CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC
MEETING PACKET

Thursday March 24, 2022
5:00 p.m. EST
Prepared by HAND Staff
In Person
The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 474-4
Zoom:
https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09
Meeting ID: 958 5218 5508
Passcode: 082945

One tap mobile

+13126266799,,95852185508# US (Chicago)
+19292056099,,95852185508# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)

TABLE OF CONTENTS

Bloomington Historic Preservation Commission Meeting

Hybrid Meeting

In person: McCloskey Room, 401 N Morton ST STE 135, Bloomington IN 47404

Zoom: https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday March 24, 2022 5:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. March 10, 2022 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 22-22
321 N Rogers St. (Second Baptist Church Historic District)
Petitioner: Hattie Johnson, Board of Trustees
Plaque Installation

Commission Review

B. COA 22-23
510 W Allen St. (McDoel Historic District)
Petitioner: Karen Ellis
Replace windows, siding, add insulation, remove porch ceiling.

C. COA 22-24
619 W Smith Ave. (Greater Prospect Hill Historic District)
Petitioner: Glenda and Patrick Murray
Extensive restoration and rehabilitation of the building with reconstruction and additions on the back.

D. COA 22-25
914 W Kirkwood Ave. (Near West Side Conservation District)
Petitioner: Paul Pruitt
New Construction.

E. COA 22-2
400 W. 7th St. (Johnson's Creamery)
Petitioner: Michael Cordaro
Partial demolition of the smokestack.

V. DEMOLITION DELAY

Commission Review

A. DD 22-09
200 E Kirkwood Ave. (Contributing)
Petitioner: Thomas Ritman
Full demolition of primary structure on the lot.

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, human.rights@bloomington.in.gov.
Next meeting date is April 14, 2022 at 5:00 P.M. and will be a teleconference via Zoom.
Posted: 3/21/2022

Bloomington Historic Preservation Commission Meeting
Hybrid Meeting
In person: The McCloskey Room, 401 N Morton ST STE 135 Bloomington IN 47404
Zoom:
https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09
Meeting ID: 958 5218 5508 Passcode: 082945
Thursday March 10, 2022, 5:00 P.M.
AGENDA

I. CALL TO ORDER

Meeting was called to order by Chair **John Saunders @ 5:02 p.m.**

II. ROLL CALL

Commissioners Present:

John Saunders
Sam DeSollar
Matthew Seddon
Daniel Schlegel
Allison Chopra

Advisory Members Present:

Duncan Campbell
Ernesto Castaneda
Chris Sturbaum

Staff Present:

Gloria Colom, HAND
John Zody, HAND
Brent Pierce, HAND
Dee Wills, HAND
Mike Arnold, HAND
Daniel Dixon, City Legal Department

Guests Present:

CATS
Joseph Patrick
Christine Bartlett
Ryan Cohen
Natalia Galvan
Noah Rogers
Blaine
Steve Wyatt
Jon Lawrence
John Fiedler
Lisa Freeman
Mike Cordaro
Janice Sorby
Sandi
Rob Council
Karen Duffy
Barre Klapper
Wes Biddle
Dam Dove
John Beirmann
Wayne Poole
Ian & Kathleen Bensberg

III. APPROVAL OF MINUTES

A. FEBRUARY 24, 2022

Matthew Seddon made a motion to approve **February 24, 2022 Minutes.**
Allison Chopra seconded.
Motion Carries: 5 Yes (Schlegel, DeSollar Seddon, Saunders, Chopra), 0 No, 0 Abstain

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 22-21
621 W 7th St. (NWS Conservation District)
Petitioner: Ian and Kathleen Bensberg
Fence Construction

Gloria Colom gave presentation. See packet for details.

Commission Review

B. COA 22-16

701 S Ballantine Rd. (Elm Heights Historic District)
Petitioner: Jonathan Fiedler
Partial Demolition - Remove chimney

Gloria Colom gave presentation. See packet for details.

Matthew Seddon stated that he would like to know why the **Petitioner** wants to remove the chimney, and also who condemned the chimney. **Jonathan Fiedler** stated that the chimney was inspected by **Ye Old Chimney Sweep** and it was condemned due to structural issues and the prior owners of the house had tried to fix the mortar issues, but they had apparently used bathroom caulk to do so, which caused chemical reactions. Duncan Campbell asked if the chimney flue was used for anything else. **Jonathan Fiedler** stated none of the flues were in use. **Chris Sturbaum** asked if there was a fireplace. **Jonathan Fiedler** stated that there are two fireplaces and the structural issues were found on both of the flues.

Matthew Seddon commented that since it sounds like a semi dangerous chimney, that poses a public threat to the occupants of the house and the public, then if the district is okay with it so was he. **Chris Sturbaum** commented the condition means that it needs repaired. **Chris Sturbaum** commented that he understands that the neighborhood is not concerned, so he is not concerned then.

Allison Chopra made a motion to approve **COA 22-16.**
Matthew Seddon seconded.
Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Saunders, Chopra), 0 No, 0 Abstain.

C. COA 22-17

520 S Hawthorne St. (Elm Heights Historic District)
Petitioner: Wes Biddle
Solar Panel installation

Gloria Colom gave presentation. See packet for details.

Wes Biddle stated that they were going to use the nicest black panels, which are the LG line, use black railing and there would be no mechanical that would be seen. Everything would be integrated into the attic and down through the house.

Sam DeSollar asked the **Petitioner** to speak to the overall height of the assembly above the surface of the roof including the racks. **Wes Biddle** Replied that it was about 4 inches. More discussion ensued. See packet for details. **Allison Chopra** asked if the **Historic Preservation Body** of the **Neighborhood** made any remarks. **Gloria Colom** stated that the **Elm Heights Construction Sub-Committee** recommended approval with some recommendations. **Ernesto Castaneda** asked the **Petitioner** if there was preferred location for the panels. **Wes Biddle** replied that south was always preferred. In this case the roof line and amount of energy, south would be first, west would be second, east would be third. **Chris Sturbaum** stated that the computer rendering is what is a little concerning because it has the panels sticking over the edge. More discussion ensued. See panel for details.

Sam DeSollar commented that he was a big proponent of Solar and that he appreciates the **Petitioner** is installing this now before net metering sun sets on June 30th. **Sam DeSollar** commented that he would love to approve this with the caveat that it gets installed such that no panels overhang ridges and contained within the roof on which it sits as well as minimizing the height.

Sam DeSollar made a motion to approve **COA 22-17 with the caveat that the panels be installed with no overhang over the eaves or ridges.**
Daniel Schlegel seconded.
Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Saunders, Chopra), 0 No, 0 Abstain.

D. COA 22-18
1000 E Atwater Ave. (Elm Heights Historic District)
Petitioner: John Biermann
Full Window Change

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if the **Petitioner** could speak to which windows belonged to which openings because it was difficult for the **Commission** to determine if you are maintaining the operation and size. **John Biermann** replied that the plan was to keep all window openings the same size dimensions and as close to original as possible along with the functionality. **Matthew Seddon** stated that he was looking at the guidelines which states if original windows, doors and hardware can be restored and reused, they should not be replaced. **Matt Seddon** asked the **Petitioner** if he could elaborate on why they could not be restored or reused.

John Biermann stated that they had been restored multiple times and that they are looking for something more durable. The objective is to get something that looks historically accurate but lasts a lot longer. **Allison Chopra** asked about the cost difference between restoration and replacement. **Ernesto Castaneda** asked what type of windows that **Petitioner** would use to replace the current original windows. John Biermann stated that one is a vinyl wrapped wooden window and the other is wood windows. There is about a 5,000 dollar difference between the two. **Ernesto Castaneda** asked the **Petitioner** if he had an assessment of the condition of the windows by a professional. **John Biermann** stated that **Tommy D's** and **Brawley Property Group** both have looked at them and have recommended replacement. **Chris Sturbaum** asked if the windows had muttons between the glass.

Matthew Seddon commented that the original windows can be restored and reused as they have been before and that adding the appropriate storms would cut down on the frequency of repairs, and the district is not in favor of this so, at the moment I am not in favor either. **Daniel Schlegel** commented that he agreed with both recommendations being against it. **Sam DeSollar** commented that he thinks the guidelines for **Elm Heights** is very clear that you need to repair those before you replace them, but that there are a couple of windows on here that the Neighborhood did point out, are not original. **Allison Chopra** commented that she was inclined to approve this because it appears that they Petitioner has multiple times tried to repair these and it is costing them thousands of dollars each year. **Duncan Campbell** commented that the normal standard is to have a window surveyed to document the condition. **Ernesto Castaneda** commented that he agrees with the **Staff** recommendation. **John Saunders** commented that he also agreed with the **Commissioners,** and that he would like to see them restored. **Chris Sturbaum** commented that the windows are approaching 100 years old and they need to be maintained.

Sam DeSollar made a motion to Deny **COA 22-18.**
Matt Seddon seconded.
Motion Carries: 4 Yes (Schlegel, DeSollar, Seddon, Saunders), 1 No (Chopra), 0 Abstain.

E. COA 22-19

208 E 16th St. (Garden Hill Historic District)
Petitioner: Lisa Freeman
Addition

Gloria Colom gave presentation. See packet for details.

Duncan Campbell asked if there was a second story being added. **Lisa Freeman** stated that there would be a half story dormer. **Chris Sturbaum** asked about the parking.

Sam DeSollar commented that he thought this was a great improvement over the last iteration. **Duncan Campbell** commented that he would support this. **Ernesto Castaneda** also agreed. **Chris Sturbaum** commented that he thought cement siding was a better fit.

Allison Chopra made a motion to approve **COA 22-19.**
Matthew Seddon seconded.
Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Saunders, Chopra), 0 No, 0 Abstain.

F. COA 22-20

916 S Morton St. (McDoel Historic District)
Petitioner: Barre Klapper, Springpoint Architects
Addition

Gloria Colom gave presentation. See packet for details.

Duncan Campbell asked how much farther out the porch was being extended. **Barre Klapper** replied 4 feet for about 2/3^{rds} of the width. **Ernesto Castaneda** asked about the height of the garage. **Barre Klapper** replied 5 feet taller than the ridge of the original house. **Chris Sturbaum** asked about the change in the transition material.

Sam DeSollar commented that the Petitioner has done a nice job. **John Saunders** commented that it was a great project. **Ernesto Castaneda** commented that he thought this looked great. **Chris Sturbaum** commented that this was another good example of the interaction of an owner and an architect and the historic designation that brings about a good project.

Sam DeSollar made a motion to approve **COA 22-20.**
Allison Chopra seconded.
Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Saunders, Chopra), 0 No, 0 Yes.

V. NEW BUSINESS

VI. OLD BUSINESS

Johnson Creamery Nomination
Public comment opportunity

Gloria Colom gave presentation. See packet for details.

Michael Cordaro updated the **Commisioners** and **Staff** on their progress and what they are proposing for the **Johnson Creamery Smoke Stack**. **Michael Cordaro** had several questions as well for the **Commissioners** and **Staff.** See packet for details. **Daniel Dixon** stated that this was a time for **Public** comment on the question of designation and then the standard question and comment period. **Karen Duffy** stated that as a member of the executive board for the **Near West Side Neighborhood Association**, and have a letter form the executive board which consists of 7 people. **Karen Duffy** stated that she is one of the executives at large so she is reading the letter for **Peter Dorfman** who could not attend. See Packet for details. **Peter Dorfman** stated that he actually did make it to the meeting and wanted to reinforce everything that **Karen Duffy** said. **Peter Dorfman** stated that he has not lived in **Bloomington** as long as some of the members, but that he views the **Smoke Stack** as a true landmark representative of **Bloomington**, and strongly oppose bringing down the height. **Janice Sorby** commented that there are very few industrial buildings left in **Bloomington,** and there is nothing like this building at all, which makes this more precious to most people in **Bloomington.** It is our skyline and what we see. **Janice Sorby** stated that if they cut this down it is going to lose all of its beautiful elegance, and really support the **Neighborhood Associations** view. **Michael Cordaro** commented that he would be happy to sell it to the **City of Bloomington** for one dollar, and please keep it up as a part of the landmark skyline sturcture. **Rob Council** agreed with what everyone said. **Rob Council** commented that this is a landmark in our city. To have somebody who is not from **Bloomington** come in and chop it off, with no care, is frustrating and it is wrong to take a **Bloomington** Icon and Landmark and chop it off to 60 feet. **Daniel Dixon** stated that tonight, we are really just on the question of whether or not the **Commission** wants to make a recommendation to the **City Council** that this map be approved. We are not deciding anything about the height. **Duncan Campbell** favors the nomination of the building. More discussion ensued. See packet for details. **Ernesto Castaneda** and **Chris Sturbaum** also support the nomination. **Allison Chopra** asked for clarification on what they would be voting on. More discussion ensued about the **Nation Register Designation** and the boundaries.

See packet for details. **Sam DeSollar** commented that the boundaries should be the same. **Joseph Patrick** with **Peerless Development** stated that it was unclear exactly where the boundary line came from. **Gloria Colom** stated that they started by looking at the original boundaries of the **National Register** of historical places, which is the entire lot so that was taken into consideration, but the fact that there is already an approved project for the parking lot and not in having the whole lot in a nomination process would be very complicated. That sort of led to what seems like a very arbitrary division. To clarify most historic sites are districts so here in **Bloomington** we call individual building landmarks a single structure historic district as well, they usually include the entire lot. **Gloria Colom** stated that there is some flexibility in this. More discussion ensued. See packet for details. **John Zody** stated that he wanted to advise from **staff** and the **administration** that we are under some sense of urgency here due to the safety of the Smoke Stack, which is quite unsafe right now. We ae trying to get this secured as fast as possible, and I worry quite frankly that if we wait and table this and don't determine a map tonight, some map that can be forwarded on to City Council for designation, I do worry about the public safety to the extent **Staff** can urge the **Commission** to act tonight, to make a recommendation if you choose a recommendation because we are under a gun here on public safety. John Zody commented that he thinks the study and the engineer report in the packet would reinforce that. More discussion ensued. See packet for details.

John Saunders made a motion to move the **Johnson Creamery Nomination** with the attached map.
Matthew Seddon seconded.
Motion Carries: 4 Yes (Schlegel, Seddon, Saunders, Chopra), 0 No, 1 Abstain (DeSollar)

John Saunders made a motion for Interim Protection for the **Johnson Creamery Nomination.**
Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Saunders, Chopra), 0 No, 0 Abstain.

10th Street/ Bypass Construction - Hinkle Garton Farmstead

Gloria Colom updated the **Commissioners** about this project. See packet for details.

VII. COMMISSIONER COMMENTS

Chris Sturbaum made some comments. See packet for details.

VIII. PUBLIC COMMENTS ANNOUNCEMENTS

The demolition delay DD 22-09 for the proposed full demolition of 200 E Kirkwood Ave. (Contributing) will be revisited during the HPC Meeting scheduled for March 24, 2022.

IX. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:10 p.m.**

END OF MINUTES

Video record of meeting available upon request.

STAFF APPROVAL	Address: 321 N Rogers St.
COA 22-22	Petitioner: Hattie Johnson
	Parcel: 53-05-32-413-095.000-005
RATING: OUTSTANDING	Survey: 1913, Romanesque, Akron Plan Church

Background: Second Baptist Church Historic District (local and NRHP)

Request: Plaque Installation

Guidelines: Secretary of the Interior's Standards for Rehabilitation

Staff Comments: The proposed plaque provides additional information to the public regarding its status as a federally recognized historic building with minimum impact to the building's facade.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-21

Date Filed: 3/09/2022

Scheduled for Hearing: 3/24/2022

****

Address of Historic Property: 321 N. Rogers St.

Petitioner's Name: Hattie Johnson, chair, Board of Trustees

Petitioner's Address: 321 N. Rogers St.

Phone Number/e-mail: Secretary@sbcbloomington.org

Owner's Name: Second Baptist Church

Owner's Address: 321 N Rogers. St.

Phone Number/e-mail: 812-336-5827/secretary@sbcbloomington.org

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **"Complete Application"** consists of the following:

1. A legal description of the lot. S/Wcorner 8th Rogers, Inlot Number 285

2. A description of the nature of the proposed modifications or new construction:
Second Baptist Church is asking permission to attach to the building a 24X24 Bronze Plaque indicating that it is a National Historic Place. The plaque would be installed the Rogers St. side facing East, on the right side of the double front doors.

3. A description of the materials used.
24X24 Bronze Paque

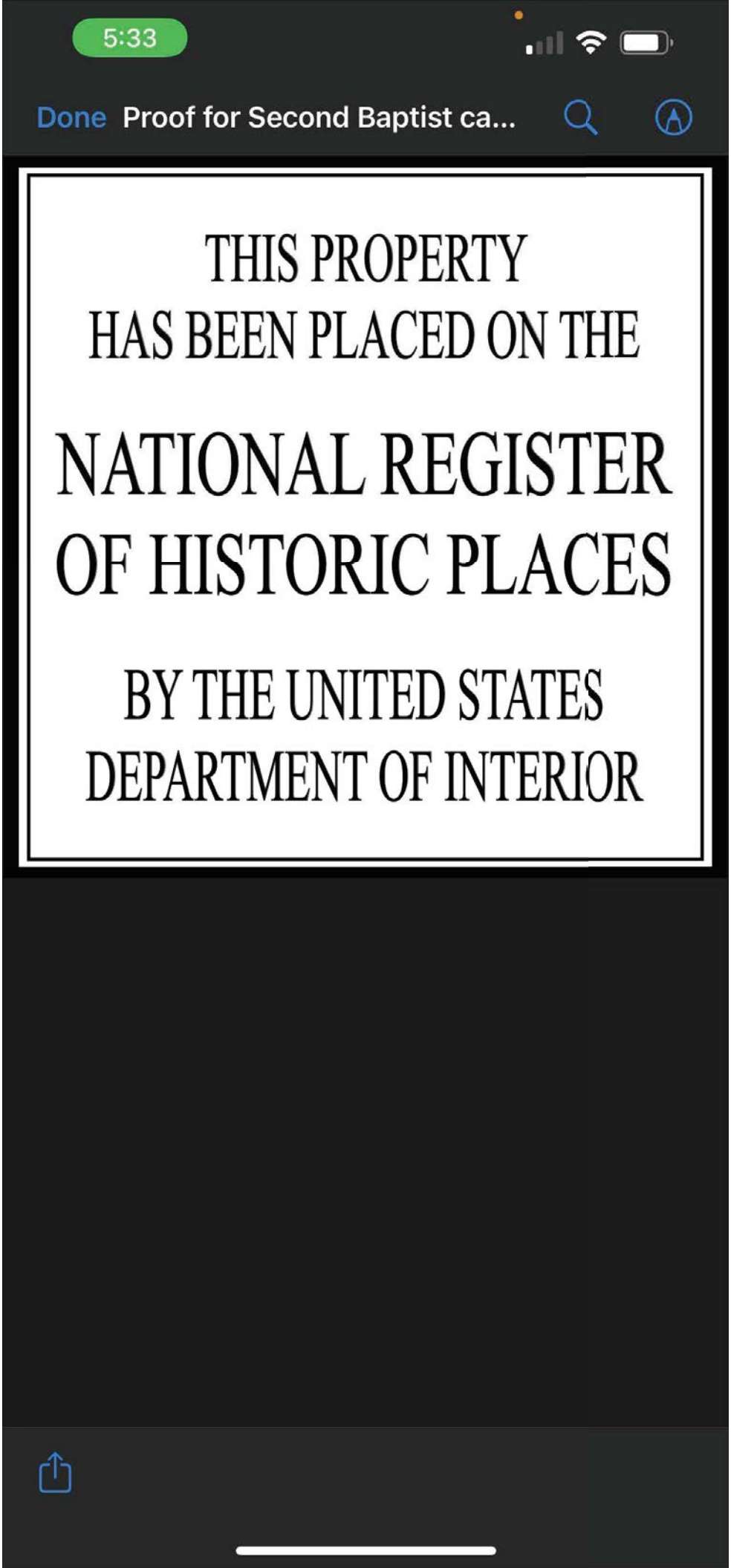
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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

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

****

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


5:33
Done Proof for Second Baptist ca...
THIS PROPERTY
HAS BEEN PLACED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF INTERIOR


SECURED BY
ADT
800.ADT.ASAP
ADT.COM


SECOND BAPTIST CHURCH
150TH CHURCH ANNIVERSARY!
SUN 3/20/22
10:00 AM
ALL WELCOME
400 N Rogers St
ADT


SECURED BY
ADT
800.ADT.ASAP
ADT.COM

STAFF RECOMMENDATIONS	Address: 510 W Allen St.
COA 22-23	Petitioner: Karen Ellis
	Parcel: 53-08-05-402-029.000-009
RATING: CONTRIBUTING	Survey: c. 1930, bungalow

Background: McDoel Historic District

Request: Alterations including: replace windows, replace siding, add insulation, and aluminum porch ceiling

Neighborhood Comments: Will respond at the HPC Meeting

Guidelines: McDoel Historic District Guidelines
Pg. 7
(Materials) Preferred: If underlying original materials are in good condition, match with the same materials.
Acceptable: Use materials that will provide a similar look. This may include vinyl or aluminum or cement-board siding of comparable dimension. Match the house trim details.
(Windows)Acceptable [buildings rated Contributing or Non-Contributing: Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

Staff recommends approval of COA 22-23

- The proposed materials and application fall within the guidelines.
- The lap siding's 4" reveal is appropriate for the historic district.
- The current windows (except for the stained glass windows which will not be replaced), are vinyl replacements.
- The original trim will be restored when possible.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-23

Date Filed: March 9, 2022

Scheduled for Hearing: March 24, 2022

****

Address of Historic Property: 510 West Allen Street

Petitioner's Name: Karen Ellis

Petitioner's Address: 510 West Allen Street

Phone Number/e-mail: 812-330-0930

Owner's Name: Karen Ellis

Owner's Address: 510 West Allen Street

Phone Number/e-mail: 812-330-0930

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **"Complete Application"** consists of the following:

1. A legal description of the lot. 015-57530-00 Dixie Highway Lot 13

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

Windows: Replace 8 vinyl replacement windows that are failing.

Siding: Remove vinyl siding and shutters; restore wood lap siding and trim.

Insulation: Insulate walls with blown fiberglass as needed.

Porch: Remove aluminum porch ceiling; replace with historically appropriate material.

All work will to be done by Golden Hands Construction.

3. A description of the materials used.

Windows: Pella or Marvin double-hung, wood interior, clad exterior.

Siding: If part or all of the wood siding is not able to be restored, replace with cement board siding.

Porch: Replace aluminum with wood beadboard or similar with historic appropriateness.

Paint: Primer and two coats of paint will be used.

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

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

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

****

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

510 W Allen St.

Additional information about the Windows and lap siding

- Lap siding: original reveal is 4"
- Window openings will be maintained in current dimensions. Note: the original exterior window trim is currently covered with aluminum. This cover will be removed and the original trim restored as possible.
- Current windows are all vinyl replacements except for the two stained glass windows on either side of the chimney. These stained glass windows will remain in situ.

510 West Allen Street: Current vinyl replacement windows to be replaced with Pella Lifestyle

South (front) next to door

South (front bedroom)

East (dining room)

West (front bedroom)

North (kitchen)

Notes:

1. Failing seals and mechanics are primary reasons for replacing these windows.
2. Two small windows on the west side of house (pantry), are newer vinyl replacements and in good shape. They will remain in place.

- Vinyl siding and shutters will be removed.
- Original wood lap siding will be restored/replaced with cement board if needed. See next page for example.
- Shutters will not be replaced.
- Aluminum fascia will likely remain in place.
- Eight windows that are failing will be replaced with wood interior/clad exterior double-hung windows (Pella Lifestyle or Marvin Elevate. See next page for example.

Current vinyl siding, shutters, and windows

Alley side: Stained glass windows will remain in place

Golden Hands Construction recently restored the wood clapboard siding and trim on this house in Prospect Hill at 338 S Jackson.

PELLA LIFESTYLE SERIES DOUBLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Energy-efficient, dual-pane double-hung windows available in sizes up to 41.5" x 77"
- Simple installation with our compression jambliner and a flexible nailing fin
- Performance rating of LC30-LC50 and STC of 27-31
- Tilt-wash feature allows both sashes to tilt to the inside for easy cleaning
- Installation options include Fold-out Fin, Block Frame, and EnduraClad Exterior Trim/Brickmould

Frame	• Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4 • Components are assembled with screws, staples and concealed corner locks • Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94mm) • Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs
Sash	• Exterior surfaces are clad with aluminum, lap-jointed and sealed • Corners mortised and tenoned, glued and secured with metal fasteners • Sash thickness is 1-5/8" (41 mm)
Weatherstripping	• Foam with 3 mm skin at head and bottom rail. • Thermal-plastic elastomer bulb with slipcoating set into upper sash for tight contact at check rail • Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill • Jamb liner to seal against sides of sash.

Glazing System	• Quality float glass complying with ASTM C 1036 • High altitude glazing available • Silicone-glazed 11/16" dual-seal insulating glass
Hardware	• Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame • Factory installed self-aligning surface-mounted sash lock • Two sash locks and two lifts on units with frame width 33-1/4" and greater • Optional Sash lift furnished for field installation
Screens	• InView™ screens - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201 • Vivid View® screens - Full-size PVDF 21/17 mesh, minimum 78 percent light transmissive screen

STAFF RECOMMENDATIONS	Address: 619 W Smith Ave.
COA 22-24	Petitioner: Glenda and Patrick Murray
	Parcel: 53-08-05-104-012.000-009
RATING: NON-CONTRIBUTING	Survey: C. 1905, T-Plan Cottage

Background: Greater Prospect Hill Historic District

Request: Extensive restoration and rehabilitation of the building with reconstruction and additions on the back.

Neighborhood Comments:

"I'm glad to see this property receiving long-awaited attention – it has sat empty and dilapidated for too long. Although internal and structural work are not really within our purview, I'm glad to see the substantial structural issues being addressed. This is an ambitious project, and I salute the new owners for taking it on.

As to the other items, sorry in advance for lots of words – there are several items to consider. Short version is that I support this COA request.

Long version:

- Siding: I am in approval of replacement or repair of original siding, using either wood or Hardi Plank (fiber cement) siding. That sort of siding is specifically listed as acceptable in our design guidelines as long as the lap used conforms to the width of the historical boards.
- Windows/doors: I appreciate the efforts to locate period- and size-appropriate doors/windows to replace the lost/stripped out/covered elements. I am fine with the specific instances where a door is converted to a window or vice versa – the general effect for the public-way façade is not damaged and the new

"back porch" door setting actually provides symmetry to the front porch on the opposite side of the house (both visible on public-way façade).

- Roofline:
    a. 1) Second-addition shed roof (southeast corner): I cannot disagree with getting rid of the existing roof, which is pretty ugly and the furthest section away from the public-way façade. Technically, it does not remove original materials since the second addition and its roof were not original anyway.
    b. 2) Extending the gabled roofline across the back of the house (eastward) is a visible change, but it makes sense structurally and also improves the overall symmetry, binding the addition(s) better into the overall structure.
    c. 3) For the first addition (over the kitchen and back porch, northeast corner), I support elevating the roof height for the first addition to make that area more livable. It doesn't change the pitch of the roof, so that nearly-original feature will appear to the be the same from the street.
- General: Part of the aim of our guidelines is to help homeowners maintain the historic structure (streetscape) while they make changes to improve livability and sustainability in this century. I support the efforts of this homeowner to make this structure livable once again, and within the affordable covenant structure established by BRI."

Richard M Lewis

"This is a great project.
I appreciate Richards thorough response and agree with him.
Its great that the owners are breathing new life into this home.
Any changes they make will be a vast improvement.
I personally feel that this one should get the green light from start to finish."
John Vitello

"I agree with John and Richard
This is a great project for a property that has been a problem for area for several years."
Jeffrey A. Goldin

Guidelines: Greater Prospect Hill Historic District Guidelines

The public way façade refers to the side of the house that faces the street to which the house has a public postal address. In the case of corner lots, both the postal street as well as the cross street are considered public way façades.

The intent of the GPHHD (Greater Prospect Hill Historic District) is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes.

Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

1. 1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house. (For issues regarding accessibility, see Section VII, Safety and Access, found on page 27.)

2. Retain siding determined to be original. If using alternative materials as siding, the homeowner should use material that is compatible with the original material's character. For example, horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used. Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.

3. Vinyl and aluminum siding may be used, although care should be taken during installation to retain original materials where they exist (e.g., door and window trim and underlying siding if it is original). Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles. (See Section C, Removal of Original Materials, found on page 26).

Staff recommends approval of COA 22-24

- The property is currently rated as Non-Contributing.
- The proposed alterations are extensive, yet thought is being put into the materials and forms as they relay to the historic district.
- The main changes to the roof and extension are visible from the road. However, the historic district construction subcommittee does not object to the extension of the roofline.
- The proposed siding and windows comply with the guidelines in terms of material and fenestration size.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-24

Date Filed: 3/09/2022

Scheduled for Hearing: 3/24/2022

****

Address of Historic Property: 619 West Smith Avenue 47403

Petitioner's Name: Patrick and Glenda Murray

Petitioner's Address: 525 West Third Street 47404

Phone Number/e-mail: pmurray@indiana.edu; glmurray@indiana.edu; 812-332-6268

Owner's Name: 619 W. Smith LLC

Owner's Address: 525 West Third Street 47404

Phone Number/e-mail: same

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **"Complete Application"** consists of the following:

1. A legal description of the lot. East & Marshall Part Lot 23, Bloomington, Monroe County, Indiana

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

3. A description of the materials used.
See attached.

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

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

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

****

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

2. Proposed modifications

The basic gable-L and first addition to the house pre-date the 1907 Sanborn map of the area. A second addition on the southeast corner was made later. The house has been unoccupied for about 20 years. A previous owner gutted the interior about eight years ago, removing woodwork, doors and some window casings. Roof leaks led to a lot of structural damage to the two additions to the original structure. Bloomington Restorations, Inc. (BRI) put a rubber membrane over the east sections and put in temporary bracing to stabilize the east wall. Kevin Potter did a proposed spec for stabilizing the house (attached at the end of this application) including reinforcing the floors and replacing the floor, walls and roof of the second addition. It is structurally unsound.

To replace the damaged area, we plan to rebuild the southeast corner of the house with a gabled roof to match the east-west orientation of the original house, thus extending the gable the whole length of the house). The flat roof of the first addition is only a temporary roof. It will be replaced with permanent roof, also flat, emulating the original first addition to the house. This roof will be raised slightly to bring ceiling height in that room from the current seven feet to eight feet. (The ceiling height of the original three rooms of the house are nine feet.)

We received a Certificate of Appropriateness COA 22-05 January 18, 2022 to remove the aluminum siding for discovery of the condition of the original siding. There is evidence of rot and insect damage especially in the areas where there was water leakage. There is insulbrick (a pressed wood fiber and asphalt siding popular in the 1940s and 50s) under the aluminum, and both are in the process of being removed.

The resulting exterior will be clapboard siding (wood or Hardi Plank), painted the colors that BRI picked when they took the siding off the front porch and finished it. We will reuse and rebuild as many existing windows as possible. If necessary we will replace the ones that are not salvageable (a previous owner damaged many window casements) with windows obtained from architectural salvage. Over the years several window openings were "modernized" with smaller windows. These will be replaced with an appropriately sized window. The same is true of the exterior doors which were removed by a previous owner. See the attached window and door inventory and proposed action.

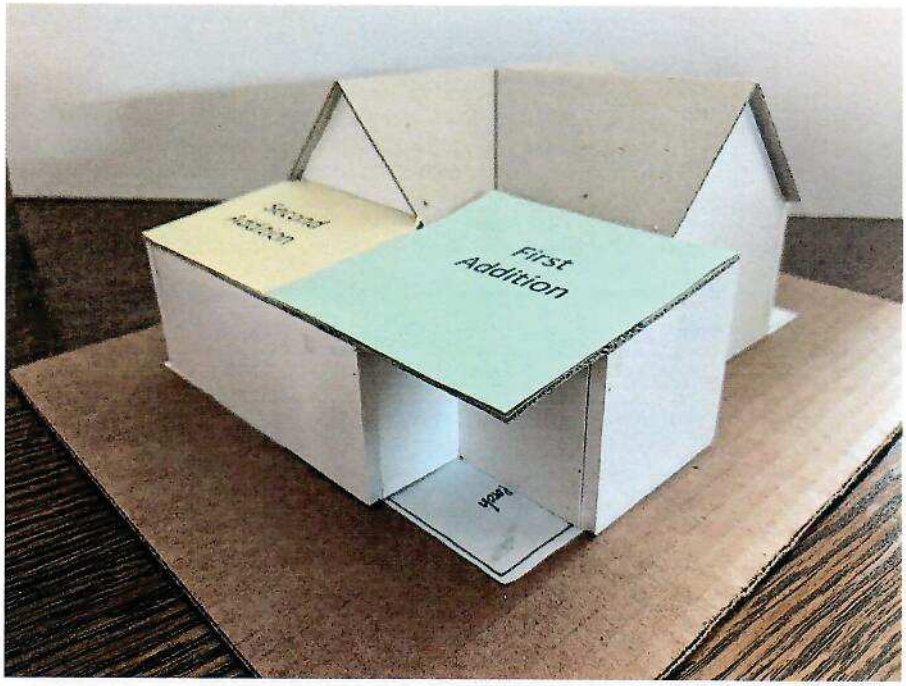
Chris Sturbaum and Golden Hands Construction will do the work, along with selected sub-contractors.

