



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday December 18, 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/88145677511?pwd=NV4Zr8txvtbluXVsMVcgIAblP1bJof.1>

[Meeting ID: 881 4567 7511](#)

[Passcode: 101523](#)

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Bloomington Historic Preservation Commission Meeting

Thursday December 18th, 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/88145677511?pwd=NV4Zr8txvtbluXVsMVcglAbIP1bJof.1>

[Meeting ID: 881 4567 7511](#)

[Passcode: 101523](#)

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. November 13th**
- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 25-76

200 E Kirkwood (People's State Bank)

Nancy Baldwin

Installation of a wall-mounted sign (amended)

B. COA 25-78

520 W Howe (Greater Prospect Hill HD)

Elizabeth F Geballe

Replacement of windows

Commission Review

C. COA 25-73

818 E 3rd St (Tri Delta House)

Ciara Williams

Replacement of copper downspouts and gutters and fascia repair

D. COA 25-79

702 W Kirkwood (Near West Side HD)

Jennifer Milner

Replacement of windows and installation of trim

V. DEMOITION DELAY

A. DD 25-26

102 S Clark

Matt Ellenwood

Full demolition

VI. OLD BUSINESS

A. 503 N Rogers loading bay report

B. Violations

VII. NEW BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ADJOURNMENT

Next meeting date is January 8th, 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

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 - November 13, 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
Reynard Cross
Sam DeSollar
Karen Duffy, Advisory
Jeremy Hackerd
Daniel Schlegel

Staff:

Noah Sandweiss, HPC Program Manager
Joe Patterson, Zoning & Long Range Planner
Anna Lamberti Holmes, Sr Assistant City Attorney
Tonda Radewan, HAND Staff Liaison

Guests/Public:

Nancy Baldwin, Petitioner
Ron Walker, Petitioner
Michael Chamblee, Petitioner (Virtual)
Suzanne Schneider

APPROVAL OF MINUTES

Jeremy Hackerd made a **Motion to Approve** the minutes from the October 23, 2025 Historic Preservation Commission meeting. **Daniel Schlegel** seconded. **Motion carried 4-0-1** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (A), Jeremy Hackerd (Y), Daniel Schlegel (Y)

CERTIFICATES OF APPROPRIATENESS (COA)

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

STAFF REVIEW

COA 25-72

118 N Walnut St (Courthouse Square HD)

Petitioner: Eric Stanley

Replacement of unoriginal storefront window with new design

Noah Sandweiss gave his presentation on the Petitioner's request noting that the proposed alteration would maintain the existing scale, materials, and overall appearance of the storefront with the exception of converting the double casement windows to a single pane, which is consistent with historic storefront window configurations found in the district. *Please see Meeting Packet for details.*

Staff approves COA 25-72.

COA 25-74

208 E 15th St (Garden Hill HD)

Petitioner: Tina Somes

Rear Privacy Fence

Noah Sandweiss gave his presentation on the Petitioner's request noting that the proposed privacy fence would be set back from the front elevation not obscuring the house, and would meet UDO guidelines. *Please see Meeting Packet for details.*

Staff approves COA 25-74.

COA 25-75

818 E 3rd St (Tri Delta House)

Petitioner: Leighla Taylor

Amendment to COA 25-40, change in dimensions of yard sign

Noah Sandweiss gave his presentation on the Petitioner's request noting that the proposed sign is modest in scale and design and its location on the lot does not obscure or damage any historic features. *Please see Meeting Packet for details.*

Staff approves COA 25-75.

CERTIFICATES OF APPROPRIATENESS (COA)

COMMISSION REVIEW

COA 25-70

212 W Kirkwood (Courthouse Square HD)

Petitioner: Ron Walker

Alterations to storefront

Noah Sandweiss gave his presentation noting that a COA was approved for the replacement of existing windows at the October 9th BHPC meeting and this subsequent proposal was continued from the October 23rd meeting at the request of the petitioner who wishes to change the proposed mullion arrangement for the storefront windows which would result in the removal of non-historic architectural features (the door & alcove) and alignment of the double door entrance to be centered in between two columns so the replaced windows would be symmetrical on each side.

Sandweiss reported that **staff recommends approval of 25-70** and added that the proposed alterations do appear very similar to the building's original appearance, the front double doors are most likely original though may have been hung differently and their overall condition has deteriorated which may make repairs difficult or ineffective where wood is missing. *Please see Meeting Packet for details.*

Petitioner Ron Walker was present and added that CFC Properties goals are to maintain the front feature while achieving symmetry, replicating only when preservation is not possible, to make the front of the building a more accessible entrance and to bring more light into the first floor of the building.

Commissioner Questions:

Jeremy Hackerd asked if it was common for doors to be originally offset and if there is certainty that the alteration happened at a later time.

Noah Sandweiss, referring to historical photographs, confirmed that the double doors were originally centered and added that upon inspection modern 2x4s were found in the area of the alcove which covered up some of the older trim.

Jeremy Hackerd asked the Petitioner for clarification of the issues he reported with the existing double doors that require replacement vs. preservation.

Petitioner Ron Walker explained that the main part of the door was augmented significantly in the late 70s/early 80s, with it being patched together there are concerns about structural integrity plus there is modern hardware that is not historic.

Karen Duffy asked if the Petitioner would be using historic hardware for the replicated doors. **Petitioner Ron Walker** responded that they could look for historic hardware, which he feels would be welcomed.

Sam DeSollar asked if the Petitioner is intending to replicate the ornamental applique on the outside of the existing front doors, the profiles and wainscotting in the area where the sill meets the ground under the existing windows and the trim in between the transom and the double-doors.

Petitioner Ron Walker, referring to the photographs in the packet, responded that their plan is to replicate, for the most part, exactly what is shown.

Sam DeSollar asked for confirmation that the columns are staying in place and the windows and centered doors will be matching that line.

Petitioner Ron Walker responded that is correct.

Reynard Cross asked the Petitioner what the building will be used for.

Petitioner Ron Walker responded that the exact concept is still being determined, but it is going to be open for future food and beverage.

Commissioner Comments:

Daniel Schlegel said that he is excited to see the doors re-centered again, like it was originally.

Reynard Cross added that he likes what is being proposed.

Karen Duffy said that she likes it as well and the centering makes a huge difference visually and aesthetically.

Jeremy Hackerd thanked the Petitioner for taking care of this historic building.

Jack Baker commented that he has always enjoyed looking at the building as it has nice characteristics which the proposed alterations are keeping, while improving and modernizing at the same time. Baker added that although it doesn't exactly match the historic photographs, the proposal is keeping with the spirit of the building which is appreciated.

Public Questions/Comments:

Suzanne Schneider asked the Petitioner what the plan was for the stained glass.

Petitioner Ron Walker responded that they may try to preserve and use it in the next use of the building.

Jack Baker made a **Motion to Approve COA 25-70**. **Daniel Schlegel** seconded.

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

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

COA 25-73

818 E 3rd St (Tri Delta House)

Petitioner: Ciara Williams

Replacement of copper downspouts and gutters and fascia repair

Noah Sandweiss reported that he was contacted by the Petitioner who informed him that she is traveling and unable to attend the meeting. **COA 25-73 was tabled by default** due to the Petitioner not being present. This COA will be continued to the next HPC Meeting.

COA 25-76

200 E Kirkwood (People's State Bank)

Petitioner: Nancy Baldwin

Installation of a wall-mounted sign

Noah Sandweiss gave his presentation on the Petitioner's request to install a backlit sign onto the marble curtain wall of a 1961 international style commercial building with a Notable rating.

Noah Sandweiss read a subsequent email that he received from the Petitioner stating that:

- The existing marble has several patched drill holes from the previous bank signage.
- A single, half-inch hole already exists that will be used for electrical hook-up.
- The new signage will be anchored to the wall through vertical mortar joists, so as not to add further damage to the marble panels, and to easily allow for the signage to be removed and changed in the future without leaving a bunch of holes.
- The proposed is a cabinet sign, not individual letters.
- Their original plan was to have signage on the Washington Street side of the building, which the City would not approve due to their lease space on the blueprint, however they are currently in the process of amending their lease to include common space area on that side of the building.

