

Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday January 25, 2018
5:00 PM
Agenda (Amended)

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. January 11, 2018

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 18-02

416 E. 4th Street: Restaurant Row Historic District

Petitioner: Sib Sheikh

Retroactive request for COA approval to install a sign to protect a historic hitching post in the public right-of-way in front of the main house.

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 18-01

703 W. 9th Street

Petitioner: Shahyar Daneshgar

Partial demolition.

Commission Review

A. Demo Delay 17-23 (continued from last meeting – Jan. 11)

1355 W. Allen Street

Petitioner: David Whaley

Full demolition.

VI. NEW BUSINESS

A. Jeff Goldin, Sam DeSollar – New Chairman & Vice-Chairman

B. Batman House Designation – Vote

C. Jeannine Butler Encomium

VII. COURTESY REVIEW

- VIII. OLD BUSINESS
- IX. COMMISSIONER COMMENTS
- X. PUBLIC COMMENTS
- XI. ANNOUNCEMENTS
- XII. ADJOURNEMENT

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail, human.rights@bloomington.in.gov

Next meeting date is Thursday, January 25, 2018 at 5:00 p.m. in the McCloskey Room

Posted: 1/18/2018

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday January 11, 2018
5:00 PM
Minutes**

I. CALL TO ORDER

Meeting was called to order at 5:00 pm by Chairman, John Saunders.

II. ROLL CALL

Commissioners

Leslie Abshier
Flavia Burrell
Sam DeSollar
Jeff Goldin – arrived at 5:05 pm
Lee Sandweiss
John Saunders
Chris Sturbaum – arrived at 5:04 pm

Advisory

Duncan Campbell
Deb Hutton

Staff

Rachel Ellenson
Jackie Scanlan
Alison Kimmel
Philippa Guthrie

Guests

Nicholas Carder
Loren Wood
Reg Land
Doug Wissing
Kayla Maldonado
Daniel Oh
Brian Chelius

III. APPROVAL OF MINUTES A. December 14, 2017

Sam DeSollar made a motion to approve minutes. **Leslie Abshier** seconded. **Motion carried 5/0/0.**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 17-91

105 N. College Avenue: Courthouse Square Historic District
Petitioner: Tracy Gates

Installation of a 1” high density urethane sign with foam letters above The Inkwell storefront. Letters will be stud-mounted to aluminum composite panels that will be attached to the existing 4’x20’ bulkhead above the storefront.

Rachel Ellenson gave presentation. See packet for details.

B. COA17-92

905 S. Madison Street: McDoel Historic District

Petitioner: Third Sun Solar, on behalf of Andrew Barker

Installation of 30 roof-mounted solar panels affixed to the roof on 4” stand-offs from roof surface. The panels will follow the pitch of the existing roof.

Rachel Ellenson gave presentation. See packet for details.

Commission Review

A. COA 17-93

208 S. Rogers Street: Greater Prospect Hill Historic District

Petitioner: Doug Wissing, on behalf of Prospect Hill, LLC.

Construction of two dormers on the East and West faces of the roof. Installation of two Quaker vinyl-clad solid core windows in the East facing dormer.

Rachel Ellenson gave presentation. See packet for details.

Doug Wissing commented this is to add space to the upstairs apartment.

Sam DeSollar asked what material the roof would be. **Doug Wissing** commented it would be either rubber or shingle. **Sam DeSollar** stated he has a problem with the material if it is rubber. He also has a problem if it is shingle because the design is not recommended for a shingle roof.

Sam DeSollar asked which window is the fire egress window. **Doug Wissing** stated the current window on the north side.

Chris Sturbaum stated you might not be able to see the rubber roof if it is up that high.

Sam DeSollar stated he prefers shingles. If anything is changed to the plans because of the building department regulations he would appreciate it if it came back for further review.

Chris Sturbaum made a motion to approve **COA-17-93** with contingencies that the roof should be shingled and cement board siding. If the building department requires new plans, they need to be reviewed by staff. **Sam DeSollar** seconded.

B. COA 17-94

520 W. Howe Street: Greater Prospect Hill Historic District

Petitioner: Doug Wissing, on behalf of Prospect Hill, LLC.

Renewal of previously approved COA-1-15. Construction of a second floor rear addition to an existing gabled-ell.

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin made a motion to approve **COA 17-94**. **Leslie Abshier** seconded. **Motion carried 7/0/0**.

C. COA 17-95

330 S. Madison Street: Greater Prospect Hill Historic District

Petitioner: Reg Land

Removal of deteriorated, not-in-use brick chimney stack before the installation of a new roof surface.

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin made a motion to approve COA-17-94. **Chris Sturbaum** seconded. **Motion carried 7/0/0.**

D. COA 17-96

208 N. Walnut Street (Faris Building): Courthouse Square Historic District

Petitioner: Kayla Maldonado

Installation of a wooden sign above the door of Cup & Kettle Tea. The sign will be 40” tall and 80” wide. Lettering on the sign will be plexiglass and backlit with LED lights.

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin asked if the brackets would use existing holes. **Kayla Maldonado** stated the holes that would be used are existing.

Chris Sturbaum asked what material the sign is. **Kayla Maldonado** stated it is wood.

Duncan Campbell asked if this was the same petitioner who asked for a blade sign. **Kayla Maldonado** stated yes, they are the same petitioners. She stated the cost to apply for the variance was double the cost of the wood sign and it was non-refundable. They weren’t willing to spend that much money when it wasn’t a guaranteed approval.

Sam DeSollar asked how far the sign would stick out from the building. **Kayla Maldonado** stated it would be slightly out, but not far at all.

Jeff Goldin made a motion to approve COA 17-96. **Flavia Burrell** seconded. **Motion carried 7/0/0.**

E. COA 18-01

105-111 South Walnut Street: Courthouse Square Historic District

Petitioner: Daniel Oh, on behalf of OEI, Inc.

Repair, maintenance, and restoration of the existing original materials/fabric, which may include the following: cleaning of masonry (tuck pointing and painting as necessary) and siding, restoration of awnings, repair/restoration of existing windows, repair and painting of wood, cleaning and restoration of stone and metal structures, and/or repair of any wood rot, soffit, molding, and trim with replacements when necessary, such that the historical integrity of the structure is preserved.

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin asked what material would go where the car-siding is. **Daniel Oh** stated it would be reconditioned and put back up.

Flavia Burrell asked what would be put up in place of the brick if the brick cannot be repaired. **Daniel Oh** stated there is a good chance it may be repainted if the brick is not in good condition. He believes only a few pieces will need replaced.

Leslie Abshier asked what the plan was for the awnings. **Daniel Oh** stated he would like to have awnings, but there are some restrictions. He is willing to take comments on what the commission thinks for the awnings.

Sam DeSollar asked if they were going to change any of the mechanicals on the roof. **Daniel Oh** stated they currently had no plans to change the mechanicals. The fire escape ladder will be replaced and they will be working with the fire marshal.

The commission was in full support of this project.

Jeff Goldin made a motion to approve **COA-18-01**. **Flavia Burrell** seconded. **Motion carried 7/0/0**.

V. DEMOLITION DELAY

A. Demo Delay 17-22

1209 S. Pickwick Drive

Petitioner: Loren Wood

Retroactive request for full demolition.

Rachel Ellenson gave presentation. See packet for details.

Loren Wood stated he had no idea and was not told that this house was a contributing structure. He would have liked to keep the original structure, but it was not cost permissive. He stated he does a lot of work in the city and always tries to follow proper procedure, but this is one that he did not think he needed to go through Demolition Delay based on his research and due to not being flagged by the planning department.

Jeff Goldin asked why the property flagged during the application process. **Jackie Scanlan** stated this property is only contributing on the 2015 survey. The Historic Sites and Structures document was a combination of the 2001 and 2015 survey. It includes everything from the 2001 survey and only the outstanding and notable structures from the 2015 survey. If any changes are going to be made to a structure that is listed on the Historic Sites and Structures survey, then it would come to the commission. If it is only listed on the SHAARD it would only come to the commission if they owner was asking for substantial demolition. In the building permit application submitted by Loren, it did not indicate this was going to be substantial demolition. The UDO defines substantial demolition as moving or raising a building, including removal of fifty percent or more of the structure. The application stated the majority of the work was going to happen in the carport area and did not meet the requirement of fifty percent or more. Therefore, it was not flagged for demolition delay to come before the HPC. The planning department was informed later the building was demolished. They immediately contacted Loren and he stated there was more work than they anticipated. The planning department nor the contractor thought the permit needed to be updated because it was not flagged for HPC in the first place.

Deb Hutton asked Rachel Ellenson why she recommended denial. **Rachel Ellenson** stated she recommended denial because the commission was not able to see if the original structure had any historic integrity for designation.

John Saunders asked what would happen if the commission decided to turn down the permit. **Philippa Guthrie** stated theoretically you could require him to replace what was once there.

Lee Sandweiss stated she is pleased that this home is a single story ranch that is being replaced with a single story ranch.

Sam DeSollar approved **Demo-Delay 17-22**. **Leslie Abshier** seconded. **Motion carried 7/0/0**.

B. Demo Delay 17-23

1355 W. Allen Street
Petitioner: David Whaley
Full demolition.

Petitioner was not at meeting. Demo-Delay 17-23 tabled until January 25, 2018 meeting.

VI. NEW BUSINESS

BHPC Elections – Chairman, Vice-chairman

Leslie Abshier made a motion to approve Jeff Goldin as Chairman and Sam DeSollar as Vice Chairman. **Lee Sandweiss** seconded. **Motion carried 5/0/2 (Yes/No/Abstain)**.

Rachel Ellenson gave an update of the Batman House designation.

VII. COURTESY REVIEW

NONE

VIII. OLD BUSINESS

NONE

IX. COMMISSIONER COMMENTS

Jeff Goldin made a motion to approve to do an encomium for Jeannine Butler. **Sam DeSollar** seconded. **Motion carried 7/0/0**.

X. PUBLIC COMMENTS

NONE

XI. ANNOUNCEMENTS

NONE

XII. ADJOURNEMENT

Meeting was adjourned at 7:00pm.

SUMMARY

COA 18-02

416 E. 4th Street (hitching post): Restaurant Row Historic District
Petitioner: Sib Sheikh

No attribute data found



Background: The hitching post located in the public right-of-way in front of the house at 416 E. 4th Street is one of two remaining historic limestone hitching posts left in Bloomington. The hitching post is believed to be the older of the two remaining and is an individually designated resource under ordinance 04-33.

