTABLE	c. 1925 2 story bungalow

Background: The

Request: Installation of rooftop solar panels.

Guidelines: McDoel HD

SOLAR PANELS/ ENERGY RETROFITS:
McDoel supports alternative energy and sustainability goals within the district.

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

Acceptable
Install at elevations not significantly above the roof surface.

Staff approves COA 25-67

The proposed rooftop solar array places panels on contours that fit to the pitch of the roof. Because the current roofing material is asphalt shingle, there is no additional concern about damaging or obscuring more significant character defining roofing material.

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 908 S Rogers St, 47403

Parcel Number(s): 53-08-05-402-089.000-009

(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: Samuel Parmenter Email: sparment@gmail.com

Address: 908 S Rogers St, Bloomington, IN 47403 Phone: (812) 821-7130

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 solar panels
- ☐ New Signage
- ☐ Alterations to the yard
  - ☐ Alteration to fences, walls
  - ☐ Tree removal
- ☐ Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

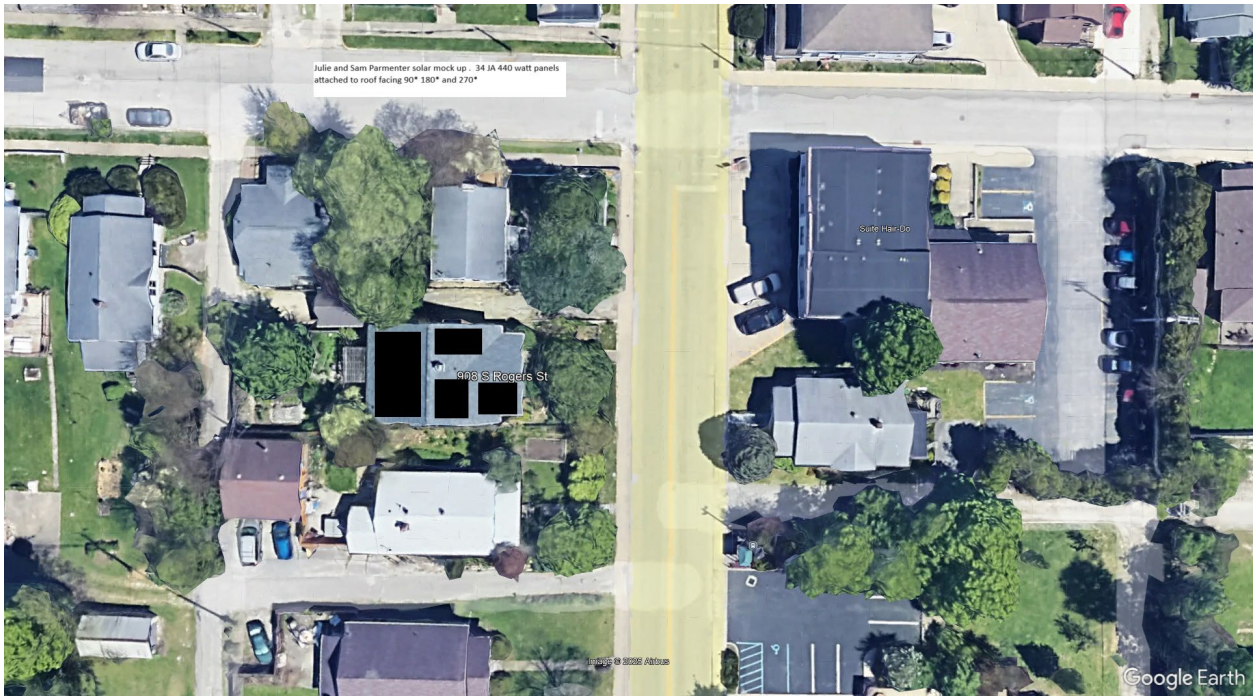
- ☐ Written description of the nature of the proposal.
- ☐ Written description of all of the proposed materials to be used.
- ☐ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☐ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing 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: 9/16/25


Julie and Sam Parmenter solar mock up . 34 JA 440 watt panels
attached to roof facing 90* 180* and 270*
998 S Rogers St
Suite Hair Do
Image © 2022 Airbus
Google Earth

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 Cocharn 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 will 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: 212 W Kirkwood Ave (Courthouse Square HD)
COA 25-68	Petitioner: Ron Walker
Start Date: 9/26/2025	Parcel: 53-05-33-310-256.000-005
RATING: NOTABLE	c. 1860 Italianate hotel

Background: Built in 1882, the Bundy Hotel, or Irish Lion Building, retains all of its original ironwork, with its pressed cornice of brackets and modillions and the cast iron columns with their fluting and detailed bases and crowns. The limestone quoins at the ground level separate the two sections of the building, which is also reflected in the brickwork at the cornice.