Sandweiss reported that **staff does not recommend approval of 25-76** noting that staff does not find an issue with the proposed design of the sign, however the building's curtain walls and large plate glass windows make sign placement a challenge, particularly if the marble wall is to be protected,. Sandweiss added that the Petitioner's email was partly in response to this non-recommendation and this new information is different from the Sign Solutions proposal in the meeting packet. *Please see Meeting Packet for details.*

Petitioner Nancy Baldwin was present and said that Sign Solutions recommended placing anchors through the joists to better protect the marble and she agrees this is a good solution.

Commissioner Questions:

Daniel Schlegel asked the Petitioner for clarification about the existing electrical. **Petitioner Nancy Baldwin** referred to a picture in the packet and explained that there is a hole with a junction box that was placed there by the hotel for future signage.

Jeremy Hackerd asked the Petitioner if it were possible to hang the proposed sign from the awning next to the existing sign for the hotel.

Petitioner Nancy Baldwin responded that the owner of the building informed her that he does not want an additional sign on the awning, plus the two differing shaped signs next to each other would not have a good appearance.

Jack Baker asked if the proposed lighted signage is allowable under City Code. **Joe Patterson** responded that the City's Planning Dept reviewed the proposal and felt that the lighting aspect and the character of the signage fit in with the variety of signage in the surrounding area.

Jack Baker asked for clarification on the issue of brightness. **Joe Patterson** responded that the proposed is a backlit sign, so won't be as bright as you would think it may be.

Sam DeSollar asked the Petitioner how wide the mortar joints are. **Petitioner Nancy Baldwin** responded that she estimates them at about an inch. **Sam DeSollar** disagreed with her estimate noting that in modernist buildings they could be $\frac{1}{4}$ or $\frac{1}{8}$ of an inch and expressed his concern that drilling into the joint could damage the marble panels, which are original material.

Sam DeSollar asked the Petitioner if she would be amenable to putting the signage either on or behind the windows or on the spandrel panels. **Petitioner Nancy Baldwin** responded that she would need to consult the owner of the building and added that placing a backlit sign on the window could block the natural light coming in and if the signage were higher up on the spandrel panels it would be difficult to see, especially with the existing trees.

Reynard Cross referred to the pictures in the packet and asked the Petitioner about the windows to the left of the limestone and if the signage could be placed there. **Petitioner Nancy Baldwin** responded that the proposed signage is wide and wouldn't fit within the window panel.

Joe Patterson stated that from the Planning Department's perspective, window signage cannot cover more than 25% of an individual panel.

Sam DeSollar asked the Petitioner if the sign has already been made.

Petitioner Nancy Baldwin responded that the sign is in production as they were told to do so by the building owner.

Jack Baker asked the Petitioner if there was information on the weight of the sign to get a better perspective on the size of anchor needed for placement into the joints.

Petitioner Nancy Baldwin responded that she doesn't have the weight, however with it being a 50x24 inch cabinet sign made out of mostly aluminum, it is not going to be that heavy.

Jeremy Hackerd asked about any risks of potential damage to the marble by anchoring into the joints. **Sam DeSollar** explained that it depends on their sizes.

Jack Baker asked if they were expansion joints or mortar joints.

Sam DeSollar replied that they are mortar joints so there shouldn't be any damage to the marble as long as there is enough width. DeSollar also noted that there shouldn't be any sleeves.

Sam DeSollar reviewed the manufacturer's website for information and asked the Petitioner if she could confer with her sign manufacturer to see if it were possible to use 3/16 anchors. **Petitioner Nancy Baldwin** responded that she would be happy to confer with Sign Solutions however more anchors, means more holes in the joints.

There was discussion among the Commissioners about either continuing this COA to allow time to measure the joints and get additional information about anchoring the sign or potentially making a motion for conditional approval.

Noah Sandweiss stated that continuing this COA would cause the timeline to go over 30 days and since the Commission has had an opportunity to hear it, BHPC rules and procedures require assent from the Petitioner to continue it to the next meeting.

Sam DeSollar asked the Petitioner if she has any objections to continuing this COA to the next BHPC meeting. **Petitioner Nancy Baldwin** responded that she will agree to continuing the COA, but thought that a decision would be made today.

Sam DeSollar confirmed with **Anna Lamberti Holmes** that the Petitioner expressed assent.

Commissioner Comments:

Jeremy Hackerd commented that it is important to have more information on the joint sizes and anchors before moving forward to ensure there will be no harm to the marble.

Karen Duffy agreed that it is a good strategy to table this COA.

Jack Baker commented that the building has nice characteristics, which the proposed alterations are keeping, while improving and modernizing at the same time. Baker added that although it doesn't exactly match the historic photographs, he feels the proposal is keeping with the spirit of the building which is appreciated.

Jack Baker made a **Motion to Continue COA 25-76** to the next BHPC meeting pending information on connections and joint size. **Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

COA 25-77

703 E 7th St (University Courts HD)

Michael Chamblee

Amendment to COA 25-32 with addition of deck and expansion of rear addition

Noah Sandweiss gave his presentation noting that COA 25-32 was approved in June 2025 for the replacement of the rear single story shed addition which has been revised to allow for more clearance for kitchen exhaust, per request of the Fire Marshall. This current proposal includes the construction of a wooden deck and ramp at the NE corner of the building.

Sandweiss reported that **staff recommends approval of 25-77** as the proposal replaces a later addition on the rear of the house, would not obscure the primary façade, the deck would be minimally visible from the street and is appropriately scaled to the building.

Please see Meeting Packet for details.

Petitioner Michael Chamblee was present virtually and said he had nothing else to add.

Commissioner Questions:

Jack Baker asked the Petitioner for clarification about the proposed siding.

Petitioner Michael Chamblee explained that it would be horizontal wood composite lap siding.

Commissioner Comments:

Jeremy Hackerd commented that he has no problems with the proposal as it is on the backside of the property and not interfering with the historically significant elements of the property.

Daniel Schlegel commented that he feels like it would clean up the property a bit and has no objections.

Jeremy Hackerd made a **Motion to Approve COA 25-77. Daniel Schlegel** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

DEMOLITION DELAY (DD)

DD 25-25

503 N Rogers St

Petitioner: Kimley-Horn

Full demolition

Noah Sandweiss reported that the Petitioner informed him that he is still waiting on input from a structural engineer to assess the possibility of moving the limestone and steel loading dock at the site and requested that this item be continued to the December 13th BHPC meeting, which is within their timeframe.

Sam DeSollar made a **Motion to Continue COA DD 25-25. Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

OLD BUSINESS - Outstanding Violations

Noah Sandweiss provided an update on the following outstanding violations:

702 East Kirkwood - A letter has been sent to the owner requesting that fines be paid within 30 days from the mailing date. Sandweiss added that he received an application from a contractor hired by the property owner to install the trim around the window, however he would like to first resolve the issue regarding the fine. Information requested regarding the replacement windows have not yet been provided.

3001 E Glendora - Sandweiss is awaiting approval to send a request for fines to the owner for the basement window that was replaced retroactively without approval. Additionally, the owner ceased responding to communications from Sandweiss.

NEW BUSINESS

Near West Side Historical Walking Tour - November 15th 1pm

Daniel Schlegel announced there will be a free Near West Side Historical Walking Tour presented by the Monroe County History Center this Saturday November 15th beginning

at the Banneker Community Center at 1pm with a presentation by John Summerlot. Schlegel added that the tour is in conjunction with the History Center's exhibit about historic neighborhoods ongoing through the end of the year.

Cottage Grove proposed Historic District

Sam DeSollar gave an update that the group has had their 4th public meeting which brought forth interesting history, including Hoagie Carmichael's former house, and he anticipates that they will be bringing their petition to the Council. A timeframe has not yet been set.