Request: Retroactive request for approval of the installation of a sign around the hitching post to protect it from further deterioration.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Secretary of the Interior's Standards for the Treatment of Historic Properties

Standards for Preservation & Guidelines for Preserving Historic Buildings

- Building Site
 - Recommended
 - Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths, or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archaeological resources, other cultural or religious features, or burial grounds which are also important to the site.
 - Retaining the historic relationship between buildings and the landscape.
 - Stabilizing deteriorated or damaged building and site features as a preliminary measure, when necessary, prior to undertaking preservation work.
 - Protecting and maintaining building and site features by providing proper drainage to ensure that water does not erode foundation walls, drain toward the building, or damage or erode the landscape.
 - Minimizing disturbance of the terrain around building or elsewhere on the site, thereby reducing the possibility of destroying or damaging important landscape features, archeological resources, other cultural or religious features, or burial grounds.
 - Protecting (e.g. preserving in place) important site features, archaeological resources, other cultural or religious features, or burial grounds.
 - Preserving important landscape features through regularly-scheduled maintenance of historic plant material.
 - Protecting the building site and landscape features against arson and vandalism before preservation work begins by erecting temporary fencing and installing alarm systems keyed into local protection agencies.
 - Installing protecting fencing, bollards, and stanchions on a building site, when necessary for security, that as unobtrusive as possible.
 - Providing continued protection and maintenance of buildings and landscape features on the site through appropriate ground or landscape management.
 - Protecting building and landscape features when working on the site.
 - Evaluating the overall condition of the site to determine whether more than protection and maintenance, such as repairs to materials and features, will be necessary.
 - Not Recommended
 - Altering buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

- Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape.
- Failing to stabilize a deteriorated or damaged building site feature until addition work can be undertaken, thereby allowing further damage to occur to the building site.
- Using heavy machinery or equipment in areas where it may disturb or damage important landscape features, archeological resources, other cultural or religious features, or burial grounds.
- Leaving known site features or archeological material unprotected so that it is damaged during preservation work.
- Allowing important landscape features or archeological resources to be lost, damaged, or deteriorated due to inadequate protection or lack of maintenance.
- Leaving the property unprotected and subject to vandalism before work begins so that the building site and landscape features, archeological resources, other cultural or religious features, or burial grounds can be damaged or destroyed.
- Installing protective fencing, bollards, and stanchions on a building site, where necessary for security, without taking into consideration their location and visibility so that they negatively impact the historic character of the site.
- Removing or destroying features from the site, such as fencing, paths, or walkways, masonry balustrades, or plant materials.
- Failing to protect building and landscape features during work on the site.
- Failing to undertake adequate measures to ensure the protection of the site.
- Failing to repair damaged or deteriorated site features.

Recommendations: Staff recommends approving the retroactive COA request for the installation of a sign around the hitching post to protect it from further deterioration. Staff feels that the sign protects the historic hitching post from further degradation by bringing attention to the fact that it is one of the last remaining hitching posts in the city and creates an informal barrier to protect it during construction and from pedestrians. Staff feels the design of the sign is not entirely compatible with the surrounding historic district, but if the overall outcome of it being installed is to protect the historic resource, then staff is supportive of the sign remaining in place.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 18-02

Date Filed: January 9, 2018

Scheduled for Hearing: January 25, 2018

RECEIVED
JAN 09 2018
BY: RKE

Address of Historic Property: 416 E 4th Street Bloomington

Petitioner's Name: Sib Sheikh

Petitioner's Address: 2863 Fox Lake Dr, Martinsville IN

Phone Number/e-mail: 919-780-7156/sib.sheikh@gmail.com

Owner's Name: as above

Owner's Address: as above

Phone Number/e-mail: as above

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 no later than seven 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. 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. _____

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

Bloomington's last standing hitching post is in front of my building at 416 E 4th Street. Since the time I purchased the building 3 years ago I have seen a slow degradation of that hitching post, where passerby's sometimes stand on it or kick it, or it gets chipped from being bumped into, as people don't realize that it's not just a piece of limestone sticking out of the ground. This gradual damage to the hitching post was also noticed by Chris Sturbaum and Bethany Emenhiser and they suggested we work on coming up with a good fence system that protects the hitching post as well as make people aware of significance of this piece of limestone it is so they are careful around it. But we also wanted to make sure while we protect the hitching post, we don't hide it. So it's clearly visible for people to be able to see and appreciate.

3. A description of the materials used.

Last week I saw a brand new big chip in the hitching post. So I scrambled to put something up asap and to avoid further damage to the post. Please find a picture of what I put up in the email. It protects the post, but also doesn't hide it from site and also the plaque calls it out so people are aware and careful around it.

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.





*(Amend 8-0
gr absent)*

ORDINANCE 04-33

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED
"HISTORIC PRESERVATION AND PROTECTION"
TO ESTABLISH A HISTORIC DISTRICT**

**Re: Hitching Posts at 416 East Fourth Street and 615 West Sixth Street
(Bloomington Historic Preservation Commission, Petitioner)**

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

WHEREAS, the Historic Preservation Commission held a public hearing on September 9, 2004 for the purpose of allowing discussion and public comment on the proposed historic district designation of two limestone Hitching Posts located in the public right-of-way in front of 416 East Fourth Street and 615 West Sixth Street in the City of Bloomington.

WHEREAS, at the September 9, 2004 meeting the Historic Preservation Commission found that the object(s) have historic and architectural significance that merits the protection of the property as a historic district; and

WHEREAS, the Commission has prepared a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in BMC 8.08.10; and

WHEREAS, the Commission has recommended local historic designation of the objects located at 416 East Fourth Streets and 615 West Sixth Streets

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

SECTION I. The map setting forth the proposed historic district for the objects at 416 East Fourth Street and 615 West Sixth Street is accepted by the Common Council, and said historic district is hereby established. A copy of the map submitted by the Historic Preservation Commission is attached to this ordinance and incorporated herein by reference and two copies of the map are on file in the Office of the City Clerk for public inspection in accordance with I.C. 36-1-5-4. The legal description of this property is further described as:

The objects located in the public right-of-way north of the following legal tracts:

A part of In Lots Three (3) and Four (4) in the City of Bloomington, Monroe County, Indiana, bound and described as follows: Commencing at a point Fifty (50) feet East of the Northwest corner of said In Lot Number (4), running thence East Sixty-one (61.0) feet thence South One Hundred Thirty-two (132.0) feet, thence West Sixty-one (61.0) feet, thence North One Hundred Thirty-two (132.0) feet to the place of beginning.

And Lying north of Lot Number Seventeen (17) in Carmichael's Subdivision of the East part of Out Lot Number Eight (8) in the City of Bloomington, Indiana.

SECTION II. The limestone hitching posts are classified as "contributing"

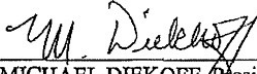
SECTION III. Chapter 8.20 of the Bloomington Municipal Code, entitled A List of Designated Historic Districts, is hereby amended to include the objects located at 416 East Fourth and 615 West Sixth Streets and shall read as follows:

Limestone Hitching Posts	416 East Fourth Street and 615 West Sixth Street
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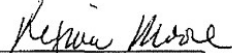
SECTION IV. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

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

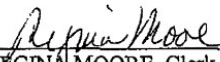
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 3rd day of NOVEMBER, 2004.


MICHAEL DIEKOFF, President
Bloomington Common Council

ATTEST:


REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 4th day of November, 2004.


REGINA MOORE, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 4th day of Nov, 2004.


MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the List of Designated Historic Districts in the City of Bloomington by designating limestone hitch posts at 416 East Fourth Street and 615 West Sixth Street as historic objects. The designation is requested by the Historic Preservation Commission. The Commission has recommended this designation and has classified these properties as "contributing," because they represent a familiar feature of these neighborhoods, have a clear connection with a former way of life, and are in danger of being lost. The property will be regulated by the requirements that apply to all historic and architecturally worthy districts so designated by the Common Council. These regulations preserve and protect the property from demolition and include the review of any exterior modification.

Note: This ordinance was revised after it was distributed in the packet, but before it was introduced on October 20, 2004. The revision appears in Section 1 and clarifies that two copies of the maps of these objects are available in the Office of City Clerk for public inspection.

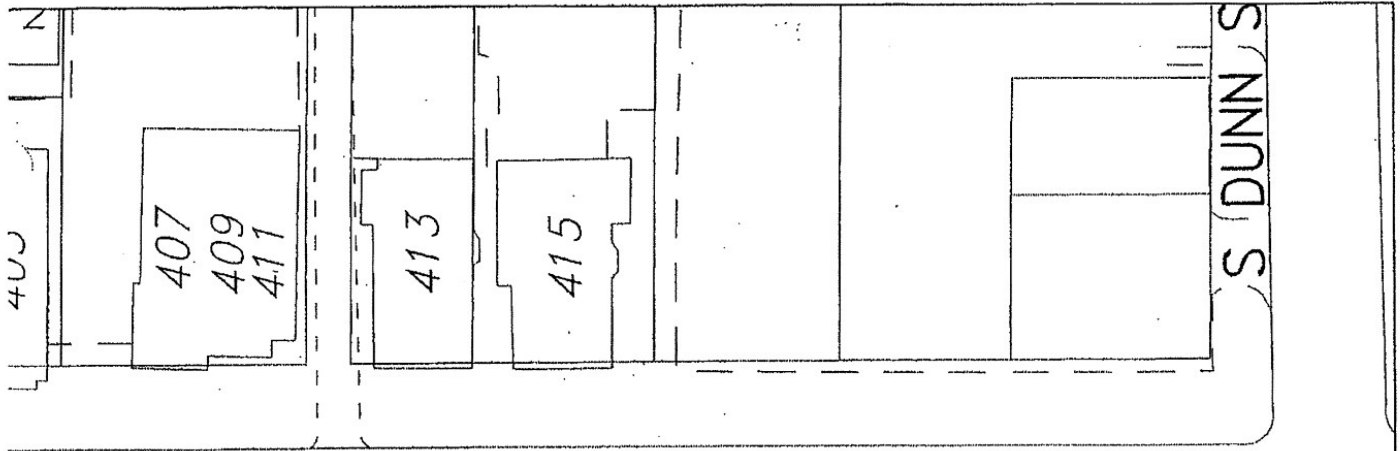
signed copies to:

Legal (5)
Controller

Historic Pres. Comm.
Clerk
file

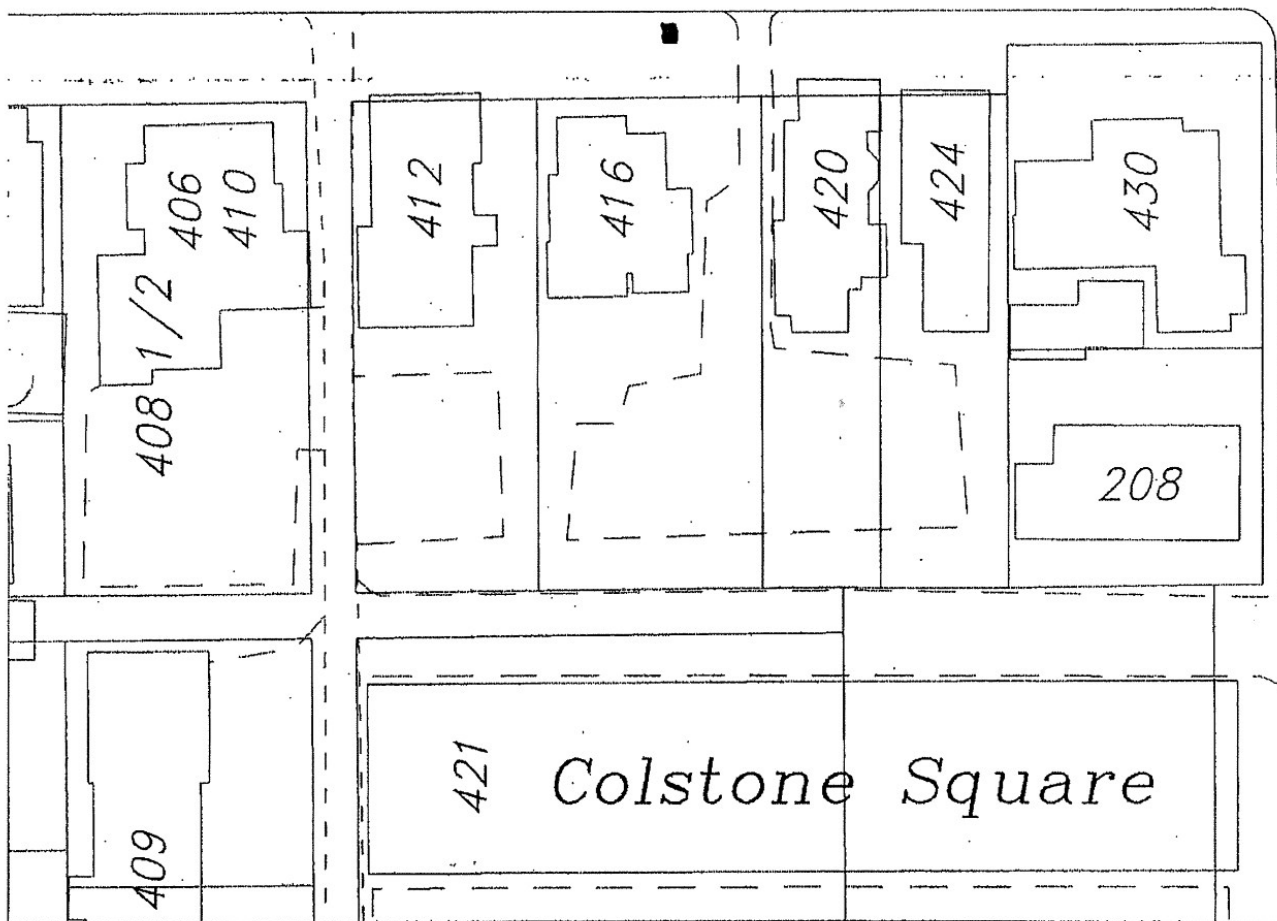
AMC file
CA/CA(2)

GIC



← SITE

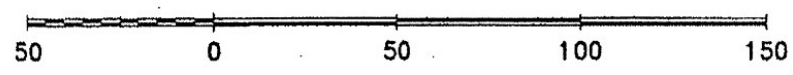
4TH STREET



HD-01-04
Hitching post

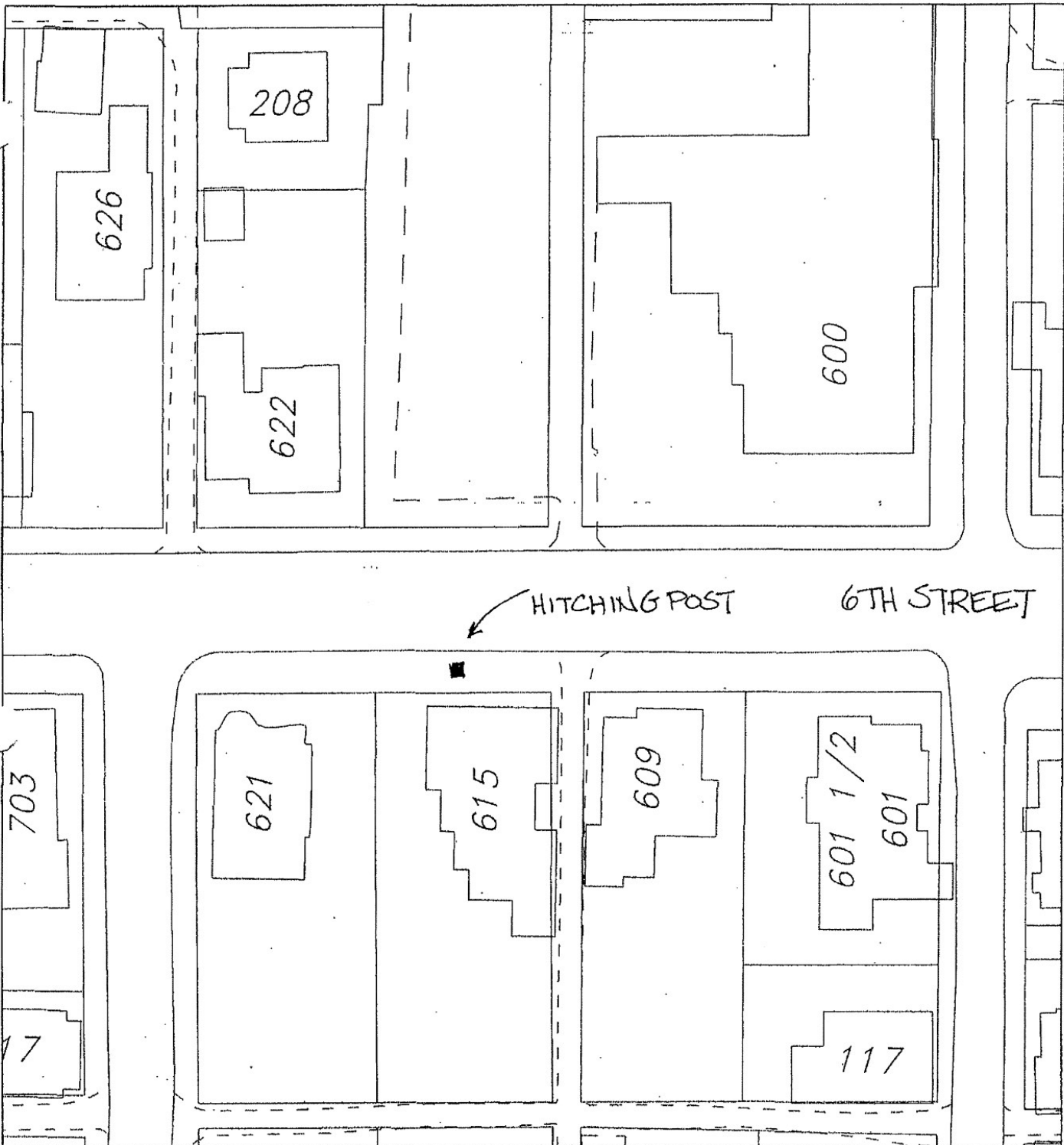
City of Bloomington

By: hiestann
25 Aug 04



Scale: 1" = 50'

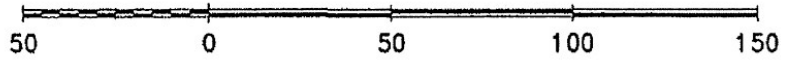
For reference only; map information NOT warranted.



HD-01-04
Hitching Post

City of Bloomington

By: hiestann
25 Aug 04



Scale: 1" = 50'

For reference only; map information NOT warranted.

Demolition Delay 18-01 (Staff Review)

703 W. 9th Street
Petitioner: Shahyar Daneshgar

Non-Contributing

IHSSI #: 105-055-26123

c. 1910



Background: The house located at 703 W. 9th Street is a non-contributing T-Plan Cottage that has been severely altered and was constructed c. 1910. The house is listed on the 2001 State Historic Sites and Structures survey as contributing but was downgraded to non-contributing on the 2014 Survey.

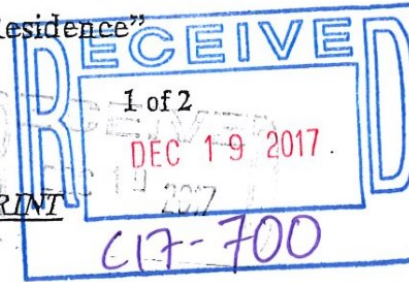
Request: Partial demolition – addition of a covered deck on the front of the house.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit applications from the time it is forwarded to the Commission for review. Commission staff received the application on January 18, 2018. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends releasing the demolition delay permit for the property. Staff does not feel the structure warrants stand-alone designation due to a severe loss of historic integrity. The house does not represent a significant broader pattern of architectural historic in Bloomington and it does not represent significant architectural integrity because portions of the exterior have been altered.

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number:(812) 349-2580 FAX: (812) 349-2967



6277B
BL
12/19/17

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-05-32-403-010-000-005 Subdivision Lot No.
Project Address 703 W. 9th STREET City B1674 Zip Code 47404
Township BLGTA Section No. 33

Property Owners Name SUAN H/MR DANESUGAR Phone No.
Property Owners Address 703 W. 9th STREET City B1674 Zip Code 47404

Applicants Name SR Home Improvements Phone No. (812) 361-7855
Applicants Address 4730 E. Robeson Blvd City Bloomington Zip Code 47408

General Contractor SR Home Improvements SEAN RIGGS Phone No. (812) 361-7855

Please check applicable boxes and fill in blanks as required:

Proposed Work: [X] New Construction [] Addition [] Remodel (area) [] Other (explain)
Rental: [] Yes [X] No Flood Plain: [] Yes [X] No Sink Holes: [] Yes [X] No Watershed: [] Yes [X] No
Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain) PERSONAL

Total number of bedrooms 2 Number of residential units Estimated construction cost (census)

Total Square Footage of proposed structure 112 sq ft

First floor square footage Garage/Carport square footage [] Attached [] Detached
Second floor square footage Covered Deck(s)/Porch(s) square footage
Third floor square footage Other Floor square footage (explain)
Basement square footage Grading area (area of soil disruption)
Elevated deck (>30") square footage

Driveway Permit No. [] State of Indiana [] Monroe County [] City of Bloomington
Wastewater system to be connected to: [] City of Bloomington Sewer [] Other sanitary system
Septic System: Permit no. Number of bedrooms on permit

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.

Signature of Applicant Date: 12-18-2017

Email address SandRhomeimprovements@live.com 08/26/2016/Bldg/Reviews/Forms

For New Construction, Additions & Remodels:
Please check appropriate boxes and fill in all
required blanks: **PRINT CLEARLY**

FOUNDATION

- type(s):
 Basement
 Crawl space
 Slab on Grade
 Other _____
- material:
 Poured Concrete
 Concrete Block
 Other Post 6x6 treated

GIRDER BEAM (floor beam(s)):

- Metal Size _____
 Manufactured wood Size _____
 Wood Species _____ Grade _____
Size 2 - 2" x _____
3 - 2" x _____
4 - 2" x _____

GIRDER BEAM SUPPORTS:

- Metal 3" steel pipe
 Wood column size _____
 Concrete size _____
 Masonry size _____
Spacing on center _____

~~**FLOOR JOIST SYSTEM - HOUSE:**~~

- ~~Steel size _____
 Manufactured "T" joist size _____
 Wood Size 2x8 Species TREATED
Grade _____ Spacing on center 16" center~~

FLOOR JOIST SYSTEM - DECK:

- Wood size 2x8 Species TREATED
 Grade _____ Spacing on center 16" center

CEILING JOIST/ TRUSS SYSTEM:

- Joist or Truss
Size 2x6
 Manufactured "T" Joist size _____
 Wood size 2x6
Species Pine
Grade # 1 Spacing on Center 16"
 Other _____

ATTIC VENTILATION:

- Ridge Vent
 Gable Vents
 Roof Vents
 Soffit Vents
 Other (explain) _____

RAFTER / TRUSS SYSTEM 2 of 2

- Joist or Truss
 Steel size _____
 Manufactured "T" Joist size _____
 Wood size 2x6 Species Pine
Grade # 1 Spacing on center 16" center

TOTAL # OF SLEEPING ROOMS: _____

(to include new and existing)

TOTAL # OF SMOKE ALARMS: _____

(Hardwired with Battery back up)

WATER HEATER:

- Quantity _____
 Gas B.T.U. input: _____
 Electric
 Other Energy: (explain) _____

Location:

- Garage Basement
 Attic Crawl space
 Utility room Other explain _____

FURNACE SYSTEM:

- Quantity _____
 Gas B.T.U. input: _____
 Electric Geothermal _____
 Other energy: _____

Location:

- Garage Basement
 Attic Crawl space
 Utility room Other explain _____

FIREPLACE:

Quantity _____ Location(s) _____

Type:

- Masonry or Factory Built

Fuel source:

- Gas Wood

ELECTRIC SERVICE:

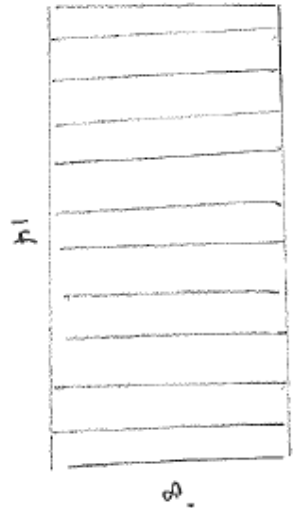
Service Panel:

- Location _____
Size: 100 amp 400
 200 amp Other _____

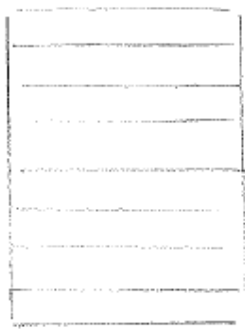
Sub Panel(s)

- Location(s) _____
Size: 100 amp 400
 200 amp Other _____

Burrows Row.



