

**Bloomington Historic Preservation Commission, Teleconference  
Meeting, Thursday October 8, 2020, 5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. September 24, 2020 Minutes

**IV. CERTIFICATES OF APPROPRIATENESS**

**Commission Review**

**A. COA 20-42**

703 S. Woodlawn Ave (Elm Heights Historic District)  
Petitioner: Lyndsi Brown (Chickering Rentals)  
*Replace all windows on the house.*

**B. COA 20-43**

1210 N. Washington St (Garden Hill Historic District)  
Petitioner: Tim Horny (contractor) David Schoo (owner)  
*Construction of rear deck and screened porch.*

**C. COA 20-44**

208 E. 15th St (Garden Hill Historic District)  
Petitioner: Susan Rudd  
*Demolition of rear room and construction of new room. Restoration of front porch and entry. Removal and replacement of siding and windows.*

**V. DEMOLITION DELAY**

**Commission Review**

**A. Demo Delay 20-17**

424 ½ S. Walnut Street  
Petitioner: Josh Alley  
*Full demolition*

**B. Demo Delay 20-23**

1003 W. 1st Street  
Petitioner: Matt Ryan  
*Full demolition*

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

- A. **Adoption of 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](mailto:human.rights@bloomington.in.gov).*

Next meeting date is October 22, 2020 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted:** 10/1/2020

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

**I. CALL TO ORDER**

**II. ROLL CALL**

Meeting was called to order by **John Saunders @ 5:00 p.m.**

**Commissioners**

Doug Bruce  
Jeff Goldin  
Deb hutton  
Lee Sandweiss  
John Saunders  
Chris Sturbaum

**Advisory**

Duncan Campbell  
Derek Richey

**Absent**

Sam DeSollar  
Susan Dyer  
Ernesto Casteneda  
Jenny Southern

**Staff**

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

**Guests**

CATS  
Gigi Larmour-Goldin  
Nicholas Carder  
Douglas Horn  
Josh Alley  
Joel Keefer

Anita Dansker  
Mark Figg  
Janice Sorby  
Alayna Chambers Gray  
Tim Ellis  
Avery Goldman  
Danielle Bachant-Bell  
Jeremy Shere  
Rick Vanderipe  
Judith Brennan  
Karen M Duffy  
Jesse Steinfeldt  
Matt Ellenwood  
Justin Loveless  
Steve Wyatt

### III. APPROVAL OF MINUTES

#### A. September 10, 2020 Minutes

**Jeff Goldin** made a motion to approve September 10, 2020 minutes.  
**Lee Sandweiss** seconded.  
**Motion Carried 4-0-1 (Yes-No-Abstain)**

### 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.*

**Conor Herterich** gave presentation. See packet for details.

**Jeff Goldin** made a motion to approve **COA 20-36**.  
**Deb Hutton** seconded.  
**Motion Carried 5-0-0**

### V. DEMOLITION DELAY

#### **Demo Delay 20-17**

424 ½ S. Walnut Street  
Petitioner: Josh Alley  
*Full demolition*

**Conor Herterich** gave presentation. See packet for details.

**Conor Herterich** stated that he wanted to put a disclaimer out that the **Petitioner Josh Alley** asked that the item be removed from the agenda, and that the **HPC** not take any action until **October 08, 2020**. **Josh Alley** stated that they would like to table our petition until the next meeting to allow the **Commission** to receive all of the materials that they have added to the packet.

**Conor Herterich** stated that he would not remove an item from the agenda on the day of the meeting, and that the **Commission** would decide whether or not they discuss or take action on the item. **Conor Herterich** also reminded the **Commission** that they could not decide to save or demolish the building based on any designs of the proposed new building shown by the petitioner.

**Jeff Goldin** asked **Conor Herterich** if the **Commission** did postpone this item for another two weeks, would there still be time to do the process in the right way. **Conor Herterich** replied “Yes, but that it has to be on **October 08, 2020**” **Jeff Goldin** stated that he thought this was important to both sides and to be able to see all of the information was important. He is in favor of postponing until the next meeting. **John Saunders** suggested to the **commissioners**, that they hear from the **Petitioner Josh Alley** first to see if this is what he really wants to do. **Josh Alley** stated that one of the reasons for this request was that he had submitted a lot of petitions, and that at the last meeting some of their petitions were not included. **Josh Alley** stated that there has been a lot of public comment, but they were not submitted on time for this meeting to be heard. This is why he has asked for the delay.

**Jeff Goldin** made a motion to move **Demo Delay 20-17** to the **October 08, 2020** meeting.

**Lee Sandweiss** seconded the motion.

**Motion Carried 6-0-0**

**Chris Sturbaum** asked if only the façade of the building could be designated. More discussion ensued about the building and the history of the building.

**Tim Ellis** asked to be notified of whatever decision is made. More discussion was ensued about partial demolition and full demolition.

#### **A. Demo Delay 20-21**

420 E. 12th Street

Petitioner: Stasny and Horn

*Full demolition*

**Conor Herterich** gave presentation. See packet for details.

**Doug Horn** explained his experiences and history with this building. He stated that they purchased this property with the intention of demolition.

He also explained the extent of damages to the building. **Chris Sturbaum** asked about the landscaping of the property if the building is removed.

**Derek Richey** asked if the petitioner has considered selling the house or working with **BRI** on restoring the building, and what is stopping that from happening.

**Doug Horn** stated that they were not interested in maintaining the building on site. **Doug Horn** also stated that if **BRI** has an interest in moving it and using it, we would have no objection to that, as long as it occurred in some timely fashion.

**Derek Richey** asked **Doug Horn** if he was familiar with why this building would be rated as contributing and what that means.

**Doug Horn** stated that he was familiar with the system. In my opinion it's a matter of form and age, and that there is very little of the original materials left to this building. More discussion ensued about condition of the building, and why it might be contributing.

**Doug Bruce** commented that he used to live in this structure when his Great Grandmother lived in this house. **Doug Bruce** gave the history of the neighborhood and the history of the house from that time period. He also stated what kind of shape the house was in from that time. **Derek Richey** stated that he still feels like this building is contributing, and would recommend a conversation with **Steve Wyatt** and see what we could do. **Doug Horn** stated that he wanted to clarify that they were not interested in selling the property. If **BRI** wants the building and would like to move it or use elements of it, that is perfectly acceptable, but we are not interested in selling the property.

**John Saunders** made a motion to release **Demo Delay 20-21**.  
**Jeff Goldin** seconded.  
**Motion Carried 6-0-0**

- B. Demo Delay 20-22**  
1706 S. Huntington Dr.  
*Full demolition of accessory structure.*

**Conor Herterich** gave presentation. See packet for details.

**Deb Hutton** asked **Conor Herterich** if the garaged looked like it did in the photographs. **Conor Herterich** stated that he took the photographs, so yes. **Duncan Campbell** asked if a petitioner must be present for action to be taken on demolition delays. **Conor Herterich** said no, that is not a requirement. **Duncan Campbell** stated that he could see from the picture that it was in rough shape, and stated that he was bothered that the **Petitioner** did not attend. **Duncan Campbell** stated that he appreciated that **Conor Herterich** took pictures of the garage and appreciates when there is a good structural report but this does not tell him very much about how easy or difficult it would be to straighten up this garage. **John Saunders** suggested that the next time one of these petitions come up, that a **Commissioner** could go with **Conor Herterich** to look at the building. **Duncan Campbell** thought this was a good idea.

**John Saunders** made a motion to release **Demo Delay 20-22**.  
**Chris Sturbaum** seconded.  
**Motion Carried 6-0-0**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

**A. Restaurant Row Design Guidelines**

**Conor Herterich** stated that he reached out to **Sam DeSollar** concerning the graphics that he wanted fixed, but that he has not heard back from **Sam DeSollar**.

**Item tabled to the October 08, 2020 HPC Meeting.**

**VIII. COMMISSIONER COMMENTS**

**Doug Bruce** stated that he thought **Duncan Campbell** made a good point about having petitioners present. **Doug Bruce** thought it was important for the petitioners to attend in order to have any dialog or discussion. **Doug Bruce** also thought **Chris Sturbaum** brought up a good point about saving an accessory building, and thought there should be more discussion about this subject.

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

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

**END OF MINUTES**

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

**COA: 20-42**

Address: 703 S. Woodlawn Ave

Petitioner: Lyndsi Brown

Parcel #: 53-08-04-110-002.000-009

**Rating:** Contributing

**Structure;** American Foursquare, c. 1920



**Background:** The property is located in the Elm Heights local historic district and is a student rental. The owner wants new windows because the single pane glass is easily broken and for increased energy efficiency.

**Request:**

1. Replacement of all windows on the building. New windows will retain the same size, shape, and pane configuration as the current windows.
2. New windows will be fiberglass with internal grids.

**Guidelines:** Elm Heights Historic District Design Guidelines, pg. 26

1. If original windows, doors, and hardware can be restored and reused , they should not be replaced.
2. New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.

## COA: 20-42

### Staff Comments:

1. The 6/1 and 12/1 windows on the upper story are original, wood double hung windows. All of the 1/1 windows are vinyl. Staff believes that all of the windows were originally 6/1 or 12/1.
2. In total there are 36 window units on the building, all of which the petitioner is seeking to replace. 16 of those are original wood double hung and 20 are replacement vinyl windows.
3. Storm windows are not installed.
4. Staff inspected the original windows from the outside, and found that the sash and muntins appeared to be in good condition but needed to be scraped, painted, and new glazing installed.

**Staff Recommendation:** PARTIAL APPROVAL of COA 20-41 The original windows that survive are not severely damaged or deteriorated and should be maintained and repaired. Staff has no issue with replacing all of the 1/1 vinyl windows. Staff recommends that the petitioner install storm windows to help protect the original wood windows and increase their energy efficiency.



APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-41  
Date Filed: 9-10-2020  
Scheduled for Hearing: 10-8-2020

\*\*\*\*\*

Address of Historic Property: 701 S. Woodlawn Ave  
Petitioner's Name: Lyndsi Thompson (Chickering Rentals)  
Petitioner's Address: 214 N Rogers St  
Phone Number/e-mail: 812-360-1975 (info@chickeringrentals.com)  
Owner's Name: John Simpson  
Owner's Address: 533 N Lower Birdie Galyan Dr  
Phone Number/e-mail: 812-327-0750 (winndixie808@gmail.com)

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. 015-42030-00 Merkers Pt L12

2. A description of the nature of the proposed modifications or new construction:  
Replacement of all windows on the building. Windows will maintain the same size, shape,  
and pane configuration of the current. The second story windows are original but the first  
story windows are not.

Paint the window trim

3. A description of the materials used.  
Fiberglass, double panes with internal grids.

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

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

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

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













703

544XR





0817014570

081701202

511

NO PARKING  
EXCEPT FOR  
EMERGENCY VEHICLES  
OR VEHICLES OF  
OFFICIAL BUSINESS

**COA: 20-43**

Address: 1210 N. Washington St

Petitioner: David Schoo

Parcel #: 53-05-33-202-024.000-005

**Rating:** Contributing

**Structure;** California Bungalow, c. 1920



**Background:** The property is located in the Garden Hill local historic district. City Planning issued a stop work order after it was discovered that the project did not have a building permit.

**Request:**

1. Construction of a 8' x 12' x 30' deck and screened in porch on the rear of the building.
2. Porch will have asphalt shingle hipped roof and be framed with treated lumber. See packet for details. Heavy duty mesh screen will be installed from floor to ceiling.

**Guidelines:** Garden Hill Historic District Design Guidelines: no guidance.

**Staff Comments:**

1. The door and windows on the rear will be partially obscured by the porch screening, but the rear of the home is only visible from an alley. While the drawing submitted by the petitioner is inaccurate, there is enough framing already erected to understand what is happening.

**Staff Recommendation:** APPROVAL of COA 20-43. The location of the deck and screened porch in the rear is preferable, and the materials are compatible with the primary structure. The addition is subordinate in height and massing to the primary structure.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-43

Date Filed: 9-18-20

Scheduled for Hearing: 10-8-20

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Address of Historic Property: 1210 N. WASHINGTON ST. BLOOMINGTON IN.

Petitioner's Name: DAVID SCHOOD

Petitioner's Address: 1210 N. WASHINGTON ST.

Phone Number/e-mail: Schood1@yahoo.com 480-849-6099

Owner's Name: DAVID SCHOOD

Owner's Address: 1210 N. WASHINGTON ST.