COMMISSIONER COMMENTS

The Ivan Adams House Historic District - Ordinance 2025-47

There was discussion among the Commissioners regarding the proposed Ordinance which will have its first reading at the December 3rd 6:30pm Common Council Meeting. The second reading is scheduled to be on the Council's agenda for the December 18th 6:30pm meeting where Noah Sandweiss will provide his report. The Commissioners and interested parties are encouraged to attend.

PUBLIC COMMENTS - None

ADJOURNMENT

Commission Chair **Sam DeSollar** adjourned the meeting at 6:05pm.

The next regular meeting date of the HPC is Thursday December 11, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

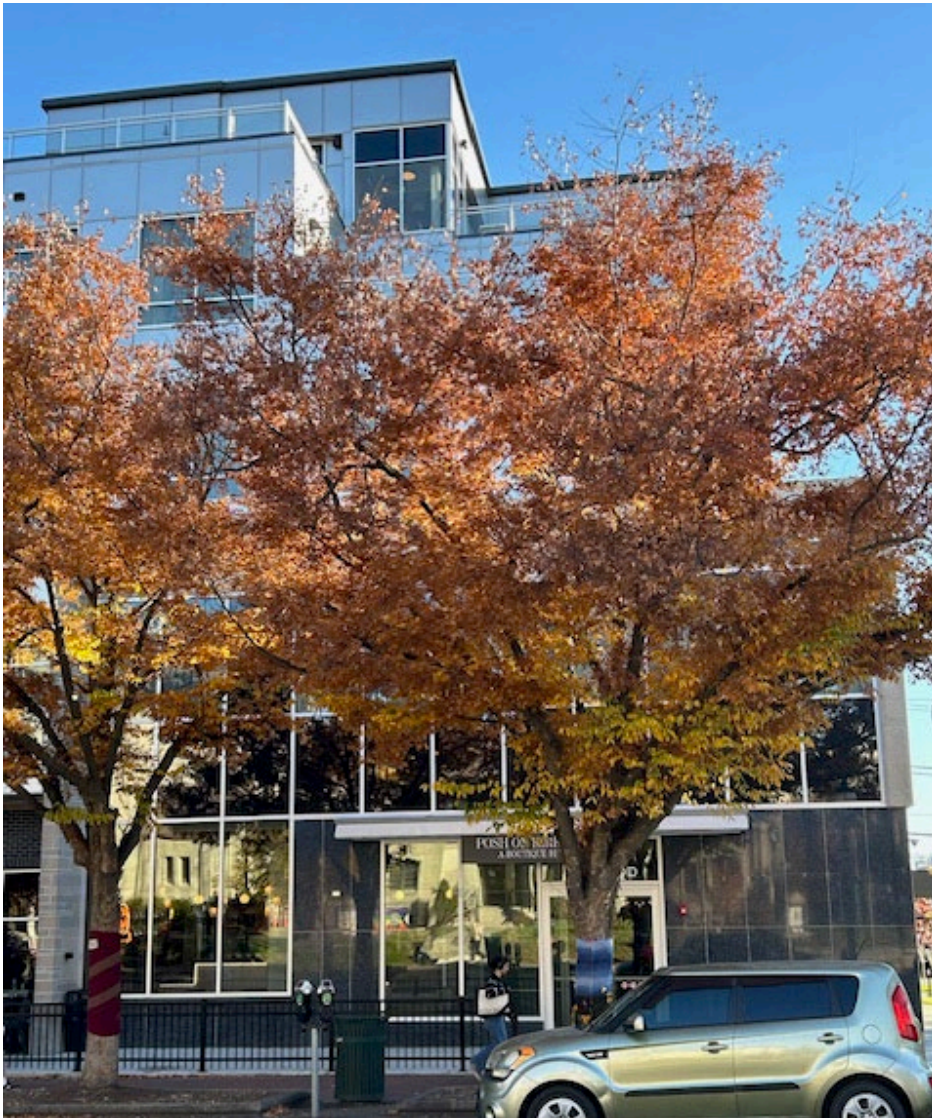
A video record of this meeting is available on the City of Bloomington YouTube Channel
https://www.youtube.com/@city_bloomington

CATS - Community Access Television Services
<https://catstv.net/m.php?q=15214>

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 RECOMMENDATIONS	Address: 200 E Kirkwood Ave (People's State Bank)
COA 25-76	Petitioner: Nancy Baldwin
Start Date: 10/23/2025	Parcel: 53-05-33-310-227.000-005
RATING: NOTABLE	1961 international style commercial building



Background: Built in 1961 by Monical and Wolverton, Inc, the Bloomington National Savings and Loan Association building is rated as Notable as an international style commercial building. It was designated a local historic district in 2022, and several stories have since been added since the building's conversion into a hotel. This item was first heard on November 13th, and continued pending the proposal of an installation method that would minimized damage to the underlying wall.

Request: Installation of backlit sign onto marble curtain wall.

I would submit as follows:

Signage will be mounted on the North face and mounted on the West face on the existing smooth, gloss finished veneer.

Anchorage to maintain a secure connection without damaging stone veneer will be accomplished using three forms of attachment on each sign location.

1. 3M VHB double sided tape – run continuous for the width of the sign – top and bottom of sign box. (purpose of tape is to hold signage in place while silicone adhesive dries.
2. Clear silicone adhesive between back of sign box and stone veneer.
3. ¼" tap cons through the existing +1/2" vertical joints between stone panels. (two tap cons per vertical joint crossed by sign). Veneer is Approx.. ¾" thick and adhered to an 8" CMU backup. Tap cons are to be anchored into the CMU back-up.

The above approach will not damage the stone veneer should the sign be removed. The tape and silicone can be cleaned off of the honed finish of the stone and the small holes through the grout/caulk joints can be filled.

Tim Cover, RA

Senior Architect

Guidelines: US Department of the Interior Preservation Brief 25: The Preservation of Historic Signs

New Signs and Historic Buildings

- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

Staff approves COA 25-76

This building's curtain walls and large plate glass windows make sign placement a challenge, particularly in the marble wall is to be protected. The revised proposal for the installation of the sign would limit damage to the underlying materials by installing ¼" tap cons in the +1/2" joints between panels and using removable adhesive tape and silicone to help secure the sign to the wall. Since the building itself is modern and the scale of the sign is not obtrusive, staff does not find an issue with the design proposed.



**CITY OF
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 200 E. Kirkwood Ave.

Parcel Number(s): 53-05-33-310-227.000-005

(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: Gables Bagels - Nancy Baldwin **Email:** nancy@gablesbagels.com

Address: 400 E. 3rd Street #6, Bloomington, IN 47408 **Phone:** 8123270212

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: Elliot Lewis Bailey 8 LLC **Email:** erlwis@aol.com

Address: 601 N. College Ave., Bloomington, IN 47404 **Phone:** 812-339-8777

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.

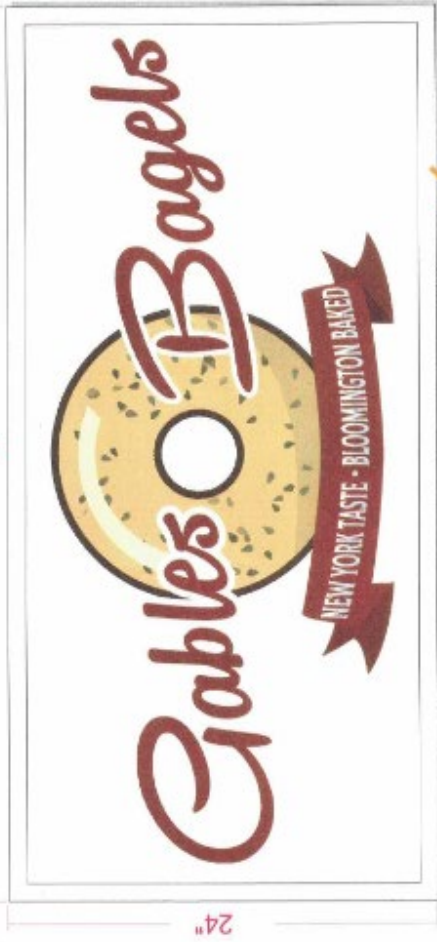
Applicant's Signature: _____

Nancy Baldwin

Date: 10/22/25

Exterior Sign 18A

50"