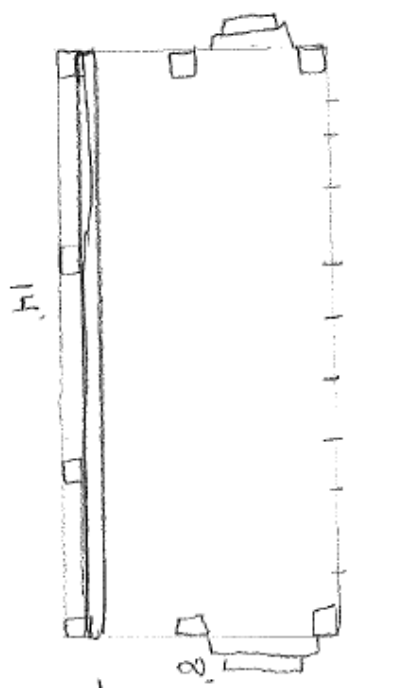
2x6 construction #1 16' on center
4x8-1/2 finished



34' Burrows
R/C



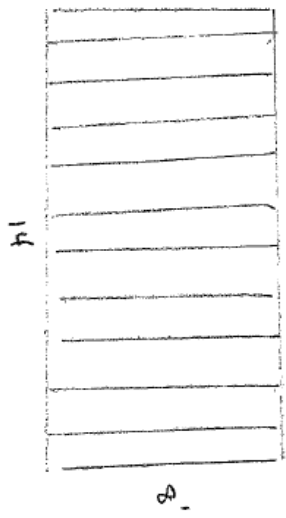
R/C STAINLESS ROST



--- TREX DECKING
2x8 TREATED LUMBER
□ 6x6 TREATED ROST
1 1/2" x 4 1/2" GALVANIZED LATHES 12' on center
2x8 LEDGEBOLTS

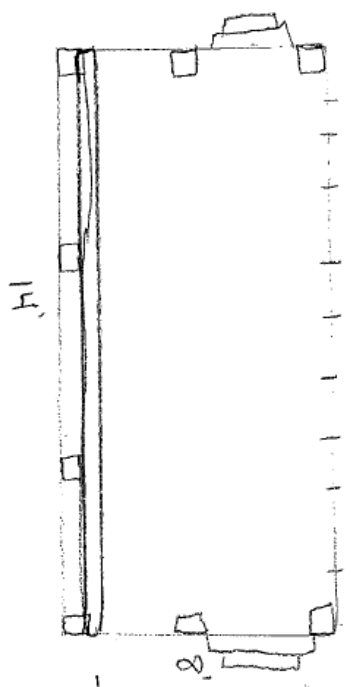
Burrows Row.

2x6 construction #1 16' on center
4x8 1/2 Plywood



34' on center
R/C

R/C Structural Post



- TREX Decking
- 2x8 TREATED LUMBER
- 6x6 TREATED Post
- 1 1/2" x 4 1/2" GAINVAXED LVLs 12" on Center
- 2x8 Ledger Board

Demolition Delay 17-23 (continued from last meeting – Jan. 11)

1355 W. Allen Street
Petitioner: David Whaley

Contributing

IHSSI #: 105-055-60506

c. 1950



Background: The house located at 1355 W. Allen Street is a slightly altered, ranch style building in good condition that was constructed c. 1950.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit applications from the time it is forwarded to the Commission for review. Commission staff received the application on December 14, 2017. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends releasing the demolition delay permit for the property. Although the house certainly warrants consideration for inclusion in a larger historic district, Staff does not feel the structure warrants stand-alone designation. The house does not represent a significant broader pattern of architectural historic in Bloomington and it does not represent significant architectural integrity because portions of the exterior have been altered.

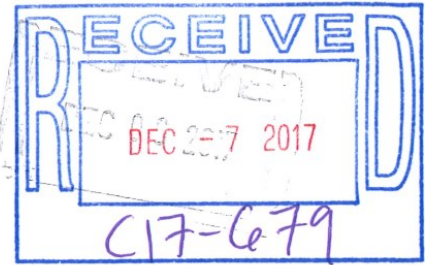
Demolition Application

Monroe County Building Department

501 N. Morton St Rm 220-B, Bloomington, Indiana 47404

Phone Number: (812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/buildingdept.html>



DEC 06 2017

Date: _____

Project Address: 1355 W Allen St Bldg IN 4740
Street City, State Zip

Township: _____ Section #: 5

Parcel Number 53-08-05-300-006.000-009 (015-11650-01)

Subdivision: Seminary lot # 166 Lot #: _____

Applicant Name: David Whaley Phone #: 812-360-5430

Property Owner Name: Deb Dave Investments LLC

Address: 4791 E St Rd 45 Bldg IN 47408 Phone #: 812 360 5430
Street City, State & Zip

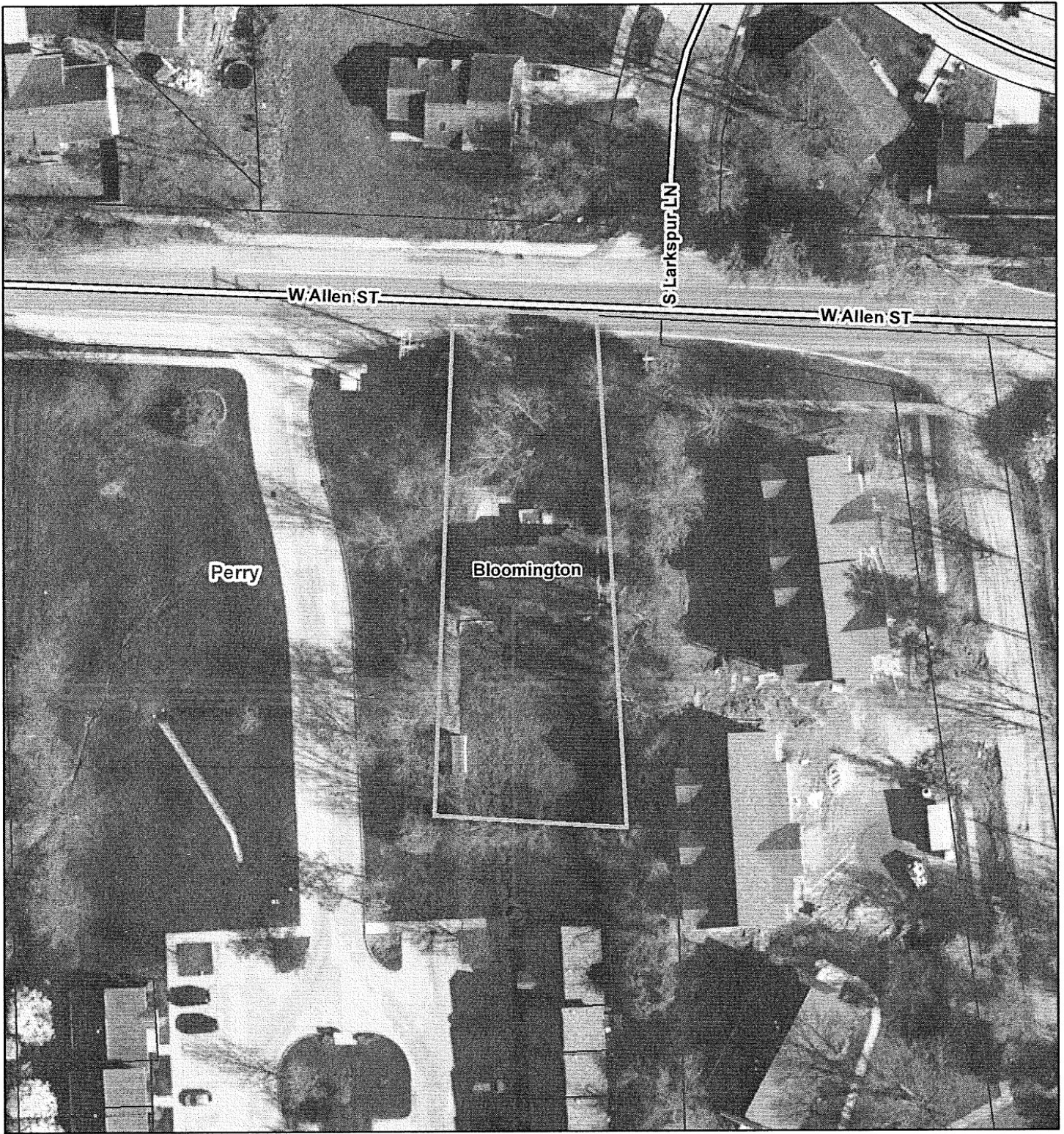
Contractor: (if applicable) David Whaley
Phone #: 812-360-5430

Type of Utilities Connected to this Structure
 Gas Electricity Septic/Sewer Water Other

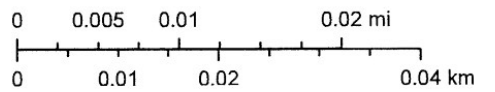
WORK BEING PERFORMED:

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature David Whaley
Owner/Applicant



1:750



DEB DAVE INVESTMENTS LLC
Project - DEB DAVE INV-RES DEMO-1355
Address - 1355 ALLEN ST W
Parcel - 53-08-05-300-006.000-009
App # - 62654 Twp - PR-05

**DULY ENTERED
FOR TAXATION**

OCT 09 2015


Auditor Monroe County, Indiana

2015014158 QC \$22.00
10/09/2015 03:27:13P 4 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



Send tax statements to:
4791 East SR 45
Bloomington, IN 47408

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That DEBRA K. WHALEY, of Monroe County, in the State of Indiana, ("Grantor"), QUITCLAIMS AND RELEASES to DEBDAVE INVESTMENTS, LLC ("Grantee"), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt which is hereby acknowledged, all interest in and to the following described real estate in Monroe County, Indiana, to wit:

TRACT 1

Lot Number Eleven (11) in Happy Hollow Addition, a subdivision of a part of the East half of the Southeast quarter of the Northwest quarter of Section Thirteen (13), Township Nine (9) North, Range One (1) West, in Monroe County, Indiana, as shown by the plat thereof recorded in Plat Book No. 5 page 103, in the office of the Recorder of Monroe County, Indiana.