Phone Number/e-mail: Schood1@yahoo.com 480-849-6099

TIM HORNEY  
480-287-4761

timhorney56@gmail.com

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. 013-25730-00 FULWIDER LOT 62

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

A SCREENED IN PORCH / HIP ROOF / 2'x10' TREATED  
LUMBER CONSTRUCTION - 5/4 DECK BOARDS  
SCREENS FROM FLOOR TO CEILING,  
SHINGLE ROOF -  
2' 8" HIP RAFTER  
2' 10" RIDGE POLE  
2' 4" COMMON RAFTER

3. A description of the materials used.

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

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

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

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

69089  
BL  
9-1-2020

# RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

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

1 of 2

**APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT**

Parcel No. 53-05-33-202-024.000-005 Subdivision GARDEN HILL Lot No. 62  
Project Address 1210 N. WASHINGTON ST. City BLOOMINGTON Zip Code 47408  
Township PERRY Section No. \_\_\_\_\_

Property Owners Name DAVID SCHOO Phone No. 480-849-6099  
Property Owners Address 1210 N. WASHINGTON ST. City BLOOMINGTON Zip Code 47408

Applicants Name ~~DAVID SCHOO~~ TIM HORNEY Phone No. \_\_\_\_\_  
Applicants Address ~~1210 N. WASHINGTON ST.~~ 5023 S. IRON GATE TRL. City BLOOMINGTON Zip Code 47403

General Contractor TIM HORNEY Phone No. ~~480-849-6099~~ 287-4761

**Please check applicable boxes and fill in blanks as required:**

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

SCREEN IN DECK WITH HIP ROOF  
Total number of bedrooms \_\_\_\_\_ Number of residential units \_\_\_\_\_ Estimated construction cost (census) 18,000  
Total Square Footage of proposed structure 360  
First floor square footage \_\_\_\_\_ Garage/Carport square footage \_\_\_\_\_  Attached  Detached  
Second floor square footage \_\_\_\_\_ Covered Deck(s)/Porch(s) square footage 360  
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: Timothy Horney Date: 8-31-2020  
Email address timhorney56@gmail.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):** **material:**
- Basement
  - Other POST FOOTING
  - Poured Concrete
  - Crawl space
  - Concrete Block
  - Slab on Grade
  - Other \_\_\_\_\_

**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 "I" joist size \_\_\_\_\_
- Wood Size \_\_\_\_\_ Species \_\_\_\_\_  
Grade \_\_\_\_\_ Spacing on center \_\_\_\_\_

**FLOOR JOIST SYSTEM - DECK:**

- Wood size 2" x 10" Species PINE
- Grade ↓ Spacing on center 24"  
ALL TREATED + 3/4 THIN DECK

**CEILING JOIST/TRUSS SYSTEM:**

- Joist **or**  Truss  
Size \_\_\_\_\_
- Manufactured "I" Joist size \_\_\_\_\_
- Wood size \_\_\_\_\_  
Species \_\_\_\_\_  
Grade \_\_\_\_\_ Spacing on Center \_\_\_\_\_
- 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 "I" Joist size \_\_\_\_\_
- Wood size 2x6 Species PINE  
Grade 2x10 Spacing on center 24"  
CONSTRUCTION

**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 \_\_\_\_\_

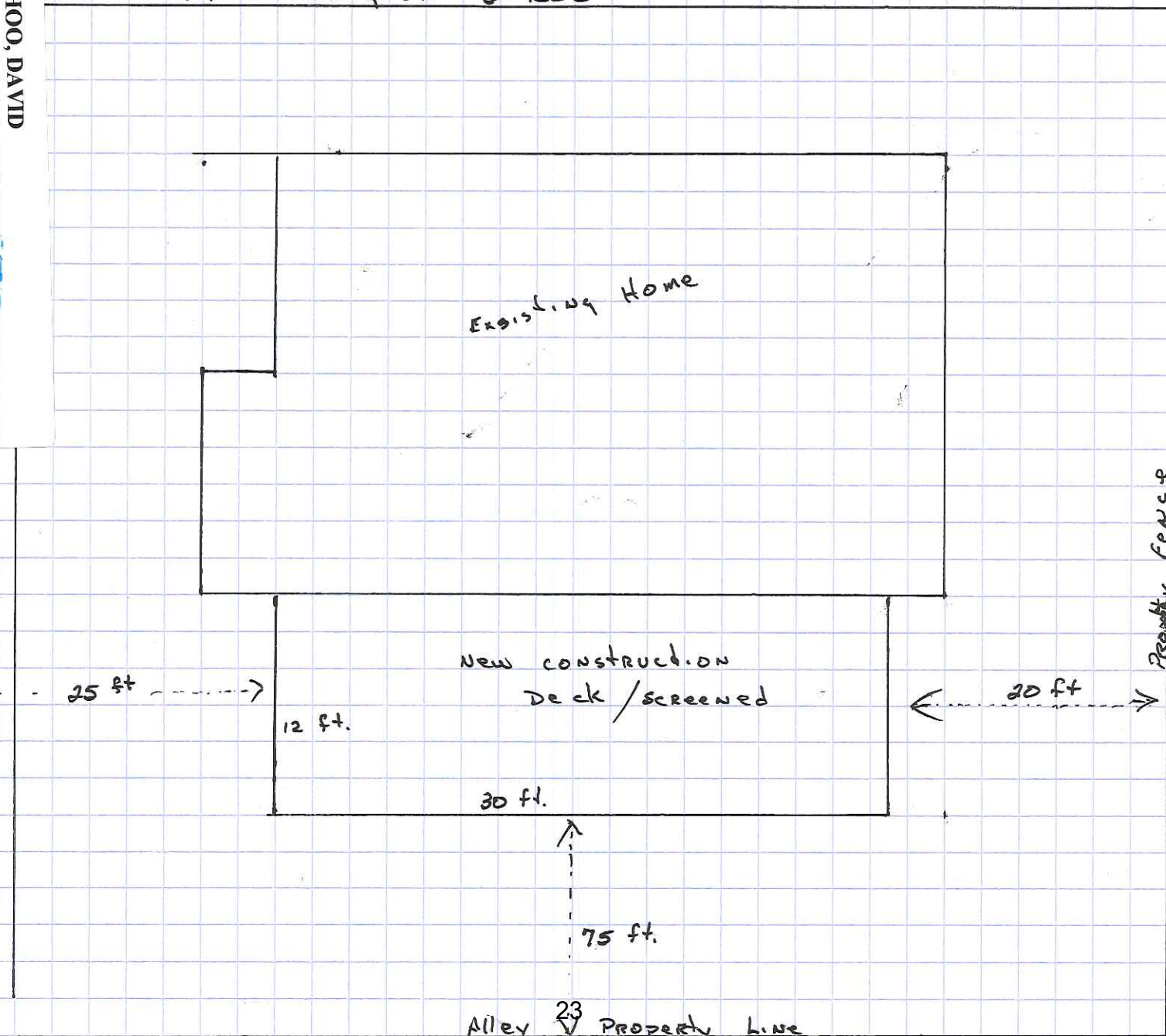
FIVE STAR.  
★★★★★

FIVE STAR.  
★★★★★

FIVE STAR.  
★★★★★

FIVE STAR.  
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1210  
N. Washington Street



SCHOO, DAVID  
 Project - SCHOO-RES REM 1210  
 Address - 1210 WASHINGTON ST N  
 Parcel - 53-05-33-202-024.000-005  
 App # - 69089 Twp - BL-33

RECEIVED  
 SEP 01 2020

Alley

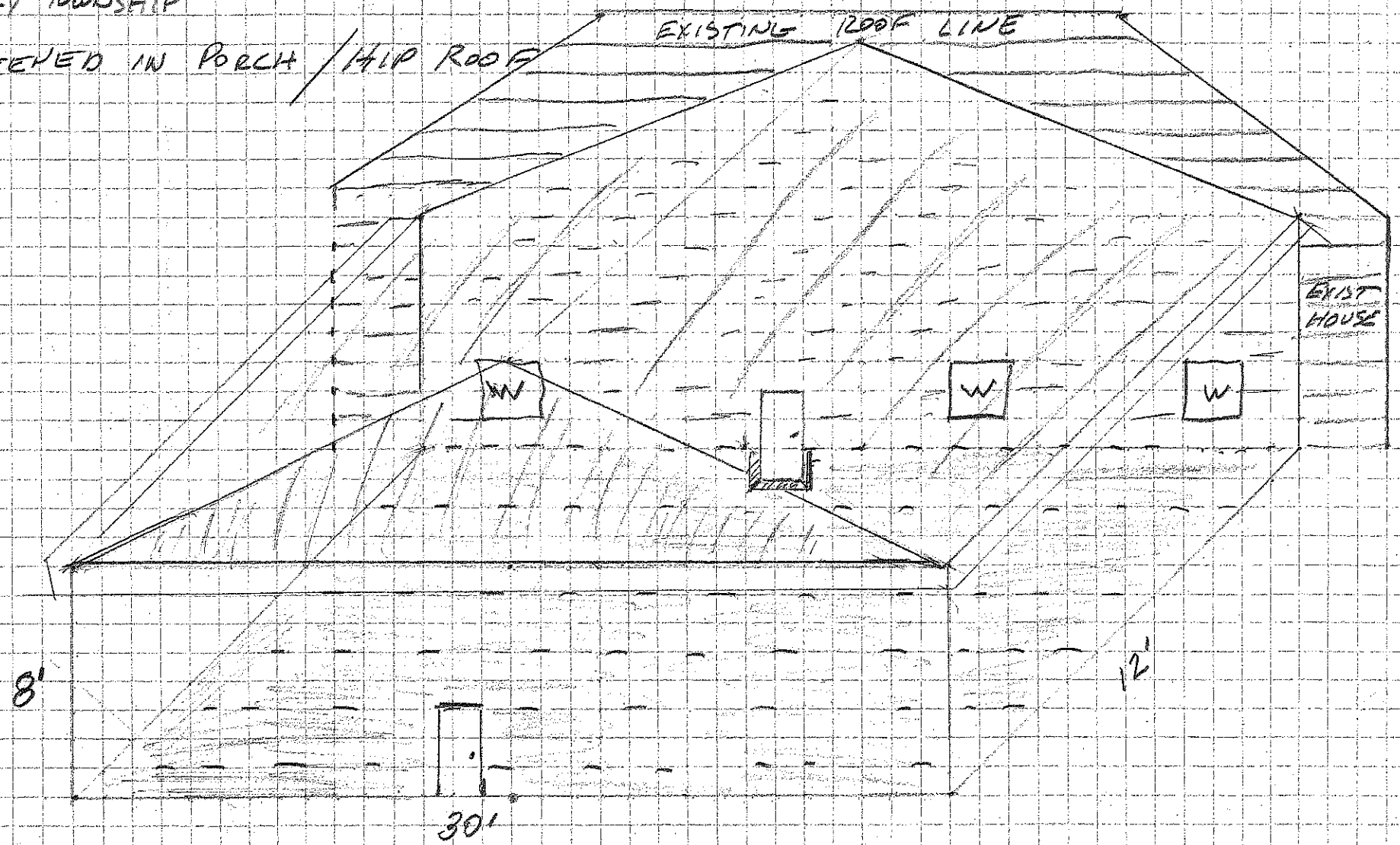
Property Line

Alley 23  
 Property Line

DAVID SCHOO  
1210 N. WASHINGTON ST.  
BLOOMINGTON IN, 47408  
PERRY TOWNSHIP

SCREENED IN PORCH / HIP ROOF

EXISTING ROOF LINE





- 1) POUR 2' X 2' / 1' CYLINDER 2' DEEP FOR EACH OF THE (4) 4' X 6" POSTS CARRYING THE FRONT OF ROOF AND DECKING.
- 2) ATTACH (2) 4 X 6 POSTS AND BAND BOARD TO THE HOUSE FOR BALK DECK + ROOF SUPPORT.
- 3) 2" X 10" TREATED 12' ON 2'  $\phi$  FOR 5" TIMBER LOCK LAGS FOR SUBST.
- 4) 5/4 THIN DECK FOR FLOORING - SCREWED JOIST FIRST.
- 5) 2" X 10' X 10' DOUBLE BAND BOARD FOR ROOF RAFTER SUPPORT.
- 6) 2" X 10" X 16' RIDGE POLE
- 7) 2" X 8" X 18" HIP RAFTERS
- 8) 2" X 6" X 14' - 12' - 10' - 8' FOR COMMON + JACK RAFTERS
- 9) 1/2" 4 PLY PLYWOOD FOR ROOF DECKING.
- 10) NEW SHINGLES TO COMPLETE VALLEYS + ROOF COVERING THE ENTIRE SIDE.
- 11) TREATED 2 X 4' SCREWED FRAMES FOR THE WALLS.
- 12) SCREEN POOL FOR FRONT OF PORCH.

**COA: 20-44**

Address: 208 E. 15th Street

Petitioner: Susan Rudd

Parcel #: 53-05-33-202-060.000-005

**Rating:** Contributing

**Structure;** Sears-Roebuck Bungalow c. 1928



**Background:** The property is located in the Garden Hill local historic district. The home appears to be a “Crescent” which is was a house model sold by the Sears & Roebuck Co.

**Request:**

1. Demolition of “sunroom” on the rear of the home and construction of new rear addition that is 19’ x 22’. See packet for details.
2. Renovation of front porch. Rebuild porch to specifications that closely match “Crescent” design. See packet for details.
3. Removing aluminum and Insulbrick siding. Preservation of original wood clapboard siding will be determined by condition. If replaced, it will be with cement board siding.
4. Replacement of all windows on the structure with vinyl windows of the same size, shape, and pane configuration as the originals they are replacing.
5. New front door slab.

