



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday March 13, 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/84269673454?pwd=dupS9LsxFZck6JsGNk3Yh6CNCCv6LS.1>

[Meeting ID: 842 6967 3454](#)

[Passcode: 711912](#)

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**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.

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# Bloomington Historic Preservation Commission Meeting

Thursday March 13<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](#)

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## AGENDA

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
  - A. February 27<sup>th</sup>**
- IV. CERTIFICATES OF APPROPRIATENESS**

### Commission Review

- A. COA 25-09**
  - 803 N Maple St (Maple Heights HD)
  - Linda Jean Camp
  - Two story rear addition*
- B. COA 25-11**
  - 601 N Morton St (Showers Furniture HD)
  - Shawn Eurtion
  - Replace non-original side door*
- C. COA 25-12**
  - 1017 E 1<sup>st</sup> St
  - David Kamen
  - Reconstruction of porch railing*

**V. DEMOLITION DELAY**

**A. DD 25-05**

416 N Jefferson St

Valubuilt Construction

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ADJOURNMENT**

Next meeting date is March 27<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 - February 27, 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, Advisory  
Duncan Campbell, Advisory non-voting  
Ernesto Castenada  
Reynard Cross  
Sam DeSollar  
Melody Deusner  
Karen Duffy, Advisory non-voting  
Jeremy Hackerd, Advisory  
Daniel Schlegel

### **Staff:**

Noah Sandweiss, HPC Program Manager  
Anna Holms, Sr. Asst City Attorney  
Gabriel Holbrow, Zoning Planner  
David Brantez, Zoning Planner & GIS Analyst  
Tonda Radewan, HAND Staff Liaison

### **Guests:**

Blake Rowe - Brawley, for Petitioner David Parsch (Virtual)  
Ernest Xi - Valubuilt Construction (Virtual)  
Phil Worthington - Garden Hill Neighborhood District  
Kerry Slough - Garden Hill Neighborhood District

## **APPROVAL OF MINUTES**

**Ernesto Castenada** made a **Motion to Approve** the minutes from the **February 13, 2025** meeting with the correction that the nomination for Jeremy Hackerd as Vice-Chair was seconded by Reynard Cross. **Jack Baker** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

Commission Chair **Sam DeSollar** announcement that the HPC is reviewing their procedures and the following three items will be discussed later in the meeting under New Business:

- The appointment of a Historic District Committee
- Streamlining the COA petition process
- Development of a Procedural Statement of order and decorum

Commission Chair **Sam DeSollar** explained that the Procedural statement stems from a desire for efficiency and to clarify how the HPC meetings are conducted and then read the current draft.

## **CERTIFICATES OF APPROPRIATENESS (COA)**

### **Commission Review**

#### **COA 25-09**

803 N Maple St (Maple Heights HD)  
Linda Jean Camp  
*Two story rear addition*

A motion to table COA 25-09 was approved at the Feb 13, 2025 meeting so the Commission could get more information on the proposed additions. The Petitioner was not present. Noah Sandweiss reported that new documentation has been recently provided by the Petitioner however since it was sent after the deadline to submit for inclusion in the meeting packet, this COA **will be continued to the next HPC meeting**.

#### **COA 25-10**

1200 N Lincoln St (Garden Hill HD)  
David Parsch  
*Addition of a second story*

COA 25-10 was continued from the Feb 13, 2025 meeting so the Petitioner could provide the Commission with information on the design and changes to the proposal which include the addition of new windows and alterations to the interior floorplan.

**Noah Sandweiss** gave his presentation on the Petitioner's request noting that staff recommends approval. *Please see Meeting Packet for details.*

**Petitioner David Parsch** was not present so it was decided as a courtesy that this agenda item would be heard at a later point in the meeting.

**Blake Rowe (Brawley)** joined the meeting via zoom on behalf of petitioner David Parsch and was informed that COA 25-10 would be heard after the next item of business.

Commission Chair **Sam DeSollar** asked Blake Rowe if he had anything to add on behalf of the Petitioner before moving to comments and questions from the public and Commissioners.

**Blake Rowe (Brawley) for Petitioner David Parsch** declined, noting that the Petitioner has been in communication with Noah Sandweiss and the new drawings are in the packet.

### **Public Comments:**

**Phil Worthington** spoke for himself and **Kerry Slough**, both from Garden Hill Neighborhood Association, stating that they did not like the initial proposal nor do they recommend the revised proposal, as neighborhood guidelines prefer single story structures which are consistent with the neighborhood.

Phil Worthington commented that the second story built on property located across the street owned by Brawley was done illegally (without HPC approval).

Worthington closed by saying that land use decisions made by the City almost always increase density levels and often negatively affect the people who have to live with these decisions.

### **Commissioner Questions/Comments:**

- Jack Baker requested clarification from the Petitioner's representative on the front elevation and main entrance.
- Jeremy Hackerd asked Noah Sandweiss about Garden Hill neighborhood guidelines related to two story buildings. Sandweiss responded that the rules about building height relate mostly in the context of other buildings on the same block.
- Reynard Cross said he had concerns that the building used as a height comparison to that being proposed was constructed illegally and asked if this would change the position of Staff. Noah Sandweiss responded that it does not seem fair to consider construction done without HPC approval as a precedent for the rest of the district.
- Ernesto Castaneda asked Noah Sandweiss about the height of houses next to the proposed build. Sandweiss responded that immediately adjacent there is a one-story, behind that is a one and a half story with a steeply pitched roof and across the street is the building with a second story that was added in recent years.
- Ernesto Castaneda asked if you do not have a contextual reference of a two story house, can the proposed plan be built based on neighborhood guidelines. Sandweiss responded that a new house which is taller than the house next to it must be set back further.