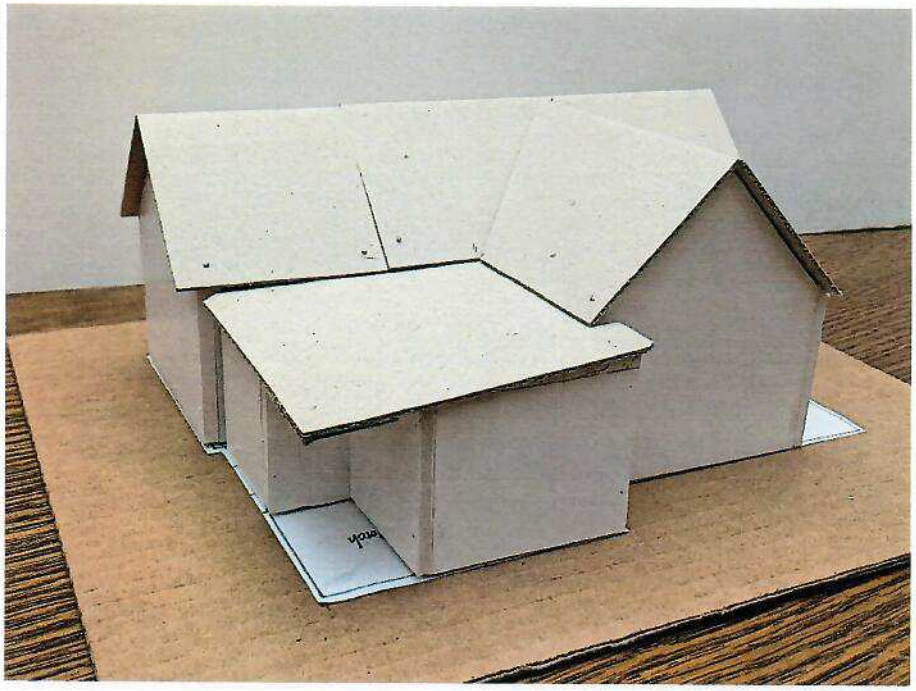
3. Description of materials

The materials will be framing lumber and wood siding or HardiPlank, with a shingle roof on the new gable and a membrane roof on the rebuilt flat roof. We plan to use as many existing windows as possible and acquire other similar windows as needed. All windows and doors will have storm windows and storm doors for energy efficiency.

4. Proposed modifications

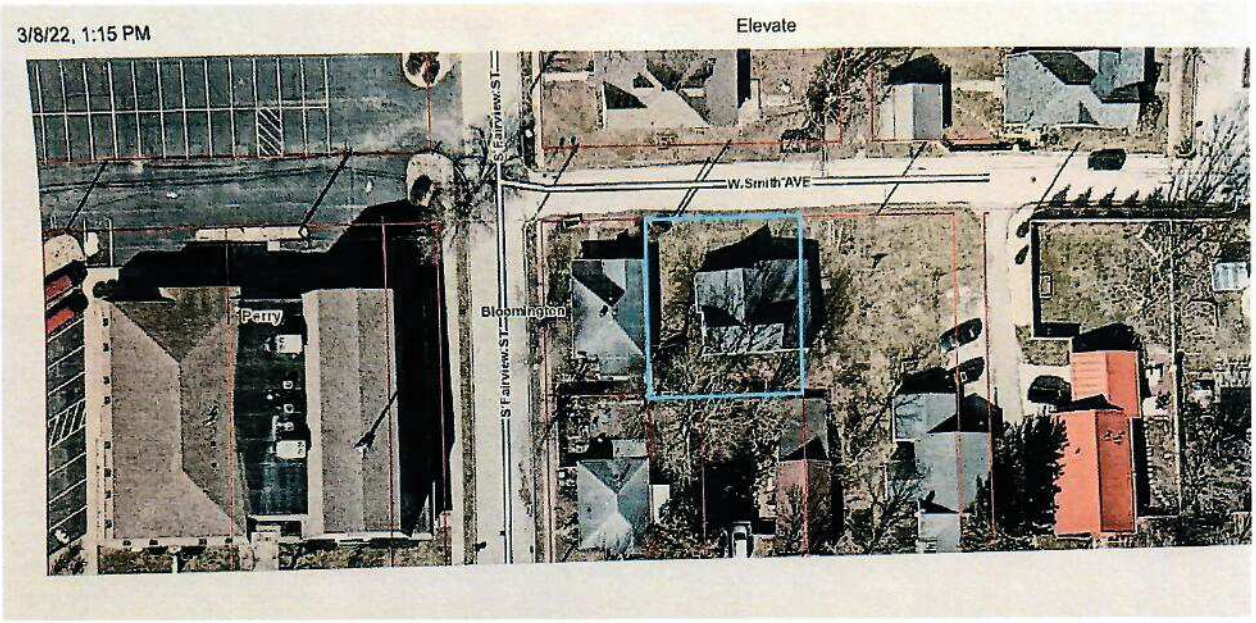
Model Showing Orientation of First and Second Additions to 619 W. Smith. The first addition will become the kitchen. The porch in the forefront is the back or side porch. The front porch, which was rebuilt by BRI, is to the right of the model.





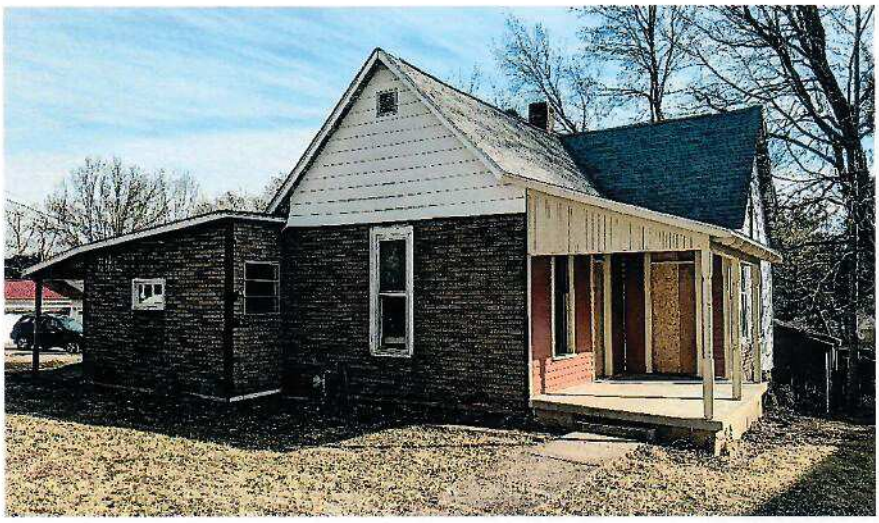
Model of proposed configuration of the house showing the second addition rebuilt with a gable roof and the renovation of the first addition with a flat, shed style roof.

5. Map



619 W. Smith Avenue, with Howe Street and houses to the south. The houses on the north side of W. Smith face Jackson and Fairview Streets, not Smith. The large building to the west is a church.

6. Photos



This is the Smith Avenue view, showing the front of the house and some aluminum siding removed. The rest of the aluminum siding and the insulbrick will be removed. The existing wood siding will be repaired (or replaced if necessary) and painted to match the porch, which was opened up, repaired and painted by BRI just before we bought the house.

The sloped roof will be replaced with a new roof in the kitchen (right side of photo). Most existing windows will be retained and repaired (or replaced if necessary). The small window in the kitchen (first addition, on the right in the photo below) will be replaced with a taller window similar to the existing double-hung windows.

This is the east side of the house. The shed roof on this part of the house failed, which created serious damage to the house. Kevin Potter specified demolition of the east wall and roof structures as they are unstable. We plan to extend the gable to the east end of the house (since the wall and roof has to be replaced anyway). The existing door on the left side of the photo will be replaced with a window similar to the other double-hung windows in the house (this room will be a bedroom). The boarded-up window will be replaced with a double-hung window. We will reconstruct the back porch with a door into what will become the kitchen (where the little window is on the porch). The boarded up back door on the porch will become wall space for kitchen cabinets.

We have a report from Kevin Potter (the last three page of these documents), which was prepared for BRI, detailing the beams and other structures that need to be replaced. Golden Hands Construction and their contractors will do the work.

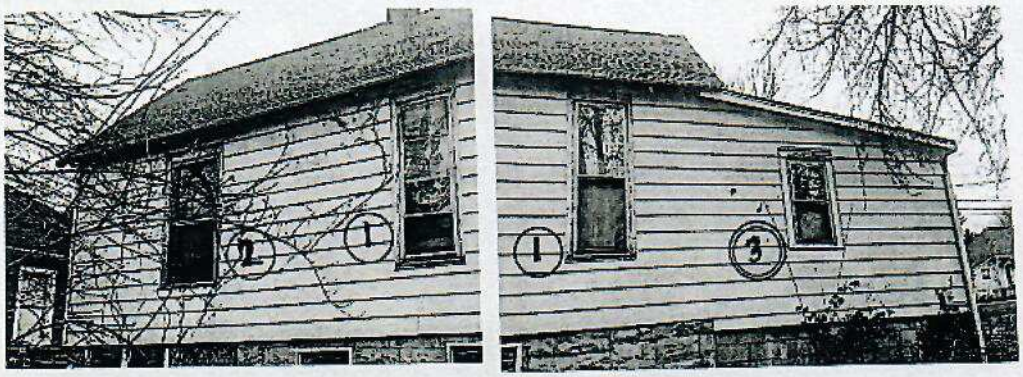
The west side of the house. The aluminum and insulrick siding will be removed and the clapboards repaired or replaced before painting.

The south side of the house is not visible from West Smith or Howe Street, but this photo shows the gable we plan to extend to the east end of the house (the right side of the photo). The limestone basement is visible on the west (left) side of the photo, with the concrete block area that is only crawl space on the east side.

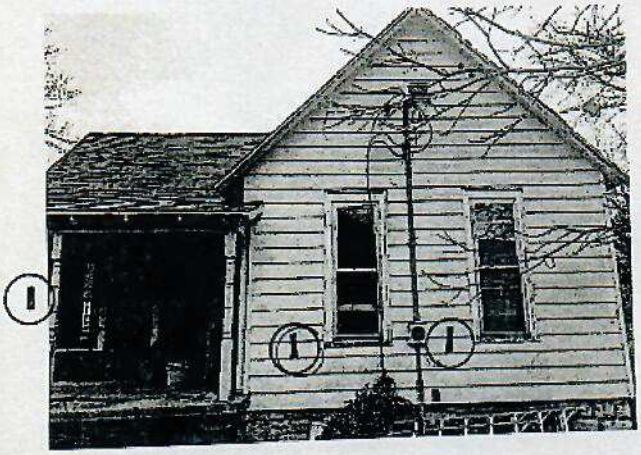
7. Window information

619 Windows and Doors (locations)

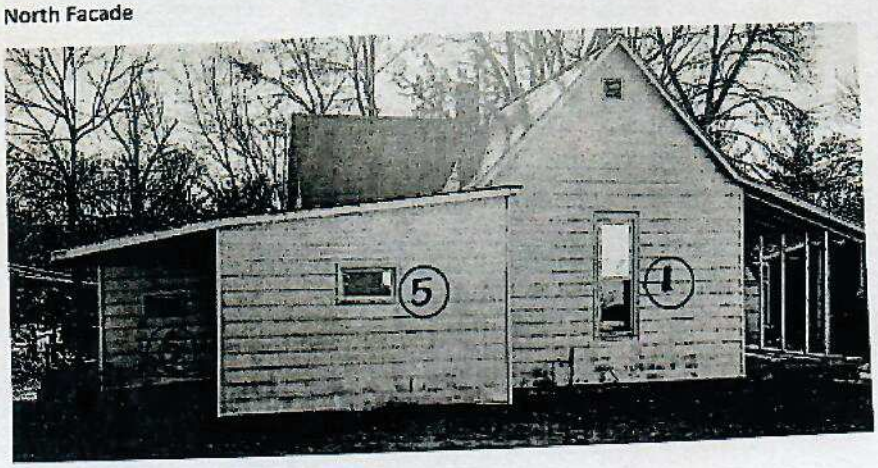
South Facade



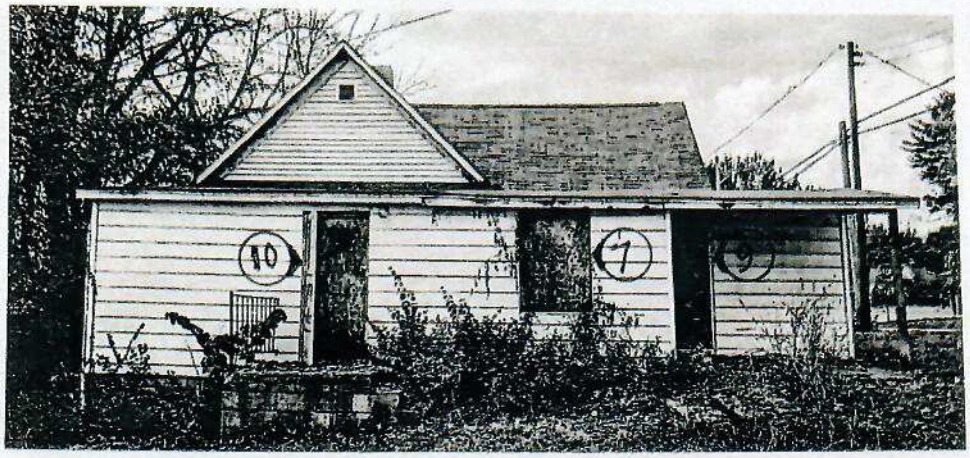
West Facade



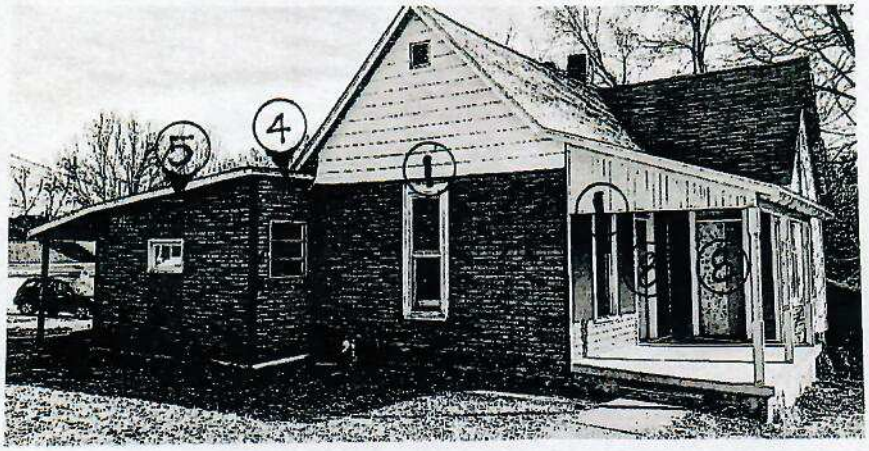
North Facade



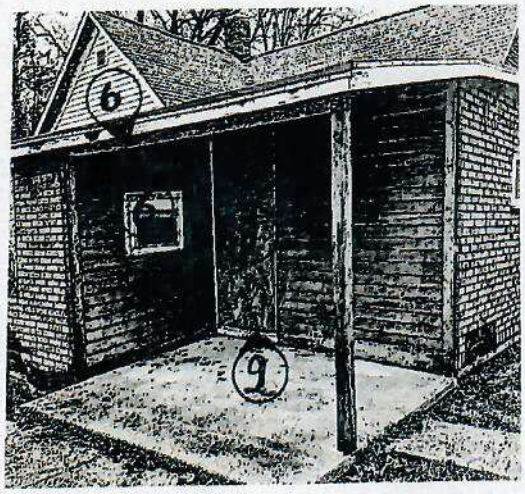
East Facade



NW Facade



NE façade (back porch)



Please see attached legend for an explanation of each window condition and proposed resolution.

Legend:

1 – 26" x 74" double hung windows to be repaired / rebuilt. Total six windows

2 – 32" x 74" double hung window to be repaired / rebuilt. Total one window

3 – 26" x 46" double hung window to be replaced with 26" x 74" to match existing when this wall is rebuilt.

4 – 30" x 36" aluminum frame window to be eliminated. This wall space will be in the kitchen. Wall space is needed for wall hung cabinets. Evidence indicates there was not a window in this location in the original addition.

5 - 30" x 15" single pane wood window. This space will be the kitchen. This window will be replaced by a double hung window 26" x 44". It will extend from the backsplash of the kitchen base cabinet to a height 12 inches below the eight-foot ceiling height. It will match the other original windows in design.

6 – 23" x 12" aluminum frame window to be replaced with the kitchen door (see 9 below) reset in new south porch wall which needs to be rebuilt because it is failing.

7 – 29" x 48" There is no window in this casing. It will be replaced with a 26" x 62" window to match existing older windows in design. This will need to be sourced from architectural salvage.

8 – 32' x 80" exterior doors with transom to be sourced from architectural salvage. 2 matching doors needed.

9 – 32" x 80" exterior door. Kitchen door to be repaired / rebuilt and reused on the back porch where window #6 will be removed.

10 – This door way (there is no door) will be replaced with a 26" x 74" double hung window when this wall is rebuilt. The east wall is unstable and will be rebuilt.

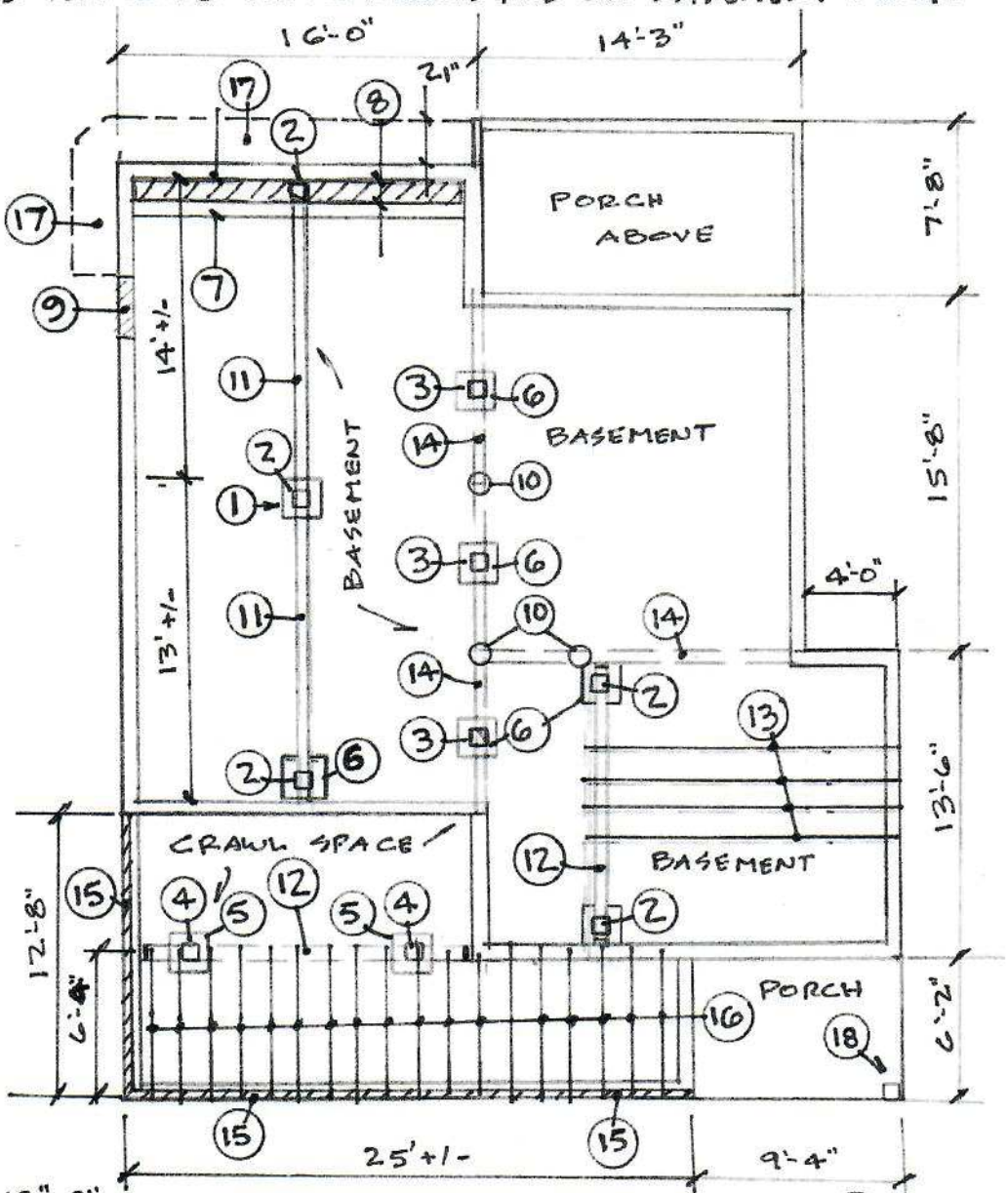
In total, seven windows will be repaired / rebuilt in their original existing locations; one window will be replaced with a salvaged window to match original existing windows.

Two matching doors on the front porch will need to be sourced from architectural salvage. One door, the back porch / kitchen door will be repaired / rebuilt and reused.

Aluminum storm windows and storm doors will be installed throughout. Existing units in working order will be retained for cost savings.

(1) REMOVE BRICK CHIMNEY - SAVE LIMESTONE BASE
(2) ADD 6 PLY 2x6 POST UNDER PROPOSED BEAM
(3) ADD 4 PLY 2x6 POST UNDER EXISTING BEAM
(4) ADD 6 PLY 2x6 POST (TREATED) FOR CRAWL SPACE BEAM
(5) ADD 18"x18"x8" MIN. CONCRETE PAD IN CRAWL SPACE
(6) ADD 12"x12"x6" MIN. CONCRETE PAD ON BASEMENT FLOOR

619 W. SMITH AVE.
BLOOMINGTON, IN
BLOOMINGTON RESTORATIONS

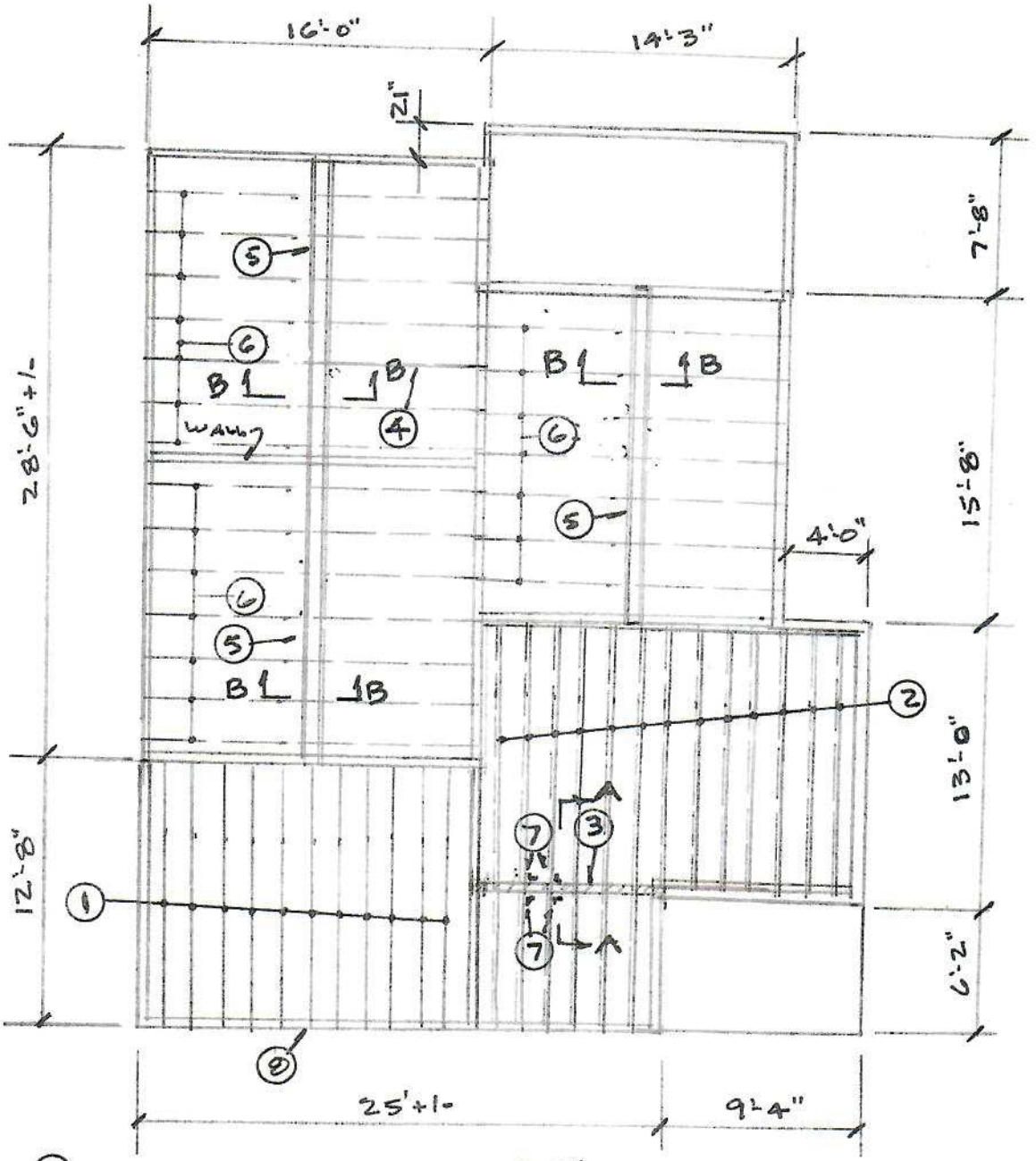


NORTH
1/8"=1'-0"

(7) ADD 18"x8" CONCRETE FOOTING AGAINST STONE WALL
(8) ADD 24" HIGH 8" REINFORCED CONCRETE BLOCK WALL
(9) RAISE DOOR SILL W/ 8" CONCRETE BLOCK 8" ABOVE FLOOR
(10) EXISTING 8" ϕ WOOD POSTS
(11) ADD 4 PLY 2x10 WOOD BEAM UNDER 2x8 JOISTS
(12) ADD 4 PLY 2x8 WOOD BEAM FOR JOIST SUPPORT
(13) SISTER NEW FULL LENGTH JOISTS TO 4 DAMAGED JOISTS
(14) EXISTING BEAM TO REMAIN
(15) REBUILD WALL W/ 2x4 FRAMING @ 16" O.C.
(16) REMOVE FLOOR JOISTS - REPLACE W/ 2x8 @ 16" OC
(17) EXCAVATE TO BOTTOM OF WALL - REPOINT ALL MORTAR JOINTS - WATERPROOF WALL - BACKFILL W/ CRUSHED STONE
(18) REPLACE POST W/ TREATED 6x6 POST

BY:
KEVIN B. POTTER
STRUCTURAL ENGINEER
P.O. BOX 5563
BLOOMINGTON, IN
47407
12/31/2018

619 W. SMITH AVENUE
BLOOMINGTON, INDIANA
BLOOMINGTON RESTORATION

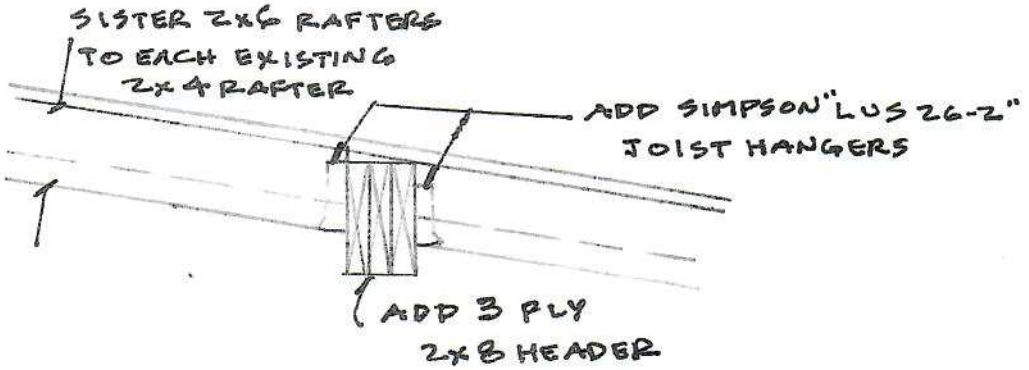


CEILING FRAMING

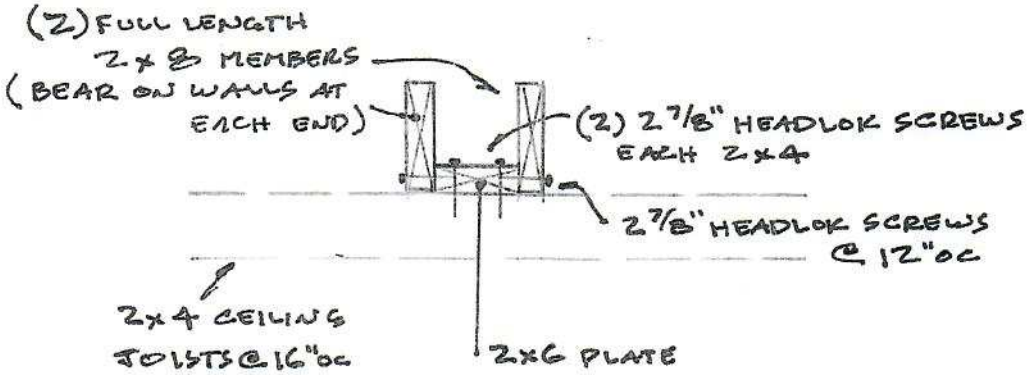
(1) ADD 2x6 ROOF FRAMING @16"OC BETWEEN EXISTING 2x4 RAFTERS
(2) SISTER FULL LENGTH 2x6 RAFTERS TO EXISTING 2x4 RAFTERS
(3) ADD 3 PLY 2x8 WOOD HEADER TO ROOF SHEATHING
(4) REPLACE BROKEN JOIST W/ DOUBLE 2x4 CEILING JOIST
(5) 2x8 STIFFBACK ON TOP OF CEILING JOISTS - BEAR ON WALLS AT BOTH ENDS
(6) EXISTING 2x4 JOISTS @ 16" O.C.
(7) ADD SIMPSON "LUS26-2" JOIST HANGERS
(8) REBUILD WALL W/ 2x4 FRAMING @16"OC

BY: KEVIN B. POTTER
STRUCTURAL ENGINEER
P.O. BOX 5563
BLOOMINGTON, IN 47407

619 W. SMITH AVENUE
BLOOMINGTON, IN
BLOOMINGTON RESTORATIONS



SECTION "A-A"



SECTION "B-B"

BY:
KEVIN B. POTTER
STRUCTURAL ENGINEER
P.O. BOX 5563
BLOOMINGTON, IN 47407

STAFF RECOMMENDATIONS	Address: 914 W Kirkwood Ave.
COA 22-25	Petitioner: Paul Pruitt
	Parcel: 53-05-32-410-054.000-005
RATING: NON-CONTRIBUTING	Survey: 1971, shed

Background: Near West Side Conservation District

Request: New Construction

Neighborhood Comments:
Marc/Paul: The Near West Side Design Review Committee met at our regularly scheduled time on Monday, and talked about your latest proposal. It is unquestionably a dramatic improvement over previous plans for this site, and we appreciate your working with us diligently to ensure compatibility with the context of the neighborhood. We'll express that when the plan comes before the Historic Preservation Commission. We see an inconsistency between the unit floor plans (drawings number 8 and 9) and the rear view (drawing 18). The floor plans show two units that seem to be virtually exact mirror images of one another, but the rear exterior view shows two units with different exterior designs (one with an open porch on the upper floor, one without). Rear porches don't show on the floor plans at all. Fenestration on the street frontage is asymmetric on all exterior views, but identical for both units on the floor plans. Neither iteration would violate our neighborhood guidelines, but we wonder about the inconsistency. Also, we're curious about the choice of lapped siding on the ground floor and board and batten on the upper story. In our guidelines, a house clad entirely in board/batten would not be recommended.

There are examples of the combination you propose in the Near West Side, but generally they are recent (including the new house at 935 West 7th, and new

foursquare at 1009 West 9th, neither of which we had the opportunity to evaluate as a Design Review Committee). The combination is atypical for the neighborhood context, and we believe clapboard matching the ground floor would be a better choice.

Nevertheless, the plan as we see it is consistent overall with our neighborhood design guidelines, particularly given the location of the site on West Kirkwood in an MN zone, and we would not oppose it on historic preservation grounds. Nor would we oppose the needed zoning variance regarding the east side setback, or the proposal to subdivide this lot to enable the development to be sold as two separate properties since it is in the MN zone on Kirkwood. We have no objection to demolition of the existing shed, either. Once again, we very much appreciate the care that has gone into this revision and the effort to make the project consistent with the priorities of the Near West Side Conservation District.
Sincerely, Near West Side Conservation District Design Review Committee
Peter Dorfman
Karen Duffy
William Baus
Jennifer Stephens
Robert Meadows

Guidelines: Near West Side Conservation District Guidelines
SIDING MATERIALS pg. 20
Definition: The protective material attached to the exterior side of a building wall.
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. No products imitating the “grain” of wood should be used.
NOT RECOMMENDED
1. Asphalt shingles for walls.
2. Vinyl siding.
3. Siding products that imitate the “grain” of wood.
4. Vertically-oriented siding.
5. Metal siding

NEW CONSTRUCTION on KIRKWOOD & ROGERS pg. 40
CONTEXT - Given the diversity of zoning, uses, and architecture in the West Kirkwood and Rogers corridors, the context to be used in evaluating the appropriateness of new projects should be narrower than in the interior of the neighborhood. New construction should be considered in the context of the immediately neighboring properties on the adjacent blocks on both sides and across the street.

RECOMMENDED
1. Draw context from the immediate block including structures across the street.

MATERIALS

RECOMMENDED
1. Use exterior building materials in character with surrounding structures in the immediate context.
NOT RECOMMENDED
1. Shiny metal, plastic, or laminate materials on exterior surfaces.
2. Logo or trademark exterior designs for franchise businesses, especially exteriors featuring primary colors or trademark lighted features (e.g., McDonalds arches).

SETBACK
RECOMMENDED
1. Narrower front setback than in the neighborhood's interior streets is allowed, in keeping with surrounding structures in the immediate context.
NOT RECOMMENDED
1. Setback out of context with adjacent structures.