24"

Cabinet Retainer Face: White

Cabinet & Retainer Sides:
Alfrex Graphite Metallic

Materials: Internally Lit Cabinet w/ Acrylic Face & 4c Vinyl
Colors: Alfrex Graphite Metallic Cabinet Sides & Returns,
White Face & Cabinet Trim, 4c Vinyl Logo & Copy

Typestyle: N/A

Mounting: TBD

Quantity: 1 (Single Faced)



Notes:

Scale: 1" = 2"

Drawing Date: 08/11/2025

Revision: 04

Client: Gables Bagels

Address:

Contact:

SIGNSOLUTIONS
505 COMMERCIAL PKWY WEST OR
GREENWOOD, IN 46143

www.signsolution.com 317-681-8818

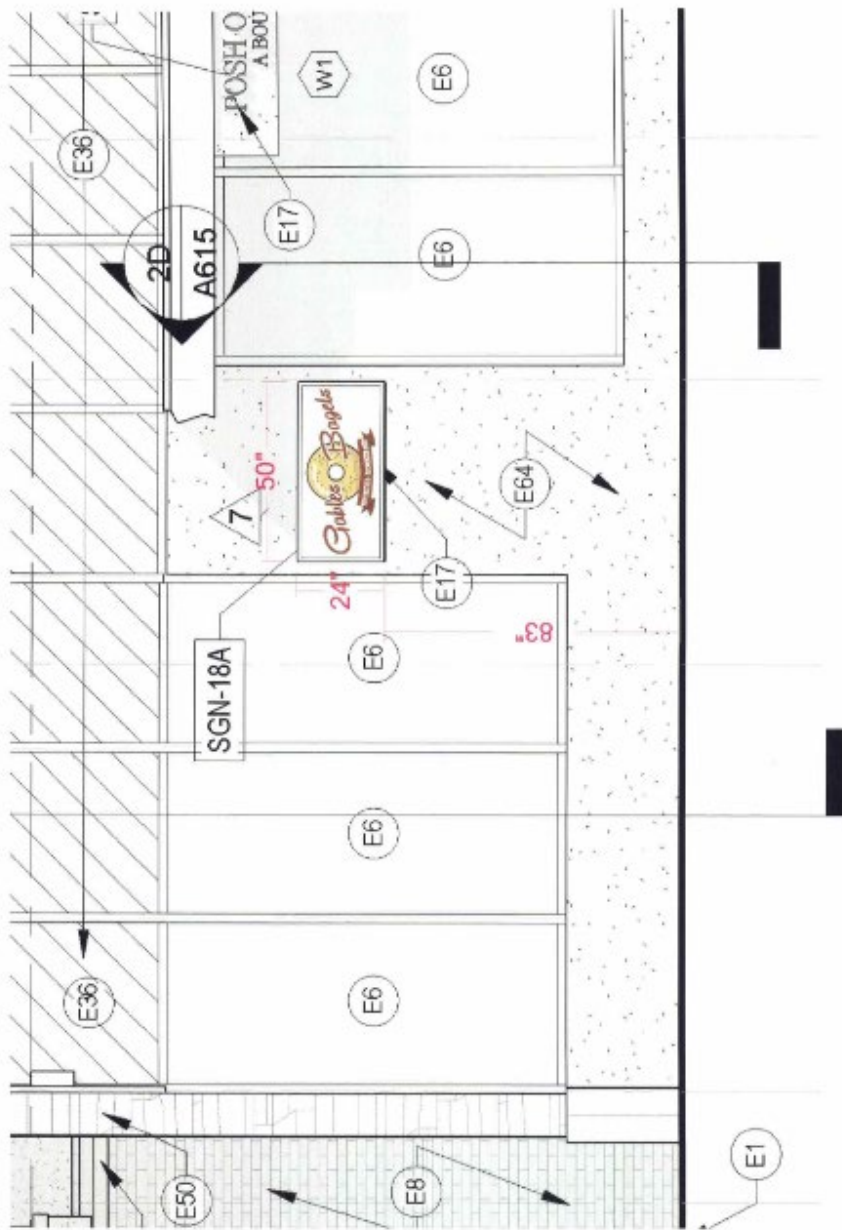
Approved:

Date:

Sales Rep: Thomas Hopkins

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Exterior Sign 18A (Elevation Detail)



SIGNSOLUTIONS
 505 COMMERCE PKWY WEST DR
 GREENWOOD, IN 46143
 www.signsolution.com 317-881-1818

Client: Gables Bagels
 Address:
 Contact:


Scale: 1" = 10"
 Drawing Date: 08/11/2025
 Revision: 04

Notes:
 Sales Rep: Thomas Hopkins


Approved:
 Date:

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Here are the specs for the Tapcons:



CONCRETE ANCHORS
ANCLAS PARA HORMIGÓN
3/16" and 1/4" Diameter



PERFORMANCE TABLES
RULOS, WHITE, AND STAINLESS

Installation Instructions
Read these instructions carefully. Failure to follow these instructions can result in serious personal injury.

Drill using a hammer drill, drill hole 1/4" larger than anchor embedment. Use the charts below to select the correct drill bit.

Clear Hole, using a blow out bulb or compressed air, remove dust from hole.

Drive anchor using a hammer drill with nut driver or Phillips bit until fully seated.

For faster and easier installation, use a Tapcon® Cordless® installation tool.

Instrucciones de instalación
Lee cuidadosamente estas instrucciones. Si no sigue estas instrucciones pueden producirse lesiones serias.

Trabaje con un taladro de percusión un espesor 1/4" (6.4 mm) más profundo que el empujamiento de anclaje.

Use las tablas de abajo para seleccionar la broca correcta.

Limpie el agujero, usando un bulbo de soplar o aire comprimido, quite el polvo del agujero.

Introduzca el ancla usando un taladro de percusión con broca para tornillos o una punta Phillips, hasta dejarla bien asentada.

Para una instalación más fácil y simple, utilice una herramienta Cordless® Tapcon.

Anchor Diameter Diámetro del ancla	Drill Bit Broca	Min. Anchor Embedment Empujamiento de anclaje mínimo	Phillips Bit Punta Phillips	Nut Driver Llave de tornillos
3/16"	5/32"	1"	#2	1/4" Hex
1/4"	3/16"	1"	#2	5/16" Hex

Ultimate Tension and Shear Values (LBS/KN) IN CONCRETE

Anchor Size (Inch)	Min. Embedment (Inch)	F _u 3000 PS (207 MPa)		F _u 3000 PS (207 MPa)		F _u 4000 PS (276 MPa)		F _u 5000 PS (345 MPa)	
		Tension (LBS)	Shear (KN)	Tension (LBS)	Shear (KN)	Tension (LBS)	Shear (KN)	Tension (LBS)	Shear (KN)
3/16 (4.8)	1.0 (2.5)	800 (3.6)	100 (4.4)	1000 (4.4)	125 (5.5)	1250 (5.5)	1500 (6.7)	1875 (8.3)	2250 (10.0)
1/4 (6.3)	1.0 (2.5)	1000 (4.4)	125 (5.5)	1250 (5.5)	150 (6.7)	1500 (6.7)	1875 (8.3)	2250 (10.0)	2625 (11.7)
3/8 (9.5)	1.5 (3.8)	1500 (6.7)	187 (8.3)	2250 (10.0)	262 (11.7)	2625 (11.7)	3125 (13.9)	3750 (16.7)	4375 (19.4)
1/2 (12.7)	2.0 (5.1)	2250 (10.0)	262 (11.7)	3125 (13.9)	375 (16.7)	3750 (16.7)	4375 (19.4)	5000 (22.2)	5625 (25.0)
5/8 (15.9)	2.5 (6.4)	3125 (13.9)	375 (16.7)	4375 (19.4)	500 (22.2)	5000 (22.2)	5625 (25.0)	6250 (27.8)	7000 (31.1)
3/4 (19.1)	3.0 (7.6)	4375 (19.4)	500 (22.2)	5625 (25.0)	625 (27.8)	6250 (27.8)	7000 (31.1)	7500 (33.4)	8250 (36.7)
1 (25.4)	3.5 (8.9)	5625 (25.0)	625 (27.8)	7000 (31.1)	750 (33.4)	7500 (33.4)	8250 (36.7)	8750 (39.0)	9375 (41.7)

Values are based on test results and are not to be used for design purposes. See ACI 308 for design values.