Parcel No. 53-05-13-203-021.000-004 (012-08010-00)
Commonly Known As: 4640 N. Happy Hollow Road, Bloomington, Indiana

TRACT 2

Lot Number 39 in Sweetbriar at Winslow Farm Phase II, as shown on the plat thereof recorded in Plat Cabinet C, Envelope 189, in the office of the Recorder of Monroe County, Indiana.

Parcel No.: 53-08-09-405-052.000-009 (015-70003-39)
Commonly Known As: 2214 S. Sweetbriar, Bloomington, Indiana.

TRACT 3

Part of the West half of the Southwest quarter of Section 14, Township 9 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows: Beginning at

a 5/8 inch rebar with cap set North 1,157.95 feet from a stone found marking the Southwest corner of said section; thence continuing North 214.82 feet to a PK nail set in the centerline of Bethel Lane; thence along said centerline the following bearings and distances: North Eighty-nine (89) degrees, Eight (08) minutes, Twenty-six (26) seconds East 165.26 feet; thence North Eighty-eight (88) degrees, Twenty-nine (29) minutes, Twenty-seven (27) seconds East 36.17 feet to a PK nail set; thence South 218.25 feet to a 5/8 inch rebar with cap set; thence West 201.40 feet to the point of beginning. Containing 1.00 acres, more or less.

Parcel No.: 53-05-14-300-004.000-004 (012-17320-00)

Commonly Known As: 3000 E Bethel Lane, Bloomington, Indiana.

TRACT 4

A part of Seminary Lot Number One Hundred Sixty-six (166) in the Southwest quarter of Section Five (5), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at the Northeast corner of said Seminary Lot #166, said corner being the Northwest corner of a tract of land described as an exception in a deed from William J. and Patricia Nasser and Edward and Rea Krulowitch to the First Merchants National Bank of Michigan City, recorded January 20, 1964 in Deed Record 156, page 106, in the Office of the Recorder of Monroe County, Indiana; thence from said point of beginning and with the East line of Seminary Lot #166 and the West line of the above mentioned exception and running South Five (05) degrees Twenty-eight (28) minutes East for Two Hundred Twenty-two and Sixty-eight Hundredth (222.68) feet; thence leaving the East line of Seminary Lot #166 and running West for One Hundred Nine and Thirty Hundredths (109.30) feet; thence North One (01) degree Forty-seven (47) minutes Thirty (30) seconds West for Two Hundred Twenty-one and Seventy-eight Hundredths (221.78) feet and to the North line of said Seminary Lot #166; thence running East for Ninety-five and Three Hundredths (95.03) feet and to the place of beginning. Containing Fifty-two Hundredth (0.52) of an acre, more or less.

Parcel No.: 53-08-05-300-006.000-009 (015-11650-01)

Commonly Known As: 1355 W. Allen Street, Bloomington, Indiana

TRACT 5

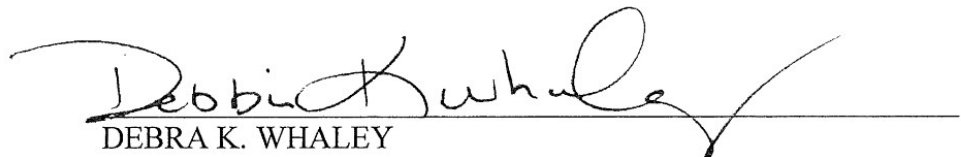
A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF GARRISON CHAPEL ROAD, SAID POINT OF BEGINNING BEING 1,441.72 FEET SOUTH AND 1,350.51 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 9; THENCE FROM SAID POINT OF BEGINNING AND WITH THE CENTERLINE OF SAID ROAD AND RUNNING SOUTH 00 DEGREES 42 MINUTES 20 SECONDS EAST FOR 240.55; THENCE LEAVING THE CENTERLINE OF SAID ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 9 AND RUNNING SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST FOR 155.00 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 40 SECONDS EAST FOR 240.55 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST FOR 148.00 FEET AND TO THE POINT OF BEGINNING, CONTAINING 0.84 OF AN ACRE, MORE OR LESS.

Parcel No.: 53-09-09-200-045.000-015 (016-29740-01)

Commonly Known As: 1820 S. Garrison Chapel Road, Bloomington, Indiana.

There was no search of the public records done in conjunction with this deed.

Dated this 2 day of October, 2015.


DEBRA K. WHALEY

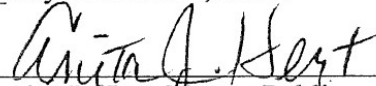
STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Grantor, DEBRA K. WHALEY, and acknowledged the execution of the foregoing *Quitclaim Deed* to be its free and voluntary act and deed for the uses and purposes therein expressed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 2 day of October, 2015.

My Commission expires:

03/29/2017



Anita J. Hert, Notary Public
A resident of GREENE County.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number on this document, unless required by law. Eric P. Slotegraaf

This Instrument Prepared By:
Eric P. Slotegraaf, Attorney at Law
SLOTEGRAAF LEGAL, P.C.
200 East 3rd Street
Bloomington, IN 47401
Telephone: (812) 332-6000

APPLICATION FORM
Historic Designation
Historic Preservation Commission of the City of Bloomington

Case Number: HD 18-01

Date Filed: December 15, 2017

Date of Commission Hearing: January 11, 2018

Request: Conservation or Historic District: Historic District

Address of proposed district or description of boundaries:

403 West Kirkwood Avenue Bloomington, IN 47404

Petitioner's Name: Nancy Garrett

Petitioner's Address: 403 W. Kirkwood Ave. Bloomington, IN Phone Number: 812-339-4175

Owner's Name: Nancy Garrett

Owner's Address: 403 W. Kirkwood Ave. Bloomington, IN Phone Number: 812-339-4175

Preparer's Name: Rachel Ellenson

Preparer's Address: 401 N. Morton St. Bloomington, IN Phone Number: 812-349-3507

Instructions to Petitioners

The petitioner must attend a preliminary meeting with the staff of the Bloomington Historic Preservation Commission in the Housing and Neighborhood Department during which the petitioner will be advised as to the appropriateness of the designation. **Petitioner, at the time of filing, must present a list of property owners and adjacent property owners to the Commission.** Notice, by first class mail must be postmarked 10 days before the public hearing at which the action is taken. Upon receiving a complete application, the Commission will appoint an Ad Hoc Historic District Committee. If the petitioner is other than the Historic Commission or the district larger than one structure and its accessory buildings, then the Committee will appoint property owners within the proposed district and the Common Council member in that jurisdiction to a special committee which will coordinate required public meetings concerning the designation. The Ad Hoc Committee will determine if secondary and primary areas will be assigned to the district and will categorize each building on the basis of merit.

A vote will be taken at the next regular meeting of the Bloomington Historic Preservation Commission after appropriate educational meetings have taken place. The Commission meets every other Thursday at 5:00 P.M. in the McCloskey Room of Showers City Hall on Morton Street. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting materials. If you feel uncertain of the merits of designation, 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 by the Commission must occur within ninety 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.

1. A legal description of the proposed district.
2. Provide photographs of the structure(s) proposed for designation. If the district contains several structures, provide a representative sampling.
3. Provide a zoning map and a geographic information system map showing the proposed boundaries of the district. This material may be obtained from staff.
4. Provide copies of any listing on a state or national registry or historic survey information pertinent to the property(s).
5. If the designation is proposed on grounds other than architectural significance, supply evidence of the historic linkages described. Such evidence as deed transfers, Sanborn maps, City Directories and Atlases, written histories, when available, or oral histories may be used.

An historic district must be ruled to meet one of two following criteria by the Historic Preservation Commission:

Historic:

- a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state, or national history; or
- b) Is the sight of an historic event; or
- c) Exemplifies the cultural, political, economical, social, or historical heritage of the community.

Architecturally worthy:

- a) Embodies distinguishing characteristics of an architectural or engineering type; or
- b) Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d) Contains elements of design. Detail, materials, or craftsmanship which represents a significant innovation; or
- e) Contains any architectural style, detail or element in danger of being lost; or

- f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or
- g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

Please describe under which category(s) the proposed district qualifies to be locally designated.

Basis for Historic Significance:

- Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state, or national history
- Exemplifies the cultural, political, economical, social, or historical heritage of the community

Basis for Architectural Significance:

- Embodies distinguishing characteristics of an architectural or engineering type
- Contains any architectural style, detail or element in danger of being lost
- Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city

Owner Signature: Nancy L. Garrett Date: 12-15-17

Petitioner Signature: _____ Date: _____

Preparer Signature: Racul Elkar Date: 12-15-17

403 W. Kirkwood Avenue (Batman-Waldron House)



The property at 403 West Kirkwood Avenue qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1): a and c, (2): a, e, f, and g.

(1) Historic:

- a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state, or national history; or
- b. Is the site of a historic event; or
- c. Exemplifies the cultural, political, economic, social, or historical heritage of the community.

(2) Architecturally Worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a design of such prominence that such work gains its value from the designer's reputation; or

- d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e. Contains any architectural style, detail, or other element in danger of being lost; or
- f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g. Exemplifies the building environment in an era of historic characterized by a distinctive architectural style.

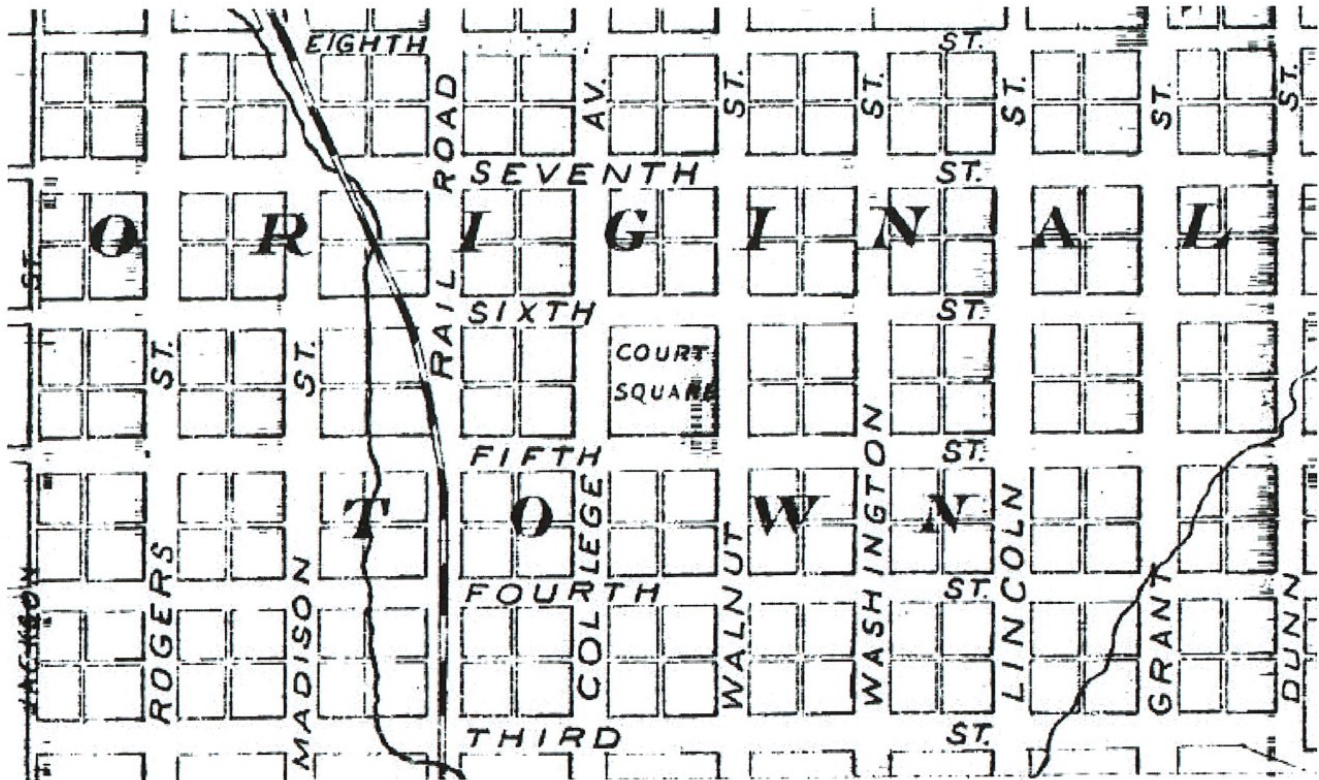


Figure 1: 1856 Atlas (Bloomington Original Plat)

