

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday September 24, 2020, 5:00 P.M.**

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. September 10, 2020 Minutes
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Commission Review**
 - A. COA 20-36**
600 S. Woodlawn Avenue (Elm Heights Historic District)
Petitioner: Joel Keefer (Loren Wood Builders)
Replacement of destroyed front porch entry.
- V. DEMOLITION DELAY**
 - Commission Review**
 - A. Demo Delay 20-17**
424 ½ S. Walnut Street
Petitioner: Josh Alley
Full demolition
 - B. Demo Delay 20-21**
420 E. 12th Street
Petitioner: Stasny and Horn
Full demolition
 - C. Demo Delay 20-22**
1706 S. Huntington Dr.
Full demolition of accessory structure.
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
 - A. **Restaurant Row Design Guidelines**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XII. 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.*

Next meeting date is October 8, 2020 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 9/17/2020

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday September 10, 2020
5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

Commissioners

Doug Bruce
Sam DeSollar
Susan Dyer
Jeff Goldin
Deb Hutton
John Saunders

Advisory

Derek Richey

Absent

Lee Sandweiss
Chris Sturbaum
Duncan Campbell
Ernesto Casteneda
Jenny Southern

Staff

Conor Herterich HAND
Dee Wills HAND
Philippa M. Guthrie, Legal
Daniel Dixon, Legal
Mike Rouker, Legal
Keegan Gulick, Planning and Transportation

Guests

Josh Alley
Phil Worthington
Joel Keefer
Jeff Brawley
Matt Ellenwood
Charlie Webb
Emily Ernsburger

III. APPROVAL OF MINUTES

A. September 10, 2020

Jeff Goldin made a motion to approve September 10, 2020 minutes.

Deb Hutton seconded.

Motion Carried 6-0-0 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 30-37

325 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Josh Kelly

Installation of new fencing. (Change from previously approved COA 20-20)

Conor Herterich gave presentation. See packet for details.

Conor Herterich explained that the petitioner wanted to change the wrought iron fence to a vertical privacy fence made of wood, 6 feet in height and it will become more of a back yard fence which is preferred in the guidelines.

B. COA 20-39

919 E. University Street (Elm Heights Historic District)

Petitioner: Charlie Matson

Removal of dying oak tree in front yard.

Conor Herterich stated that he received an arborist report stating that the tree was in deteriorated or dying condition. **Conor Herterich** stated that the guidelines do allow for removing mature trees that are certified as dying by an arborist.

Commission Review

A. COA 20-36

600 S. Woodlawn Avenue (Elm Heights Historic District)

Petitioner: Joel Keefer (Loren Wood Builders)

Replacement of destroyed front porch entry.

Conor Herterich gave presentation. See packet for details.

Deb Hutton asked **Conor Herterich** if the lighter metal decorative columns more era appropriate than wooden columns. **Conor Herterich** replied that ranch homes would have small wooden posts or decorative metal posts. **Deb Hutton** asked if the new metal decorative posts would be strong enough for a wind and not be blown away again. **Conor Herterich** stated that they are anchored into the concrete and the weight of the roof would determine the needed strength, along with the maintenance. **Sam DeSollar** asked **Joel Keefer** what the clearance was between the slab and the lowest part of the structure.

Sam DeSollar also expressed concern over the construction of the shed roof and asked about what the framing was underneath the other materials. **Joel Keefer** proceeded to explain his plan for the porch entry and that they would try to minimize the head room loss of the beam that supports the front. Discussion ensued about the design of the porch and what it will look like. **Joel Keefer** explained that the owner was planning on replacing the roof and wanted to address the porch issue first. **Sam DeSollar** referenced back to the design elevation and stated that it was a bit confusing the way it was drawn, and that what the **Petitioner** was proposing was not what they see in the design drawing. **John Saunders** stated that what the **Commission** really needed to see was more drawings to really understand what is being accomplished. **Sam DeSollar** asked **Joel Keefer** if he could also ask for a side and front elevation.

Jeff Goldin stated that he was in favor of the **Petitioner** coming back with a more detailed plan. **Susan Dyer** stated that it would be nice to see more plans. **Doug Bruce** stated that if the **Petitioner** was willing to come back that it would probably be best to get a view of what the project will look like. **Sam DeSollar** made an additional comment about the columns. **John Saunders**. **Derek Richey** stated that if the drawings were done correctly they could pass this easily.

COA 20-36 was tabled for the next Agenda.

B. COA 20-38

Lot on W. 6th Street (no address assigned) (Near West Side Conservation District)
Petitioner: Charlie Webb (Clear Tech Dwelling LLC)
New construction on vacant lot.

Conor Herterich gave presentation. See packet for details.

Charlie Webb explained the details of the new construction and where the parking would be for the property. **Jeff Goldin** asked **Conor Herterich** if it had been discussed with the neighborhood about the vinyl siding. **Conor Herterich** stated that it had been discussed and was discouraged in the guidelines. The neighborhood may not agree with the vinyl siding aspect. But those guidelines are not formalized.

Deb Hutton stated that the design was good but that the vinyl siding is a question with the neighborhood guidelines. **Doug Bruce** also stated that the guidelines with vinyl would be in question with the neighborhood. **Sam DeSollar** stated that the **Petitioner** did a great job with the design of the house. **John Saunders** stated that he agreed with his fellow **Commissioners** and would rather not have the vinyl siding and did not think that the neighborhood would care for it, and that he would rather the **Petitioner** did not use the vinyl siding. Discussion ensued about the guidelines for siding. **Derek Richey** stated that he really like how the house fit into the neighborhood, and that vinyl was not a banned material.

Jeff Goldin made a motion to approve **COA 20-38**.

Deb Hutton seconded.

Motion Carried 6-0-0

C. COA 20-40

331 E. 16th (Garden Hill Historic District)

Petitioner: Jeff Brawley

Addition of a second story.

Conor Herterich gave presentation. See packet for details.

Jeff Brawley stated that he submitted for an alteration to the permit on June 3, 2020. **Jeff Brawley** also stated that he was sick with COVID-19 at the time and was out of the picture. He had a contractor resubmit the permit from its original submission to alter the roof line. **Jeff Brawley** stated that he thought someone from the **City of Bloomington** called with some questions about the revised permit and stated that the revised permit was fine. **Jeff Brawley** stated that he received a phone call from **Conor Herterich** in late August notifying me of this situation.

Jeff Goldin disqualified himself from this item as he was part of an appraisal of the property and did not think it would be appropriate. **Deb Hutton** asked for clarification. You did put this through the building permit process and got permission from the building permit people to go ahead with the project. Then got sick and your contractor went ahead and built this with these windows, this siding and the second story structure added to the original house, and then you found out that you also had to go through the **Historic Preservation Committee** process. Do I have the timeline correct? **Jeff Brawley** replied "Yes". **Conor Herterich** stated that he wanted to go over the chain of events that happened here. The original permit and **CZC** that was issued to **Mr. Brawley** was for interior remodeling only and no Historic Preservation was needed there. Then at some stage Brawley applied for a new updated permit and there was a miscommunication between **City Planning and Transportation** and his contractor. Then the **City of Bloomington** got a report from the neighborhood that this had happened. **City Planning and Transportation** notified Conor and said that **Mr. Brawley** did not get another **CZC** for this addition. **Conor Herterich** stated that he was brought into the situation because this kind of alteration is substantial. Originally we thought it was going to be a demolition delay, but found out that it was in a historical district and that is why it is here as a **COA**. **Sam DeSollar** asked when **Garden Hill** became a Historic District, and asked when the property was acquired by the current owner. **Conor Herterich** said he believed around 2010. **Jeff Brawley** replied that the property was acquired in 2020. **Sam DeSollar** asked if the seller or real estate agents let **Jeff Brawley** know that this was in a Historic District. **Jeff Brawley** replied "No." **Derek Richey** asked **Conor Herterich** what the consequence of denial would be. **Conor Herterich** replied that the City can now enforce a Violation of Title 8. **Philippa Guthrie** stated that one of the remedies was abatement which would have **Mr. Brawley** undo all of the work that does not comply with Historic Preservation standards. It could also be a fine which is from the date of the first violation and up to \$2,500. **Derek Richey** asked how much of the original building was left. **Jeff Goldin** replied that there was not much.

Deb Hutton commented that it was stunning to see the house. **Doug Bruce** commented that this was something they were faced with once every couple of years, where someone has changed something and then realized after the fact. Also stated that he was concerned about the issues of the communication. **Sam DeSollar** stated that every Real Estate Agent, every Builder, every Broker knows that there are Historic Districts scattered throughout the City. It is part of your due diligence to see if you are in an Overlay District or a Historic District. Planning Department and the Building Department need to work on the communication. Our job is to look at this building in a Historic District and determine if this is okay.

Deb Hutton stated that on the street side that this looked like a big wall with windows and this did not look like a house from the street side. **Derek Richey** stated that this was unfortunate on a lot of levels, and that he would recommend denial.

Terry Slough from the **Garden Hill Neighborhood Association** stated that this used to be one of the houses that she would take people on tours to see what a nice job of redeveloping the house was. They also take issue with the siding, and the bottom line with this, is that we are going to have to live with this forever. We are concerned most with the house going from contributing to non-contributing. And the Dutch Lap siding is a slap in the face.

Sam DeSollar made a motion to deny **COA 20-40**.

Deb Hutton seconded.

Motion Carries for Denial 4-1-1

IV. DEMOLITION DELAY

Demo Delay 20-17

424 ½ S. Walnut St

Petitioner: Josh Alley

Full demolition

Conor Herterich gave presentation. See packet for details.

Sam DeSollar asked if there was anyone from the community who could speak to this proposal to demolish this building. **Derek Richey** stated that he would like to know how these two buildings were structurally attached to one another. **Matt Ellenwood** stated that you can determine from the interior that there is a fairly large common wall between the structures that appears to at some point have been open. Structurally they appear independent.

Jeff Goldin stated that after doing his tour of the building, there is significant damage. And that he was in favor of releasing the permit and allowing it to move forward into something new. **Deb Hutton** stated that she was interested in seeing the building saved to some extent because of the history. **Susan Dyer** stated that she was in agreement with **Jeff Goldin**. **Sam DeSollar** stated that the building did have a rich history but that the building was a disaster structurally and that he was leaning towards letting it go. **John Saunders** stated that he was on the edge with this property and the **Player's Pub** part of the building was in bad shape, but the two story part of the building could be saved. **Derek Richey** explained more history of the building and how similar buildings in the City were restored. **Derek Richey** stated that if they could have a physical meeting that he was sure many people would have a lot to say about this building. **Derek Richey** also stated that they should let the **Common Council** make the decision on this and let the people and the public have a chance to know about this. **Josh Alley** stated that another option would be to delay the decision to another meeting to have more time to see how the public feels about it. **Doug Bruce** stated that he was on the fence about the two story portion of the building. **Josh Alley** stated that he owned two other **Mitchell Buildings** and respects this process, and that he did not take filing for the permit lightly. They want to and planned on paying homage to the façade. **Conor Herterich** stated that they did not have to make a decision at this meeting and that the demolition delay deadline was October 31st. **Conor** also mentioned that there was federal and state grant money available to help with the rehabilitation of the building. More discussion ensued.

