



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday October 23, 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 October 23<sup>rd</sup>, 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>

[Meeting ID: 864 7065 2637](#)

[Passcode: 719258](#)

## 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](mailto: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](mailto:human.rights@bloomington.in.gov).

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
  - A. October 9<sup>th</sup>**
- IV. CERTIFICATES OF APPROPRIATENESS**

### **Staff Review**

- A. COA 25-69**
  - 210 E Gilbert Dr (Matlock Heights HD)
  - Maryellen May
  - Rooftop solar panels*

### **Commission Review**

- B. COA 25-70**
  - 212 W Kirkwood (Courthouse Square HD)
  - Ron Walker
  - Alterations to storefront*
- C. COA 25-71**
  - 407 E 4<sup>th</sup> St (Greater Restaurant Row HD)
  - David Kamen

*Construction of chain link fence on side of lot*

**V. DEMOITION DELAY**

**A. DD 25-25**

503 N Rogers St

Kimley-Horn

*Full demolition*

**VI. DESIGNATION**

**A. 115 E 12<sup>th</sup> St Ivan Adams House**

**VII. OLD BUSINESS**

**A. Violations**

**VIII. NEW BUSINESS**

**IX. COMMISSIONER COMMENTS**

**X. PUBLIC COMMENTS**

**XI. ADJOURNMENT**

Next meeting date is November 13<sup>th</sup>, 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**

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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 Minutes - October 9, 2025**

## **CALL TO ORDER**

The meeting was called to order by Commissioner **Jack Baker** at 5:00 p.m.

**ROLL CALL - Parties in Attendance** are listed below:

### **Commissioners:**

Jack Baker  
Duncan Campbell, Advisory  
Ernesto Castaneda  
Reynard Cross  
Melody Deusner  
Karen Duffy, Advisory  
Drew Herron, Advisory  
Daniel Schlegel

### **Staff:**

Noah Sandweiss, HPC Program Manager  
David Brantez, Zoning Planning  
Anna Lamberti Holmes, Sr Assistant City Attorney  
Anna Killion-Hanson, HAND Director

### **Guests/Public:**

Jennifer Milner, for Petitioner Simon Ladd (Virtual)  
Ron Walker, Petitioner  
Bill Thompson, for Petitioner Ron Walker  
John Anest, for Petitioner Kimley-Horn (Virtual)  
Karmen Deaton, for Petitioner Kimley-Horn (Virtual)  
Austin Mose (Virtual)

The HPC welcomed newly appointed Commission Member **Drew Herron (Advisory)**

**Procedural Statement:** Commissioner **Jack Baker** read the Procedural Statement for Certificates of Appropriateness and Demolition Delays. *See Meeting Packet for details.*

## APPROVAL OF MINUTES

**Ernesto Castaneda** made a **Motion to Approve** the minutes from the September 25, 2025 Historic Preservation Commission meeting. **Reynard Cross** seconded. **Motion carried 4-0-1** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Melody Deusner (Y), Daniel Schlegel (A)

## CERTIFICATES OF APPROPRIATENESS (COA)

### Staff Review

#### **COA 25-67**

908 S Rogers St (McDoel HD)

Petitioner: Sam Parmenter

*Rooftop Solar Panels*

**Noah Sandweiss** gave his presentation on the Petitioner's request noting no concern about damaging or obscuring significant character defining roofing material. The Petitioner was not present. **Staff approves COA 25-67.** *Please see Meeting Packet for details.*

### Commission Review

#### **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 Petitioner is now proposing to install replacement windows that match the original windows that were removed. Sandweiss reported that **staff recommends approval of 25-58** although clarification will be needed on the exterior trim for the proposed custom windows to be built to the size and configuration of the original windows that were removed to resolve the outstanding violation at this property. *Please see Meeting Packet for details.*

**Jennifer Milner, for Petitioner Simon Ladd** was present virtually and asked for clarification about procedure and on the timing to provide the Commission with the requested information and materials. **Noah Sandweiss** explained that the HPC's next step is to ask questions for discussion and then a vote will be taken on the Petitioner's proposal as submitted.

### **Commissioner Questions:**

**Ernesto Castaneda** asked if samples or specifications for the windows, including the placement and dimensions, and information on the installation of the exterior trim requested at the last HPC meeting have been provided by the Petitioner.

**Noah Sandweiss** responded that so far only the dimensions of the windows have been provided.

**Duncan Cambell** asked for clarification as to why this COA is being discussed, if the items requested from the Petitioner have not yet been provided.

**Noah Sandweiss** explained that the HPC voted to continue this item at their last meeting so it is on the agenda for today.

**Reynard Cross** asked when the violation at the property was incurred.

**Noah Sandweiss** responded March or April of 2025.

**Ernesto Castaneda** asked that if this COA is denied, does the Petitioner understand why and what will be required should he choose to submit a new request.