- Sam DeSollar asked the Petitioner's representative if the site plan showing the house related to the property lines requested at the last meeting was provided. Noah Sandweiss confirmed that the site plan was received from the Petitioner and provided the information on screen.
- Daniel Schlegal asked for clarification on the one and a half story building adjacent to the proposed build. Gabriel Holbrow, City Zoning Planner, responded that under zoning this is considered to be a multi-family structure joined with the parcel to the front and treated as one lot.. Holbrow also provided clarification about the parcels and buildings in the site plan as they relate to zoning.
- Reynard Cross asked if there was a main building with an ADU vs. a standalone structure would the ADU be considered in terms of mass and setbacks. Gabriel Holbrow clarified that the UDO and zoning considerations are not the same as district guidelines. Noah Sandweiss responded that the district guidelines describe contiguous buildings on a block whereas this site plan is on an alley, which is treated differently.
- Jeremy Hackerd asked if the guidelines indicate if only historic buildings or contributing vs. non-contributing buildings in the district are to be considered for height. Sam DeSollar responded that the guidelines do not have language noting if they are historic or contributing and refers to existing houses, which leaves open the question if an ADU is considered a house.

**Sam DeSollar** made a **Motion to Deny DD 25-10** which goes against staff recommendation. **Reynard Cross** seconded. *Under new procedures, discussion will take place prior to voting.*

#### **Commissioner Discussion:**

- Ernesto Castenada noted that there is no contextual reference for a full two story house and that the proposed new windows do not meet the guidelines related to pattern and proportion.
- Duncan Campbell spoke generally about the importance of site plan submissions for proposals. Campbell also said that regardless of a structure being an ADU or not, what is pertinent is for the Commissioners to evaluate proposed changes to a building relative to the context it is in with consideration of community and neighborhood developed guidelines, which can be different in subtle ways depending on the district, while following historic preservation standards to their own best ability. Campbell also encouraged the Commissioners to go out in the field and look on site at the proposed builds as part of their decision making process.
- Reynard Cross said that the Commission doesn't have enough information to make a decision and that putting a two story building in this context would be inappropriate.
- Jack Baker said that in the last few meetings the Commission has seen proposals that may be acceptable in other parts of the City where there are different neighborhood contexts and guidelines, however his inclination on this proposal is to vote yes on the denial as the proposal will need a lot of work to meet the requirements in this neighborhood.
- Sam DeSollar asked Noah Sandweiss to display the street view of the properties surrounding the proposed build to look at the height of the existing buildings on

the block and referenced the neighborhood guidelines noting that based on these guidelines the proposal should not be considered, which is why he made a Motion to Deny.

- Duncan Campbell said that in historic districts the Commission should be doing everything we can to promote the preservation of the existing houses and if it needs renovations to ensure a renovation is done in a way that is historically appropriate to the house and the neighborhood. Campbell noted that the growth of the City and increased development and density are legitimate concerns however he feels that people acquiring historic buildings and making alterations that aren't historically accurate for the purpose of having more rentable units is wrong and it's the purview of the HPC to stop it.

A vote was taken on the **Motion to Deny DD 25-10. Motion carried 7-0-0** (Yes-No-Abstain).

### **COA 25-11**

601 N Morton St (Showers Furniture HD)

Petitioner: Shawn Eurtan

*Replacement of non-original doors*

COA 25-11 was tabled by default at the Feb 13, 2025 meeting due to the Petitioner not being present. Noah Sandweiss reported that the Petitioner informed him in advance that he is not available to attend this evening, therefore **this COA will be continued to the next HPC meeting.**

### **DEMOLITION DELAY**

#### **DD 25-04**

1108 N Woodburn Ave

Petitioner: Valubuilt Construction

Noah Sandweiss gave his presentation on the Petitioner's request for full demolition, noting that the property is not in an existing Historic District. *Please see Meeting Packet for details.*

Ernest Xi with Valubuilt Construction joined the meeting virtually via zoom at 5:38pm after this agenda item had already been voted on.

**Ernesto Castenada** made a **Motion to Release DD 25-04** as recommended by staff.

**Reynard Cross** seconded. **Motion carried 5-1-1** (Yes-No-Abstain)

Co-chair Jeremy Hackerd read the Resolution releasing the demolition delay waiting period.

### **OLD BUSINESS**

**Dunn St Sidewalk:** Sam DeSollar reported that the HPC is in communications with Indiana University to come up with a resolution. There was a prior meeting with the adjacent property owner as well as the City's Streets Department discussing several options on how to make the

adjacent property more accessible. Once there is more information from IU, this item will be brought back up under Old Business.

## **NEW BUSINESS**

**Historic District Committee:** The Commissioners discussed the formation of a subcommittee composed of at least three voting members, that would review and develop criteria and standards including guideline review and submission of materials and could potentially monitor possible areas for new districts and ensure that existing districts are being maintained. Commissioners Sam DeSollar, Jeremy Hackerd and Daniel Schlegel volunteered to join.

**Streamlining the COA petition process:** The Commissioners discussed the development of a formalized process for considering COA's that includes the original COA application and a requirement to provide a contextual site plan. There was also a request for ongoing updates on the disposition of prior agenda items.

**Development of a Procedural Statement:** Sam DeSollar explained that the language of the procedural statement is currently being drafted to be read at the beginning of the upcoming HPC meetings and stems from a desire for efficiency and to clarify how the meetings are conducted.

**COMMISSIONER - NONE**

**PUBLIC COMMENTS - NONE**

## **ADJOURNMENT**

Commission Chair **Sam DeSollar** adjourned the meeting at **6:06pm**

**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)**

**For a transcript click on "videos" select more and then "show transcript"**

**Cats - Community Access Television Services**

**<https://catstv.net/m.php?q=14259>**

The next regular meeting date of the HPC is Thursday March 13, 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>

<b>STAFF RECOMMENDATIONS</b>	Address: 803 N Maple St (Maple Heights HD)
<b>COA 25-09</b>	Petitioner: Linda Jean Camp
<b>Start Date: 1/9/2025</b>	Parcel: 53-05-32-100-001.000-005
<b>RATING: CONTRIBUTING</b>	Slightly altered massed ranch c. 1960



**Background:**

I would like to add a bedroom and an entertainment area over the garage and expand the garage for three reasons. First, it will enable me to house my adult children and their partners when they visit. Second, it will provide a small area for entertaining. Third, should I develop mobility problems it will be easy to make it accessible. The garage needs to be larger for this purpose also. I wanted to add a second floor but the house is concrete block and it is not strong enough to be a second floor."