**Guidelines:** Garden Hill Historic District Design Guidelines, pg. 21

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable-end shingles.

## COA: 20-44

2. Retain the proportion of original openings. Replacement of windows and doors determined to be original must duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.
3. Regarding removal of original siding, flexibility is encouraged. Fiber cement siding with identical reveal is appropriate.

### **Staff Comments:**

1. The reconstruction of the front porch (based on illustrations found in Sears catalogue) and the removal of unoriginal siding will restore the building to a more authentic aesthetic.
2. Some of the original windows on the sides of the house are in poor condition and staff supports replacement of these, but the windows in the front, which are character-defining features, can and should be restored and maintained.
3. Staff supports the replacement of current slab (split-level/Ranch style) with the a craftsman style slab.

**Staff Recommendation:** PARTIAL APPROVAL of COA 20-44. Staff supports the approval of all project activities with the exception being the replacement of the original windows on the front façade.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Scheduled for Hearing: \_\_\_\_\_

\*\*\*\*\*

Address of Historic Property: 208 E. 15th St., Bloomington, 47408

Petitioner's Name: Susan Rudd

Petitioner's Address: 1810 Longwood Ct. E.

Phone Number/e-mail: 812-340-1272

Owner's Name: NJJ LLC

Owner's Address: 5178 Blue Springs Dr., Spencer IN 47460

Phone Number/e-mail: 812-585-9364

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. 013-29220-00 FULWIDER PT LOTS 43 & 44
  
2. A description of the nature of the proposed modifications or new construction:  
Proposed addition (see drawing), proposed partial demo of back sunroom. This room is not on a foundation and is in very bad shape and needs to be removed, addition will go in it's place. Remodel of entire structure. Shore up and repair of home foundation. Demolition of existing garage. Not on a foundation and falling down. Not repairable. Will build a new 1-car garage in it's place, similar to the existing. Front porch/front facade remodel. Front porch has collapsed and has to be torn down to be repaired. Will put back period appropriate front facade. See proposed photo. Trying to emulate the original front exterior of the Sears Kit home that this is called out to be.
  
3. A description of the materials used.  
Will use materials in keeping with the style of the house, as in either wood lap siding or cement board siding, new windows most likely in a similar style to the existing windows. Brick and concrete on the new front porch and facade to look similar to photo show (attached).  

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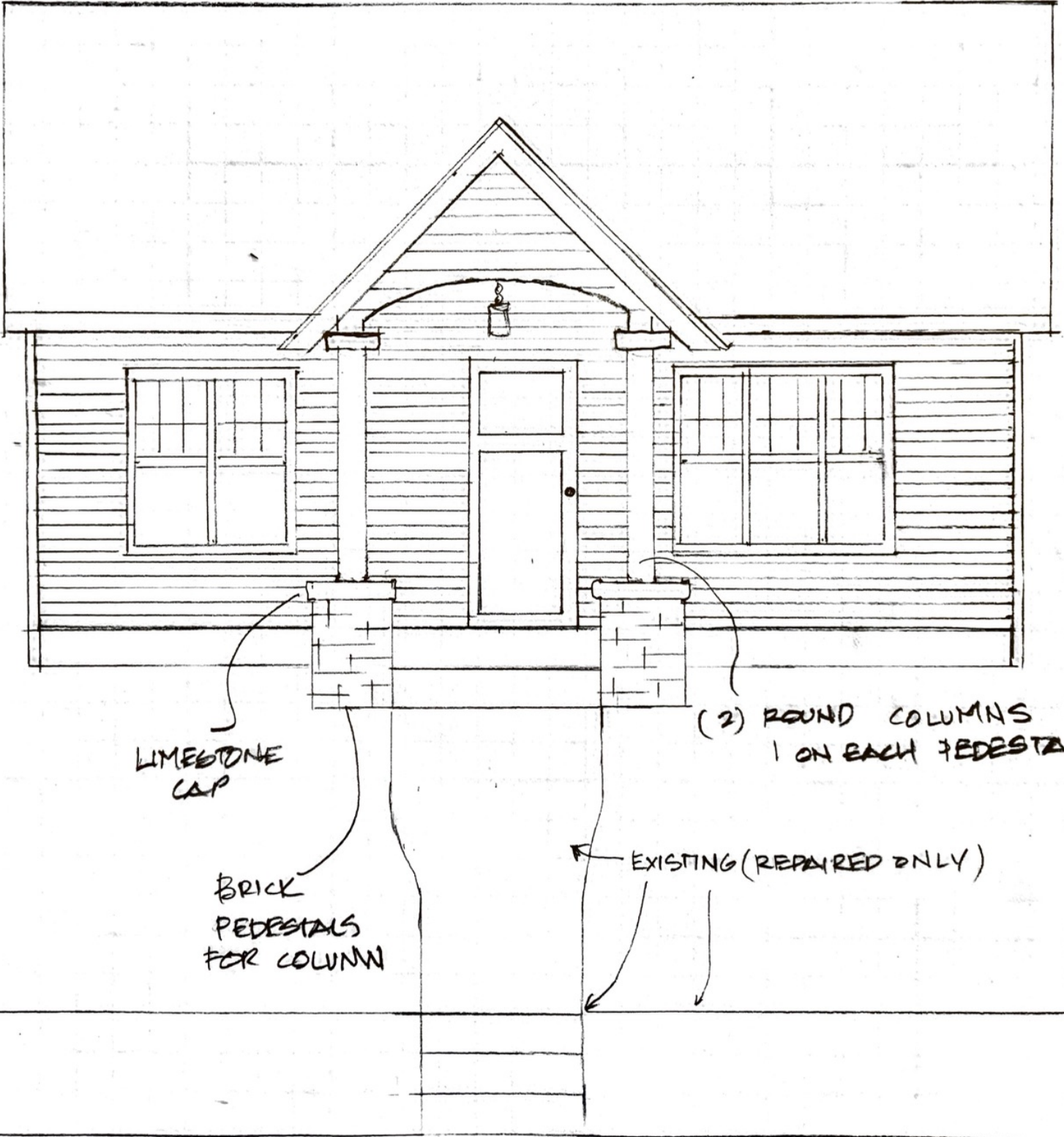
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4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.
  
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure 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.

\*\*\*\*\*

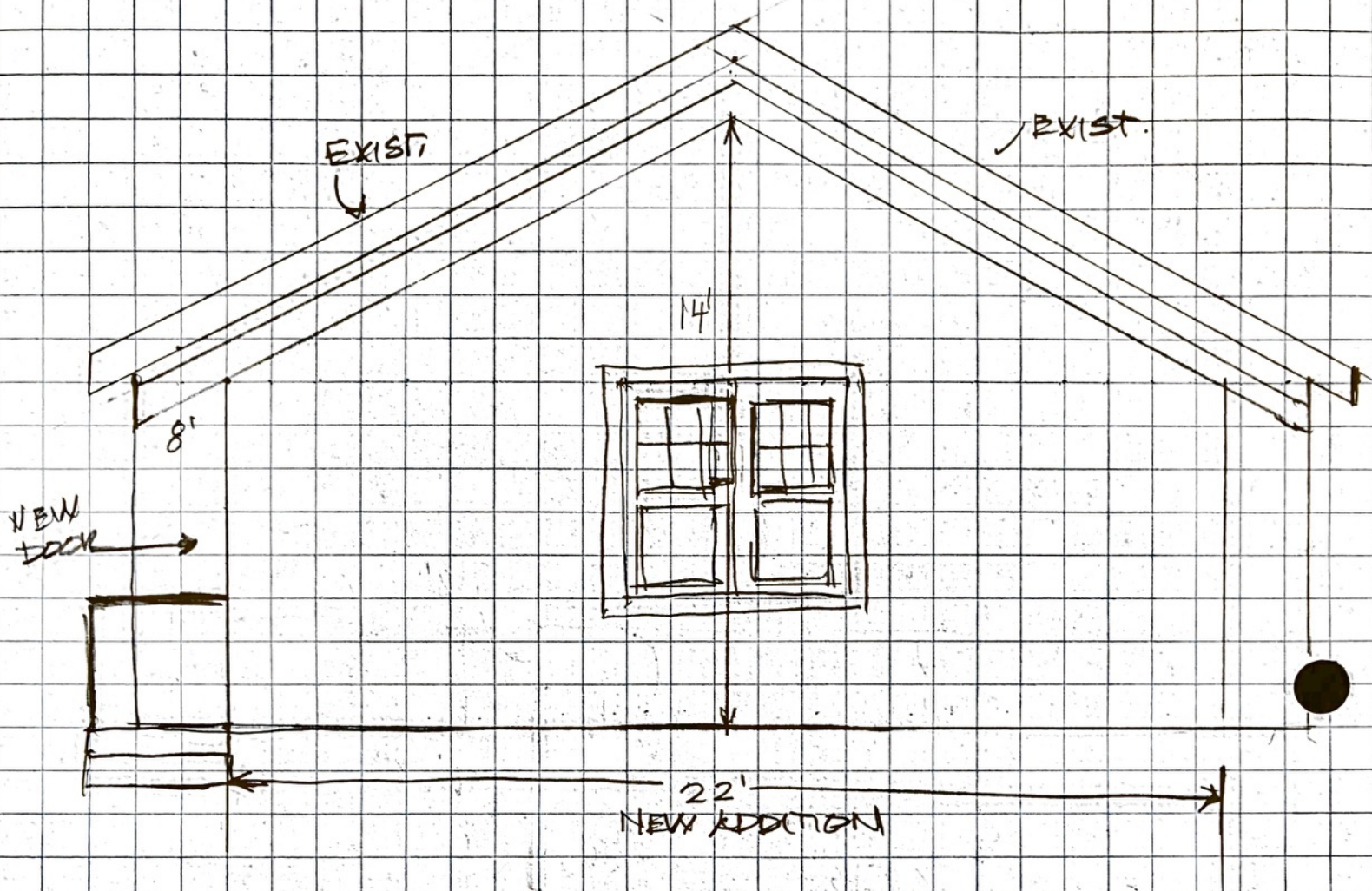
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

208 E. 15<sup>TH</sup> ST.



SUSAN RUDD DESIGNS

# BACK OF HOUSE

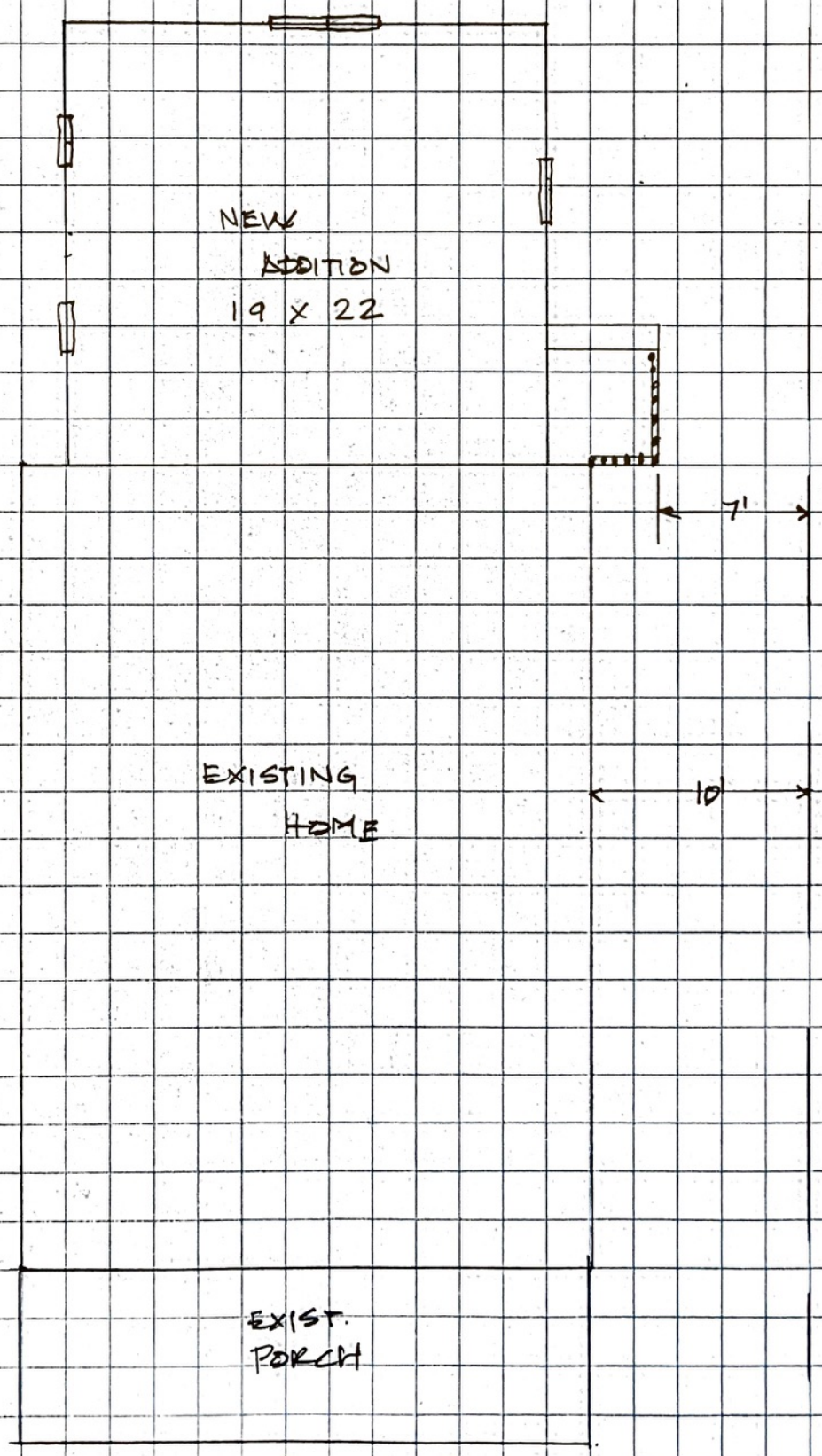


208 E. 15<sup>th</sup> Street

Susan Rudd

SUSAN RUIDO  
208 E. 15<sup>th</sup> St.

