



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday June 26, 2025**

**5:00 p.m. EST**

**Prepared by HAND Staff**

**In Person:** The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:**

<https://bloomington.zoom.us/j/86470652637?pwd=rX9vgWlboM2cZXBEPnhokqtzRhtKi4.1>

[Meeting ID: 864 7065 2637](#)

[Passcode: 719258](#)

## Table of Contents

AGENDA .....	4
MINUTES June 12.....	6
COA 25-34.....	20
COA 25-37.....	33
COA 25-38.....	43
DD 25-12.....	51
DD 25-13.....	53
Nomination 25-02.....	55

## **Accessibility Statement**

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals.

If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson at the Housing and Neighborhood Development Department at [anna.killionhanson@bloomington.in.gov](mailto:anna.killionhanson@bloomington.in.gov) or 813-349-3582 and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

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

## **Procedure for Certificates of Appropriateness and Demolition Delays**

For each item the Historic Preservation Program Manager will first present a staff report. We will then hear if the Petitioner has any additional information, followed by a round of questions from each Commissioner. We ask that petitioners, the public, and Commissioners refrain from speaking until addressed by the Chair, unless a question is directly addressed to them. If a member of the public or a petitioner wishes to comment, please raise your hand until recognized by the Chair. Once a motion is made we will then open up a discussion of the item for Members of the Commission. We encourage all Commissioners, Petitioners, and members of the public to be civil and respectful at all times.

# Bloomington Historic Preservation Commission Meeting

Wednesday June 26<sup>th</sup>, 2025, 5:00 P.M.

## In Person:

The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:** [Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.](#)

[Join Zoom Meeting](#)

<https://bloomington.zoom.us/j/86470652637?pwd=rX9vgWlboM2cZXBEPnhokqtzRhtKi4.1>

[Meeting ID: 864 7065 2637](#)

[Passcode: 719258](#)

## AGENDA

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson at the Housing and Neighborhood Development Department at [anna.killionhanson@bloomington.in.gov](mailto:anna.killionhanson@bloomington.in.gov) or 812-349-3577 and provide your name, contact information, and a link to or description of the document or web page you are having problems with. Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
  - A. June 12<sup>th</sup>
- IV. **CERTIFICATES OF APPROPRIATENESS**

### Commission Review

#### A. **COA 25-34**

228 W Kirkwood Ave (Courthouse Square HD)

Blake Rowe

*New construction*

#### B. **COA 25-37**

924 W Kirkwood Ave (Near West Side HD)

Adam Bowen

*Replacement of railing, residing of columns, and new front door*

#### C. **COA 25-38**

906 W 9<sup>th</sup> St (Near West Side HD)

Keith and Danielle Bollman

*Reinstallation of removed from door, retroactive COA for chimney removed by previous owner, replacement windows, LP siding, reconstruction of retaining wall with original materials*

**V. DEMOLITION DELAY**

**A. DD 25-12**

430 E 10<sup>th</sup> St

Valubuilt Construction

**B. DD 25-13**

717 N Grant St

Valubuilt Construction

**VI. OLD BUSINESS**

**A. 711 E Cottage Grove report**

**VII. NEW BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ADJOURNMENT**

Next meeting date is July 10<sup>th</sup>, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

# **Bloomington Historic Preservation Commission Meeting Minutes - June 12, 2025**

## **CALL TO ORDER**

The meeting was called to order by Commission Chair **Sam DeSollar** at 5:00 p.m.

**ROLL CALL - Parties in Attendance** are listed below:

### **Commissioners:**

Jack Baker  
Duncan Campbell, Advisory  
Reynard Cross  
Sam DeSollar  
Melody Deusner  
Karen Duffy, Advisory  
Elizabeth Mitchell

### **Staff:**

Noah Sandweiss, HPC Program Manager  
Anna Lamberti Holmes, Sr Assistant City Attorney  
Joe Patterson, Zoning and Long Range Planner  
Julius Mitchell, Office of the Mayor  
Tonda Radewan, HAND Staff Liaison

### **Guests/Public:**

Asa Palley - Petitioner (Virtual)  
Lucas Brown - Petitioner (Virtual)  
Blake Rowe - Petitioner, Brawley Group  
Shawn Eurtion - Petitioner  
Zack Hauk - Petitioner, Polar-Tite Windows  
John McDougal - for Petitioner, Polar-Tite Windows  
Ernest Xi - Petitioner, Valubuilt Construction  
James Ford - Public, University Park Subdivision  
Leighla Taylor - Petitioner, FASTsigns (Virtual)  
Natasha Carlton - Public (Virtual)

## APPROVAL OF MINUTES

**Jack Baker** made a **Motion to Approve** the minutes from the **June 4, 2025** special meeting. **Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Elizabeth Mitchell (Y)

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

## CERTIFICATES OF APPROPRIATENESS (COA)

### Commission Review

#### **COA 25-26**

1018 E Wylie St (Elm Heights HD)

Petitioner: Asa Palley

*Replacement of handrails and lamp post*

**Noah Sandweiss** gave his presentation on the Petitioner's request to replace two non-original handrails with black powder-coated metal railings and a lamp post to match the style of the home and be compatible with the neighborhood.

Sandweiss reported that **Staff recommends approval of COA 25-26**. *Please see Meeting Packet for details.*

**Petitioner Asa Palley** was present and had no additional comments.

### **Commissioner Questions:**

- **Sam DeSollar** asked if there has been any response from the Elm Heights design review committee. **Noah Sandweiss** responded that he has not been contacted.
- **Jack Baker** commented that it appears that the proposed lamp-post is similar to the existing one regarding sturdiness.

### **Public Questions/Comments:** None

**Elizabeth Mitchell** made a **Motion to Approve COA 25-26**. **Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Elizabeth Mitchell (Y)

### **COA 25-29**

601 N Morton (Showers Furniture HD)

Petitioners: Lucas Brown and Shawn Eurtion

*Rear addition*

**Noah Sandweiss** gave his presentation on the Petitioner's request to renovate the western end of the Showers Administration building and add a two-story residential unit facing the rear alley. Sandweiss reported that **Staff recommends approval of COA 25-29. Please see Meeting Packet for details.**

**Petitioner Shawn Eurtion** was present in-person and **Lucas Brown** was present virtually and had no additional comments.

### **Commissioner Questions:**

- **Duncan Campbell** asked if the grassy area at the North entrance would be paved. **Petitioner Shawn Eurtion** responded that it would either remain grass or be landscaped.
- **Duncan Campbell** asked if the mechanicals in the yard are going to be removed. **Petitioner Shawn Eurtion** responded that it has been removed (downsized) by the gas company and that the duct work from the Administration building that continues up to the other buildings would remain.
- **Sam DeSollar** asked for clarification on the 3rd story renderings (windows or not) and what will happen with drainage at the new entry on the North side. **Petitioner Shawn Eurtion** confirmed that there will be active windows on the 3rd story and that the whole north side will be remediated with new drainage.
- **Sam DeSollar** asked for clarification on how drainage off the flat roof and balcony will be dealt with. **Petitioner Lucas Brown** responded that there will be a guttering system from the balcony and there will be a pedestal system with an epdm roof under it that slopes to a drain, which will be very discreet.
- **Sam DeSollar** asked if the Petitioners considered a guardrail bollard or something similar since the proposed build is right up against the alley. **Petitioner Shawn Eurtion** said that there are some protections already in place and will add if needed, especially on the corner at 10th Street. **Petitioner Lucas Brown** added that they considered a



wainscoat, but it didn't feel right so are are planning to soften the edge with some landscaping, which will protect it as well.