This property is cited in the 2015 survey of Historic Sites and Structures and is classified as “outstanding.”

105-055-26465 c. 1895 Commercial, 403 West Kirkwood Avenue; Queen Anne; Architecture

Legal Description: 013-16380-00, Original Plat: 137, Legal Parcel Size (acres): .200

Ownership Timeline:

- 1895-1921 – Ira C. Batman, Mary J. Batman
- 1921-1927 – William Telfer, Lillie Telfer
- 1927-1928 – C.F. Tourner Coal Company
- 1928-1929 – Charles E. Sharp
- 1929-1932 – Weir Funeral Home, E.T. Weir
- 1932-1937 – Central Federal Savings and Loan Association
- 1937-1974 – Bloomington Labor Temple Association, Inc.
- 1974-2005 – Dennis Garrett, Nancy Garrett
- 2005-present – Nancy Garrett

Contributing Structures

- Batman-Waldron House

Non-Contributing Structures

- Detached Garage (constructed c. 1980)
- Shed (constructed c. 1980)

The Batman-Waldron House, is a large, multi-story single family residence that has been reused for commercial purposes. It is located on the southwest corner of W. Kirkwood Avenue and S. Madison Street. The property is part of the City of Bloomington's original plat that was surveyed in 1818 by James Borland.¹ It was originally built for Ira C. Batman and was possibly designed by well-known local architect, J.L. Nichols, although records are inconclusive. The structure is included in the National Register of Historic Places as a contributing structure in the Bloomington West Side Historic District. The house was constructed in 1895, according to local construction news releases.² This is further corroborated by the 1892 Sanborn Fire Insurance Map of downtown Bloomington, which shows a single story structure on the property until the construction of the Batman House, which shows up on the 1898 survey of the same area. A secondary structure was built behind the main house by 1913 but has since been razed.³ A garage and a shed have replaced the original garage.

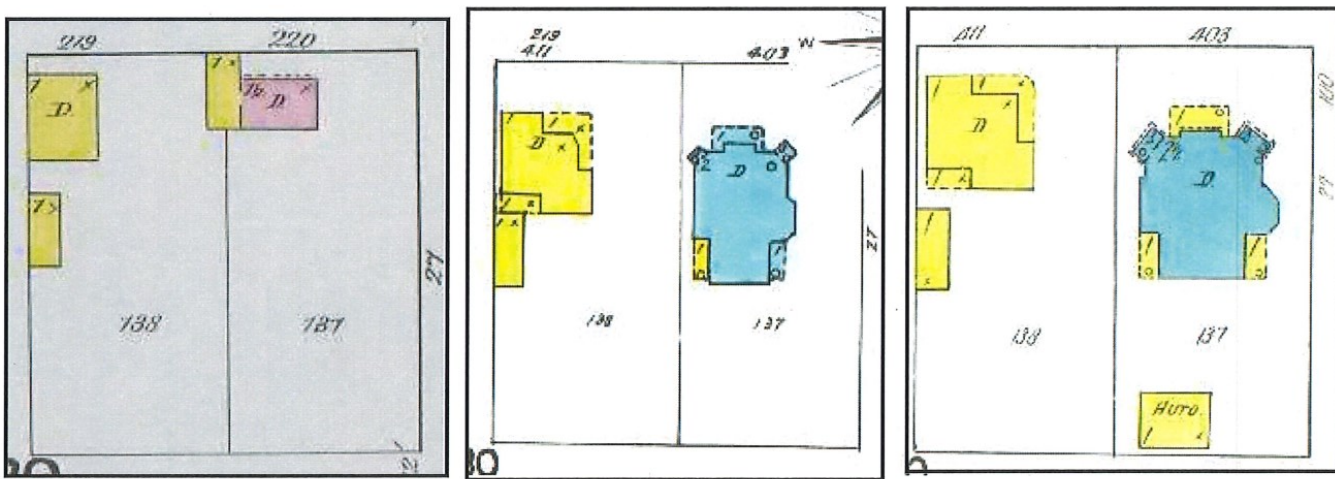


Figure 2, 3, 4: 1892 Sanborn Fire Insurance Map, 1898 Sanborn Fire Insurance Map, 1913 Sanborn Fire Insurance Map.

¹ Nancy Hiestand, "Report on Proposed Local Designation: 322 E. Kirkwood (Kirkwood Manor)," 2016: 2.

² Research by Bill Coulter: *Bloomington Telephone*, (December 12, 1895).

³ Indiana University Bloomington, "Union List of Sanborn Maps: Bloomington (Monroe County), 1892, 1898, 1913," <https://libraries.indiana.edu/union-list-sanborn-maps>.



Figure 5. Aerial map showing location of the Batman-Waldron House on the SW corner of W. Kirkwood and S. Madison.

The house is representative of Patterned Masonry Queen Anne high-style architecture with ornate decorative stone detailing decorating the exterior of the structure. Queen Anne architecture is identifiable by steeply pitched, irregular roof patterns, asymmetrical facades, and eclectic detailing.⁴ The decorative detailing subtype Patterned Masonry, found on about 5% of Queen Anne structures, is described as having masonry walls with patterned brickwork or stonework and relatively little wooden detailing. Stone decorative panels are frequently inset into the walls.⁵ Queen Anne was the dominant domestic style of architecture in American between 1880 and 1900, further popularized by mail order catalogs and expanding rail networks that spread the popularity of the style across the US.⁶

⁴ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 345.

⁵ *Ibid.*, 346.

⁶ *Ibid.*, 350.

Within Bloomington, there are several examples of high-style Queen Anne architecture, but none match the grandeur and scale of the Batman-Waldron House. Commissioned by Ira Batman in 1894 as wedding present to his wife, Mary Waldron, the two-story limestone mansion features ten rooms, two rectangular towers with bracketed eaves and cross timbers, and an asymmetrical floorplan with gabled roofs. Most notably, the entire structure is constructed on rock faced limestone, an uncommon material to execute the Queen Anne style. Various limestone carvings and stylistic details are inlaid throughout the façade of the structure, avoiding a “flat” façade while still maintaining a consistent material throughout.⁷

Directly associated with the limestone boom in Indiana prior to the 20th century, the Batman-Waldron House exemplifies the Batmans’ wealth and social prominence within the city and the West Side Neighborhood. Ira Batman was born in Lawrence County, Indiana in 1862 to a farming family. He graduated from Indiana University in 1885, after which he briefly taught school in Columbia City before coming back to Bloomington and entering into the law offices of Buskirk & Duncan. In 1888, Ira formed a law partnership with Henry Duncan under the name Duncan & Batman. After Duncan passed away in 1911, Ira entered into partnership with Robert G. Miller and W. Blair. During this time, Batman also served as Bloomington’s attorney and was elected as the Monroe County attorney for two of those years. By 1904, he was elected to the lower house of the General Assembly of Indiana, and in 1916, he was elected judge of the Appellate Court where he served for eight years. Subsequently, in 1905, Ira was elected as a member of the board of trustees at Indiana University. In his personal life, Ira was a member of the Benevolent and Protective Order of Elks, the Columbia Club, and was an active member of the Christian Church. In 1886, Ira married Mary T. Waldron, daughter of wealthy real estate investor and businessman, John Waldron, and in 1895, they moved into their extravagant house on Kirkwood Avenue.⁸ Representative of their collective wealth and community prominence, the Batman-Waldron house is one of the last remaining examples of the elevated social class prevalent in this part of Bloomington prior to 1900. Beginning in the 20th century, a demographic shift began to shape the West Side Neighborhood as working class families began building single-family residences and implementing smaller scale construction with less ambitious architectural styles.⁹

The Batman-Waldron House is a prominent staple of the downtown Bloomington landscape and if it were lost to natural deterioration or redevelopment, the city would lose a significant tangible representation of wealth, social prominence, and exemplary Queen Anne architecture that is unmatched throughout Bloomington. Presently, work is being completed on the house to reconstruct a fallen chimney, further establishing the need for local designation. The house is at risk of severe structural deterioration if it is left to stand unprotected, and once designation is established, the house will be held to a higher standard of historic preservation. This will make it possible to address other areas of structural degradation in the future. Staff recommends approval of local historic designation of the Batman-Waldron House.

⁷ National Park Service, “National Register of Historic Places: Bloomington West Side Historic District,” *Library of Congress* (1997): Section 7, Page 9.

⁸ “Ira Coleman Batman (1862-1934,” *Find A Grave*, www.findagrave.com/memorial/57811005/ira-coleman-batman.

⁹ National Park Service, “Bloomington West Side Historic District,” Section 7, Page 9.



Figure 6. Batman-Waldron House (August or September 1907).¹⁰

¹⁰ Indiana University Bloomington, "Archives Photograph Collection: Ira Batman House."
<http://webapp1.dlib.indiana.edu/archivesphotos/results/item.do?itemId=P0020035>.