PROPERTY  
LINE





208 E. 15<sup>th</sup> St.

Proposed  
Front



<sup>33</sup> we will use brn etc here  
and improve front Arch detail

FIVE ROOMS~NEAT PORCH



Sears Crescent from the 1922 catalog.

208 E. 15th St.

(original Design-Sears)

# FIVE ROOMS — NEAT PORCH



The Crescent Home is shown in colors on the front cover

Honor Bill

## The Crescent

\$1,900.00 No. P13086A "Already Cut" and Fitted

2,410.00 No. P13084A "Already Cut" and Fitted

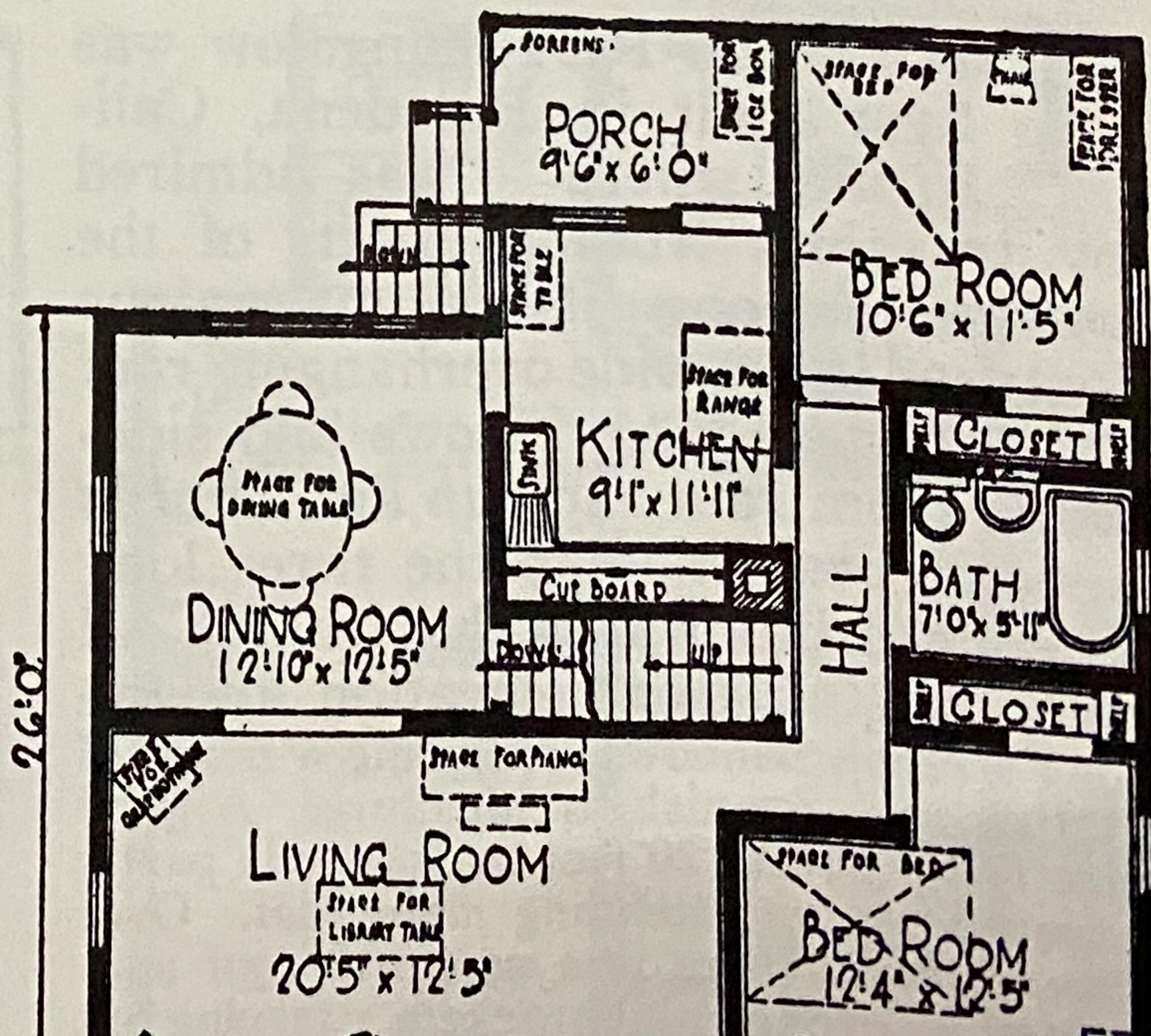
**T**O THE folks who like a touch of individuality with good taste the Crescent bungalow makes a special appeal. The front door, side lights, and windows have been admirably selected. Seldom, indeed, do you find a more inviting front porch, hood supported by graceful columns, and entrance than we provide for this house. Your choice of two floor plans as shown.

**The Living Room** measures 20 feet 5 inches by 12 feet 5 inches in No. P13084A, and 17 feet 6 inches by 12 feet 2 inches in No. P13086A. Plenty of space for a piano and furniture. The open stairway presents a beautiful effect, and there is a door at the top to prevent drafts from the attic.

**The Dining Room.** The large living room and the dining room are connected by means of a wide cased opening. Floor area of dining room, 12 feet 10 inches

**The Bedrooms.** Either floor plan has two bedrooms with clothes closets, and a bathroom convenient to either bedroom. All bedrooms are well lighted and aired.

**The Basement.** Room for furnace, laundry and storage.



**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

While most of the historic fabric in the immediate vicinity has been victim to demolition and neglect, this building retains more than enough of its original form and features to convey it's historic nature.

The fact that it is one of the few remaining buildings from its era of construction assures it's position as a unique and highly visible architectural landmark in downtown Bloomington and as such should be rehabilitated.

## 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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".<sup>4</sup> 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

<sup>1</sup> Bloomington, Indiana, City Directory, 1925-26 (Bloomington, IN.), page 357.

<sup>2</sup> 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.

<sup>3</sup> These are the address numbers that will be used for the remainder of the report.

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

brothers credited with the building at 1504 S. Walnut.<sup>5</sup> 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.<sup>6</sup> 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.<sup>7</sup>

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".<sup>8</sup> 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.<sup>9</sup>

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

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

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

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

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

<sup>9</sup> 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.<sup>10</sup> 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”.<sup>11</sup>

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.<sup>12</sup> 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”.<sup>13</sup>

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

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

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

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

<sup>13</sup> 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.<sup>14</sup>

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.<sup>15</sup> 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.”<sup>16</sup> Boxman’s was also featured in *Cooking for Profit* magazine which labeled him as one of the outstanding restaurateurs in the county.<sup>17</sup>

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.<sup>18</sup>

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”.

<sup>14</sup> Matavuli, Nick

<sup>15</sup> Hines, Duncan. “Adventures in Good Eating”. January, 1953.

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

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

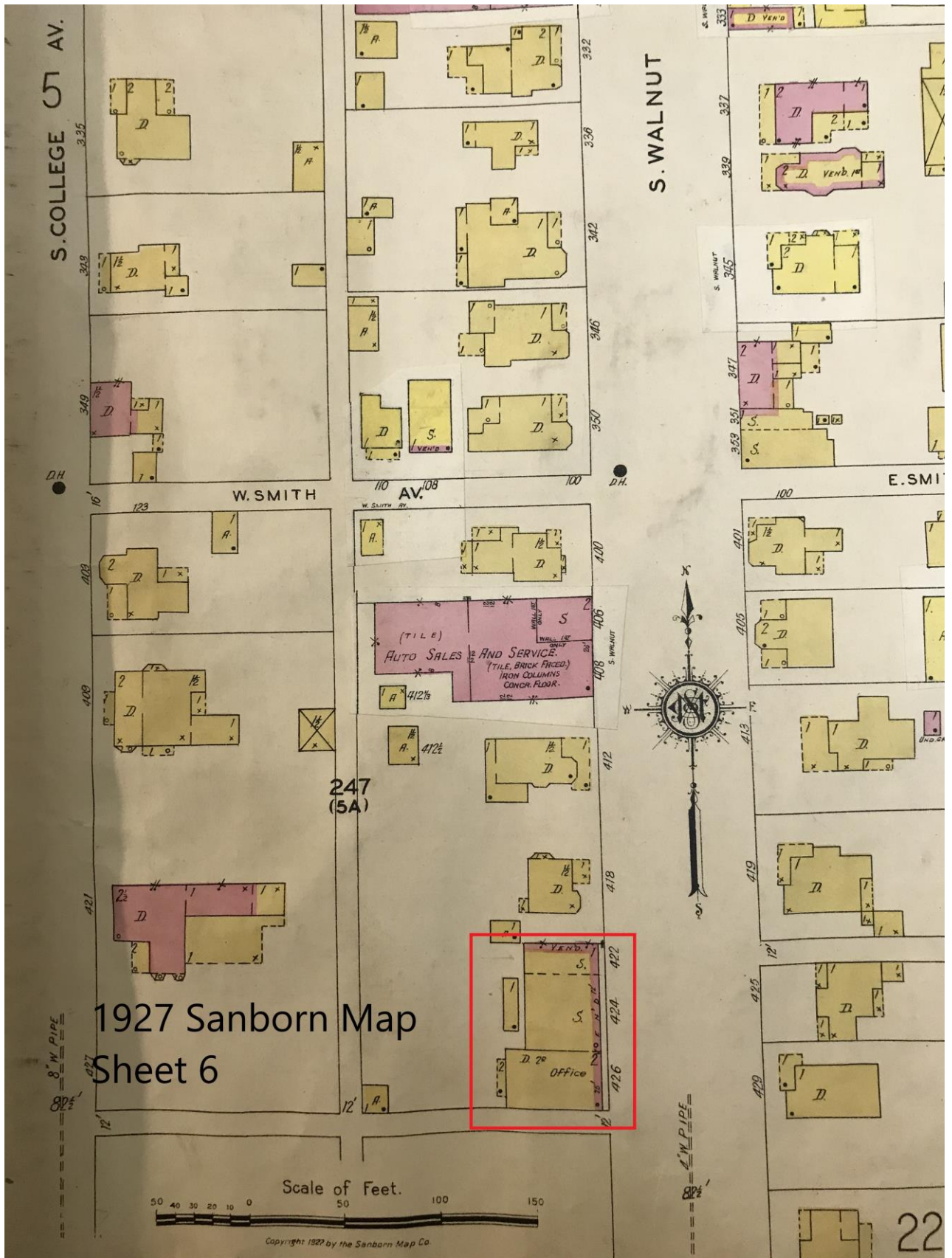
<sup>18</sup> Goodall, Kenneth.