Staff Recommendation: recommends approval of COA 22-25 with an endorsement to the petitioned side yard variance. - reconsider the vertical boards on the second floor.

- The height, fenestration, front setbacks, and main entrances are in compliance with the guidelines.
- There is a request for a 5' variance at the sides.
- The proposed accessory structure complies with the massing recommendation (pg. 35)
- The second floor vertical siding is not recommended in the guidelines, but the first floor lap siding conforms to the recommended materials.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-25

Date Filed: 3/10/2022

Scheduled for Hearing: 3/24/2022

****

Address of Historic Property: 914 W. Kirkwood Ave.

Petitioner's Name: Paul Pruitt, Consultant: Marc Cornett, Architect

Petitioner's Address: 1202 E. Sample Rd., Bloomington, IN

Phone Number/e-mail: (317) 796-1281

Owner's Name: 902 W. Kirkwood LLC, Paul Pruitt

Owner's Address: 1202 E. Sample Rd., Bloomington, IN

Phone Number/e-mail: (317) 796-1281

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **"Complete Application"** consists of the following:

1. A legal description of the lot. 013-30900-00 DAVIS 1st LOT 27

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

Demolition of non-contributing storage shed on the lot. Proposed new construction of a new duplex and duplex garage. The duplex will contain up to 3 bedrooms per side and the duplex garage will contain 1 car space per side. The duplex will be a traditional styled, two story (Four Square) with a street facing front porch, hipped roofs and painted exteriors. It will match the street set backs of the adjacent houses to the West.

(see attached drawing exhibits: site plan, floor plans, elevations and renderings)

(see attached written exhibit for BZA, Development Standards Variance, supporting a request for setbacks and minimum lot sizes)

3. A description of the materials used.

Foundations: Concrete block, split-faced, where above grade.

Siding: smooth, fiber composite, painted finish with clapboard (4" and 6" exposures) and board/batten.

Trim: smooth, fiber composite, painted finish

Windows: Fiberglass or fiberglass clad, double hung and awning types.

Doors: Front porch; 5/8 Glass, traditional styled entry door. Back porch: Full glass, french door.

Roof: Asphalt shingles, architectural style

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

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

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

****

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

3-10-2022
revised

914 W. Kirkwood Ave.
Proposed Duplex Development

Developer: 902 W. Kirkwood, LLC
Consultant: Marc Cornett, Architect

Development Synopsis:
The proposed project is an opportunity to develop an empty lot (by removing an existing shed structure) at the FarmStop Site. The new development would be a two-unit (duplex) residential building with up to three bedrooms per unit and a detached, duplex garage with one car per unit on the rear alley. The development proposal has been reviewed by both the HPC staff and the NWSNA design subcommittee. We met via zoom and discussed the opportunity to create a compatible development along W. Kirkwood Ave. The use of a traditional front porch as the main entry is consistent with the neighborhood and the NWSNA Conservation District Guidelines. The material choices and the 'Four Square' building type are consistent with the guidelines. The real opportunity is adding to the neighborhood housing stock along Kirkwood. The site and building design is laid out to be subdivided into (2) lots allowing the development to be sold as two separate properties. This allows for the option of separate owners. This option will be pursued with the City of Bloomington Planning Department and the legal subdivision of a 'Horizontal Property Regime'. The developer respectfully requests written, recorded, support from both the HPC and the NWSNA for this preferred outcome.

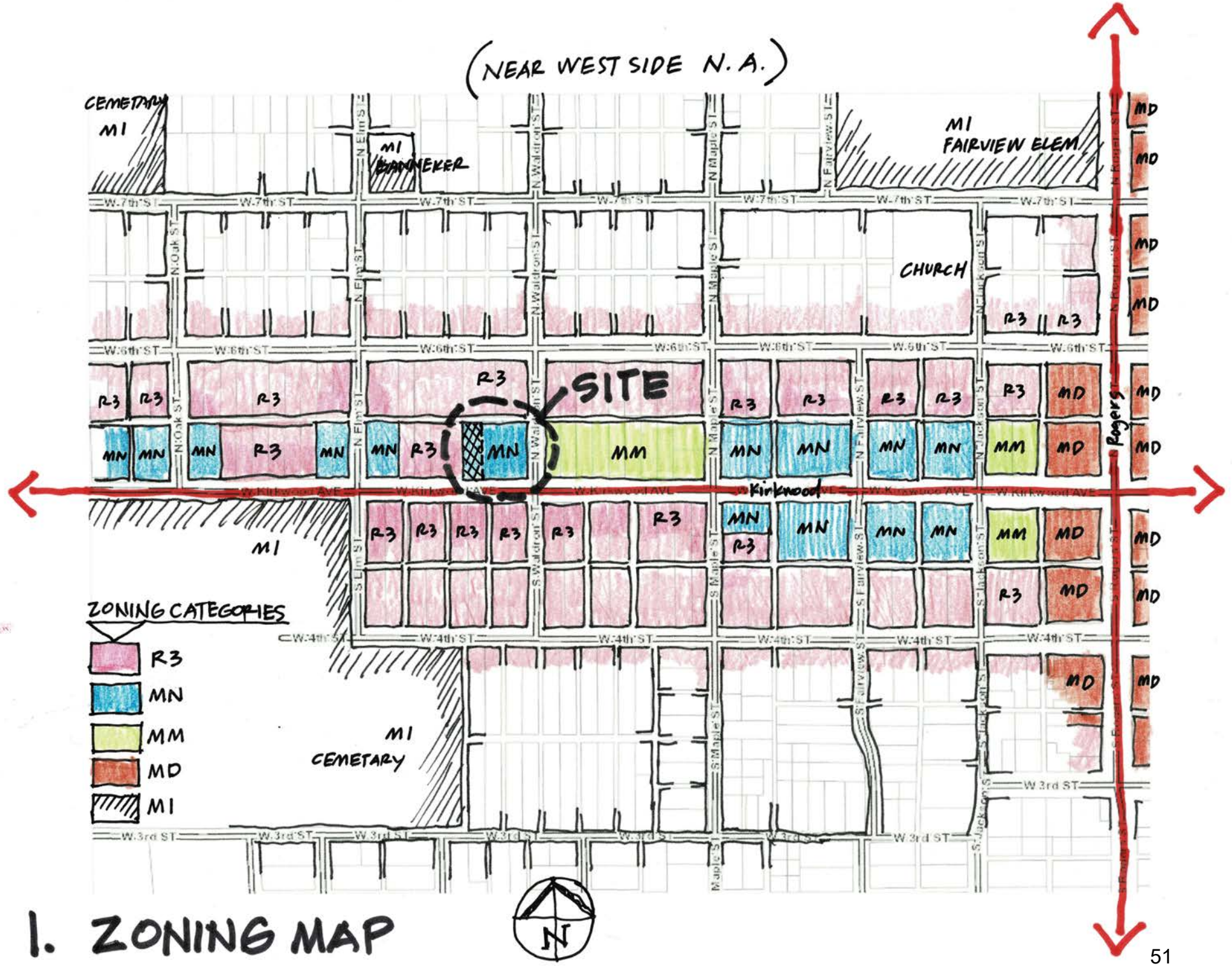
Zoning Data:	Actual Conditions:
MN Zoning - Mixed Neighborhood	
Lot Size: 5,000 SF min.	Existing Lot Size: +/- 41' x 140' = 5,740 SF
Lot Width: 50' min.	Existing Lot Width: +/- 41'
Setbacks:	
Front Build-to Range: 15' to 25'	Existing Adjacent Property: 5' Setback
Side Yard: *8' Adjacent to R3 Zone (West PL) for (2) stories on narrow lot of record 7' Adjacent to MN Zone (East PL)	 8' 5' Proposed (Variance from Development Standards required)
Rear Yard: 10'	Garage is 16'
Impervious Surface Coverage: 60%	43.5 % +/-
Primary Structure Height: (3) Stories, 40' max. **Adjacent to R3 Zoning: 35' max. ***Per NWS District Guidelines: (2) stories, 30' max.	(2) Stories, 27', meets NWS district guidelines
Accessory Structure Height: 20' max.	16'

916 W Kirkwood (Property adjacent to the West PL)

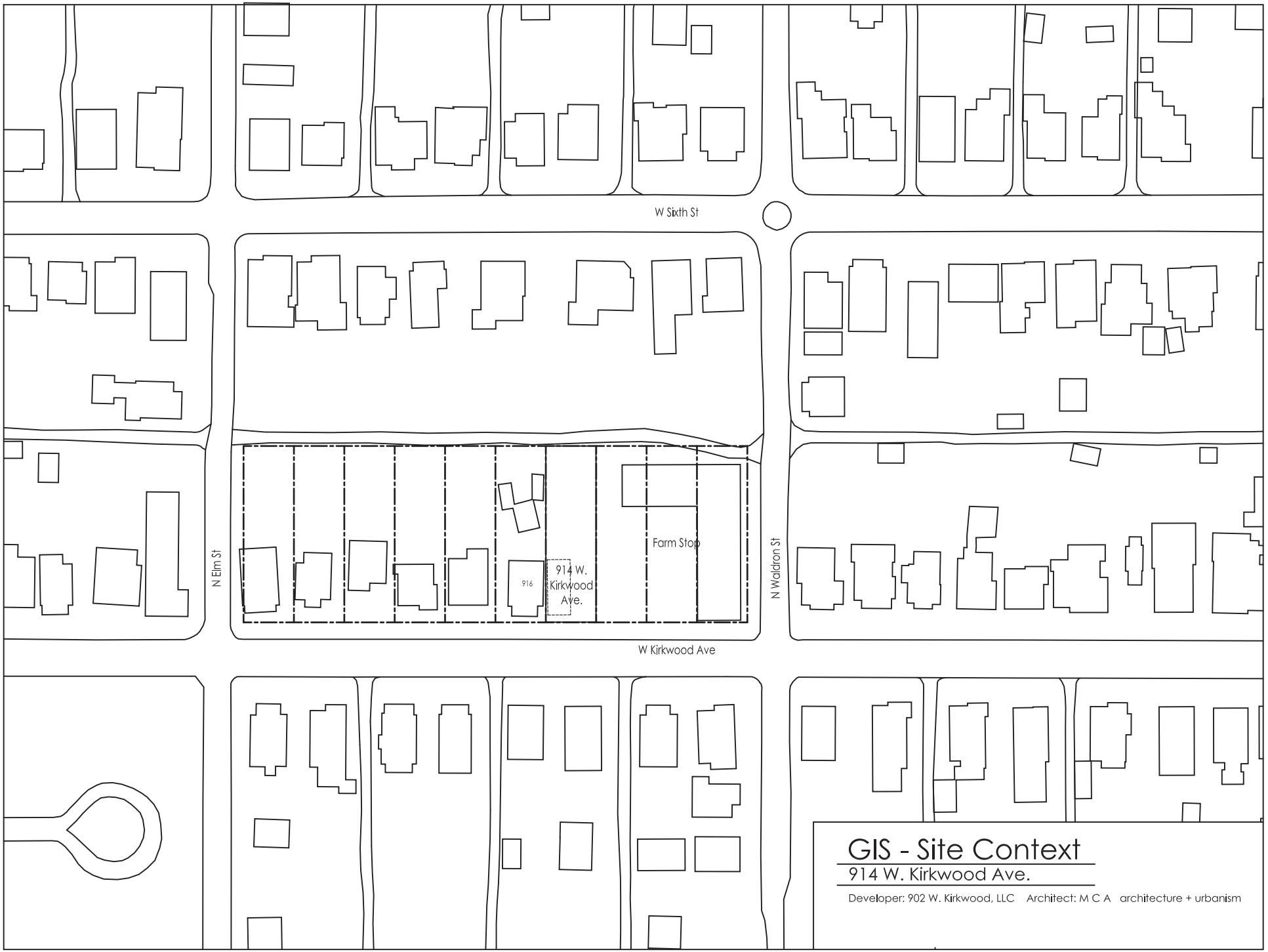
Kirkwood Ave (Looking East towards Site)

FarmStop-902 W Kirkwood (Eastern (3) Lots of the Site)

FarmStop @ Waldron St


(NEAR WEST SIDE N.A.)
CEMETARY
M1
M1
BANNEKER
M1
FAIRVIEW ELEM.
CHURCH
SITE
R3
MN
MM
MD
M1
M1
CEMETARY
Kirkwood
Rogers
W.7th ST
W.6th ST
W.4th ST
W.3rd ST
N.Oak ST
N.Elm ST
N.Waldron ST
N.Maple ST
N.Fairview ST
N.Jackson ST
S.Elm ST
S.Waldron ST
S.Maple ST
S.Fairview ST
S.Jackson ST
ZONING CATEGORIES
R3
MN
MM
MD
M1
N

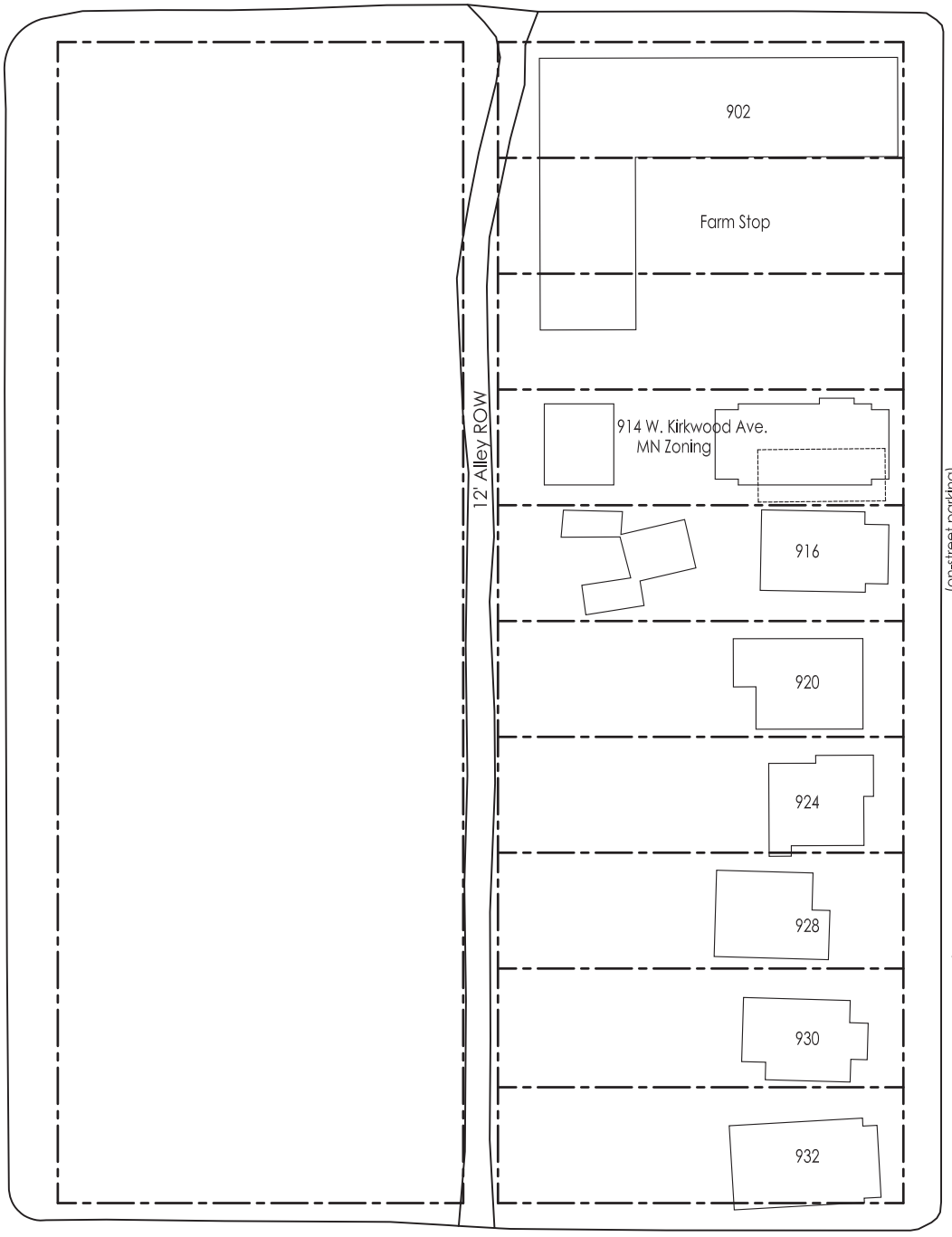
1. ZONING MAP



GIS - Site Context

914 W. Kirkwood Ave.

Developer: 902 W. Kirkwood, LLC Architect: M C A architecture + urbanism

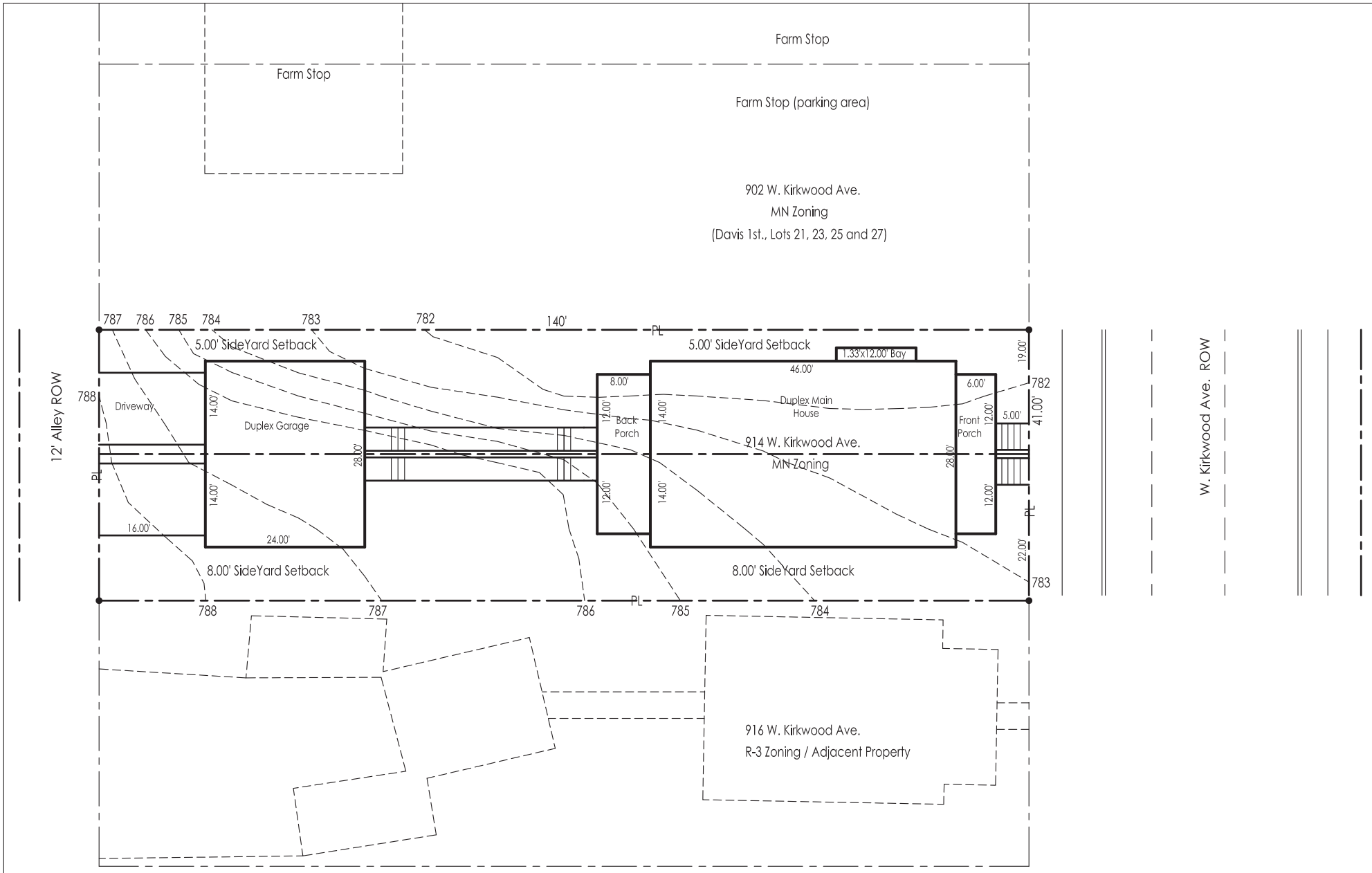


Site Context Plan

914 W. Kirkwood Ave.

Developer: 902 W. Kirkwood, LLC Architect: M C A architecture + urbanism

Scale: 1" = 60'-0"
Date: 2022-3-10

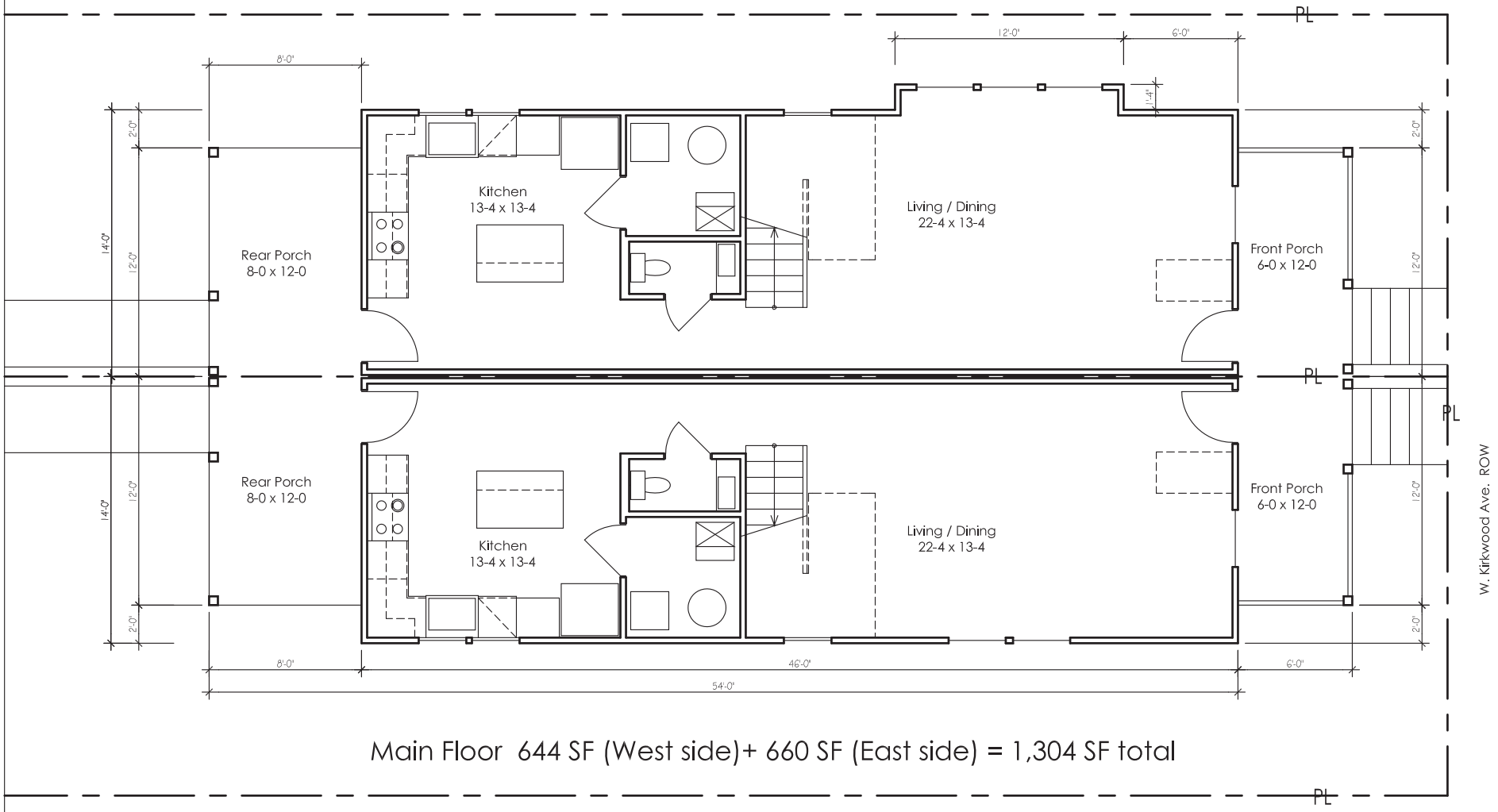


Site Plan - Proposed Duplex

914 W. Kirkwood Ave.

Developer: 902 W. Kirkwood, LLC Architect: M C A architecture + urbanism

Scale: 1" = 20'-0"
Date: 2022-3-10



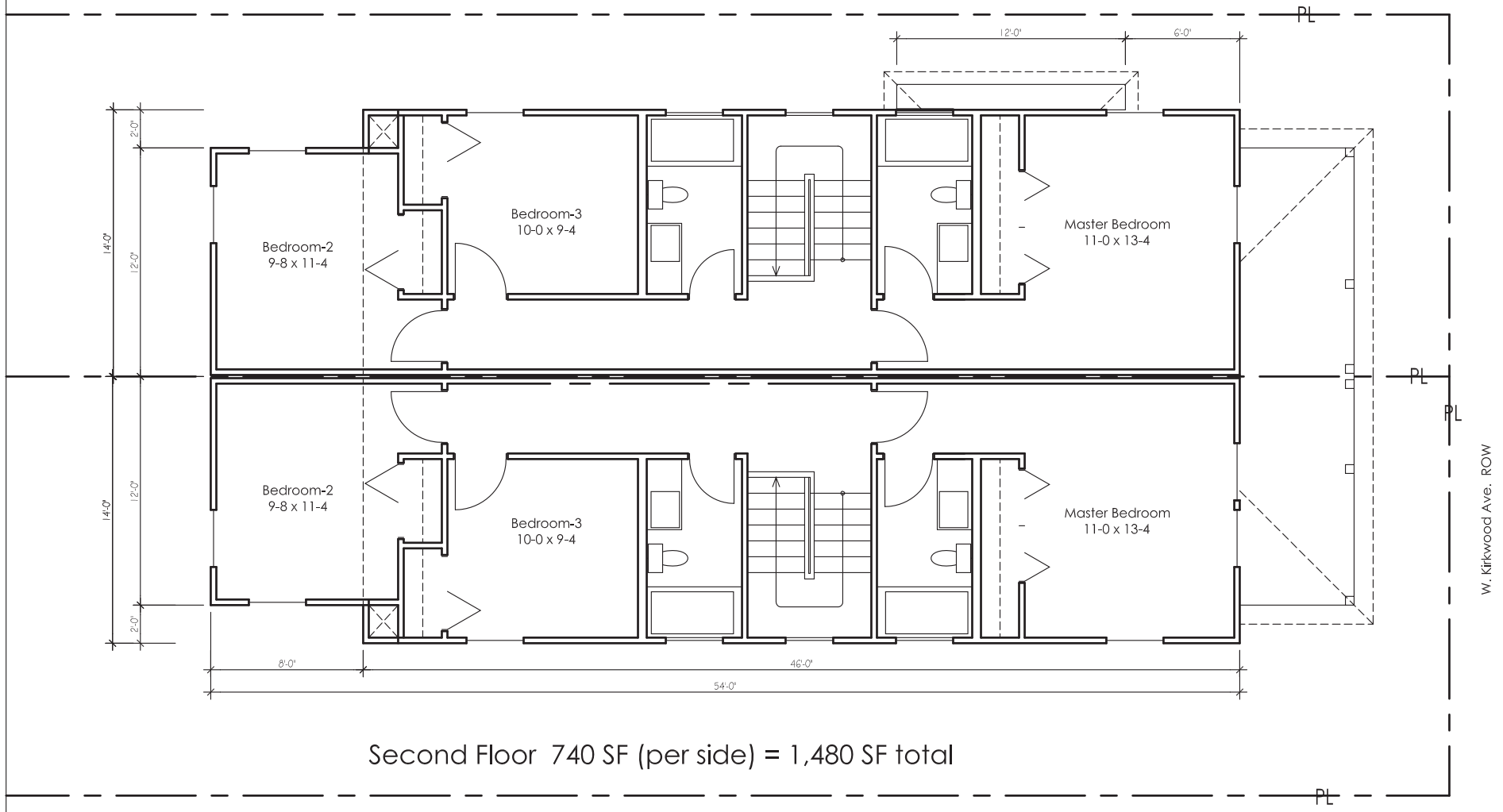
Main Floor 644 SF (West side)+ 660 SF (East side) = 1,304 SF total

Main Floor Plan

914 W. Kirkwood Ave.

Developer: 902 W. Kirkwood, LLC Architect: M C A architecture + urbanism

Scale: 1/8" = 1'-0"
Date: 2022-3-10



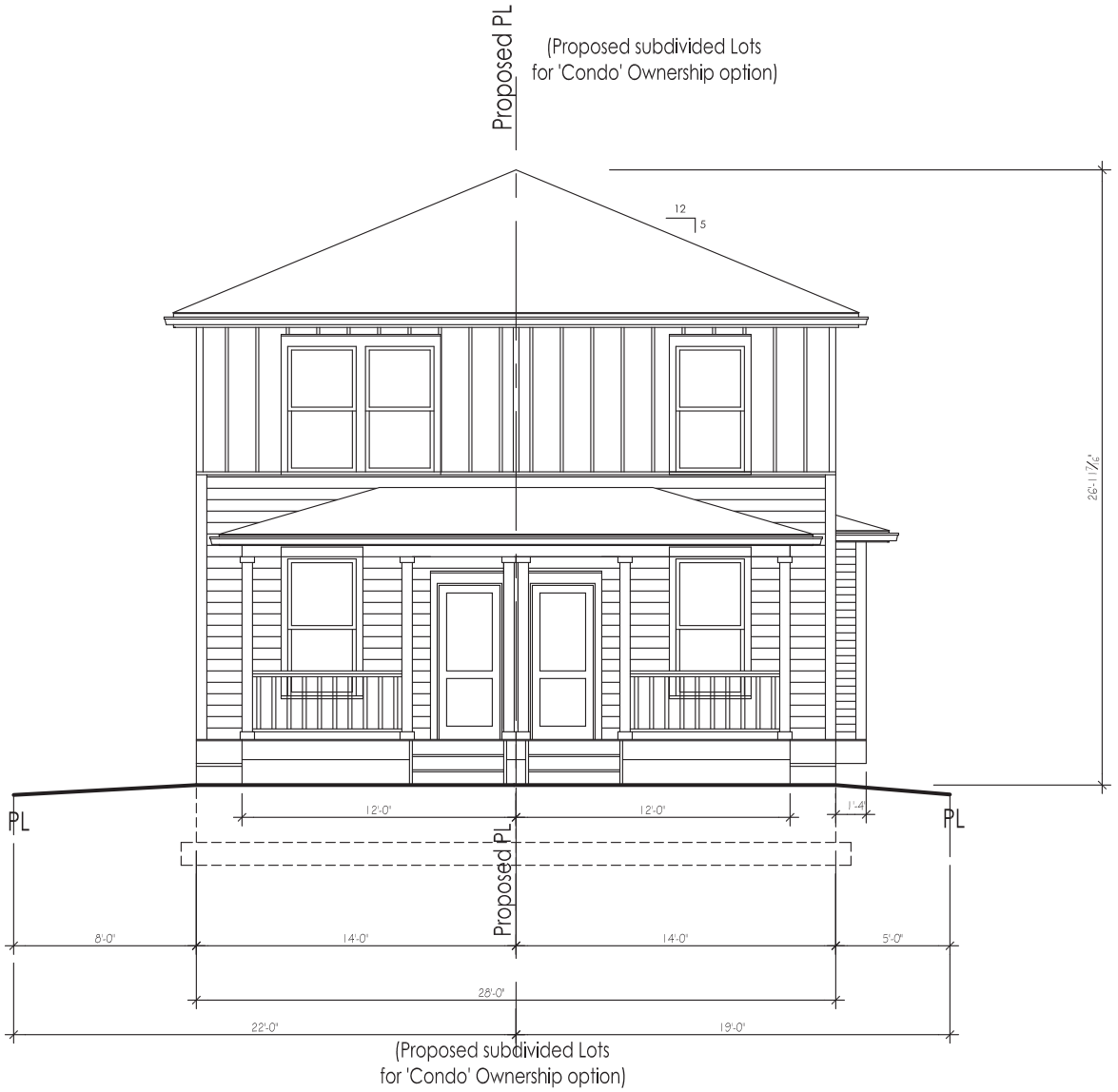
Second Floor 740 SF (per side) = 1,480 SF total

