



CITY OF  
**BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

# BHPC

# MEETING PACKET

**Thursday August 11, 2022**

**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/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

+13126266799,,95852185508# US (Chicago)

+19292056099,,95852185508# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

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# Bloomington Historic Preservation Commission Meeting

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday August 11, 2022, 5:00 P.M.

## AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
  - A. July 28, 2022
- IV. **CERTIFICATES OF APPROPRIATENESS**

**Commission Review**

  - A. **COA 22-65**  
308 S Maple St. (Greater Prospect Hill Historic District)  
Petitioner: Kayle St. Denis and Jim Higgins  
*Restore the Front Porch of the Property.*
  - B. **COA 22-66**  
520 S Hawthorne Dr. (Elm Heights Historic District)  
Petitioner: Barre Klapper  
*Modify a 1980's addition.*
  - C. **COA 22-67**  
2301 N Fritz Dr. (Matlock Heights Historic District)  
Petitioner: Bryan and Sara Absher  
*Window change, landscaping drains, replace porch roof and railings, replace lamp post, install wood fence.*
- V. **DEMOLITION DELAY**
  - A. **DD 22-13**  
1504 W Arlington Rd. (Contributing)  
Petitioner: Robert Iatarola  
*Full demolition, garage*
  - B. **DD 22-14**  
416 E Cottage Grove Ave. (Contributing)  
Petitioner: Ryan Strauser  
*Full Demolition*
- VI. **NEW BUSINESS**
- VII. **OLD BUSINESS**
- VIII. **COMMISSIONER COMMENTS**
- IX. **PUBLIC COMMENTS ANNOUNCEMENTS**
- X. **ADJOURNMENT**

*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).*

Next meeting date is August 25, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted: 8/4/2022**

## **Bloomington Historic Preservation Commission Meeting**

### **Zoom:**

<https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

**Meeting ID: 958 5218 5508 Passcode: 082945**

**Thursday July 28, 2022, 2022, 5:00 P.M.**

### **MINUTES**

#### **I. CALL TO ORDER**

Meeting was called to order by **Vice Chair Sam DeSollar @ 5:00 p.m.**

#### **II. ROLL CALL**

##### **Commissioners Present:**

Sam DeSollar (Present)

Daniel Schlegel (Present)

Reynard Cross (Present)

Elizabeth Mitchell (Present)

Matthew Seddon (Present)

Marleen Newman (Electronic) Entered Meeting @ 5:03 p.m.

##### **Advisory Members Present:**

Ernesto Castaneda (Electronic)

Chris Sturbaum (Electronic)

##### **Staff Present:**

Gloria Colom (Present) HAND

Brent Pierce (Electronic) HAND

Dee Wills (Electronic) HAND

Daniel Dixon (Electronic) City Legal Department

Gabriel Holbrow (Present) City Planning Department



**Guests Present:**

Teresa Hull (Present)  
Gretchen Knapp (Electronic)  
Derek Flynn (Electronic)  
Lisa Freeman (Electronic)  
Richard Lewis (Electronic)  
Noah Rogers (Electric)  
Jerry Sinks (Present)  
Brook Reiman (Present)  
Tim Cover (Present)

**III. APPROVAL OF MINUTES**

A. July 14, 2022

**Matthew Seddon** made a motion to approve **July 14, 2022 Minutes** with the caviat that **Sam DeSollar** was present at the meeting.

**Elizabeth Mitchell** seconded.

**Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Mithcell, Cross), 0 No, 0 Abstain**

**IV. CERTIFICATES OF APPROPRIATENESS**

**Commission Review**

A. **COA 22-54**

642 N Madison St. (Showers Brothers Furniture Complex Local Historic District)

Petitioner: Gretchen Knapp, Dimension Mill

*BUEA Funds - Repairs to light fixtures*

**Gloria Colom** gave presentation. See packet for details.

**Matthew Seddon** made a motion to approve **COA 22-54**.

**Daniel Schlegel** seconded.

**Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.**

B. **COA 22-59**

521 W 4th St. (Greater Prospect Hill Historic District)

Petitioner: Jerry Sinks & Anita Bracalente

*Solar Panels*

**Gloria Colom** gave presentation. See packet for details.

**Sam DeSollar** asked how thick the panels were and how far from the roof would the panels be mounted.

**Matthew Seddon** made a motion to approve **COA 22-59**.

**Elizabeth Mitchell** seconded.

**Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.**

**C. COA 22-60**

405 N Rogers St. (Cochran Helton Lindley House Historic District)

Petitioner: Teresa Hull, CFC Properties

*Sidewalk replacement*

**Gloria Colom** gave presentation. See packet for details.

**Teresa Hull** with **CFC Properties** gave presentation. See packet for details.

**Marleen Newman** asked if any of the salvageable pieces would be saved for repairs to the front sidewalk. **Teresa Hull** stated that they were storing them for future repairs. **Daniel Schlegel** asked about the unevenness of the current sidewalk. **Reynard Cross** asked what the aim of this consultation that is recommended. **Gloria Colom** gave details. See packet for details. **Ernesto Castaneda** asked the **Petitioner** to speak more about the way they plan on taking the old sidewalks out and installing the new. **Chris Sturbaum** asked for clarification on the stamping and installation of the new sidewalk. **Sam DeSollar** asked who approved the stamp.

**Marleen Newman** commented that **COOK** has always been a really strong supporter of preservation projects, and thinks this will be a good project. **Matthew Seddon** commented that he thought this was a good compromise.

**Sam DeSollar** commented that he was a little leery of the stamped sidewalk because it is representing something that is not. **Elizabeth Mitchell** commented that she was glad that the sidewalk is being repaired for safety. **Reynard Cross** commented that he would like the **Petitioner** to consult with the city. More discussion ensued. See packet for details. **Matthew Seddon** commented that a date stamp in the concrete would be nice.

**Daniel Schlegel** made a motion to approve **COA 22-60**.

**Matthew Seddon** seconded.

**Motion Carries: 6 Yes (Newman, Schlege, DeSollar, Seddon, Mitchell, Cross),  
0 No, 0 Abstain.**

**D. COA 22-61**

208 E 16th St. (Garden Hill Historic District)

Petitioner: Lisa Freeman

*Addition to the house*

**Gloria Colom** gave presentation. See packet for details.

**Lisa Freeman** described the details of the changes to the plans for the project.

**Sam DeSollar** asked the **Petitioner** if they would be interested in applying for A variance to go with the original design. The **Petitioner** stated that the **City Planning Department** would deny a variance. **Gabriel Halbrow** explained the **Planning Departments** position for the variance. See packet for details. **Noah Rogers** explained that they had been speaking with **Karina Pazos** in the **City Planning Department** and explained the details of the variance and why they would deny it.

**Ernesto Castaneda** asked if the **Historic Preservation Commission** could make a recommendation in support of a variance. **Lisa Freeman** stated that she would appreciate a recommendation if she chooses to go that path.

**Sam DeSollar** made a motion to approve **COA 22-61** with the caveat that the **HPC** supports a a variance for the last iteration which was previously approved bythe **HPC** that is contingent on the variance being denied **COA 22-19**.

**Reynard Cross** seconded.

**Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross),  
0 No, 0 Yes.**

**E. COA 22-62**

336 S Maple St. (Greater Prospect Hill Historic District)

Petitioner: Brook and Corey Rieman

*Window Change*

**Gloria Colom** gave presentation. See packet for details.

**Brook Rieman** gave the background and details of the property and the proposed project. Discussion ensued about which rooms were considered bedrooms and which rooms they wanted to make into a bedroom. See packet for details.

**Reynard Cross** asked how many of the windows were being replaced.

**Chris Sturbaum** asked if the windows being replace were with old replacement windows. More discussion ensued. See packet for details.

**Ernesto Castaneda** commented that it would be interesting to see the actual dimensions for that window. The **Petitioner** stated that she had taken pictures of similar windows in the neighborhood, and measured the opening of the large window in the front and it is 45.5 inches wide and 70 inches tall. More discussion ensued about changing the proportions of the front window. See packet for details. Discussion ensued about using a French opening window or to leave the window as is.

**Matthew Seddon** made a motion to approve **COA 22-62** allowing the front window to be double hung replacement.

**Elizabeth Mitchell** seconded.

**Motion Denied: 3 Yes (Schegel, Seddon, Mitchell), 3 No (Newman, DeSollar, Cross), 0 Abstain.**

**Sam DeSollar** made a motion to approve **COA 22-62** as is with the caveat that the two front slender double hung windows remain as is.