Ultimate Tension and Shear Values (LBS/KN) IN HOLLOW BLOCK

Anchor Size (Inch)	Min. Embedment (Inch)	Lightweight Block		Heavyweight Block	
		Tension (LBS)	Shear (KN)	Tension (LBS)	Shear (KN)
3/16 (4.8)	1.0 (2.5)	400 (1.8)	50 (2.2)	400 (1.8)	50 (2.2)
1/4 (6.3)	1.0 (2.5)	500 (2.2)	62 (2.8)	500 (2.2)	62 (2.8)

Values are based on test results and are not to be used for design purposes. See ACI 308 for design values.

ALLOWABLE EDGE AND SPACING DISTANCES

Parameter	Anchor Size (Inch)	Minimum Edge Distances		Concrete Minimum Limits (Inch)	
		Edge Distance	Spacing	Edge Distance	Spacing
Spacing Between Anchors - Top Row	3/16	4	12	4	12
Spacing Between Anchors - Side Row	3/16	4	12	4	12
Edge Distance - Top Row	3/16	4	12	4	12
Edge Distance - Side Row	3/16	4	12	4	12
Spacing Between Anchors - Top Row	1/4	4	12	4	12
Spacing Between Anchors - Side Row	1/4	4	12	4	12
Edge Distance - Top Row	1/4	4	12	4	12
Edge Distance - Side Row	1/4	4	12	4	12

For 3/8 inch and larger anchors, see ACI 308 for design values.

Thomas Hopkins
Sales / Projects
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Greenwood, IN 46143
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STAFF APPROVAL	520 W Howe (Greater Prospect Hill HD)
COA 25-78	Petitioner: Elizabeth Geballe
Start Date: 11/5/2025	Parcel: 53-08-05-104-007.000-009
RATING: NOTABLE	Slightly altered gabled ell c. 1905



Background: 520 W Howe

Request:

City of Bloomington HAND Application
Elizabeth F. Geballe
520 W. Howe St
Bloomington, IN 47403

I live at 520 W. Howe St in the Greater Prospect Hill District. I am hoping to replace all the windows (7) on the ground floor of the house (a second floor was added by the previous owner and is newer.) I have consulted with a representative from Tommy D's, who agreed with me that the windows need new weights, ropes, are rotting (a few are leaking into the house when it rains), repainted interior and exterior. Additionally, the original paint is lead paint and I would prefer to remove and replace rather than take any risks by having someone scrape it off during a repair job.

I am working hard to ensure that the replaced windows look as close as possible to the original windows. The person I am working with at Tommy D's has attested to the fact that these wooden e-series windows are often used in historic districts and will closely mimic the current windows, both from inside and the exterior.

Written description of all of the proposed materials to be used.

For the window replacement, I would use the E-Series Windows from Tommy D's, which are wood and more expensive, but designed to look as close as possible to the original windows (and are often used in Bloomington's Historic Districts.)

Here is the material overview as quoted by Tommy D's:

TCLDH 2' 6 1/2"X6' 4", Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap,

White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted

Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Simulated Divided Light (SDL) 2 Wide, 1 High,

Specified Equal Light Pattern, White, 2604, Pine w/White - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 1 1/8"

Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Antique Brass, White Jamb Liner, Clad Exterior /

Wood Interior Jamb Liner Inserts, White, 2604, Full, Fiberglass

Guidelines: Greater Prospect Hill HD

Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.

Staff approves COA 25-78

The proposed replacement windows match the proportions and sash pattern with simulated divided light muntins. This proposal comes very close to imitating the existing wood windows, and was received positively by the Greater Prospect Hill Design Review Committee.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 520 W Howe St

Parcel Number(s): 53-08-05-104-007.000-009

(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: Elizabeth F Geballe

Email: egeballe@gmail.com

Address: 520 W Howe St. Bloomington, IN 47403

Phone: 802-377-9121

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: Elizabeth F Geballe

Email: egeballe@gmail.com

Address: 520 W Howe St. Bloomington, IN 47403

Phone: 802-377-9121

PROPOSED WORK (Check all that Apply):

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

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:
1. I have read this application and all related documentation and I represent that the information furnished is correct.

2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.

3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.

4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: Elizabeth R. Jubell Date: 11/5/25



SOLD BY:
Tommy D's Windows, Doors, and
More
3148 S State Rd 446 Bloomington, IN
47401
Office: 812-330-8898
Website: Tommyds.us

SOLD TO:
4725 E State Road 46
Bloomington, IN 47401-9230



CREATED DATE
8/19/2025

LATEST UPDATE
8/19/2025

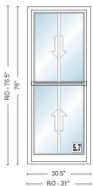
OWNER
Mitchell Corns

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Elizabeth Geballe	Elizabeth Geballe	8025545		812274

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	7	Active/Active	Living, Dining, Office	\$1,774.82	\$12,423.74
RO Size: 31" x 76 1/2"		Unit Size: 30 1/2" x 76"			

TCLDH 2' 6 1/2"X6' 4", Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Simulated Divided Light (SDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, 2604, Pine w/White - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 1 1/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Antique Brass, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH 30.5 x 76 Full Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.24	NO	A1	26.1875	31.7500	5.77400







STAFF RECOMMENDATIONS	Address: 818 E 3rd St (Tri Delta House)
COA 25-73	Petitioner: Ciara Williams
Start Date: 10/16/2025	Parcel: 53-08-04-104-033.000-009
RATING: OUTSTANDING	c. 1930 Tudor Revival Sorority



Background: The Indiana University Tri-Delta house is individually listed as a local historic district. The building demonstrates a high degree of integrity. On July 24th, COA 25-40, conditionally approving several alterations but not the replacement of the round copper gutter and downspouts with octagonal copper colored gutters.

Request:

Installation of copper 8" gutters using copper "T-Bar" roof hangers and copper 5" round downspouts, tying into the existing ground tiles.

Guidelines: Secretary of the Interior Standards for Rehabilitation

Exterior Metal

Recommended

Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.

Replacing in kind an entire architectural metal feature that is too deteriorated to repair if the overall form and detailing are still evident-using the physical evidence as a model to reproduce the feature. Examples could include cast iron porch steps or steel sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing an architectural metal feature that is unrepairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.

Staff recommends approval of COA 25-73

When gutter and downspout replacement was last proposed at 818 E 3rd St, the petitioner established that the system was leaking in many places and may need replacement rather than patching. The determination of the Commission was that because of the architectural significance of the building and the fact that the downspouts and gutters were an original and significant feature, they should be replaced with a system that matches the material and profile of the existing gutters. This new proposal would replicate the round copper gutters and copper hooks.