Second Floor Plan

914 W. Kirkwood Ave.

Developer: 902 W. Kirkwood, LLC Architect: M C A architecture + urbanism

Scale: 1/8" = 1'-0"
Date: 2022-3-10



Front Elevation

914 W. Kirkwood Ave.

Developer: 902 W. Kirkwood, LLC Architect: M C A architecture + urbanism

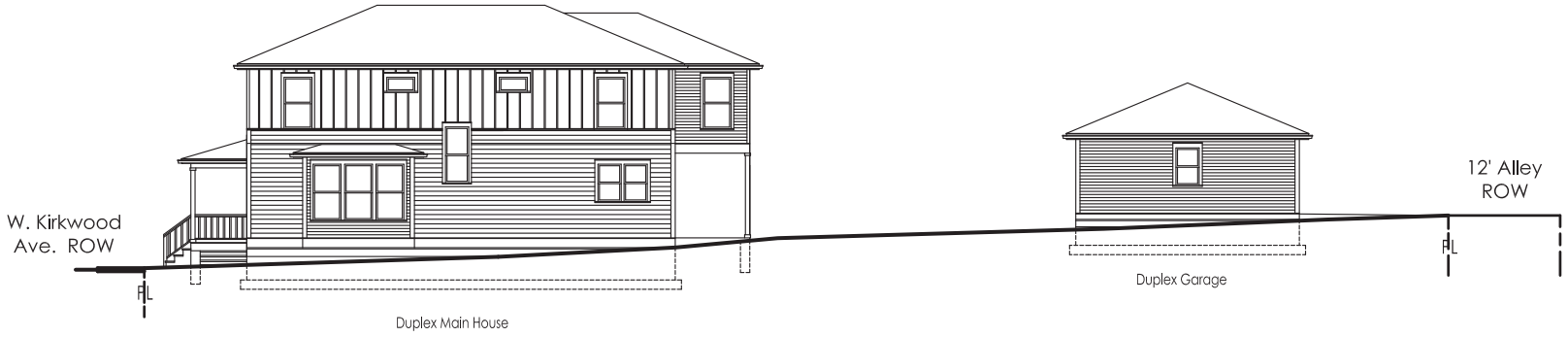
Scale: 1/8" = 1'-0"
Date: 2022-3-10

Side Elevation

914 W. Kirkwood Ave.

Developer: 902 W. Kirkwood, LLC Architect: M C A architecture + urbanism

Scale: 1/8" = 1'-0"
Date: 2022-3-10



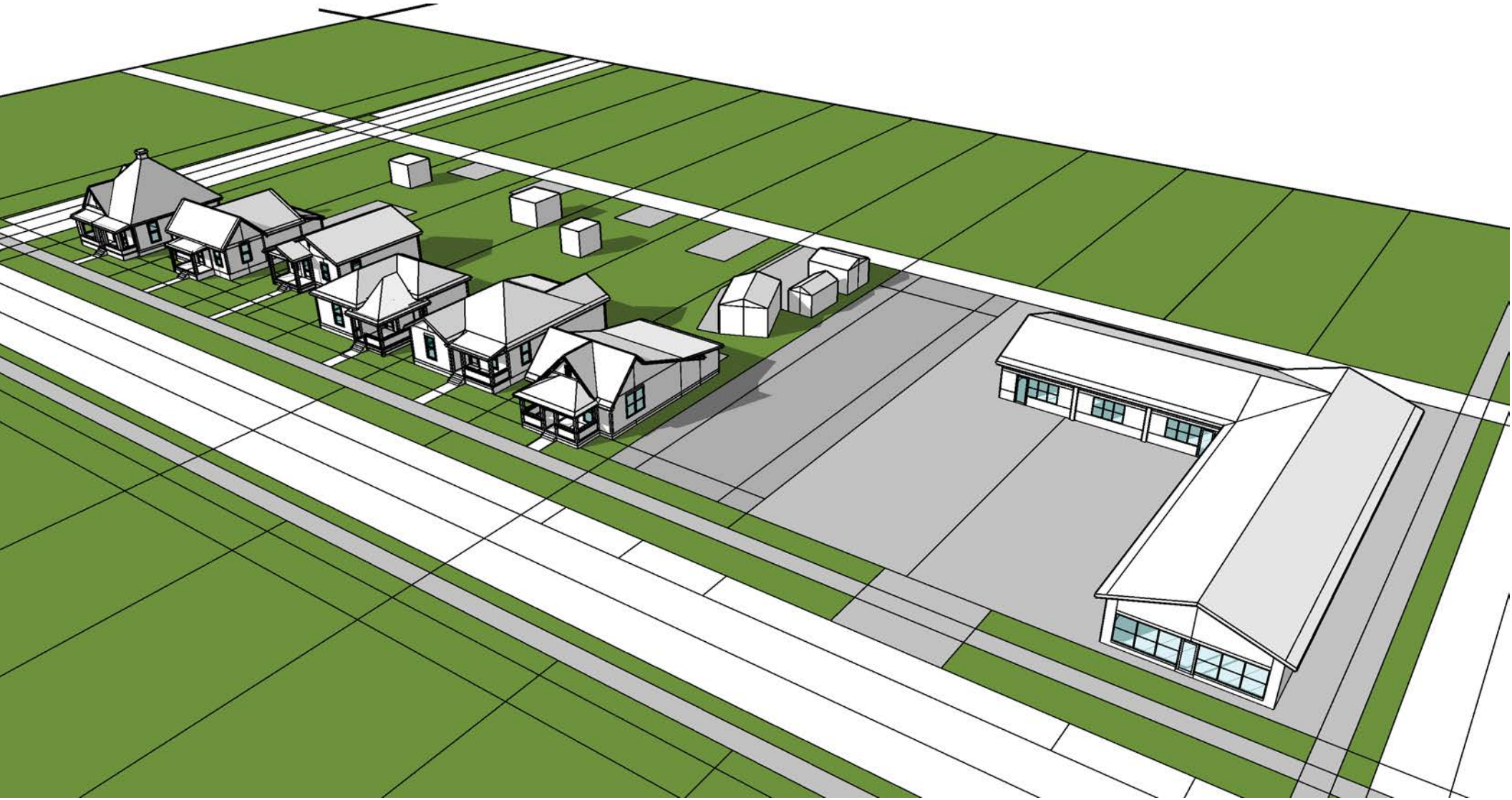
East Side Elevation

Site Section - Proposed Duplex

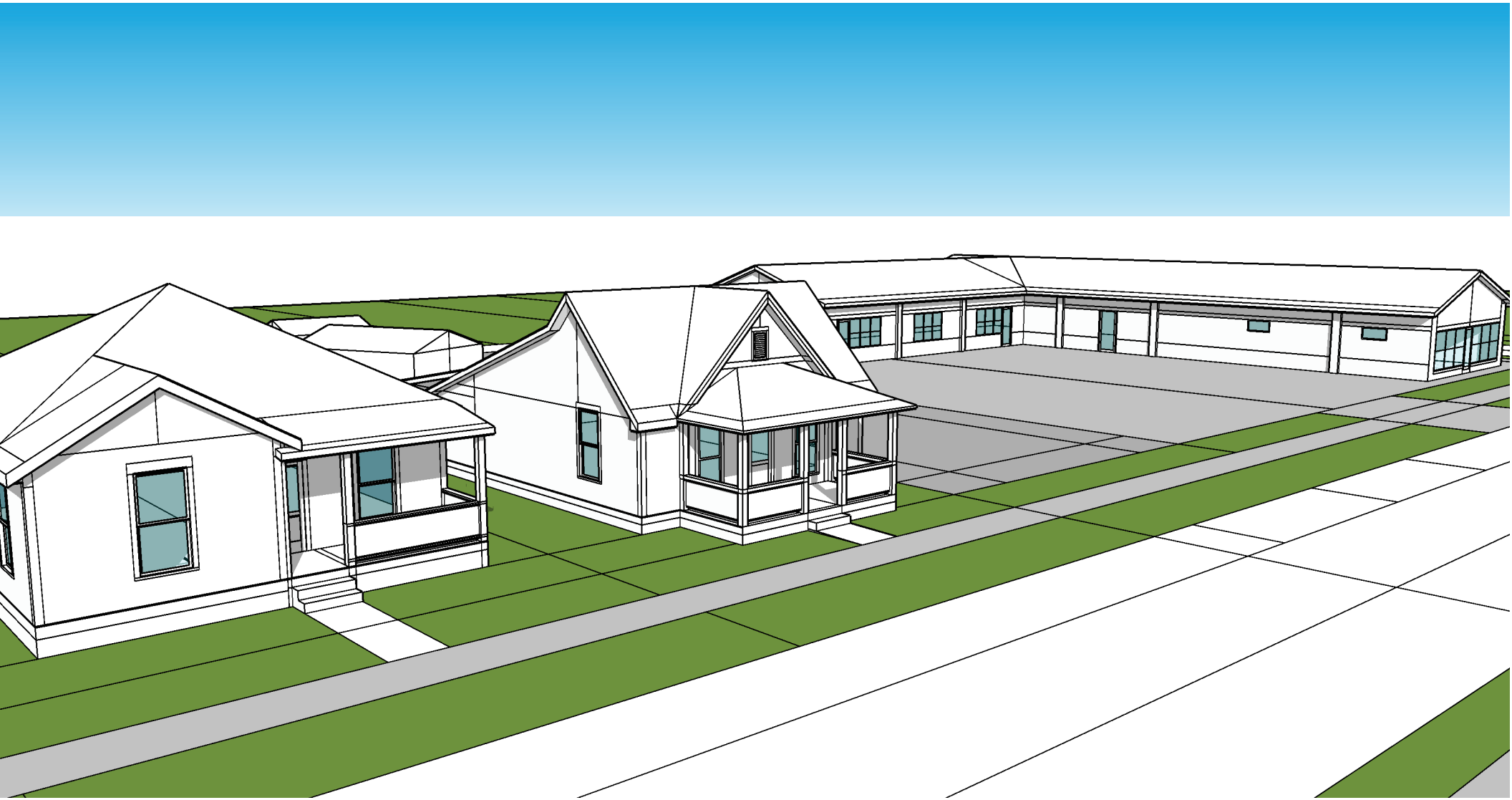
914 W. Kirkwood Ave.

Developer: 902 W. Kirkwood, LLC Architect: M C A architecture + urbanism

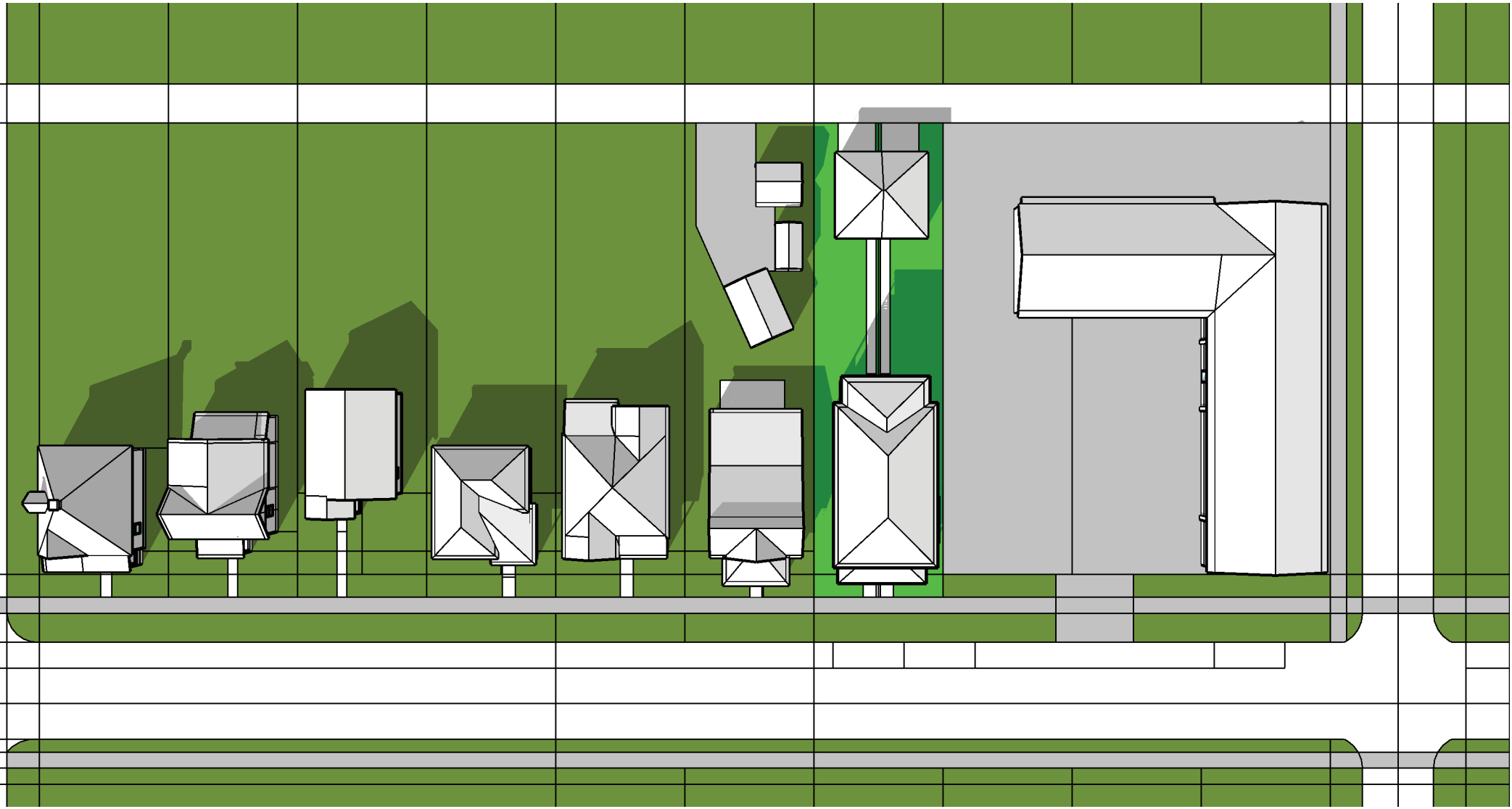
Scale: 1" = 20'-0"
Date: 2022-3-10

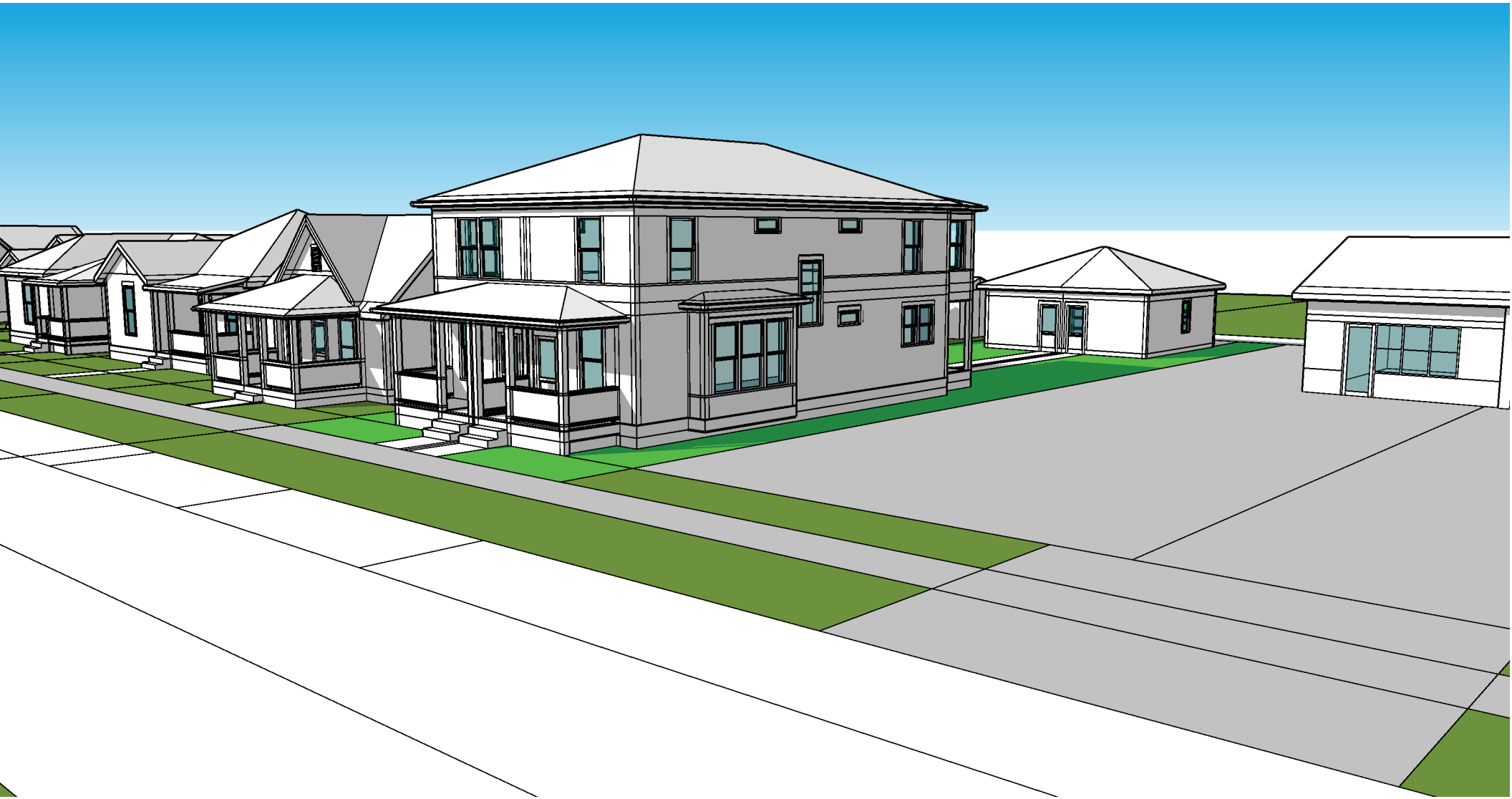


4- View_A



5 - View_B





STAFF RECOMMENDATIONS	Address: 400 W 7th St (Johnson's Creamery)
COA 22-27	Petitioner: Michael Cordaro
	Parcel: 53-01-32-379-000.000-005
RATING: NOTABLE	Survey: c. 1913, 20th century industrial

Background: Johnson's Creamery (designation decision pending)

Request: Partial Demolition of the smokestack

Guidelines:
Secretary of the Interior's Standards for Rehabilitation
Stabilize Deteriorated Historic Materials and Features as a Preliminary Measure Pg. 29
Deteriorated portions of a historic building may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may begin with temporary structural reinforcement and progress to weatherization or correcting unsafe conditions. Although it may not be necessary in every preservation project, stabilization is nonetheless an integral part of the treatment Preservation; it is equally applicable to the other treatments if circumstances warrant.

Protect and Maintain Historic Materials and Features
After identifying those materials and features that are important and must be retained in the process of Preservation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is

preparatory to other work. Protection includes the maintenance of historic materials and features as well as ensuring that the property is protected before and during preservation work.

Repair (Stabilize, Consolidate, and Conserve) Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work, repairing by stabilizing, consolidating, and conserving is recommended. The intent of Preservation is to retain existing materials and features while introducing as little new material as possible. Consequently, guidance for repairing a historic material, such as masonry, begins with the least degree of intervention possible, such as strengthening materials through consolidation, when necessary, or repointing with mortar of an appropriate strength. Repairing masonry, as well as wood and metal features, may include patching, splicing, or other treatments using recognized preservation methods. All work should be physically and visually compatible.

Title 8 Historic Preservation and Protection - Code of Ordinances
Chapter 8.12 - DEMOLITION AND PUBLIC SAFETY

- 8.12.010 - Generally
    a) (a)Purpose. The purpose of this section is to preserve historic buildings and structures that are important to the education, culture, traditions, and economic value of the community by affording the city, preservation organizations, and interested persons the opportunity to acquire or arrange for the preservation of these buildings.
    b) (b)Certificate of Appropriateness Required. A certificate of appropriateness must be issued by the commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building or structure in any area of an historic district or conservation district. Pursuant to Section 8.02.020 of this title, demolition of a building or structure in a conservation district excludes partial demolition as defined herein.
    c) (c)Criteria for the commission to consider in the case of a proposed demolition include the following:
        i) (1)Effect of the demolition on the character of the historic district;
        ii) (2)State of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition;
        iii) (3)Balance of the public interest in preserving the structure or the integrity of the district with the interest of the owner of the building or structure in the use and utilization of the property; and
        iv) (4)Possible alternatives to demolition.

Staff recommends conditional approval of COA 22-27, with a submission of a proposal to the HPC in 45 days for a creative interpretation installation or art piece of the "Johnson's" logo signage and the height that will be lost due to the reduction in the height of the smokestack.

- The City has issued an UNSAFE building order pursuant to Indiana law and based upon the findings of the Arsee Engineering study which requires partial demolition of the smokestack to the height of 60 feet.
- Ideally the smokestack could be stabilized, repaired, and maintained in situ as is. However, in order to stabilize the smokestack, the reduction to 60’ in height is considered the most feasible alternative by the engineers who perform the study in order to avoid potential collapse.
- The smokestack was built before the current engineering codes and did not take into account the forces caused by a potential telluric movement.
- Stabilization at the current height of roughly 140 feet requires the dismantling and reconstruction of the entire structure, with materials and proportions that would not look the same or even similar if the structure were to be built to code.
- This partial, yet significant demolition is a last resort, especially considering the significance of the structure to the Bloomington community. An alternative to represent the impact of the Johnson’s smokestack as part of the urban viewshed should be carefully considered taking the following into consideration:
    - No further impact on the structure should be made.
    - The height, messaging (Johnson’s), and significance of the spot should be taken into account.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-27

Date Filed: 3/18/2022

Scheduled for Hearing: 3/24/2022

****

Address of Historic Property: 400 W. 7th St. Bloomington, IN 47404

Petitioner's Name: Michael Cordaro

Petitioner's Address: 105 S. York St. Suite 350 Elmhurst, IL 60126

Phone Number/e-mail: (630) 712-2400 mike@peerlesscap.com

Owner's Name: 400 W. 7th LLC Michael Cordaro

Owner's Address: 105 S. York St. Suite 350 Elmhurst, IL 60126

Phone Number/e-mail: (630) 712-2400 mike@peerlesscap.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **"Complete Application"** consists of the following:

1. A legal description of the lot. See attached Survey and Legal Description for reference

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

The chimney will be demolished down to a height of 60'-0" via the piecemeal method, using hand tools and/or pneumatic air hammers.

A gunite flashcoat will be installed on the inside surface of the chimney to fill open and/or severely degraded mortar joints and to protect brick from direct exposure to acidic chemicals present in the flue gas.

A complete, concrete cover with a weatherproof vent will be installed over the top of the chimney.

The exterior of the chimney will be repaired to infill degraded and missing mortar joints and fill crack with new, sound materials.

A water seal product will be applied to entire exterior surface of the chimney to provide additional protection from moisture.

3. A description of the materials used.

The existing masonry units will remain wherever possible; Severely damages units will be replaced with units from the demolished, upper portion of the chimney.

A gunite flashcoat (manufacturer TBD) will be applied to the inner surface of the chimney.

Type M Masonry mortar (manufacturer TBD) to match the existing in color and texture will be used to infill degraded or missing mortar joints.

A one-coat application of waterproofing sealer (manufacturer TBD), will be applied to the exterior surface of the chimney.

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

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

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

****

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

LEGAL DESCRIPTION

THE FOLLOWING REPRESENTS A LEGAL DESCRIPTION OF INLOTS 293, 294, 295, 296, 297 AND 298 TO THE CITY OF BLOOMINGTON, INDIANA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A PART OF INLOTS, 293, 294, 295, 296, 297, AND 298, TO THE CITY OF BLOOMINGTON, INDIANA AS FOUND IN PLAT BOOK A, PAGE 5, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA, AND BEGINNING AT THE SOUTHWEST CORNER OF INLOT 296 TO SAID CITY; THENCE RUNNING NORTH 00 DEGREES 21 MINUTES 09 SECONDS EAST (ASSUMED BEARING) 276.73 FEET TO A POINT SET ON THE SOUTH RIGHT-OF-WAY LINE OF EIGHTH STREET AND TO THE NORTHWEST CORNER OF INLOT 293; THENCE ON AND ALONG SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF INLOT 293, NORTH 89 DEGREES 42 MINUTES 37 SECONDS EAST 109.94 FEET AND TO THE WEST RIGHT-OF-WAY OF THE CSX RAILROAD. THENCE RUNNING ON AND ALONG THE WEST RIGHT-OF-WAY OF THE CSX RAILROAD SOUTH 25 DEGREES 07 MINUTES 12 SECONDS EAST 305.46 FEET TO A POINT SET ON THE NORTH RIGHT-OF-WAY OF SEVENTH STREET; THENCE SOUTH 89 DEGREES 49 MINUTES 51 SECONDS WEST ON AND ALONG THE NORTH RIGHT-OF-WAY OF SEVENTH STREET AND ACROSS WHAT WAS FORMERLY KNOWN AS MADISON STREET, 241.32 FEET AND TO THE POINT OF BEGINNING, CONTAINING 1.12 ACRES, MORE OR LESS.

ALSO, A TRACT OF REAL ESTATE, FORMERLY PART OF A PUBLIC STREET, VACATED BY CITY OF BLOOMINGTON ORDINANCE 93-51 DATED NOVEMBER 18, 1993, AND RECORDED IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA, ON NOVEMBER 22, 1993, IN MISCELLANEOUS RECORD 223, AT PAGE 251: BEING A PART OF THE 7TH STREET RIGHT-OF-WAY TO THE CITY OF BLOOMINGTON, INDIANA, AS FOUND IN PLAT BOOK A, PAGE 5, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA. COMMENCING AT THE SOUTHWEST CORNER OF INLOT 296 TO SAID CITY; THENCE NORTH 89 DEGREES 49 MINUTES 51 SECONDS EAST 71.50 FEET ALONG THE NORTH RIGHT-OF-WAY OF 7TH STREET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00 DEGREES 10 MINUTES 09 SECONDS EAST 3.04 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 09 SECONDS EAST 136.50 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 09 SECONDS WEST 4.51 FEET TO THE NORTH RIGHT-OF-WAY OF 7TH STREET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 49 MINUTES 51 SECONDS WEST 136.50 FEET TO THE POINT OF BEGINNING, CONTAINING .012 ACRE, MORE OR LESS.

ALSO, A TRACT OF REAL ESTATE, FORMERLY PART OF A PUBLIC ALLEY, VACATED BY CITY OF BLOOMINGTON ORDINANCE 93-51 DATED NOVEMBER 18, 1993, AND RECORDED IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA, ON NOVEMBER 22, 1993, IN MISCELLANEOUS RECORD 223, AT PAGE 251: BEING A PART OF A PUBLIC ALLEY IN THE CITY OF BLOOMINGTON, INDIANA, AS FOUND IN PLAT BOOK A, PAGE 5, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA. COMMENCING AT THE NORTHWEST CORNER OF INLOT 293 TO SAID CITY; THENCE SOUTH 00 DEGREES 21 MINUTES 09 SECONDS WEST 2.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 21 MINUTES 09 SECONDS WEST 74.74 FEET; THENCE NORTH 01 DEGREE 33 MINUTES 00 SECONDS WEST 74.75 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 41 SECONDS WEST 1.56 FEET TO THE POINT OF BEGINNING, CONTAINING .001 ACRE, MORE OR LESS.

NOTES CORESPONDING TO SCHEDULE 'B'

THIS SURVEY WAS PREPARED UTILIZING INFORMATION CONTAINED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 7659A , DATED JULY 30, 2019

19. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. *NOT A SURVEY MATTER.*
20. THE RECORDED PLAT IN DEED RECORD A, PAGE 5, PLAT BOOK I, PAGE 4 (PLAT CABINET B, ENVELOPE 1). IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA. NOTE: THIS EXCEPTION OMITS ANY COVENANT, CONDITION, OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C.S3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. 53607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. *NOT A SURVEY MATTER.*
21. A STORM SEWER AS SHOWN BY THE SURVEY OF STEPHEN L. SMITH, INDIANA REGISTERED LAND SURVEYOR NO. S0427, AMENDED BY AN AGREEMENT TO SUBSTITUTE LEGAL DESCRIPTION EXECUTED BY JOSEPH R. HARRELL, PRESIDENT OF EIGHTH STREET DEVELOPMENT CORPORATION AND TED RHINEHART, DIRECTOR OF CITY OF BLOOMINGTON PUBLIC WORKS DEPARTMENT, RECORDED NOVEMBER 3, 1994, IN MISCELLANEOUS RECORD 229, PAGE 444, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA. *AFFECTS SITE, SHOWN HEREON.*
22. A STORM WATER DRAINAGE EASEMENT DATED NOVEMBER 17, 1993, BY AND BETWEEN EIGHTH STREET DEVELOPMENT CORPORATION, AN INDIANA CORPORATION, AND CITY OF BLOOMINGTON PUBLIC WORKS DEPARTMENT, RECORDED NOVEMBER 18, 1993, IN DEED RECORD 417, PAGE 147, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA. *AFFECTS SITE, SHOWN HEREON.*
23. AN ENCROACHMENT OF A BUILDING INTO THE STORM SEWER AND STORM WATER DRAINAGE EASEMENT SET FORTH ABOVE IN EXCEPTIONS 3 AND 4, AS SHOWN BY THE SURVEY OF STEPHEN L. SMITH, INDIANA REGISTERED LAND SURVEYOR NO. S0427, DATED SEPTEMBER 14, 1993. *CURRENT SURVEY MATTERS SHOWN.*
24. A CERTAIN HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY BY AND BETWEEN JOHNSON CREAMERY LLC AND IRWIN UNION BANK AND TRUST COMPANY, DATED NOVEMBER 10, 1999 AND RECORDED NOVEMBER 12, 1999, AS INSTRUMENT NUMBER 1999022727. *NOT A SURVEY MATTER.*

FLOOD NOTE

BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP 18105C0141D FOR MONROE COUNTY, INDIANA, DATED DECEMBER 17, 2010, THE SUBJECT PROPERTY IS LOCATED WITHIN (UNSHADED) ZONE X.

GENERAL NOTES

1. UNDERGROUND UTILITIES WERE LOCATED FROM ABOVE GROUND OBSERVATIONS ONLY AND SHOULD NOT BE CONSIDERED COMPLETE.
2. NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY
3. THE SUBJECT PROPERTY HAS DIRECT OR INDIRECT ACCESS TO ALLEYS, 8TH STREET, AND 7TH STREET. BEING A DEDICATED PUBLIC STREET WITH NO GAPS OR OVERLAPS. OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON INDIANA.
4. NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
5. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED FROM THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
6. NO EVIDENCE OF MARKED DELINEATED WETLANDS WERE OBSERVED DURING THIS SURVEY.
7. ALL MONUMENTS FOUND IN PERFORMANCE OF THIS SURVEY WERE FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED, AND THE AGE AND ORIGIN OF SAID FOUND MONUMENTS ARE UNKNOWN UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.
9. REFERENCE IS MADE TO THE FOLLOWING SURVEYS OR PLATS.
   A. SMITH NEUBECKER & ASSOCIATES, JOBS 2073, 3028
   B. BLEDSOE TAPP AND RIGGERT, JOB 4225

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON AN ALTA BY SMITH NEUBECKER DATED JULY, 11, 1995. JOB# 2073

ZONING NOTES

NO ZONING REPORT PROVIDED AT THIS TIME

LAND AREA

49,143 SQUARE FEET
1.128 ACRES

PARKING

56	REGULAR SPACES
3	HANDICAP SPACES
59	TOTAL SPACES

SURVEYORS REPORT

JOB NUMBER: 5972
TYPE OF SURVEY: RETRACEMENT SURVEY MEETING THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS
CLASS OF SURVEY: URBAN SURVEY (865 IAC 1-12)
FIELD WORK COMPLETED: NOVEMBER 12, 2019
LOCATION OF SURVEY: 400 W 7TH STREET, BLOOMINGTON, INDIANA

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 (RULE 12) OF THE INDIANA ADMINISTRATIVE CODE (IAC), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE UNCERTAINTY IN THE POSITION OF THE LINES AND CORNERS ESTABLISHED AND/OR REESTABLISHED ON THIS SURVEY AS A RESULT OF:

1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS;
2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) USED AND/OR THE ADJOINER'S DESCRIPTIONS; AND
3) OCCUPATION OR POSSESSION LINES.
4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)

NOTE: THERE MAY EXIST UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
MONUMENTS USED IN PERFORMANCE OF THIS SURVEY ARE LABELED HEREON. UP TO 1.0 FEET OF UNCERTAINTY.
2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S)
NONE.
3) OCCUPATION OR POSSESSION LINES
OCCUPATION AND POSSESSION LINES AT THE TIME OF THIS SURVEY ARE SHOWN HEREON. UP TO 1.2 FEET OF UNCERTAINTY.
4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)
URBAN SURVEY (+/- 0.07 FOOT PLUS 50 PARTS PER MILLION) AS DEFINED IN 865 IAC 1-12, EFFECTIVE MAY 4, 2006.
THEORY OF LOCATION
THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED BY THIS FIRM IN PERFORMANCE OF JOB 2073, MONUMENTATION AND SURVEY CONTROL FROM SAID SURVEY WERE HELD AS THE BASIS OF MEASUREMENT FOR THIS SURVEY.

SURVEYORS CERTIFICATE

TO: PEERLESS DEVELOPMENT, LLC.;
NORTHGATE NORTHWEST LLC;
CHICAGO TITLE INSURANCE COMPANY;
MONROE COUNTY LAND TITLE CO., DBA TITLE PLUS!;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a)(b), 7(a)(b1)(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2019.