Request: “As part of the renovation of the former Irish Lion, we seek to replace 14 exterior windows.

This narrative does NOT include windows on the 1st floor South exterior (main entrance).

We plan to address the main entrance area in a separate narrative that is also a part of this COA.

We are seeking to replace the existing windows with windows that match the pre-1980s windows, which were one-over-one windows (no muntins). None of the current windows being replaced are original to the building. We believe the current windows were installed in the 1980s. These wood windows have suffered significant deterioration and need to be replaced.

All proposed windows will be clad, pine, and will be black in color.

During the operation of the Irish Lion, the East alley windows did not actually function as windows. A couple of the windows were covered with plywood, and one window opening was actually a solid door that was not utilized as an entrance/exit and that we are converting to a window.

The description below aligns with the Pella Proposal attached as part of this application."

Guidelines: Courthouse Square HD

b) Upper Façade Windows

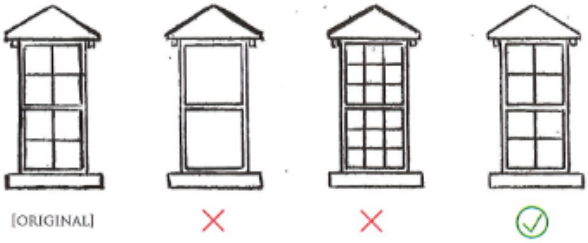
1. The original window design, elements and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced. Windows, window fittings, sash operation, and shutters are important elements of building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

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

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

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

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



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

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

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

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

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

c) Exterior Walls, General

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, architectural details, and other character-defining features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.

2. When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original or building period in material, color, texture, size, shape, profile and detail of installation. Any replacement design for a fixture or window that is within the district and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.

3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

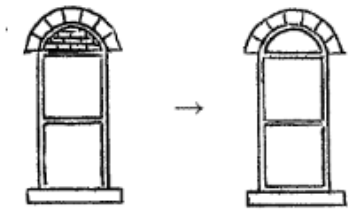
4. Using existing openings is preferred, but new openings may be approved on a case-by-case basis.

5. Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.

LEAD PAINT PER BMC

Peeling, flaking and chipped paint on the exterior of a property or its accessory structures shall be eliminated and accomplished in accordance with any applicable rules or regulations established by the United States Environmental Protection Agency or the state department of environmental management. [Exceptions may apply, see Appendix]

6. Re-opening original openings which have over time been filled is encouraged.



7. Changing paint color where paint is the existing application or painting previously unpainted surfaces will be reviewed by the Bloomington Historic Preservation Commission and should be appropriate with the overall character of the district.

Staff recommends approval of COA 25-68

When the Irish Lion building was acquired and renovated in the 1980s, replacement wood windows were installed with a 6/6 configuration. Photographs of the building dating back at least to the turn of the century depict 1/1 double or single hung windows on the primary elevation. When this application was first submitted on September 26th, custom windows had been designed to match this later appearance, but have since been changed to a design more imitative of the originals based on this evidence that has subsequently been presented. Some openings on the alley-side have been boarded up for years and are missing their original fenestration. In this case, reopening these spaces and installing windows is encouraged. While unclad wooden frames would bring the new windows more in line with the original appearance of the building, original windows are not being replaced in this instance.

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 212 W Kirkwood Avenue

Parcel Number(s): 53-05-33-310-256.000-005

(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: Ron Walker Email: ron.walker@cfcproperties.com

Address: 101 W Kirkwood Avenue, Bloomington, Indiana 47404 Phone: 812-327-1131

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner _

Name: Ellemae's Boutique LLC Email: ron.walker@cfcproperties.com

Address: 101 W Kirkwood Avenue, Bloomington, Indiana 47404 Phone: 812-327-1131

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: Ron Walker Date: 09/26/25

Pells Proposal: **Page 1 "Line 10": Two Windows.**

These will replace the formerly boarded-up windows shown in the photo below immediately to the right of the utility pole.