**CITY OF
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 818 E 3rd St, Bloomington, IN 47406

Parcel Number(s): _____

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

Bloomington Historic District:

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

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

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

APPLICANT INFORMATION:

Name: Clara Williams **Email:** cwilliams@trideltaeo.org

Address: 14951 Dallas Parkway, Suite 500, Dallas, TX 75254 **Phone:** 817-929-7527

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: Tri Delta **Email:** housing@trideltaeo.org

Address: 4951 Dallas Parkway, Suite 500, Dallas, TX 75254 **Phone:** 817-633-8001

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: gutters, downspouts, fascia,
- ☐ 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: Ciara Williams Date: 10-16-25



5108 S Commercial St ♦ Bloomington, IN 47403 ♦ Phone (812) 824-3006 ♦ Fax (812) 824-3009 ♦ steves@bluemarble.net

Proposal

Date: August 20, 2025

Reference# 6036

REVISED

To: Tri Delta	Phone: 817-865-3885	Email: cwilliams@trideltaeo.org
Address: 818 E. 3 rd Street Bloomington, IN. 47406	Project Location: SAME	

We propose to furnish all labor and materials to perform the work as specified below:

(Base Bid)

- Remove all existing Gutters and Downspouts.
- Replace the Crown Mold Fascia wood on 12 of the Dormers.
Any damaged wood replaced that is not mentioned above will be an additional cost
- Install new **20 oz. Copper** 8" Gutters using Copper "T-Bar" Roof Hangers.
- Install new **16 oz. Copper** 5" Round Downspouts, tying into the existing ground tiles.
- Install all Copper Elbows, Endcaps, and "Y" adaptors.
- Solder all joints and seams to make watertight.
- Provide all Lift equipment needed to complete the scope of work.
- Remove all related debris from jobsite. Use a special magnet to collect stray nails from lawn and driveway.
- 2-Year Workmanship Warranty.

(Option)

- ☐ Install new Crown Mold Fascia wood on entire building----- (Add to base Bid) \$19,700.00
- ☐ Repair eaves as needed, install new soffit as needed to match the existing.
**Note* The option for new Fascia must be selected if this option is selected — (Add to Base Bid) \$18,500.00*

We propose to hereby furnish all labor and materials complete in accordance with the above specifications for:

Payment Terms: 1/3 of the base bid price amount before ordering of material, balance in full upon completion

Payment: Check, cash and card accepted. {3.5% convenience fee will be added to card transactions.}

Finance Charge: Interest will accrue on any balance over 10 days at a rate of 21% per year.

Submitted By: Mark Hays This proposal may be withdrawn if not accepted within 30 days

~**Acceptance** ~ NOTE: SEE CONDITIONS OF PROPOSAL STATED ON THE OTHER PAGES

Base Bid Price: \$198,900.00

The above price, specifications, terms, and conditions are satisfactory and are hereby accepted. I have received and accept the conditions of this proposal as stated on page two and three of this proposal. Steve's Roofing & Sheet Metal is authorized to proceed with scheduling and performing the work specified. Payment shall be made per the terms stated above

Accepted by: _____ Date: _____









*** WORK CANNOT BE SCHEDULED AND MATERIALS WILL NOT BE ORDERED UNTIL THE SIGNED PROPOSAL IS RECEIVED IN THE OFFICE. ***



Proposal Conditions

<i>Contingencies</i>	<ul style="list-style-type: none"> ◆ This proposal is subject to change unless acceptance is made within thirty (30) days. ◆ Work will not be scheduled until a Signed Proposal is received by our office. ◆ All agreements contingent upon strikes, acts of nature, accidents, fires or other delays beyond the control of the roofing contractor. ◆ All materials to be as specified and work conducted in a professional manner. ◆ Any alteration or deviation from the plans and specifications involving extra costs will be agreed upon in written format prior to performance of additional work. Additional work could delay progress until a written change order is signed and returned to the SRSM office or a SRSM Rep. ◆ All guarantees and warranties on products and services are with the original owner unless otherwise specified. ◆ In the event that payment is not made as per the stated payment terms, Owner agrees to pay interest and any other collection costs. ◆ Steve's Roofing and Sheet Metal shall be entitled to reimbursement of all reasonable attorney fees if legal action is necessary to enforce this agreement.
<i>Structural Concerns</i>	<ul style="list-style-type: none"> ◆ Scope of work shall not include the detection, abatement, encapsulation, or removal of asbestos, mold, or similar hazardous substances. Contractor has the right to discontinue work if and when hazardous materials are discovered. Contractor shall be entitled to receive compensation for changes in scope of work or lengthy delays encountered as a result of hazardous materials as detailed above. ◆ Contractor not responsible for structural soundness and shall have no liability whatsoever for the failure of the supporting structure to support men, materials, equipment, ice, snow and water whether it is occurred before during or after the outlined work. ◆ Contractor not responsible for interior damages resulting from structural deficiencies such as loose or cracked plaster and drywall, sagging rafters, nail-pops, previously rotted or damaged siding materials, etc.
<i>Insurance</i>	<ul style="list-style-type: none"> ◆ Owner shall carry insurance consisting of Fire, Vandalism, etc to protect the contractor until the work is completed. ◆ Contractor shall carry Liability, Property Damage, and Worker's Compensation Insurance.

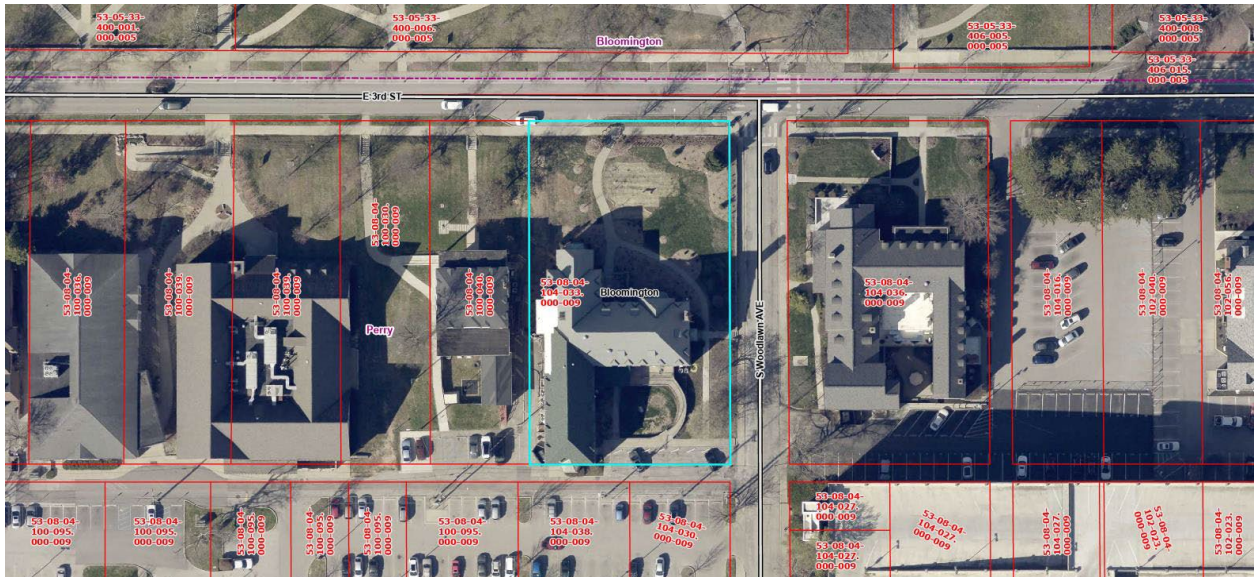
Registration ♦ Certification ♦ Insurance
We are registered, licensed, and insured for your protection!

Registration	<ul style="list-style-type: none"> • Registered with Indiana Secretary of State Professional Contracting, LLC d/b/a Steve's Roofing & Sheet Metal TID 35-2122504 RPMC 01086734565-001-7 • US Dept of Defense – Central Contractor Registration
Certification	<ul style="list-style-type: none"> • NRCA Member  • Firestone Certified Installer • GAF Master Elite Installer™ Contractor License ME26748 GAF Materials Corp (888) LEAK-SOS  • Johns Manville Certified Roofing Contractor Johns Manville, Inc (800) 654-3103  • GenFlex Authorized Roofing Contractor GenFlex Roofing Systems (800) 443-4272  • Triumph Registered Contractor #65633 Firestone Building Products (800) 428-4442  • Republic Powdered Metals Registered Contractor Republic Powdered Metals, Inc. (888) 742-7759  • VELUX Solutions Certified Skylight & Roof Window Installer Velux Solutions, Inc. (800) 888-3589 
Insurance	<ul style="list-style-type: none"> • Liability - Minimum \$1,000,000 liability, property damage, and completed operations. Carrier: Transportation Insurance Policy CSU0049623 Agent: Insurance Partners, Inc (317) 293-7300 8909 Purdue Rd, Ste 105, Indianapolis, IN 46268 • Worker's Compensation – All of our employees are fully covered. Carrier: Transportation Insurance Policy AVWCIN2194892013 Agent: Insurance Partners, Inc (317) 293-7300 8909 Purdue Rd, Ste 105, Indianapolis, IN 46268
Membership	<ul style="list-style-type: none"> • Member, The Greater Bloomington Chamber of Commerce PO Box 1302 – Bloomington, IN 47402 • Member, Better Business Bureau, Central Indiana 22 E Washington St – Indianapolis, IN 46204 

Caution! Do not choose a roofing contractor that is not properly insured.
If an uninsured contractor has an accident at your home, you could be liable!