**Jennifer Milner, for Petitioner Simon Ladd** responded that it was her intention to provide the HPC with the requested specifications, described the circumstances causing the delays and inquired about having more time.

#### **Commissioner Comments:**

**Jack Baker** commented that with the outstanding violation at the property and the HPC's prior unanswered requests for materials from the Petitioner, a vote to take action vs. tabling or continuing this COA would be appropriate.

**Public Questions/Comments:** None

**Ernesto Castaneda** made a **Motion to Deny COA 25-58**. **Reynard Cross** seconded.

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

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y),  
Melody Deusner (Y), Daniel Schlegel (Y)

**Anna Lamberti Holmes**, Sr Assistant City Attorney, reiterated to Jennifer Milner that an application for a new COA can be submitted with the materials requested from the Commission should the petitioner wish to do so, hopefully in a timely fashion.

#### **COA 25-68**

212 W Kirkwood Ave (Courthouse Square HD)

Petitioner: Ron Walker

*Replacement of windows*

**Noah Sandweiss** gave his presentation on the Petitioner's request to replace 14 exterior windows in the Irish Lion Building, formerly the Bundy Hotel, built in 1882 with those that are more imitative of the original windows. Sandweiss reported that **staff recommends approval of 25-68**. *Please see Meeting Packet for details.*



**Petitioner Ron Walker** and **Bill Thompson** with Cook Group's Architecture and Engineering Division were present and said they are excited about the proposed improvements to the property, look forward to being a contributing place of business and work on the building is being done by Pritchett Brothers Construction, who Cook has been using for 40-50 years on other historic renovation and preservation projects in town.

**Commissioner Questions:** None

**Commissioner Comments:**

**Duncan Campbell** said he is happy to see the window replacement happening, had been worried about the building since Larry McConaughy was no longer the owner and is glad to see the building is in good hands.

**Daniel Schlegel** commented that he appreciates the Petitioner's efforts and is excited to see the finished product.

**Karen Duffy** agreed and thanked the Petitioner for providing the historical material and photographs which she described as a jewel to look back into.

**Melody Deusner** commented that she is glad to see that the boarded-up windows and closed-up areas will be coming back into use.

**Reynard Cross** added that he likes what has been presented.

**Drew Herron** said he thinks that the proposal is great, especially the detail provided.

**Jack Baker** commented that it is a big project, knows that the building needs a lot of work, enjoyed it as a pub within the City and has high hopes for what it can become.

**Public Questions/Comments:** None

**Melody Deusner** made a **Motion to Approve COA 25-68**. **Daniel Schlegel** seconded.  
**Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y),  
Melody Deusner (Y), Daniel Schlegel (Y)

**DEMOLITION DELAY (DD)**

**DD 25-25**  
503 N Rogers St  
Petitioner: Kimley-Horn

### *Full demolition*

**Noah Sandweiss** gave his presentation on the Petitioner's request for full demolition of three contributing structures on a former limestone quarry used in the iron & steel industry that became a scrap metal yard. Sandweiss reported that **Staff recommends release of DD 25-25**. Please see *Meeting Packet* for details.

**Karmen Deaton, for Petitioner Kimley-Horn** was present and had nothing additional to add.

### **Commissioner Questions:**

**Ernesto Castenada** asked what the future land use will be for the property after the buildings are demolished. **Noah Sandweiss** responded that future land use isn't within the HPC's scope for consideration.

**Duncan Campbell** asked if it would be possible to save the iron loading dock configuration on the margin of the property to commemorate the property's history and that of the limestone industry in Bloomington, as there once were over 18 limestone mills at one time within the City and almost all of them are gone.

**John Anest, for Petitioner Kimley-Horn**, responded that the future use of the property is a proposed multifamily development with a fire access lane and utilities going into this location so he is unsure if the current site plan or utility plan would allow for preservation of the structures proposed for demolition.

**Duncan Campbell** clarified that his interest is in the one structure as it seems that it could be relocated and the other two he doesn't consider as historically significant.

**John Anest, for Petitioner Kimley-Horn**, responded that if the structure were to possibly be preserved he would like a better understanding of the placement and what would be done with it.

**Daniel Schlegel** asked the Petitioner if they had plans to provide a representation or acknowledgement of what the former site was historically and could any of the items from the site be repurposed.

**John Anest, for Petitioner Kimley-Horn**, responded that they are always looking to make sure that their proposed buildings integrate into the community and try to take the history of the site into consideration when possible. Anest said that if there is something that could be done here they would be open to it.

**Jack Baker** asked if the structure could be treated as a sculptural element and if it made sense to continue this agenda item to give the Petitioner time to look into the possibility of retaining the structure and locating it to another area on the property.

**Duncan Campbell** clarified that he asked about possibly preserving the structure with some hopefulness, but doesn't have a sense of the full scale of the object and doesn't want to set conditions or delay something in progress.