Pella Proposal: **Page 2 "Line 15": One Window**

This window will be installed in a new created window opening that was formerly a solid, metal doorway during the operation of the Irish Lion. In the photo below is the boarded-up location left of the utility pole.

Pella Proposal: **Page 2 "Line 20": Eight Windows**

These are replacements for the existing windows on the *second floor facing the East Alley*. There are eight windows in total, most are depicted in the photo below.

Pella Proposal: **Page 3 "Line 25": Three Windows**

These three windows are on the second floor above the front entrance as depicted in the photo below.

Proposal - Detailed

ABC Supply #0339
1600 N Curry Pike
Bloomington, IN 47404

Sales Rep Name: ABCSupply33, 9
Sales Rep Phone: 812-339-3835
Sales Rep E-Mail: roger.carter@abcsupply.com
Sales Rep Fax: 812-339-3920

Customer Information	Project/Delivery Address	Order Information
ABC Supply - 00339 ABC SUPPLY 1 ABC PKWY BELOIT, WI 53511-4466 **Primary Phone:** (812) 3393835 **Mobile Phone:** **Fax Number:** (812) 3393920 **E-Mail:** **Contact Name:** **Great Plains #:** 2400339 **Customer Number:** 1008185677 **Customer Account:** 2400339	PRITCHETT BROTHERS 00339 ABC SUPPLY 1600 N Curry Pike **Lot #** BLOOMINGTON, IN 47404-1433 **County:** MONROE **Owner Name:** ABC Supply - 00339 **Owner Phone:** (812) 3393835	**Quote Name:** Cook - Candle Shop - NO GRIDS - 10-1-25 **Order Number:** P24 **Quote Number:** **20052254** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** C.O.D. **Tax Code:** EXEMPT **Cust Delivery Date:** None **Quoted Date:** 10/1/2025 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes	Qty
10	CURRENT WINDOWS	**Pella Reserve, Traditional Direct Set, Fixed Frame, 33.25 X 51, Black**	2

PK # 2217

Viewed From Exterior
Rough Opening 34" X 51.75"

1: 33.2551 Fixed Frame Direct Set
Frame Size: 33 1/4 X 51
General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, FPA FL10354, STC 27, OITC 22
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 169".

Line #	Location:	Attributes	Qty
15	WHERE CURRENT DOOR	**Pella Reserve, Traditional Direct Set, Fixed Frame, 35.25 X 51, Black**	1

PK#
2217

Viewed From Exterior
Rough Opening 36" X 52.5"

1: 35.2551 Fixed Frame Direct Set
Frame Size: 35 1/4 X 51
General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, FPA FL10354, STC 27, OITC 22
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, Clad Wood Subsill, Branch Supplied, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 173".

Line #	Location:	Attributes	Qty
20	EAST SIDE	**Pella Reserve, Traditional Double Hung, 33.5 X 77, Black**	8

PK#
2217

Viewed From Exterior
Rough Opening 34 - 1/4" X 77 - 3/4"

1: Non-Standard Size Double Hung, Equal
Frame Size: 33 1/2 X 77
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Interior Color / Finish: Primed Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Integrated Rolscreen® Both Sash
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-232-01145-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL14341, STC 28, OITC 24, Clear Opening Width 30.125, Clear Opening Height 34.062, Clear Opening Area 7.125818, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 7 3/16", 8 1/2", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 221".

Line #	Location:	Attributes	Qty
25	FRONT OF BUILDING	**Pella Reserve, Traditional Double Hung, 39.5 X 77, Black**	3

PK#
2217

Viewed From Exterior
Rough Opening 40 - 1/4" X 77 - 3/4"

1: 39.577 Double Hung, Equal
Frame Size: 39 1/2 X 77
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Interior Color / Finish: Primed Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Integrated Rolscreen® Both Sash
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-232-01145-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14341, STC 28, OITC 24, Clear Opening Width 36.125, Clear Opening Height 34.062, Clear Opening Area 8.545068, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 7 3/16", 8 1/2", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 233".