Gutters, fascia, dormers, all in bad shape.



STAFF RECOMMENDATIONS	Address: 702 W Kirkwood (Near West Side HD)
COA 25-79	Petitioner: Jennifer Milner
Start Date: 11/13/2025	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. Subsequently the property owner applied in August to replace the windows with new windows of the same size of the original, but did not attend meetings to address questions about the proposal. In November 2025, a fine was paid for the outstanding violation and a new proposal submitted.

The materials submitted included a copy of the March COA application with an illustration of the windows with transoms but with 1/1 Jeld-Wen windows as opposed to the current divided light design along with a description of a white brick mold cedar trim to match the dimensions found on other windows. Subsequently the petitioner inquired in an email about replacing the windows with JELD-WEN Flat Casing Double

Hung windows Dimensions: 33-1/4x65-1/4 and covering the current transom windows with drywall and siding.

Request: Replacement of windows with 1/1 33-1/4x65-1/4 vinyl windows and covering the transoms. White cedar brick molding to be installed as trim.

Guidelines: Near West Side HD

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 does not recommend approval of COA 25-79

While the proposal for new trim would be acceptable, the significant change to the dimensions of the windows would remain an issue. The original windows were 30"x77". Further clarity on this proposal would be helpful, particularly if it changes further.



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: 3215. Lori Lane, Bloomington, IN 47401 Phone: 812-325-0333

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: _____ Email: _____

Address: _____ Phone: _____

PROPOSED WORK (Check all that Apply):

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

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

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

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

Applicant's Signature:  Date: 3-11-25

EVERY WINDOW - COM

NEW OPENING

84 5/8" x 34.5" 738.56

INSTALLED

841.53

OLD

78" x 31" 684.99

each window

new 747.49

install 904.49

old 695.41

install 1191.41

INSTALLED

1234.99

universal windows

new 650.41

install 1051.41

old 791.59

install 1205.55

5 WINDOWS HAVE BEEN

DONE



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new 747.50

old 791.59

old 695.41

each window

MADE IN CHINA

Content may vary from pictures.
Meets CPSC Safety Requirements.

WARNING: CHOKING HAZARD - Small parts.

universal windows



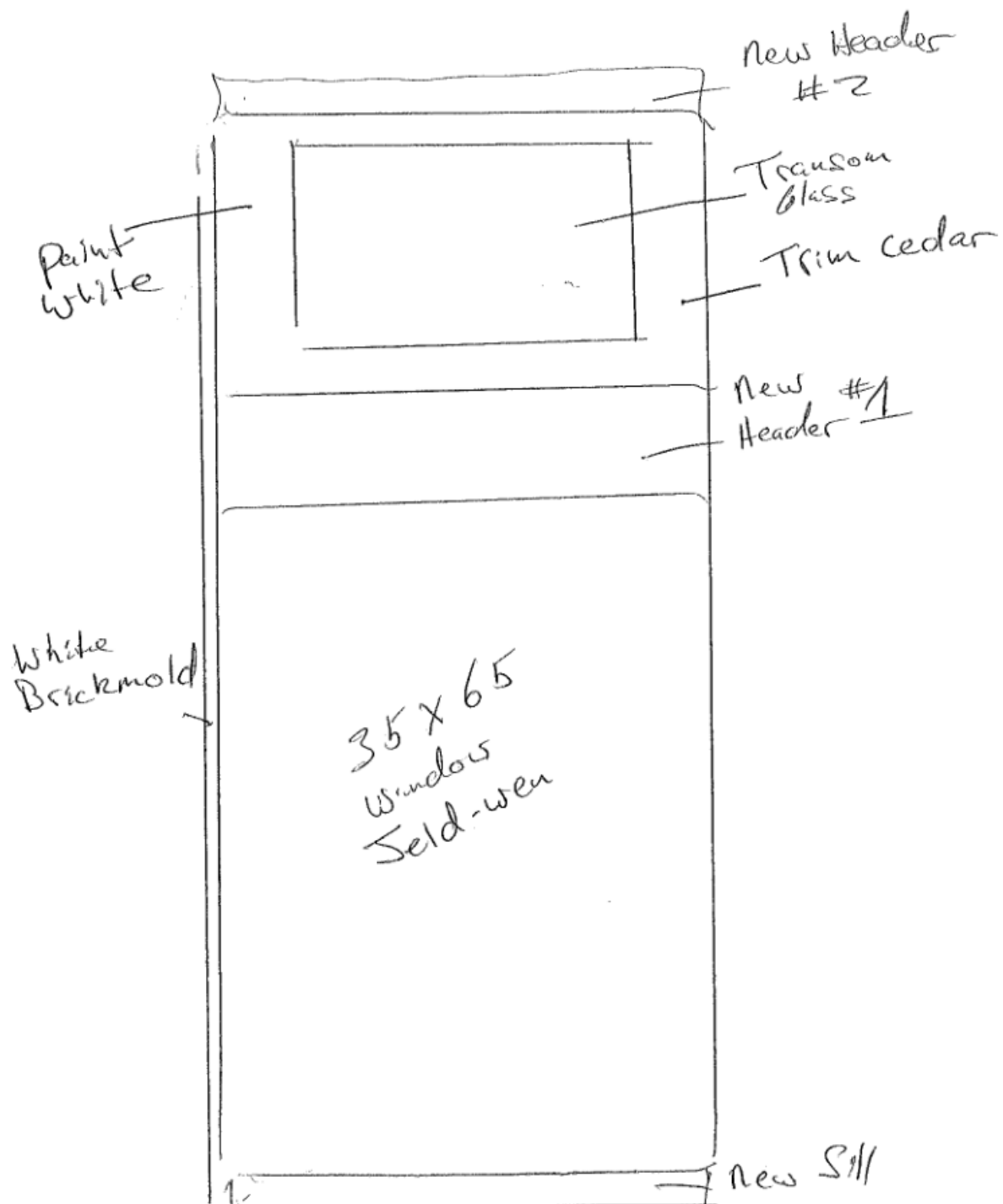
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WWW.SPINMASTER.COM

Replace windows due to damage
and rot. New windows will be
5 inch wider with custom transom
trimmed with cedar to keep the original
height as shown in photos. Trim
is same size Brickmold as original
cedar will be painted white to match





STAFF RECOMMENDATIONS	Address: 102 S Clark
DD 25-26	Petitioner: Matt Ellenwood
Start Date: 11/14/2025	Parcel: 53-05-34-423-014.000-005
RATING: CONTRIBUTING	c. 1950 Slightly altered minimal ranch
	
<p>Background: Built in 1955, 102 S Clark is a slightly altered minimal ranch. The first residents to appear in City Directories are William and V Jean Fleetwood, owners of a plumbing business. William had served in the Navy during both WWII and the Korean War. The couple moved out in 1963, and the house passed through a series of renters, most of whom were married couples who stayed between one and two years. From 1971-1972 the house was occupied by the family of Thomas Schwen, a professor in the School of Education, and his wife Emilie. During their time at 102 S Clark, Emilie gave birth to their daughter Missie, a two time Olympic medal winner in rowing.</p>	
<p>Request: Full demolition</p>	
<p>Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.</p>	

Staff Recommendation: Staff Recommends release of DD 25-26.