**Commissioner Comments:**

- **Reynard Cross** commented that he liked the proposal.
- **Duncan Campbell** said that typically in this district the industrial buildings have been reoriented to the center with new streetscapes that require deliberation of new facades in terms of access and and public view. Campbell said that the Petitioners have done a pretty good job of turning the orientation away from existing streets into a new interior, that they have picked up compatibility aspects from other new construction to tie the buildings together. Campbell closed by saying he likes the North entrance and that they've done a good job of holding on to the brick where where it is shown.
- **Jack Baker** commented that he thinks it is a fine project and likes the use of the metal combined with brick. Baker said that the Petitioners decision to leave the brick featured, particularly the columns along the alley, and the old steam, condensate piping, is a nice design element.

**Public Questions/Comments:** None

**Jack Baker** made a **Motion to Approve COA 25-29**. **Elizabeth Mitchell** seconded.  
**Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Elizabeth Mitchell (Y)

**COA 25-34**

228 W Kirkwood Ave (Courthouse Square HD)

Petitioner: Blake Rowe

*New construction*

**Noah Sandweiss** gave his presentation on the Petitioner's request for the construction of a three story building in the vacant lot adjacent to the former Smith Holden Music store. Sandweiss reported that **Staff recommends approval of COA 25-34**. *Please see Meeting Packet for details.*

**Petitioner Blake Rowe** was present and had no additional comments.

**Commissioner Questions/Comments:**

- **Duncan Campbell** asked what the wall surface would be on either side of the balcony doors. **Petitioner Blake Rowe** responded that there currently isn't detail on that and it would likely be brick to match the facade but could be exterior stucco or some other product.
- **Sam DeSollar** asked how deep the balconies are. **Petitioner Blake Rowe** referred to the plans.
- **Jack Baker** asked if there were plans for landscaping between the building and sidewalk and for additional info on the undefined structures that the plans are showing at the top of the building. **Petitioner Blake Rowe** responded that the sidewalk is adjacent to the building, due to the narrow footprint, and there are stair towers for roof access.
- **Jack Baker** asked about the material for the stair towers, noted that there is no color indicated and asked about the visibility from the street. **Petitioner Blake Rowe** responded that it is a metal pad and the design has them set back toward the northeast side of the building. **Jack Baker** said his concern is also the view from other buildings that look directly onto the roof and to consider a dull coloration that is close to that of the brick or dark bronze to make them less conspicuous.
- **Melody Deusner** asked if it were possible to get an updated packet that included additional details.
- **Elizabeth Mitchell** requested more information on the dimensions of the balcony and what the exterior wall surfaces would be.
- **Sam DeSollar** asked about the material for the musical score signage and how it will be attached to the building. **Petitioner Blake Rowe** responded that the score line would be constructed of decorative metal panels.
- **Duncan Campbell** commented that he understands the sensitivity of Hoagy Carmichael's "Stardust" musical score and its relation to the mural painted on the original building, however it seems out of scale and would look better if it were smaller, at least by half, as it detracts from the fenestration of the architecture.

- **Sam DeSollar** commented that he thinks the building is well sorted out in terms of the scale, level of detail and the proportions of the elements and it does a lot on a very constrained site and doesn't overpower its neighbors. DeSollar continued that the mural feels very post modern and asked the Petitioner if he would be willing to bring down the scale and visual presence of the mural and provide additional plans for the cornice and proposed balconies. **Petitioner Blake Rowe** said he was in agreement.

**Public Questions/Comments:** None

**Sam Desollar** made a **Motion to Continue COA 25-34** to the next HPC meeting to allow Petitioner time to provide requested information. **Jack Baker** seconded.

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

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Elizabeth Mitchell (Y)

### **COA 25-35**

1308/1310 E Atwater (Elm Heights HD)

Petitioner: Zachary Hauk

*Replacement of windows and a front door on duplex, removal of rear staircase*

**Noah Sandweiss** gave his presentation on the Petitioner's request for the replacement of all windows, a steel front door with fiberglass to resemble the original wood door, removal of the stairs and shingling over the rear roof walkway and replacement of doors to the rear roof with windows with stone sills underneath. Sandweiss reported that **Staff recommends conditional approval of COA 25-35** noting that repairable windows should be retained, and unrepairable windows should be replaced in kind with wood (the same material).

*Please see Meeting Packet for details.*

**Petitioners Zachary Hauk** and **John McDougal** with Polar-Tite Windows were present and said that the proposal covers their scope of work for the replacement of the door, windows and taking off the back staircase and balcony.

### **Commissioner Questions:**

- **Elizabeth Mitchell** asked why they aren't replacing the door with one made of wood to match the original. **John McDougal for Petitioner Zachary Hauk** responded that the proposed fiberglass door will match the other door of the duplex, where the original was replaced with steel.
- **Melody Deusner** asked for clarification why the request is to replace all the windows, not just the three identified in the HAND Inspection. **John McDougal for Petitioner Zachary Hauk**, referring to pictures of the existing windows, explained that the eroded

sills and deteriorated sashes throughout the building are non-repairable and there are safety concerns that the windows won't open properly to allow egress.

- **Jack Baker** asked about the staff recommendation about reshingling the rear walkway. **Noah Sandweiss** pointed out a small balcony-like structure that would be visible if the staircase were to be removed and said that the Petitioner is requesting to reshingle it to match the pitch and materials of the rear roof.
- **Jack Baker** asked about the wood steps that replaced the original stone at the front of the house. **John McDougal for Petitioner Zachary Hauk** said the front stairs are not part of the scope of work they were hired for by the new owner.
- **Jack Baker** asked for more info on the proposed replacement windows and if they are vinyl. **John McDougal for Petitioner Zachary Hauk** responded that they are Pella Reserve windows, which are aluminum clad on the exterior and wood on the interior, with the opening size and appearance as original as possible. McDougal added that they will be single-hung with the top half of the window stationary.
- **Karen Duffy** asked what doors on the second floor at the back of the house opened onto and if there was originally a balcony before the stairway was added. **John McDougal for Petitioner Zachary Hauk** replied that he does not have info on what was there before was told he needed to replace the limestone sill and make sure there was egress to provide outside access.
- **Karen Duffy** asked if staff's conditional approval of replacing the doors on the second floor with windows was due to safety concerns. **Noah Sandweiss** affirmed and added that clarification was needed about the operation and dimension of the windows related to the removal of the rear staircase and reshingling of the roof.
- **Duncan Campbell** asked if the existing 2nd floor windows provide the egress required by code. **John McDougal for Petitioner Zachary Hauk** replied that he was told that the existing windows weren't code and needed to replace the doors and provide a clear opening with single pane glass and no dividers. **Sam DeSollar** added it is likely that the doors were added by a previous owner to comply with the code at that time. **Duncan Campbell** was hoping for a better solution than two full glass windows that may not match up.
- **Reynard Cross** asked if the Petitioner has explored repairing the windows vs. replacement. **John McDougal for Petitioner Zachary Hauk** replied that 80% of the

windows are non repairable and that the proposed replacements are wood and aluminum clad on the exterior.

- **Sam DeSollar** asked staff if there has been any response from the Elm Heights design review committee. **Noah Sandweiss** responded that he sent information to them but hasn't received any specific comments back.
- **Sam DeSollar** asked the Petitioner if he would be amenable to someone from the HPC to visit the site and look at the windows. **John McDougal for Petitioner Zachary Hauk** responded that it would be Ok, however he is concerned about turnaround time and wants to move forward before IU students return.

**Public Questions/Comments:** None

**Sam Desollar** made a **Motion to Approve COA 25-35 excluding the request to replace windows**, which the Petitioner may request as a separate COA.

**Elizabeth Mitchell** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Elizabeth Mitchell (Y)

#### **COA 25-36**

322 E Kirkwood Ave (Kirkwood Manor HD)

Petitioner: Leighla Taylor

*New signage*

**Noah Sandweiss** gave his presentation on the Petitioner's request for the installation of a front-lit 13 square foot channel letter sign over the entrance to Parlor Donuts, with channel to be installed in the grout between stones. Sandweiss reported that **Staff recommends approval of COA 25-36**. *Please see Meeting Packet for details.*

**Petitioner Leighla Taylor** was present virtually and added that the only part of the sign that would illuminate are the letters themselves.