**Marleen Newman** seconded.

**Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.**

**F. COA 22-63**

206 S Maple St. (Greater Prospect Hill Historic District)

Petitioner: Derek Flynn

*Full Demolition Garage*

**Gloria Colom** gave presentation. See packet for details.

**Derek Flynn** stated that this property has been in a dilapidated state for over 20 years, and stated that the way the rafters are constructed at the top have caused some of them to snap and become unsafe. Also that there is a lot of weight on top of the structure.

**Matthew Seddon** asked the **Petitioner** how long has the **Owner** owned this property. **Derek Flynn** stated that the **Owner** had been a client of his for four years. **Reynard Cross** stated that he has not seen any kind of engineers report or expert opinion of the condition of the structure.

**Marleen Newman** commented that she would have to go with the council of our **Staff** members. **Matthew Seddon** commented that he would be willing to support the **COA**. **Elizabeth Mitchell** commented that guidelines did not support the demolition, and agrees with **Reynard Cross** in that there is no professional recommendation. **Ernesto Castaneda** asked if there was a structural report, and that it would be good to have something from a structural engineer. **Chris Sturbaum** commented that structure was in terrible shape and would probably be cheaper to build new instead of fixing this back up.

**Reynard Cross** made a motion to deny **COA 22-63**.

**Daniel Schlegel** seconded.

**Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.**

**G. COA 22-64**

200 E Kirkwood Ave. (Bloomington National Savings and Loan Association Historic District)

Petitioner: Tim Cover

*Addition*

**Gloria Colom** gave presentation. See packet for details.

**Tim Cover** gave presentation. See packet for details.

**Marleen Newman** commented that this process has been fantastic and appreciate the willingness of the **Petitioner** to work with the **HPC**. **Sam DeSollar** commented that he also really appreciated the willingness to negotiate.

**Ernesto Castaneda** asked what kind of sustainability process the **Petitioner** has done for the project. **Tim Cover** explained this process. See packet for details. **Elizabeth Mitchell** asked about the green space on the upper level. More discussion ensued about the drive through portion of the project.

**Matthew Seddon** made a motion to approve **COA 22-64**.

**Reynard Cross** seconded.

**Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.**

**V. DEMOLITION DELAY**

**A. DD 22-13**

1504 W Arlington Road (Contributing)

Petitioner: Robert Iatarola

*Full demolition, garage*

Withdrawn from Agenda.

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**


**IX. PUBLIC COMMENTS ANNOUNCEMENTS**

**X. ADJOURNMENT**

Meeting was adjourned by **Sam DeSollar @ 7:40 p.m.**

**END OF MINUTES**

**Video record of meeting available upon request.**

<b>STAFF RECOMMENDATIONS</b>	Address: 308 S Maple St.
<b>COA 22-65</b>	Petitioner: Kayle St. Denis and Jim Higgins
	Parcel: 53-08-05-100-134.000-009
<b>RATING: NOTABLE</b>	Survey: c. 1860, Gothic Revival
	
<b>Background:</b> Greater Prospect Hill Historic District	
<b>Request:</b> Restore the historic front porch (north facing) of the Property.	
<b>Guidelines:</b> Greater Prospect Hill Historic District Guidelines pg. 18	
<b>NEW CONSTRUCTION OR RECONSTRUCTION OF PORCHES</b>	
<ul style="list-style-type: none"> <li>● <b>Appropriate:</b> Reconstruct missing porches based on photographs, written documentation or existing physical evidence of their existence. Reconstructed porches must conform to present zoning setback requirements. In the absence of documented or physical evidence, reconstructed porches should be simple in design and ornamentation, following the guidelines for new construction.</li> <li>● <b>Inappropriate:</b> Enclosed front porches and decks that are visible from public view are inappropriate.</li> </ul>	
<b>Staff Recommendation: recommends approval of COA 22-65</b>	
<ul style="list-style-type: none"> <li>● The petitioners have been researching the history of the building and have proposed rebuilding the north facing porch using information provided by the building itself (subtle changes in materials) and the precedent set by the east facing porch.</li> </ul>	

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** COA 22-65

**Date Filed:** 7/28/2022

**Scheduled for Hearing:** 8/11/2022

\*\*\*\*\*

**Address of Historic Property:** 308 S Maple; Bloomington, IN

**Petitioner's Name:** Kayle St Denis/Jim Higgins

**Petitioner's Address:** 7175 S Lucas Rd, Bloomington, IN

**Phone Number/e-mail:** 812-322-4532

**Owner's Name:** Kayle St Denis/Jim Higgins

**Owner's Address:** 7175 S Lucas Rd, Bloomington IN

**Phone Number/e-mail:** 812-322-4532

**Instructions to Petitioners**

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.



**Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.**

A **“Complete Application”** consists of the following:

1. A legal description of the lot. 015-20660-00 Seminary pt lot 49

2. A description of the nature of the proposed modifications or new construction:  
We would like to restore the front porch of the property. The original front door and porch was previously moved from the north side to the east side and enlarged. Ben Sturbaum has recreated the door sidelights and these have been installed and match the original. Although we cannot find pictures of the original porch, from the siding and structure (see pics) we believe that the porch was approximately 6' by 9' and contained the curve noted in the pic of the current east side structure. See pic of approximate size and weight of structure

3. A description of the materials used.  
We will use wood materials with the exception of the footers which will be concrete and stone to match the original porch now on the east side of the building. Lighting will be period appropriate.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

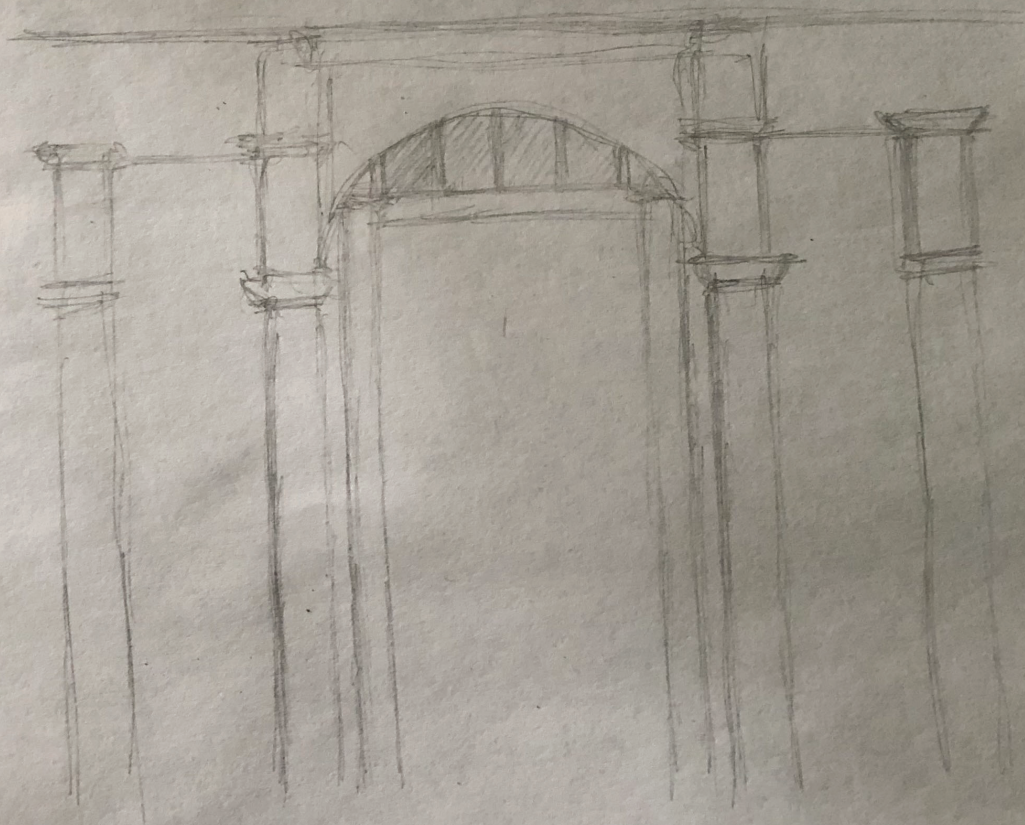
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

\*\*\*\*\*

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



















308















<b>STAFF RECOMMENDATIONS</b>	Address: 520 S Hawthorne Dr.
<b>COA 22-66</b>	Petitioner: Barre Klapper
	Parcel: 53-08-04-102-046.000-009
<b>RATING: CONTRIBUTING</b>	Survey: c. 1915, Mission/Spanish Colonial Revival, Prairie School



**Background:** Elm Heights Historic District

**Request:** Modify a 1980's addition by adding windows

**Guidelines:** Elm Heights Historic District Guidelines

- pg. 28 (regarding additions) To harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, materials, spatial rhythm, and proportion when designing additions and buildings.
- Construction of additions:
  - Locate additions so as not to obscure the primary facade of the historic building.
  - Retain significant building elements and site features, and minimize the loss of historic materials and details.
  - Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original built mass to open space.