**Jack Baker** noted that taking some additional time to look into the quality and condition of the structure (loading dock) for preservation is a reasonable idea and asked if the Petitioner would be willing to do so.

**John Anest, for Petitioner Kimley-Horn**, responded that they would be willing to look into the possibility while making sure that it is something that could be safely salvaged and relocated on the site, preferable in a designated open space.

#### **Commissioner Comments:**

**Ernesto Castaneda** requested better photographs of the property and structures and asked if the Petitioner could either grant access to the property or provide them.

**John Anest, for Petitioner Kimley-Horn**, responded that they are not the current owner of the property but could request access and take additional photographs when they conduct their structural analysis. Anest added that there are several trees in the location which may cause some difficulty.

#### **Public Questions/Comments:** None

**Reynard Cross** made a **Motion to Continue DD 25-25** to the November 13, 2025 Historic Preservation Commission Meeting. **Daniel Schlegel** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Melody Deusner (Y), Daniel Schlegel (Y)

#### **OLD BUSINESS - Outstanding Violations**

**Reynard Cross** initiated discussion regarding the violation at 702 W Kirkwood and the timeframe in which the HPC would take action should the owner not apply for a new COA.

This led to a broader discussion regarding the review of existing rules & regulations and establishing procedures for issuing fines when violations occur.

It was determined that if an application is not received by the owner at 702 W Kirkwood by the next HPC meeting, the HAND Director will confer with Legal to discuss if the City will pursue fines on the outstanding violation.

## **NEW BUSINESS - Meeting with City Council**

**Noah Sandweiss** reported that there will be a Deliberative Session with City Council on October 15, 2025 at 6:30pm in Council Chambers for members of the City Council and the HPC and related staff. Members of the public are also welcome to attend and proper Notice will be provided.

**Noah Sandweiss** encouraged the Commissioners to use this opportunity to ask and answer questions and bring up their concerns with the City Council and to reach out to him if there are topics related to the Historic Preservation Commission not covered in the following list that was generated when he met with Councilmember Sydney Zulich:

- Selection of Commissioners
- Review process and delegation
- Repairs and maintenance
- Demolition and new construction
- Enforcement and incentives

**Anna Killion-Hansen** commented that it is her understanding from other work sessions that she has participated in that the agenda will be provided with topics for discussion, Noah Sandweiss would give an informational presentation, there will be a roundtable discussion and then an opportunity for public comment.

**Anna Lamberti Holmes** added that this work session is an opportunity to meet with members of the Council which could be helpful in the future should there should be a situation in which the HPC wishes to pursue a code amendment that would need to get their approval.

**Duncan Cambell** commented that it is a challenging code to change due to federal enabling and state enabling legislation which can sometimes lead to misunderstanding.

**Anna Killion-Hansen** agreed and added that the work session could also be an educational opportunity regarding perspectives on regulations and a way to close the gap between the two organizations.

## **COMMISSIONER COMMENTS**

The Commission welcomed **Drew Herron** as an Advisory Member appointed by the Common Council.

## **PUBLIC COMMENTS - None**

## **ADJOURNMENT**

Commissioner **Jack Baker** adjourned the meeting at **5:53pm**.

The next regular meeting date of the HPC is Thursday October 23, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

A video record of this meeting is available on the City of Bloomington YouTube Channel  
[https://www.youtube.com/@city\\_bloomington](https://www.youtube.com/@city_bloomington)

CATS - Community Access Television Services  
<https://catstv.net/m.php?q=15056>

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>

<b>STAFF APPROVAL</b>	210 E Gilbert Dr (Matlock Heights HD)
<b>COA 25-69</b>	Petitioner: Maryellen May
<b>Start Date: 10/3/2025</b>	Parcel: 53-05-28-203-002.000-005
<b>RATING: CONTRIBUTING</b>	1955 Ranch



**Background:** 210 E Gilbert Dr is a 1955 ranch house that has undergone some changes to exterior fenestration and is set back from the street behind a stacked stone wall.

**Request:** Installation of rooftop solar panels.

**Guidelines:** Matlock Heights HD

Solar panels

“Recommended”

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.  
Creative use and placement of alternative energy sources is encouraged.

“Acceptable”

Install at elevations not significantly above the roof surface. Install as inconspicuous as possible while still functional.