#### **Commissioner Questions:**

- **Duncan Cambell** asked if brack-mounted means that each of the white rectangles surrounding the letters is mounted to a track that is mounted to the building and ants to know where the source of light is from.  
**Petitioner Leighla Taylor** responded that his description of brack-mounted is correct and the lighting is on the interior cans of the letters themselves.

- **Jack Baker** asked what material the letter boxes are made of and if the light would be led or incandescent. **Petitioner Leighla Taylor** responded that the boxes are metal casing with an acrylic face using led lighting.
- **Sam DeSollar** asked how far the sign will project from the wall. **Petitioner Leighla Taylor** said the raceway is going to be approx 5 inches so projection would be 6 to 8 inches, at most.
- **Jack Baker** asked about additional signage on the building. **Petitioner Leighla Taylor** said that Parlor Donuts does not have additional signage and that existing projected signage for Soma is in their signage area.

#### **Commissioner Comments:**

- **Melody Deusner** wanted to know about the impact of this proposed sign on the Kirkwood Manor Building if typically are not internally lit and asked to see existing signs for comparison. **Noah Sandweiss** brought up an image of the building for the Commissioners to view and discuss.
- **Jack Baker** asked if the signage is compliant under code and meets district guidelines. **Noah Sandweiss** replied that the proposal is within City Planning rules and he is deferring to National Park standards since the building is it's own historical district.
- **Jack Baker** commented that he has concerns about the lighting level and wants to make sure that it isn't going to be too bright for the area at night.
- **Karen Duffy** said that Kirkwood Manor is an elegant building and is concerned that signage and lighting could detract from that, depending on how bright it is.
- **Duncan Campbell** commented that with signage on historic buildings the HPC has to face this incompatibility between the original presence of the building and the modern effort to commercialize, because most of the lighting technologies now are backlit and everybody wants his or her identity foremost because they're trying to run their business. Campbell added that his biggest objection is back-lit lighting because they almost all plastic or some acrylic, you can't change the bulbs or turn them up or down and they're almost always too bright. A light fixture could be more historically compatible to the building and have the ability to control the brightness.
- **Reynard Cross** referred to the Secretary of the Interior Standards which state that signs should work with the building, rather than against it. Cross commented that he thinks the sign doesn't complement the building, it isn't compatible with those of historic buildings

and it's a distraction. Reynard Cross also said that the HPC should not use other signage as a reference if they don't believe they are appropriate.

- **Sam DeSollar** asked what changes could be made to make it appropriate. **Reynard Cross** responded that some kind of natural material could be used and the design could be in a style that complements the historic sense of the building, with the source of light shining on it and not within the sign itself.
- **Jack Baker** asked about lighting level specifications. **Sam DeSollar** referenced UDO criteria for the allowable level of light trespass onto adjacent properties, but not onto public way.
- **Joe Patterson, Zoning Planner**, noted that for sign illumination the UDO notes that sign lighting shall comply with light trespass regulations which state "The whole lighting fixture shall be installed, so light trespass from any property line, except property running on a public street, shall not exceed one foot candle at a point one meter beyond the property line."
- **Sam DeSollar** commented that in this case every abutting property is a public right of way and **Duncan Campbell** added that it is right next to an outdoor patio which is lit into the evening.
- **Sam DeSollar** asked for clarification from the Petitioner that the only light would be through the letters. So the white part of the sign shown would be solid and not glowing and only the letters would be lit. **Petitioner Leighla Taylor** said that is correct and their design would use perforated vinyl on the faces, so they would look blue during the day, and they would illuminate white at night. **Sam DeSollar** added that the white part of the sign is opaque and not lit so it wouldn't be seen when it's dark.
- **Sam DeSollar** commented that there are existing holes in the masonry from previous signs and he would like to see these filled and any signage only be attached to grout joints and asked the Petitioner if she would be willing to do this. **Petitioner Leighla Taylor** said that they could do this.

**Public Questions/Comments:** None

**Elizabeth Mitchell** made a **Motion to Approve COA 25-36**. **Sam Desollar** seconded.  
**Motion Denied 2-3-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (N), Reynard Cross (N), Sam DeSollar (Y), Melody Deusner (N), Elizabeth Mitchell (Y)

## DEMOLITION DELAY (DD)

### DD 25-10

711 E Cottage Grove

Petitioner: Valubuilt Construction

Full demolition

**Noah Sandweiss** gave his presentation on the Petitioner's request for full demolition of a 1910 pyramidal roof cottage. Sandweiss reported that **Staff recommends release of DD 25-10**.  
*Please see Meeting Packet for details.*

**Petitioner Valubuilt Construction (Ernest Xi)** was present and no additional comments.

### Commissioner Questions:

- **Karen Duffy** said that she can see that there is a chimney, which she assumes is original, and asked if there is a limestone foundation to the right of the porch.  
**Noah Sandweiss** responded that he believes there is a limestone foundation.
- **Duncan Campbell** asked about the staff report noting that most of the exterior materials have been replaced and if this includes the porch.  
**Noah Sandweiss** responded that the porch columns appear to still be wood so it would be in terms of siding and windows.
- **Sam DeSollar** asked the Petitioner if he has spoken to BRI - Bloomington Restorations, Inc. about this house. **Petitioner Ernest Xi** said that he didn't speak to BRI specifically about this house, just sent him an email and usually informs them before he takes anything down. **Petitioner Ernest Xi** added that they had a conversation about moving houses (to a different location) however Steve with BRI said doing this is challenging because it can take a long period of time under contract to make this happen.

### Public Questions/Comments:

- **James Ford** commented that he has lived in this neighborhood for 25 years and sees this house every day and has been thinking about buildings and addresses in Bloomington for many years. Ford said that there are several houses with the same style in this area and there doesn't seem to be any reason to tear this one down, as it's not falling apart, a new roof has just been put on and it's available for rent for the 26-27 school year. He expressed concern that the new owner is going to tear it down for student housing with no parking which will damage the neighborhood, which is really a beautiful place.



- **James Ford** commented that as far as I know, the Faris Family built this house and owned it until Dr. Faris, the cardiologist, sold it in maybe the 90's. The Faris family didn't live in the house, they lived next door at 709 E Cottage Grove, but it was their rental. Earl Heddle raised 7 children there in the teens and twenties and it was a family home for a long time and just in the last few decades has it been rented to students.
- **James Ford** said that the house doesn't appear on any of the early Sanborn maps, because for some reason Sanborn didn't include this neighborhood which is the University Parks Addition. Ford said that it is in the City Directory and hopes that the Commission recognizes the importance of this house, its ties to the Faris Family and that it is a nice house in a livable neighborhood and should be preserved.

#### **Commissioner Comments:**

- **Commission Chair Sam DeSollar** explained that the only two choices legally before the HPC are to allow this to be torn down, or to recommend it to the Common Council for designation as its own Historic District. He commented to James Ford that one way of protecting the neighborhood that you love is to organize your neighborhood and get them to be excited about becoming a Historic District and then you will have some protections.
  - **James Ford** responded that if the people who built the house were prominent in Bloomington wouldn't that connect to the building designated as historic. The Faris family came here 200 years ago, next year is the anniversary. Rev James Faris was involved with the Underground Railroad and his house at 2001 East Hillside Dr was where the Underground Railroad presumably was. His farm was in the north part of town, which is now the stadium, and is also associated with The Faris Meat Market, it's the same family and it's something to think about.
- **Reynard Cross** asked if a credible case could be made around the information provided about the house. **Elizabeth Mitchell** responded that she has been researching and involved with the Faris Family history for years and would like to do what can be done by the HPC to preserve the house and that the neighborhood also needs to come together to save it.