- Select exterior surface materials and architectural details for additions that are complementary to the existing building in terms of composition, module, texture, pattern, and detail.
- Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
- Protect historic features and large trees from immediate and delayed damage due to construction activities.
- Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.

**Staff recommends approval of COA 22-66**

- The proposal would only impact an area that had been turned into an addition in the 1980's.
- The window and board panel patterning is designed to harmonize with the rest of the building. The boards visually indicate a difference from the rest of the house.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** COA 22-66

**Date Filed:** 7/28/2022

**Scheduled for Hearing:** 8/11/2022

\*\*\*\*\*

**Address of Historic Property:** 520 S. Hawthorne Street, Bloomington, IN 47401

**Petitioner's Name:** Barre Klapper, Springpoint Architects

**Petitioner's Address:** 522 W. 2nd Street, Bloomington, IN 47403

**Phone Number/e-mail:** 812-322-4491

**Owner's Name:** John and Amy Applegate

**Owner's Address:** 520 S. Hawthorne Street, Bloomington, IN 47401

**Phone Number/e-mail:** 812-322-5340 / aga@indiana.edu

**Instructions to Petitioners**

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.







WEST

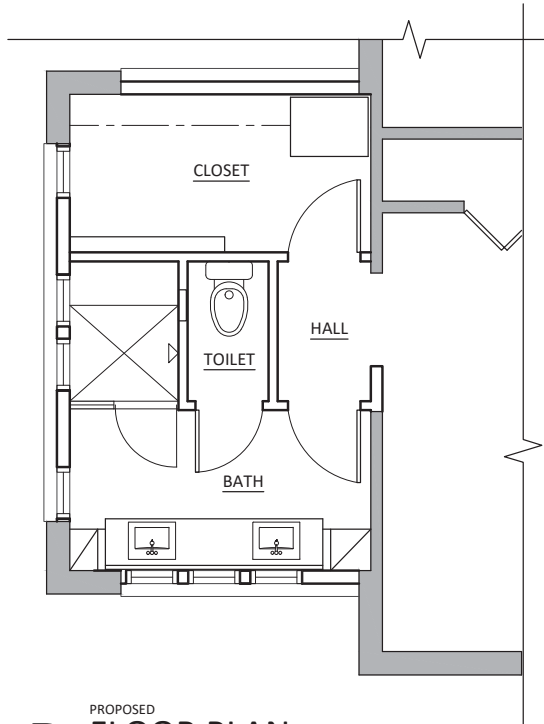


SOUTH

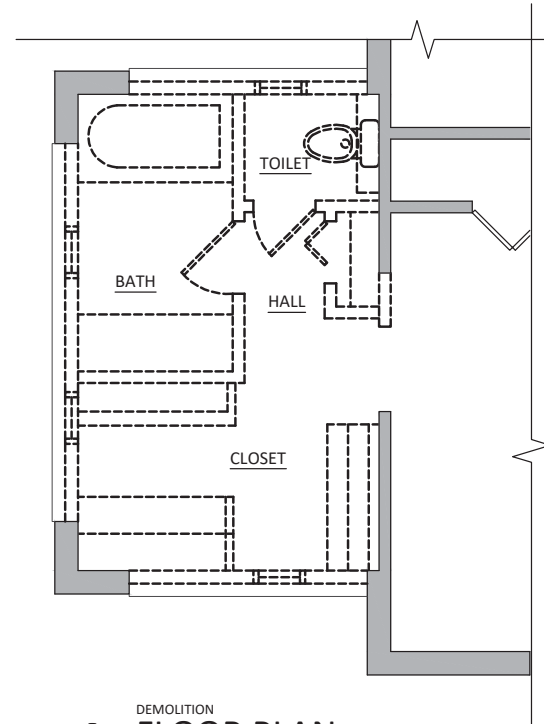


EAST

**A** PHOTOGRAPHS  
SCALE: NTS






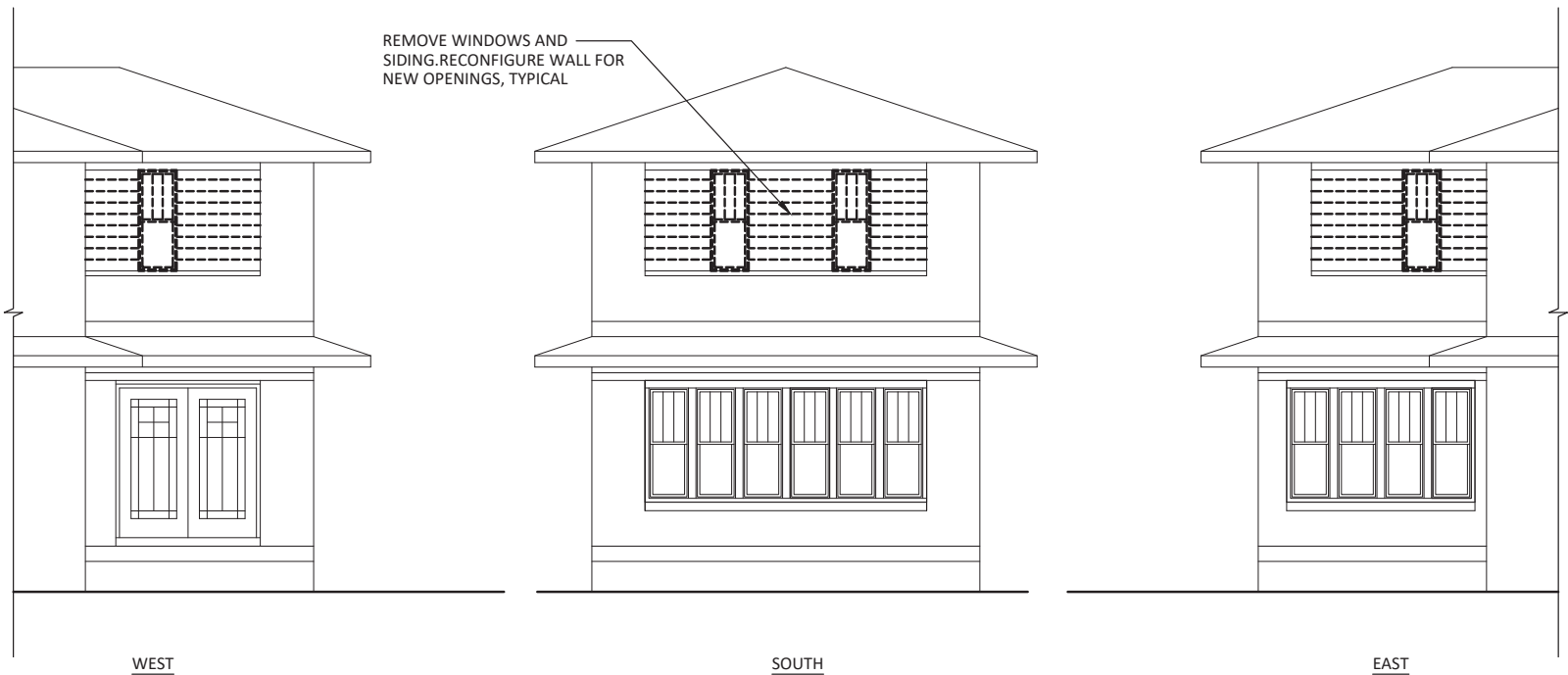
**B** PROPOSED  
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**A** DEMOLITION  
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**LEGEND:**

-  EXISTING WALL
-  DEMOLISH WALL
-  PARTIAL HEIGHT WALL



WEST

SOUTH

EAST

DEMOLITION  
**A** PARTIAL ELEVATIONS  
SCALE: 3/16" = 1'-0"





<b>STAFF RECOMMENDATIONS</b>	Address: 2301 N Fritz Dr.
<b>COA 22-67</b>	Petitioner: Bryan and Sara Absher
	Parcel: 53-05-28-200-001.001-005
<b>RATING: NOTABLE</b>	Survey: c. 1850, Greek Revival double pile



**Background:** Matlock Heights Historic District

**Request:** Window change, landscaping to allow for water drainage, replacing porch roof and railings, replacing lamp post, installing wood fence.