This item was first reviewed by the Historic Preservation Commission on February 13<sup>th</sup> 2025. Several discrepancies were discussed between the proposed plans and Maple Heights district guidelines including the vertical siding, shed pitch roof, and fenestration pattern facing Maple St. Comments were also made regarding the level of detail included in the measured drawings. Subsequently a new plan has been submitted that includes a hipped roof on the addition, horizontal siding, and an additional window on the Maple St façade.

**Request:**

Rear two-story addition

**Guidelines:** Maple Heights

Siding materials

Recommended:

1. When fiber cement board siding is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
2. Brick, limestone, clapboard, cement board, wood, wood shingles/shakes used decoratively

When hardboard or concrete board siding is simulate wood

Typical Siding Yes!



Simulated grain NO!



Building height

Recommended:

1. New construction at the end of a block should take into account building heights on adjacent blocks.
5. Foundation and floor line heights should be consistent with contiguous properties.

Non recommended:

1. Any building height that appears either diminutive or overscale in relation to its context.

Outline

Recommended:

1. The basic outline of a new building should reflect building outlines typical of the area.

2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

Not recommended

1. Roof shapes that create uncharacteristic shapes, slopes and patterns.

Mass

Recommended

1. The perceived total mass and site coverage of a new building should be consistent with surrounding buildings.

2. A larger than typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.

Fenestration

Recommended

1. Creative expression 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 of glass to solid which is 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.



**Staff recommends approval of COA 25-09**

The proposed addition would not significantly change the footprint of the existing house, extending the garage area slightly further back. Most of the surrounding buildings are one story, however the building across the street at 720 W 12<sup>th</sup> St has two floors. Therefore the overall size and height of the addition appears consistent with neighborhood guidelines. Aside from the attached garage and rear roofline, alterations to existing materials are minimal.

The new plan submitted includes horizontal clapboard siding, a hipped roof, and an additional window on the east elevation, bringing the building's overall appearance more in line with the surrounding houses and district guidelines. With these alterations staff recommends approval of the new plans for COA 25-09.



**CITY OF  
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

**APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS**

**INFORMATION ABOUT THE PROPERTY**

**Address of Property:** 803 N Maple Street

**Parcel Number(s):** \_\_\_\_\_

(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:** Linda Jean Camp **Email:** leanc@gmail.com

**Address:** 803 N Maple St Bloomington IN **Phone:** 817-233-6658

**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: \_\_\_\_\_
- ☐ 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: 21 Jan 2025

PROPOSED PLANS FOR  
 NEW HOME  
 ELEVATIONS  
 JOB SITE: 10000 W. 100th ST.  
 WASHINGTON  
 98048  
 DATE: 07/20/2010  
 SCALE: 1/4" = 1'-0"

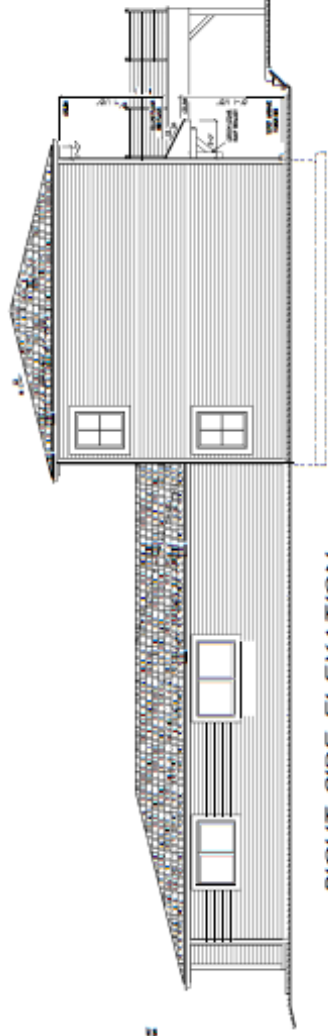
# PROPOSED PLANS FOR LINDA CAMP

NOTES:  
 1. ALL MATERIALS TO BE APPROVED BY THE CITY OF WASHINGTON.  
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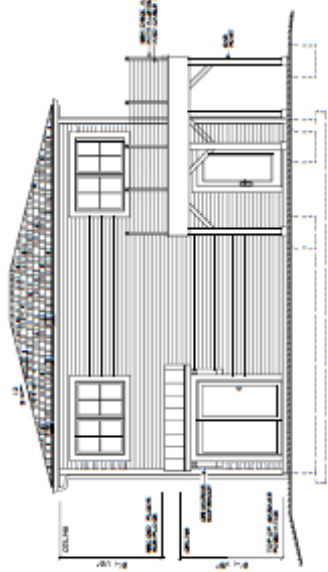
DIMENSIONAL  
 DRAFTING LLC  
 10000 W. 100th ST.  
 WASHINGTON  
 98048  
 206-835-1234  
 www.dimensionaldrafting.com

NOTES:  
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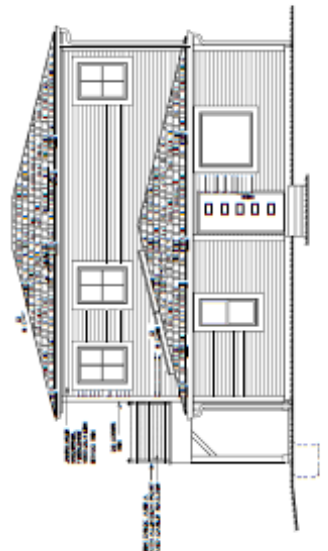
RIGHT SIDE ELEVATION