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATE NOVEMBER 12, 2019

TODD M. BORGMAN
REGISTERED LAND SURVEYOR NO. 21200021
STATE OF INDIANA

TODD M. BORGMAN REGISTERED No. LS21200021 STATE OF INDIANA LAND SURVEYOR
PROFESSIONAL

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (TODD BORGMAN)

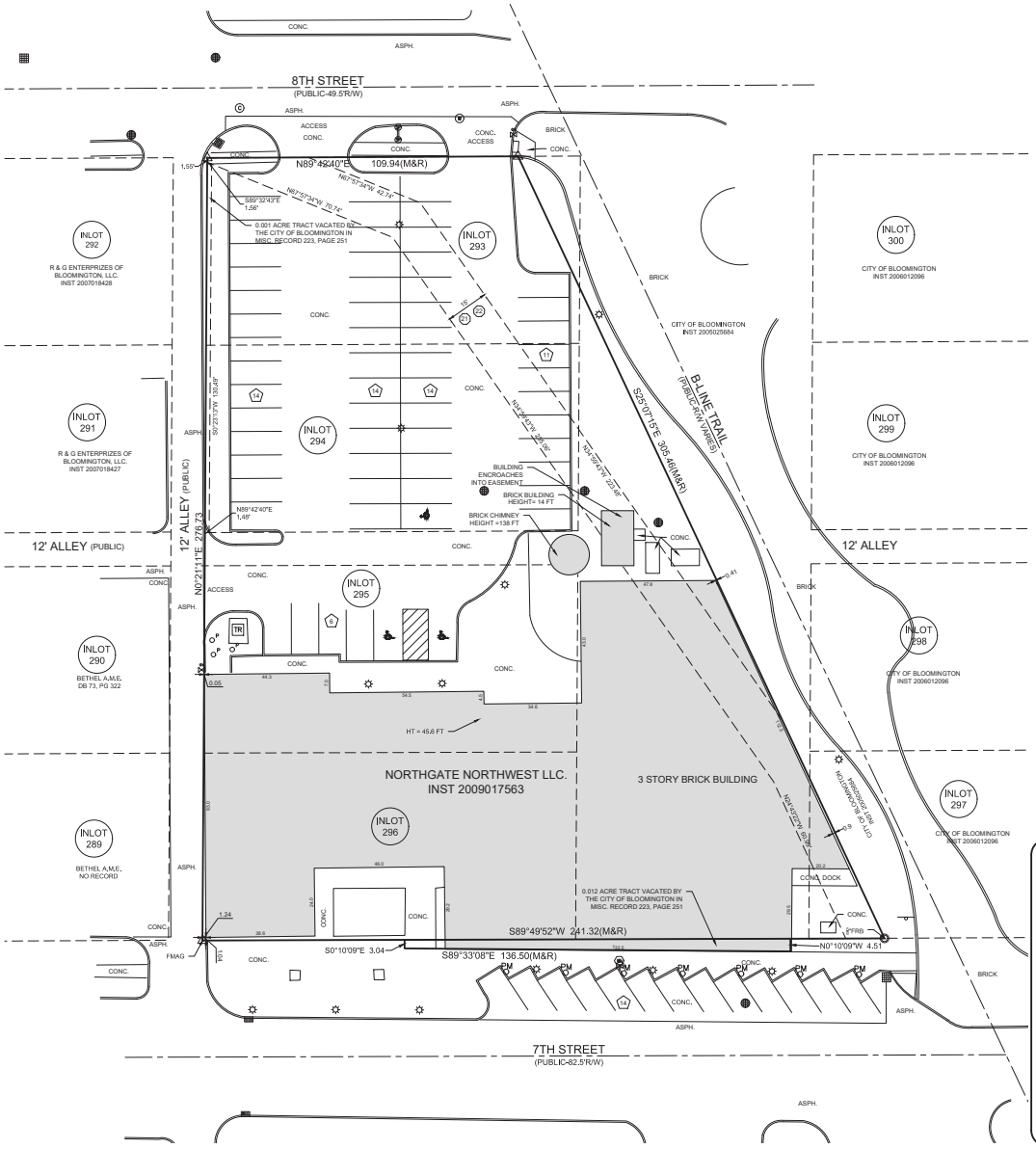
Smith Brehob & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
Phone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smithbrehob.com

JOB TITLE
ALTA/NSPS LAND TITLE SURVEY
400 W 7TH STREET
BLOOMINGTON, INDIANA
SEC 32-T9N-R1W

REVISIONS	BY	DATE

FIELD	DRAFTED	CHECKED
SPP	SPP	TMB

JOB NUMBER 5972
SHEET 2 OF 2
DATE 11/12/19
ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP

LEGEND

RR SPIKE	YARD INLET	OVERHEAD WIRES	OHW
STONE	WATER VALVE	SANITARY SEWER	S
REBAR	WATER MANHOLE	UNDERGROUND GAS LINE	G
IRON PIPE	WATER METER	UNDERGROUND ELECTRIC LINE	E
MAG NAIL	FIRE HYDRANT	UNDERGROUND COMMUNICATION LINE	C
UTILITY POLE	AIR CONDITIONER	WATER LINE	W
LIGHT POLE	GAS METER	STORM SEWER	ST
GUY WIRE	GAS VALVE	FENCE	
ELECTRIC METER	COMMUNICATION MANHOLE		
ELECTRIC MANHOLE	COMMUNICATION VAULT		
ELECTRIC VAULT	FIBER OPTIC MANHOLE		
ELECTRIC HANDHOLE	FIBER OPTIC VAULT		
ELECTRIC TRANSFORMER	CONCRETE BOLLARD		
SANITARY MANHOLE	SIGN		
CLEAN OUT	PARKING METER		
STORM MANHOLE	HANDICAPPED PARKING		
CURB INLET	PARKING COUNT		
INLET ROUND	SCHEDULE 'B' ITEM		
INLET SQUARE	TELEPHONE RISER		

M	MEASURED
P	PLATTED
R	RECORDED
FRB	FOUND REBAR
SRB	SET REBAR
FIP	FOUND IRON PIPE
FRS	FOUND RAILROAD SPIKE
FMAG	FOUND MAG NAIL
SMAG	SET MAG NAIL
B/C	BUILDING CORNER
FND	FOUND
P.O.D.	POSSIBLE DEED OVERLAP
P.D.G.	POSSIBLE DEED GAP
B.G.	BELOW GRADE
A.G.	ABOVE GRADE

Smith Brebob & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, Indiana 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smithbrebob.com

SCALE: 1"=20'

JOB TITLE
ALTA/NSPS LAND TITLE SURVEY
400 W 7TH STREET
BLOOMINGTON, INDIANA
SEC 32-T9N-R1W

REVISIONS	BY	DATE

FIELD: TS
DRAFTED: SPP
CHECKED: TMB

JOB NUMBER 5972
SHEET 1 OF 2
DATE 11/12/19

ALTA/NSPS LAND TITLE SURVEY

ARSEE ENGINEERS, INC.

CLIENT ORIENTED — BY DESIGN

Johnson Creamery Smokestack
for
Joseph Patrick
Peerless Development
105 S. York Street, Suite 450
Elmhurst, IL 60126

ARSEE ENGINEERS
CLIENT ORIENTED – BY DESIGN
SINCE 1968

Frederick A. Herget, PE
Scott A. Jones, PE,SE
Allen R. Pulley
John A. Seest, PE
Daniel M. Calabrese, PE
Matthew D. Kilgour, PE
Albert C. Kovacs, PE
Bryan R. Wilson, PE
Andrew P. Langferman, PE,SE
Gary D. Linard, PE
Laura E. Metzger, PE
Philip R. Savich, PE

March 1, 2022

Joseph Patrick
Director of Development
Peerless Development
105 S. York Street, Suite 450
Elmhurst, IL 60126

Re: Johnson Creamery Smokestack
Bloomington, Indiana

Mr. Patrick:

EXECUTIVE SUMMARY

We have completed our reassessment of the Johnson Creamery Smokestack in Bloomington, Indiana. This work has included a review of findings by others since our original assessment was performed in 2017. We have revisited the site and made comparisons to our earlier work to see how the deterioration is progressing. Using wall profiles determined by others in 2020, we have refined our structural analysis of the stability of the stack in design wind and seismic events as required by the current Building Code. Multiple options for repair have been considered.

Deterioration has progressed. New spalls are visible in at least 11 locations. One of the 38 steel straps observed in 2017 has either been removed or has fallen. Previous comments by ourselves in 2017 and others in 2020 regarding how much the stack leans were rough estimates based on visual observations. 3D point cloud analysis in 2022 reveals the stack is leaning 2'-3½" to the southeast.

Work by R & P in 2020 determined wall thicknesses and profiles throughout the height of the stack. This allowed us to refine our structural analysis and more accurately evaluate the stability of the stack with regard to the current Building Code. Our analysis has shown that even a new masonry stack built to the same height, configuration, wall thicknesses and profiles will fail in a design wind or seismic event. In its current configuration, the unreinforced brick masonry stack will have to be reduced in height to 60' to meet current Code requirements. Conceptually, the stack could be reduced to the height of 75' and meet the current Code by reinforcing the interior of the stack with concrete and enlarging and supplementing the existing foundation. Changes in the Building Code since the stack was constructed in 1949 simply make an unreinforced masonry stack of this height and wall construction impossible.

Our detailed observations and comments follow.

9715 KINCAID DRIVE • SUITE 100 • FISHERS, INDIANA 46037-9459 • PHONE 317/594-5152 • FAX 317/594-9590 • www.arsee-engineers.com

BACKGROUND OF THE STUDY

Arsee Engineers first assessed the smokestack in the fall of 2017 as part of a due diligence assessment for the City of Bloomington. Our report summarizing this work is attached as Appendix A and is hereby included into this report by reference.

The purpose of the current study has been to reassess the condition of the stack and offer recommendations on its stability and potential repair. In order to facilitate this effort, we have performed the following

- We have reviewed work performed by others since 2017.
  - Report prepared by R and P Industrial Chimney Company, Inc. (R & P) dated April 6, 2020.
  - Report prepared by Patriot Engineering dated January 7, 2021.
  - Proposals prepared by the Gerard Chimney Company for various repair options in 2021.
- We have revisited the site and performed the following:
  - Videotaped and took still photographs with a remote controlled aerial drone.
  - Created a 3D point cloud of the stack from videos taken by the drone.
  - Taken elevations of the exposed corners of the concrete foundation.
  - Developed montages of the stack for comparison with 2017 observations.
- We have updated our structural analysis of the stack using wall thicknesses and profiles reported by R & P in their 2020 report.

OBSERVATIONS

The Leaning of the Smokestack

The smokestack leans or tilts to the southeast. This is severe enough that it can be seen from ground level with the naked eye as shown in Photos 1 and 2. In 2017 we determined that the top of the stack was leaning 1 foot in every 10 and estimated that the overall tilt was in the order of several feet.

In their 2020 report, R & P estimated the chimney was leaning nearly 18 inches out of plumb. They further stated the curvature appeared to start at the 70 foot level but minor displacements were also observed below.

In the current study, we attempted to determine the lean or tilt of the stack in two ways. First we used a surveying transit to create a vertical “line” through the center of the stack in a direction approximately perpendicular to the lean. This is depicted photographically in Figure 1. This eliminates any potential parallax effect from the photograph. Comparing the proportions of the difference from the centerline to the width of the stack, we estimate the stack is 1’-9” out of plumb

from this vantage point. Figure 2 shows an image from our report in 2017 for comparison. This was created without the aide of a transit. A second method to determine the distortion used a remote controlled aerial drone to create a 3D point cloud of the stack. From this "measurements" can be made showing how far it is out of plumb. Figures 3 though 11A show pairs of aerial photographs and the 3D point cloud at various positions around the stack. The maximum distortion was found to be 2'-3½' where the stack leans to the southeast. The stack appears to start to curve or lean to the southeast just above the 25 foot level. If the stack were to fall in the direction of the lean, much like a tree being cut down, it would fall as shown in Figure 12. The overall radius of 140' from the center of the stack is also shown to get a sense of the danger zone.

Foundation of the Smokestack

The report prepared by Patriot Engineering investigated the foundation of the stack. Their report concluded that the concrete foundation is resting on bedrock and that bedrock is approximately 8.5 to 10.5 feet below grade level. They did not attempt to drill down into the rock to look for mud or clay seams.

Using a surveying level, elevations were taken at each of the eight corners of the octagonally shaped foundation. While one would not expect a foundation like this to be perfectly level there is a definite trend showing the foundation tilts to the southeast. See Figure 13. A 1 inch tilt in the 14 foot wide foundation corresponds to a 10 inch tilt out of vertical in the 140 foot tall stack. The apparent displacement of the concrete could be result of compression of a mud or clay seam in the bedrock in the southeast portion of the foundation causing it to "tilt" in that direction.

Visual Assessment Comparison

The drone was also utilized to create a series of vertical montages of the stack from different angles. The orientation of the montages attempted to copy a similar set of montages taken in 2017 so that the two sets could be compared. See Figures 14 through 16. In 2017 we observed 38 steel bands in the stack. The 2022 montages show band #35 down from the top is now missing. R & P reported only 37 steel bands when they performed their assessment in 2020 and noted there was evidence of one missing. Photos 3 and 4 show this location in 2017 and 2022. Rust stains and a bead of sealant are visible in the 2022 photo where the band was located.

Evidence of spalling was also compared between the 2017 and 2022 montages. There are 11 locations in 2022 where new spalling is visible. These generally occur in the south to southwest face of the stack between 60 and 100 foot levels. Examples are shown in Photos 5 and 6. Face shell spalling was also more evident at the foundation as shown in Photos 7 and 8.

STRUCTRUAL ANALYSIS

Using information reported by R & P from their investigation of the interior of the stack we were able to refine our previous structural analysis. In 2017 we assumed wall thicknesses based on previous experience with similar stacks. R & P cut a hole in the steel plate roof and lowered a camera to observe the condition of the masonry and determine a more accurate wall profile. Using the R & P wall profile we have re-evaluated the stability of the stack under current code

requirements for wind and seismic loads. Further assumptions used in the analysis are presented in Appendix B. Our findings can be summarized as follows

- The smokestack will go into tension at the base under the current Code required wind load.
- The smokestack will go into tension at the base under the current Code required seismic load.
- The stack would have to be shortened to the 100' level to eliminate tension at the base due to the current Code required wind load.
- The stack would have to be shortened to the 60' level to eliminate tension at the base due to the current Code required seismic load.

In other words, even in its original configuration (ie: undistorted) the stack does not meet the requirements of the current Building Code for either wind or seismic loads. A design wind (120 mph gust for a period of 3 seconds) or a design seismic event would theoretically cause severe damage up to and including potential collapse of the stack.

REPAIR OPTIONS

At the onset of this study three options were to be investigated as follows:

Option 1- Removal of the stack down to the 70 foot level and repair the remaining masonry down to grade.
Option 2- Same as Option 1, but also reconstructing the stack to a height of 100 feet.
Option 3- Same as Option 1 but reconstructing the stack to a height of 140 feet.

Given the results of the latest structural analysis – none of these options will meet current Code requirements and therefore are not feasible. Given the configuration of the masonry walls of the stack any option over 60 feet in height will not meet the requirements of the Building Code for seismic loads.

In light of all this, we believe there are two viable options at this point.

Option A

- Remove the entire structure down to the 60' above grade level. Salvage face shells from sound brick for spall repair below this level. Dispose of steel plate roof/beams and straps above 60' level.
- Remove the inner brick liner and all debris in the bottom of the stack.
- Inspect the remaining steel straps and repair as necessary.
- Remove spalled and/or cracked brick and patching material from previous spall repairs. Replace the entire face shell with brick salvaged from above. Assume a total of 250 of these will be repaired.
- Epoxy inject approximately 250 LF of cracks.
- Properly cut out and tuckpoint all of the remaining mortar joints.
- Install a new concrete roof system with venting.

Option A is the tallest configuration available to have the stack meet all current Building Code requirements without having to reinforce the base for seismic loads. By removing the upper 80 feet of the stack and reducing the load on the foundation we do not believe supplemental modifications to the foundation will be necessary.

Option B

- Remove the entire structure down to the 75' above grade level. Salvage face shells from sound brick for spall repair below this level. Dispose of steel plate roof/beams and straps above the 75' level.
- Inspect the remaining steel straps and repair as necessary.
- Remove spalled and/or cracked brick and patching material from previous spall repairs. Replace the entire face shell with brick salvaged from above. Assume a total of 300 of these will be repaired.
- Epoxy inject approximately 300LF of cracks.
- Properly cut out and tuckpoint all of the remaining mortar joints.
- Install a new concrete roof system with venting.
- Remove the inner brick liner and all debris in the bottom of the stack to expose the concrete foundation.
- Install a series of 1 inch diameter vertical reinforcing bars at 12 inches on center in a circle inside the stack. These will be epoxied into holes drilled into the top of the concrete foundation. Install a series of ½ inch diameter stainless steel all thread rods into the masonry walls on the inside face of the stack (approximately 300 rods) set in epoxy.
- Fill the bottom of the stack with concrete to a depth of approximately 20 feet. This would be performed in multiple pours so that the hydrostatic pressure of the wet concrete does not blow out or distort the walls of the stack.
- Excavate around the perimeter of the foundation down to bedrock. Install reinforcing bars into the sides of the foundation and pour a reinforced concrete "doughnut" to create a larger more stable foundation.

Option B is the tallest configuration available assuming the brick from the original stack can be kept in place and (**with significant unseen modifications**) the refurbished stack can meet current Building Code requirements for wind and seismic loads.

Working with Gerard Chimney and Glenroy Construction (a local General Contractor) the following budgetary cost estimates have been developed. These are anticipated construction costs and do not include A/E fees, contingencies or other soft costs.

Option A – Remove stack down to 60' level Budgetary cost estimate	$ 350,000
Option B— Remove stack to down 75' level/reinforce Interior and modify foundation Budgetary cost estimate	$ 525,000

A key element in either option is the length of time it would take to demo the upper part of the smokestack down to the 75' or 60' so that the Farmer's Market could open in the nearby parking lot. Gerard Chimney believes this could be accomplished in approximately 4 weeks from the receipt of a Notice to Proceed.

TEMPORARY STABILIZATION

During the course of this work, the question has been raised as to whether the smokestack could be temporarily stabilized in place until more permanent repairs are undertaken.

Theoretically – the answer is yes.

We have investigated two schemes to "hold" the smokestack in place with a supplemental steel frame of some type.

1. Construction of pipe scaffolding that would completely encircle the stack. The scaffold would have to tie into the walls of the tower near mid height to use the self weight of the masonry to keep windward side of the scaffold from lifting off the ground in a lateral wind or seismic event.
2. A steel frame made of wide flange beams and columns that would encircle the stack. This frame would be bolted to new concrete foundations to hold the steel frame down in a wind or seismic event.

Huge challenges for either of these schemes involve the proximity of the two buildings to the east and southeast of the stack. The pipe scaffolding or steel frame would have to extend onto/into both of these structures. No attempt has been made to determine how this would be performed. Nothing is insurmountable – but either of these temporary stabilization schemes seems very impractical.

With the aide of Specialty Contractors for scaffolding and steel erection very rough cost estimates have been developed for these two schemes.

Pipe scaffolding (2 month rental)	$ 350,000
Steel Framing	$ 550,000

These do not include A/E fees, contingencies or other soft costs. The pipe scaffolding would take approximately 7 weeks to design and install assuming Scaffold King could be contracted directly and assist us in the design to expedite the overall process. The steel frame would take on the order of 10 weeks to order, fabricate and install if the work did not have to be publicly bid.

CONCLUSION

In our opinion, this re-evaluation of the smokestack has helped us develop a better understanding of 1) how it is constructed, 2) how it has deteriorated and 3) what options are truly available to stabilize and repair it.

The concept of restoring it to its original height and appearance is understandable and obviously in the historical sense, desirable. The reality is the stack was constructed when the potential for

significant seismic forces was not considered in the Building Code used in Indiana. Masonry stacks typically do not fare well in seismic events and our scientific understanding of earthquakes has heightened concern enough that there are now Code provisions for them. In order for a 140 foot tall stack to meet the Building Code in this same location today it would have to be constructed from literally the ground up with different wall profiles and with a new foundation.

Lowering the stack to a level of 60 to 75 feet in height will preserve the original material to at least some degree.

This report will probably generate further questions and discussion. We are happy to try to answer them and help move this process along.

Your truly,

Frederick A. Herget P.E.
Professional Engineer

PHOTOGRAPHS

Photo 1 Looking up the wall of the stack on the southeast face.

Photo 2 Looking up the wall of the stack on the opposite side as Photo 1.

Photo 3 Photo taken in 2017.

Photo 4 Photo taken in 2022. Band 35 is gone. Remnants of sealant at the top of the band are highlighted as is a new spall.

Photo 5 New spalls are highlighted in this 2022 photo.

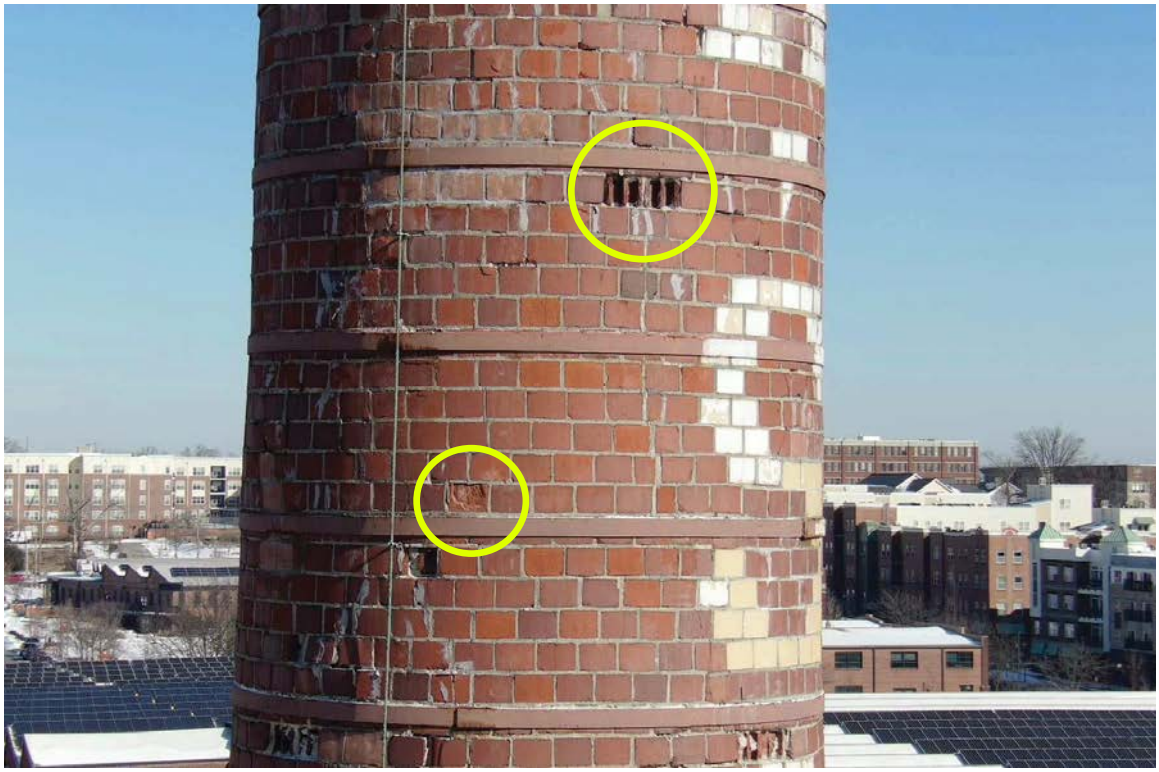


Photo 6 More new spalls are highlighted.

Photo 7
Spalling extends to the base of the stack.

Photo 8
The face shells are splitting off from the body of the brick.

FIGURES

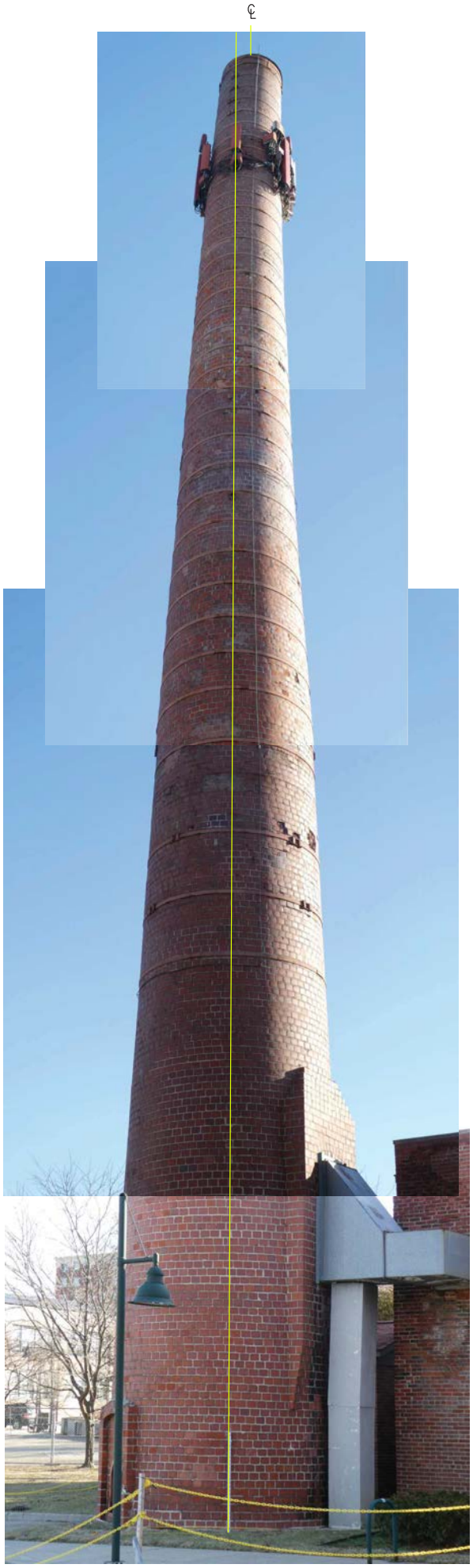
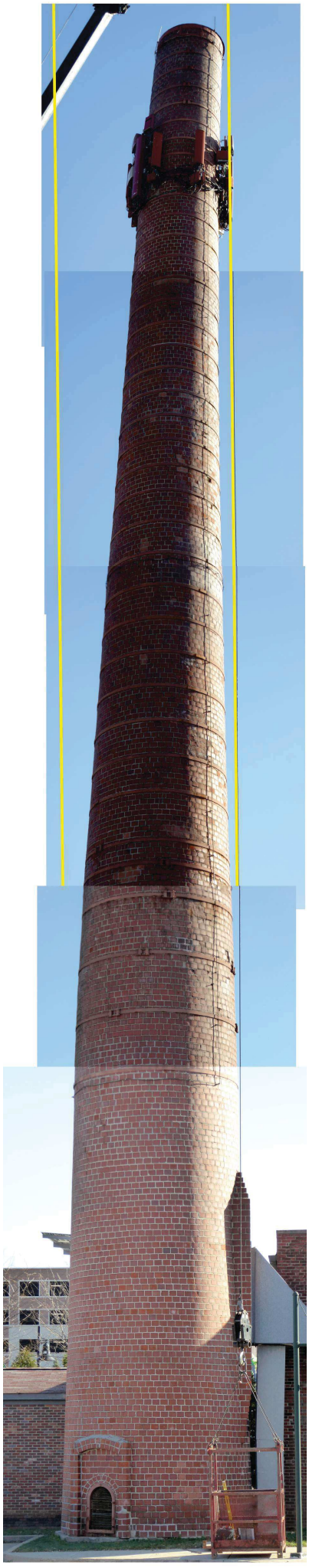


FIGURE 1



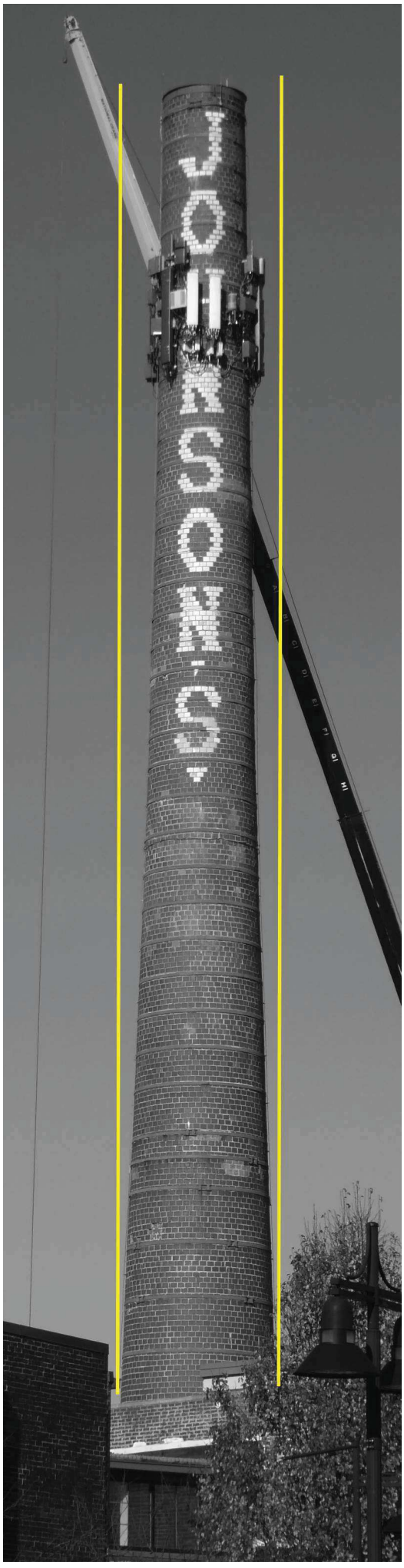


FIGURE 2

FIGURE 3

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	PLAN VIEW PHOTO	
		Project number Project Number	R1
		Date Issue Date	
		Drawn by Author	
		Checked by Checker	Scale

2/28/2022 10:26:59 AM

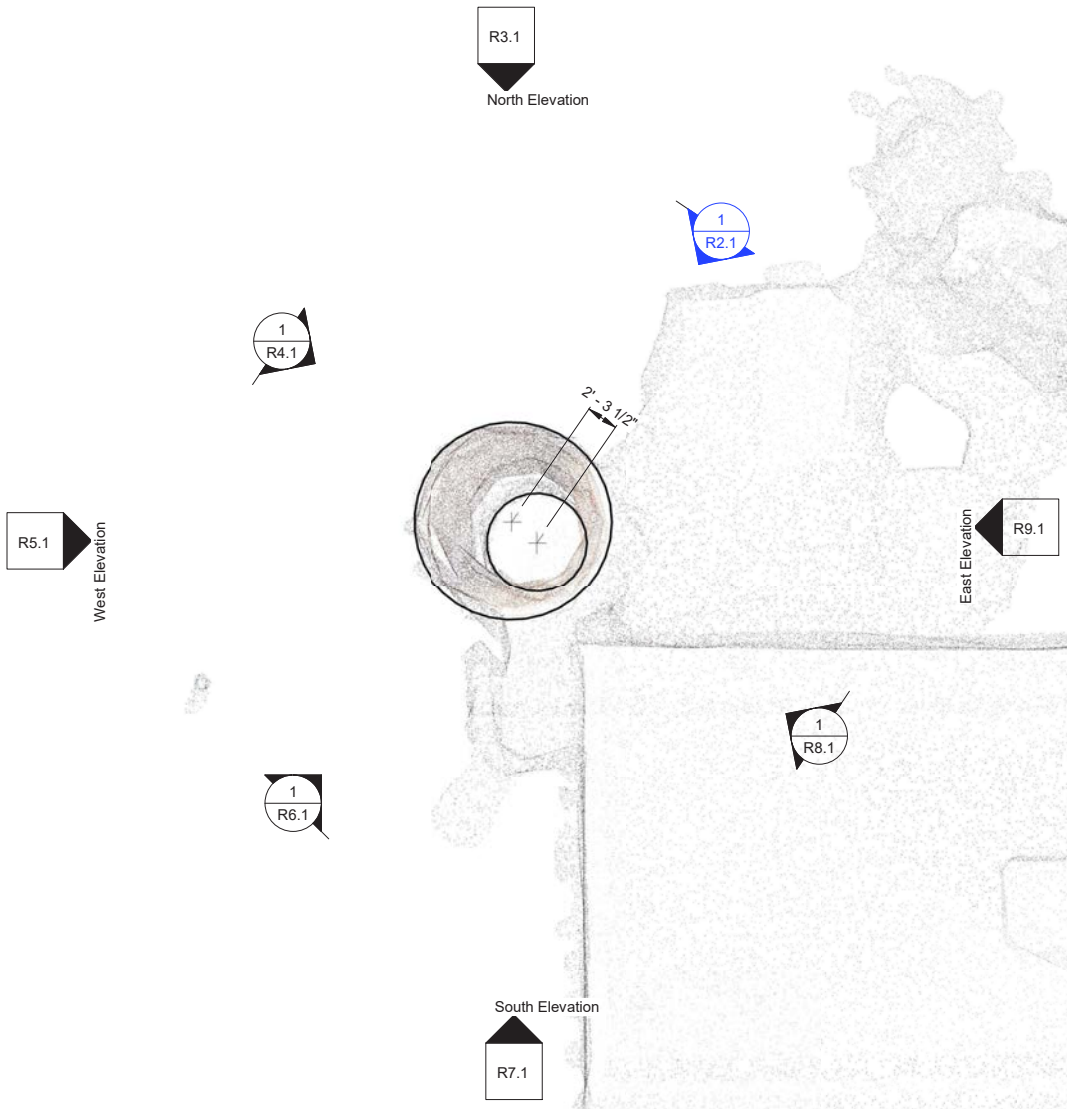


FIGURE 3a

ARSEE ENGINEERS | SINCE 1968
CLIENT ORIENTED – BY DESIGN

JOHNSON'S CREAMERY
SMOKE STACK

PLAN VIEW

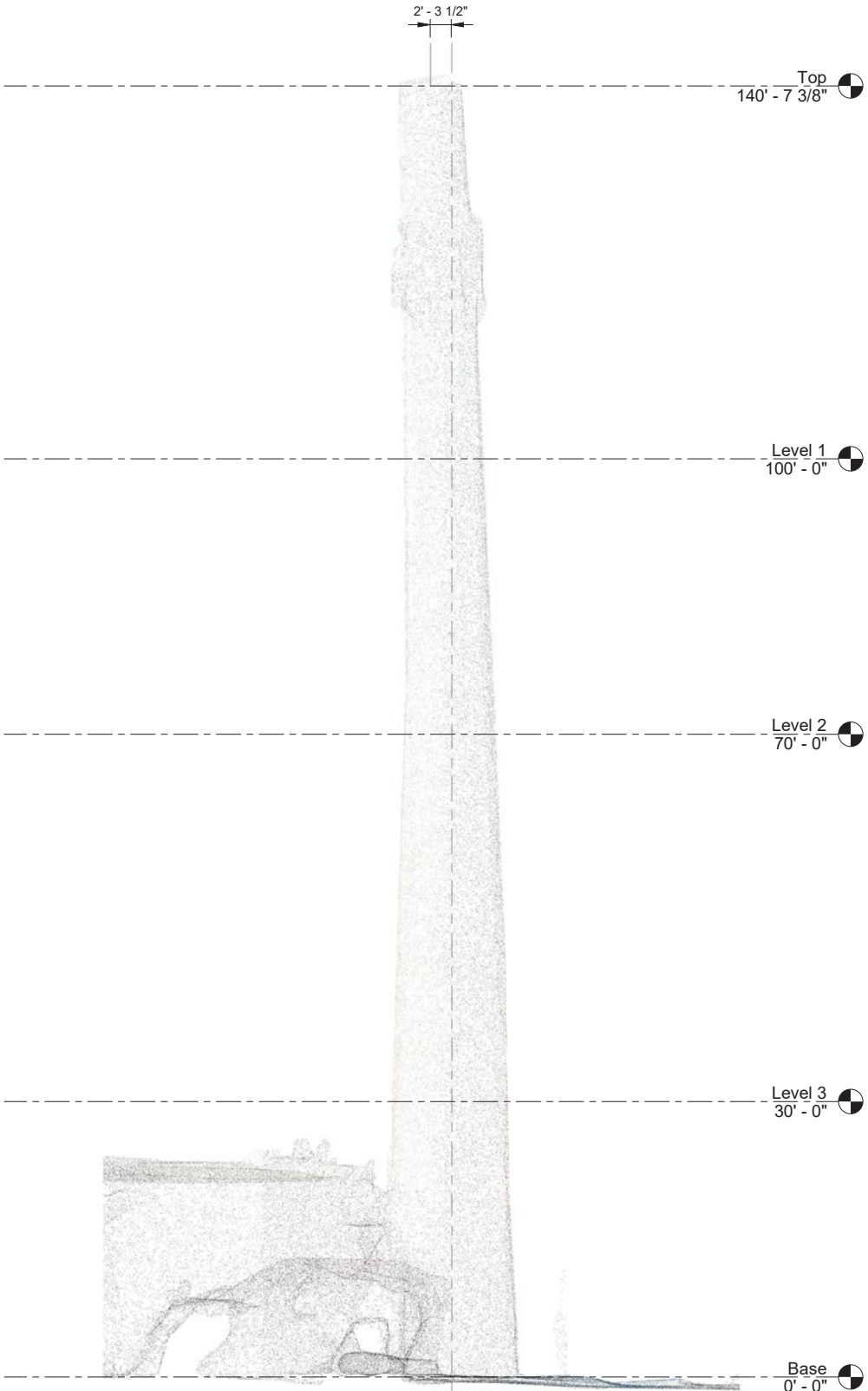
Project number	Project Number	R1	
Date	Issue Date		
Drawn by	Author		
Checked by	Checker	Scale	1/8" = 1'-0"