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

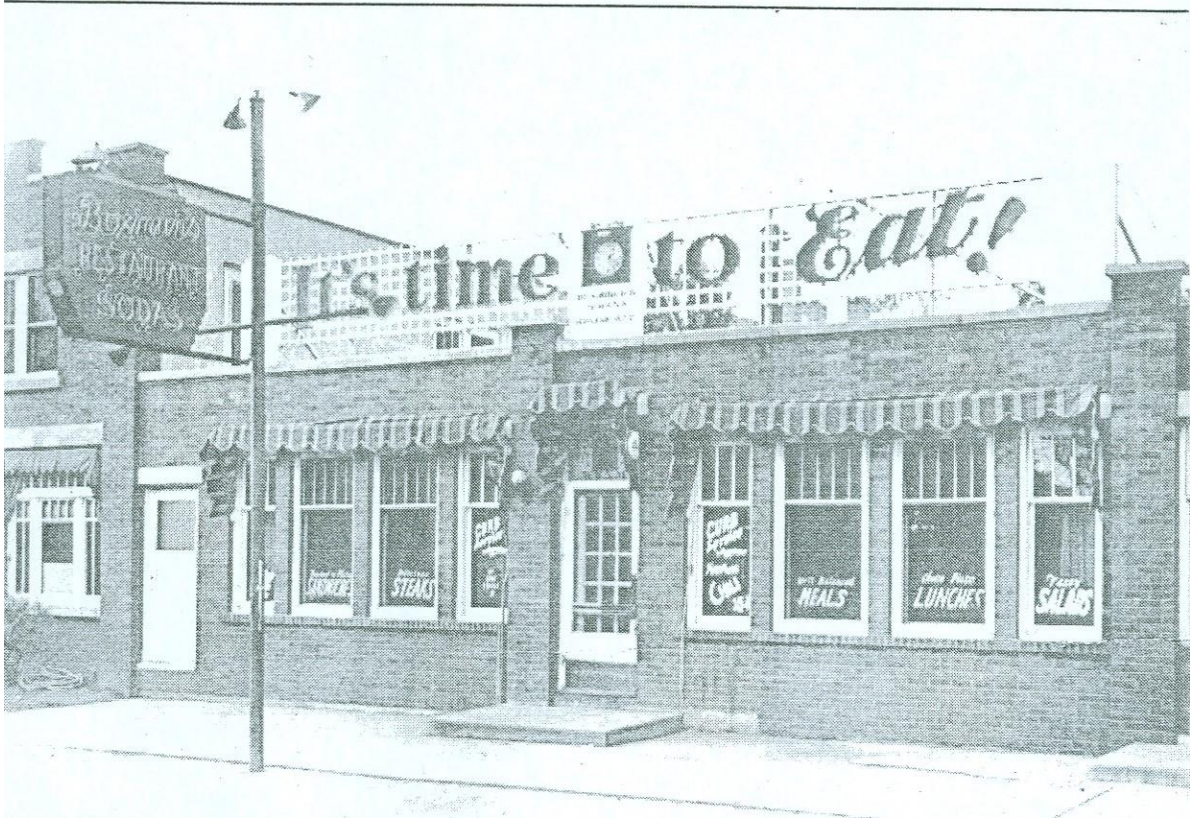
www.historicalinfo.com

1913 Sanborn Map

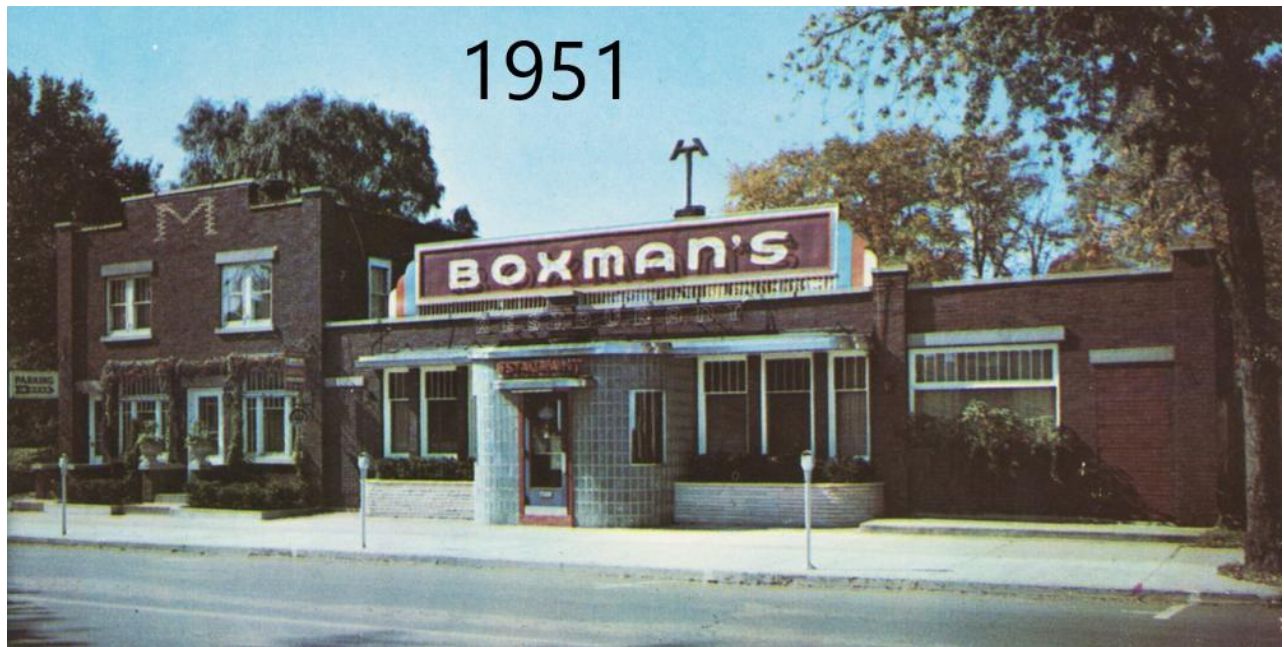


1927 Sanborn Map  
Sheet 6

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.

# Existing Conditions

424 S Walnut Street  
Bloomington, IN 47404

MATTE  
BLACK  
ARCHITECTURE



East Façade (varied conditions & styles)



Entry Vestibule (not accessible or original)



South Façade (hidden exterior condition)



West Façade (porch over storage addition)



West Façade (roof sagging & failing)



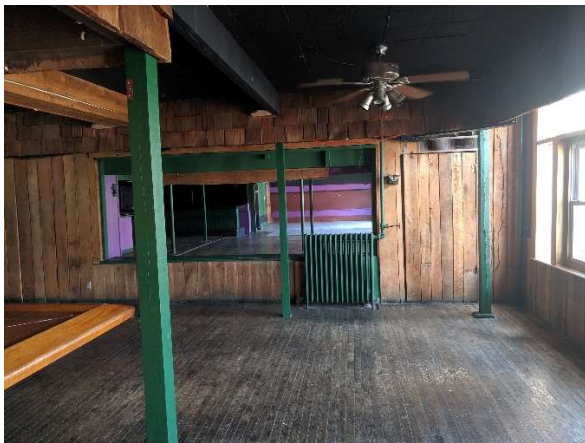
Northwest Façade (exposed wall & roof)



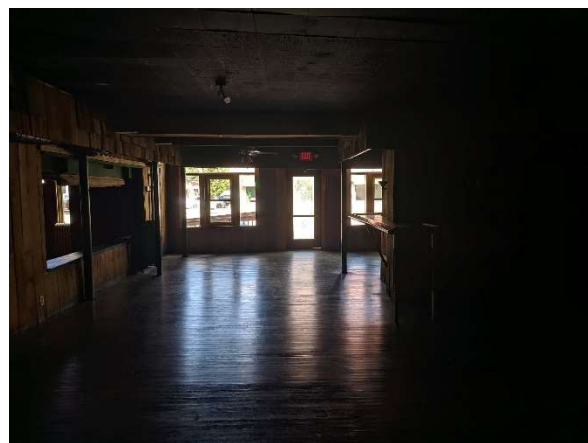
North Building looking east (sinking columns)



North Building looking north (sagging beam)



South Building looking north (wall opening)



South Building looking east (hidden supports)



North Building former kitchen



South Building utilities (exposed wiring & mech)





BFW CRANE, INC.

STRUCTURAL  
ENGINEERING

Matte Black Architecture  
Bloomington, Indiana 47401

04 AUG 2020

Re: 424 S Walnut – Bloomington, IN  
Visual Structural Inspection

Matt;

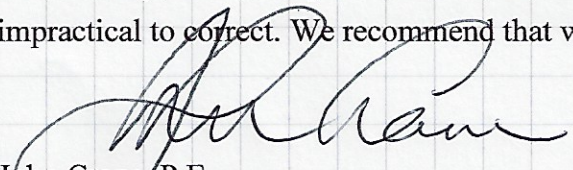
Per your request we have completed a general visual review of the structure located at 424 S Walnut Street.

This building appears to be comprised of a 2-story Southern portion and a single-story northern portion with a common wall. Both have brick veneer and wood floor and roof framing systems. The nature of construction suggests that the northern single-story portion was added after the primary 2-story southern portion was in place.

The single-story portion appears to have a significantly insufficient floor framing system as evidenced by the obvious deflections/slope of the floors. The masonry veneer exhibits visual displacement, cracking of units and mortar joints (particularly severe @ North wall). The entire roof system appears to be randomly framed, with deflections/deformations of components visible in numerous locations.

The 2-story portion also appears to have floor system deficiencies, as deflections and sloping areas of the floor are apparent. Significant irregularities in the framing of the South wall are visible (“lumps” in the siding). The randomly framed exterior balcony structure should be renovated or removed due to obvious structural deficiencies.

In summary, the both portions of the building have numerous structural issues that may be impractical to correct. We recommend that wholesale demolition/reconstruction be considered.



John Crane, P.E.  
BFW Crane, Inc.

PO BOX 41  
CLEAR CREEK, IN 47426

812-824-4260  
bfwcrane@comcast.net



## Project Assessment – Cost Feasibility

Construction Planning and Management, INC [CPM]  
100053 Hague Road  
Indianapolis, Indiana 46256

**Owner: Josh Alley**

September 29<sup>th</sup>, 2020

**Project:** 424 S. Walnut Street  
New (4) Story Multi-family Housing with parking garage

**RE:** Assessment of Existing Building for use and/or incorporation into new building

Mr. Alley,

After reviewing the information provided for the site and condition of the existing building in conjunction with the intended design of the future building, it is in CPM's opinion that the cost needed to incorporate this building is not economically feasible vs. demolishing the building and building new. The number of unknown conditions, possible mitigation, structural improvements, labor and materials for salvaging/protecting/storing of existing materials, matching of old and new materials, design costs, and other related scopes of work could be a significant burden to your project soft and hard costs.

Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jake Williams", is written over a blue horizontal line that extends across the page.

Jake Williams  
President

September 29, 2020

Bloomington Historic Preservation  
Board of Review  
501 N. Morton Street  
Bloomington, IN

**RE: 424 Walnut Street  
Bloomington, Indiana**

To Whom It May Concern:

On July 16, 2020 Gilliatte General Contractors, Inc. performed a survey of the above referenced property to determine its structural viability.

We have determined that the roof on the north end of the building is in eminent danger of collapse (photos attached). There are several additions to the back side of the building that are in disrepair and unsalvageable. The brick chimney is in disrepair and would need to be reconstructed. The steel lintel supporting the brick at the north end of the building has deteriorated to the point of needing replacement which would require removal of the brick to accommodate this repair.

It is our professional opinion that this building is not in a viable condition to be saved and should be demolished in its entirety. Please feel free to call and discuss any of the items above.

Sincerely,

GILLIATTE GENERAL CONTRACTORS, INC.



Thomas J. Ritman  
President

TJR/dmw



Home of Famous  
**DEW DROP CONES**

Home of Famous  
**DEW DROP CONES**

Boxman

A Good Piece to Eat

-1928-

# explores diners' heyday



The former Boxman's Restaurant, originally known as the Dew Drop Inn, is featured in the "Diner, Ducks and Historical Society now on display at the Monroe County Historical Museum, 202 E. Sixth St. The local mu





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## **Public Comment on Players Pub Proposed Demolition**

Hi Connor,

Derek Richey shared your contact information with me. I am a descendant of the Mitchell Brothers (my paternal grandmother was a daughter/niece) and would love to be able to speak in support of keeping the buildings at the upcoming meeting on Thursday. I spoke with Derek this past Thursday and he told me that you had compiled a research packet for a previous meeting and I was wondering if you would be willing to share that with me? Specifically any portions about my great uncles.

Thanks so much,

**-Alayna Gray**

**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.

Hi Conor and HPC,

I just had to write a note to ask you to please do whatever you can to save the Player's Pub and Mitchell Building on South Walnut. Yes, it was a dive, but thousands of Bloomingtonians enjoyed being there for local bands (blues, jazz, country, world, folk), dances, (Irish, belly, swing, blues, tango, and free-form), game nights, pool, beer, and poetry readings.

People don't fall in love with Bloomington because of the apartment buildings. Their modern design and attempts at charm just don't cut it like the human-scale, old-fashioned sturdy brick that's there and in short supply.

Please do what you can, and thank you very much for your consideration.

Best, Cynthia

Cynthia Bretheim, MS, LMT, BCTMB

812.272.8188

Hi Conor.

.I am a Bloomington Restorations Board Member. I am in support of saving the two buildings.

They are of unique architectural and historical character. Surely, people of all walks of life, found inspiration, joy, and have wonderful memories there..arguably a sanctuary of sorts. I retired from the Indiana State Museum and Historic Sites. My last office was at the T.C. Steele SHS. I passed daily a building where this quote, (see below) attributed to Steele, was on the wall outside the building. It has often spoke to me in regards to conserving, restoring and saving historic places...as the "power of place" can be so important to humanity. Best Wishes in your efforts to save these places.

LeAnn Luce

Greetings,

I am writing because I would like for you to consider granting historic preservation to the building formerly known as Boxman's Restaurant and most recently known as Player's Pub. I have two reasons for asking for this consideration.