Line #	Location:	Attributes	Qty
30	None Assigned	**24" wide Aluminum Coil, Length: 600, Black**	2

PK#
2217

1: Accessory
Frame Size: -1 X -1
General Information: 24" wide Aluminum Coil
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior
Rough Opening

Line #	Location:	Attributes	Qty
35	None Assigned	**Installation Sealant, Black**	2

PK#
2217

1: Accessory
Frame Size: -1 X -1
General Information: Installation Sealant
Exterior Color / Finish: Painted, Black
Interior Color / Finish: Not Applicable Interior
Package: Box 12 Tubes
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior
Rough Opening

Line #	Location:	Attributes	Qty
40	None Assigned	**4" Frame Expander, Length: 96, Black**	21

PK#
2217

1: Accessory
Frame Size: -1 X -1
General Information: 4" Frame Expander
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior
Rough Opening

Line #	Location:	Attributes	Qty
45	None Assigned	**6" Frame Expander, Length: 96, Black**	8

PK#
2217

1: Accessory
Frame Size: -1 X -1
General Information: 6" Frame Expander
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Wrapping Information: Perimeter Length = 0".

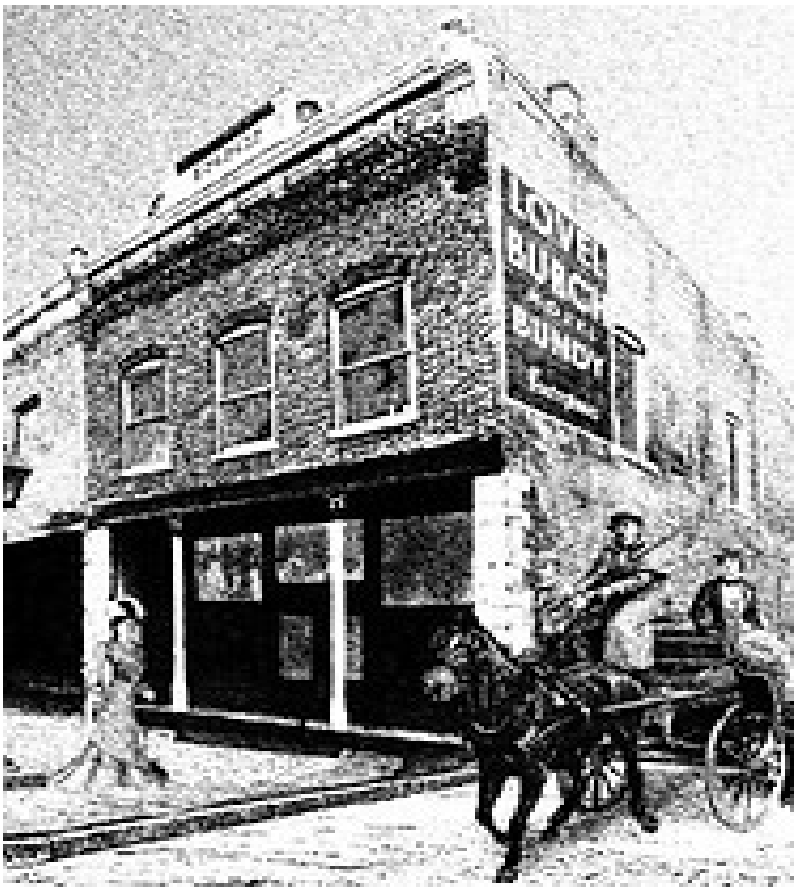
Viewed From Exterior
Rough Opening

Line #	Location:	Attributes	Qty
50	None Assigned	**Clad Sill Nose, Length: 96, Black**	8

PK#
2217

1: Accessory
Frame Size: -1 X -1
General Information: Clad Sill Nose
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior
Rough Opening



Lovel Burch Hotel, 1920s

1979 Pre-renovation

STAFF RECOMMENDATIONS	Address: 503 N Rogers
DD 25-25	Petitioner: Kimley-Horn
Start Date: 9/17/2025	Parcel: 53-05-32-100-006.000-005
RATING: CONTRIBUTING	Shawnee Stone Company Mill and Quarry

Background: In 1916 Irving Fell purchased the Shawnee Stone Company Mill and Quarry and used the land to start a company buying and selling iron and steel. The company was sued in 1988 by the U.S. Environmental Protection Agency for PCB contamination. In the early 1990s, twenty-seven thousand tons of soil were removed from the site and transported to a landfill in Utah. In 1996, Harold Dumes bought the company and renamed it Bloomington Iron and Metal.