Existing Wall Inspection

Bloomington, IN

Prepared For:

GREYSTAR™

Prepared By:

Daniel Kurdziel, PE



December 10, 2025



PURPOSE OF REPORT

Greystar is evaluating the acquisition of the parcel currently owned by Bloomington Iron & Metal, Inc. Located on this parcel are the remains of a existing railroad loading dock. Over time, the dock has deteriorated significantly and now effectively functions as a stacked limestone wall with remnants of a steel support frame. The original structure was designed to facilitate loading operations along the top of the wall.

The purpose of this report is to:

- Assess Structural Condition of Wall
- Identify Disassembly Strategies
- Provide Options for Repurposing or Adaptive Reuse

INSPECTION FINDINGS

On Friday, December 5, 2025, Kurdziel Barker Engineering staff performed a structural inspection of the stacked limestone wall at Bloomington Iron & Metal, Inc. The stone wall length is approximately 80 feet, with the steel frame extending a little over 100 feet.

Although portions of the structure remain standing, large segments have collapsed and one bay has a significant breach, indicating limited residual stability. While the steel framing provides some lateral support, the wall as a whole cannot sustain any moderate out-of-plane loading without risk of collapse.

The steel is an early form of weathering steel commonly used in railroad construction at the time. Much of the exposed steel remains in fair condition; however, where steel has been in prolonged contact with soil and retained moisture, significant corrosion and section loss is present.

The limestone, on the other hand, is Indiana Limestone, likely native to the Bloomington / Bedford area and much of it is in good condition and reuse is viable. The limestone at the base of the wall is in good condition. However, some of the individual stones exhibit facial erosion. These stones could be reused in less visible area. In general, the limestone courses above the windows, as shown in the photo log, would be well suited for reuse.

The columns of the wall are composed of three larger limestone blocks that do not provide much stability of the structure. These blocks are cut smooth on the sides and natural on the faces. These significantly sized stones, are used in an unusual orientation and if preserved, would be the stones to pay respect to the original structure. Removing them intact may be challenging. The window-opening lintel stones, measuring 5'-0" long are quite a bit thicker than any other stones in the wall and would serve as excellent corner stones or wall caps in reuse.

DISASSEMBLY RECOMMENDATIONS

In order to repurpose the stone, the wall must be demolished in a way to preserve enough stone for reuse. The bottom section of the wall can be disassembled, but removing the best quality stones from the upper courses over the window will be challenging. The recommendation outlined herein is anticipated to be the best balance of safety, and preservation, but it is not anticipated that 100% of the stones will be viable for reuse afterwards. This recommendation is to knock down the wall in a controlled manner.

The recommended approach includes:

1. Remove the heavy debris build up on the north side of the wall without disturbing the wall itself.
2. Place borrow or soft fill on top of the removed debris, several feet thick to create a cushioned landing zone for the limestone.

3. Using an excavator or other heavy machinery, push the top of the wall to the north. It is likely that when pushed laterally, that the entire wall will rotate at the column stones and fall forward in large sections. If individual stones fall, they should be removed prior to continuing operations, if possible.
4. Remove any column stones still standing and base wall by hand or mechanical dismantling
5. Use standard demolition practices to remove the steel frame

Protecting the stones from impact with sharp debris is paramount to preserve the stones.

RECOMMENDATIONS FOR REPURPOSING

The most practical way to preserve a stacked limestone wall, is to build a shorter and shallower stacked stone limestone wall as either landscaping or an aesthetic feature that incorporates notable architectural elements from the original structure. Given the instability inherent to the former window bay configuration, full-height reconstruction is NOT recommended where public interaction is expected.

Instead, we recommend:

- Wall height: 4 to 5 feet above grade
- Column stones reused at similar spacing to original window bays to retain character
- Lintel stones used at wall ends or key visual transitions

Depending on desired aesthetics:

- Walls may be tall enough to obstruct views or
- Lower, allowing pedestrians to see over the top course

The limestone wall could be dry stacked or mortared together. Regardless, the top layer of stone must be glued to the course below it so that it cannot be removed by vandals. The top decorate pillar stones (repurposed column stones) would be drilled to insert a dowel that will be filled with epoxy to connect the wall to the pillars and prevent them from being removed or knocked over. If a stacked wall is selected, gluing multiple courses may be recommended.

The wall layout concepts included in the appendix are provided as options that can be further refined as the project advances and as the utility coordination and on-site constraints are fully confirmed. These concepts demonstrate viable opportunities for the reuse of the existing materials in ways that support the overall project. Final wall placement, configuration, and extent will be determined during detailed design to ensure functional integration with the site area.

Regardless of the wall layout selected, a concrete footer should be placed approximately 3 feet below ground (frost depth) and the limestone wall can be built on top of that. This will prevent the risks of differential settlement and provide long term stability. Although, general practice would recommend a small concrete wall to build up to the ground line, since there is sufficient limestone available, it is recommended to build the limestones directly on top of the concrete footer and use some of the less desirable worn base stones be used to build up the wall to the ground line and then the more attractive stones to build up to the final wall height.

CONCLUSION

While the original loading structure has deteriorated significantly, a portion of its limestone elements remain viable for reuse. With controlled demolition, these materials can be successfully repurposed to create a durable and aesthetically significant landscape feature using native Indiana limestone.



This approach preserves both historical value and material sustainability while providing an attractive amenity within the proposed development.

Kurdziel Barker Engineering appreciates the opportunity to assist with this project and welcomes questions regarding this assessment or the repurposing concepts provided.

Sincerely,

A handwritten signature in black ink that reads "Daniel Kurdziel".

Kurdziel Barker Engineering, Inc.
Daniel Kurdziel, PE
651.271.2568
dkurdziel@kbengr.com

APPENDIX A: EXISTING & PROPOSED DRAWINGS

APPENDIX B: PHOTO LOG



Photo 1: South Face of Wall (Looking North)



Photo 2: South Face of Wall, West End (Looking North)



Photo 3: South Face of Wall, East End (Looking South)

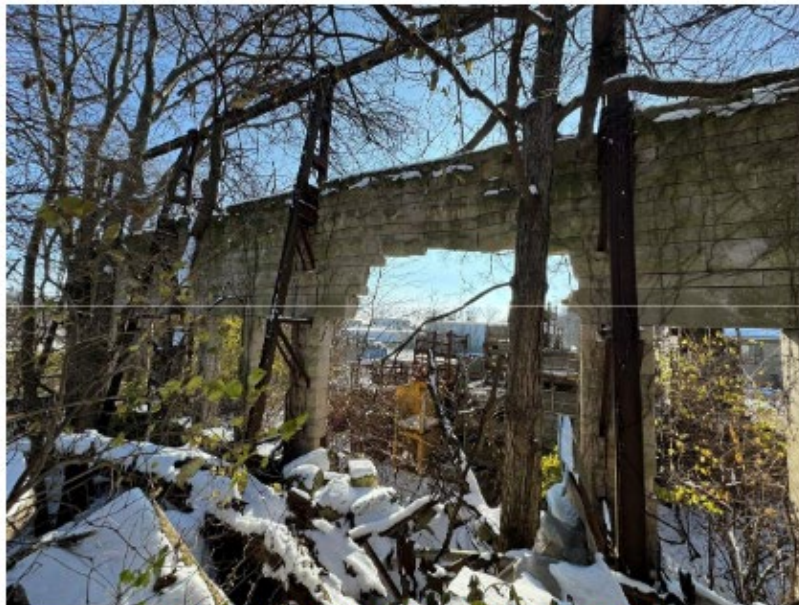


Photo 4: North Face of Wall, East End (Looking Southeast)



Photo 5: North Face of Wall, West End (Looking Southeast)



Photo 6: Southeast Corner Showing Condition of Limestone



Photo 7: Limestone Wall with Limited Connection to Steel Frame



Photo 8: Limestone Column Blocks



Photo 9: Steel Frame Details



Photo 10: Steel Frame Support Details