**Guidelines:** Matlock Heights Historic District Guidelines

pg. 31 B. WINDOWS AND DOORS

- "Recommended": Existing architectural details for windows and doors shall be retained or replaced in the same style or in a design appropriate to the house or its context.
- "Acceptable": Retain the proportions of original openings. Replacement of windows and doors determined to be original should duplicate the original in size and scale.

pg. 36 FENCES

- "Recommended" If possible locate fences in the rear, not to extend beyond the front of primary facade. Fences should have an open horizontal orientation and wood is the preferred material. Decorative concrete may also be an appropriate application.

- “Acceptable” Privacy fences between property lines. Vinyl or chain link fences with an open feel.
- Front yard fences with be considered on a case-by case basis for height and compatibility. Color and style should not detract from the primary facade.
- Consideration is given for fences that pertain to special needs, children, and dogs.

**Staff Recommends approval of COA 22-67**

- The guidelines are aimed mainly towards mid-century modern buildings, however the same principles can be applied to the nineteenth century property.
- The guidelines don’t reference roofing materials The proposed roofing material on the main building would be shingles while the proposed roof for the porch would be seam metal, both of which have been used on 19th century buildings of similar style and scale.
- The current windows are replacements. The dark windows reference documentation from 1947 and maintain the proportions.
- The proposed wrought iron rails are more typical of historic buildings, and although new, would harmonize with the property.
- Lamp post and water diversion- the guidelines don’t delve into landscape. The proposed lamp post would suit the overall look of the property. The proposed landscaping does not detract from the historic building and would ensure that water is diverted from the foundation.
- wood fence - the wood fence would use traditional building techniques found in the location and be located far from the front of the house.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** \_\_\_\_\_ COA 22-67

**Date Filed:** \_\_\_\_\_ 7/28/2022

**Scheduled for Hearing:** \_\_\_\_\_ 8/11/2022

\*\*\*\*\*

**Address of Historic Property:** 2301 North Fritz

**Petitioner's Name:** Bryan and Sara Absher

**Petitioner's Address:** 2104 Woodstock Place 47401

**Phone Number/e-mail:** 317-460-0896\Bryan@steelcorebuilt.com

**Owner's Name:** Bryan and Sara Absher

**Owner's Address:** 2104 Woodstock Place, 47401

**Phone Number/e-mail:** 317-460-0896\Bryan@steelcorebuilt.com

**Instructions to Petitioners**

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**Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.**

A “Complete Application” consists of the following:

1. A legal description of the lot. 013-43880-00

2. A description of the nature of the proposed modifications or new construction:

Power wash and paint trim and siding, correct drainage issue on east side, install landscaping drains and stone for water diversion, stone patio.

Remove and replace 1952 windows with Marvin Ultimate series windows, same size and pattern black as they were before the remodel.

Remove old 3 tab shingle porch roof, replace with locking seam metal roof, remove and replace main roof with shingle roof.

Remove vinyl rails, install forged metal rails, replace lamp post with wood post and copper light, copper porch lights.

Install 3 line wood fence by Fritz drive down to the corner as shown on the site plan.

3. A description of the materials used.

Drainage system for subsurface, limestone and flagstone walking paths as illustrated.

Pressure treated wood posts and fence, to be painted white or black after the wood cures.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

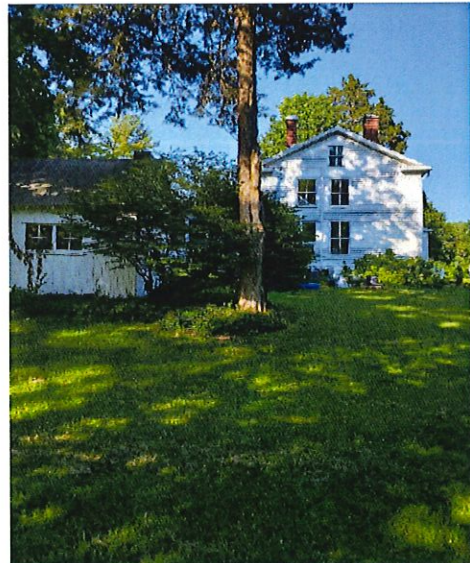
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

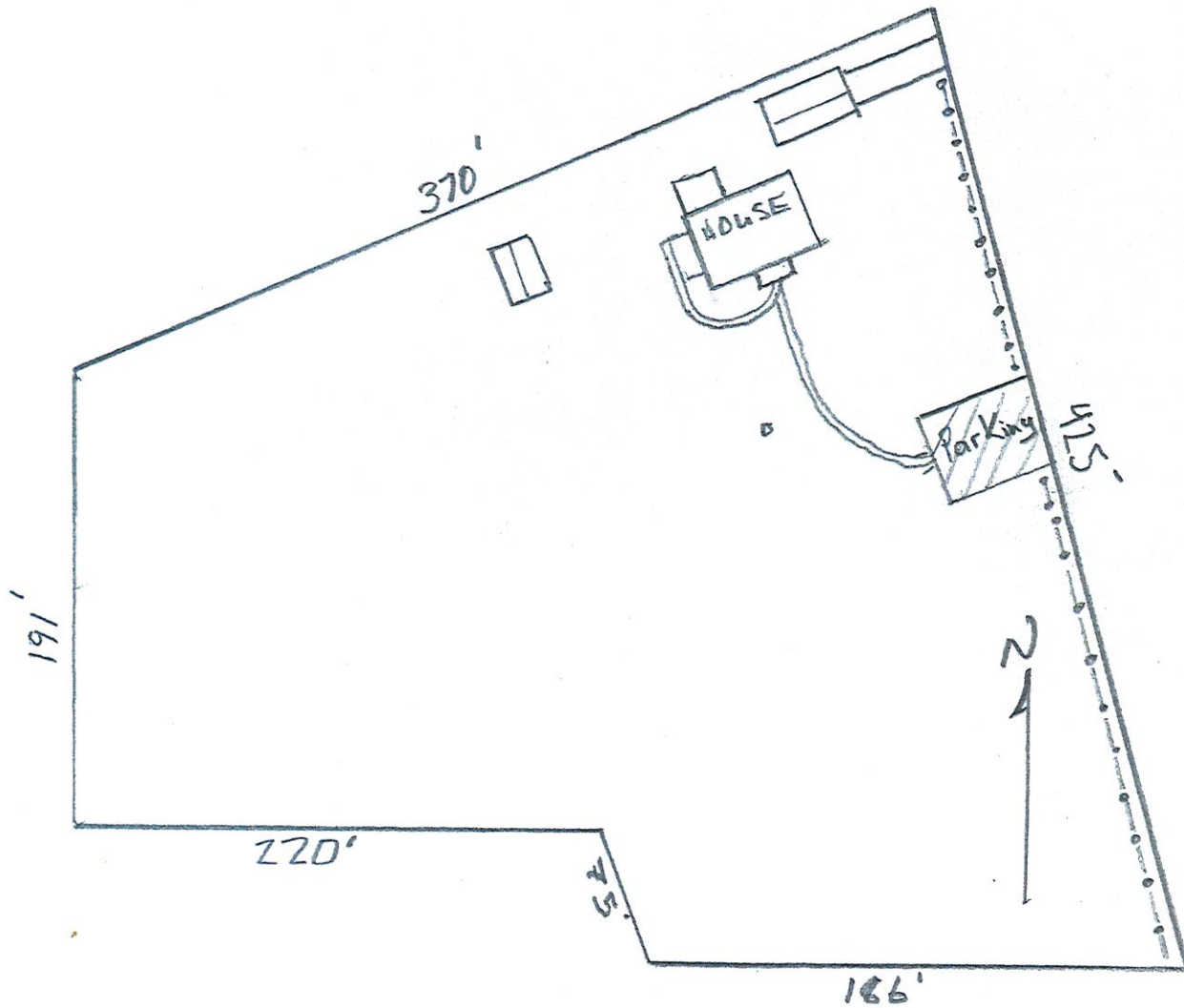
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If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

2301 Fritz

Elevations





2301 Fritz

Parcel # 53-05-28-200-001.001-005

Local Parcel # 013-43880-00



2301 Fritz, Bloomington In 47408

- Paint Color, Sherwin Williams , Trim Extra White, Siding Sherwin Williams, Reflection, front door Fine Paints of Europe\Coach Green #3088
- Windows, Same size, Mullion same and Marvin Ultimate Series, Black
- Porch Roof, standing seam\panel lock metal roof.
- Copper porch lights
- Forged metal handrails.
- Wood AG fence on the street side of Fritz
- Wood light pole with copper light





# ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

## INTERIOR FEATURES AND PERFORMANCE

**RICH WOOD INTERIOR**  
Offers beauty and warmth with six wood species and ten interior finish options.

**NARROW CHECKRAIL**  
Provides a sleek aesthetic at 1 3/8 inches to maximize daylight opening while maintaining historical accuracy.