**Elizabeth Mitchell** made a **Motion to Deny** the release of the demolition delay period for **DD 25-10** and to send a **recommendation to Common Council for Historic Designation**. **Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Elizabeth Mitchell (Y)

## **DEMOLITION DELAY (DD)**

### **DD 25-11**

521 N Dunn St

Petitioner: Valubuilt Construction

Full demolition

**Noah Sandweiss** gave his presentation on the Petitioner's request for full demolition of a 1900 pyramidal roof cottage. Sandweiss reported that **Staff recommends release of DD 25-11**.  
*Please see Meeting Packet for details.*

**Petitioner Valubuilt Construction (Ernest Xi)** was present and no additional comments.

**Elizabeth Mitchell** asked if there was any additional significance to the house. **Noah Sandweiss** did not find additional local significance.

**Chair Sam DeSollar** read the Statement releasing the remainder of the Demolition Delay waiting period.

**Duncan Campbell** commented that this issue is similar to the previous demolition delay, but without the significance of the Faris family.

**Jack Baker** made a motion to release the demolition delay period for **DD 25-11**. **Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Elizabeth Mitchell (Y)

## **OLD BUSINESS**

**Outstanding Violations:** **Noah Sandweiss** commented that a violation involving the installation of a tarp fence at 1000 E Atwater had been resolved. Petitioners representing violations at 906 W 6<sup>th</sup> St and 924 W Kirkwood are planning to come to the Historic Preservation Commission for approval. The owner of 702 W Kirkwood needs to be reminded of the structure of fees. No further work has taken place. For the sidewalk on S Dunn, the process for selecting a contractor for restoration work will need to be established.

**NEW BUSINESS - None**

**PUBLIC COMMENTS - None**

**COMMISSIONER COMMENTS - None**

**ADJOURNMENT**

Commission Chair **Sam DeSollar** adjourned the meeting at **6:55pm**

**A video record of this meeting is available on the City of Bloomington YouTube Channel**

**[https://www.youtube.com/@city\\_bloomington](https://www.youtube.com/@city_bloomington)**

**CATS - Community Access Television Services**

**<https://catstv.net/m.php?q=14694>**

The next regular meeting date of the HPC is Thursday June 26, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

More information about the Historic Preservation Commission can be found here:

<https://bloomington.in.gov/boards/historic-preservation>

Link to the Historic Bloomington webpage:

<https://bloomington.in.gov/historic-bloomington>

<b>STAFF RECOMMENDATIONS</b>	Address: 228 W Kirkwood Ave (Courthouse Square HD)
<b>COA 25-34</b>	Petitioner: Blake Rowe
<b>Start Date: 5/28/2025</b>	Parcel: 53-05-33-310-258.000-005
<b>RATING: NON-CONTRIBUTING</b>	Vacant lot



**Background:** The lot at 228 W Kirkwood was occupied by a three story brick building in the mid to late 19<sup>th</sup> century, but appears to have been vacant since at least 1897. The adjacent building currently located on the corner used to be Smith Holden Music store. This item has been continued from June 12<sup>th</sup> over objections about the scale of the music score on a metal sign on the west façade. In the revised design this has been scaled down.

## Request:

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

This is a new structure to be constructed on a long time paved parking lot. The lot is within the Courthouse Square Historic District and is a very narrow (18 feet), by 132 feet long site. It is adjacent to the Smith Holden Music building which is listed as a Contributing structure. The proposed building has received BZA approvals.

The structure will be three stories in height and it is our intent to provide a reference to the once visible music score that was located on the party wall of the Smith Holden building.

### 3. A description of the materials used.

Limestone and brick masonry on the three visible facades. Patterning will mimic the expected downtown window openings with a 2/1 size opening and the Kirkwood facade will align it's major elements with the Smith Holden building adjacent to it.

The windows will be double hung Andersen 100 series with a fibrex frame. The storefront material will be dark bronze aluminum paneling.

## Guidelines: Courthouse Square HD

### 5. GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS TO EXISTING STRUCTURES

The intent of these guidelines is to allow for the creation of additional space that is compatible with the massing, materials, texture, and scale of historic material; to guide the form and design of all new additions to the buildings; and, to ensure that new construction is compatible with the historic physical character of the building, allowing for contemporary expression.

#### A. Additions to Existing Structures, General

1. These guidelines apply only to façades that are open to view from any public way.
2. According to Standard 9 of the Secretary of the Interior Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building and its environment.
3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new additions shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.

4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new additions will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.

5. New additions shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new addition were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.

6. The Commission encourages design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the buildings that are within the district.

#### B. Rooftop Additions

1. Rooftop additions may be considered and should respect the character defining features of the site or structure.

#### *D. New Construction, General*

1. New construction should not negatively impact the historic character of a property or the district.
2. The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary façades. New construction should be placed away from or at the side or rear of historic buildings and should avoid obscuring, damaging, or destroying character-defining features on these buildings.
3. Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction.
4. New construction should be distinct from the old and avoid creating a false sense of historic development while respecting the historic form and character of the area.

#### **Staff recommends approval of COA 25-34**

The proposed design for 228 W Kirkwood references the history and architecture of the courthouse square historic district without establishing a false sense of historical development. In height and setback it matches the adjacent contributing buildings. The use of brick and limestone as primary materials as well as design elements referencing 19<sup>th</sup> century commercial buildings relate the new construction to its context while dark bronze aluminum panels and garage door distinguish the building's age without clashing with the general aesthetic of contributing buildings.

Located at the side of the Smith Holden building on the corner of Kirkwood and Morton, this new construction would not obscure the building's primary elevation, but does cover the windowless secondary elevation. While there

was a building here prior to 1897, the lot has been unoccupied ever since, leaving an exposed internal brick wall. Longtime residents will remember the score to Hoagy Carmichael's Stardust painted on the side of the Smith Holden Music Store. The proposed design references this with the addition of the first line of the song along the west cornice line. Since this petition was last presented the scale of the notation has been diminished, and clarifications have been made for materials on the balconies.