First, the building has an important history. Boxman's was a historically significant business, and the Mitchell Brothers were a historically prominent family. We do not, of course, want to preserve every old building in town. But some have genuinely integral relationships to the history of the city, and these buildings are among those that do.

Second, if these buildings are torn down, there is no doubt that they will be replaced with buildings three or four (or more) stories in height. This will create a palpable and unfortunate "tunnel" effect on South Walnut, which is the main artery coming into Downtown Bloomington from the south. This will be exacerbated when the buildings immediately north of the Player's Pub building are demolished and replaced with multi-story buildings. The preservation of the lower-profile Player's Pub building would contribute to a gateway to downtown Bloomington that is infinitely more attractive than the "tunnel" that it seems we currently are on the path to create.

Sincerely,

- Robert Terrill

To Whom It May Concern,

Members of the Historical Preservation Commission are seeking public input on whether to proceed with the potential demolition of the former Player's Pub building at 424 1/2 S Walnut Street as well as the adjacent Mitchell Brother's building, or to give the site historical designation.

I sold the building to Josh Alley in July, 2020. The building was designated Contributing Historical.

**Historical Preservation Commission Designations:**

- Historical - A designated property cannot be demolished without either the approval of the Historic Preservation Commission or by the owner proving that it cannot earn a reasonable return on its value.
- Contributing - If a property is not located in a local historic district, it may still be a contributing structure on the Bloomington Historic Sites and Structures List. This list identifies properties that retain a certain degree of historic integrity and can potentially be included in a larger historic district if one were ever proposed. If a property is contributing but not in a district, any structural alterations may be subject to the demolition delay process.

Josh Alley attended Indiana University, wrestled at IU and worked as my real estate assistant in the late 1990's until he graduated from IU in 2000. Josh moved across the country for work but was so excited when he and his family could officially move back to Bloomington in 2009. Since 2008 Josh and his family have been very involved in the Bloomington community. Josh and his wife Amy own Cream & Crimson Management and have fixed up and restored many properties including national and historic properties including two Mitchell Brother's brick buildings.

An inspection memo from BFW Crane, Inc. dated August 4, 2020 states that the buildings should be demolished or reconstructed due to structural issues that might be improbable to correct. The Player's Pub portion has an insufficient floor framing system and the roof system is randomly framed. The exterior has visual displacement. The adjacent Mitchell Brother's building also has irregular framing in its structure and balcony as well as irregular flooring. The current structure would be virtually impossible to renovate.

The plan on the table for this site is a beautiful commercial venue with apartments above. The entire lower level is glass front garage doors which have been popping up across the country...perfect for providing customers with an outdoor dining experience with a moments notice.

This part of the city has changed dramatically and this plan fits in beautifully on our main corridor through town. Many buildings along Walnut and College have been approved

for out of the area big developers. This petition is for local people with the interest of our city in mind.

I was born and raised in Bloomington, IN and I am definitely in favor of the Historic Preservation Commission recommending to release this permit for demolition.  
Thanks for your time!

Gigi Larmour-Goldin

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Gigi Larmour-Goldin  
Re/Max Acclaimed Properties  
812-327-5608  
[gigi@homefinder.org](mailto:gigi@homefinder.org)

*(Gigi Larmour-Goldin must have sent her message to a group of realtors because I received the following generic messages as part of her original email)*

- I am in favor of the Historic Preservation Commission recommending to release this permit for demolition: **Richard Vanderipe**
- I am in favor of the Historic Preservation Commission recommending to release this permit for demolition: **Janet and Lester Wadzinski**
- I agree. Best wishes! **Lorraine Fowler**

Dear Commissioners,

The Player's Pub and Mitchell buildings are irreplaceable examples of Bloomington's heritage. Commercial buildings from this era are rare in Bloomington.

Big-box, cookie-cutter developments are ubiquitous in the near downtown areas. These two buildings embody distinctive identities and uncommon character. Protecting and rehabilitating these buildings will add variety and richness along the southern gateway to Bloomington. South Walnut is on the verge of losing a sense of what makes Bloomington different from other cities-- its physical embodiment of its heritage. This architectural history has been essentially erased along the northern gateway to Bloomington on North Walnut.

Saving and preserving these buildings also promotes Bloomington's goal of becoming more environmentally responsive. Saving useful buildings for adaptive reuse is recycling-- on a much larger scale. The construction sector has massive direct and indirect effects on the environment, both locally and globally. Both the Player's Pub and Mitchell buildings were constructed from high-quality materials and built to last. New replacement buildings would be constructed to last only 25-35 years. Reusing existing buildings conserves energy and avoids the extremely high environmental costs of new construction.

During city discussions for co-work office spaces a few years ago, a young businessperson identified the characteristics his generation desire in a venue for start-up businesses. "Quality of place" was on the top of the list. High-quality materials, exposed brick walls, high ceilings and large windows were cited as desirable physical traits. The Mitchell and Player's Pub buildings have all these qualities and can provide opportunities for adaptive re-use. Retaining the original historical character of these buildings through adaptive reuse supports cultural sustainability as well.

I have attached a newspaper article from 1949 with an interesting history of the Player's Pub building, AKA Boxman's Restaurant. Mr. Boxman was showcased by the leading gourmet reviewer in the US in 1949, Mr. Duncan Hines. Boxman's Dutch apple pie was proclaimed, "the best apple pie in America", by Mr Hines in his syndicated column, "Adventures in Good Eating at Home" --that is quite a title. Newspapers across the country (Miami News, Pittsburgh Sun-Telegraph, Tampa Times, Indianapolis News, Cincinnati Enquirer and more) ran this article, bringing fame to Bloomington.

These buildings are not at the end of their lives, if restored they will last another hundred+ years. Please save and protect these wonderful and useful buildings for future generations.

Sincerely,

Jan Sorby



- I'd like to go on record concerning the demolition of the above referenced buildings. Too many of Bloomington's historic buildings are being taken down to make room for more student housing. Little by little, what makes Bloomington the charming city it is, is being sold and demolished to put up more modern, ugly boxes. Please don't let more of B-town's charm be destroyed - designate these buildings as historical!

**-Natalie Brewington**

Hi. I'm writing to urge the HPC, the city, and HAND to delay demolition of the Mitchell Brothers and the old Boxman's building (formally Player's Pub). As a lifelong Bloomingtonian, I've enjoyed the way these buildings remain a physical reminder of the long history walkable old Bloomington.

Furthermore, when I attended Bloomington South ('08) I was lucky enough to do a research project in collaboration with the Wylie House about the history of the Bloomington High School fire in 1967. The old Bloomington High School was located at Seminary Square and was also the original location of Indiana University. As part of my research, I heard from former students who attended BHS in the 1950's and 60s. They discussed the delight of leaving school to walk down the street to eat lunch at Boxman's restaurant. These simple, often forgotten, stories are important reminders of the rich history of everyday local people in our town and should not be overlooked in favor of more profit-minded development in our downtown.

Sadly, I admit this corridor of town has been neglected in recent years. Many student-focused apartment buildings have been constructed and Seminary Square a site of police/homeless interaction. But this area of Bloomington has a rich history. The facades of these couple buildings remain as important landmarks of our town's past and can help retain the charm and accessibility of this area of downtown.

Please save these buildings and keep Bloomington historic, unique, and accessible to all.

Thank you,  
**-Josh Brewer**

- I would like this?/these? building(s), Boxman's/ Players' Pub, preserved. Is there a separate taller building plus a one story north of it? I think they're interconnected.

Given the architectural elegance of the building in the Boxman era, I feel the building deserves to be renovated. We need some visual and spatial relief from the endless massive boxy high rises filling up our city.

Please preserve some of our town that we have loved for decades before its charm is all lost.

Thank you.

**Wendy and Ed Bernstein**

Hi, Conor – I'm writing to encourage the protection/preservation of the Player's Pub/Boxman's Restaurant building complex on South Walnut Street. Although the building hasn't been well-maintained, there is an important historic context around Henry Boxman's restaurant. More importantly, the buildings are solid brick and would be excellent candidates for restoration and renovation. It would be a shame to demolish them and send all the debris to our local landfill. That area on south Walnut is already full of new, generic apartment buildings. I strongly believe that Bloomington has become a tourist destination because we have maintained the historic character of our downtown area. As each historic building is demolished and replaced with apartments that will profit developers, we lose the charm that brings tourist dollars to our local businesses.

Please encourage the Historic Preservation Committee to vote against demolishing the Boxman's Restaurant buildings.

Thank you,  
Michelle Henderson

To the HPC,

I am writing to voice my support for designation of the Boxman Building. Our town is becoming dominated by big box apartment buildings that will not age well. With the Mitchell Building and Players Pub buildings, we have the opportunity to salvage a bit of our historic building style, and create a more humane scale of development.

In addition, the actual history of these two buildings warrants their continued existence. I wasn't around when Boxman's was a restaurant, but in my over 30 years in Bloomington, Players' Pub has been an iconic place for local musicians in this town, as well as some nationally known musicians, and holds a deep reverence for many of us who have loved the Bloomington that came to be in the late 60's and 70's. Today much of Bloomington's rich history is being summarily discredited and dismissed as archaic, and, while we cannot save everything that is old, it is imperative that we save iconic buildings that encapsulate the story of the history of the people of Bloomington. I encourage the Historic Preservation Commission to see the benefit of keeping these two local landmarks, and designating them for posterity.

Respectfully,

Sandra Clothier

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Hi Conor,

I'm a local musician (among other things), and I'm writing to support the effort to save The Player's Pub building from being demolished. Over the years I've played many gigs at the Pub and always enjoyed and valued the old-school atmosphere. While I understand and support efforts for builders to develop Bloomington real estate, I strongly believe that there's great value in preserving as many of our historic buildings as possible. To my mind, the Pub building is one of those buildings, and I would hate to see it go.

Best,

Jeremy Shere

Connor,

I sent my letter that I emailed to you on 9-22-2020 (below) to several people and with one email I received an overwhelming positive response. I can provide each response email to you but instead of bombarding you with more separate emails I've typed the names below. If needed, I guarantee that I can get so much more support.

Thank you for your time.

Gigi

**I am in favor of the Historic Preservation Commission recommending to release this permit for demolition:**

Rick Vanderipe  
Janet Wadzinski  
Lester Wadzinski  
Andy Walker  
Rich Figg  
Lorraine Fowler  
Josh Lewis  
Janet Jin  
Patrick A Taylor  
Charlotte Taylor  
Kim Price  
Greg Price  
Ray Looze  
Kandis Looze  
Bryce Looze  
MacKenzie Looze  
Greg Marlett

Dear Conor,

I am writing in support of preserving the Players' Pub and Mitchell buildings. We've lost too many historic structures to new buildings downtown. With the move of the hospital couldn't an alternative site be found for this development. As the resident of one the county's few remaining 1860s homes, I know how important it is to preserve all types of historic structures, even those that seem less contributing in the present may become more significant as fewer such buildings remain.

Sincerely,

Nan Brewer  
3636 S. Rogers St.  
Bloomington, IN 47403

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To who it may concern

I have been by the old building known as Players Pub that has been vacant for several years. In my opinion it lends no value to the downtown area. Homeless people congregate around it, as well as it being an eyesore to the area. I have also seen the proposed rendering of the new building and believe it will add value to this property as well as surrounding area. I also believe it would bring in more potential upgrades in the are.

Thank you for your time Jeff Conaway

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Hi. Just wanted to comment on the proposed removal of the old Players Pub building that is being considered.

I think it's in the city's best interest to get the existing eyesore removed to make room for a newer more attractive building that will add to the city's appeal and not detract from it. Thank you.

-John Hillenburg

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Hey,

I'm writing this email on supporting tearing down the old Players Pub. I'm all about supporting and preserving history of Bloomington but I don't see any reason in keep that building up. I think it will help build Btwn.

Ryan S

---

Conor, after reading the paper yesterday about the players pub I feel I should give my opinion in hopes to have my voice heard. I feel like the photos in the HT show 8-9 different looks to a old building, which makes it hard for me to say it looks like the current place. This place looks in bad shape. The article said that a construction company deemed it too bad to be saved. I agree with them. My vote would be tear it down and let new life into that area. It feels as a very bad area with all the needles and homeless people lying in the walkways. Tear it down

Tysen

Sent from my iPhone

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Dear Historic Preservation Commissioners,

I support historic designation for both the Mitchell and Player's Pub buildings. They are important to Bloomington's history as well as the character and survival of S Walnut. The city has turned a blind eye to S. Walnut Street for some time. Blowing-out the width of Walnut years ago eliminated on-street parking and the protective median so that few pedestrians feel safe enough to use the sidewalks. Traffic speeds are so fast businesses have little chance to succeed. Pressured by downtown business, the homeless community has been pushed out of downtown to Seminary Square. Kroger's has suffered greatly, and smaller businesses have closed their doors.

I moved to Bloomington to attend IU and like many people the charm of Bloomington kept me here. I am disappointed to see the ongoing and short-sighted demolition of the character that makes Bloomington--Bloomington. Saving and rehabilitating these buildings will give Walnut a chance of surviving and hopefully flourishing. As density grows in this area, we will need businesses to support the population. The Mitchell and Player's Pub buildings are the type of buildings new business and restaurants desire as they have a built-in charm.