Demo Delay 20-17 was tabled for the next Agenda.

V. NEW BUSINESS

John Saunders conducted discussion about more of the **Mitchell Brothers** homes, and explained that there was a whole neighborhood of **Mitchell Brothers** homes located on South Walnut Street, Hillside and three more houses on Southern Drive. Five of the homes were built by the **Mitchell Brothers**. **John Saunders** brought up the question of whether they should save this neighborhood and make it a Historic District. He also stated that the properties were going to transfer ownership.

VI. OLD BUSINESS

A. Restaurant Row Design Guidelines

Sam DeSollar asked **Conor Herterich** about some missing illustrations that did not make it into the packet. **Conor Herterich** stated that he would make sure they were added to the document before it was finalized.

VII. COMMISSIONER COMMENTS

VIII. PUBLIC COMMENTS

IX. ANNOUNCEMENTS

Philippa Guthrie announced that the Legal Department has a new lawyer that joined the department in April. His name is **Daniel Dixon**. He handles **Parks** and **HAND**, and **HAND** is technically where the **HPC** resides, and so she will be transitioning the Legal Staffing to **Daniel**.

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:00 p.m.**

END OF MINUTES

Video record of meeting available upon request.

COA: 20-36

Address: 600 S. Woodlawn Avenue

Petitioner: Joel Keefer (Loren Wood Builders)

Parcel #: 53-08-04-110-011.000-009

Rating: Contributing

Structure; Small Ranch c. 1950



Background: The property is located in the Elm Heights Historic District. Previous covered entry was deteriorated and collapsed on its own accord.

Request: Construction of covered entry.

1. Shed roof will break from hipped roof of the house.
2. Two 2x2 squared steel columns painted black.
3. Columns will be anchored to existing concrete path.

Guidelines: Elm Heights Historic District Design Guidelines, pg. 32

Staff Comments:

1. Typically Ranch homes had wide eaves that created an overhang supported by decorative metal columns or simple wood posts. Front entries were almost always sheltered by the main roof of the house.
2. While this would extend the covered entry beyond what was originally intended, staff does not find that the change is detrimental to historic character of the home.
3. A similar covered entry used to exist but has collapsed.
4. Staff finds the 2x2 steel columns meet the design suggestions.

Staff Recommendation: **APPROVAL of COA 20-36** The petitioner has provided the additional information requested at the 9/10 meeting.

5.4 Porches and Porticos

Front porches and entrance porticos are often the focus of historic homes as they distinguish the street facade. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, entablatures, and trim work, porches and porticos can be extremely important in defining the overall historic character and style of a building. In Elm Heights, porches and porticos vary in size, height, material, and covering. The materials used are either the same as the primary structure or are a complementary material, such as a wood porch on a brick or limestone house. Overall, porches and porticos draw attention to the entrance and its features, such as transoms, sidelights, architraves, and pediments. Likewise, some entrances have only an uncovered stoop, drawing further attention to the doorway features. Additional information concerning new construction of rear porches and decks can be found in Section 5.1, Additions and New Construction, and Section 5.2, Patios, Terraces, and Decks.

Preservation Goals for Porches and Porticos

To retain and restore original porches and porticos and their inherent materials and features through cleaning, repair, and routine maintenance.

Things to Consider As You Plan

Front porches are not just design features; traditionally, they served many different functions including as entertainment and relaxation areas. They also provide places for interaction between the community and the home owner, connecting the residents with both neighbors and passersby. When designing your front porch, consider not only its appearance but also how you and your family will use it in the future.

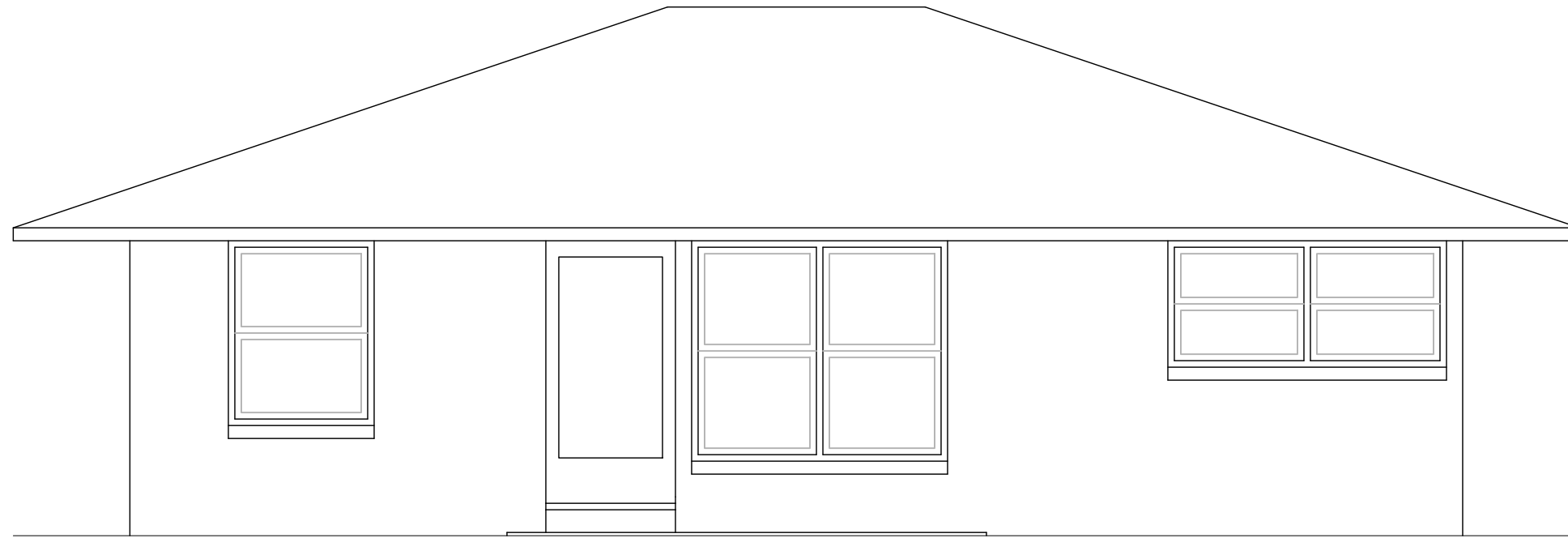
Historically open porches and porticos should be maintained in their open state. If original porch or portico materials or features are deteriorated beyond repair, when feasible they should be replaced with components of the same material and design.



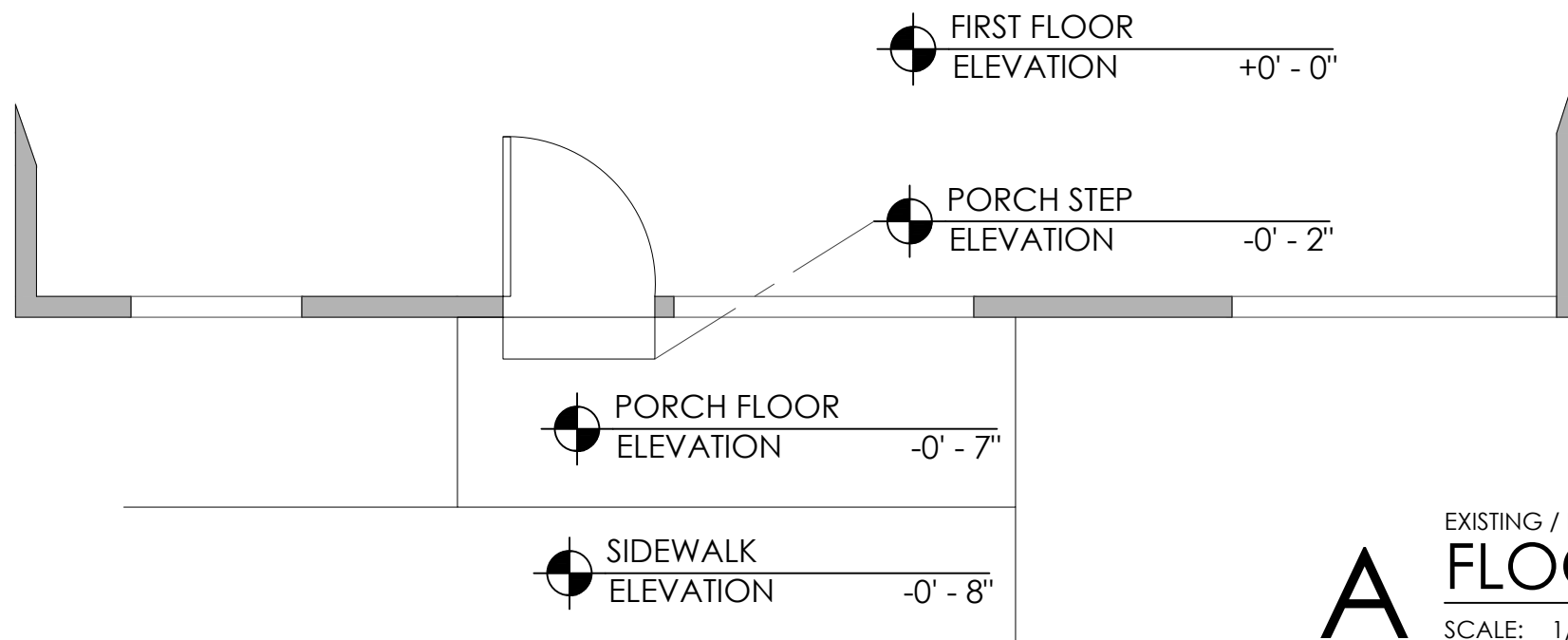
Guidelines for Porches and Porticos

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process. Also refer to Section 7.2 Web Sites for Project Planning and Restoration Resources for additional guidance.


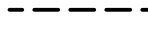
- I. Removal of any porch, portico, or its materials or features outlined above and visible from the public right-of-way.**
 - The retention of all architectural metal elements is encouraged. If replacement is necessary, consider in kind replacement over substitute materials if feasible.
 - The enclosure of historically open front porches and porticos is discouraged. Increased flexibility is given for porch and portico enclosures along secondary facades. However, all proposals for enclosure require a COA.
- II. Reconstruction of missing, or the installation of new, functional or decorative porch or portico elements that are integral components of the building or site and visible from the public right-of-way, such as doors, steps, balustrades, pilasters, entablatures, and trim work.**
 - Replace missing elements based on accurate documentation of the original or use a compatible new design.
 - Consider compatible new materials only if using original materials is inadvisable or unfeasible.
 - Porches or porticos that are not original but have gained historical or architectural significance in their own right should be retained. However, new porch or portico elements should not be introduced that create a false historical appearance.
 - Refer to the guidelines for Additions and New Construction, Section 5.1, for design assistance when constructing new porches or porticos.