**CITY OF  
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

**APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS**

**INFORMATION ABOUT THE PROPERTY**

**Address of Property:** 228 West Kirkwood Ave

**Parcel Number(s):** 53-05-33-310-258.000-005

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

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

HPC Hearing Date: \_\_\_\_\_

**Bloomington Historic District:**

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

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

- ☐ Outstanding  
☐ Notable  
☐ Contributing  
☐ Non-Contributing

**APPLICANT INFORMATION:**

Name: Blake Rowe Email: blake@thebrawleygroup.com

Address: PO Box 5543 Bloomington IN 47407 Phone: 1-812-325-6061

**PROPERTY OWNER INFORMATION:**

Check if the Applicant is the property owner ☒

Name: 228 West Kirkwood Ave LLC Email: blake@thebrawleygroup.com

Address: PO Box 5543 Bloomington IN 47407 Phone: 1-812-325-6061



**PROPOSED WORK (Check all that Apply):**

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

**ADDITIONAL REQUIRED DOCUMENTS**

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

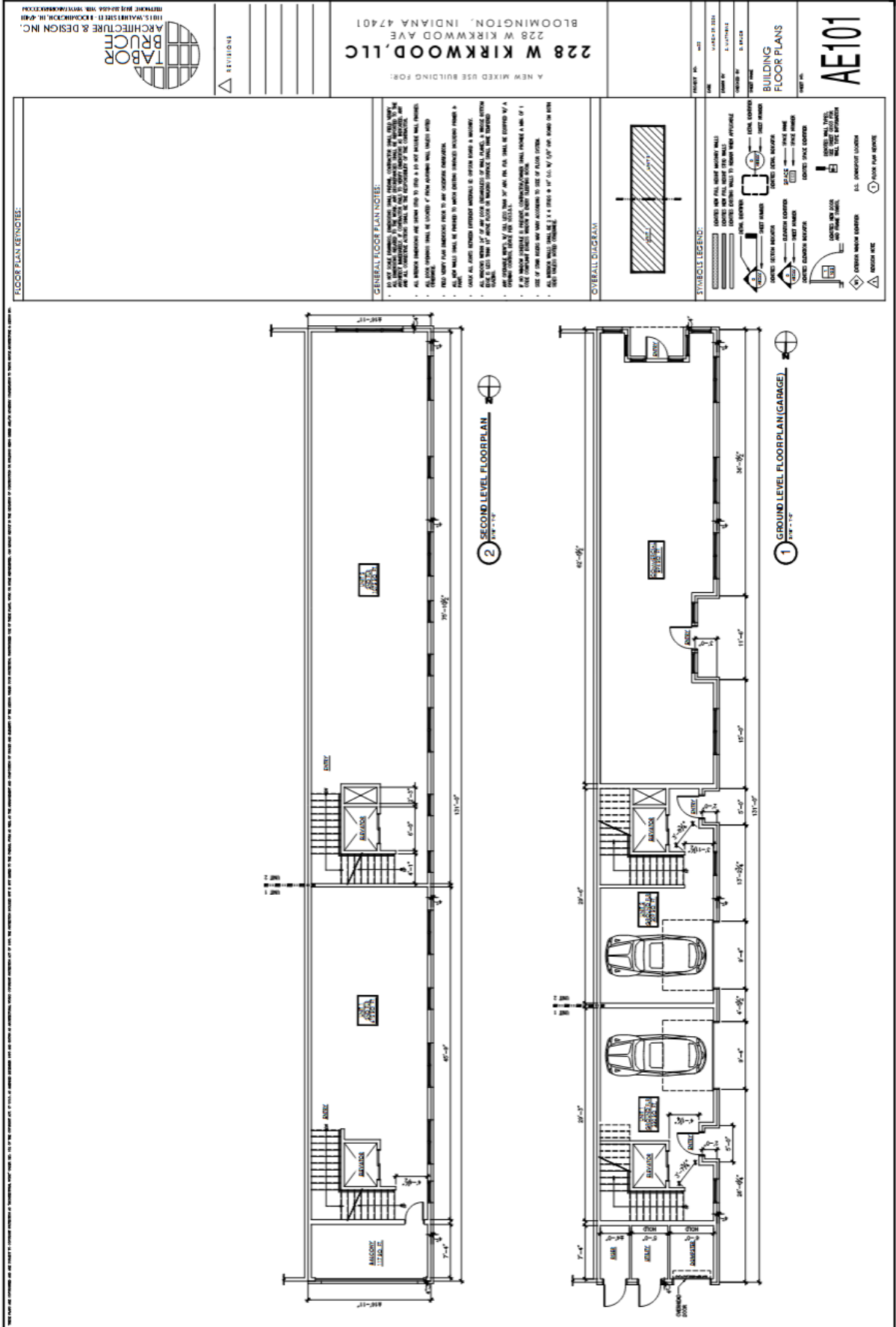
**CERTIFICATION**

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

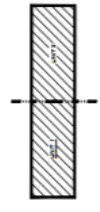
1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal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

X Applicant's Signature: Bill [Signature] Date: 5/28/25

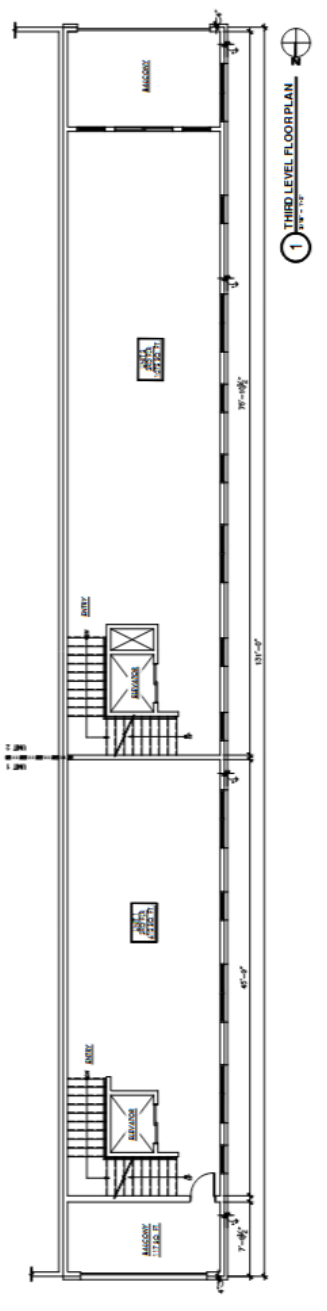




### SYMBOLS LEGEND:



- 
- FIGURE 1** Symbols for the graphical user interface.



- [illegible]













<b>STAFF RECOMMENDATIONS</b>	Address: 924 W Kirkwood Ave (Near West Side HD)
<b>COA 25-37</b>	Petitioner: Adam Bowen
<b>Start Date: 6/14/2025</b>	Parcel: 53-05-32-410-014.000-005
<b>RATING: CONTRIBUTING</b>	Severely altered L-Plan cottage c. 1900



**Background:** 924 W Kirkwood is a severely altered but nevertheless contributing L-Plan cottage. Prior alterations included the replacement of windows door, and a rear addition. In May 2025, work began on the replacement of porch columns and railings without approval by the Historic Preservation Commission. Work has paused pending approval of alterations and the resumption of the building permit.

**Request:**

Repair of porch footer.

Replacement front door 32" in width to 36" in width.

"The posts will be wrapped with the smart side product, prior, they were wrapped with non -pressure treated 1x6, and dimensionally and visually it will be the same with slightly different grain variation.

The composite railing also matches the railing that existed prior, it's just a material change. We preferably wanted to do composite and smart trim because of its resilience.

The deck will look as it looked before, just cleaner and not deteriorating.”

**Guidelines:** Near West Side HD

**SIDING RECOMMENDED**

1. Clapboard, fiber cement board, wood, decorative wood shingles, or brick when there is another brick structure on the block.
2. When cement fiber siding such as Hardie board is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. Products imitating the “grain” of wood are discouraged.
3. Efforts to maintain original materials are encouraged.

**FENESTRATION RECOMMENDED**

1. Creative ornamentation with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions and distribution of glass to solid found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

**NOT RECOMMENDED**

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window pane configurations that conflict with those on surrounding buildings.
3. Certain window types such as casement, jalousie, or Palladian windows that are not traditionally found on surrounding historic buildings.

**PORCHES**

**RECOMMENDED**

1. Inclusion of a front porch is recommended.

2. Porch height should not exceed a single story.
3. Solid masonry foundation
4. Lattice or visual barrier below porch.
5. Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance.
6. Columns and posts should be an appropriate type for the style of house. For example, turned or square posts. Note that square posts (which historically were handmade) may be especially suitable for the plain-style houses that abound in the neighborhood.
7. Enclosed porches are preferable in the rear of the home. If enclosing the front porch, use of screens rather than walls is encouraged.

**Staff recommends continuing COA 25-37 pending more information**

The existing door does not appear to be original, and while the proposed replacement is somewhat wider and has a somewhat different design, it would not constitute a significant change in appearance or a replacement of original materials. The replacement of the deck boards with wood does not constitute a significant visual change, and falls more into the category of maintenance.

The applicant suggests repairing the porch footer, which is rough-cut limestone. For the sake of clarification, repair should consist of the use of like or same materials, which have been removed for the porch alterations but are still on site.

The applicant proposes that the posts and railing will match the previous design, but the posts will be sided with a composite siding. While this would be an acceptable proposal, the submitted designs for the porch railing has some significant design differences from the previous railing, and designs for the posts have not been submitted.