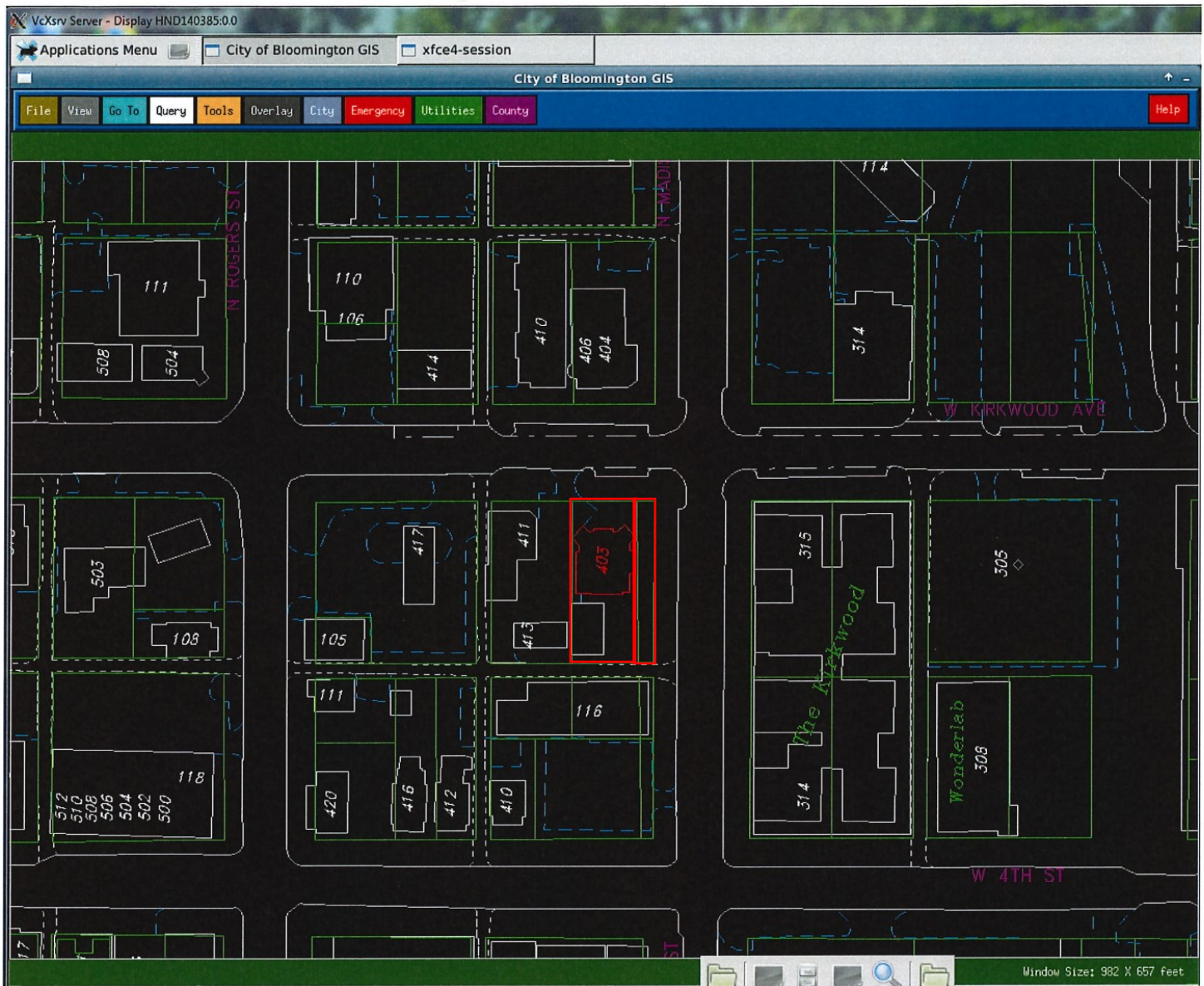


Figure 7. GIS/Zoning Map showing parcel boundaries of proposed district for 403 W. Kirkwood Avenue.