B EXISTING / DEMO
EAST ELEVATION
 SCALE: 1/4" = 1'-0"



A EXISTING / DEMO
FLOOR PLAN
 SCALE: 1/4" = 1'-0"

WALL LEGEND	
	WALLS TO REMAIN
	WALL TO BE DEMOLISHED

LOREN WOOD BUILDERS

4536 E 3rd St
 812.287.7575
 BLOOMINGTON, IN 47401
 LORENWOODBUILDERS.COM

CERTIFIED

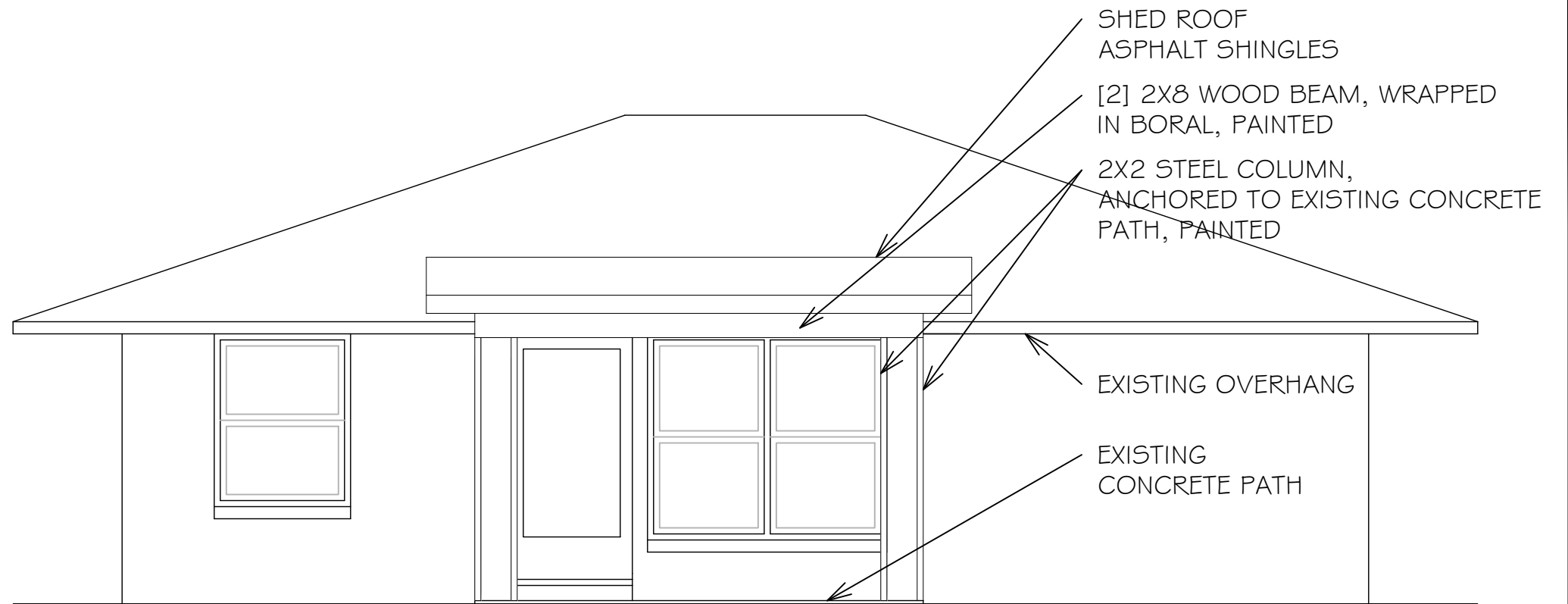
PROPOSED ADDITION

WHITE RESIDENCE
 600 S WOODLAWN
 BLOOMINGTON
 INDIANA

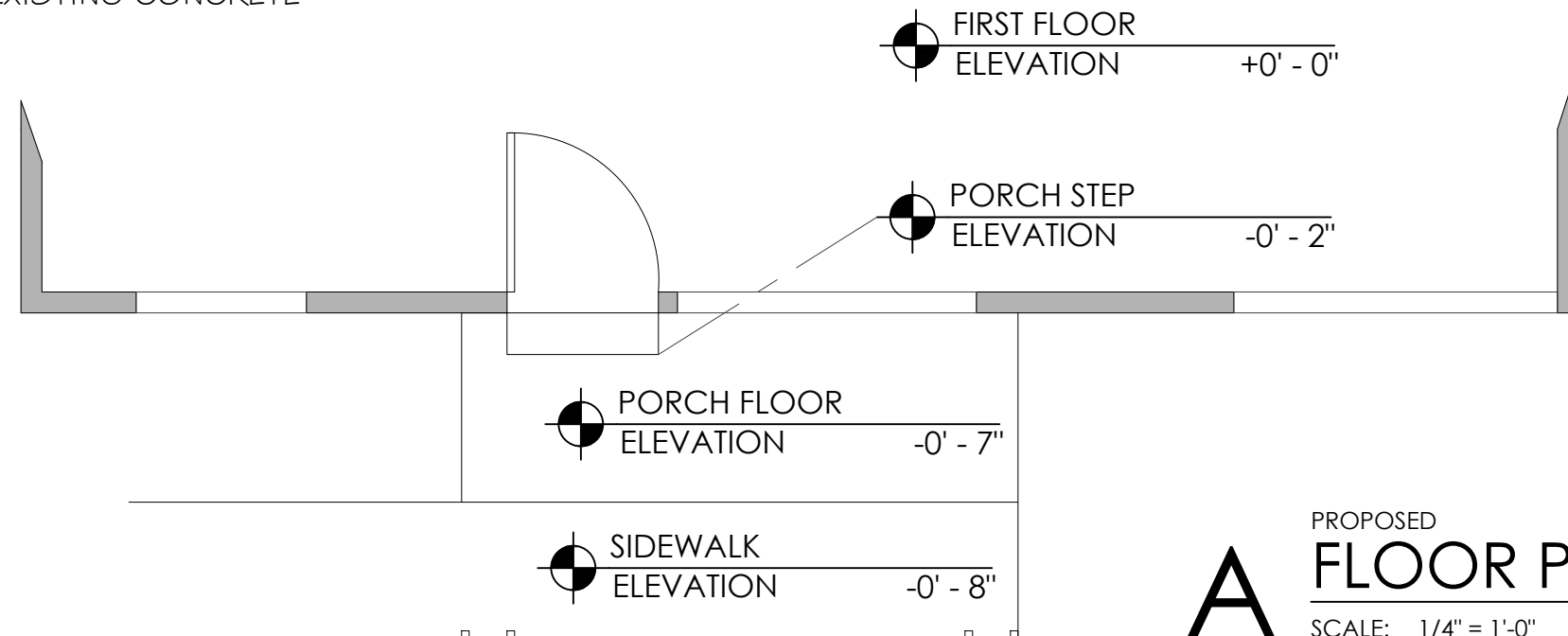
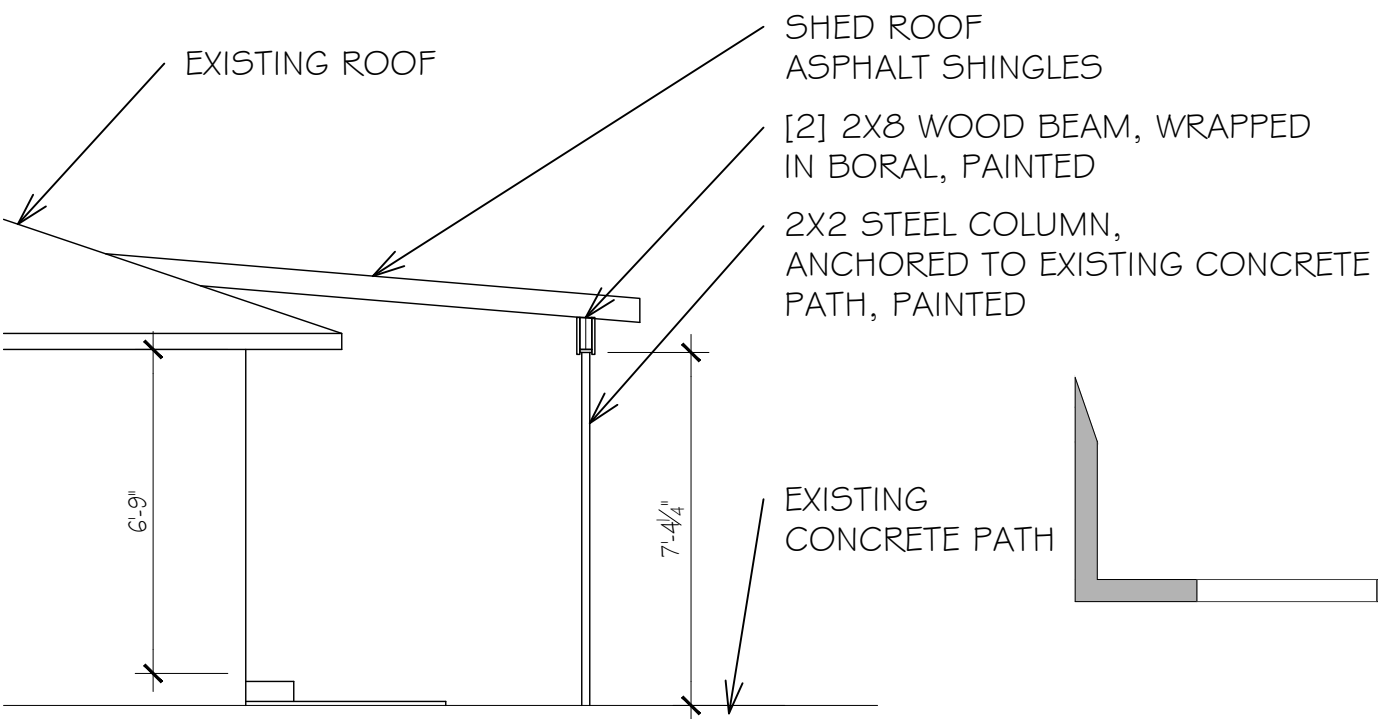
PROJECT NO.: 2020
 DATE: 08/3/20
 DRAWN BY: TMJ
 CHECKED BY: ECC

EXISTING
 DEMOLITION
 FLOOR PLAN

D.100



PROPOSED
B EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

LOREN WOOD BUILDERS

4535 E 3rd St
Bloomington, IN 47401
LORENWOODBUILDERS.COM

CERTIFIED

PROPOSED ADDITION
WHITE RESIDENCE
600 S WOODLAWN
BLOOMINGTON
INDIANA

PROJECT NO.: 2020
DATE: 08/31/20
DRAWN BY: TMJ
CHECKED BY: ECC

EXISTING
DEMOLITION
FLOOR PLAN

A.100

Demo Delay: 20-17

Commission Decision

Address: 424 1/2 S. Walnut

Petitioner: Josh Alley

Parcel Number: 53-08-04-213-011.000-009

Property is Contributing

Structure; Commercial c. 1925



Background: Believed to be the first commercial building constructed by the Mitchell Brothers, and one of four that exist in Bloomington.