In short, the proposal as written should meet district guidelines, but further clarification is necessary for the design of the porch posts and the reconstruction of the footing.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 924 West Kirkwood Avenue

Parcel Number(s): 53-05-32-410-014.000-005

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

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

HPC Hearing Date: \_\_\_\_\_

### Bloomington Historic District:

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

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

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

### APPLICANT INFORMATION:

Name: Bluffbog, LLC

Email: arbowen@gmail.com

Address: 6899 Longest Drive Carmel, IN 46033

Phone: 812-325-4478

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: Bluffbog, LLC

Email: arbowen@gmail.com

Address: 924 West Kirkwood Avenue Bloomington

Phone: 812-325-4478

**PROPOSED WORK (Check all that Apply):**

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


**ADDITIONAL REQUIRED DOCUMENTS**

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

**CERTIFICATION**

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

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

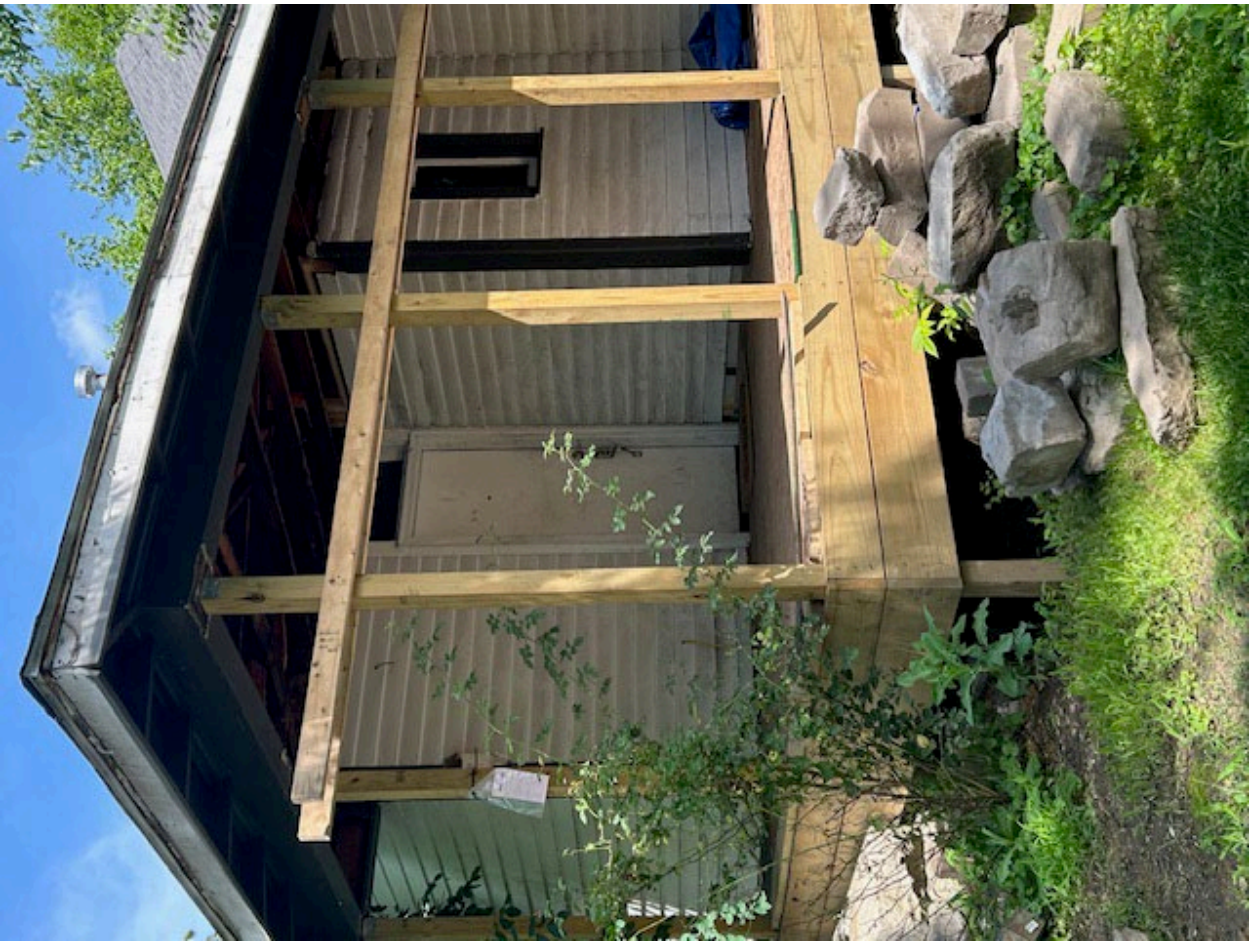
Applicant's Signature:  Date: 6/9/2025









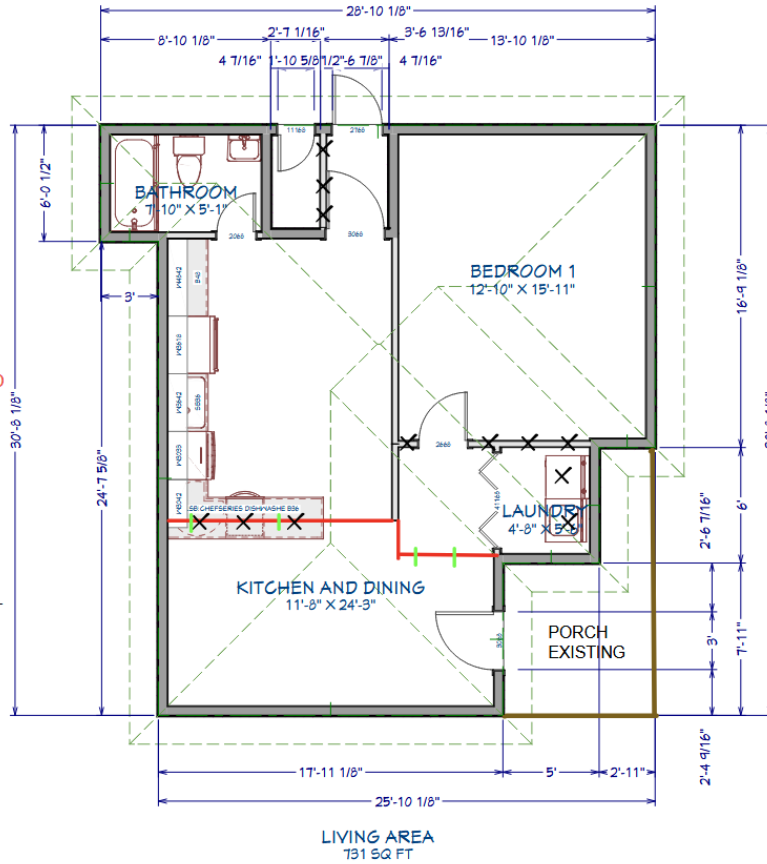




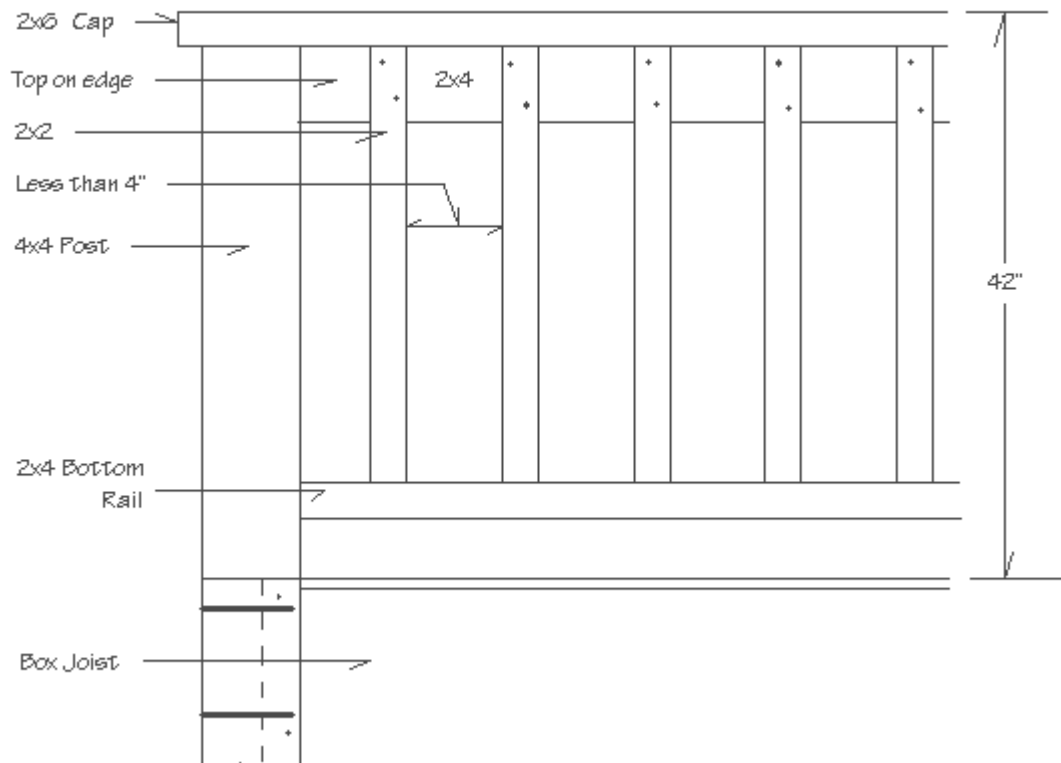
RED= EXISTING  
WALLS THAT  
WERE  
MOVED/REMOVED

GREEN=  
DOORWAYS THAT  
WERE  
MOVED/REMOVED

BLACK X=  
ITEMS THAT DIDNT  
EXIST BEFORE



### Alternate 2x2 Baluster Handrail



Proposed replacement door

<b>STAFF RECOMMENDATIONS</b>	Address: 906 W 6th St (Near West Side HD)
<b>COA 25-38</b>	Petitioner: Keith and Danielle Bollman
<b>Start Date: 6/14/2025</b>	Parcel: 105-055-26396
<b>RATING: CONTRIBUTING</b>	Slightly altered T-Plan cottage c. 1895



**Background:** 906 W 6<sup>th</sup> St is a T-plan cottage in the Near West Side Historic District. The building was fairly unaltered until the previous owner made a number of changes that were not authorized by the Historic Preservation Commission or County Building Department. Shortly after the city and county established contact with the previous owner, the property was sold without the violations being reported. The new buyer is seeking to rectify outstanding violations and complete the unfinished work on the house. Exterior alterations included the removal of side windows, the addition of a second window on the east end of the porch, the removal of the porch-facing door on the ell, and the removal of the chimney.

**Request:** As the new owners of 906 West Sixth Street, Bloomington, Indiana, we are responding to the previous owner's violation of Title 8 of the BMC (Section 8.08.020): Removal of chimney, removal of front door and removal of windows.

Chimney: We are requesting a retroactive COA with HAND, as the chimney was removed by the previous owner.

Front Door: We will return the property back to its original condition by replacing the door that was removed.

Windows: We are seeking a retroactive COA with HAND for the windows that were removed by the previous owner from the sides of the house. We are also seeking an additional COA for the front window that the previous owner replaced with two double hung windows. We would like to keep the two double hung windows at the front of the house over the porch area. We are proposing to replace four windows on the West side of the house as well as the one garage window with new windows. **Materials to be used: Aluminum-clad wood double hung windows.**

Siding: We are proposing to reside the house with materials and profiles that are consistent with the historic character of the structures (house and detached garage). **Materials to be used: LP Smart Siding.** Please refer to the attached pdf. We consulted the Monroe County Building Department and siding replacement does not require a permit.

Retaining wall: We are proposing to rebuild the retaining wall in front of the house along the sidewalk, which has deteriorated over time. It will be rebuilt to match the original in location, scale and general appearance. **Materials to be used: the existing limestone.** We consulted the Monroe County Building Department and retaining wall reconstruction does not require a permit.

These improvements are intended to address ongoing maintenance issues while preserving the overall historic integrity of the property. All work is intended to conform to applicable local historic district guidelines and preservation standards.

### **Guidelines:**

#### **SIDING RECOMMENDED**

1. Clapboard, fiber cement board, wood, decorative wood shingles, or brick when there is another brick structure on the block.