2/25/2022 11:59:33 AM

FIGURE 4

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	NORTH EAST ELEVATION PHOTO	
		Project number Project Number Date Issue Date Drawn by Author Checked by Checker	R2 Scale

2/25/2022 11:59:51 AM



1 North East Elevation
3/32" = 1'-0"

FIGURE 4a

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	NORTH EAST ELEVATION
		Project number Project Number Date Issue Date Drawn by Author Checked by Checker
		R2.1 Scale 3/32" = 1'-0"

2/25/2022 12:00:04 PM

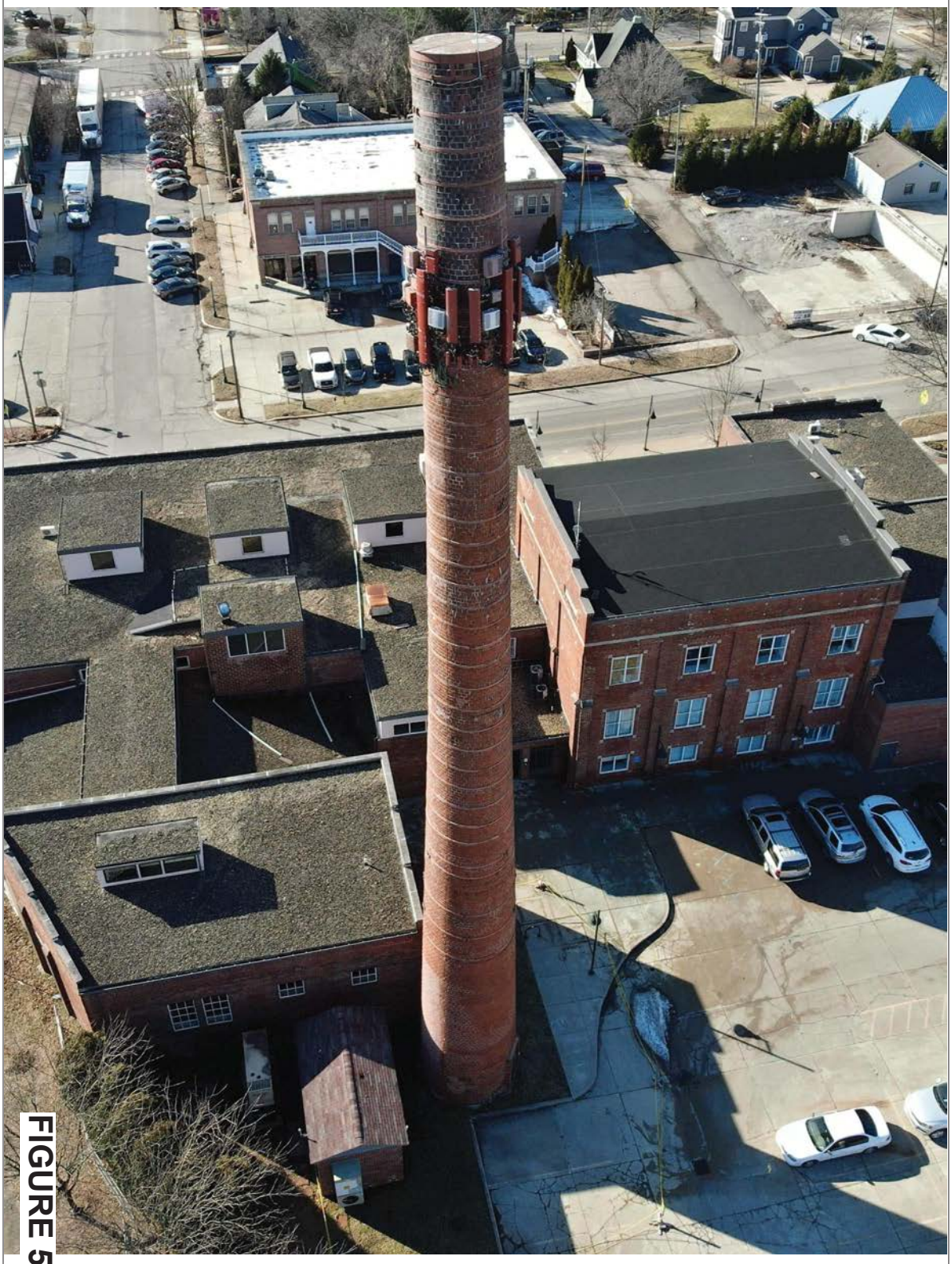
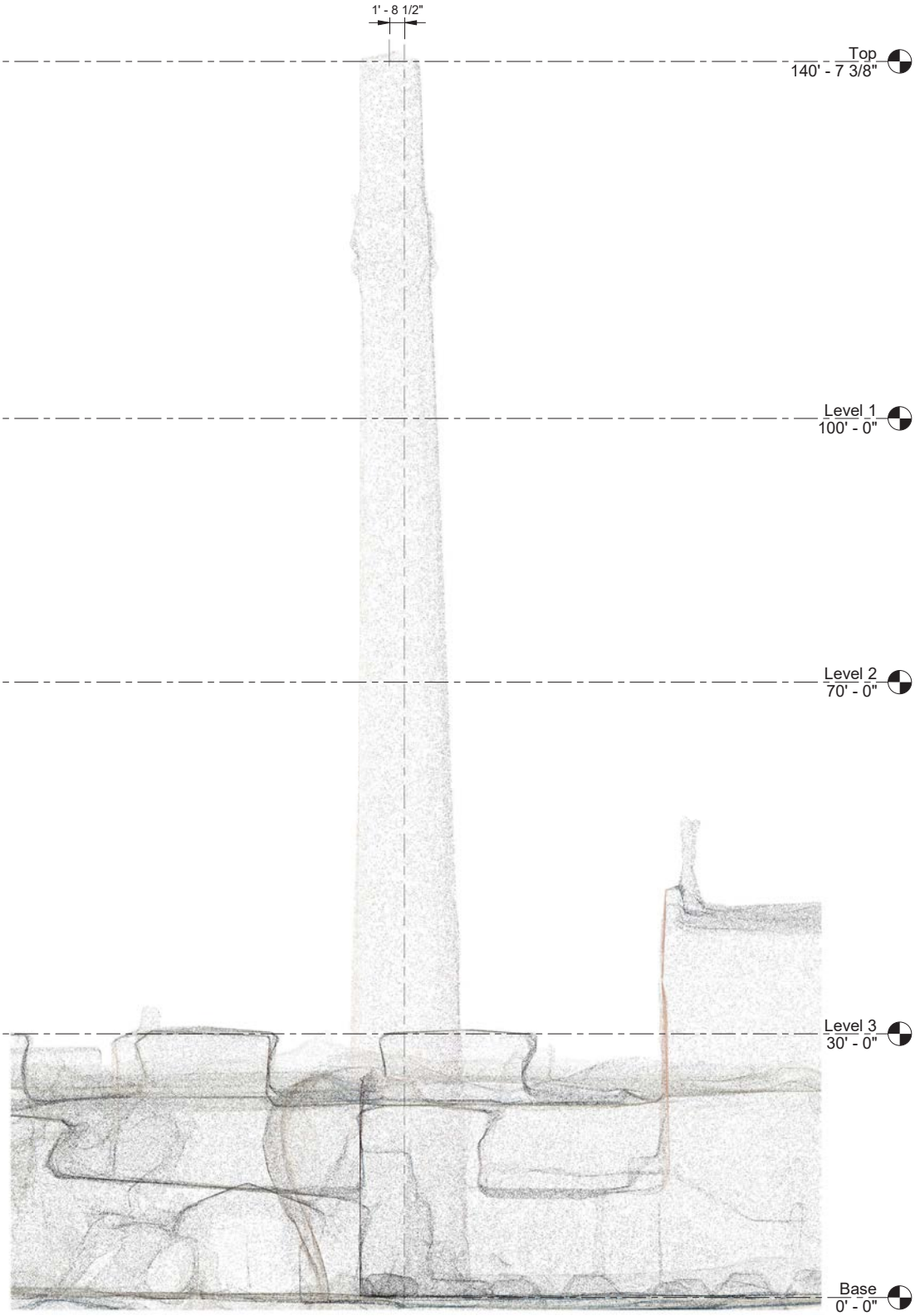


FIGURE 5

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	NORTH ELEVATION PHOTO	
		Project number Project Number	R3
		Date Issue Date	
		Drawn by Author	
		Checked by Checker	Scale

2/25/2022 12:00:15 PM



1 North Elevation
3/32" = 1'-0"

FIGURE 5a

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	NORTH ELEVATION	
		Project number Project Number	R3.1
		Date Issue Date	
		Drawn by Author	
		Checked by Checker	Scale 3/32" = 1'-0"

2/25/2022 12:00:28 PM

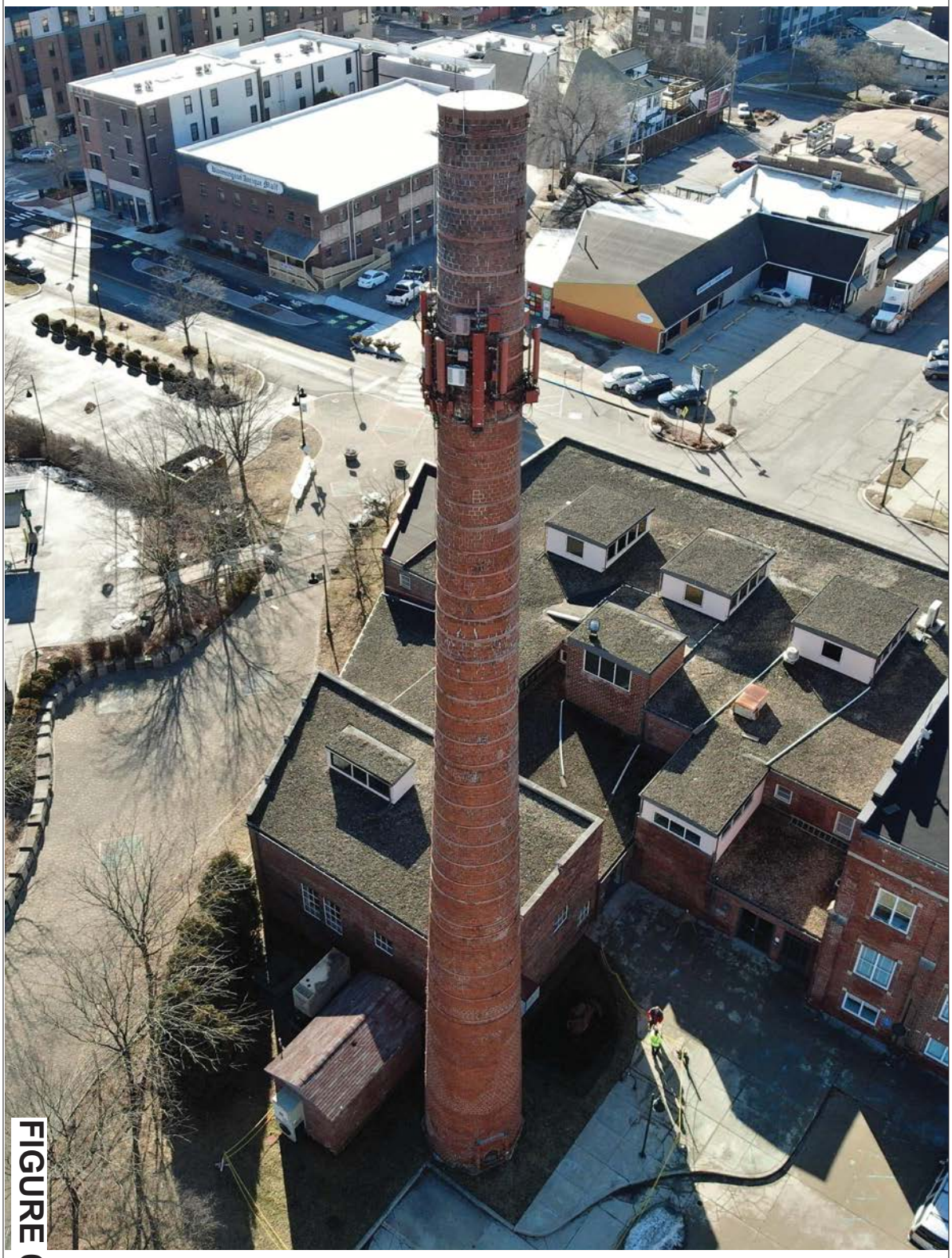
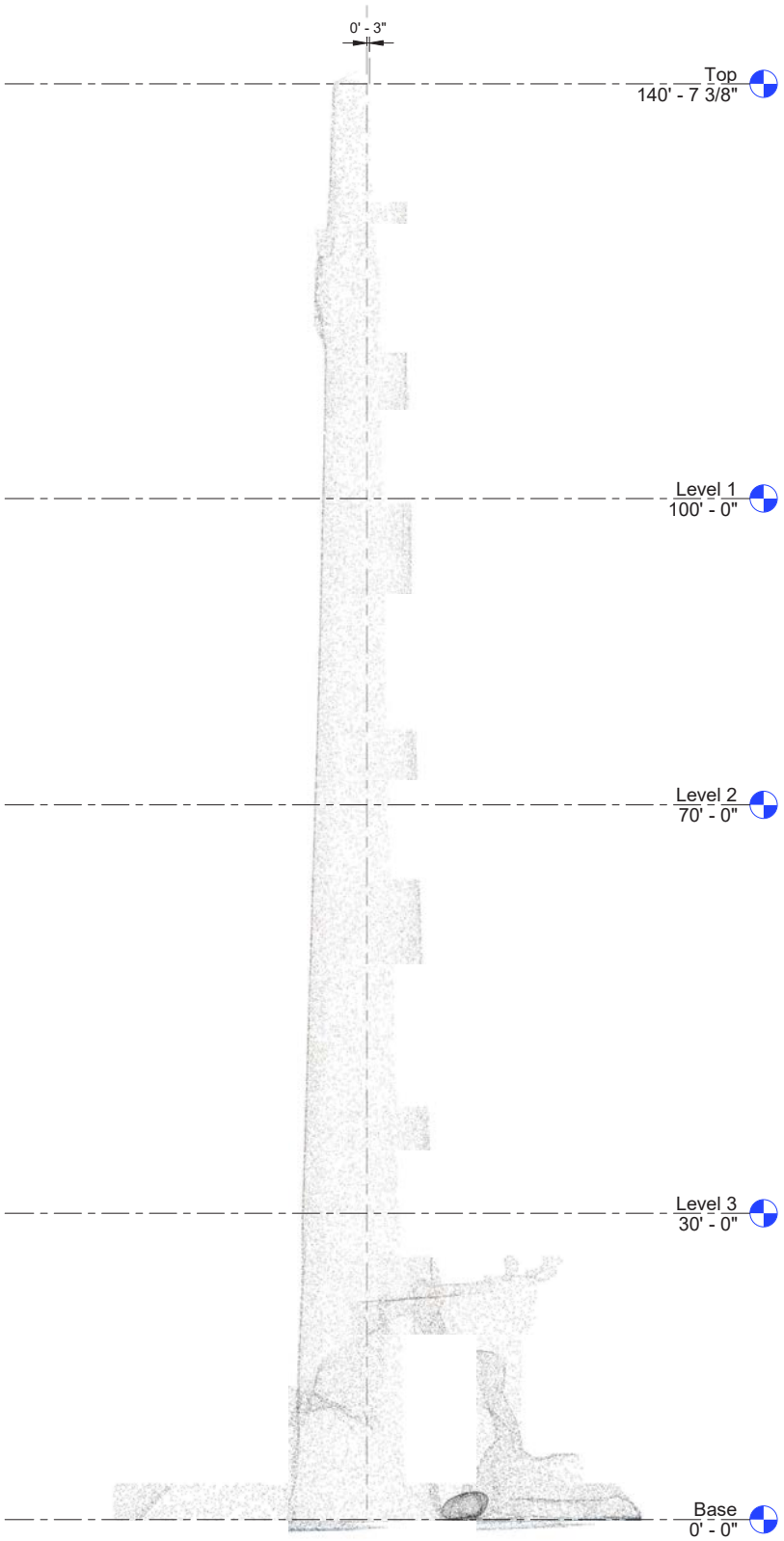


FIGURE 6

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	NORTH WEST ELEVATION PHOTO	
		Project number Project Number Date Issue Date Drawn by Author Checked by Checker	R4 Scale

2/25/2022 12:00:38 PM



1 North West Elevation
3/32" = 1'-0"

FIGURE 6a

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	NORTH WEST ELEVATION	
		Project number Project Number	R4.1
		Date Issue Date	
		Drawn by Author	
		Checked by Checker	Scale 3/32" = 1'-0"

2/25/2022 12:00:49 PM

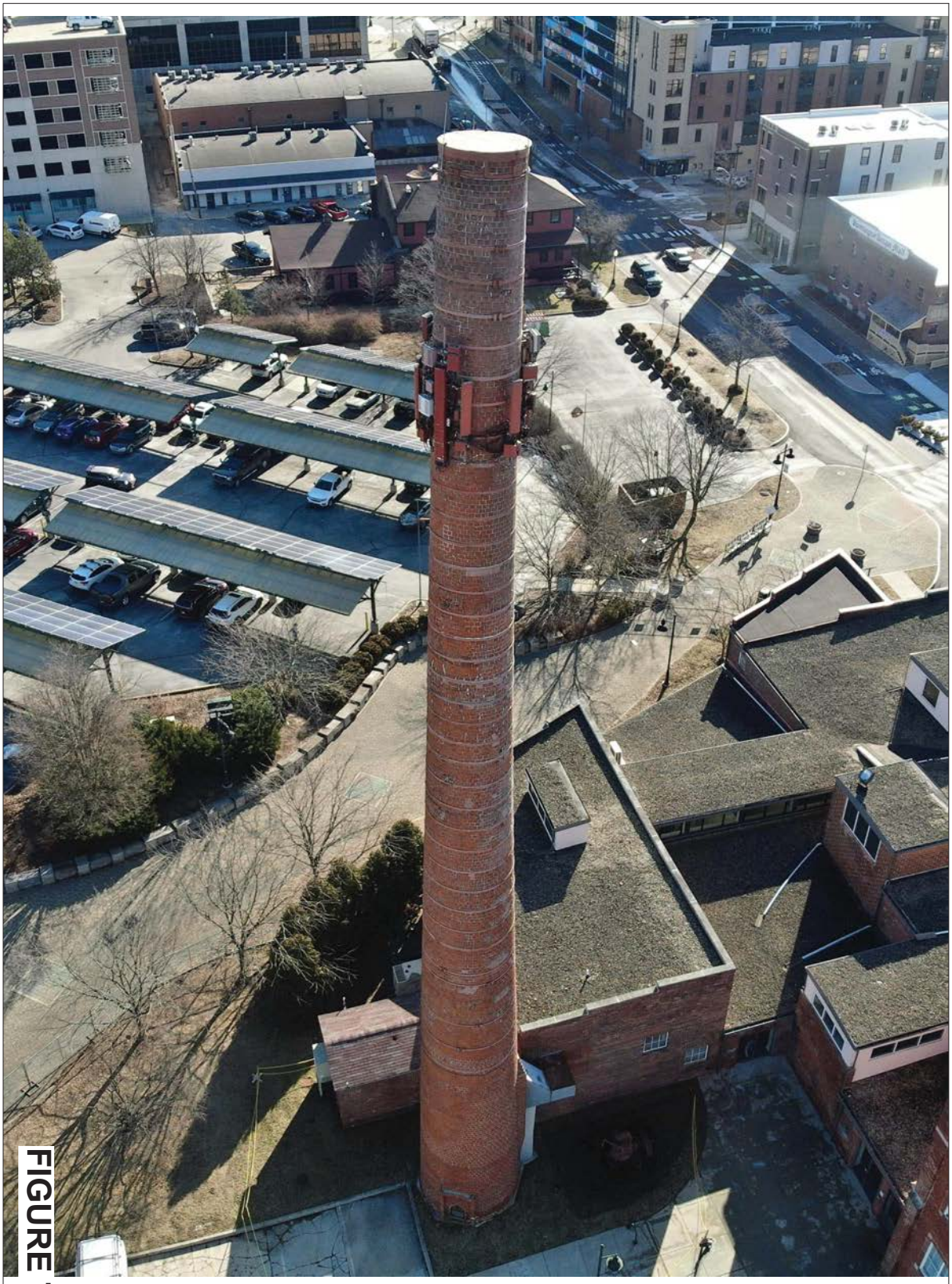
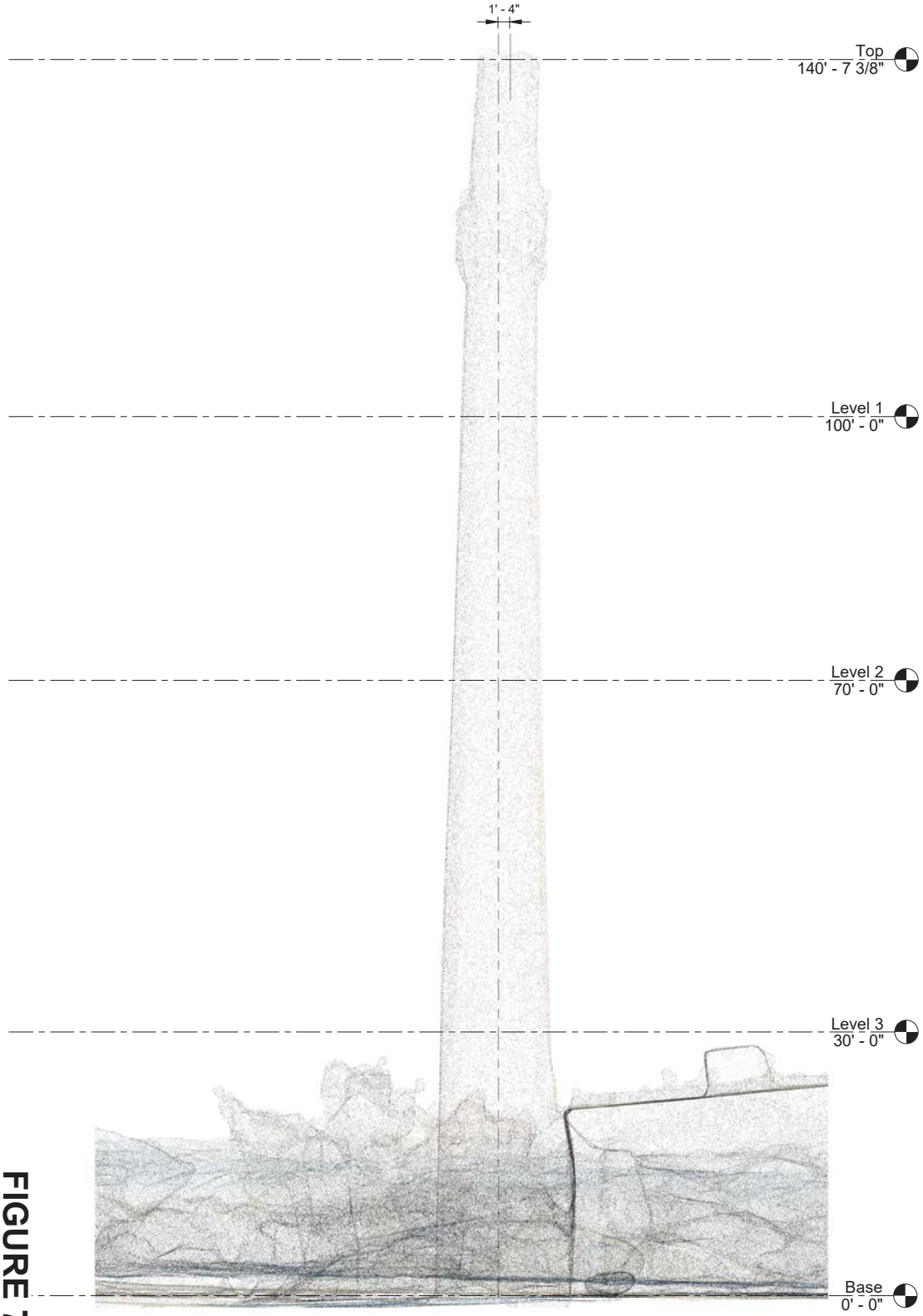


FIGURE 7

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	WEST ELEVATION PHOTO	
		Project number Project Number	R5
		Date Issue Date	
		Drawn by Author	
		Checked by Checker	Scale

2/25/2022 12:01:02 PM



1 West Elevation
3/32" = 1'-0"

FIGURE 7a

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	WEST ELEVATION	
		Project number Project Number	R5.1
		Date Issue Date	
		Drawn by Author	
		Checked by Checker	Scale 3/32" = 1'-0"

2/25/2022 12:01:16 PM

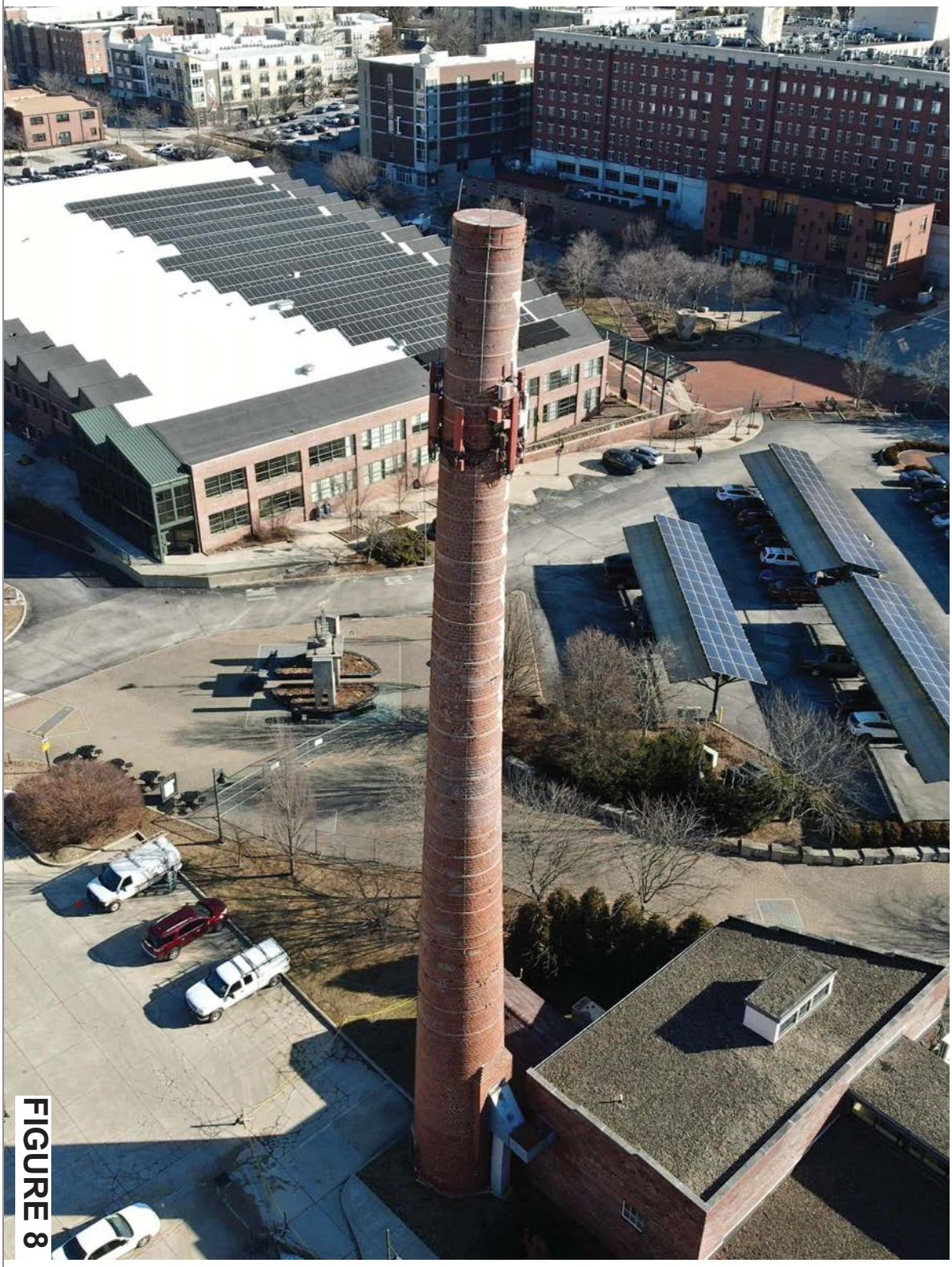
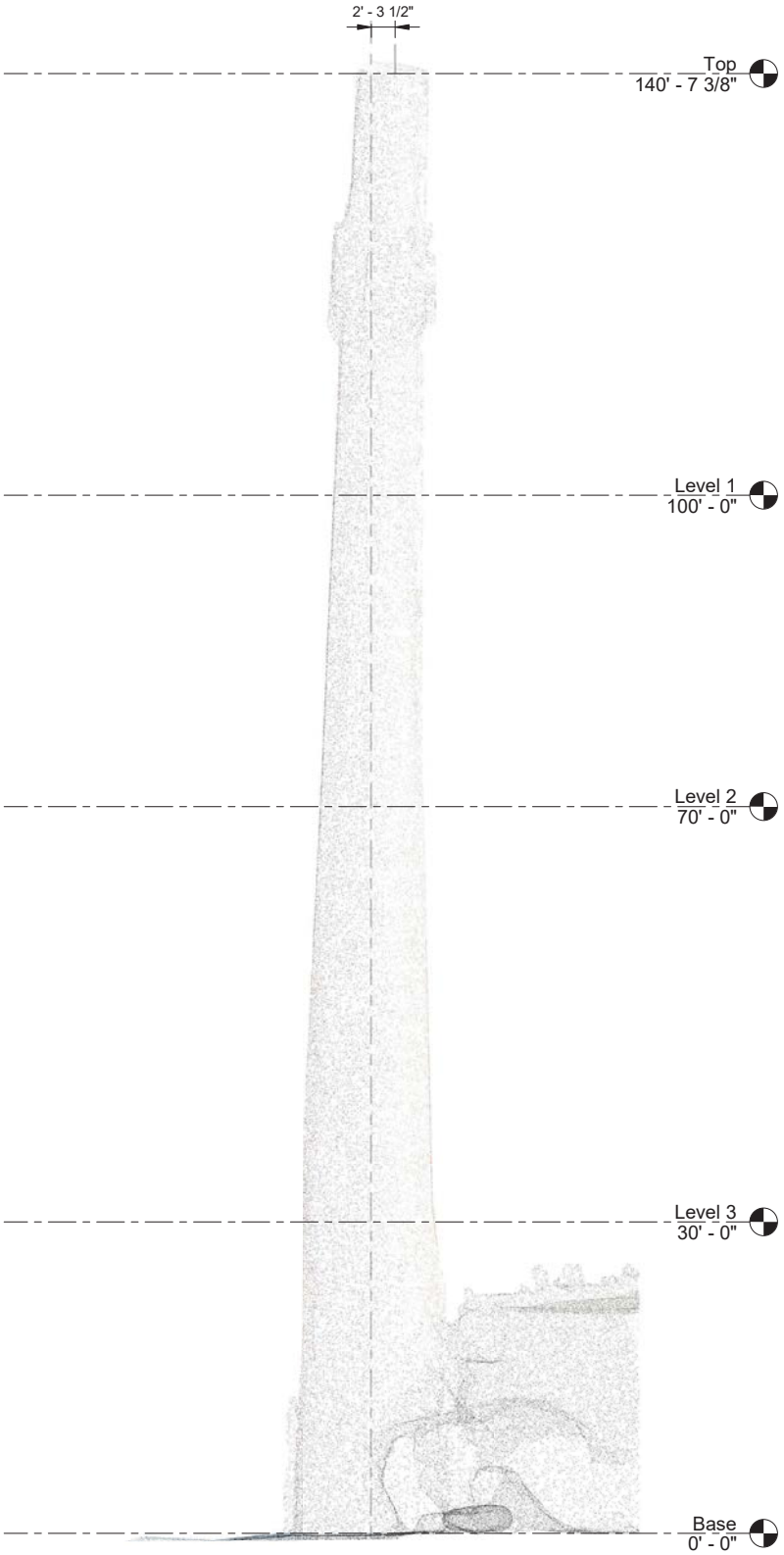