Request: Full demolition of both structures.

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. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends forwarding **Demo Delay 20-17** to the Common Council for designation. Staff finds that the building is eligible under historic district criteria 1A and 2F and that the building can be reasonably modified to meet contemporary needs. After a site inspection staff determined that the structure is in fair condition, and would need major interior renovations throughout and a new roof/support system on the one-story section. While most of the historic fabric in the immediate vicinity has been removed/severely altered, this building retains more than enough of its original form and materials to convey its historic nature.

424 ½ S. Walnut St

Staff Report

Bloomington Historic Preservation Commission

Case Background

The most recent business to operate out of the building was the “Players Pub” but they closed their doors in 2019. New ownership is proposing to demolish the building in its entirety and build a multi-story mixed use building on the lot. The lot is currently zoned (MD) Mixed-Use Downtown.

At the 8/13/2020 meeting the Bloomington Historic Preservation asked about the history of the building and Henry Boxman. This report was written to address those two questions.

Historic surveys rating and designations:

The building is not currently listed in the National Register of Historic Places. It is listed in both the Indiana Historic Sites & Structures Inventory and the Bloomington Historic Sites and Structures List as “Contributing”. The property is not within a local historic district or local conservation district under the jurisdiction of the Bloomington Historic Preservation Commission.

Map 424 ½ S. Walnut Outlined in Red



Building History:

The evidence for the building's date of construction comes from two sources, Bloomington City Directories and Sanborn Fire Insurance Maps. While the 1923-1924 City Directory does not list any of the 420-424 S. Walnut addresses, they can be found in the 1925-26 City Directory.¹ The 1913 Sanborn Fire insurance map shows an undeveloped lot where the building would be located, however on the ensuing 1927 map edition, the building can clearly be seen in its current form.² Therefore, the building must have been constructed between 1913 and 1927. The 1925-26 City Directory is the earliest to list addresses at 420-424 S. Walnut which is why this is the estimated date of construction.

The 1927 Sanborn map depicts a building divided into three sections with three separate addresses; 422, 424, and 426 S. Walnut. Staff believes the Sanborn map makers incorrectly labeled the addresses, which should have been listed as 420, 422, 424 S. Walnut.³ The map indicates that the building was wood frame construction with a brick veneer on the north and east facades and composition roofing. The 420 and 422 sections are on the north end of the building and are a single story. A wood frame partition wall separates these two sections both of which are labeled as "services". The southernmost section, 424, is two stories in height with "offices" on the first floor and "dwelling" on the second. There is a two story open porch on the rear.

A more accurate picture of the building's early history emerges when information found in the 1925-1929 City Directories is synthesized with the 1927 Sanborn map. The northernmost building section (420) operated as a mercantile store with windows on the north part of the building facing the alley. The middle section (422) was food services and is listed as a soda fountain/eatery known as the Dew Drop Inn. The first floor of the southern section (424) served as an office for a local stone company, and the second floor (424 ½) served as living space. The occupants of these four addresses were listed as tenants with the exception of Ira Mitchell (424 ½) who is denoted as a property owner.

Several lines of evidence point to the Mitchell Brothers of Bloomington as the original builders and owners of the structure. Looking at the physical evidence there is an "M" pattern inlaid on the upper half of the brick façade of the two story building section. This feature can be seen on a photograph of the building found on a postcard from 1951. Testimony from Charlie Boxman, who moved to 424 ½ S. Walnut after his father Henry Boxman purchased the Dew Drop Inn in 1928, also supports this conclusion. Charlie wrote in an email that the "M" stands for Mitchell and was "emblazoned on the upper part of the second story section of the original brick façade".⁴ Finally, the 1925-26 City Directory listed Ira Mitchell as the occupant and owner of 424 S. Walnut. It should also be noted that the Mitchell Brothers were actively building commercial/mixed use buildings in Bloomington in the late 1920s'. A few lots north on the same block at 406 S. Walnut, the Mitchell Brothers built a two story mixed use building in 1927. Further south at 1504 S. Walnut they built a similar two-story brick building in 1928. Stanley P. Mitchell is one of the

¹ Bloomington, Indiana, City Directory, 1925-26 (Bloomington, IN.), page 357.

² Sanborn Map Company. Bloomington, Monroe County, Indiana, 1913. New York: Sanborn Map & Publishing Co, 1913. "Sanborn Fire Insurance Maps". <<https://libraries.indiana.edu/union-list-sanborn-maps>> (August 17, 2020); Sanborn Map Company. Bloomington, Monroe County, Indiana, 1927, Sheet 6.

³ These are the address numbers that will be used for the remainder of the report.

⁴ Boxman, Charlie. "Old Bloomington". Email, 2009. Monroe County History Center Vertical Stacks, "Boxman's Restaurant".

brothers credited with the building at 1504 S. Walnut.⁵ Staff is unsure of the identities of the other Mitchell family members responsible for the string of buildings constructed in the late 1920s', however the Mitchell's had a homestead just two miles south of the courthouse on S. Walnut. The patriarch of the family, Cpt Issac Mitchell, was a Civil War veteran and Ira Mitchell is listed as one of the family members who attended Cpt. Mitchell's ninetieth birthday celebration at the homestead in 1931.⁶ It is reasonable to believe that members of the Mitchell family partitioned, sold, or developed pieces of their land located along S. Walnut to capitalize on the expansion of homes and businesses along that road in the 1920s' as Bloomington's urbanized core expanded.

In 1928 the Dew Drop Inn (422 S. Walnut) was purchased by a couple that would make the building a local landmark and garner Bloomington's food scene state and national recognition. Twenty-five year old Henry Boxman and his wife Hattie kept the Dew Drop Inn moniker and continued to cater to the high school crowd that had frequented the previous business. Although they continued to serve similar menu items such as hot dogs, baked beans, ice cream, and popcorn, they geared their business toward a new form of transportation that would forever alter the American food service industry—the automobile. Under Boxman ownership, the Dew Drop Inn was the first eatery in Bloomington to offer a curbside service where menu items were delivered on specialized trays to cars parked on South Walnut Street.⁷

Boxman continued to innovate and adapt his business. The curbside service, which had brought initial success to the business, only lasted a few years because South Walnut Street became heavily trafficked as more automobiles hit the road and curbside service became dangerous. In response, the Boxman's shifted their business focus, rebranded the eatery "Boxman's Restaurant", and emphasized sit-down dining. Henry found a new use for his curbside trays and offered the "dessert tray" where a variety of sweet treats were brought to the customer's table making it difficult to resist buying an item. This technique was so successful it was featured in the Wall Street Journal in a front page article on the "Art of Selling".⁸ In 1935 Henry Boxman bought the adjoining two-story section of the building (424), expanded the dining space on the first floor to offer private dinner service to groups and moved his family into the second floor apartment. The family lived there for three years until the Boxman's purchased the Free-Classic, two story home adjacent to the business at 432 S. Walnut.

The building at 424 S. Walnut would continue to be the site of many "firsts" in Bloomington as Henry Boxman continuously modernized his business. Known as a student of marketing and advertisement, it is no surprise that Henry installed Bloomington's first neon sign at his restaurant. When it was first turned on it caused quite a stir as citizens viewing it from a distance thought a fire had broken out downtown. His restaurant also boasted the first commercial gas-fired heating boiler and the second commercial air conditioner in town.⁹

Henry Boxman operated the restaurant at 422 & 424 S. Walnut from 1928 until 1957 when he retired and sold the business to the Moore's who operated the Fiesta Restaurant. His thirty year tenure was the longest of any of the property's owners. The last fifty years of the building's history

⁵ *City of Bloomington Interim Report: Indiana Historic Sites and Structures Inventory* (Bloomington: City of Bloomington, 2004), 129.

⁶ Shotts, Connie. "Captain Isaac Mitchell Celebrated 90th Birthday." *Bloomington Evening World*. May 5, 1931, p. 4.

⁷ *Courier-Tribune*, Bloomington, IN. "Boxman's Second Kentucky Fried Chicken Store Opens." January 22, 1969, pg. 4.

⁸ Shawgo, Ron. "Boxman's Fried Chicken sold: Restaurant era has come to a close." *Herald Times*, August 27, 1983.

⁹ Shawgo, Ron.

has seen a multitude of owners engage in a number of different businesses, mostly related to the food and beverage service. Over that time the building suffered through a series of exterior “renovations” that added layers of incompatible materials and rearranged openings. In 2013 the owner of the building received a \$10,000 historic façade grant from the BUEA and the Walnut façade was partially restored to the way it appeared in the 1950s’.

Henry Boxman History:

Henry Boxman’s childhood was formidable. Born in 1903 on a farm near Columbus, Indiana, Boxman was one of ten children. His mother died when he was two and he was forced to quit school at thirteen after the last of his older sister’s left home and his father died. He supported himself by working for six years at Munt’s Restaurant in Columbus, Indiana where he learned the basics of the restaurant industry.¹⁰ At age twenty Henry applied to become a sales rep with RJ Reynolds Tobacco Company in Indianapolis but was turned down because he was too young. He kept applying and was hired the next year and soon became assistant divisional manager. Henry’s early hardships likely contributed to his unwavering drive and focus towards making his business successful. He called it “sticktoitness”.¹¹

At age twenty-five Henry and his new wife Hattie-Bell purchased the Dew Drop Inn Restaurant at 422 S. Walnut Street. The business would bring state and national recognition to Bloomington and cement Henry Boxman’s legacy as one of Bloomington’s greatest restaurateurs. The Dew Drop, often referred to as a barbeque stand, was a popular after-school gathering place for local high school students because it was only a block away from Bloomington High School. Initially, Henry did not change the menu and continued to serve short-order items such as burgers, hotdogs, and ice cream. In fact, the Dew Drop was listed as a “Soda Fountain” in the 1926-2929 City Directories.