**TILT WASH**  
Allows easy access to exterior glass for cleaning and maintenance.



**EXCLUSIVE AUTOLOCK**  
Activates when the sashes are closed, locking the window.

**FIRST-RATE ENERGY EFFICIENCY**  
Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

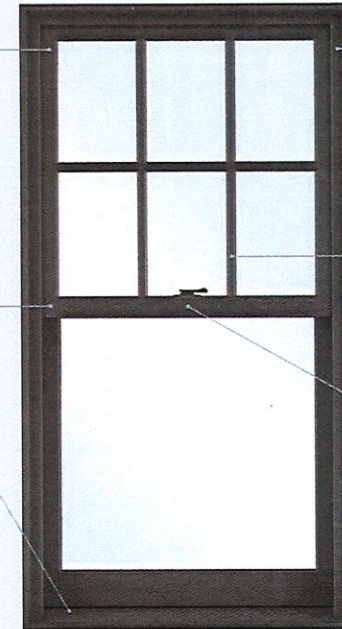
**SASH BALANCE SYSTEMS**  
Enables smooth operation at the largest sizes.

## EXTERIOR FEATURES AND PERFORMANCE

**DURABLE CLADDING**  
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

**EXPANSIVE SIZES**  
Larger than 5 feet wide by 10 feet high.

**TRADITIONAL SILL BEVEL**  
The 14-degree bevel provides optimal water management while maintaining a classic look.



**SUPERIOR WEATHER PERFORMANCE**  
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

**DESIGN VERSATILITY**  
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

**ALUMINUM INTER-LOCK**  
Eliminates drafts and improves the window's overall structural integrity.



2301 Fritz

& Remove broken vinyl rail

& Install traditional period  
Iron handrails / forged







## 2301 Fritz

The wood fences have been long gone as seen in the photo from 1947. To bring back the former character as a farm, we would like to reinstall a 3-line wood fence on the side of the Fritz Road.

It is illustrated on the site plan and a sample of the style is shown here.

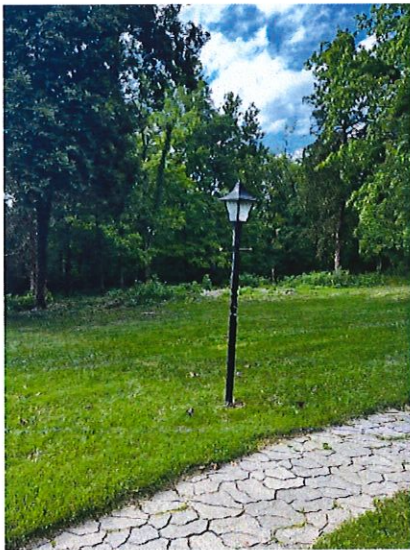


2301 Fritz

Change old aluminum coach light.

The existing yard light looks to be 6 feet tall and from the 70's likely.

We would like to remove it and install a large wood post with copper lantern as illustrated below.





2301 Fritz

Drainage and water issue.

The east slope of the yard by the road has slowly moved down to a point where the siding on the corner is now underground. The inside crawl space remains wet as a result.

We consulted Chris Garrow\ Landscape Architect as to how to divert the water and stop the damage from water. Attached is the grading and drainage plan. The limestone is used to closely match the existing dry stack walls and overall character of the property. Water accumulation at the screened in porch area needs to be diverted away from the entry door. Below is the drain and landscape plan for possible future improvements.

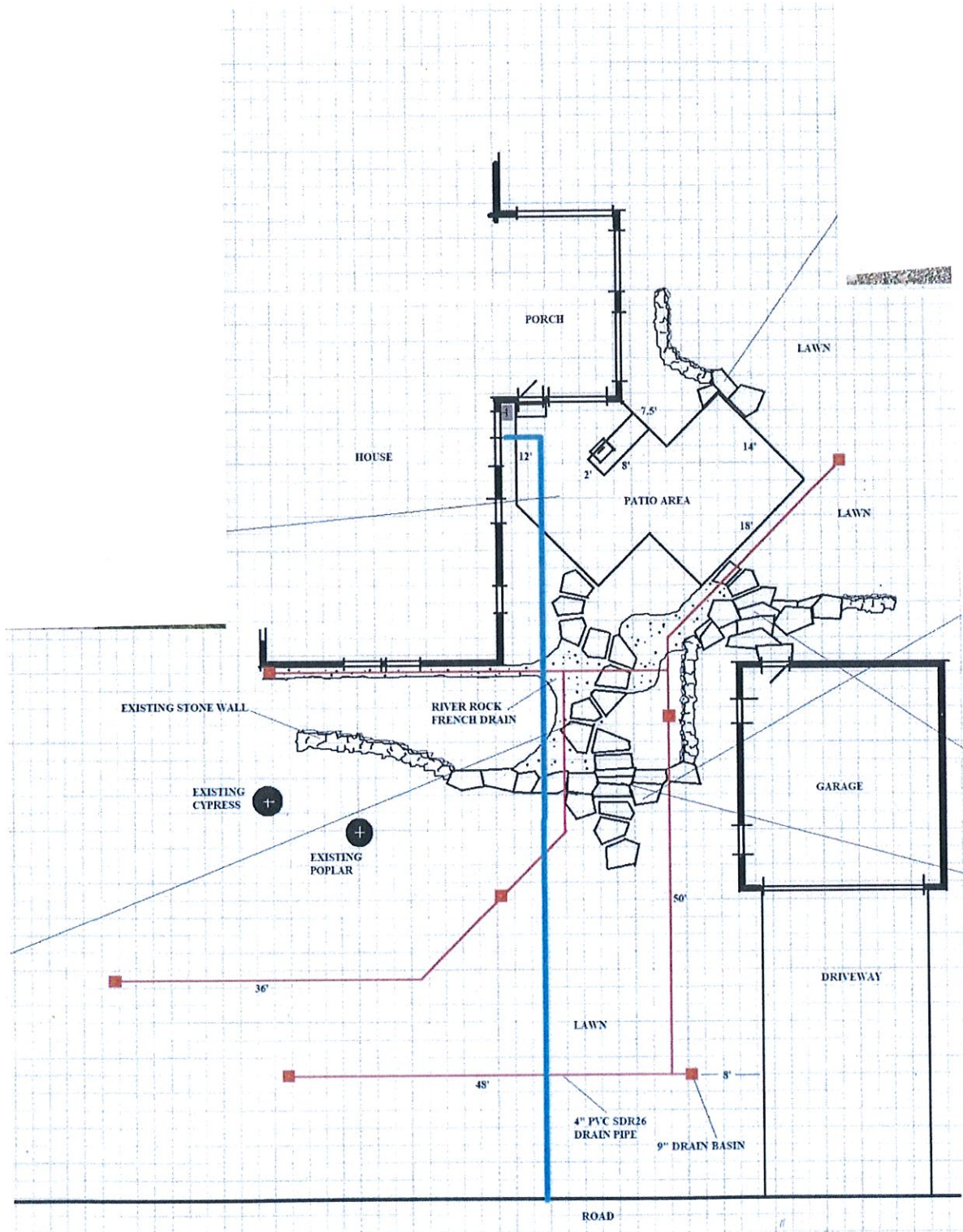


This area has moved down to the point that the blocks no longer show and cover the siding. Proper grading and drainage needs to be addressed.