**Staff approves COA 25-69**

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.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 210 E. Gilbert Dr.  
Parcel Number(s): 53-05-28-103-002.  
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: Maryellen May Email: MaryellenMay17@gmail.com

Address: 210 E. Gilbert Dr. Bloomington, IN 47408 Phone: 812-322-7937

### 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): Solar Panels

**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:

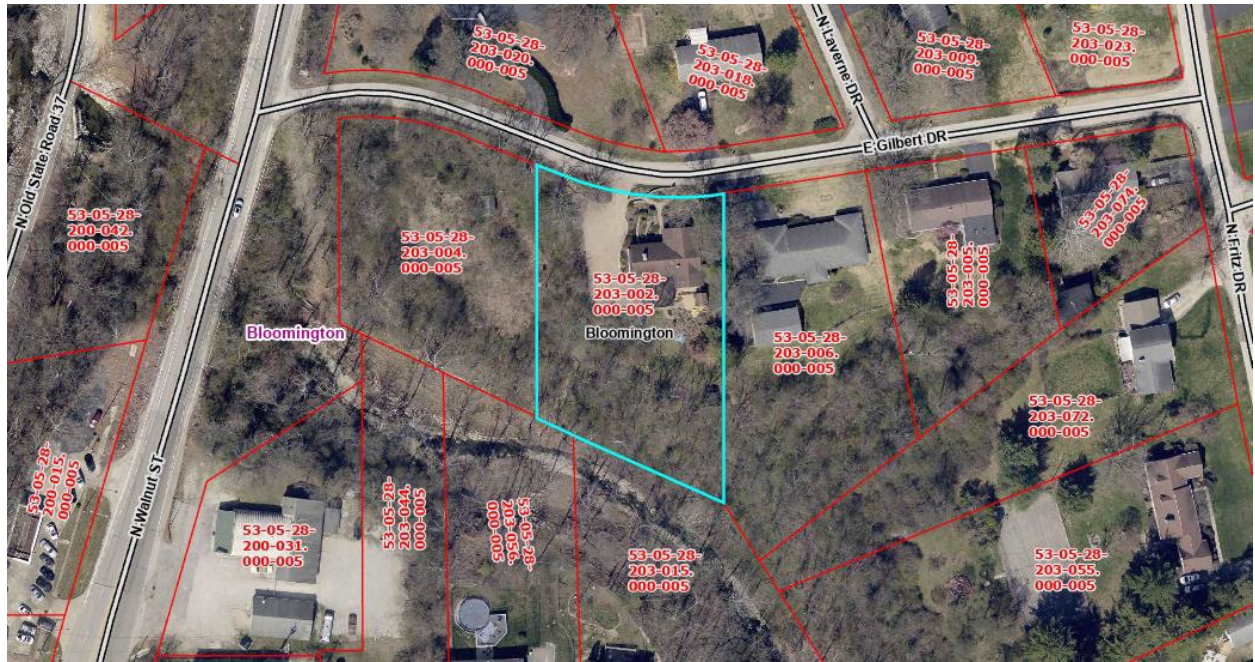
1. I have read this application and all related documentation and I represent that the information furnished is correct.

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: 10/3/25

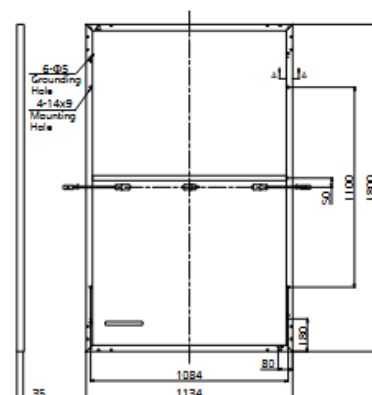






## ENGINEERING DRAWING (mm)

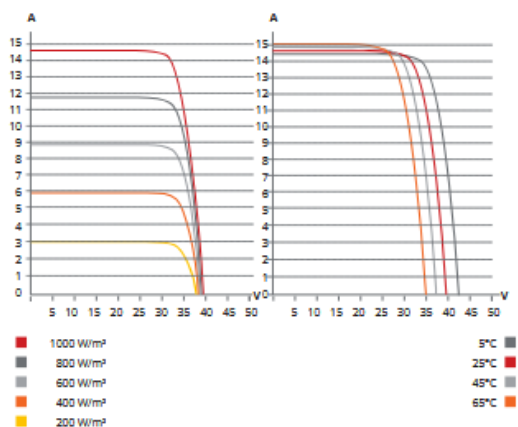
Rear View



Frame Cross Section



## CS6.1-54TM-455H / I-V CURVES



## ELECTRICAL DATA | STC\*

CS6.1-54TM	445H	450H	455H	460H	465H	470H
Nominal Max. Power (Pmax)	445 W	450 W	455 W	460 W	465 W	470 W
Opt. Operating Voltage (Vmp)	32.8 V	33.0 V	33.2 V	33.4 V	33.6 V	33.8 V
Opt. Operating Current (Imp)	13.59 A	13.66 A	13.72 A	13.78 A	13.85 A	13.91 A
Open Circuit Voltage (Voc)	38.7 V	38.9 V	39.1 V	39.3 V	39.5 V	39.7 V
Short Circuit Current (Isc)	14.48 A	14.55 A	14.61 A	14.69 A	14.77 A	14.86 A
Module Efficiency	21.8%	22.0%	22.3%	22.5%	22.8%	23.0%
Operating Temperature	-40°C ~ +85°C					
Max. System Voltage	1500V (IEC/UL) or 1000V (IEC/UL)					
Module Fire Performance	TYPE 1 (UL 61730 1500V) or TYPE 2 (UL 61730 1000V) or CLASS C (IEC 61730)					
Max. Series Fuse Rating	25 A					
Application Classification	Class A					
Power Tolerance	0 ~ + 10 W					

\* Under Standard Test Conditions (STC) of irradiance of 1000 W/m<sup>2</sup>, spectrum AM 1.5 and cell temperature of 25°C.