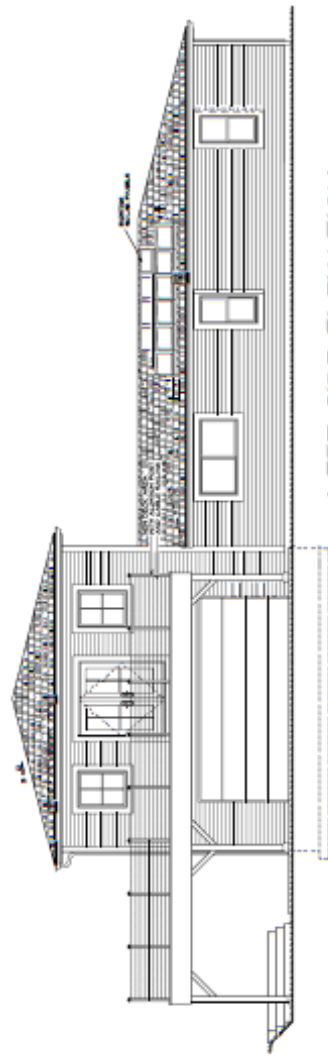
BACK ELEVATION

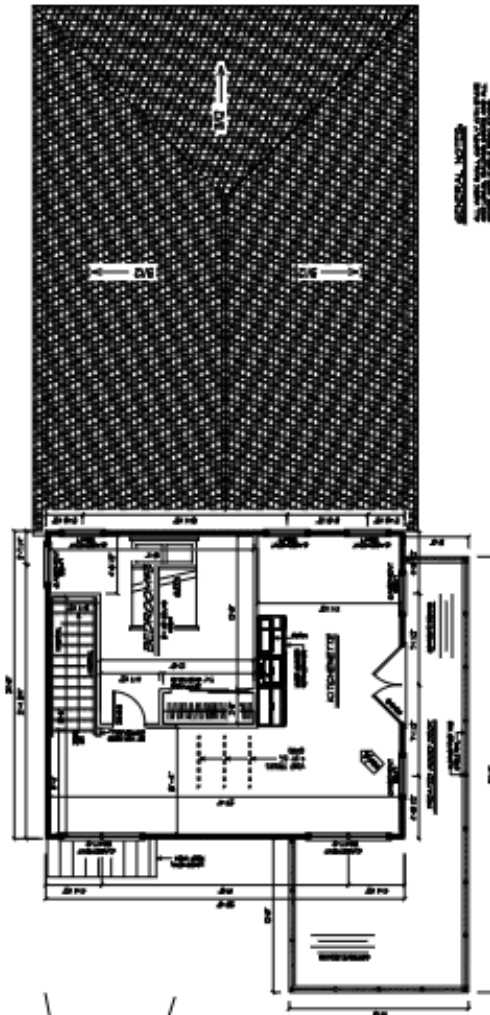


FRONT ELEVATION

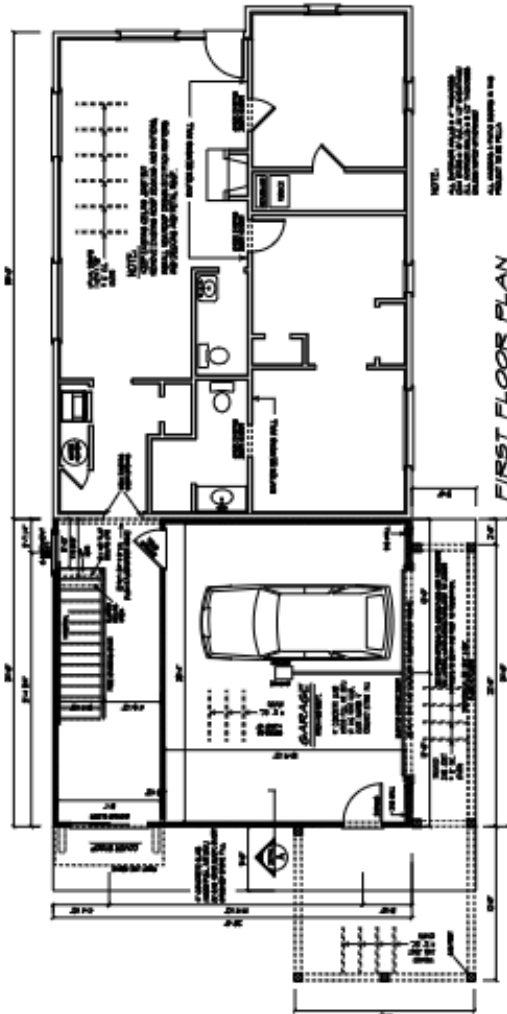
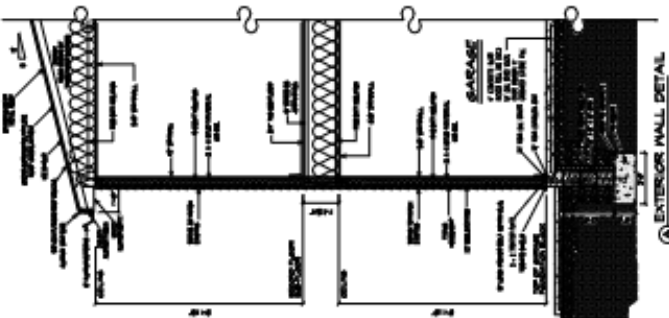