# 2301 Fritz

Design by Chris Garrow  
Landscape Architecture



<b>STAFF RECOMMENDATIONS</b>	Address: 1504 W Arlington Rd.
DD 22-13	Petitioner: Robert Iatarola
Start Date: July 15, 2022	Parcel: 53-05-29-300-028.000-005
RATING: CONTRIBUTING	Survey: c. 1899/1950 Bungalow



**Background:** The property appears on the City's historic property database and has a SHAARD survey number. However, it does not appear on SHAARD. The principle building is a bungalow that has been expanded and altered over time. The Elevate tax map indicates that structures were built on the lot in 1899 and modified in 1950 and 1970.

**Request:** full demolition of the detached garage

**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 recommends release of DD 22-13**

- The structures on the property on their own do not meet the criteria laid out by the Secretary of the Interior for nomination as a historic district.



## R-22-491

### Residential Demolition Permit

**Status:** Active

**Date Created:** Apr 25, 2022

#### Applicant

Robert Iatarola  
robertiatarola@gmail.com  
1504 W Arlington Rd  
Bloomington, IN 47404  
8123182005

#### Location

1504 W Arlington RD  
Bloomington, 47404 IN

#### Owner:

Iatarola, Robert F  
1504 W Arlington Rd Bloomington, IN 47404

#### Project Information

##### Owner Name

Robert Iatarola

##### Number of Structures to be removed

1

##### Brief description of proposed work and list all Hazardous Materials to be removed

tear down garage and flooring

##### Number of Underground Storage Tanks

0

##### Is the property owner doing the work?

Yes

##### What type of structure are you demolishing?

Detached Accessory Structure

#### Certification

**The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.**

Robert Iatarola

04/25/2022

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Staff Use

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Planning Staff Review

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<b>STAFF RECOMMENDATIONS</b>	Address: 416 E Cottage Grove Ave.
DD 22-14	Petitioner: Ryan Strauser
Start Date: July 28, 2022	Parcel: 53-05-33-210-050.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1920, Pyramid roof cottage



**Background:** The structure is slightly altered and maintains multiple original windows according to the SHAARD survey. The property is located in the Cottage Grove neighborhood, which has many Contributing and various Notable structures. Although the neighborhood is not a historic district, a walking tour had been prepared by HAND that highlights the history of multiple structures and the people who inhabited them, mostly crafts persons who lived in Bloomington 100 years ago.

**Request:** Full demolition

**Guidelines:** According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

**Staff Recommends release of 22-67**

- The structures on the property on their own do not meet the criteria laid out by the Secretary of the Interior for nomination as a historic district. That said, staff is concerned that this neighborhood with many remaining contributing buildings continues to be chipped away through the demolition of individual structures such as this one.



Monroe County, IN

P&T Received  
7/19/22  
C22-336  
C - '18 Yes Rental

07/19/2022

## C-22-175

Commercial Demolition Permit

**Status:** Active

**Date Created:** Jul 12, 2022

### Applicant

Ryan Strauser  
rmstrauser@strausercci.com  
453 S. Clarizz Blvd.  
Bloomington, IN 47401  
812-336-3608

### Location

416 E Cottage Grove AVE  
Bloomington, 47408-3609 IN

### Owner:

Khans Village LLC  
3500 E Homestead Dr Bloomington, IN 47401

### Project Information

#### Owner Name

Khans Village

#### Number of Structures to be removed

1

#### Brief description of proposed work and list all Hazardous Materials to be removed

Remove existing residential structure from site to prepare site for future development

#### Number of Underground Storage Tanks

0

#### Is the property owner doing the work?

No

#### Use Group

R-2

#### Construction Type

VB

### Primary Contractor

#### Contractor's Name

Strauser Construction Co., Inc.

#### Business Name

Strauser Construction Co., Inc.

#### Address of Business

453 S. Clarizz Blvd., Bloomington, IN 47401

#### Phone #

812-336-3608

#### Contractor Email

rmstrauser@strausercci.com

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## Certification

**The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.**

Ryan M. Strauser  
07/12/2022

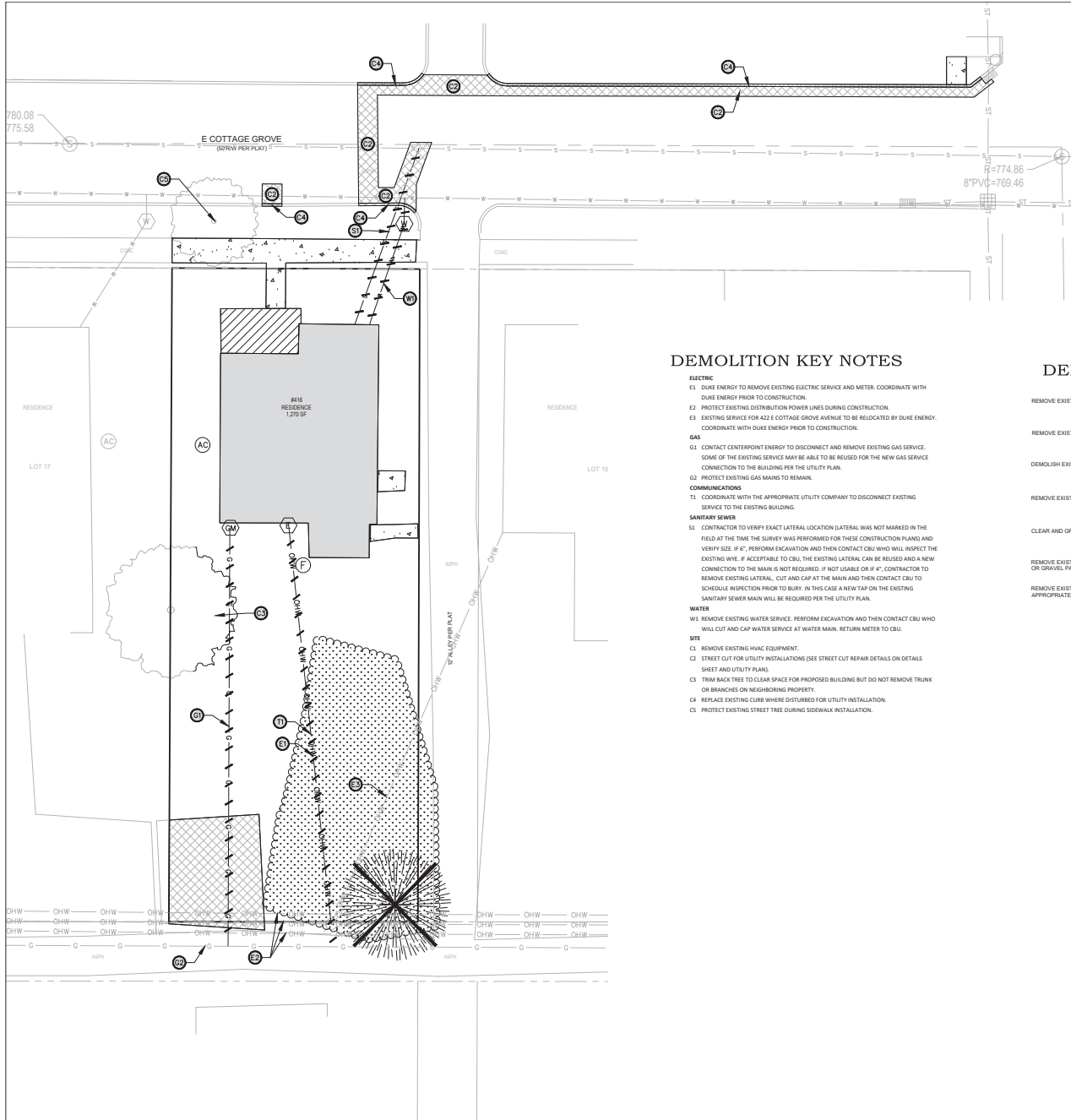
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## Staff Use