## MECHANICAL DATA

Specification	Data
Cell Type	TOPCon cells
Cell Arrangement	108 [2 X (9 X 6)]
Dimensions	1800 × 1134 × 35 mm (70.9 × 44.6 × 1.38 in)
Weight	23 kg (50.7 lbs)
Front Cover	3.2 mm tempered glass with anti-reflective coating
Frame	Anodized aluminium alloy
J-Box	IP68, 3 bypass diodes
Cable	4 mm <sup>2</sup> (IEC), 12 AWG (UL)
Connector	T6, MC4, MC4-EVO2 or MC4- EVO2A
Cable Length	1550 mm (61.0 in) (+) / (Including Connector) 1100 mm (43.3 in) (-)
Per Pallet	31 pieces
Per Container (40' HQ)	744 pieces

<b>STAFF RECOMMENDATIONS</b>	Address: 212 W Kirkwood Ave (Courthouse Square HD)
<b>COA 25-70</b>	Petitioner: Ron Walker
<b>Start Date: 10/1/2025</b>	Parcel: 53-05-33-310-256.000-005
<b>RATING: NOTABLE</b>	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. On October 9<sup>th</sup> a COA was approved for the replacement of existing windows. The following proposal had been submitted after the initial proposal but is being reviewed separately as it did not meet the timeline for the October 9<sup>th</sup> agenda.

**Request:**

"As part of the renovation of the former Irish Lion, we seek to make modifications to the storefront: the 1st floor, South exterior. In summary, we seek to take two primary actions:

1. Remove the non-historic architectural feature (the door & alcove) that projects outward on the left (west) end of the storefront.
2. Align the double door entrance so that the doors are centered in between the two columns. As part of this, we would replace the windows, so they were even/balanced or symmetrical on each side.

Please see the attached image for a visual clarification.

The existing storefront consists of single pane glass; the wood construction was most likely installed when the Irish Lion was created in the early 1980s. The current glass is not energy efficient, and the wood construction is in poor condition and has not been maintained.

Our intention is to replicate the trim with new construction while centering the double doors, creating a symmetrical façade. New doors will be constructed to match the existing doors. The only difference will be insulated glass panels will replace the stained glass that was added by the Irish Lion. The intent is to provide maximum daylight to the interior.

In summary, the front façade will be re-built with energy efficient material while matching the existing wood trim in profile, dimension and the existing black color and the doors will be located to make the front symmetrical."

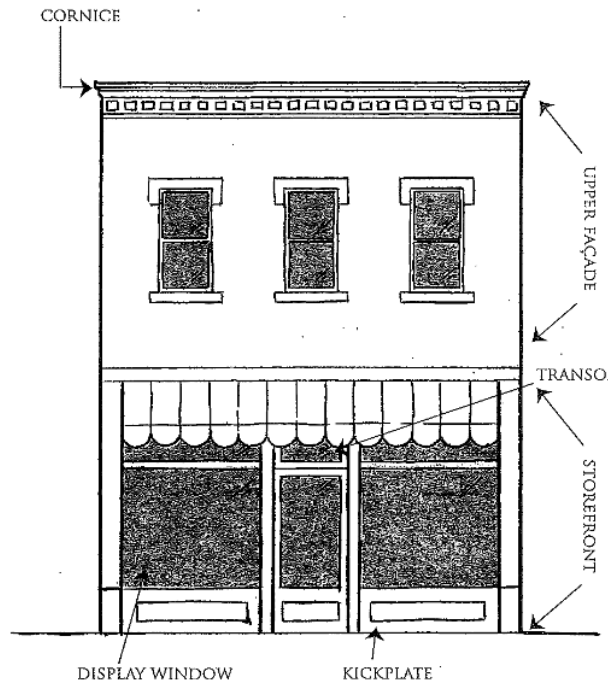
**Guidelines:** Courthouse Square HD

## 2. GUIDELINES FOR REHABILITATION AND MAINTENANCE

### A. Primary Façade

#### a) Storefronts

1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.
2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper façade. Changes to the primary façade should maintain this separation and be made apparent.
4. The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.
5. The treatment of the secondary appointments such as graphics and awnings should be as simple as possible in order to avoid visual clutter to the building and its streetscape.