LEFT SIDE ELEVATION

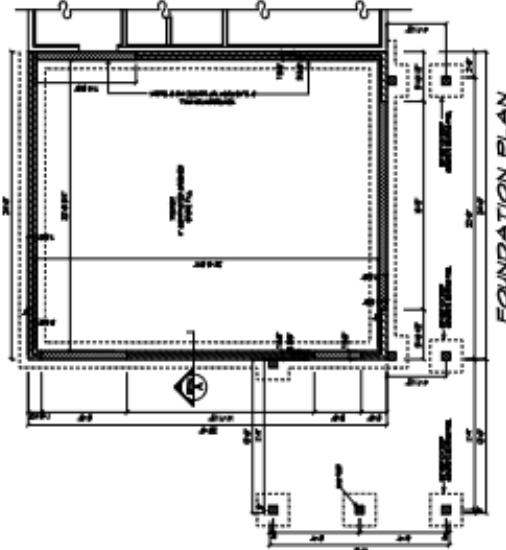


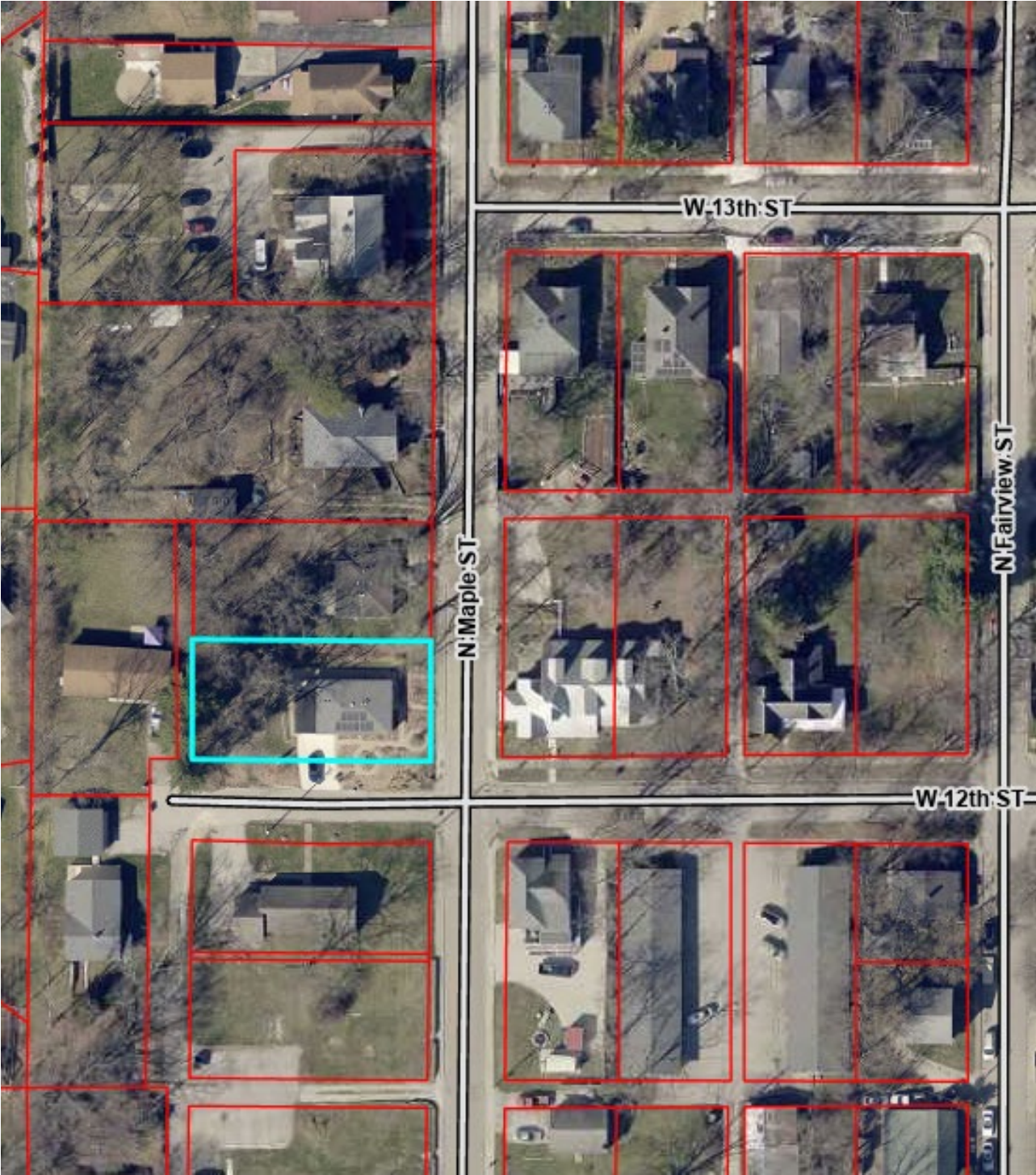


**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. FINISH FLOOR IS 1/2" THICK CONCRETE.  
 3. FINISH CEILING IS 8'0" HIGH.  
 4. FINISH WALLS ARE 5/8" THICK CMU.



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<b>STAFF RECOMMENDATIONS</b>	Address: 601 N Morton St (Showers Furniture HD)
<b>COA 25-11</b>	Petitioner: Shawn Eurtion
<b>Start Date: 1/31/2025</b>	Parcel: 53-05-33-206-019.000-005
<b>RATING: OUTSTANDING</b>	Showers Brother Admin Building 1916



**Background:** The Showers Furniture Company Administrative building is a 1916 office building designed by Bloomington Architect J.L. Nichols. The building is currently undergoing a substantial interior restoration, and a new set of entry doors are being proposed for the secondary south elevation.

**Request:** Replacement of an unoriginal set of aluminum double doors with full-window black-anodized aluminum double doors. The windows will be clear glass as per UDO requirements.

Note that while the attached image depicts an arched window over the aluminum replacement doors, the applicant intend to keep the existing divided light rectangular window.

**Guidelines:** Showers Furniture Historic District

General guidelines

E. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.

F. New additions or alterations should not disrupt the essential form and integrity of the building and should be compatible with the size, scale, color, material and character of the building and its environment.

G. New additions or related new construction should be differentiated from the existing fabric, thus should not necessarily be imitative of an earlier style or period.

#### Entrances/Doors

1. All contributing entrances, doors, and loading docks and their elements, materials, and features (functional and decorative), should be preserved and repaired using recognized preservation methods, rather than replaced. Where they survive, original doors and door fittings are significant architectural features that lend distinctive historical character to the area. Where fabric has been removed, appropriate infill designs will be considered.

6. Proposals for new doors or entrances will be reviewed on a case-by-case basis.

#### **Staff recommends approval of COA 25-11**

The proposed doors match the size and materials of the existing replacement doors on the south elevation, and their modern design neither disrupts the building's historic characteristics nor conveys a false sense of history.



# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 601 N. Morton

Parcel Number(s): 53-05-33-206-019  
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: Sharon Euton Email: seuton3@gmail.com

Address: 4848 S. Walnut Pike Phone: 812-322-7303

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: Euton Properties Qualified Email: "Same"

Address: Opportunity Fund Phone: \_\_\_\_\_

"Same"

**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**

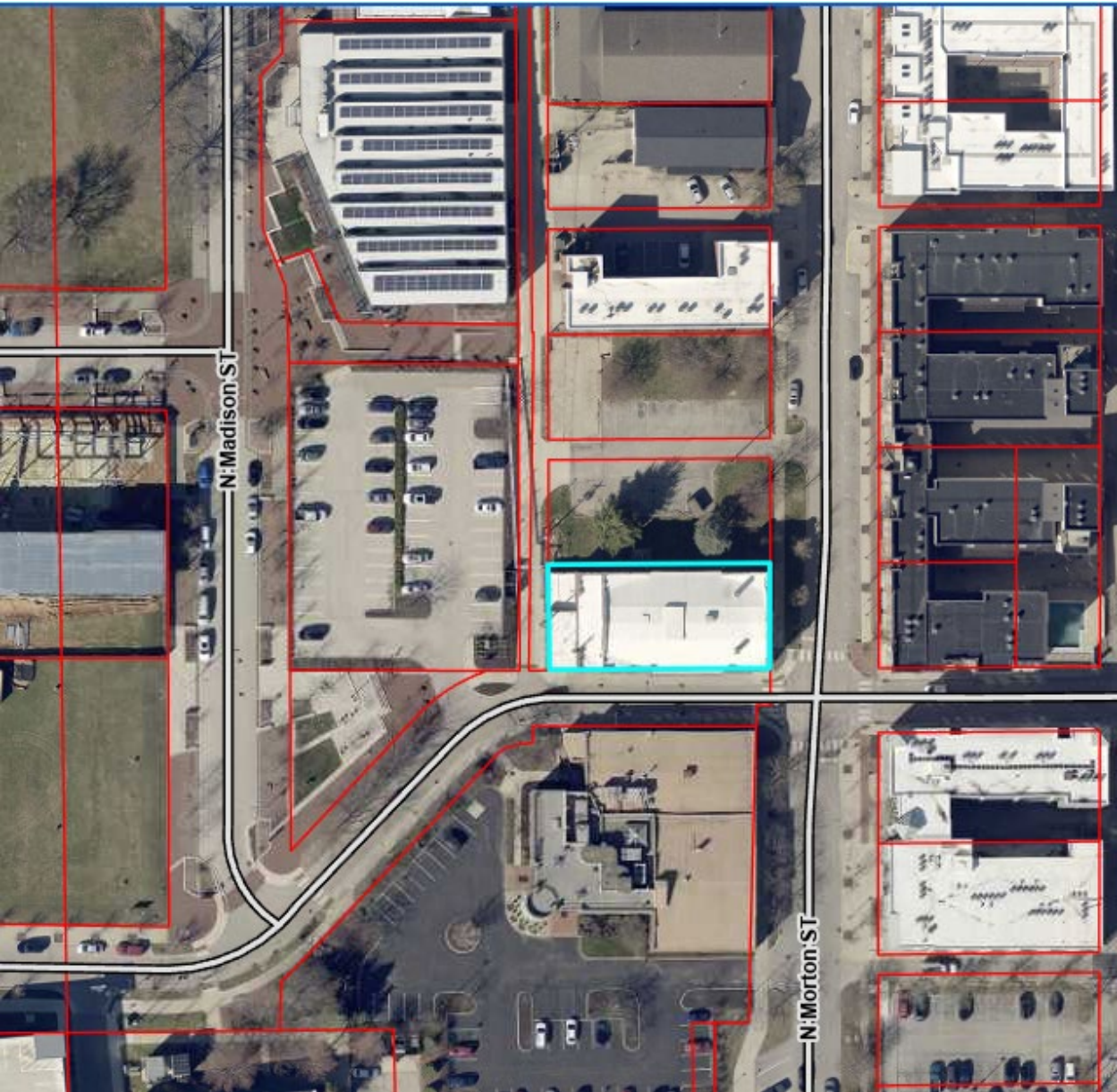
- ☐ Written description of the nature of the proposal.
- ☐ Written description of all of the proposed materials to be used.
- ☐ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☐ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing 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:

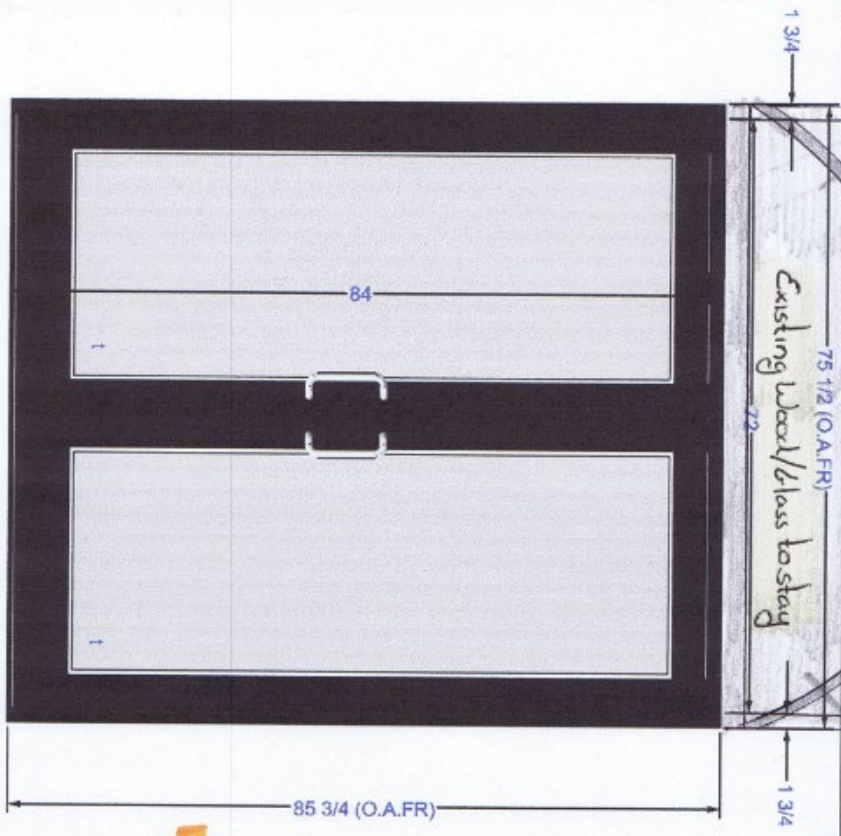
1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal 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: 1-29-25