FIGURE 8

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	SOUTH WEST ELEVATION PHOTO	
		Project number Project Number	R6
		Date Issue Date	
		Drawn by Author	
		Checked by Checker	Scale

2/25/2022 12:01:24 PM



1 South West Elevation
3/32" = 1'-0"

FIGURE 8a

ARSEE ENGINEERS | SINCE 1968
CLIENT ORIENTED – BY DESIGN

JOHNSON'S CREAMERY
SMOKE STACK

SOUTH WEST ELEVATION

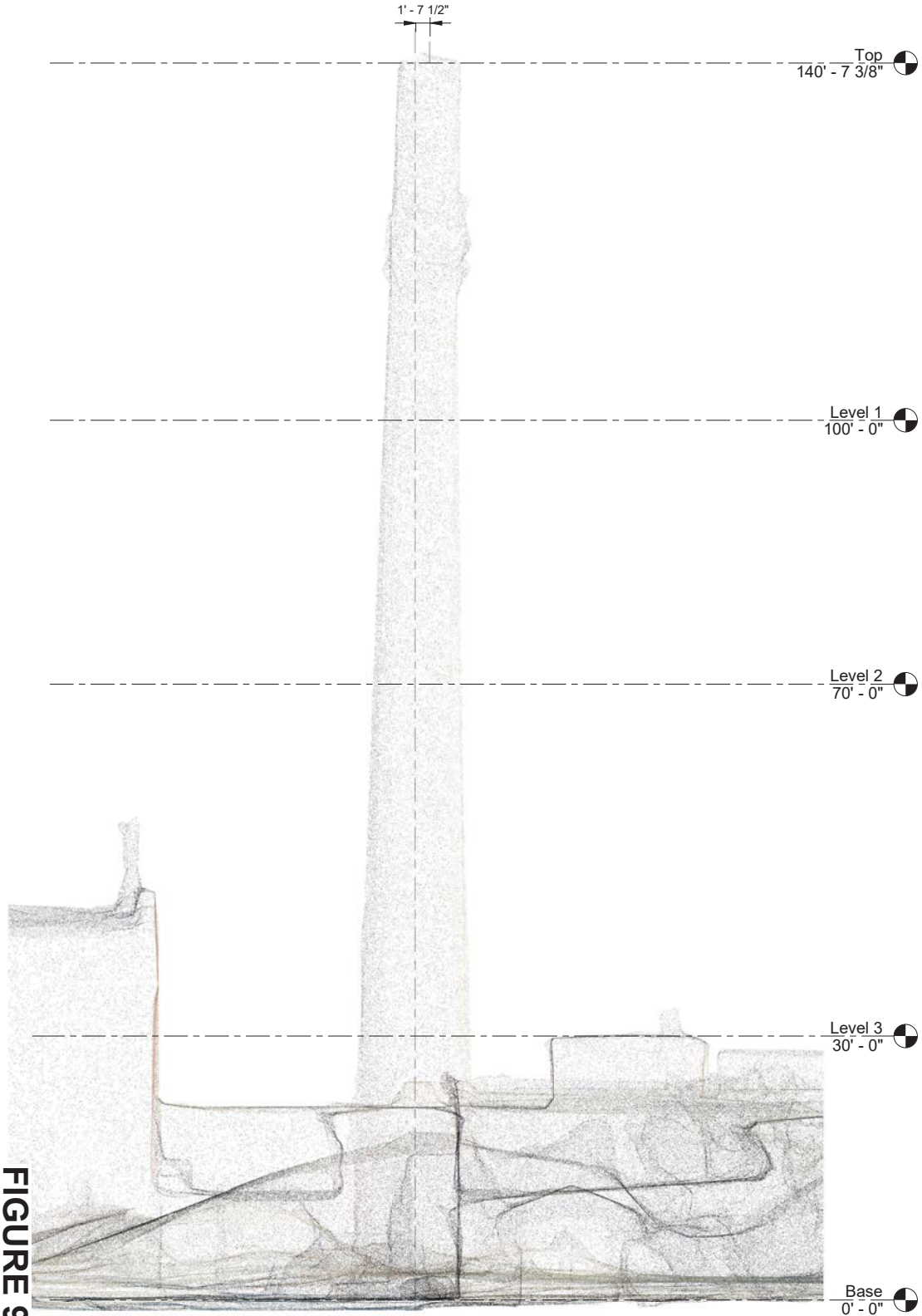
Project number Project Number	R6.1
Date Issue Date	
Drawn by Author	
Checked by Checker	Scale 3/32" = 1'-0"

2/25/2022 12:01:36 PM

FIGURE 9

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	SOUTH ELEVATION PHOTO	
		Project number Project Number	R7
		Date Issue Date	
		Drawn by Author	
		Checked by Checker	Scale

2/25/2022 12:01:47 PM



1 South Elevation
3/32" = 1'-0"

FIGURE 9a

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	SOUTH ELEVATION	
		Project number Project Number	R7.1
		Date Issue Date	
		Drawn by Author	
		Checked by Checker	Scale 3/32" = 1'-0"

2/25/2022 12:01:58 PM

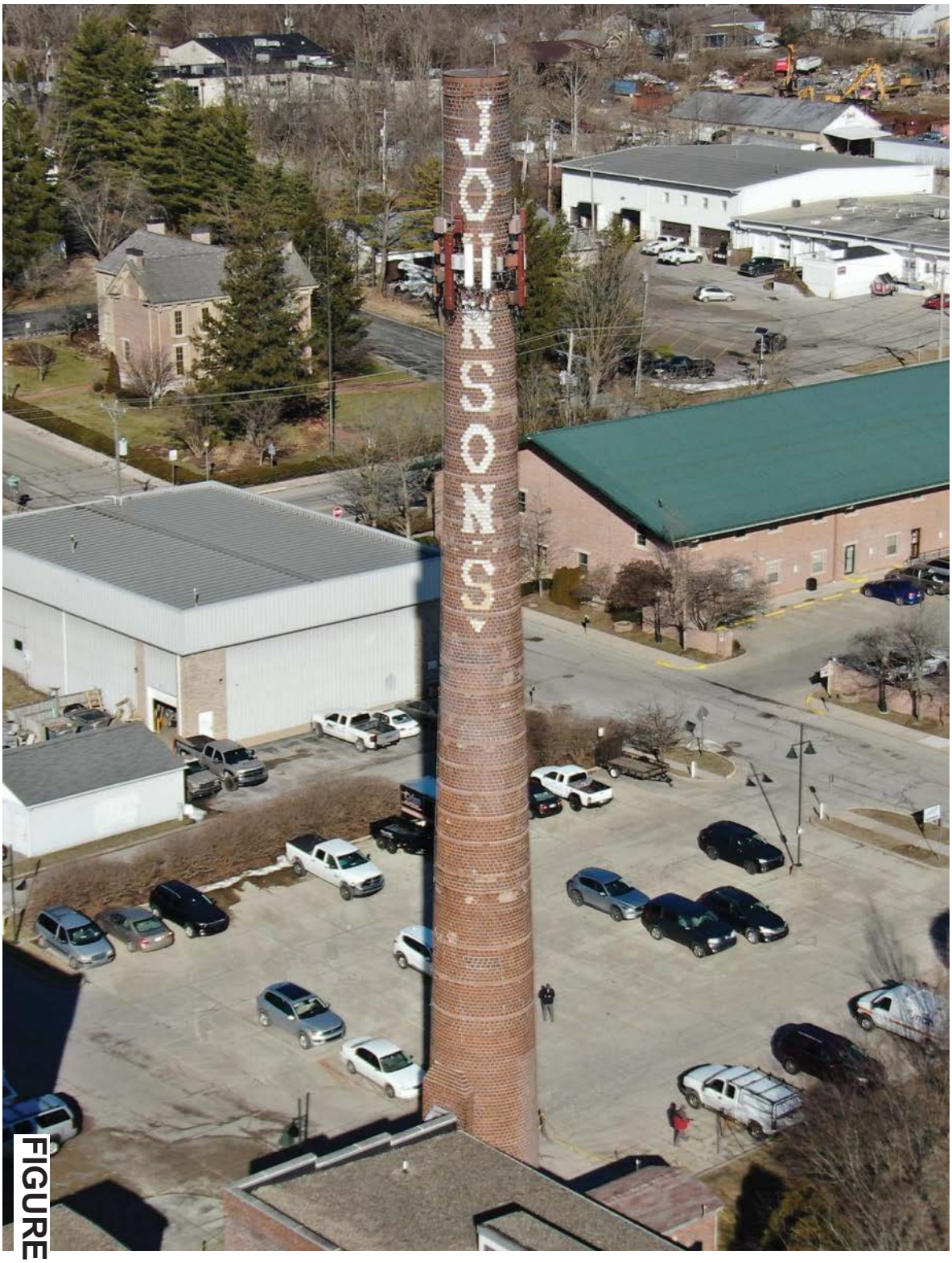
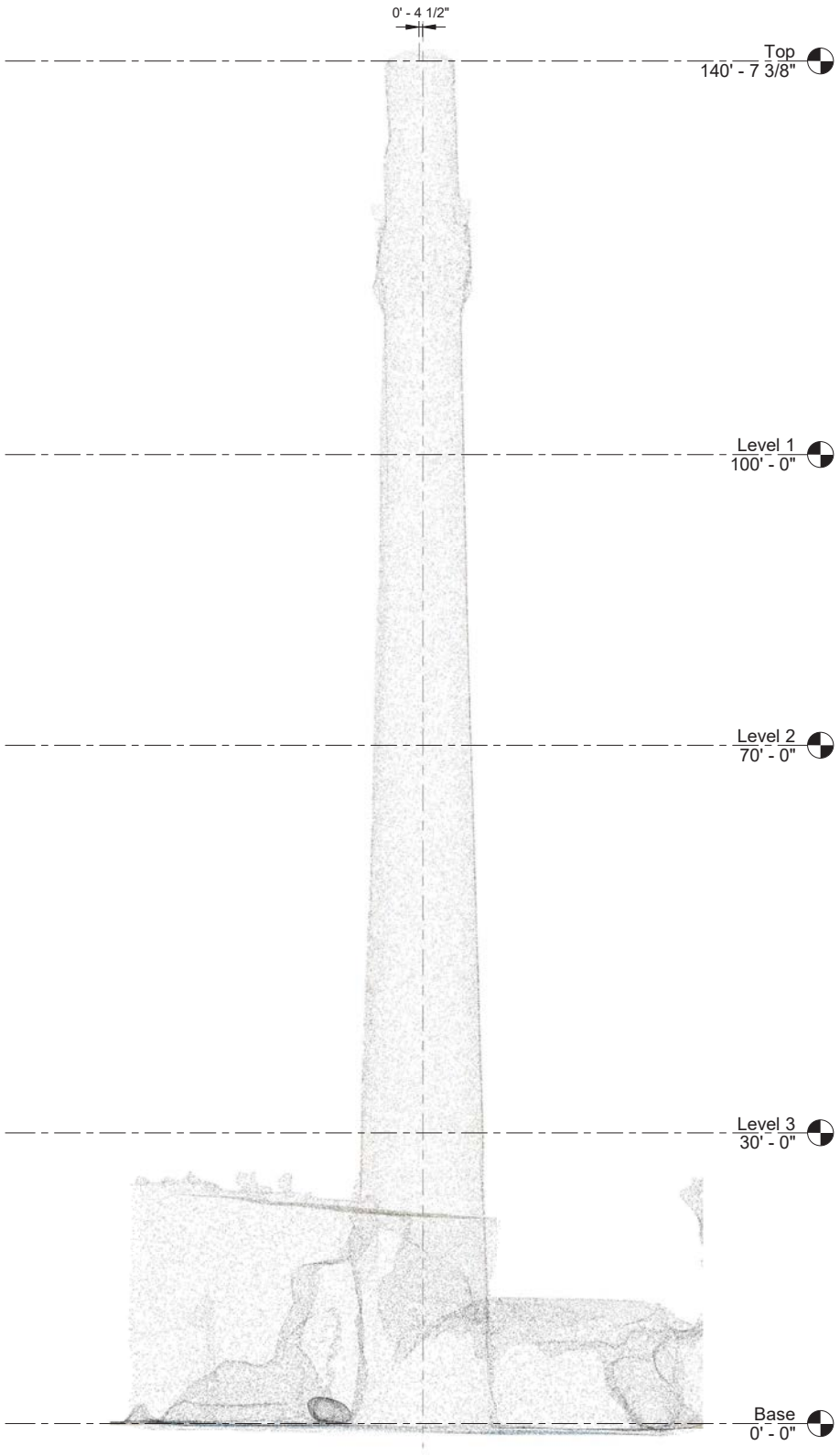


FIGURE 10

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	SOUTH EAST ELEVATION PHOTO	
		Project number Project Number Date Issue Date Drawn by Author Checked by Checker	R8 Scale

2/25/2022 12:02:06 PM



1 South East Elevation
3/32" = 1'-0"

FIGURE 10a

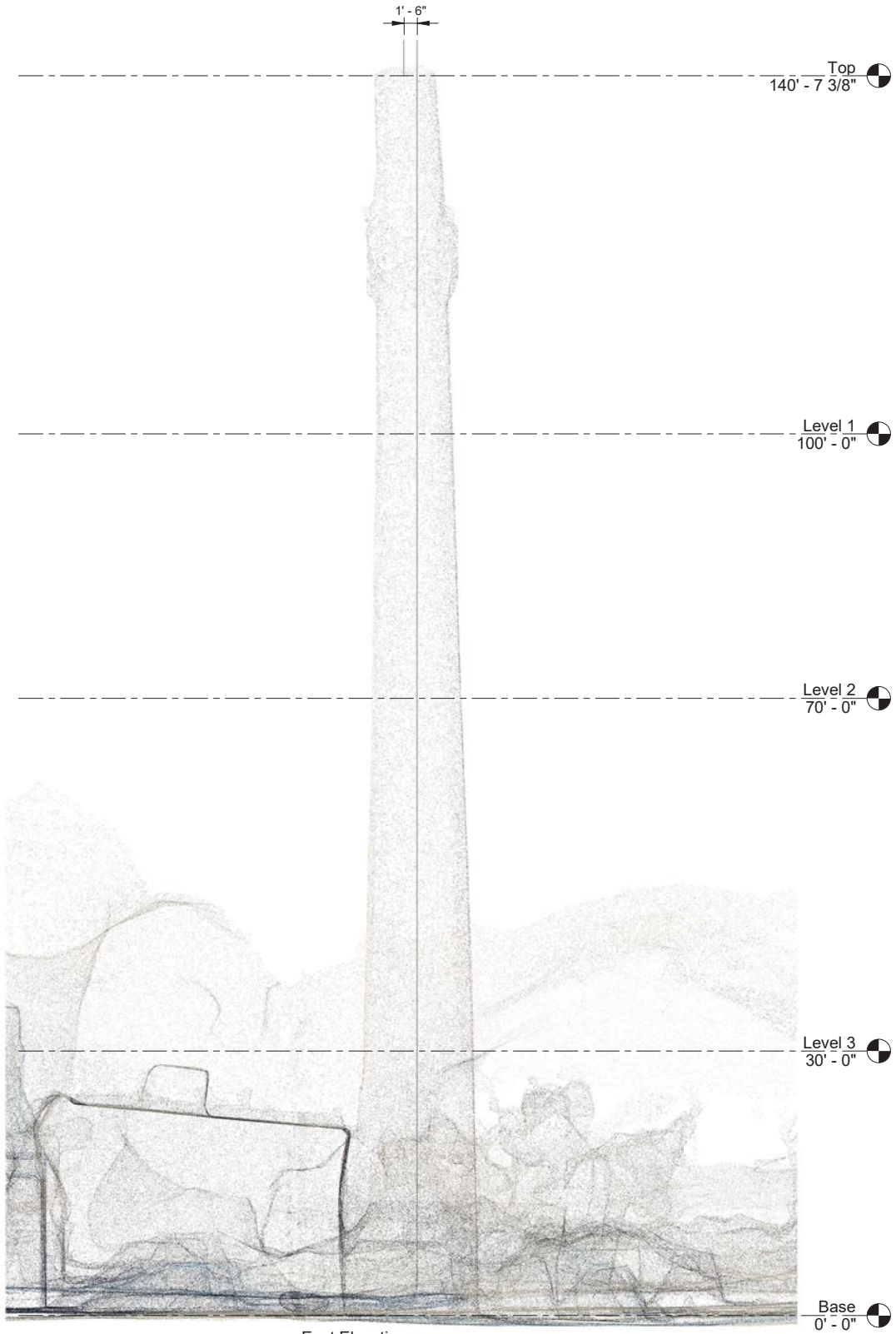
ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	SOUTH EAST ELEVATION
		Project number Project Number Date Issue Date Drawn by Author Checked by Checker
		R8.1 Scale 3/32" = 1'-0"

2/25/2022 12:02:19 PM

FIGURE 11

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	EAST ELEVATION PHOTO	
		Project number Project Number	R9
		Date Issue Date	
		Drawn by Author	
		Checked by Checker	Scale

2/25/2022 12:02:26 PM



1 East Elevation
3/32" = 1'-0"

FIGURE 11a

ARSEE ENGINEERS | SINCE 1968 CLIENT ORIENTED – BY DESIGN	JOHNSON'S CREAMERY SMOKE STACK	EAST ELEVATION
		Project number Project Number Date Issue Date Drawn by Author Checked by Checker R9.1 Scale 3/32" = 1'-0"

2/25/2022 12:02:39 PM

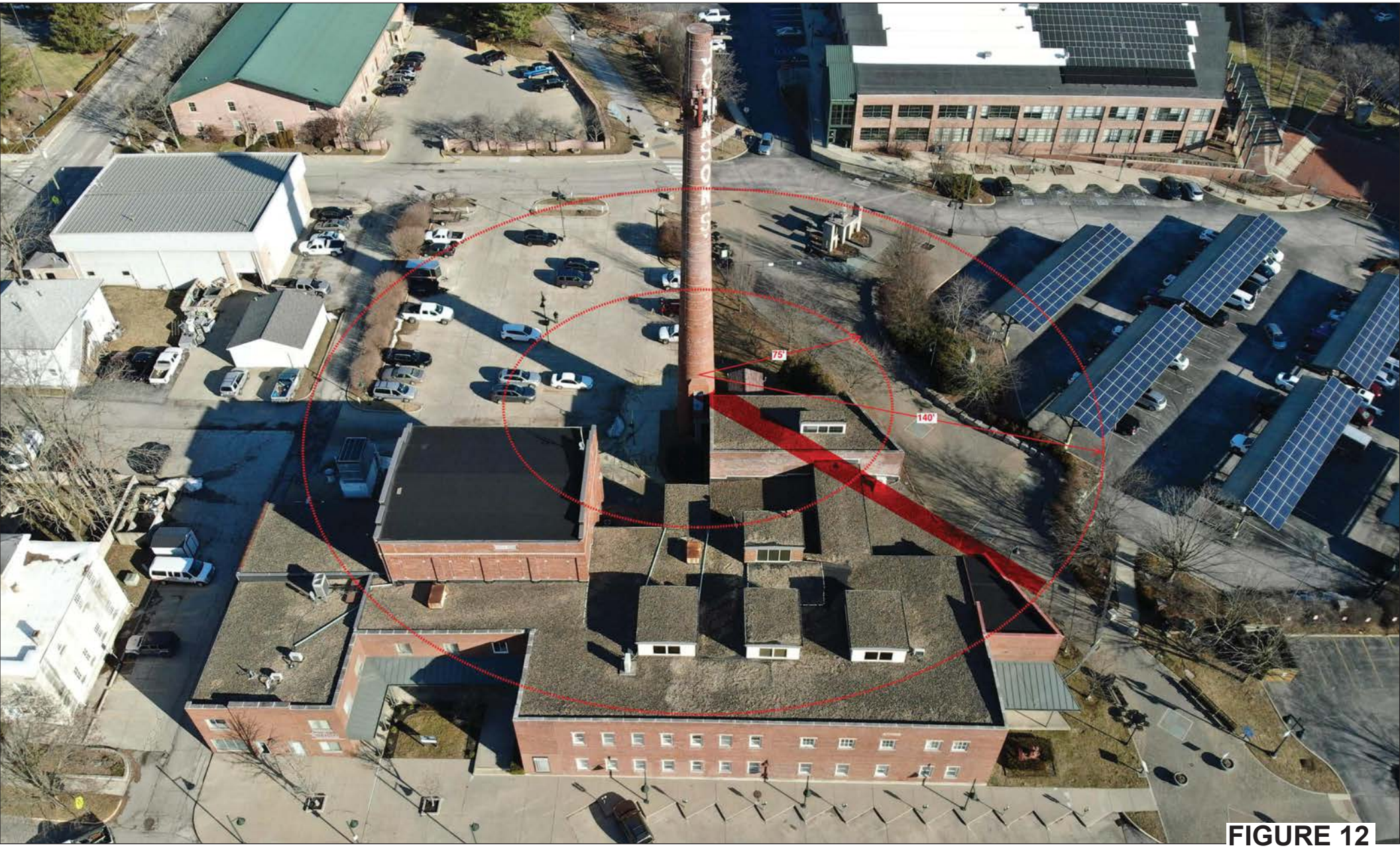


FIGURE 12

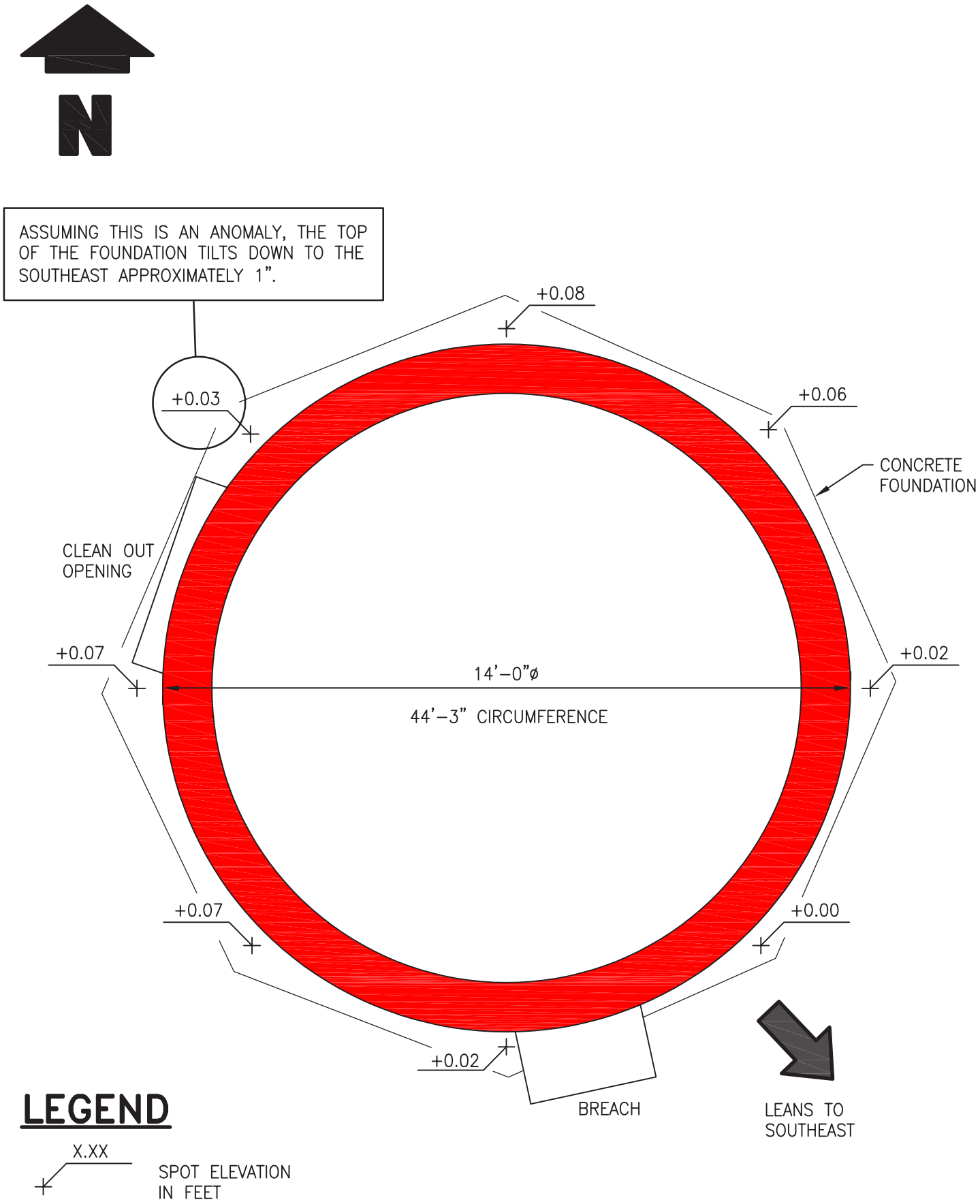

N
ASSUMING THIS IS AN ANOMALY, THE TOP OF THE FOUNDATION TILTS DOWN TO THE SOUTHEAST APPROXIMATELY 1".
+0.08
+0.03
+0.06
CONCRETE FOUNDATION
CLEAN OUT OPENING
+0.07
14'–0"ø
44'–3" CIRCUMFERENCE
+0.02
+0.07
+0.00
+0.02
BREACH
LEANS TO SOUTHEAST
LEGEND
X.XX
SPOT ELEVATION IN FEET

FIGURE 13

P:\22050\Cad\S1.dwg 2/28/22 - 11:59 AM

FIGURE 14

SHEET NO.	DATE	SCALE	DRAWN BY	CHECKED BY
S1				

TITLE
EAST AND SSE
ELEVATIONS

NO.	REVISION	DATE

JOHNSON CREAMERY
SMOKE STACK
2017 - 2022 COMPARISON

CERTIFIED BY

ARSEE ENGINEERS, INC.
CLIENT ORIENTED — BY DESIGN
9715 KINCAID DRIVE, SUITE 100 317/594-5152 PHONE
FISHERS, INDIANA 46037-9459 317/594-9590 FAX

P:\22050\Cad\S2.dwg 2/28/22 – 12:01 PM

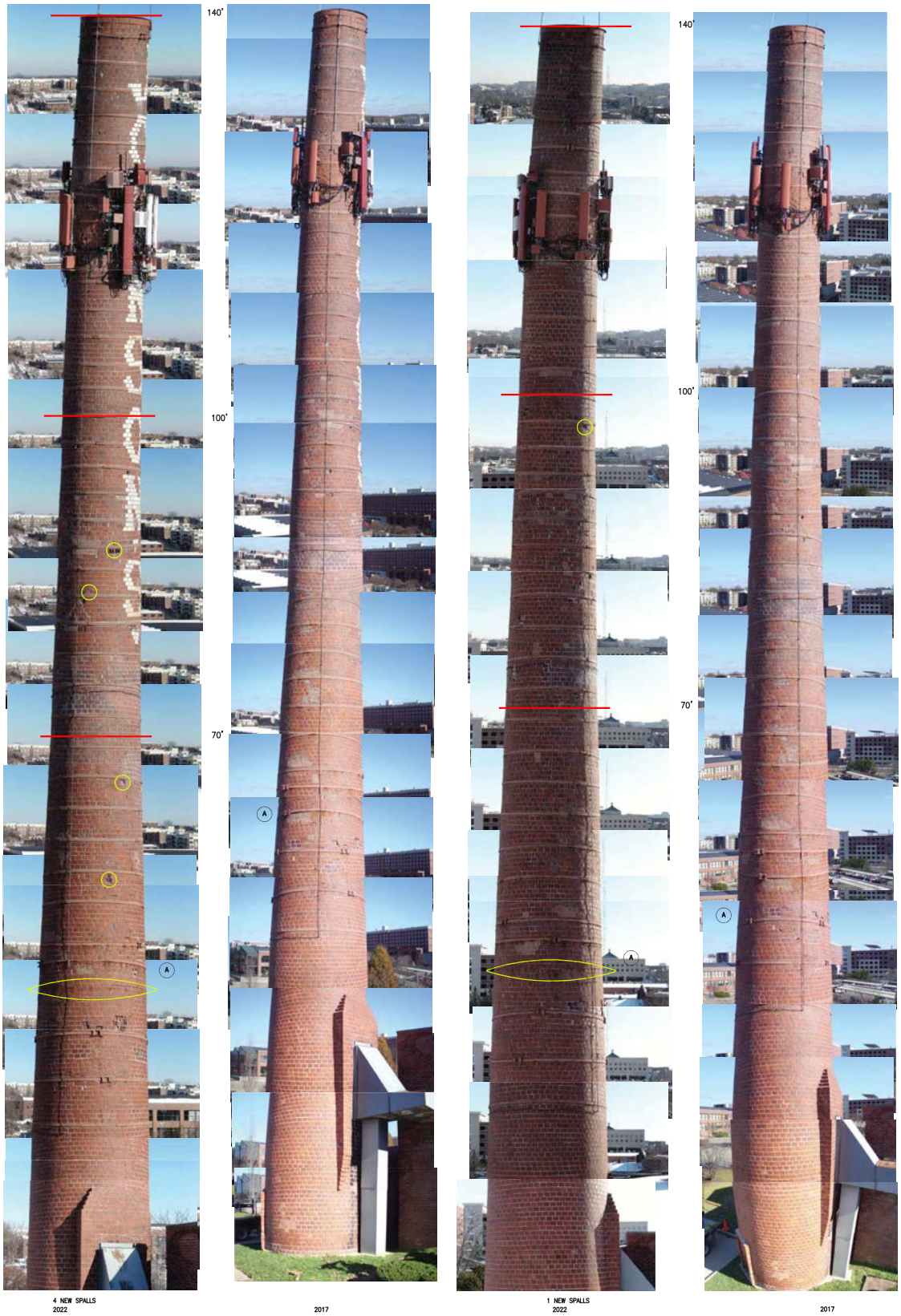


FIGURE 15

SHEET NO. S2	TITLE: SOUTH AND SW ELEVATIONS		JOHNSON CREAMERY SMOKE STACK 2017 - 2022 COMPARISON		ARSEE ENGINEERS, INC. CLIENT ORIENTED — BY DESIGN 9715 KINCAID DRIVE, SUITE 100 FISHERS, INDIANA 46037-9459 317/594-5152 PHONE 317/594-9590 FAX
DATE					
SCALE					
DRAWN BY					
CHECKED BY					CHECKED BY

P:\22050\Cad\S3.dwg 2/28/22 - 12:02 PM

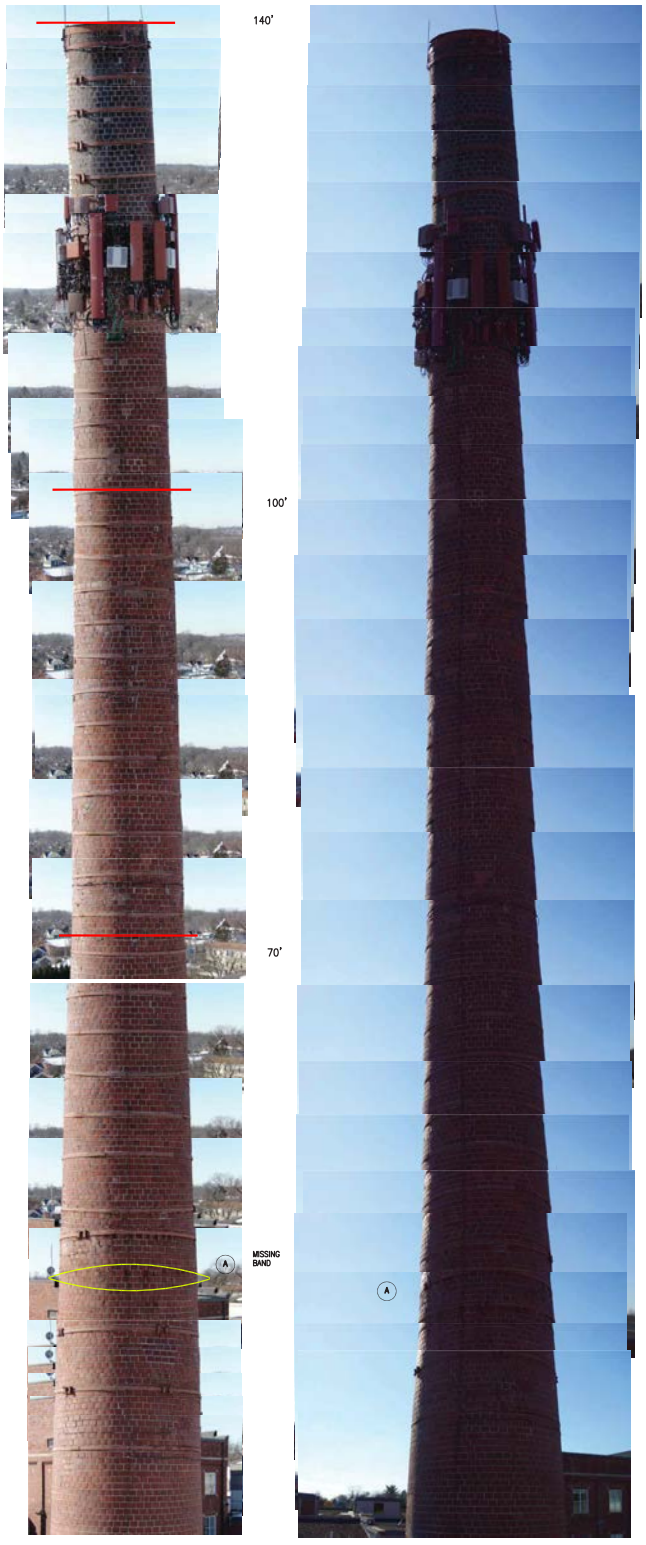


FIGURE 16

SHEET NO. S3	TITLE: NNW ELEVATION		JOHNSON CREAMERY SMOKE STACK 2017 - 2022 COMPARISON		ARSEE ENGINEERS, INC. CLIENT ORIENTED — BY DESIGN 9715 KINCAID DRIVE, SUITE 100 FISHERS, INDIANA 46037-9459 317/594-5152 PHONE 317/594-9590 FAX
DATE		DRAWN BY			
SCALE		CHECKED BY			

APPENDIX A

ARSEE ENGINEERS, INC.