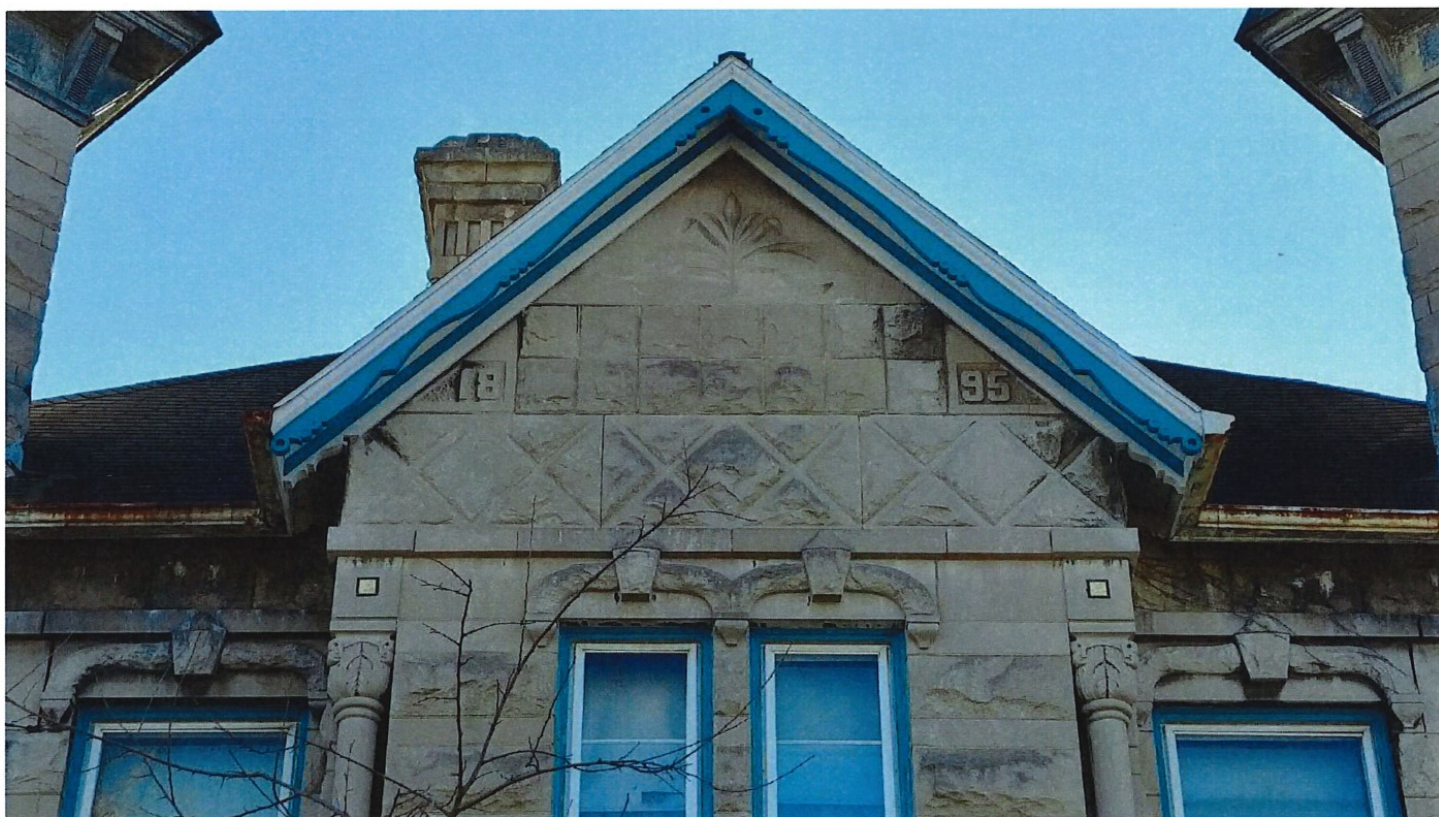


West elevation; East elevation



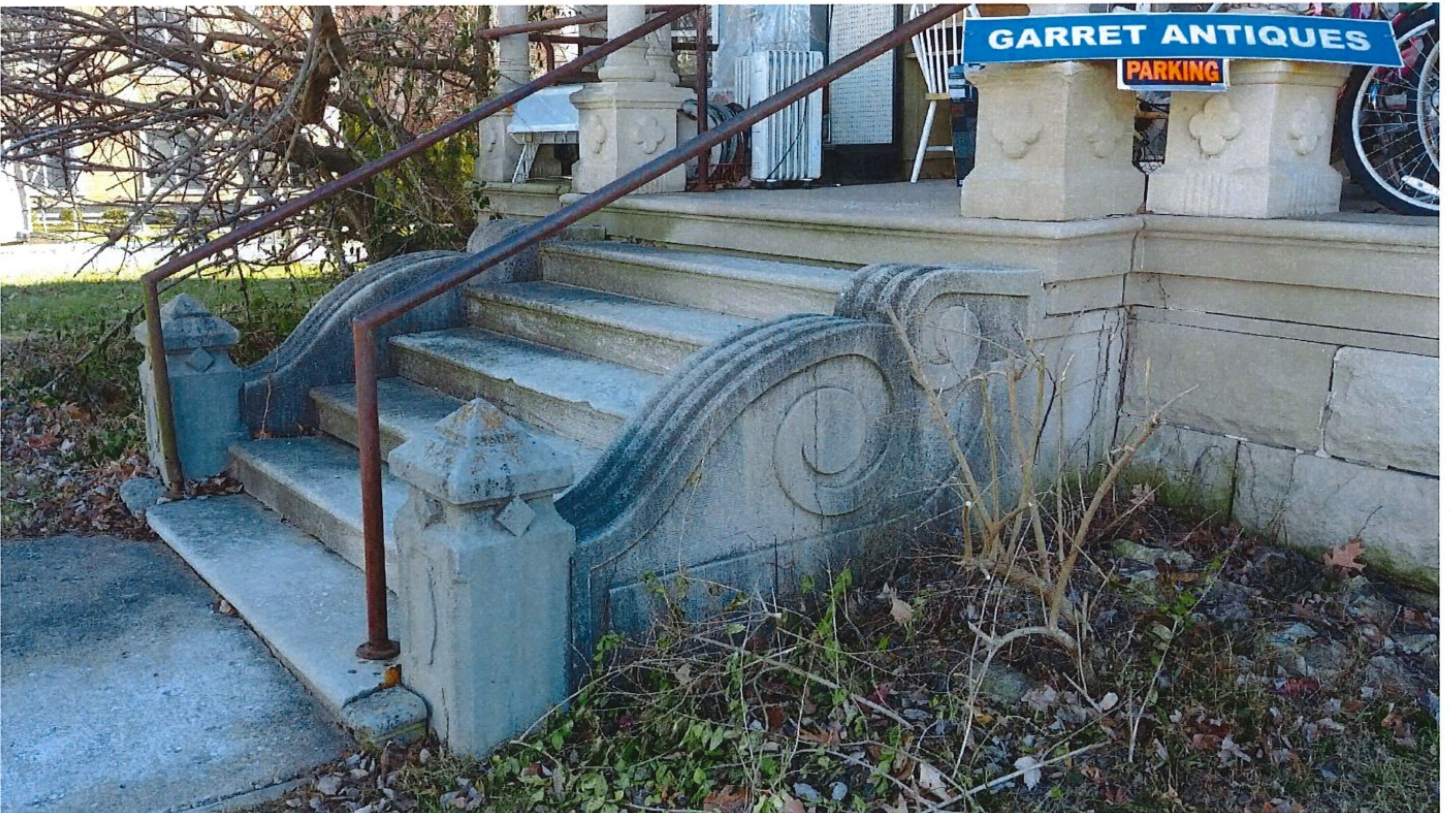


North facade limestone detailing



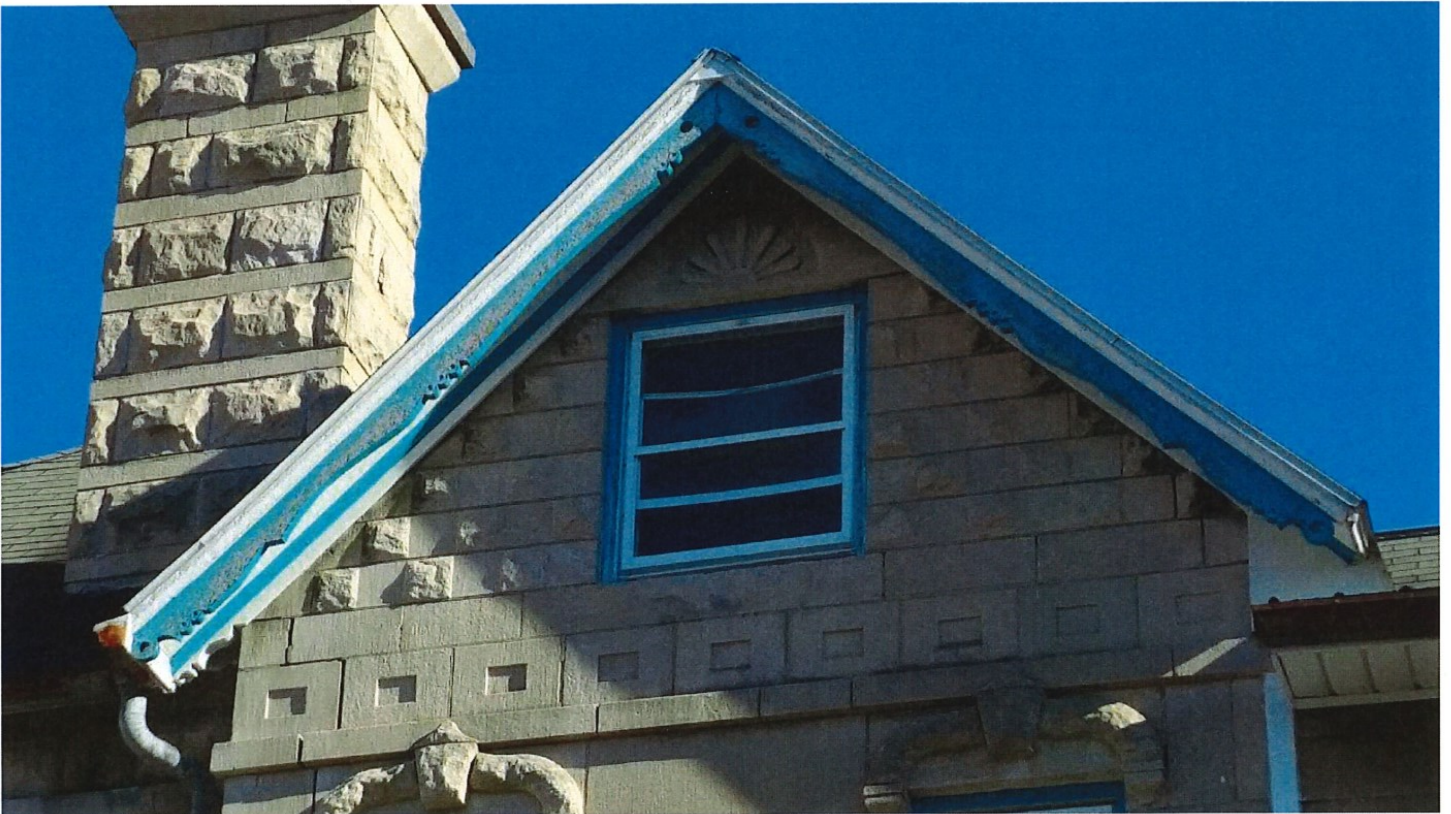


Front porch column detailing; Front porch step detailing



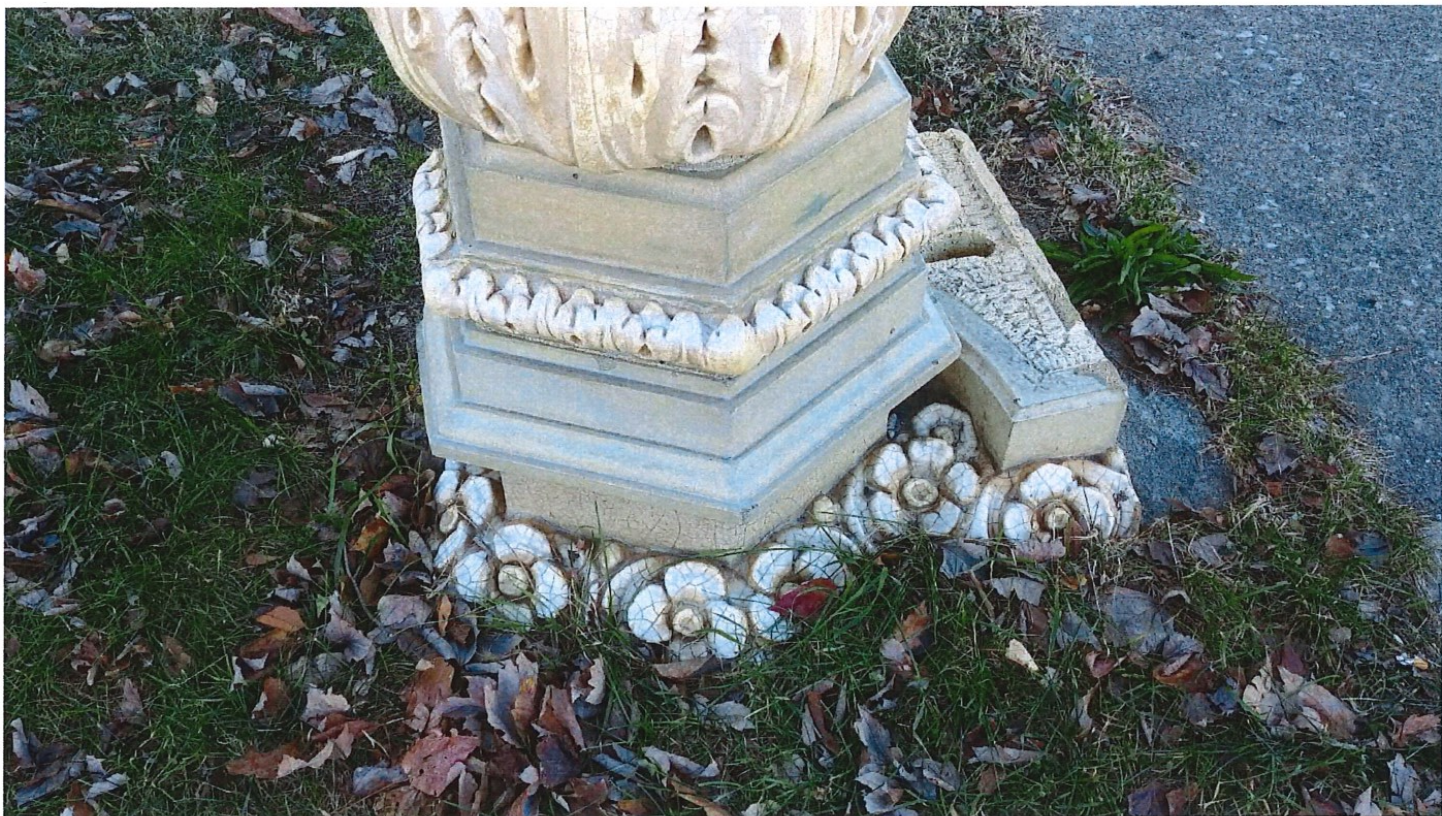


Limestone chimney detailing and West gable detailing



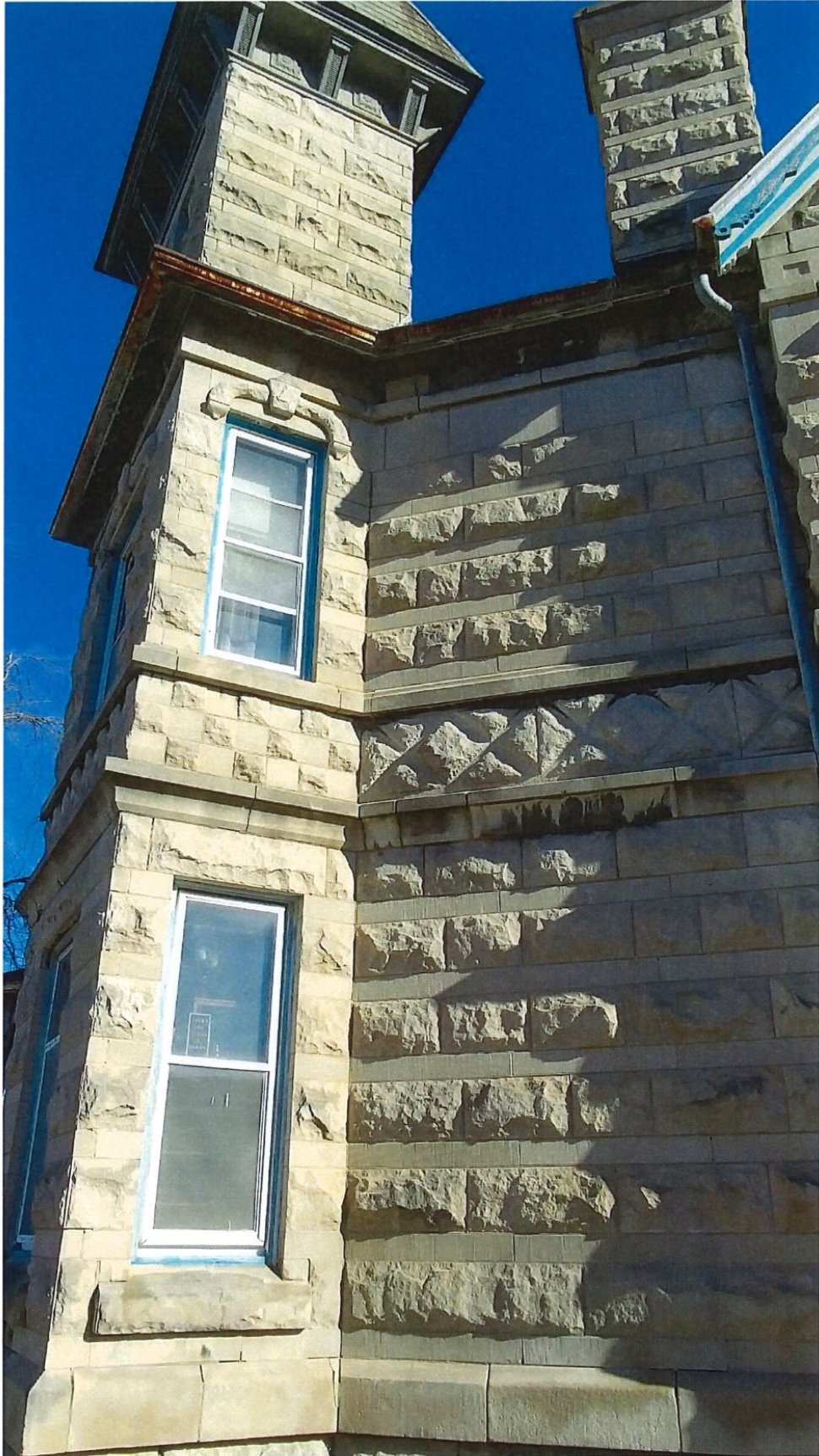


Above: entrance column carved limestone detailing (non-original); up-close carved limestone detailing at base of column





Above: bracketed tower detailing; tower side detailing





East elevation rear porch and second story



Reconstructed limestone chimney; shed and garage on rear portion of lot