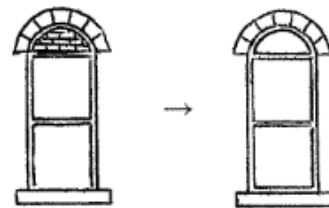
c) Exterior Walls, General

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 continuing COA 25-70**

Comparing the oldest available photograph of the Bundy Hotel Building with its appearance from the same angle in 2025, the primary entrance appears to have been moved off-center in the last century. During this time, the storefront has undergone several changes including the addition of an alcove door on the west end of the façade and the addition and removal of a canopy. The current fenestration pattern and materials as well as the proposed alterations do appear very similar to the building's original appearance.

The front double doors were already in place when the building was last renovated and are most likely original. Whether it is appropriate to recreate and replace them depends on whether they can be repaired, which remains to be demonstrated. repairable.





Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

**Address of Property:** 212 W Kirkwood Avenue

**Parcel Number(s):** 53-05-33-310-258.000-005

(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: Elliemae'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: replacing front facade in profile and material of the existing

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: 10/1/25



## EXISTING SOUTH ELEVATION

SCALE  $\frac{1}{4}" = 1'-0"$



## PROPOSED SOUTH ELEVATION

SCALE  $\frac{1}{4}" = 1'-0"$



Lovel Burch Hotel



1979 Pre-renovation



1970s



<b>STAFF RECOMMENDATIONS</b>	Address: 212 W Kirkwood Ave (Courthouse Square HD)
<b>COA 25-71</b>	Petitioner: David Kamen
<b>Start Date: 10/6/2025</b>	Parcel: 53-05-33-310-082.000-005
<b>RATING: NON-CONTRIBUTING</b>	Vacant lot beside NC free classical house



**Background:** In September 2025 a chain-link fence was erected between 405 and 409 E 4<sup>th</sup> St, two noncontributing properties in the Restaurant Row Historic District. While the fence meets planning code for the area, it was brought to the attention of staff that a COA had not been issued prior to construction.

**Request:**

October 4, 2025

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS, additional information

RE; East 4th Street, Small parking lot adjacent to 407 East 4th Street also owned by petitioner (Korea Restaurant and upstairs apartments).

- 1) I installed a black chain link fence installed along a portion of the the west property line so as to limit my neighbor (Bloomington Thai - 405 E. 4<sup>th</sup> Street) and her invitees from trespassing on my property, blocking parking access, and generally using without permission property I have leased to others.
- 2) The fence is a 6' tall, black chain link fence. The design and location is permitted by all other applicable local codes. The planning department and the fire inspector were notified to get approval prior to installation. I did not apply Certificate of Appropriateness and I was not told by any other city department that I needed to get a C of A, and I didn't think of it given the location, type of the buildings involved, etc.
- 3) Both 407 and 405 E. 4<sup>th</sup> Street are non-contributing properties located on Restaurant Row. The fence located is in the "back of house" area of both Korea Restaurant and Bloomington Thai. It is located where there is surface parking, trash bins, HVAC equipment, and food coolers. It is not attached to any structure, historic or otherwise. The purpose of the fence is to separate properties, not to screen a patio or building. (NOTE: my reading is that the Restaurant Row design guidelines don't really address specific design criteria for the type of fence I installed).
- 4) The fence is entirely on private property and is not in the right-of-way. I purposefully did not install it all the way to the front property line. The goal of the fence is to protect my tenants' use and enjoyment, not to eliminate all incidental crossings at the front of the property by Bloomington Thai and its customers. It is black chain link so as to be discrete and not attract graffiti.

Bloomington Thai is located on a very small lot (21' x 72'), and the walk-in cooler and trash carts are located on the North portion of their property. Given the small lot, they should take deliveries from 4<sup>th</sup> Street. However, despite not having a lease or easement, the owners of Bloomington Thai frequently use my parking lot without permission for product delivery, trash pickup, delivery drivers, contractor vehicle parking, etc. Despite multiple polite but firm requests that they stop treating my property like their own, the trespassing has been frequent and deliberate. Respectfully, the use of my property is not an innocent mistake; they are using it openly and notoriously in spite of multiple requests that they observe and respect property lines, and in the process burdening my tenants, and causing wear and tear. It's worthy to note that the planning department said that no

permit was necessary for the fence installation and Fire Inspector Tim Clapp met with David Kamen on site prior to installation. Jurisdiction is unclear as the fence information under 2.7 OUTDOOR SEATING & FENCING relates to outdoor seating.

2) The materials used were a metal black chain link fence

3) There is no structure on this tax parcel #53-05-33-310-082.000-005

4) Photographs of the fence and vacant land are attached.

5) Survey showing the fence is attached to this application

Respectfully submitted by:



David H. Kamen, President

Bryan Rental Inc.