Price #1

Project Name: SHAWN EURTON 604 MORTON STREET  
Frame Set Name: SIDE ENTRY STREET SIDE  
Metal Group: 4500 SCREW SPLINE  
Required: 1 Back Member Color: BL BLACK: ANODIZED  
Frame Name: Frame 1  
Frame Type: Standard  
Face Member Color: BL BLACK: ANODIZED  
Panels: 1  
Rows: 1  
Frame Width: 75 1/2  
Frame Height: 85 3/4  
3/2/2024 4:18 PM



Entry on W Tenth Street, ground level  
Remove existing doors + frame. Install new aluminum entry.  
Existing arch to remain for historic preservation records.

1/6 - 3/8 Pair of medium style aluminum doors  
Black anodized finish with 1" insulated safety glass  
3 butt hinges per door  
Heavy Duty Parallel arm door closers  
Curt devices both doors with exterior pulls  
Threshold  
Standard weather stripping  
\$6,000.00 Installed

Alternate Add to electrify entry  
Add keyed removable mullion  
Add Hess 9400 electric strike  
\$1,900.00 / Add to above \$

Tom Smith Glass Co., Inc.  
P.O. Box 126  
550 Center St.  
Columbus, IN 47201  
1-812-372-2887 - Phone  
1-812-372-9055 - Fax  
Report Provided Courtesy of Glazier Studio - 5.0.0.58  
Page: 1 of 1







<b>STAFF RECOMMENDATIONS</b>	Address: 1017 E 1st St (Elm Heights HD)
<b>COA 25-12</b>	Petitioner: David Kamen
<b>Start Date: 2/27/2025</b>	Parcel: 58-08-04-110-009.000-009
<b>RATING: CONTRIBUTING</b>	c. 1940 two story colonial revival house



**Background:** 1017 E 1<sup>st</sup> St is a two story brick colonial revival house with an enclosed porch on the east side elevation. The side porch is topped with a deck encircled by a cedar post railing. Subsequent to a February rental inspection by the City Department of Housing and Neighborhood Development, city staff recommended that the current railing was unsafe and should be repaired or replaced. The property owner replaced the previous railing with a new cedar post railing prior to filing for a COA with the Historic Preservation Program Manager. The primary difference between the previous railing and the newly installed railing is that the height of the posts has been increased from 36" to 48".

**Request:** Retroactive COA for the replacement of a non-original cedar post railing, with a height increase of 12".

**Guidelines:** Elm Heights Historic District

Wood

I. Reconstruction of missing or installation of new functional or decorative wooden elements visible from the public right-of-way, such as doors, windows, siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, shutters, decorative panels, pergolas, trellises, fences, gates, and architectural trim.

- Replace missing elements based on accurate documentation of the original or use a compatible new design.
- Consider substitute materials only if using the original material is inadvisable or unfeasible.

Safety and accessibility

I. Exterior accessibility modifications visible from the public right-of-way.

- Designs should be consistent with the prominent features of the house such as scale, proportion, and materials and be installed in a reversible manner.

**Staff recommends approval of COA 25-12**

Although the alterations to the railing are minor, they do not constitute a replacement in kind. The design and materials of the replacement porch are very similar to the previous structure, which is not itself original. Furthermore, the materials and design are not unsympathetic to the house or neighborhood guidelines and improve the safety of residents using the deck.



# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 1017 East First Street

Parcel Number(s): 53-08-04-110-009.000-009

(OFFICE USE ONLY)

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

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

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

### Bloomington Historic District:

- ☐ Courthouse Square Historic District
- ☒ Elm Heights Historic District
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- ☐ University Courts Historic District
- ☐ Other: \_\_\_\_\_

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

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

### APPLICANT INFORMATION:

Name: David Kamen Email: lk@bryanrental.com

Address: 1440 South Liberty Bloomington Indiana 47403 Phone: 8123341936

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: Bryan Rental Inc. Email: lk@bryanrental.com

Address: 1440 South Liberty Drive Bloomington Indiana 47403 Phone: 8123341936

**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
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  - ☐ 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): Replaced deteriorating railing due to HAND inspection