The 1930’s brought hardship and change to Bloomington, but Henry Boxman adapted his eatery to survive through a time that brought catastrophe to many other small businesses. By 1932, Henry had changed the name of the Dew Drop to “Boxman’s Restaurant” and eliminated curbside service in order to transition to a more formal, sit-down restaurant experience. That same year, to celebrate the 4th anniversary of his tenure, Boxman offered chicken dinners for 4 cents each (dinners were usually 50 cents). The deeply discounted prices drew quite a crowd in those depression days and a local police officer was assigned to keep the peace. Boxman, who ended the day with a \$250 loss, served almost 1,000 people and said he turned away almost as many.¹² Although maintaining a business throughout the Great Depression was likely a monumental challenge, Boxman also found time to improve his community. He led the effort to reactivate the Bloomington Chamber of Commerce and was named its president in 1936. He was also active in the Bloomington Exchange Club, and as president of the club in 1936, came up with the slogan “Bloomington- Gateway to Scenic Southern Indiana”.¹³

Boxman’s community service continued in the 1940s and took on greater significance when he was appointed to serve as a food consultant to the Secretary of War, one of 96 restaurant men from all

¹⁰ Tufford, Carole. “A restaurateur to remember: henry Boxman;s food put Bloomington on the Map.” *Herald Telephone*, Bloomington, Indiana, April 19, 1989.

¹¹ Matavuli, Nick. “Boxman still has ‘fingers in the pie.’” *Herald Telephone*, Bloomington, Indiana, April 9, 1980, p 30.

¹² “1,032 Chicken Dinners at 4c Each Sold at \$250 Loss.” *Bloomington Evening World*, August 15, 1932.

¹³ Goodall, Kenneth. “Men of Bloomington, Henry F. Boxman”. June 2, 1954.

over the United States who volunteered their time and expertise to increase the efficiency of military food preparation and facilities. For this work Henry received a personally signed letter from President Truman. Boxman also helped the war effort by closing on Sundays, the heaviest day of the week in volume and sales. This allowed him to save his rationed food supplies for the week days so that war workers could eat, although he still ran out of food and was forced to use meat substitutes.¹⁴

The 1950s really catapulted Henry Boxman onto the national stage. The Bloomington restaurant gained the attention of food critic pioneer Duncan Hines, who wrote the newspaper food column “Adventures in Good Eating at Home”. Hines spoke highly of Boxman’s Restaurant and regularly featured it in his column for fifteen years—he was particularly fond of the Dutch Apple Pie.¹⁵ Boxman’s was also recognized in Clementine Paddleford’s “National Food” column in *This Week Magazine*. In the article, titled “Chow in a College Town”, Paddleford wrote that “...motor tourists come to Boxman’s from all corners of the nation. Dinners here are worth a half-days extra driving.”¹⁶ Boxman’s was also featured in *Cooking for Profit* magazine which labeled him as one of the outstanding restaurateurs in the county.¹⁷

Boxman was both active and renowned in the state and national restaurant associations. He was a charter member of the Indiana Restaurant Association, its third president, and a lifetime member of the board of directors. In addition, Boxman was elected to serve on the board of directors of the National Restaurant Association and was the second person inducted into that organization’s Restaurant Hall of Fame.¹⁸

It was through the National Restaurant Association that Henry Boxman became good friends with Harlan Sanders, otherwise known as Colonel Sanders, the bombastic founder of Kentucky Fried Chicken (KFC). Although Boxman sold his restaurant in 1957 to work as Food Services Director for Bloomington’s Metropolitan Schools, he soon came out of restaurant retirement and opened Bloomington’s first KFC in 1963. This restaurant was located next door to the old Boxman’s Restaurant. In fact, he had the building constructed in the front yard of his home at 432 S. Walnut—much to his wife’s chagrin. Boxman opened a second location in the College Mall area in 1968 and even brought Harlan Sanders to that store’s opening day to meet and greet customers. The Colonel and Boxman maintained a close friendship for the rest of their lives.

Perhaps Carolyn Tufford said it best in her 1989 Herald-Telephone article, “Henry Boxman was a restaurateur to remember...his food put Bloomington on the map”. Boxman cultivated a short order high school hangout into a dining landmark that grabbed the attention of national food critics. His business weathered a great depression and a world war. He was a founding member and honorary director of state and national restaurant associations and the second person inducted in the national restaurant hall of fame. He is a stellar example of selfless service to his community as a lifelong member of the chamber of commerce and the exchange club. Despite his illustrious career, Boxman is a relatively unknown person of interest, even locally speaking. It is to be determined if he can be considered “a person who played a significant role in local, state, or national history”.

¹⁴ Matavuli, Nick

¹⁵ Hines, Duncan. “Adventures in Good Eating”. January, 1953.

¹⁶ *Courier-Tribune*, Bloomington, IN. “Boxman’s Second Kentucky Fried Chicken Store Opens.”

¹⁷ *Cooking for Profit*. “Boxman’s of Bloomington”. May, 1963.

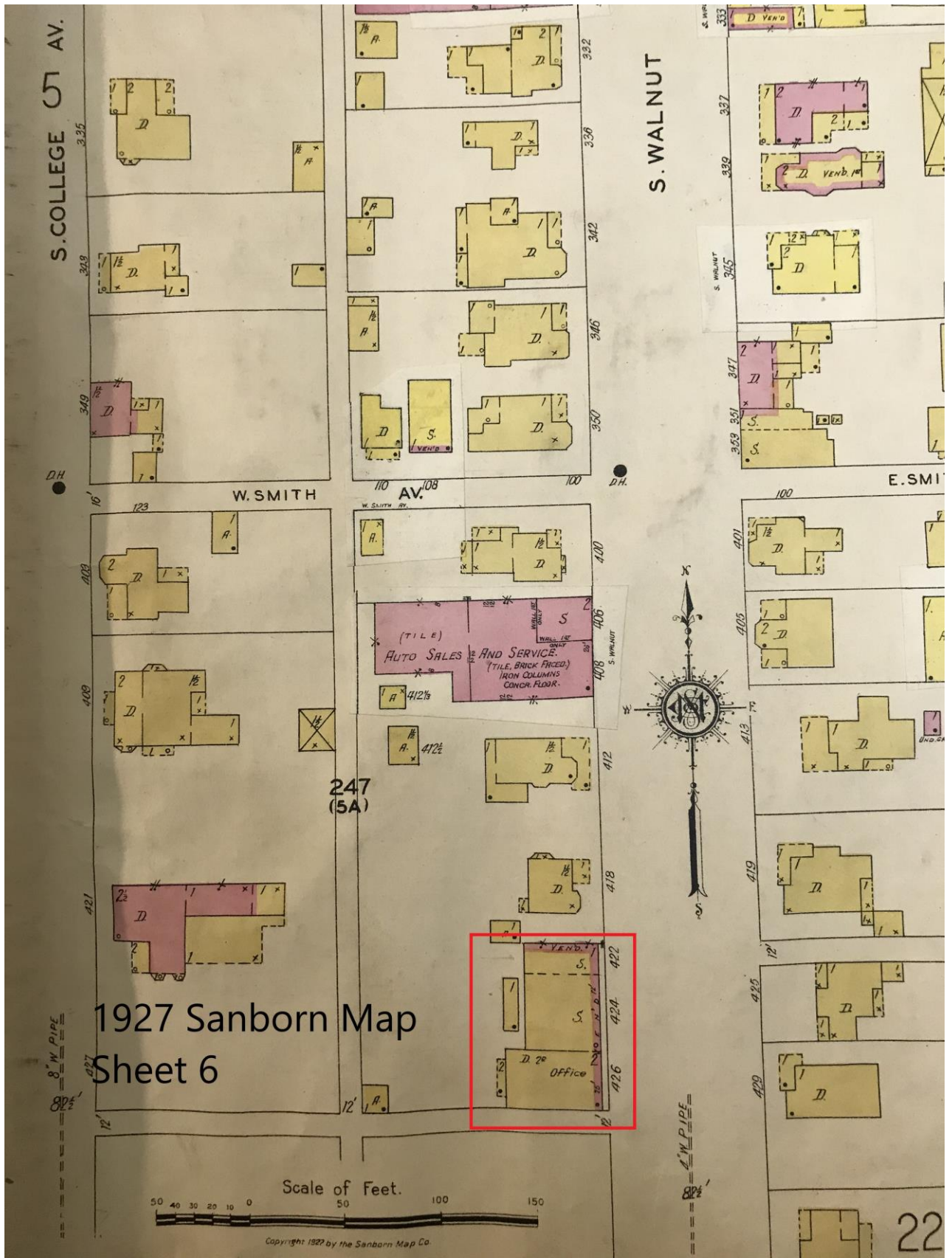
¹⁸ Goodall, Kenneth.



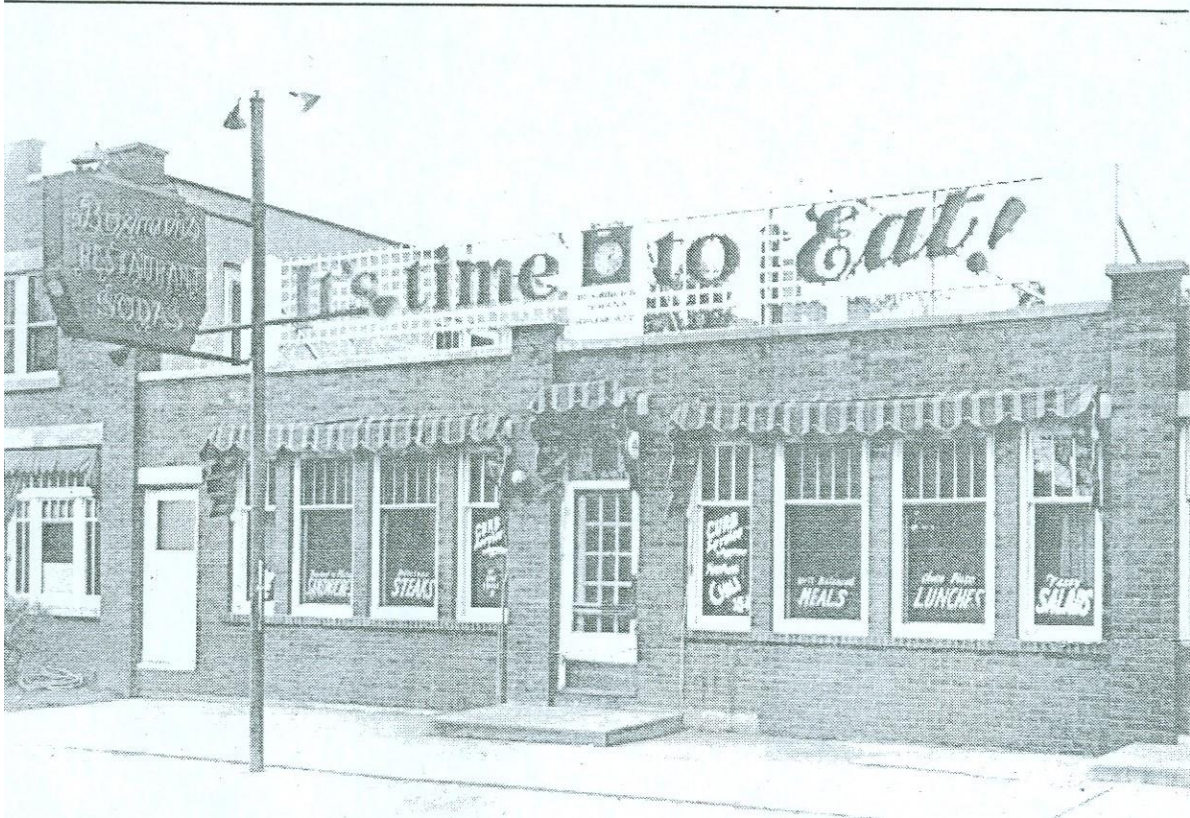
Digitized from the Indiana University Map Collection by Historical Information Gatherers, Inc.