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## Planning Staff Review

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**DEMOLITION KEY NOTES**

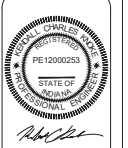
- ELECTRIC**
- E1 DUKE ENERGY TO REMOVE EXISTING ELECTRIC SERVICE AND METER. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
  - E2 PROTECT EXISTING DISTRIBUTION POWER LINES DURING CONSTRUCTION.
  - E3 EXISTING SERVICE FOR 422 E COTTAGE GROVE AVENUE TO BE RELOCATED BY DUKE ENERGY. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
- GAS**
- G1 CONTACT CENTERPOINT ENERGY TO DISCONNECT AND REMOVE EXISTING GAS SERVICE. SOME OF THE EXISTING SERVICE MAY BE ABLE TO BE REUSED FOR THE NEW GAS SERVICE CONNECTION TO THE BUILDING PER THE UTILITY PLAN.
  - G2 PROTECT EXISTING GAS MAINS TO REMAIN.
- COMMUNICATIONS**
- C1 COORDINATE WITH THE APPROPRIATE UTILITY COMPANY TO DISCONNECT EXISTING SERVICE TO THE EXISTING BUILDING.
- SANITARY SEWER**
- S1 CONTRACTOR TO VERIFY EXACT LATERAL LOCATION (LATERAL WAS NOT MARKED IN THE FIELD AT THE TIME THE SURVEY WAS PERFORMED FOR THESE CONSTRUCTION PLANS) AND VERIFY SIZE IF 4" OR SMALLER EXCAVATION AND THEN CONTACT CBU WHO WILL INSPECT THE EXISTING WYE. IF ACCEPTABLE TO CBU, THE EXISTING LATERAL CAN BE REUSED AND A NEW CONNECTION TO THE MAIN IS NOT REQUIRED. IF NOT USABLE OR IF 4", CONTRACTOR TO REMOVE EXISTING LATERAL, CUT AND CAP AT THE MAIN AND THEN CONTACT CBU TO SCHEDULE INSPECTION PRIOR TO BURY. IN THIS CASE A NEW 18" OR ON THE EXISTING SANITARY SEWER MAIN WILL BE REQUIRED PER THE UTILITY PLAN.
- WATER**
- W1 REMOVE EXISTING WATER SERVICE. PERFORM EXCAVATION AND THEN CONTACT CBU WHO WILL CUT AND CAP WATER SERVICE AT WATER MARK. RETURN METER TO CBU.
- SITE**
- 1 REMOVE EXISTING HVAC EQUIPMENT.
  - 2 STREET CUT FOR UTILITY INSTALLATIONS (SEE STREET CUT REPAIR DETAILS ON DETAILS SHEET AND UTILITY PLANS).
  - 3 TRIM BACK TREE TO CLEAR SPACE FOR PROPOSED BUILDING BUT DO NOT REMOVE TRUNK OR BRANCHES ON NEIGHBORING PROPERTY.
  - 4 REPLACE EXISTING CURB WHERE DISTURBED FOR UTILITY INSTALLATION.
  - 5 PROTECT EXISTING STREET TREES DURING SIDEWALK INSTALLATION.

**DEMOLITION NOTES**

- REMOVE EXISTING TREE, STUMP, AND ROOTS
- REMOVE EXISTING CONCRETE WALKS AND GRAVEL BASE
- DEMOLISH EXISTING STRUCTURE
- REMOVE EXISTING PORCHES, STAIRS, AND AWNINGS
- CLEAR AND GRUB EXISTING VEGETATION
- REMOVE EXISTING ASPHALT PAVEMENT AND GRAVEL BASE OR GRAVEL PARKING AREA
- REMOVE EXISTING UTILITY LINE. COORDINATE WITH APPROPRIATE UTILITY COMPANY

**DEMOLITION NOTES**

1. CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION TO CONFIRM THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO DIGGING.
2. PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AN ON-SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
4. ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
5. USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY R/W.
6. WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
7. FOR PUBLIC ROADS, SIDEWALK CLOSURE SIGNAGE IS REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SIDEWALK CLOSURE.
8. BUILDINGS, FOOTINGS, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IF LOCATED WITHIN AN AREA OF PROPOSED FULL PLACEMENT TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IF LOCATED WITHIN AN AREA OF PROPOSED FULL PLACEMENT.
9. BURYING OF DEMOLITION MATERIALS ON SITE IS NOT PERMITTED.
10. THOUGH AN IDEM NPDES STORM WATER NOI IS NOT REQUIRED FOR THIS SITE, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON-SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
11. IF TRACKING OF MATERIAL ONTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
12. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED SINCE TOPOGRAPHIC SURVEY WAS COMPLETED. CONTACT ENGINEER IF ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
13. REMOVE EXISTING PARKING BLOCKS AND SIGNS ON SITE.
14. CLEAR EXISTING SIGNS AND UNDERMINOR ON SITE.
15. PRIOR TO CONSTRUCTION, CONTACT THE DUKE ENERGY SERVICE CENTER AT 800-778-2046 TO SCHEDULE THE DISCONNECTION AND REMOVAL OF EXISTING ELECTRIC SERVICE.
16. PROTECT ALL UTILITIES NOT CALLED OUT TO BE REMOVED.
17. COORDINATE ANY ON-SITE TEMPORARY POWER NEEDS DURING CONSTRUCTION WITH DUKE ENERGY.



07/11/2022

**416 E COTTAGE GROVE APARTMENTS BLOOMINGTON, INDIANA**

REVISIONS	DATE	BY

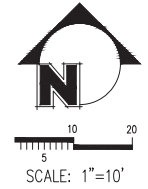
DESIGNED BY	KCK
CHECKED BY	KCK
DATE	07/11/2022

JOB NUMBER: **6390**

SHEET: **C200**

DATE: **07/11/2022**

DEMOLITION PLAN



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## Cottage Grove Tour Sites

### 1. Angelika Apartments 111 East Tenth c. 1928

The Angelika Apartments were the homes of four families in 1929. The men were employed by the Indiana Bell Telephone Co., the Hook Drug Co., the Monon railroad, and as the deputy county clerk. Two flats per floor, each with separate entrance, balcony and basement-level garage, gave the residents many of the conveniences of single family homes, at lower cost and greater efficiency. The brown brick craftsman style building presents a utilitarian impression that befits its function of housing middle-class, professional workers.



### 2. 612 North Walnut c. 1890

Stone quarry owners Mr. & Mrs. John Hunter were the residents of this late 19th century Queen Anne style brick house at the turn of the century. The next resident, Julia Evans, widow of James, proprietor of the Evans Electric Co., lived in the house until the 1940s. Textual complexity is created by the recessed panels in the brick and fish scale shingles and ornate scrollwork vents in the gables. Compare this Queen Anne brick cottage with the larger contemporary wood frame Morgan House in the next block at 532.



### 3. 700 North Walnut c. 1928

Roy and Ethel Burns were the first owner residents of this Craftsman style bungalow in 1929 and lived there until the 1940s. Mr. Burns was a grocer, with a store five blocks to the south. The tapestry brick in two tones and the large knee braces are distinctive features of this handsome bungalow.



### 4. 804 North Walnut c. 1924

This large brick Craftsman style bungalow has a characteristic deep front porch the width of the house and under the cover of the main, low-pitched roof of the house. Cecil Robinson, who owned an auto-mobile garage three blocks to the north, lived in the house in 1927.



### 5. 201 East Twelfth c. 1924

Built between 1922 and 1925, this wood frame, Craftsman style cottage is distinguished by its windowed central tower that rises above the pyramidal roof and is capped by its own pyramidal roof. The first owner resident of the house was Darrell Adams, a stenographer at the Showers Brothers Co., and his wife Katherine.



### 6. 812-814 North Washington c. 1928

This craftsman style duplex with two-toned brown tapestry brick veneer was the home of Norwell Jacobs, the manager of the Evansville Morris Plan Co. at 109 South College, his wife, Esther and Paul Latourette, an employee of the Showers Brothers Co. and his wife, Orlou, in 1929. The residents over the years included many who were similarly employed. The pergola construction connecting the two front entrances, the compact overall form and matching garage at the rear give this duplex a decidedly residential feel.



### 7. 811 North Washington c. 1926

Ralph Figg, draftsman with the Indiana Limestone Co., and his wife, Eva, lived in this house until the 1940s. The otherwise simple Craftsman bungalow boldly announces itself with an open truss front porch roof supported by battered porch posts atop large brick piers and a delicate slatted wood balustrade. The solid structure of the house is further emphasized by large cut limestone foundation blocks.



### 8. 808 North Washington c. 1926

Lancelot Kell, foreman at the Indian Hill Stone Co. of Victors, and his wife, Josephine, lived in this Craftsman style bungalow in 1927. The brick house with limestone details has classic bungalow features such as the low pitched roof, wide overhanging eaves with large brackets, wide front porch and multi-paned upper sash. Reportedly built from a Sears, Roebuck and Company kit, the house is similar to the "Bedford" plan offered by Sears in the 1920s.