**Guidelines:** Greater Restaurant Row HD

These guidelines apply to all exterior building alterations that are visible from any public way. A Certificate of Appropriateness must be issued by the Commission before a permit is issued for, or work is begun on, any of the following:

1. The demolition of any building.
2. The moving of any building
3. A conspicuous change to the exterior of any historic structure viewable from the public right of way including: walls, fences, light fixtures, steps, paving, and signs.
4. Any new construction of a principal structure or accessory structure or structure subject to view from a public way.

Outdoor Seating and Fencing

Compatible

The materials, finishes, colors and other character-defining elements of temporary fences and planters or plantings should complement the building.

Incompatible

Fencing or any feature of the outdoor seating area that permanently obstructs the street facing facade of a building.

**Staff recommends approval of COA 25-71**



While the Greater Restaurant Row district guidelines do not offer specific guidelines for fences not located at the front of a property or associated with an outdoor seating area, this new fence is nevertheless visible from the public right of way. It is understandable then that this may lead to some confusion over whether this alteration would be subject to Commission review. Considering that this proposed fence does not obstruct the street facing façade of the building on either side and that chain-link fences are common in this district, staff recommends retroactive approval.








[illegible]

LOTS 105B, 105C, & 106  
ORIGINAL PLAT CITY OF BLOOMINGTON  
SHEET 3 OF 3  
JOB NO. 500156

BYNUM FANYO & ASSOCs., INC. 528 N. WALNUT ST. BLOOMINGTON, IN 47408 (812) 332-8030



<b>STAFF RECOMMENDATIONS</b>	Address: 503 N Rogers
<b>DD 25-25</b>	Petitioner: Kimley-Horn
<b>Start Date: 9/17/2025</b>	Parcel: 53-05-32-100-006.000-005
<b>RATING: CONTRIBUTING</b>	Shawnee Stone Company Mill and Quarry
	
<p><b>Background:</b> 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.</p> <p>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.</p> <p>This item has been continued pending an investigation of the feasibility of preserving the stone mill loading dock on site.</p>	
<b>Request:</b> 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.**

The structure with the greatest significance on the site is by far the turn of the century railroad loading dock. While finding a new use for the contributing structures on this site could be difficult, staff encourages the petitioner to find a way to integrate this feature into a revised site plan.