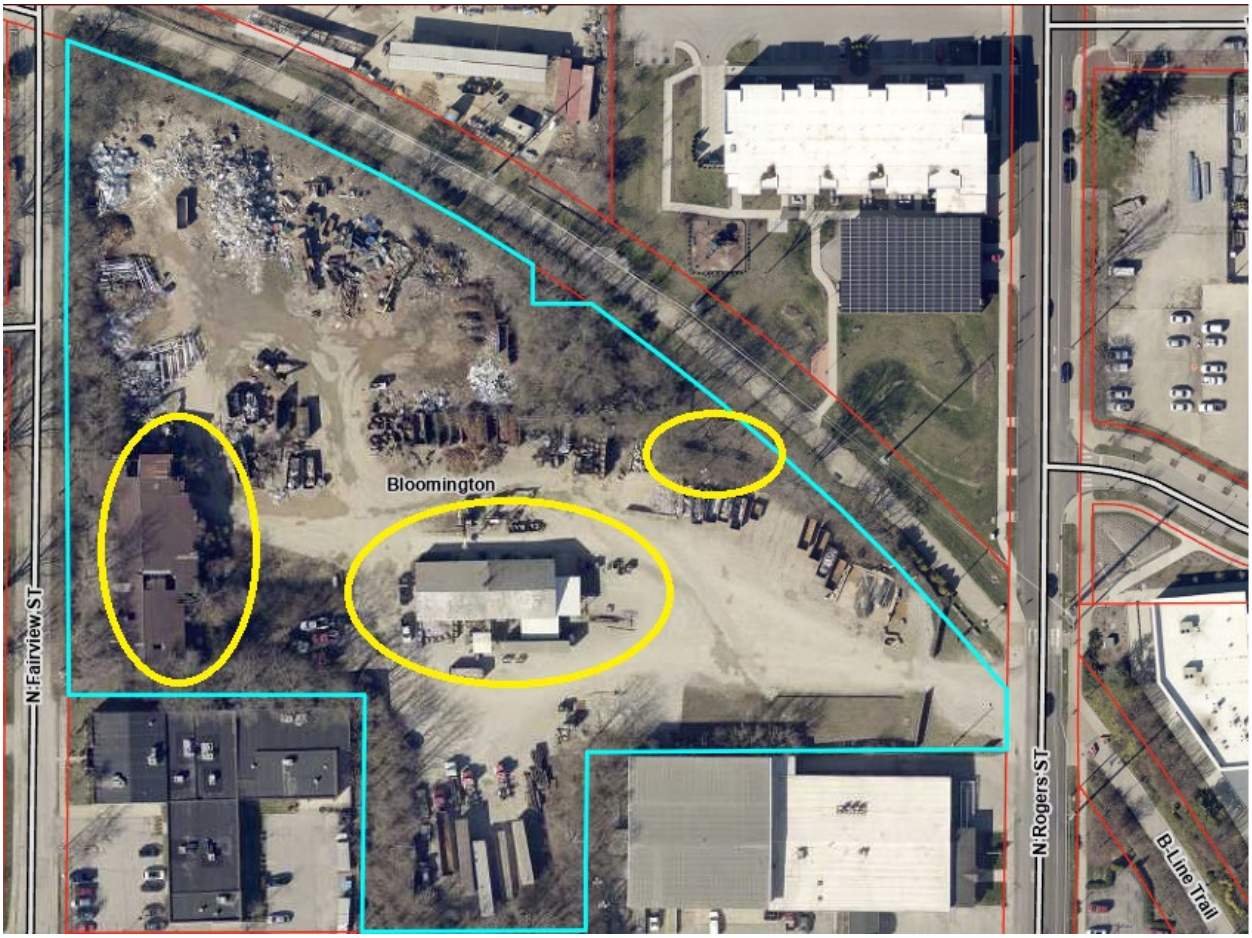
There are three contributing structures on the site: A two story stone and steel girder loading dock by the B-line c. 1895, a steel roof shed on wood posts c. 1910, and a 1953 cement block one story office building.

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 25-25.

Shed as seen from N Fairview St

Loading dock as seen from the B-Line trail north of lot



Site of demolition with contributing structures marked