### 9. 712 North Washington c. 1926

The president of the Harding & Cogswell Stone Co., Percy Cogswell, built this house and lived here with his wife, Nell, in 1927. The house has elements of the Tudor Revival style evidenced by the multi-paned upper sash. The Craftsman style is also evidenced by the solid massing, and the lower pitched roof. Both styles were popular in the 1920s.



### 10. 706 North Washington c. 1930

This limestone Tudor Revival house has a storybook quality with its winding front walk, shuttered windows, prominent chimney and two front gables. Lancelot and Josephine Kell, who were the first owners of 808 one block north, lived here in the 1930s.



### 11. 213 East Cottage Grove c. 1926

A switch-man for the Monon railway, John Hendrix, and his wife, Ellen, lived in this simple wood frame bungalow in 1927. The position of the house on the side of a hill provides the full height necessary for a basement level garage on the east side.



### 12. 622 North Washington c. 1905

The use of rock-faced ashlar limestone gives this simple pyramid-roof cottage a solid, stately form. It was the home of laborer, Rollie Branam, his wife, Lulu, and Anna Goodwin, a widow, in 1909. Other Branams lived nearby and worked at the Showers Brothers Co. The co-owner of the Diana Sweet Shop at 112 North Walnut, Gus Lycas, lived here with his wife, Eustathis, in 1927. Finally in 1934, the Moore Products Co.



### 13. 612 North Washington c. 1928

The manager of the Interstate Public Service Co., Fred Miller, and his wife, Gertrude, built this wood frame, colonial revival bungalow between 1927 and 1929. By 1931 and until the 1940s, Elsworth and Elizabeth King of the King Petroleum Corp., at 203 S. Walnut made this their home. The King Corp. owned three service stations in town.



### 14. Seward House 615 North Washington c. 1922

Fred Seward of the Seward and Co. foundry, machine shop, and supply house, and his wife, Dorothy, built this American four-square house in 1922 and lived here until 1962. Fred, along with his brother William Austin, and his mother, Jenny Lind Seward, ran the family business, started by great-grandfather, Austin Seward, in 1921 and located four blocks west 408 W. 8th from 1907 until 1972. The large brick house has wide, overhanging eaves, a square floor plan, heavy limestone lintels, and multi-paned sash.



### 15. 611 North Washington c. 1928

A draftsman, Stanlet Crowe, and his wife, Amy, built this Tudor revival house in the late 1920s. The dressed ashlar stone of variously sized rectangular shapes is a striking feature of the house, as is the half timbered, asymmetrical gables. The tiered buttress at the front corner, multi paned steel casement sash and black iron lantern are also characteristic of this imaginative 1920s style



### 16. 217 East Tenth c. 1860

This simple wood frame house is among the oldest homes in the district. It is a traditional vernacular "Hall-and-Parlor" house consisting of a rectangular floor plan with a central front door opening into the larger of two rooms. This early house probably dates from between the 1853 Read Addition and the 1896 Cottage Grove Addition. Its simple form is a reminder of the time when small farms adjoined the city and the "grove of cottages" was an unimaginable development.



### 17. 610 North Lincoln c. 1915

Cut limestone side walks laid by the WPA workers in the 1930s adorn this block of the North Lincoln. This Craftsman style American foursquare duplex included Moses Graves, an insurance agent, his wife, Anna, and Elmer Dunn, a timekeeper, and his wife, Florence, in 1916.



### 18.301+307 East Cottage Grove, 317 East Tenth c. 1905

The three hundred block of East Cottage Grove is tree-lined with herringbone-patterned sidewalks and cut limestone retaining walls. The small, wood frame cottages are vernacular in style with some Queen Anne and Anne and Classical Revival details-- a common building practice at the turn of the century when they were built. The L-shaped house at 307 East Cottage Grove has Queen Anne decorative scrollwork in the front-facing gable. These simple forms and details are found repeatedly among the houses on this and surrounding streets and on the west side of town. Several variations of the pyramid-roof cottage are found on East 10th. One is the house at 317 East 10th. The early residents of these cottages were plumbers, grocers, stone men, and factory workers.



### 19. 711 North Lincoln c. 1905

A retired couple, Aquilla and America Huff, and a student, Louis Hastell, are listed as the first residents of this concrete block pyramid roof cottage in 1909. East and south facing gables and massive cut limestone blocks in the south retaining wall further distinguish the limestone blocks in the south retaining wall further distinguish the property. A clerk at the Henry & Kerr bakery and an oiler at the Showers Brothers Co. were residents of the house in the 1920s.



### 20. 801 North Lincoln c. 1905

Also built in the first decade of the 20th century, this wood frame, pyramid-roof cottage with a classical porch column and fancy cut roof rafters is sited high above the street with an attractive limestone retaining wall. There is a matching carriage house at the rear. Stone contractor Charles Woolery and his wife, Mabel, lived here from 1916 to the 1920s, when they moved to the newly fashionable Elm Heights neighborhood.



### 21. 805 North Lincoln c. 1905

J.C. Allen, a carpenter at the Showers Brothers Co., lived here with his wife, Martha, in 1909. The two-story, wood-frame house with Queen Anne and Classical Revival detailing is in keeping with the traditional style of building in this older, eastern part of the district, but it is executed at a grander scale.



Please respect the privacy of the owners by viewing all private buildings from the street 52





Cottage Grove Historic District



the houses in this eastern half of the district were constructed by 1909. These frame cottages are vernacular in style with some Queen Anne and Classical Revival details.

Max Lade, and executive at the Showers Brothers Co., lived with his wife, Martha, in the former Hunter House at 644 North Walnut in the early 1920s. Bloomington architect John Nichols renovated the house for them in 1922, adding a large two-story classical porch. (The house was demolished in the mid-1970's.) In 1923, the Lades platted a large addition, which encompasses most of the western half of the Cottage Grove district. The majority of houses in the Lades' Addition were built of masonry in the Craftsman style between 1923 and 1929. Occupants of these brick and limestone houses over the years were professionals and businessmen involved in the limestone industry, local businesses, banking and medicine.



(Completed on back panel)

The Craftsman style, championed by the Atlantic coast designer and publisher Gustaf Stickley, was influenced by Medieval architecture and sought to celebrate the honest craftsmanship and basic structure of the home. Characteristic features are wide overhanging eaves with knee braces, exposed roof rafters and trusses, multi-paned upper window sash and pergolas. This versatile style was adapted in wood brick and limestone for bungalows, duplexes and apartment buildings. Sears, Roebuck & Co. offered many house plans and kits in this style, prolific in Bloomington in the 1920s. At least one Sears home was built in this neighborhood.

Additional information on this historic area is available in the Indiana Room of the Monroe County Public Library.



#### In Appreciation:

Financial support for this publication was provided by the Housing and Neighborhood Development. This brochure was first published in 1988 and has gone through four editions. (Last update 8/2017) It was originally funded through a grant from the Indiana Division of Historic Preservation and Archaeology.

Research and design assistance by William Coulter, Nancy Hiestand, Ellen M. Campbell. Updates and photographs taken by Stacy Hardy. A special thanks to Bethany Emenhiser for her assistance.



Cottage Grove Avenue runs through this district of turn-of-the-century, vernacular, wood frame cottages and 1920s Craftsman style masonry homes. The builders and residents of these homes belonged to all classes of early twentieth century Bloomington society. Tree-lined streets, some with brick or cut limestone sidewalks and cut limestone retaining walls, add to the historic character of the area.

The southwest quadrant of the area was platted by Daniel Reed and others in 1853 as an addition to the city. The oldest houses in the district are located in a remaining segment of the Read Addition along East tenth and were probably constructed between 1853 and the platting of the Cottage Grove Addition by Ira and Mary Bateman in 1896.

#### Cottage Grove

The vernacular cottages found along Cottage Grove, North Lincoln, East Eleventh and East Twelfth were home to working class Bloomingtonians. Residents worked at the Showers Brothers Co. furniture factory, on the Monon railroad at downtown shops, all located within blocks of this district. The Cottage Grove Addition was expanded to the north in 1902 and again in 1903, ultimately bounded by Dunn, Tenth, Lincoln and the Illinois Central Railroad on the north. Samuel Rhorer platted the Rhorer Subdivision along the west side of Lincoln between Cottage Grove and Eleventh in 1905. Most of

## A Walk Through the Cottage Grove Historic District

Historic Tour Guide No. 6



City of Bloomington, Indiana