www.historicalinfo.com

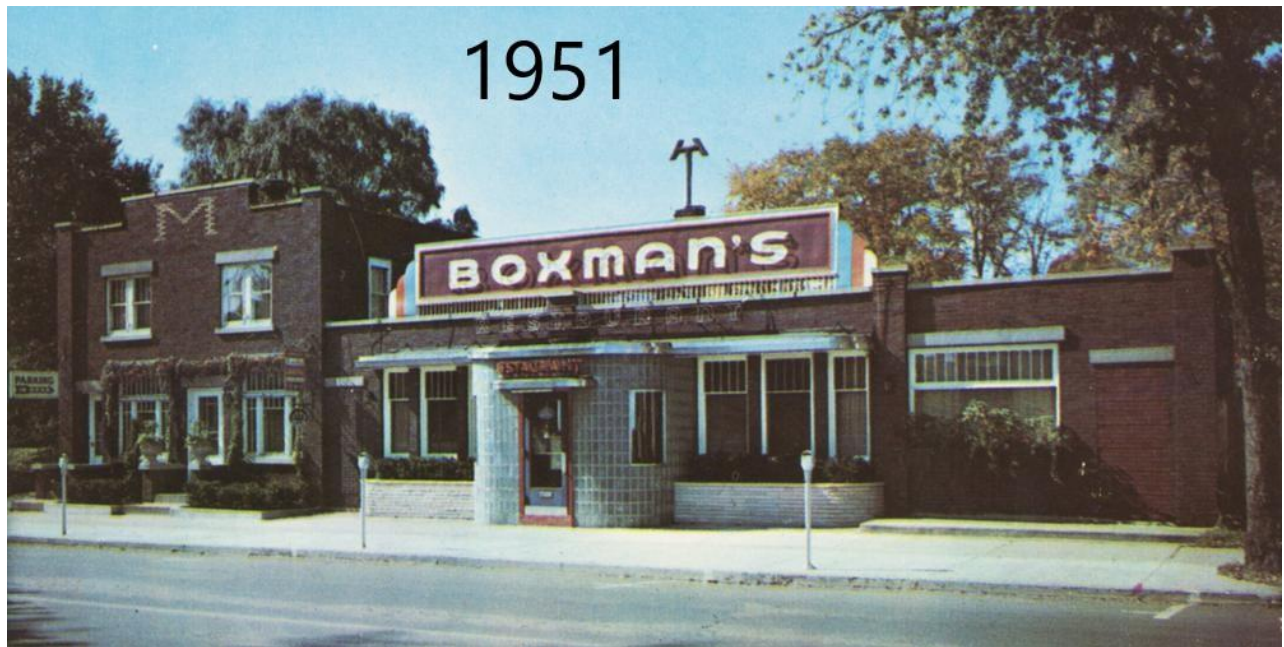
1913 Sanborn Map



1927 Sanborn Map



Earliest photo found of Boxman's Restaurant



A photograph of Boxman's from a postcard.



Henry Boxman with his pastry lady (likely behind the famous Dutch Apple Pie) c. 1950



Boxman opened this KFC in 1963, Blomington's first. Note that he lived in the white house in the background.



Photo taken in 2001 shows the heavily altered façade.



Photo taken in 2010 shows that the lower half of the façade has been restored and windows opened.

Submitted via UReport, Anonymous: I wasn't sure where to send this to but hoping you can share these remarks with the Historic Preservation Commission: The HPC seems to have developed a recent tendency to focus not on the history of buildings and places but instead on what is going to be built in making decisions. I would like them to emphasize the former more, as believe it more closely aligns with their expertise and jurisdiction. Commissioner Derek Richey for instance posted to the History Club Facebook page about the Player's Pub building. Totally fine, but he also posted that implied scary, ugly, and expensive student housing would be built there. Let Planners and the City Commission deal with that. I'd like HPC to focus on whether something is worth saving, and if the only reason it is worth saving is to stop something HPC doesn't like instead of its historic value, that is not a good reason for HPC to stop something. I have no dog in the fight with this building - whatever happens is fine - but let's not use scare tactics and pseudoplanning. Historic districts are often pitched to neighborhoods as a means to enhance property values so complaining about how something high priced will go in somewhere is a bit hypocritical anyways. Also thank you for those times you all allow flexibility to creative development and reuse when keeping the old while adding new needed dimensions to our town.



Conor Herterich <herteric@bloomington.in.gov>

424 S Walnut

1 message

Romy <mkromy1@gmail.com>
To: herteric@bloomington.in.gov

Mon, Sep 14, 2020 at 3:23 PM

Mr Herterich & members of the Bloomington Historic Preservation committee

I am writing in support of preserving part of 424 S Walnut building.

These buildings hold undeniable connections to Monroe County History: the first commercial building constructed by the Mitchell Brothers and Boxman's Restaurant.

I believe it is worth saving parts of the building to mark its historical designation. I have personally spent many hours inside Players Pub and can attest to the dilapidation of its interior. However, saving the brick exterior for the first floor of the new building would be a nice nod to Monroe Co history, and would add a lovely historical touch to the new building that will replace it. It is a much preferable architectural design than the modern "boxes" that are being built now in the downtown area.

Please consider keeping part of this historical building.

thank you,
Kathy Romy



Conor Herterich <herteric@bloomington.in.gov>

Preserve the Players Pub and Mitchell buildings!

Margaret Menge <margaretmenge@yahoo.com>
Reply-To: Margaret Menge <margaretmenge@yahoo.com>
To: "herteric@bloomington.in.gov" <herteric@bloomington.in.gov>

Mon, Sep 14, 2020 at 9:37 AM

Conor Herterich
Historic Preservation Program Manager
City of Bloomington

To the Bloomington Historic Preservation Commission:

Please vote NO on the proposal to destroy the old Players Pub building and the Mitchell Building on South Walnut and please require that the new owner preserve these pieces of Bloomington's history.

These buildings have character, and are among just a few remaining historic buildings in this area south of our downtown.

Like many Bloomingtonians, I've been appalled to see the poor quality of the new buildings that have gone up in this area and by the brutalist architecture that assaults our eyes when we drive up South Walnut.

Bloomington has lost so much of its charming historic character over the last 10 years. It's time to stop the bleeding, and preserve what we have left.

Thank you.

Sincerely,

Margaret Menge
117 S. Bryan Ave
Bloomington, IN 47408
812-369-4325

August 19, 2020

To: Bloomington Historical Preservation Commission
401 N Morton St Suite 130 Bloomington IN 47404

Re: 424½ S Walnut St Bloomington, IN 47401

It has come to our attention that a demolition permit for 424 ½ S Walnut St, has been filed with the city's planning department, and that as a result, this building is now the subject of review by the Bloomington Historical Preservation Commission. As local business owners, operating in the same locality, we are writing to voice our support for the demolition of this building, and development of a similar structure, which will enhance the aesthetics of the area, and revitalize a prominent lot in our area.

Unfortunately, this building is falling apart. It has served its purpose, but the time has come for it to follow the same path as countless others in the vicinity, and be repurposed for greater use. We recognize and empathize with the operational challenges presented by a building in this condition, and hope that you will allow this property to be reinvigorated. Redevelopment efforts in this area of downtown, have resulted in the demolition of multiple buildings along E Smith Avenue and S. Walnut street. We believe that this developer should be afforded the same opportunity. We also believe that this will not only enhance the curb appeal of this area, but will also allow for a continued revitalization of commerce, and many additional benefits to our community.

We thank you in advance, for recognizing our support and for your consideration.

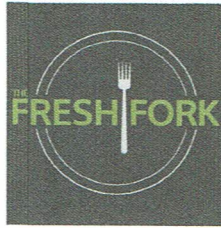
Most Sincerely,

DocuSigned by:

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Mark Figg

Member-Kirkwood Management for sustainable Living LLC (Owner: 413 S walnut St)



August 19, 2020

To: Bloomington Historical Preservation Commission
401 N Morton St Suite 130 Bloomington IN 47404

Re: 424½ S. Walnut St. Bloomington, IN 47401

Dear Commission:

It has come to my attention that a demolition permit for 424 ½ S. Walnut Street has been filed with the City of Bloomington planning department and that as a result, the building currently at that location is now the subject of review by the Bloomington Historical Preservation Commission. As a local business owner operating in the same locality, I am writing to voice my support for the demolition of this building and development of a similar structure which will enhance the aesthetics and revitalize a prominent lot in the area.

Unfortunately, the building currently in this location is falling apart. It has served its purpose, but the time has come for it to follow the same path as countless others in the vicinity and be repurposed for greater use. I recognize and empathize with the operational challenges presented by a building in this condition and hope you will allow this property to be reinvigorated. Redevelopment efforts in this area of downtown have resulted in the demolition of multiple buildings along East Smith Avenue and South Walnut Street and this developer should be afforded the same opportunity. The new construction proposed will not only enhance the curb appeal of the area but will also allow for a continued revitalization of commerce and many additional benefits to our community.

Thank you in advance for your consideration.

Best,

Stacy Thompson
Owner, The Fresh Fork, LLC
338 S. Walnut Street, Suite 1
Bloomington, IN 47401

August 19, 2020

To: Bloomington Historical Preservation Commission
401 N Morton St Suite 130 Bloomington IN 47404


Re: 424½ S Walnut St Bloomington, IN 47401

It has come to our attention that a demolition permit for 424 ½ S Walnut St, has been filed with the city's planning department, and that as a result, this building is now the subject of review by the Bloomington Historical Preservation Commission. As local business owners, operating in the same locality, we are writing to voice our support for the demolition of this building, and development of a similar structure, which will enhance the aesthetics of the area, and revitalize a prominent lot in our area.

Unfortunately, this building is falling apart. It has served its purpose, but the time has come for it to follow the same path as countless others in the vicinity, and be repurposed for greater use. We recognize and empathize with the operational challenges presented by a building in this condition, and hope that you will allow this property to be reinvigorated. Redevelopment efforts in this area of downtown, have resulted in the demolition of multiple buildings along E Smith Avenue and S. Walnut street. We believe that this developer should be afforded the same opportunity. We also believe that this will not only enhance the curb appeal of this area, but will also allow for a continued revitalization of commerce, and many additional benefits to our community.