**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**

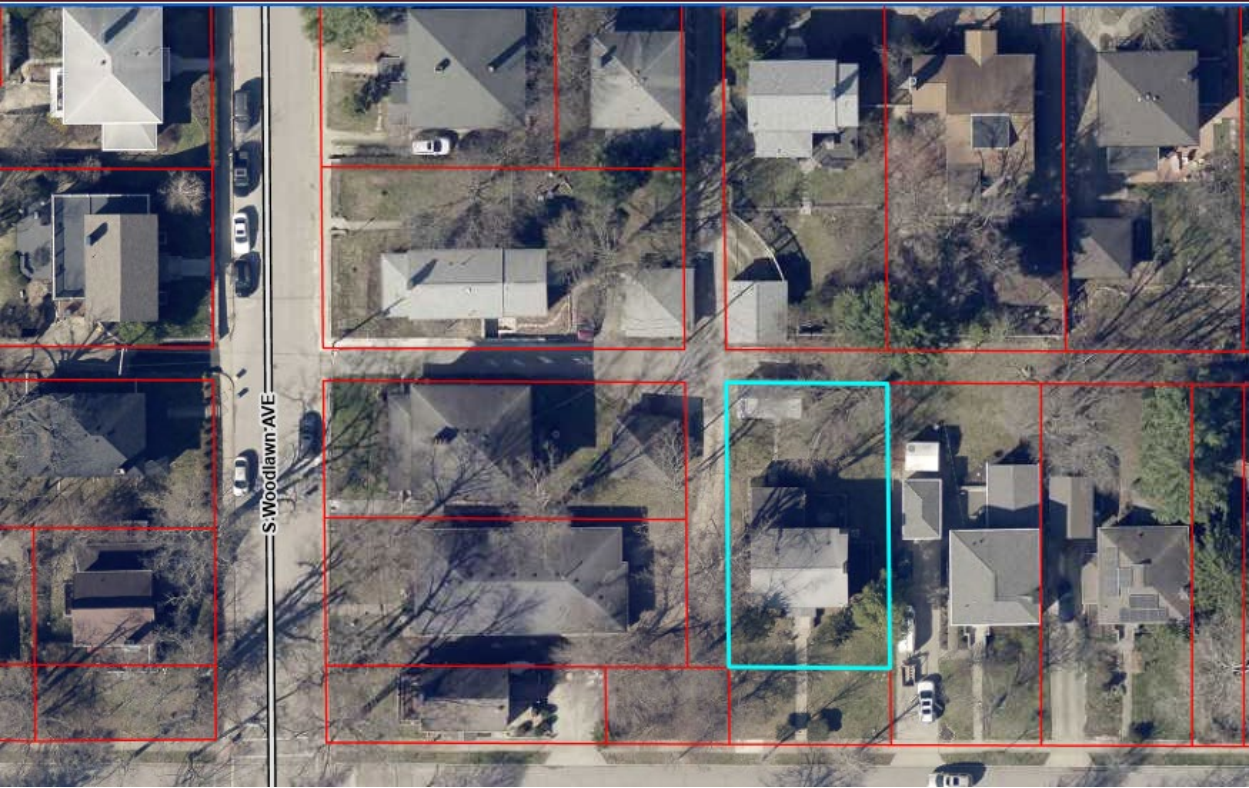
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2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4.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

Applicant's Signature: \_\_\_\_\_

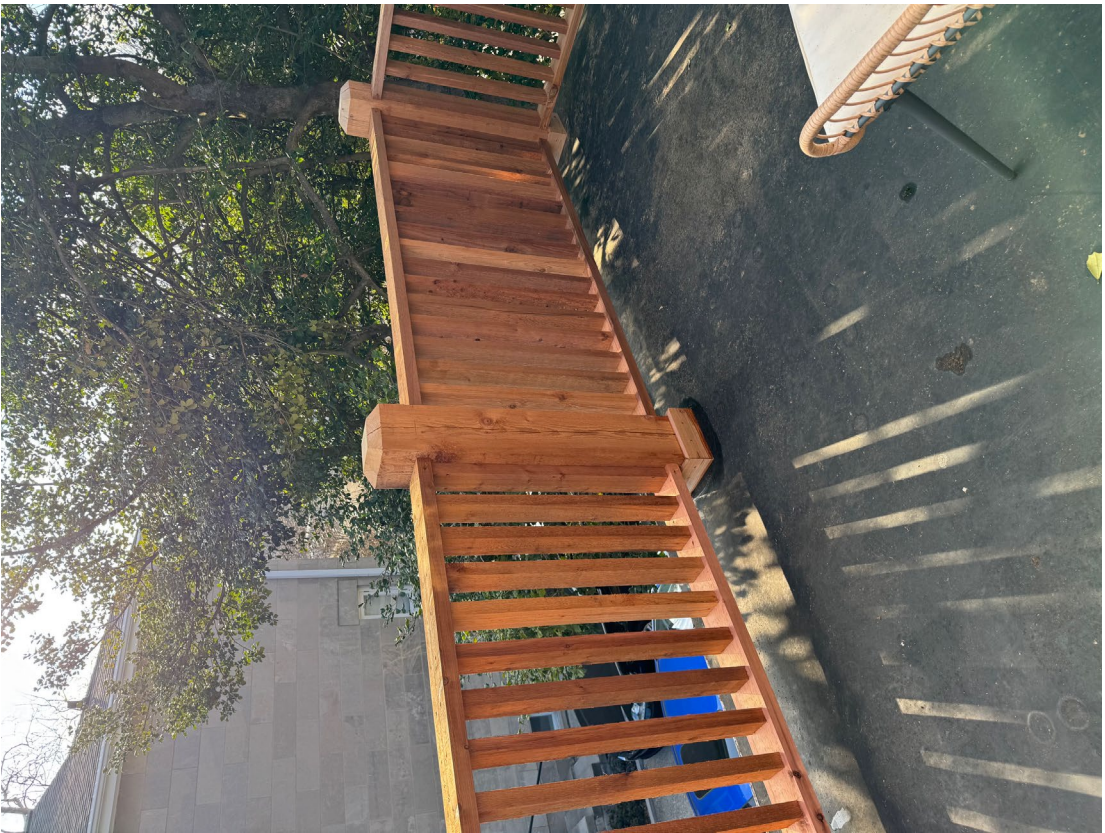
*David H. Kamen*  
David H. Kamen

Date: 2-27-25









<b>STAFF RECOMMENDATIONS</b>	Address: 416 N Jefferson St
<b>DD 25-05</b>	Petitioner: Valubuilt Construction
<b>Start Date: 2/26/2025</b>	Parcel: 53-05-34-403-001.000-005
<b>RATING: CONTRIBUTING</b>	1948 Minimal Ranch



**Background:** Built in 1948, 416 N Jefferson St is a minimal ranch built in the highland homes subdivision. The building is fronted with a brick veneer and a centered front gable with a picture window. The primary entrance is located on the side of the gable in an entry portico partly covered by a waist-high brick wall. A screened front porch dominates the southern third of the façade. Although there have been alterations to the side garage as well as some siding and replacement fenestration, the building's footprint and overall appearance are mostly unchanged. The first occupants of the house were Lester and Glodine Tolbert. Born in Vincennes in 1899 and Bloomington in 1903 respectively, Lester worked as a traveling glove salesman when the couple bought the new house, and the pair soon opened a children's' clothing store called Tolbert's Tots nearby on East 10<sup>th</sup> Street. After Robert's death in 1961, Glodine continued to run the store into the 1970s, and moved out of the house at 416 N Jefferson in 1980.

**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 25-05.