2. When cement fiber siding such as Hardie board is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. Products imitating the "grain" of wood are discouraged.
3. Efforts to maintain original materials are encouraged.

#### **FENESTRATION RECOMMENDED**

1. Creative ornamentation with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.

3. The basic proportions and distribution of glass to solid found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

#### NOT RECOMMENDED

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window pane configurations that conflict with those on surrounding buildings.
3. Certain window types such as casement, jalousie, or Palladian windows that are not traditionally found on surrounding historic buildings.

#### FENCES AND RETAINING WALLS RECOMMENDED

1. Maintaining original limestone retaining walls
2. New retaining walls are limestone
3. Wood or wire fencing is appropriate
4. Front yard fencing 4' or lower in height
5. Picket fences
6. Vertical board privacy fence behind the front building wall

#### **Staff recommends conditional approval of COA 25-38 with the removal of the second double-hung window added to the front porch.**

The reinstallation of the original front door on the side ell, whether functional or not, will restore a significant character defining feature of this building type. The repair and retention of the stone retaining wall with existing materials would help maintain a historic neighborhood feature into the future. The proposed LP clapboard siding is consistent with district guidelines provided it has a smooth finish and matches the profile of the historic material (as described in the application.)

The Near West Side District Guidelines pertain to alterations facing streets, so the replacement of the west side and garage windows should be acceptable. Historically, the removal of minor chimneys in the Near West side has been approved.

District guidelines recommend approval of replacement windows that match the size and operation of previous windows, as the replacement porch-facing window appears to do. The addition of a second double-hung window

immediately to its west however, constitutes a more significant change to the front façade's fenestration pattern, which is generally not recommended for primary elevation. Therefore, staff recommends the removal of this second window and approval of the retention of the replacement.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

**Address of Property:** 906 W Sixth Street, Bloomington, IN 47404

**Parcel Number(s):** 53-05-32-409-004.000-005

(OFFICE USE ONLY)

Filing Date: \_\_\_\_\_

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

HPC Hearing Date: \_\_\_\_\_

### Bloomington Historic District:

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

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

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

### APPLICANT INFORMATION:

Name: Keith and Danielle Bollman

Email: kbollman177@gmail.com; illini44@sbcglobal.net

Address: 400 Windsor Avenue, Glen Ellyn, IL 60137

Phone: 630-390-0259; 847-209-2638

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_



**PROPOSED WORK (Check all that Apply):**

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

**ADDITIONAL REQUIRED DOCUMENTS**

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

**CERTIFICATION**

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

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

Applicant's Signature: Kate Fuller Danella Ball Date: 6/14/2025









<b>STAFF RECOMMENDATIONS</b>	Address: 430 E 10th
<b>DD 25-12</b>	Petitioner: Valubuilt Construction
<b>Start Date: 6/13/2025</b>	Parcel: 53-05-33-301-014.000-005
<b>RATING: CONTRIBUTING</b>	c. 1910 Pyramidal roof cottage



**Background:** Built around 1910, 430 E 10<sup>th</sup> St is a pyramidal roofed cottage with a gabled ell, brick porch, and replacement windows and doors. The first renters to appear in census data and city directories were African-American migrants from Kentucky: husband and wife John and Georgia Buckman and their son Robert, and James Skaggs. John worked as a cook in a private residence and James worked for the Showers Brother furniture company. The house was bought in 1926 by widow Rosa Brown, and sold the following year to Rex Forsythe, the owner of a butcher shop. For the next 30 years, the house frequently changed ownership, with one notable resident being Former Airforce Colonel and professor of air science Marshall Hassen, an expert in polar warfare (1953-1954). From 1955-1973, the house was occupied by the family of James and Lillie Harris and their twelve children. James worked a variety of jobs

during this time as a baker, bill poster, and stage hand for the IU Theater Department. In 1974, the house was sold and has been rented mostly to students ever since.