If the development community can destroy these important buildings, all else will be open game. It is crucial to build first on the many surface parking lots and scraped sites along Walnut before we begin to demolish rare historic buildings.

Please designate and protect the Player's Pub and Mitchell buildings. Please give South Walnut a chance.

Jon Lawrence

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I am writing to voice my agreement to the many other voices that feel the Old Players Pub should be torn down. The building is not safe and is an eye sore. I'm sure the new owners will replace it with a building that will be a positive improvement to the area.

Thanks for your consideration.

Burton E. Furniss, Jr.

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Hi,

I understand that the decision to tear down the Old Players Pub building has been postponed. I cannot understand why there would be resistance to tearing down this building. The building is an eyesore and is unsafe. Everyone I have talked with is in favor of tearing it down. The preliminary plans for the new building that I have seen would be a great improvement to the area. The area sure needs a new building like the one proposed. Please don't slow down this process.

Jo Furniss

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To whom it may concern,

Since I moved to Bloomington (6 years ago) I have always seen this place in utter misery. It was very rare to see people entering the business, much less it attracted me to check it personally.

I understand you guys want to preserve the business and the building but we ALL know this business isn't going anywhere. Let the people who really have the motivation to see this city grow take care of this building and let them do their thing. TERN IT DOWN.

I am emailing in favor of tearing down the building of the Players Pub. It is an eyesore and unsafe. Why not allow our community to grow and put something nice there instead?

-Jared Mann

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Dear Director Herterich,

I write to you this afternoon as a citizen of Bloomington, urging you to reconsider and abandon any plans to demolish the Player's Pub and Mitchell buildings on South Walnut Street. The value of these buildings surely outweighs whatever flash-in-the-pan monetary investment developers may currently be eyeing in their place. There aren't many historic commercial buildings left in Bloomington from this era. Let's build on the surface parking lots and scraped sites before demolishing even more of our historic buildings. The accelerated loss of many locally-cherished spaces over the past five years has been hard to watch as a Bloomington native. To eradicate these buildings is to do away with a valuable part of our town's soul. Parking lots and absurdly expensive condominiums can be built anywhere. Historic buildings--once gone--are gone forever.

Thank you for your time and attention in this matter.

With best regards,  
Nile Arena



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Hello,

I'd like to express my opinion about the old Players Pub building downtown. After reading the most recent article in the Herald Times, on September 25th, I strongly suggest the building to be torn down completely. There have been numerous facades since the original build and it's not clear which version is even up for debate. The current version is an eyesore and now that I know how unsafe it is I'm afraid to even walk by it. I am for the modernization and revitalization of our downtown.

Sincerely,

CP

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Mr Herterich,

I have owned and restored several historic buildings. I am also very familiar with many buildings in the downtown area as a resident of downtown Bloomington for more than 40 years and an avid walker and hiker.

On one of my walks following the Jordan River storm drain, I found that the open storm sewer ran directly beneath the Player's Pub building! It was unbelievable to me that a sizable open creek would run under an occupied building and all the hazards that would result to the structure from the creek being there. I have also been in the building many times. It is deficient structurally and definitely outlived its useful life both in construction and purpose, partially due to the damage done by the creek.

An interesting aside is that I was contacted by a long-term real estate client to help negotiate a situation with the city on the same storm drain. When she called she told me they had a house that had the storm drain going through it and the city wanted to buy their property. I thought the storm drain must have been in the back yard but when I got to the house, she welcomed me in and told me we would go to the basement. Lo and behold, there was a gigantic 8' in diameter metal tube that was the storm drain that ran across the middle of the basement! I couldn't believe it! No wonder the city wanted to buy it. The liability was tremendous. So we negotiated a sale and the city tore it down!

I was appointed many years ago by Mayor Tomi Allison to the Historic Preservation Commission. Her intent was that I would be a voice of reason as to the real costs and projected future of maintaining a building and determining if a structure was worthy of being given historic status or not. My experience with the commission is that many people are worthy historians or have a great interest in history but do not have any

practical sense in determining what is truly historical or how to know what should be required to be done to a historic building.

It was very frustrating to me to listen and try to talk to the members of the commission and I resigned my appointment after a year. As a person who has done true preservation to true historic buildings, the roadblocks put up by the historic commission are completely out of line.

By labeling so many buildings “contributing to the historic fabric”, it makes the label worthless. Virtually any building anywhere can be said is a contributor to the “historic fabric”! And the historic buildings survey that is relied on so often here in Bloomington was done primarily by a summer student who was not qualified in any way to know architecturally or historically the value of each individual building. Thus, we have whole blocks that are “contributing to the historic fabric”. It is absurd that this is the bible used to determine status. There were not checks and balances in these determinations.

To give you one graphic example:

My former husband and I restored (a true restoration with custom millwork done by a fine craftsman to replace missing and damaged pieces, etc) a real historic house. It is 508 N Washington St, the home of Nellie Showers Teter before she married Sanford Teter, the right hand man of her father who owned the Showers Furniture Factory. Ms Teter was a famous woman in her own right as she was the first woman trustee of IU and was a trustee for more than 20 years. This was around the turn of the 19th century and the years thereafter. The house is a beautiful example of a Queen Anne Victorian and it had never been chopped up or altered on the interior. Now that is a true historic building!

I went in front of the Historic Commission to appeal for an extended period of time to paint the building as it has 5 colors and with extensive scraping required as it was built in circa 1895 and that is what that age of wood requires. It is quite costly and costs \$20,000 each time it is painted which I’ve done 3 times. One of the members of the commission said I had already had enough time and told me and the other commission members that she knew a painter that had painted her house and that she was sure he could paint it in a day!!!

There is no dealing with this level of ignorance. This brings me back to Player’s Pub. The building is structurally not good. To do a true restoration would be impossible financially and then what would a building like that be used for? It is not large enough for any commercial purpose at this point in time. And to truly restore it, does that mean it has to look just like Boxmans Restaurant? Yes, Boxmans was a nice restaurant and maybe an idea developed from Boxmans was in the NYTimes and famous people visited there. That is true of many places of business and homes in Bloomington. Are all of them worth labeling historic? Will the average person walking by know the history of a

place from looking at the outside or the inside for that matter? The answer is no. My own house and others I have owned or currently own have plaques on the front. Does anyone know or care what that means? No. Without a historical narrative marker which outlines why a building or place is historical there is no way for the typical person to know anything about the place.

Put a historical narrative marker on the sidewalk in front of the new building and let it go at that. A great handicap is done to so many buildings by labeling them in error "historic". This has been done so many times in Bloomington.

And one more example of improper labeling:

The large building at the southeast corner of 3rd and Lincoln Streets was labeled "historic" because it was the first place where women could work in Bloomington outside the home. This was true for maybe most White women but it was ridiculous to say that Black women didn't work outside the home! But I guess the decision makers on the historic commission didn't think of that! Again, this was graphic ignorance.

Now on that spot we have a beauty parlor and Chinese restaurant and new ugly apts on the back. That is one of the most valuable corners in Bloomington with four lanes of traffic on 3rd St, and parking on Lincoln St. Think about what a great site that could have been for when the United States Post Office moved or what it could have been for many other government or business uses. There could have been a beautiful, architecturally significant building put in its place that would have been pleasant to look at. Now what do we have?

Obviously, I care about historic preservation or I wouldn't have spent the time writing this but please, make decisions looking toward the future. I alway point to European cities where beautiful 200-600 year old buildings coexist side by side with fantastic modern architecture. Save what is truly worth saving but let go of vernacular buildings or those that did not have some major newsworthy event that happened there.

Please read these comments at the hearing for the decision to decide the fate of the Player's Pub building.

Sincerely,  
Cheryl L Underwood

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I think this building should be torn down because not only is it an eyesore but it is unsafe and would cost too much to bring it up to code. Tear it down and build something aesthetically pleasing and useful.

Thank you  
Denise Moore

Sent from my iPhone

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Wanting to provide input on the Players Pub building. Even though I was a regular at the Pub in its heyday, I believe for the betterment of Bloomington it is time to tear it down and let the new owners complete their vision. It is not fair that they purchase a property and then after the fact get hit with these historic regulations. If the historic society felt it was that important to save the building they should have purchased it.

Thank you!

Mark Murphy  
Sent from my iPhone

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Hi Conor,

I support the move to tear down the old Player's Pub. I believe it will re-invent the area and bring a much needed renovation to a lifeless bubble of town. While I do appreciate and support the preservation of certain foundations the town was build upon, Bloomington's downtown needs to continue to expand where it can to bring pride to the aesthetic (the area has been a magnet to transient populations) and enrich the economy with influence on adjacent retail spaces.

Thank you,  
Audrey Brown

Sent from my iPhone

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To whom it may concern,

I am sending this email to support the tear down of this establishment and constructing a new building that would greatly enhance downtown Bloomington!

Players Pub has seen its glory days but its a dump now and homeless individuals are camping out there. There are drawings of a new complex that would be named with regard to the history of Players Pub. With those new ideas in the works, why would you continue with this eyesore in Downtown Bloomington?

We frequent Downtown Bloomington and love the city! I am 100% in favor of a tear down of the Players Club! Bloomington needs to continue its progress of growth and the new Building proposed is Beautiful and is just what Downtown Bloomington needs!

Sincerely,

Jan McCorkle

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Good Evening.

Just a short note to support tear down off the former Players Pub location. The building no longer matches the architecture of downtown and would be better suited for a more modern building replacing it. Thank you for your consideration.

Shawn Cantlon

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Dear Conor,

Please tear down player's pub its an eye sore that is beyond repair or restoration & let's keep making Bloomington beautiful with something New & SAFE!!!

Thank You

Jackie Deckard

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Attention Conner and the HPC

Conner,

Thank you for the opportunity to voice my thoughts on the Players Pub petition. I have attached a letter concerning my thoughts on this petition and I would appreciate it if you could include my letter in the packet to the board members. I have not be able to reach all the board members personally. Again thank you for including me in this process

Sincerely

Doug Duncan

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To whom it may concern,

I am writing this email to voice my family's opinion on the demolition of the Players Pub building. We would much rather see something new which can bring value to the surrounding area and the members of our community, verse the building remaining the dilapidated eye-sore it is today. We as a community need to be willing to sacrifice our nostalgic feelings for the past in favor of newer establishments which would obviously benefit the greater good immediately. Allowing this building to remain standing would be a disappointment for the vast majority of Bloomington residents. Out with the old, in with the new.

Regards,

The Riddell Family

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Mr. Herterich,

A recent article in the H-T said you are welcoming public comment on the potential demolition of the building that formerly housed The Players Pub. I fully support the demolition of the building and would very much support construction of a new building in its place.

Our downtown, and particularly that corridor of Walnut Street, has gone through a resurrection over the last few years and new construction in that space would further that by modernizing the space and opening up countless possibilities for its use.

Thanks you for your consideration of my point of view.

Cory Grass

Historical Committee,

I am writing to the current discussion our community is having concerning the Players Pub. My name is Doug Duncan and I have lived in Bloomington my entire 66 years. I have friends that have spent time in that building and it was one of my father in laws favorite places.

I have watched our community change over my 66 years- some good and some not quite as good. I do love this community and am proud to live here. I have tried to give back to our community because it has given so much to myself and family. I have served on the Bloomington Plan Commission and Monroe County Redevelopment Commission as well as serving as a County Councilman. I say all of this not to think my voice is any more important than anyone else but hopefully show I am concerned about our community.

The downtown has changed drastically over my lifetime. Again some good and some could maybe have been better. As a kid we would walk to town. The downtown was family and kid friendly. Several of my friends and Mc Calla school mates lived downtown. We would spend Saturdays running around downtown and going to a movie. Friday nights were family friendly with the stores staying open until 9:00. It was a time of visiting as well as shopping.

Then a time came when the downtown had little life or energy. In my opinion if Bill Cook had not taken an interest in our downtown who knows what would of happened.

The recent changeover seems to have created new energy and vitality but for better or worse the character is very different. There is a lot of energy but different. I have my opinion but it is just "my opinion". I don't think we are going back and we probably should not even if we could. But still they were special times.

The other point I want to make known before I give my thoughts about the Players Pub building is that I have known Craig and Heidi Smith for several years. I was a partner of theirs in a 73 unit apartment complex turn around project. So my personal opinion may be shaded somewhat.

Craig and Heidi were the operators of the partnership. They completely turned a failed facility into a very successful complex. Part of that success was their ability to offer some low cost housing in the complex without government subsidies- way before that was popular.

I have said all of this so you could understand my perspective and says this:

I am not big on change but one great thing I love about Bloomington is the diversity of opinions being given in open forums and then our ability to find a workable compromise.