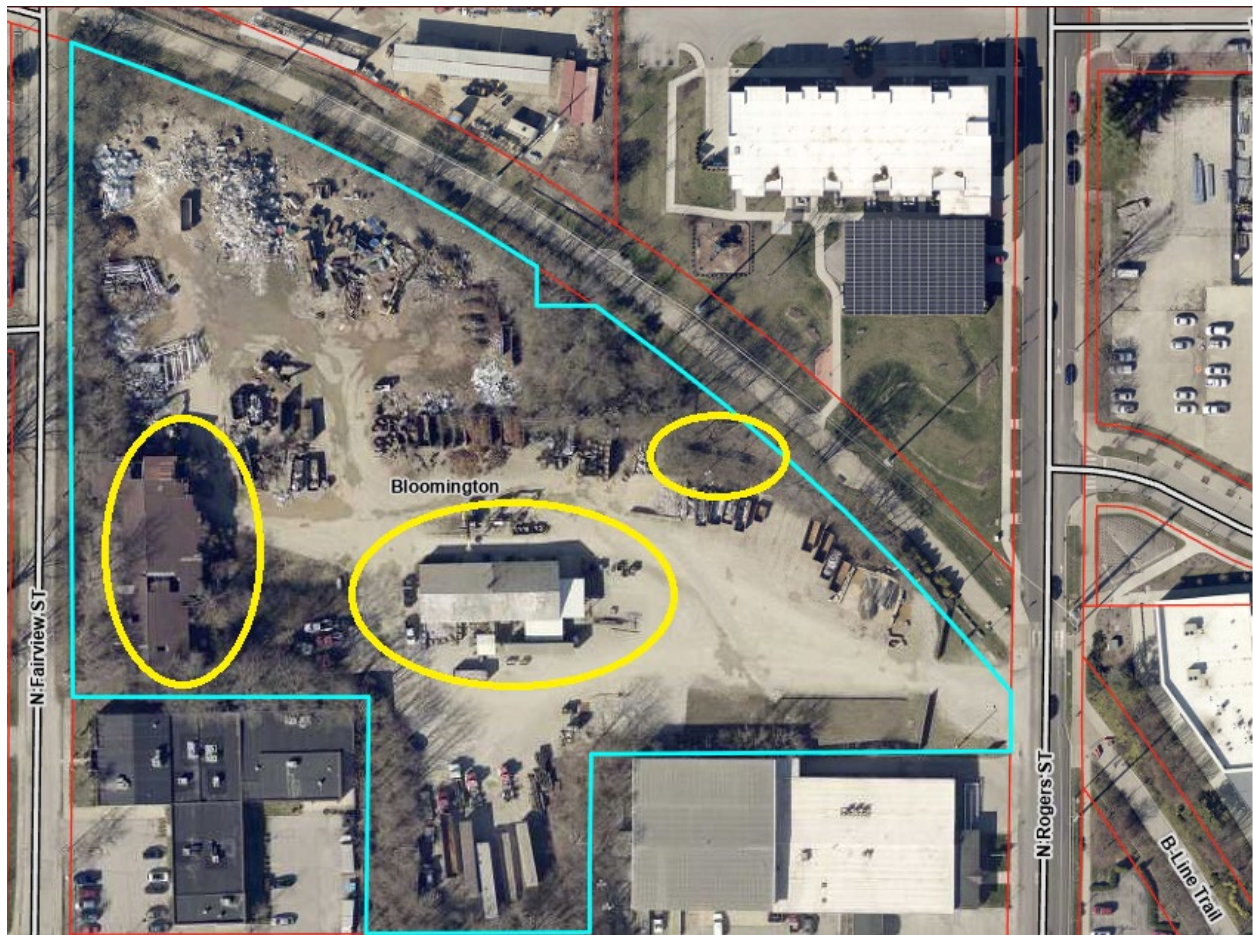
Shed as seen from N Fairview St



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







Site of demolition with contributing structures marked



HD-25-03

115 E 12th St. (Ivan Adams House)

Staff Report:

Bloomington Historic Preservation Commission

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**The property at 115 E 12th St. qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a**

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) Architectural:

- a) Embodies distinguishing characteristics of an architectural or engineering type; or
- b) Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e) Contains any architectural style, detail, or other element in danger of being lost; or
- f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style

### **Case 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."

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.

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, neither of which is still

standing. The exterior of this building at 115 E 12th St has been fairly unaltered from its original appearance, and an excellent example of a small 1920s California Bungalow.

#### Works Cited:

"Children's Museum Displaying Sesquicentennial in Stone." Herald Telephone. September 28, 1968.

"Christ's Figure is Stone." Herald Telephone. June 13, 1963.

"Crucifixion Statue is Carved Here: Scheduled for New York Church." Herald Telephone. March 22, 1936.

"Local Artisans Carve Panels for Cathedral." Herald Telephone. July 27, 1968.

*Polk City Directories*. R.L. Polk & Co. 1927-1993.

Rife, Douglas. "Ivan Adams, Stone Carver, Take Two." *Gravelly Speaking*. August 3, 2016. <https://gravelyspeaking.com/2016/08/03/ivan-adams-stone-carver-take-two/>

Smith, George. "Area Men of Stone Battle for Survival." Herald Telephone. April 28, 1968.

Smith, George. "Children's Museum 'Just Grew.'" Herald Telephone. October 13, 1968.

Tufford, Carolyn, Stone carvers: "Few Remain as demand for classical carving falls; yet one in Bloomington kept busy seven days a week." Herald Times. September 29, 1977.

U.S. Census Bureau. 1930-1950.

"Well-Known Stone Carver Dead at 63." Herald Telephone. June 19, 1968.

**ORDINANCE 25-XX**

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED  
“HISTORIC PRESERVATION AND PROTECTION”  
TO ESTABLISH A HISTORIC DISTRICT –  
Re: IVAN ADAMS HOUSE  
(Bloomington Historic Preservation Commission, Petitioner)**

WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission (“Commission”) and established procedures for designating historic districts in the City of Bloomington; and

WHEREAS, on October 23<sup>rd</sup>, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the house at 115 E 12th Street; and

WHEREAS, at the same hearing, the Commission found that the building has historic and architectural significance that merits the protection of the property as a historic district; and

WHEREAS, at the same hearing, the Commission approved a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in Bloomington Municipal Code 8.08.010; and

WHEREAS, at the same hearing the Commission voted to submit the map and report which recommend local historic designation of said properties to the Common Council; and

WHEREAS, the report considered by the Commission at this hearing notes that this property consists of the house at 115 E 12<sup>th</sup> St.  
From 1925 to 1946, this house was the residence of prominent local stone carver Ivan Adams and his wife Gladys. Ivan Adams is significant locally for his limestone sculptures and reliefs both within Bloomington and nationwide including his work on 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. The craftsman California bungalow retains a high degree of architectural integrity from its construction in the mid-1920s. The property is located in the area identified in the Indiana Historic Sites and Structures Inventory as the Cottage Grove Historic District.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The map setting forth the proposed historic district for the site is hereby approved by the Common Council, and said historic district is hereby established. A copy of the map and report submitted by the Commission are attached to this ordinance and incorporated herein by reference and two copies of them are on file in the Office of the Clerk for public inspection.

The legal description of this property is further described as:

013-06580-00 LADES LOT 28 in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The property at "115 E 12th Street." shall be classified as "Contributing".

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic and Conservation Districts," is hereby amended to insert "Ivan Adams House" and such entry shall read as follows:

115 E 12th Street

Ivan Adams House

SECTION 4. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

# 115 E 12<sup>th</sup> Street GIS Boundary Map