We thank you in advance, for recognizing our support and for your consideration.

Most Sincerely,

DocuSigned by:

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AE

August 19, 2020

To: Bloomington Historical Preservation Commission
401 N Morton St Suite 130 Bloomington IN 47404

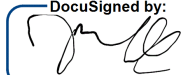
Re: 424½ S Walnut St Bloomington, IN 47401

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We thank you in advance, for recognizing our support and for your consideration.

Most Sincerely,

DocuSigned by:

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Jason Millican

Jm

8/20/2020



PROPOSAL

Proposal Submitted To: Skip Vancel		Date of Proposal: 12-20-2019	Job Number 2019163
Address: 424 S. Walnut Ave.		Job Name: Players Pub Renovation	
City, State, Zip Code Bloomington, IN, 47401		Location: Bloomington	
Attention:	Phone #: 305-776-1515	Fax #:	Job Phone #:

SCOPE OF WORK

Provide material, equipment, and labor to complete the following

Option #2

- Provide Temporary power to both units with 100 amp each.
- Demo North exterior wall.
- Demo West exterior wall on North end.
- Demo all roofing and trusses.
- Demo interior walls.
- Demo all wood flooring and floor trusses.
- Install #7 compacted stone for base.
- Install 6'x6'x16" concrete footing with 5# (6 each way) x4
- Install 6'x4'x16" concrete footing. X2
- Install 2'x3'x16" concrete footing. X2
- Install 6x6x3/8" Steel Columns. X8
- Install 8" CMU block- Grout vertically every 24" with #5 rebar and horizontal reinforcement every 16".
- Install new structurally flat roof trusses.
- Infill 2 openings on South wall to meet 2-hour fire rating. (Finish dry wall)
- Install new vinyl siding on North wall of apartment building above new roof line. This proposal does not include any structural repairs that may be needed.
- Seal new CMU block with Drylok white in color.
- Install caulking and backer rod in expansion joints.
- Install 3/4 tong and groove sheeting on roof.
- Install new 6" seamless gutter on West wall.
- Install T-111 on heal of new roof truss.
- Install new Duro-Last 50 mil membrane on new roof.
- Install tapered 1/4" iso insulation under new membrane.
- Install new coping on North and East parapet.
- All work to be done during normal working hours.

Add option: 1- Layers of 2" Iso insulation to achieve an average R-30 on the roof deck. \$ 3,350.00

Clarifications.

- This price includes \$2,100.00 allowance on building permitting.



3701 Jonathan Drive • Bloomington, Indiana 47404



- We have excluded a meter mode until Duke can give us an exact location where the meter will be located. They will also be providing a cost for the new services.
- We have excluded any modification to the vestibule until the owner or new tenant can provide an exact description on what is wanted.
- All permanent electricity has been excluded.
- All plumbing has been excluded.
- All finishes on the interior have been excluded.
- All windows or doors have been excluded.
- All interior insulation has been excluded.
- Anything not specified on this proposal has been excluded.
- All power to be supplied by one meter. Owner will be responsible for utility bill

Total: \$304,400.00

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

Three Hundred and Four Thousand Four Hundred Dollars. (\$304,400.00)

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKER'S COMPENSATION INSURANCE.

AUTHORIZED SIGNATURE _____

Brady J. Showalter VP

NOTE: This proposal may be withdrawn by us if not accepted within 60 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE _____ **Date of Acceptance:** _____
Title

Demo Delay: 20-21 Commission Decision

Address: 420 E. 12th St

Petitioner: Stasny & Horn

Parcel Number: 53-05-33-210-032.000-005

Property is Contributing

Structure; Gable Ell c. 1910



Background: Part of the Cottage Grove addition which was platted from 1896-1905. The structure appears to be in fair condition. Cottage Grove was a potential historic district identified in the City of Bloomington 2001 Interim Report.

Request: Full demolition of the structure.

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. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 20-21** unless the BHPC is prepared to recommend the establishment of the Cottage Grove Historic District. Staff does not find the structure meets the criteria for individual designation.

Demolition Application

Monroe County Building Department

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

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

http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx

Date: 08/24/2020

Project Address: 420 E. TWELFTH ST., BLOOMINGTON, IN 47408
Street City, State Zip

Township: BLOOMINGTON 09N Section #: 33

Parcel Number 53-05-33-210-032.000-005

Subdivision: COTTAGE GROVE Lot #: 88

Applicant Name: STASNY & HORN IGP Phone #: (812) 339-4676

Property Owner Name: STASNY & HORN IGP
Address: 509 E COTTAGE GROVE AVE, BLOOMINGTON, IN 47407 Phone #: (812) 339-4676
Street PO BOX 4676 City, State & Zip

Contractor: (if applicable) _____
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other

WORK BEING PERFORMED:

STRUCTURE REMOVED
SITE GRADED TO ADJACENT TOPOGRAPHY

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 E. Douglas Horn, E. DOUGLAS HORN, GENERAL PARTNER
Owner/Applicant

**DULY ENTERED
FOR TAXATION**

AUG 22 2019

Catherine Smith
Auditor Monroe County, Indiana

2019012180 WAR \$25.00
08/23/2019 02:14:36P 2 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That:

JS Bloomington Realty, LLC, an Indiana limited liability company

Grantor, organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to

Stasny & Horn, an Indiana general partnership

Grantee(s), of Monroe County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in Monroe County, Indiana

Lot Number 68, in Cottage Grove Addition to the City of Bloomington, Monroe County, Indiana, as per plat thereof recorded in Plat Cabinet B, Envelope 27, in the office of the Recorder of Monroe County, Indiana.

Tax ID: 53-05-33-210-032.000-005

Subject to Taxes for the year(s): 2019 due and payable 2020

Subject to Covenants, Conditions, Restrictions, and Easements of record. Also subject to zoning ordinances.

The undersigned persons executing this Limited Liability Company Warranty Deed on behalf of Grantor represent and certify that they are members of Grantor, and have been fully empowered, by proper resolution to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed this 15 day of August, 2019.

JS Bloomington Realty, LLC

BY: [Signature]
Wade Etheredge, Authorized Agent

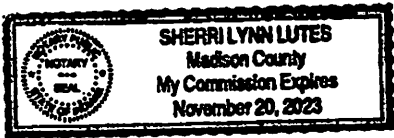
STATE OF Indiana

County OF Hancock

Before me, the undersigned, a Notary Public in and for said county and state, do hereby certify that Wade Etheredge, an Authorized Agent for JS Bloomington Realty, LLC personally appeared this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of July, 2019.

[Signature]
Notary Public



My Commission Expires:

(SEAL)

Prepared By: Vincent S. Taylor, Attorney At Law

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: John Bethell

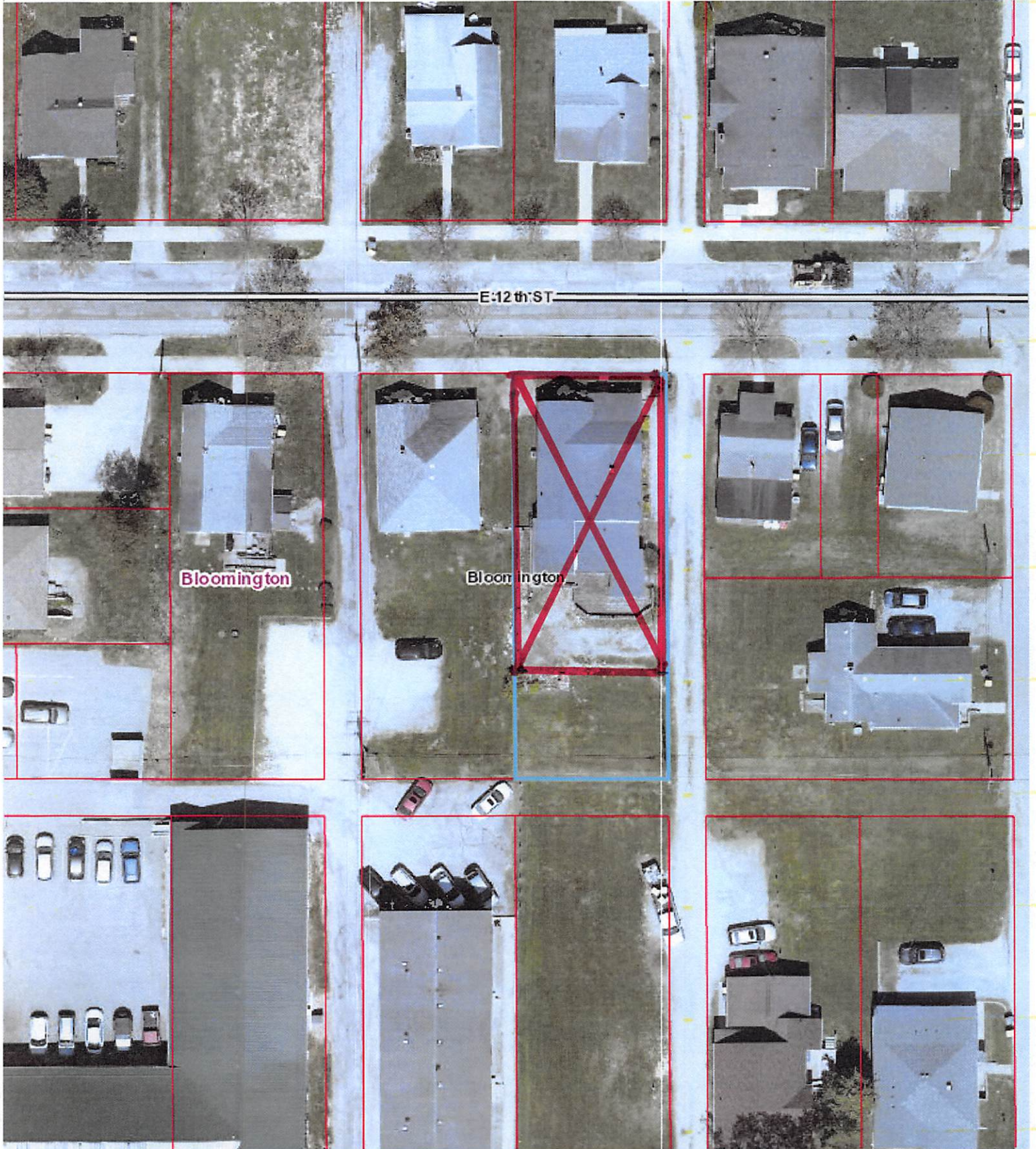
Grantee's address/ mailing address to which tax statements should be mailed is:

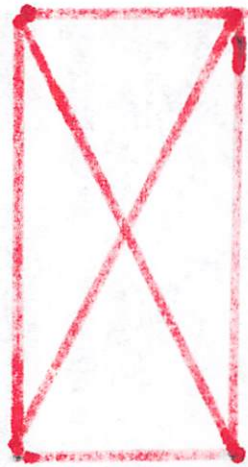
PO Box 7676 Bloomington, IN 47407-7676

Grantee's address if the above mailing address is not a street address or rural route address:

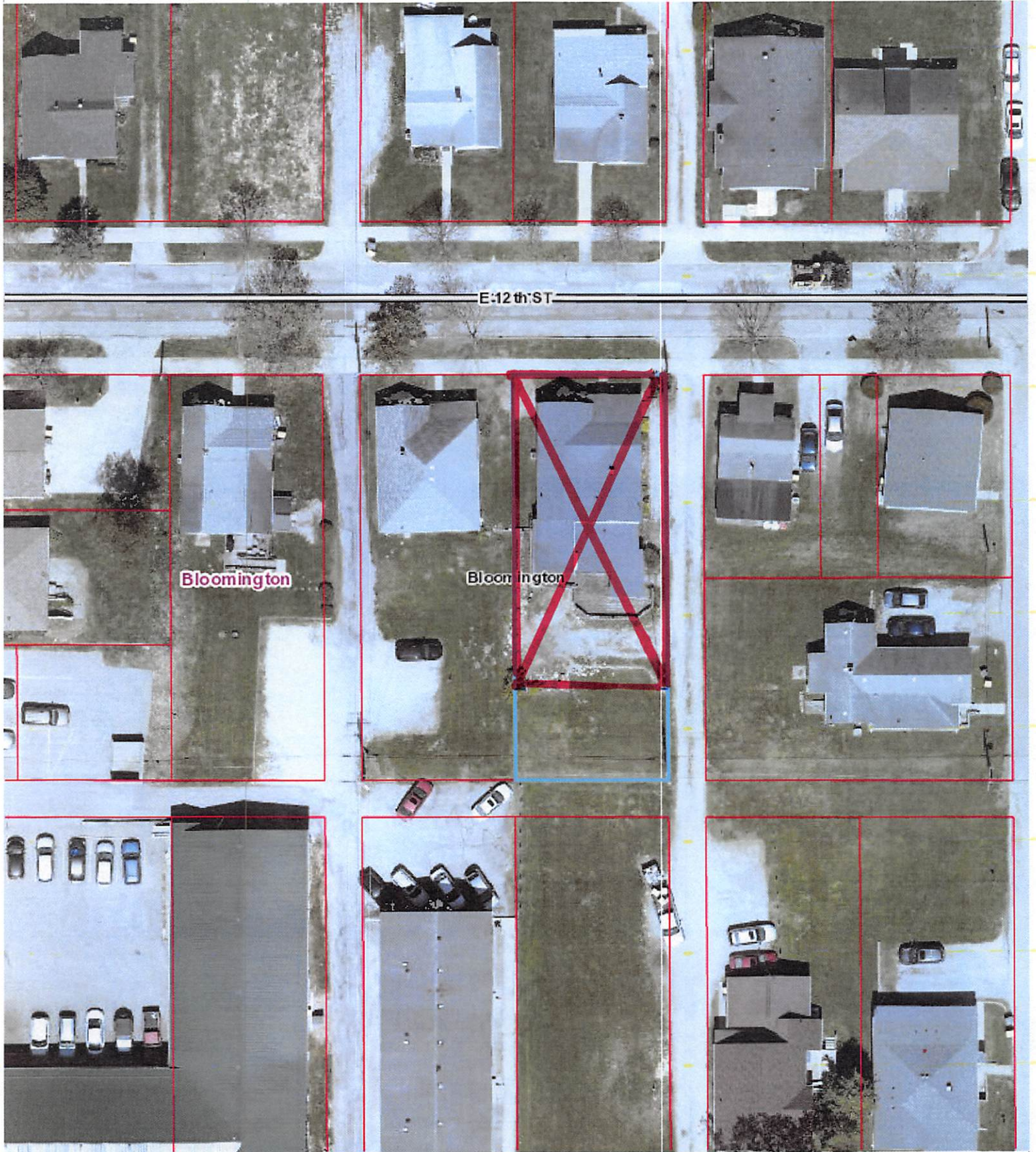
509 E Cottage Grove Ave Bloomington IN 47408
53-64057

420 E Twelfth Street, Bloomington, IN -- Site Plan
Stasny & Horn IGP - August 2020





420 E Twelfth Street, Bloomington, IN -- Site Plan
Stasny & Horn IGP - August 2020





Demo Delay: 20-22
Commission Decision

Address: 1706 S. Huntington Dr

Petitioner: Randy McClothlin

Parcel Number: 53-08-09-104-049.000-009

Property is Contributing

Structure; Garage c. 1930



Background: The accessory structure in question is a garage which appears to date from the same era of construction as the “contributing” house on the lot. The structure is in poor condition and the walls are not in alignment.

Request: Full demolition of the structure.

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. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 20-22.**

69075

Received 08/28/2020
C20-353

BL
8-28-2020

Demolition Application

Monroe County Building Department

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

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

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Date: 8/25/2020

Project Address: 1706 S. Huntington Dr. Bloomington IN 47401
Street City, State Zip

Township: Perry Section #: _____

Parcel Number S3-08-09-104-049-000-009

Subdivision: Barclays Gardens Pt. Lot #: 100

Applicant Name: Jon Allen Phone #: 812-327-4845

Property Owner Name: Randy McGlothlin

Address: 5891 W. SR 48 Bloomington IN 47404 Phone #: 317-997-0468
Street City, State & Zip

Contractor: (if applicable) Jon Allen, 3519 N. Jeralie Ct. Bloomington IN
Phone #: 812-327-4845 47404

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other

WORK BEING PERFORMED:

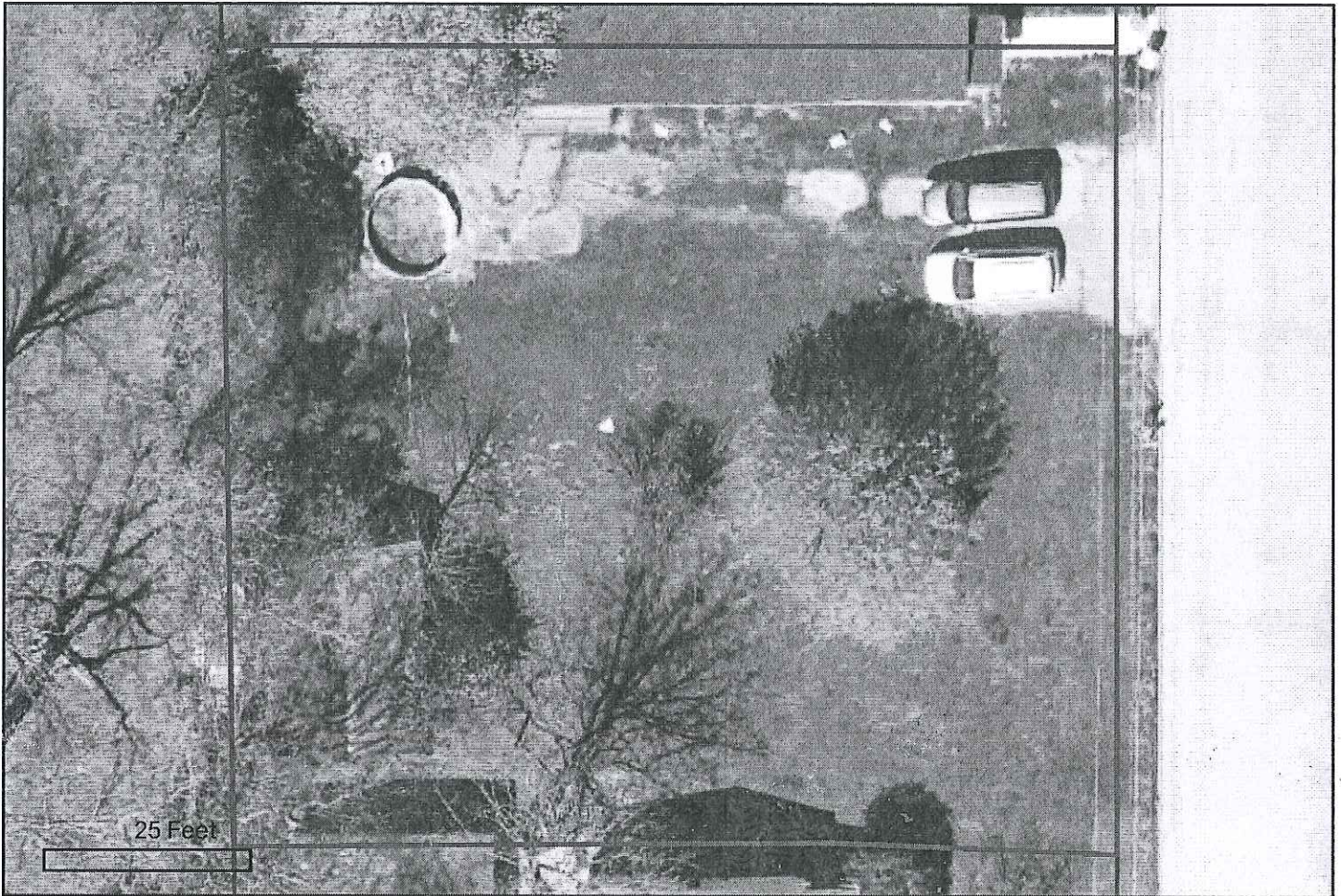
Tear down + Remove existing garage NOT Attached
TO Any other structures. Garage is far beyond repair.
We will have a large dumpster + All Material hauled away.

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 [Signature] (Applicant)
Owner/Applicant

Monroe County, IN

1706 S Huntington DR, Bloomington, IN 47401-6621
53-08-09-104-049.000-009



Parcel Information

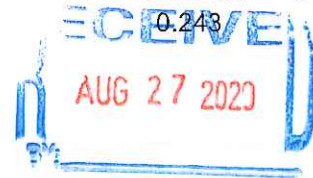
Parcel Number: 53-08-09-104-049.000-009
Alt Parcel Number: 015-59210-00
Property Address: 1706 S Huntington DR
Bloomington, IN 47401-6621
Neighborhood: Barclay Gardens - A
Property Class: 1 Family Dwell - Platted Lot
Owner Name: McGlothlin, Randy J.
Owner Address: 5891 W State Road 48
Bloomington, IN 47404
Legal Description: 015-59210-00 BARCLAY GARDENS PT LOT
100

Taxing District

Township: PERRY TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.243	



MCGLOTHLIN, RANDY
Project - MCGLOTHLIN-RES DEMO-1706
Address - 1706 HUNTINGTON DR S
Parcel - 53-08-09-104-049.000-009
App # - 69075 Twp - PR-09