I have been in that building and I'm not a structural engineer but for whatever reason it does not seem to be in very good condition. My thought is - could we honor that Mitchell building and the builder in a way that would/could be lasting ( more than 20-30 years) and be economically sensible. My fear is that we make a stop gap decision that feels good now but causes building problems down the road in a few years. Problems- structural- building upkeep and economically- empty building. Maybe something to consider would be to use the architectural style and color and maybe some of the old brick and limestone on the street front exterior. That specific idea may not be correct but something along those lines so we get something to honor the past but last another 100 years.

I am concerned patching and piecing might create a site we like now but the site continue to struggle both economically and structurally.

Thank you for letting me voice my opinion.

Sincerely

Doug Duncan



---

Please tear it down and beautify Bloomington.

Tony K. Nasser, MD, FACC, FSCAI, FSVM  
**Providence Medical Group**

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Conor,

Please continue to improve the downtown area especially the South Walnut. In order to do that, tearing down a dilapidated building like the Players Pub is necessary. This area is in dire need of new life and a new building will bring it!

Thank you for your consideration,

**Kevin Stryker**

---

I support tearing it down! It is ugly and doesn't fit in with surrounding structures! It may collapse before it can be torn down!

Laura Cantlon

Sent from my iPhone

---

The clean up and development opportunity in place of the former Player's Pub is an opportunity that should not be missed. There is no historical significance to the existing structure or the previous business that is of any value to improving our community. Preventing the employment and community enhancement opportunities the new construction project at this site will bring for "historical preservation" purposes would be professionally negligent and a dereliction of public service responsibilities.

Mike

---

I was only in the Players Pub once several years ago. I remember the general appearance was of an old building that had not been well maintained over the years. But, what stands out the most was thinking that the floors were so dangerously uneven.

I have remodeled older homes for a number of years and my experience has been that when the floors are that uneven that it is often due to improper building (joists or structural supports) in the first place. It is extremely difficult and costly to try to remedy such defects after the fact, especially when the rest of the building has been allowed to settle and possibly been remodeled to account for so much structural movement without fixing the underlying cause(s). To try to do that as part of a major remodel at this point is generally not cost effective, takes longer and still often leads to less than satisfactory end results.

Combine that with my opinion that the exterior is not significant or attractive enough to warrant even saving the facade - and the fact that the rest of the streetscape has already significantly changed - it would make the most sense to allow a complete demolition and rebuild with something that is appropriate to the other new structures on the street.

I am all for keeping and repurposing older buildings if they are structurally sound and architecturally attractive and significant, but I don't think the Players Pub is worthy of that cost or effort.

Sincerely, Laura Stolberg

---

To whom it may concern:

As a lifetime resident, born and raised, of Bloomington Indiana I have seen many changes in the downtown area. I do feel a cleaner skyline with newer buildings allowing both commercial and residential space has been an attraction for downtown and Bloomington as a whole. I am supportive of new opportunity and new construction in the downtown area. I support new construction at the current location of the players pub. Thanks for your time...

Sincerely, Gerry L. Hash

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Conor-

As a Monroe County resident and business owner, i would like to let you know that I support the proposal to tear down the Player's Pub to make room for a newly constructed building.

Thank you for your time-  
Virginia Schermer

I would like to let the historical committee know that I want to support the option for tearing down the old Player's Pub building.

Best regards-  
George Schermer

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Mr. Herterich,

I am writing to weigh in on the decision regarding the demolition permit being granted at 424 S. Walnut Street, the address commonly known as "The Player's Pub." I saw the article published in The Herald Times over the weekend and was drawn to the story, as I've been a Bloomington resident for my entire life, and have a strong connection to the town and the university. I was surprised to see that this decision has been pending for some time now. My interpretation of the matter is that while the background of the building and the original owner is interesting, nothing about the story (in my opinion) fits the term "historical." My understanding is also that the building has been deemed by several contractors to be far from repair due to structural damage. I can imagine, just based on the appearance of the building, that to remodel it would be a massive and economically challenging undertaking for any owner. I don't see how, unless someone is incredibly personally invested in the structure and has the means, anyone can build the current structure up to what it once was. I think it is far gone from the vision of even the original owner, and this is shown in the many versions of the structure through the years. This area of town has made leaps and bounds in recent years to build itself up and I think with all of the new structures and thriving business adjacent to 424, this structure no longer fits. The new owners should be granted the same opportunity as others in business next door to add to the community and advance their business.

While the memory of the past is interesting and should be remembered, I don't believe the building needs to stand in order to keep that memory. My opinion is that the building is beyond repair, is frankly an eyesore to our community, and should be granted a demolition permit.

Thank you for your time. Sincerely,

Avery Goldman

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I'd really like to see these 2 buildings stay essentially as they are. Seems as if downtown 1 and 2 story buildings are endangered species these days. It often feels as if I'm driving down tunnels of 4-5 story buildings in the downtown area. I sometimes don't recognize the small city I've lived in for almost 40 years. I realize that change will always happen, but feel that the downtown area especially is in real danger of losing its "Bloomington character" and beginning to look like every other small Midwestern city. What a shame that would be...

Liz Roberts

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To whom it may concern,

With the state of the south side gateway corridor south of Smith Ave, I can't think of a better way to start cleaning up the seminary park area than to replace the players pub eye sore with a useful new building. My business was one block west of this location for ten years and this Players pub building is in very poor condition.

Sincerely,

Steve Birch

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Mr. Herterich,

I am writing you in support of demolishing the building that housed the former Players Pub located 424 ½ S. Walnut Street, Bloomington, IN. We are excited about the future development and feel that it will enhance the architectural features of Bloomington.

Thank you  
Jeff Law  
Director of Facilities  
Zotec Partners, LLC

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Hi Conner, it is David Hays. As a family who has been in this community a long time, we really think the building needs to be replaced. I look at "Remember When" on Facebook which shows lots of old pictures and reading the comments, lots of good memories. I also think "what if"? What if they hadn't repurposed, torn down and replaced some these buildings? Saying all of this we just need memories not a building that is beyond its days..that's My Families 2 cents. Thanks for what you do, a healthy break tap make sense sometimes!

-The Hays Family

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Mr. Herterich,

I am writing you to express my support on preserving the Player's Pub and Mitchell buildings on South Walnut Street. With few historic commercial buildings left in our town, I feel Bloomington is losing its soul and personality.

Best wishes,  
Dr. Reyes Vila-Belda  
Professor

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To who it may concern

Me and my family have driven by the building known as Players Pub. This building has been empty for several years. In my opinion it lends no value to the downtown area. Homeless people congregate around it, as well as it being an eyesore to the area. With homeless people you bring in an open door for drug use as well as alcohol. All of these things can contribute to more crime, violence, and sexual assault.

I have had the privilege to view the proposed rendering of the new building and believe it will add value to this property as well as surrounding area. I also believe it would bring in more potential upgrades in the area. The potential this new idea has is far above the obvious that can happen keeping the Players Pub up if building is not torn down.

Respectfully  
Jena Welker

---

To whom it may concern:

We support the demolition of this building. There have been other buildings of more historical significance and structurally sound that have been demolished and new structures built. We support a new, modern, safe and visually appealing structure.

Thanks for your consideration,  
Jeff and Kristy Hayes  
Sent from my iPhone

---

Hi Good morning

Our family is in favor in moving our city in progress.  
We are for tearing down the players pub a bar that needs to go.

Thank you kindly  
Heather Murphy-Cunningham

---

Good morning Conor,

As an over a decade-long Bloomington resident and young professional, I wanted to write to you to give my strong support for saving the Player's Pub and Mitchell buildings on S. Walnut. Historic preservation is important and gives character to a city. Without these iconic buildings on Walnut, who would we be? We've already sadly lost the Chocolate Moose to a terrible, ugly apartment building that is an eyesore. It does nothing for Bloomington besides take away from its beauty - and I guess house college students in a structure that looks much like a prison. We must keep our character and therefore the integrity of our wonderful city by retaining these historic buildings! There is such value in keeping these significant buildings alive and well - it makes Bloomington more artsy and unique which is why people stick around and make this place their

home. Not only that, but it's also more environmentally-friendly to retain buildings. If anything, restore the Player's Pub and Mitchell buildings to their prime!

There are ample opportunities to build on parking lots or other areas that do not already have cool, vital historic buildings. Shame on the money-hungry developers who appear to not have an inkling of care for our beloved city.

Thank you very much,  
Chaz Mottinger  
Concerned Citizen

---

Hello,

I am writing to urge that the Historic Preservation committee stands up to the pressure of gluttonous developers who want to bulldoze the Player's Pub and Mitchell buildings. As you know, it is important to preserve buildings from our past. I personally believe there are already way too many new, modern and ugly apartment buildings going up and that aren't even getting filled with occupants. This is wasteful and there is no need. Bloomington is special not only because of the people who live here now, but because of the people who used to live here and the historic character of the interesting buildings we still get to occupy. I have spent many nights inside and outside the Players Pub, joining in on a square dance, grooving to The Dynamics funk, hanging out with friends and family, etc. It would be so sad to see that part of my history and that part of Bloomington's history be erased because it's a developers dream spot for an ugly apartment building, with no character, that won't even get filled with occupants.

Thank you for reading this email and thank you for doing the work that you do! I truly hope we can save these buildings.

Thanks again for your time. Stay healthy and stay safe.

Best,

Casey Muyskens-Toth

To whom it may concern,

We are in support of tearing down the Old Players Pub. We believe the majority of the town agrees it's an eyesore.

Thank you,  
Jennifer Ringer

---

I am writing in support of saving the property known as Players Pub on S. Walnut Street.

Bloomington has a plethora of new architectural structures in the form of apartments. The city's visual history has been severely overshadowed by tall buildings. Along with that sentiment is the city's culture and aesthetics effected. Please help save this building.

-Diane Ballard

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Dear Mr. Herterich,

I am writing to share my support for the demolition of the old Players Pub building at 424 S. Walnut Street. This area of downtown is in desperate need of revitalization which would benefit the future development of downtown Bloomington. Over the last decade, the 400 block of S. Walnut Street has become an increasing eye sore to our thriving downtown. The demolition of the building offers a continued opportunity, with the expansion of the Monroe County Convention Center and the revival of other buildings in the area, to provide an urban oasis for our community.

Sincerely,

Dave O'Guinn

---

Please save the Player's Pub and Mitchell building on south Walnut. They are an important window on Bloomington's past. A city is its past, present and future and without reference to the past it becomes a generic moonscape of indifferent buildings with no character and no stories. It is as important to save diversity in architecture as it is to celebrate diversity in people.

1133 E. Seventh Street Bloomington, IN 47405

Judy Stubbs

**Demo Delay: 20-23**  
**Commission Decision**

Address: 1003 W. 1st Street

Petitioner: Matt Ryan

Parcel Number: 53-08-05-100-147.000-009

Property is Contributing

**Structure;** California Bungalow c. 1930



*Background:* The property is in fair condition and is lot is zoned Mixed-Use Healthcare.

*Request:* Full demolition.

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

*Recommendation:* Staff recommends releasing **Demo Delay 20-23**. The HPC has already released demolition permits for two other structures on the same block (all owned by the same entity). A historic district in this area is not viable due to zoning designation and lack of contributing historic context.



### 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: 9/23/20

Project Address: 1003 W. 1st Street Bloomington, IN 47403  
Street City, State Zip

Township: Perry Section #: \_\_\_\_\_

Parcel Number 53-08-05-100-147.000-009

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_  
Applicant Name: Matt Ryan Phone #: 765-346-6618

Property Owner Name: 901 West 1st Street LLC  
Address: 3951 Haverhill Rd #120-121 West Palm Beach, FL Phone #: \_\_\_\_\_  
Street City, State & Zip 33417

Contractor: (if applicable) \_\_\_\_\_  
Phone #: \_\_\_\_\_

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

WORK BEING PERFORMED:  
Demolition of entire structure and foundation

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 Matt Ryan  
Owner/Applicant

**Monroe County, IN**  
1003 W 1st ST  
39 DEGREES NORTH (855) GIS-3939

**Parcel Information**

Owner Name	901 West 1st Street Lic
Owner Address	3951 Haverhill Rd #120-121 West Palm Beach, Fl 33417
Parcel Number	53-08-05-100-147.000-009
Ait Parcel Number	015-44980-00
Property Address	1003 W 1st St, Bloomington, In 47404
Property Class Code	419
Property Class	Other Commercial Housing
Neighborhood	1514 Trending 2006 - A, 53009157-009
Legal Description	015-44980-00 Seminary Pt Lot 59

**Taxing District**

Township	Perry Township
Corporation	Monroe County Community
Taxing District Name	Bloomington City-perry Townshi
Taxing District Number	009

**Land Description**

Land Type	Acreage	Dimensions
9	0.17	

**Transfer of Ownership**

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Terrell, Zella		0	Mi	
1977-06-22	Rhodes, John D & Katsuko M		0	Mi	
1983-05-20	Hoitsclaw, James W & Kathy L		0	Mi	
1985-02-15	Zanetis, John M		0	Mi	
1988-05-10	Warford, Melvin		0	Mi	
1998-09-29	Waters, Mark		0	Wd	
2020-08-18	901 West 1st Street Lic		2020013177	Wd	\$169,900.00