**Request:** Full demolition

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

**Staff Recommendation:** Staff Recommends release of DD 25-12.

<b>STAFF RECOMMENDATIONS</b>	Address: 717 N Grant
<b>DD 25-13</b>	Petitioner: Valubuilt Construction
<b>Start Date: 6/13/2025</b>	Parcel: 53-05-33-210-103.000-005
<b>RATING: CONTRIBUTING</b>	c. 1910 T-Plan Cottage
	
<p><b>Background:</b> Built around 1910, 717 N Grant is a T-Plan cottage with a limestone porch and low retaining wall. The windows and siding have been replaced, but the house still has a second primary entrance from the ell onto the front porch. Addresses on this block changed in the 1910s, and contemporary maps of this block are not readily available, so the first verifiable residents are the Vandeman family: Harry, Lela, and their son Robert. The three ran a tailor shop, and resided in the house from 1921-1937. In 1938, the house was occupied by the families of two Showers Furniture machinists, and was rented to a succession of residents through the 1940s. In 1946, the house was bought by divorcee Pearl Jones who resided in the house until 1953, renting to students and workers. From 1968-1970, the house served the Church of Jesus Christ and the Latter Day Saints, returning to a rental house in 1971. Ray Zdonek, host of All That Jazz on WFHB Community Radio resided here as a student in 1971.</p>	
<p><b>Request:</b> Full demolition</p>	

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

**Staff Recommendation:** Staff Recommends release of DD 25-13.



<b>Nomination 25-02</b>	Address: 711 E Cottage Grove Ave.
<b>Recommended for designation: 6/12/2025</b>	Parcel: 53-05-33-106-018.000-005
<b>RATING: CONTRIBUTING</b>	1913 Pyramidal roof cottage



**Background:** Built in 1913, 711 E Cottage Grove is a pyramidal roof cottage with two gabled ells and a wraparound porch on two sides with four round wooden columns. Windows, siding, railing, and doors have been replaced, although the house still retains its general form, limestone retaining wall, and Doric porch columns. The subdivision on which the house was built, is known as Andrew's Division and is roughly bound by Fess, 10<sup>th</sup> St, Woodlawn, and 11<sup>th</sup> St. The land was subdivided by Showers Brothers Furniture carpenter David Andrews in 1906. The house's builders and first occupants were dressmaker Mary McCain and her husband Horace, who was a cabinet maker at Showers Bros. Furniture. The couple had been farmers in Greene County prior to moving to Bloomington and had seven children, not all of whom lived at 711 E Cottage Grove. They moved out after 1926, selling the property to Earl Hettle, a house painter,

and his wife Mary. From 1931-1933 the house was occupied by grocery clerk LJ St. Clair and his wife Lucille. The St. Clairs would leave after establishing their own grocery in Ellettsville. Between 1934 and 1936, the house was occupied by insurance salesman W R Weaver and his wife Eliza. The longest term tenant, Bessie Harrell, was a widowed elementary school teacher who occupied the house from 1936 to 1945 with her daughter Phyllis. From the late 140s through 1954, the house was occupied by Indiana University accountant Richard Hickman, who also served as Grandmaster for the Bloomington Masons Lodge 22.

In 1955, the house was bought by Maudeline Faris, a longtime employee of the Indiana University Correspondence Study Bureau and a family run meat market. Maudeline hailed from a prominent local family of Presbyterian abolitionists who migrated to Monroe County in 1821, becoming some of Bloomington's founders. One of their early farmhouses is listed as a local historic district. Until 1955, the family owned a farm north of 17<sup>th</sup> Street that was sold to Indiana University for the construction of the IU Memorial Stadium at the cost of \$200,000. Proceeds from the sale were divided seventeen ways between family members, and Maudeline used her portion to buy properties at 711 E Cottage Grove and 711 N Park. Maudeline and several other family members resided in the Cittag Grove neighborhood, and owned a number of rental houses in the area including 711 E Cottage Grove.

Under Faris ownership, residents included Robert and Crystall Hull (1955-1957), Robert was a post-graduate student in the Music School and taught band at University High School. 1958-1959 Record salesman Earl Whitmer and his wife Marguerite. 1960-1961 Westinghouse engineer Robert Harm and his wife Carol. 1962-1965 JC Penny's associate Ralph Percy. 1966-1968 baked goods salesman Paul Hollingsworth and his wife Linda.

From the 1969 on, the house has been rented to students. Unfortunately most of their names are not recorded in censuses or directories. Maudeline Faris' son Dr. James Faris sold the property in 1983.



**Boundary:** Consisting of parcel number 53-05-33-106-018.000-005.



**Staff Recommendation:**

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

heritage of the community.

2) Architectural:

- a) Embodies distinguishing characteristics of an architectural or engineering type; or
- b) Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e) Contains any architectural style, detail, or other element in danger of being lost; or
- f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style

The house at 711 E Cottage Grove must be judged based on the preceding characteristics for its eligibility for individual designation. In and of itself, the house does not have a close association with an individual or historic event or trend that has played a significant role in local, state, or national history. The house demonstrates a strong integrity of form if not materials, and has a somewhat more elaborate form than many other contributing single-story pyramid roofed craftsman-built houses, with Free Classical elements including a wraparound porch and modest classical colonnade. In Bloomington, the period in which this house was built is mostly characterized by Free Classical, Queen Anne/Folk Victorian, and early Craftsman design elements. Many contemporaneous buildings of these styles can be found north of the Indiana University campus and south and west of downtown Bloomington. Of the criteria laid out in Title 8 of Bloomington Municipal Code, 711 E Cottage Grove comes closest to meeting 2. g) exemplifying "the built environment in an era characterized by a distinctive architectural style." In this respect its form and classical details are characteristic of the carpenter built cottages with classical or Victorian elements popular in turn-of-the-century Bloomington, often built by Showers Furniture Company employees.

Located immediately to the north of University Courts Historic District, the so called "Andrews Park Study Area" has been identified by the state Historic Sites and Structures Inventory as an area potentially eligible for designation. Most of the buildings in this area date from the early 20<sup>th</sup> century, shortly after Andrews' subdivision, and many are owned by Indiana University. Owners of prominent local

businesses including Hinkle's Hamburgers, the Book Nook, and the Faris Meat Market lived in the neighborhood. Although this neighborhood as seen widespread demolitions by Indiana University along its western edge, leaving large swaths of this area vacant, the remaining streetscape retains a high degree of integrity.

Despite its alterations, 711 E Cottage Grove is an attractive house with a high degree of architectural integrity, and is characteristic of much of the surrounding built environment. Based on the criteria presented by Title 8 however, it is hard to make the argument for individual listing.

**Staff does not recommend the designation of 711 E Cottage Grove Ave.**

### **Bibliography**

- Bloomington City Directories. 1916-1971
- City of Bloomington Interim Report. Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology, 2004
- Faris, James. Interview 6/13/2025.
- Faris, Paul D. *Home Built on the Rock: Faris Genealogy*. 1973.
- IHSSI 105-055-31079. *Indiana Historic Sites and Structures Inventory*. State Historic Architectural and Archaeological Database. Indiana Division of Historic Preservation and Archaeology, 2014.
- Indiana University Honors and Awards. *The Faris Family*. Indiana University Office of the President, 2020. <https://honorsandawards.iu.edu/awards/honoree/10340.html>
- Monroe County Grantor-Grantee Indexes. Andrews Addition.
- Property Report Card. 711 E Cottage Grove Avenue, Bloomington, IN. Monroe County Indiana GIS Division, 2023
- Rollins, E. Faris family has long history in Monroe County. (2018, February 1) <https://www.heraldtimesonline.com/story/news/local/2018/02/01/faris-family-has-long-history-in-monroe-county/46877521/>
- US Census Bureau, Federal Census, 1920-1950