CLIENT ORIENTED — BY DESIGN

Johnson Creamery Smokestack Assessment

for

Alex Crowley
City of Bloomington
401 N. Morton, Suite 150
P. O. Box 100
Bloomington, IN 47404

APPENDIX A

50 1968 | ARSEE ENGINEERS
CLIENT ORIENTED – BY DESIGN

Frederick A. Herget, PE
Scott A. Jones, PE
Allen R. Pulley
John A. Seest, PE
Daniel M. Calabrese, PE
Matthew D. Kilgour, PE
Albert C. Kovacs, PE
Bryan R. Wilson, PE
Andrew P. Langferman, PE
Gary D. Linard, PE
Laura E. Metzger, PE
Philip R. Savich, PE

November 30, 2017

Alex Crowley
City of Bloomington
401 N. Morton, Suite 150
P. O. Box 100
Bloomington, IN 47404

Re: Johnson Creamery Smokestack

Dear Alex:

EXECUTIVE SUMMARY

We have completed our assessment of the smokestack within the Johnson's Creamery facility. This work has included up close observation/documentation using both a crane and man basket as well as drone technology.

The current stack is approximately 140 feet tall and is reported to have been constructed in 1949. The upper portion of the stack leans several feet to the south/southeast. Crude measurements show it is out of plumb one foot in every ten at the top of the stack. In our opinion, this movement has occurred after construction – it was not built this way.

Deterioration is visible throughout the height of the stack to various degrees but is more prominent in the upper half. This takes the form of spalled brick, cracking (predominantly vertical) and deteriorated mortar. There is evidence of numerous different repairs being made over the years. Most of these have been of a more cosmetic nature and the deterioration continues to progress. The top of the chimney is capped with a steel plate – this promotes deterioration on the inside face of the masonry. The extent of such deterioration is unknown.

A preliminary structural analysis of the stack shows it can go into tension under design wind or seismic loads required by current Building Codes and theoretically overturn. This analysis has not attempted to take into account the distorted shape of the stack or the cracking/spalling of the masonry. These conditions increase concerns over the stability of the stack.

Extensive repairs must be implemented if the stack is to remain. A ballpark estimate of $350,000 has been developed with the aid of a contractor who has repaired similar stacks. Further analysis is required to finalize a repair program including assessment of the interior of the stack. Our detailed observations and comments follow.

9715 KINCAID DRIVE • SUITE 100 • FISHERS, INDIANA 46037 • PHONE 317/594-5152 • FAX 317/594-9590 • www.arsee-engineers.com

BACKGROUND OF THE ASSESSMENT

This assessment has been limited to the masonry smokestack of the Johnson's Creamery facility in Bloomington, Indiana. The current stack is approximately 140 feet tall based upon measurements taken in the field and has a total of 38 steel bands encircling it as shown in Photo 1 and Figure 1. The "Johnson's" logo is prominently visible facing to the southeast. A review of the literature reveals the oldest portion of the Johnson's Creamery facility dates back to 1913 – 14. Photographs from the Monroe County Historical Society from the period of 1921 to 1943 show an earlier stack which has a slightly different configuration at the top and does not have the Johnson's logo. See Figures 2 through 4. A National Register nomination in 1995 reports "The current 178 foot smokestack replaced an earlier one in 1949." This nomination is included as Appendix A.

The discrepancy in the height of the current stack is interesting. The 1995 nomination citing a height of 178 feet may simply be wrong or approximately 38 feet of the stack has been removed.

The stack is constructed of multiple wythes of unreinforced brick masonry supported by a concrete foundation of unknown depth. There was no indication of abnormal or significant differential movement or settlement of the foundation. The stack is approximately 12'-6" in diameter at the base and 7'-0" at the top. Individual brick are nominally sized at 6 ¼"w x 4 ½" h x 2 ¾ t.

A visual assessment was performed on November 22nd. A 50 ton crane and man basket were used to observe and photograph the stack up close. Still and video images were recorded using a DJI Matrice 600 Pro drone. See Photos 2 through 4. Mortar samples were taken of both the original and repair mortars and are available for further analysis as the need may arise. A series of holes were drilled to a depth of two inches throughout the height of the stack to get a feel for the relative hardness of the mortar. No further testing or sampling was performed. A steel grate welded over the opening at the base of the stack prevented observation of the interior.

OBSERVATIONS

The following observations were made either while on site or during a review of the photographs and historic images. See Photos 5 through 47 and Figures 5 through 8.

- There is evidence of numerous significant repairs being made at multiple times since 1949.
- A total of 38 steel bands are in place throughout the upper 100 feet of the stack. All are tight and in good condition. These were installed to address vertical cracking which occurs throughout the majority of the stack.
- The steel bands appear to have been installed at different times. Extensive tuckpointing was performed prior to installation of most of the steel bands. See Figure 5. Many more repairs have been made after installation.

- Cell phone equipment is installed approximately 120 feet above grade level.

- The top of the stack is covered with a steel plate. This prevents rainwater from entering to the interior but also promotes freeze/thaw deterioration on the inside face of the stack. Warm, moist air rises and condenses on the colder masonry surface. Numerous brick shards were visible on the interior of the stack at grade level.

- The walls of the stack vary in thickness from 20 inches (5 wythes of brick) at the base to 7 inches (2 wythes of brick) at the top. Transition points from 5 to 2 wythes are unknown.

- Faces of the brick have spalled in numerous locations. This seems to be more prevalent on the south, west and east sides. This appears to have been an ongoing problem for many years as there is evidence of multiple different ways repairs have been attempted.

- New deterioration continues to occur in areas where previous repairs have been made - the deterioration is progressive and is continuing.

- Loose shards of brick and mortar have, and will continue to fall from the outside of the stack. This presents a real danger to the public and cars parked nearby. Shards falling from the side of the stack would be expected to "slide" down until they strike a steel band and "bounce" outward.

- Glazed brick used to create the Johnson's logo have deteriorated in a different manner. The glaze has spalled away from the body of the piece. Multiple units have been replaced in the lower "S". This occurred prior to installation of the steel band in this location.

- More recent repairs have been of a more cosmetic nature. Tuckpointing and brick replacement have been replaced with face caulking, cementitious patches and tuckpointing efforts where mortar is "buttered" over the eroded joint. The tuckpointing mortar is harder than the original mortar. It has debonded and fallen back out in numerous locations.

- We have performed similar assessment on six other smokestacks of similar or older vintage. The mortar in this stack is as soft as or softer than that in any of the other stacks we have investigated.

- New (unrepaired) cracks were observed. These occur throughout the height of the stack.

- The stack visibly leans to the south as shown in Figure 6 and Photos 44 through 47. Multiple reports indicate this condition has been present for a long period of time. Plumb bob measurements found the top of the stack is out of plumb at a slope of 1 to 10 or approximately 6.0°.

- Montage views of the upper portion of the stack are shown in Figure 7. A montage of the logo on the southeast face is shown in Figure 8.

STRUCTURAL ANALYSIS

We have performed structural analyses of the smokestack, modeling it in a finite element software program, RISA 3D, primarily to determine the structural natural frequency. This was necessary to evaluate its ability to withstand lateral loads under current Building Codes. Our analyses assumes a perfectly plumb smokestack and does not account for cracking/spalling of the masonry.

These analyses assume the hollow core clay brick masonry is unreinforced and un-grouted and that it varies in thickness from two wythes at the top to five wythes at the base. We assumed mortar in the bed joints of the brick is placed only on the face shells of each brick.

The lateral analyses assumes a Type II construction and a 1.0 importance factor. The total horizontal seismic shear load required by Code is equal to 10% of the total weight of the stack, or 21,000 pounds located at a height of 55 feet above grade level. The lateral wind pressure on the stack varies from 34 pounds per square foot (psf) at the top to 13 psf at the base.

Under normal gravity loads, the compressive stresses in the brick face shells appear to be within an acceptable range. However, when either wind or seismic loads are placed on the smokestack, there is some concern for tension in the mortar joints. The magnitude of these tension stresses warrants a more detailed analysis, but can likely be resolved with vertical reinforcement in the walls at the stack base.

We also reviewed the Structural Analysis Report dated November 20, 2017, prepared by GPD Group, Inc. In general, it appears they have used rational engineering judgment. However, their assumptions of brick configuration and wall thicknesses exaggerate unit dead load of the masonry walls resulting in a computed stack weight that is more than double what our analysis shows. This is unconservative when evaluating lateral loads in the stack. Their report did not include a seismic analysis.

CONCLUSIONS AND RECOMMENDATIONS

In light of the above and based upon our experience with several other smokestacks of similar construction, age and geographic location, we come to the following conclusions:

- The current smokestack was constructed in 1949 and is approximately 140 feet tall. The National Register nomination listing it at 178 feet in height was either grossly in error or some 38 feet have been removed. If the top of the stack was removed within the last 25 years it would have been a monumental event which many people would remember and one that should be recorded by newspapers, etc. We have not found any such documentation.

- The upper portion of the stack leans visibly to the south/southeast. Crude measurements find the masonry above the cell phone equipment to be out one foot horizontally for every ten feet vertically. The top of the stack is visibly displaced several feet from where it would be if it were constructed normally and plumb. Reports by people that it has been this way for many years may be true but it is incomprehensible that it was constructed in this distorted shape.

- There is evidence of numerous repair efforts being made over the years to address brick spalling, cracking and mortar deterioration. The majority of these repairs have been more cosmetic than permanent solutions. Deterioration continues to progress – new cracks develop, more brick faces fall, existing cracks re-open and repair mortar debonds and falls out.

- Covering the top of the stack with a steel cap promotes deterioration on the interior. The extent of this deterioration is unknown.

- The original mortar is as soft as or softer than any other stack we have assessed. Mortar samples were taken and can be tested to determine composition and anticipated strength if necessary.

- Still photographs and videos were taken in vertical "drops" around the circumference of the stack. Detailed repair drawings could be generated from these but are beyond the scope of this assessment.

- In our opinion, there is no question extensive repairs are necessary if the stack is to remain. To get a sense of the order of magnitude of what these might cost, we solicited the help of a local masonry contractor who has worked on similar stacks and asked him to price the following:

    - Install six vertical steel straps welding them to the 38 circumferential bands to provide resistance to lateral loads and further leaning of the masonry. These would extend from the top of the stack down to and be attached to the concrete foundation.
    - Properly cut out and tuckpoint all of the mortar joints.
    - Remove and replace approximately 200 brick which have spalled or have been patched.
    - Epoxy inject 1,000 LF of cracks.
    - A ballpark estimate of the cost of these repairs is $350,000. This does not include A/E or CM fees, contingencies or other indirect expenses. It would require the cell phone equipment be turned off while work is being performed in close proximity.

- Before such a repair program is finalized, we recommend these additional steps be undertaken:

    1. Analyze the composition of the original mortar.
    2. Remove and test prisms of brick and mortar to more accurately determine the physical characteristics of the brick and mortar assemblage.
    3. Perform some sort of assessment of the interior of the stack.
    4. Import the video taken from the drone and generate a 3-D computer model of the stack in its current condition. From this, accurate measurements of the distortion can be made and a more rigorous structural analysis can be performed.

We suspect this report will promote significant discussion regarding the condition and future of the smokestack. We will be happy to meet and discuss our observations in person if you like.

Yours truly,

Frederick A. Herget
Professional Engineer

Gary D. Linard
Professional Engineer

/kna

Photo 1

Overall view from the southeast.

Photo 2

Close up observations were made from a crane and basket.

Photo 3

Video and still images were recorded with a drone.

Photo 4

Close up of the drone.

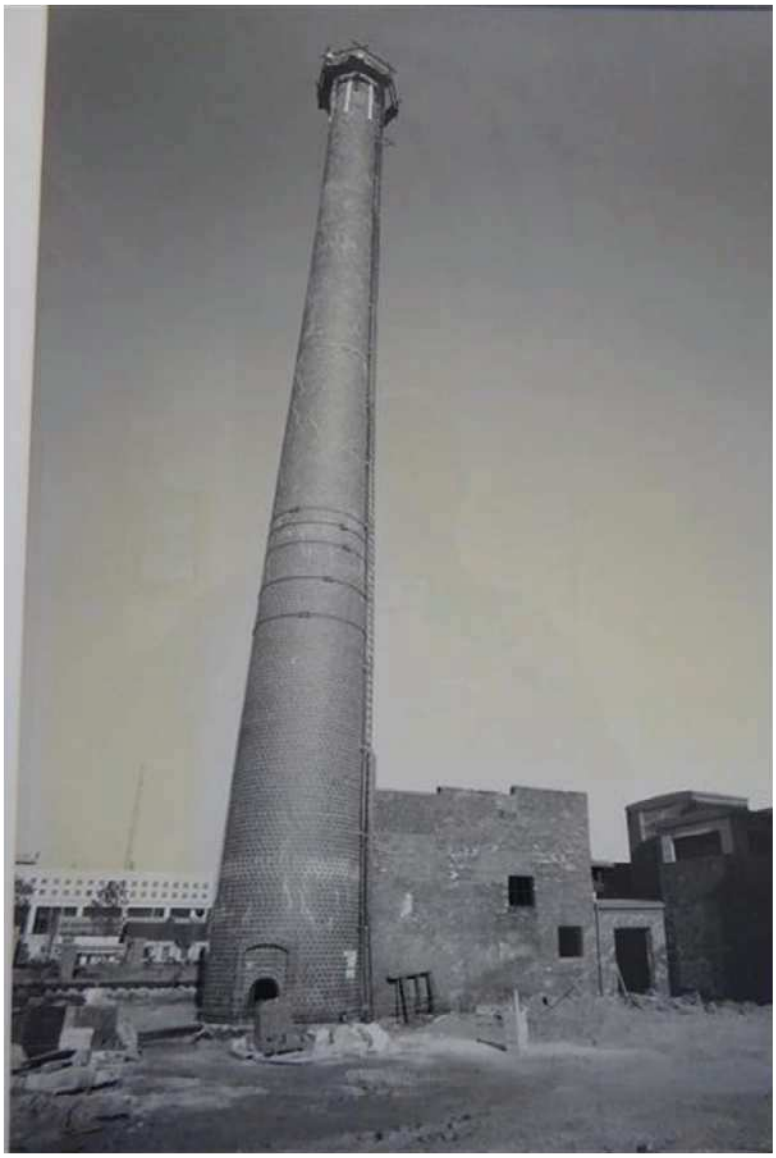


Photo 5

Historic photo (unknown year). It appears repairs are being made throughout the height of the stack. Bands 33 through 37 are visible...

Photo 6

...and several bands have been installed at the top. The "larger" white mortar joints have been tuckpointed.

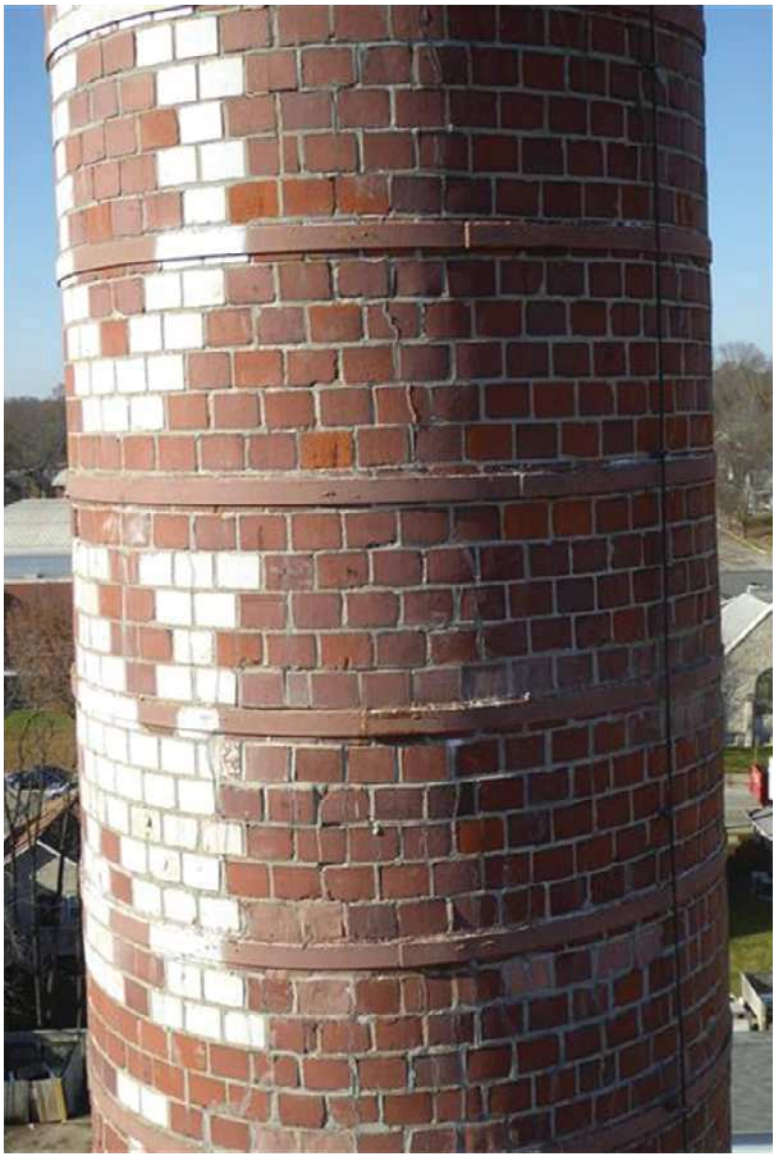


Photo 7

A total of 38 steel bands are currently in place on the stack.

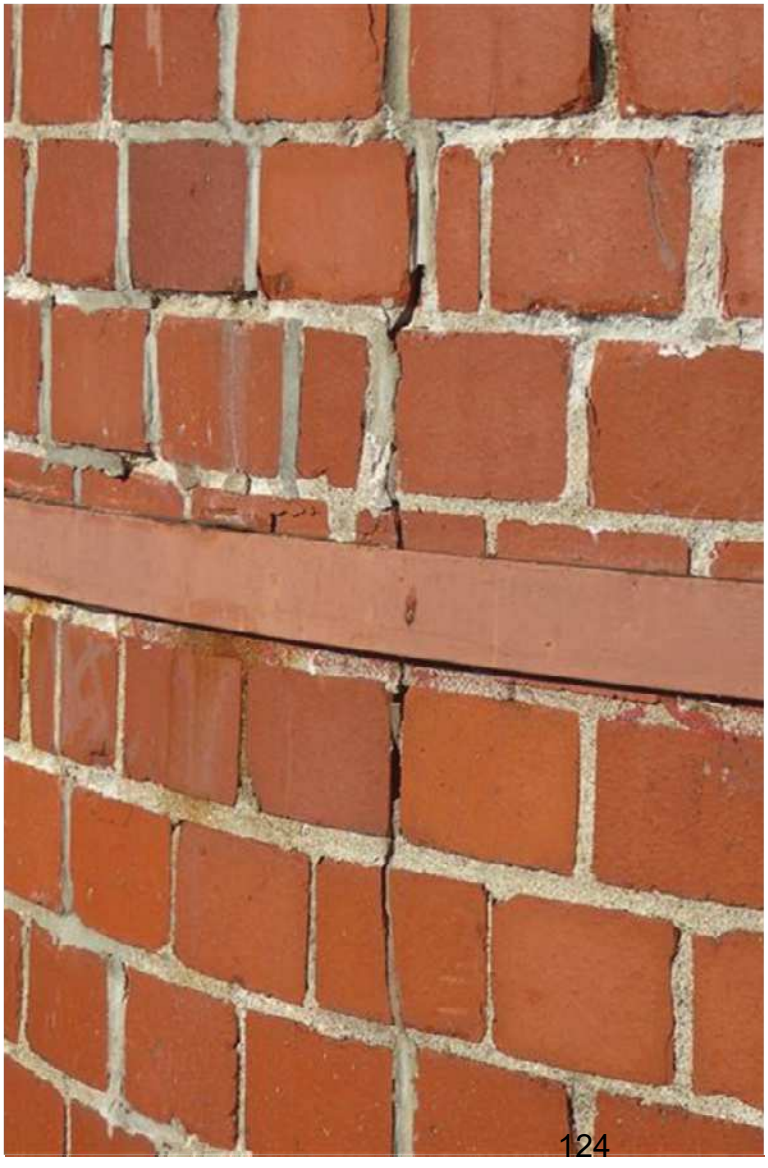


Photo 8

These were installed to address vertical cracking which occurs throughout the upper 100 feet of the stack.

Photo 9

Closer view of bands and cell phone equipment in the upper portion of the stack.

Photo 10

The 1/4 x 4 inch steel bands are secured with two, 3/4 inch diameter bolts.

Photo 11 The top of the stack has been capped with a steel plate.

Photo 12 This prevents rain from falling inside but promotes freeze/thaw deterioration due to the “chimney effect” where warm, moist air rises and condenses on the inside face of the masonry.

Photo 13 Opening at the base of the stack.

Photo 14 Wall thickness at the opening is 13 inches or 3 wythes of brick. This flares out to 5 wythes of brick or 20 inches in thickness on the sides of the opening.

Photo 15

Faces of the brick have spalled in multiple locations.

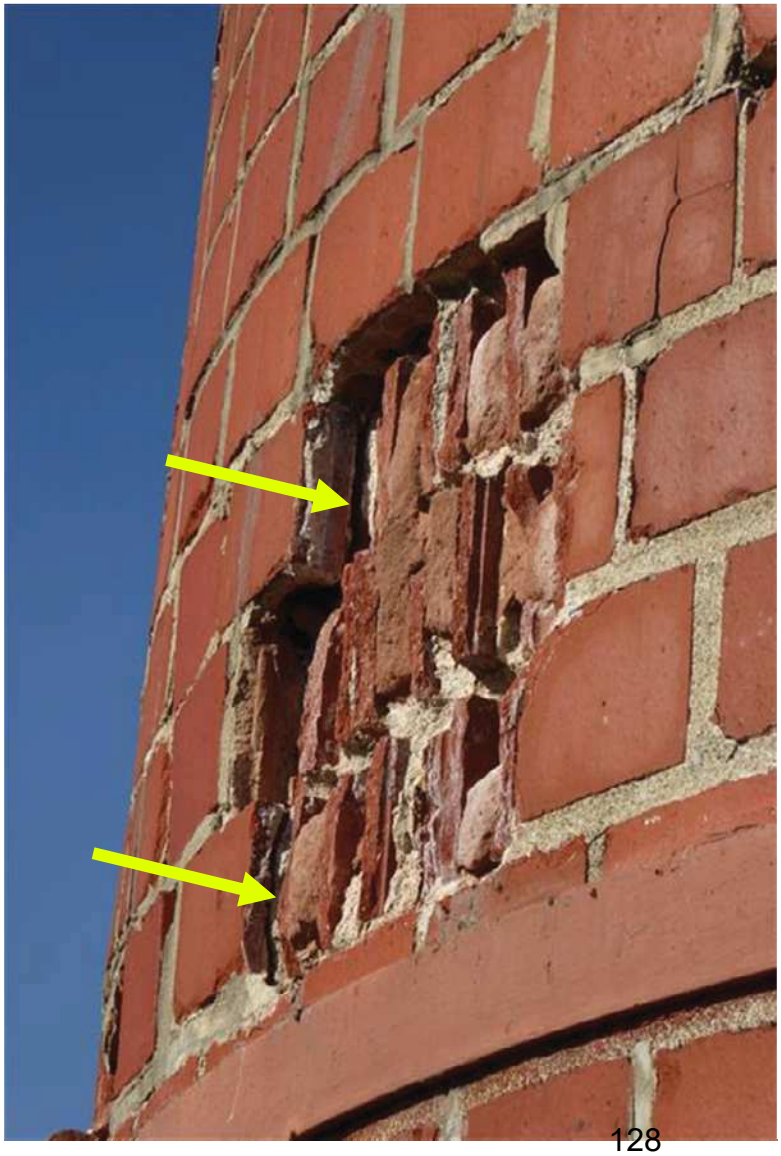


Photo 16

Splitting cracks running parallel to the face of the brick are visible adjacent to the “hole.”

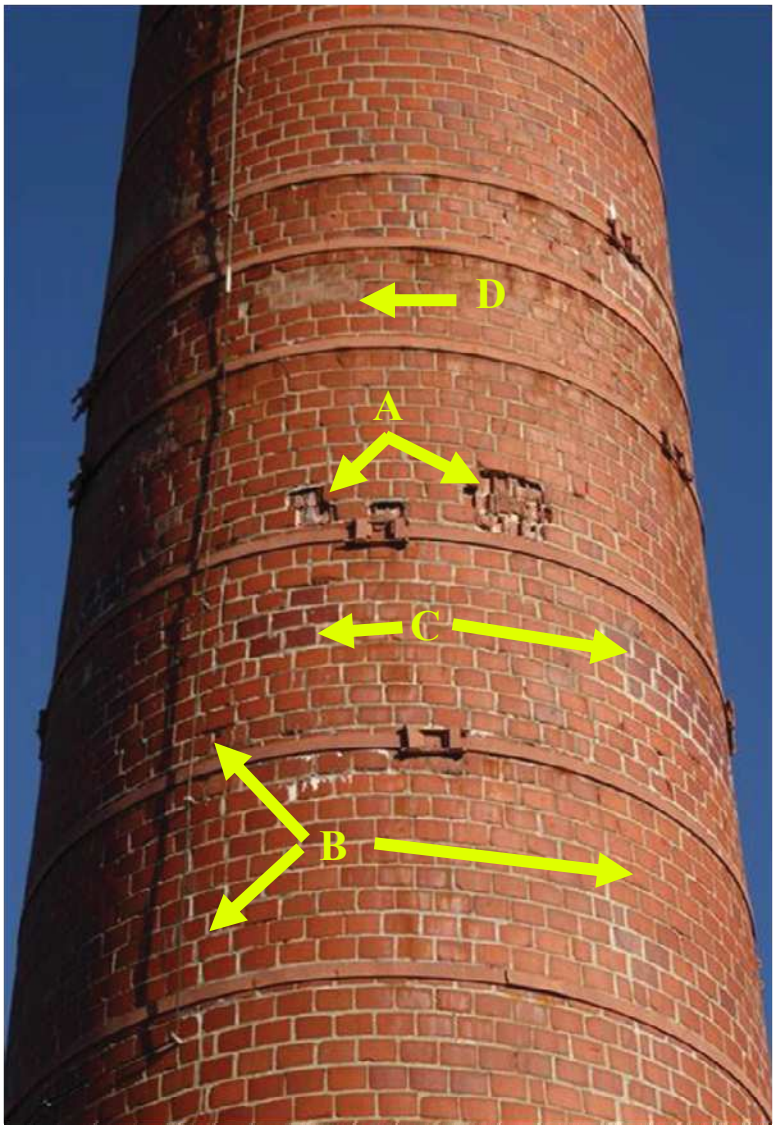
Photo 17 Interior face of a shard found on the ground.

Photo 18 The outer face shell is only 3/4 inches thick.

Photo 19

Multiple forms and vintages of deterioration are present:

A=Recent spalling
B=Vertical cracking
C=Spalled areas where brick were replaced with brick
D=Spalled areas where brick were replaced with patching compound



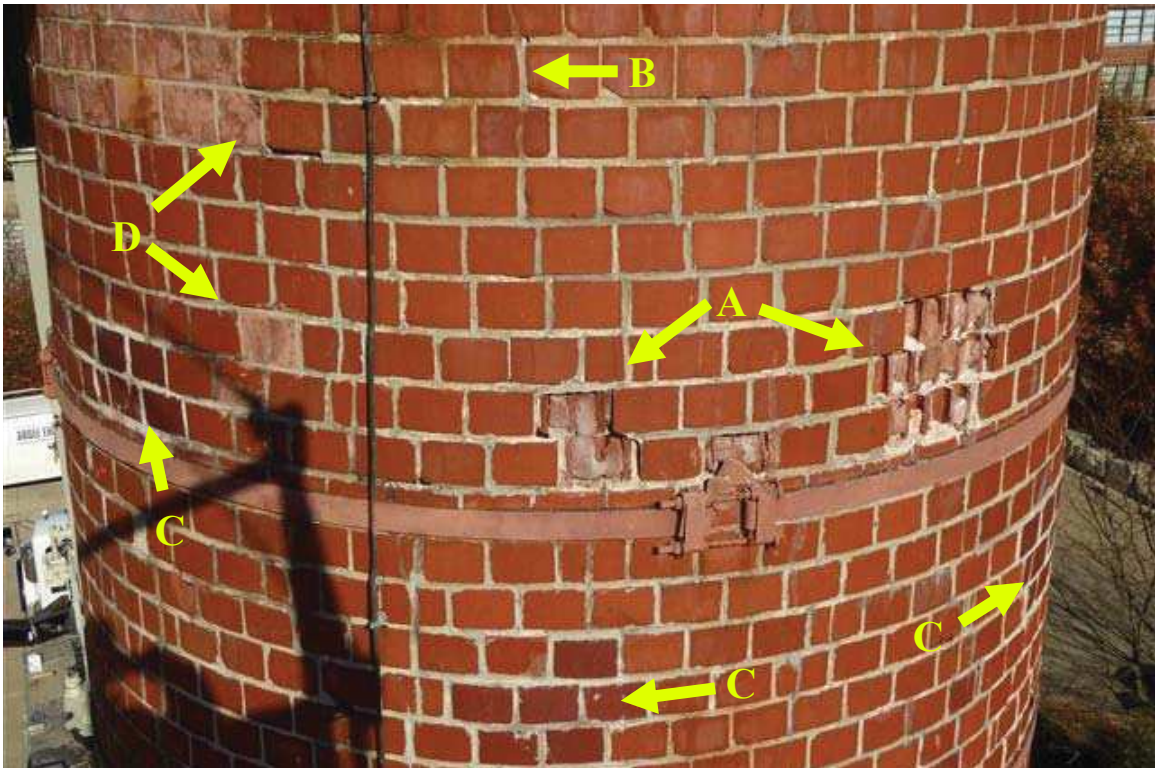


Photo 20

Closer view of these conditions.

Photo 21

Loose shards of brick up higher in the stack.

Photo 22

Such shards and spalls occur adjacent to longer vertical and/or stair step cracks.

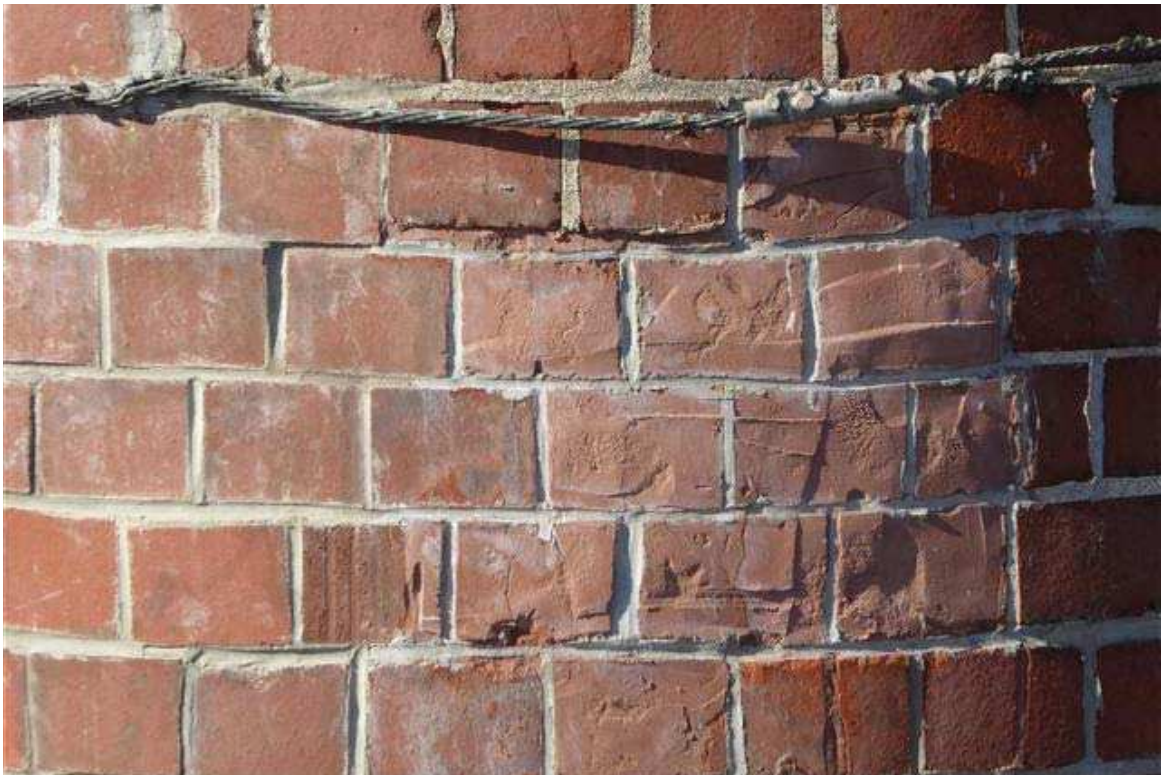


Photo 23 Cementitious patches have been used to replace spalled brick in numerous locations.

Photo 24 The patching material cracks and falls away itself.

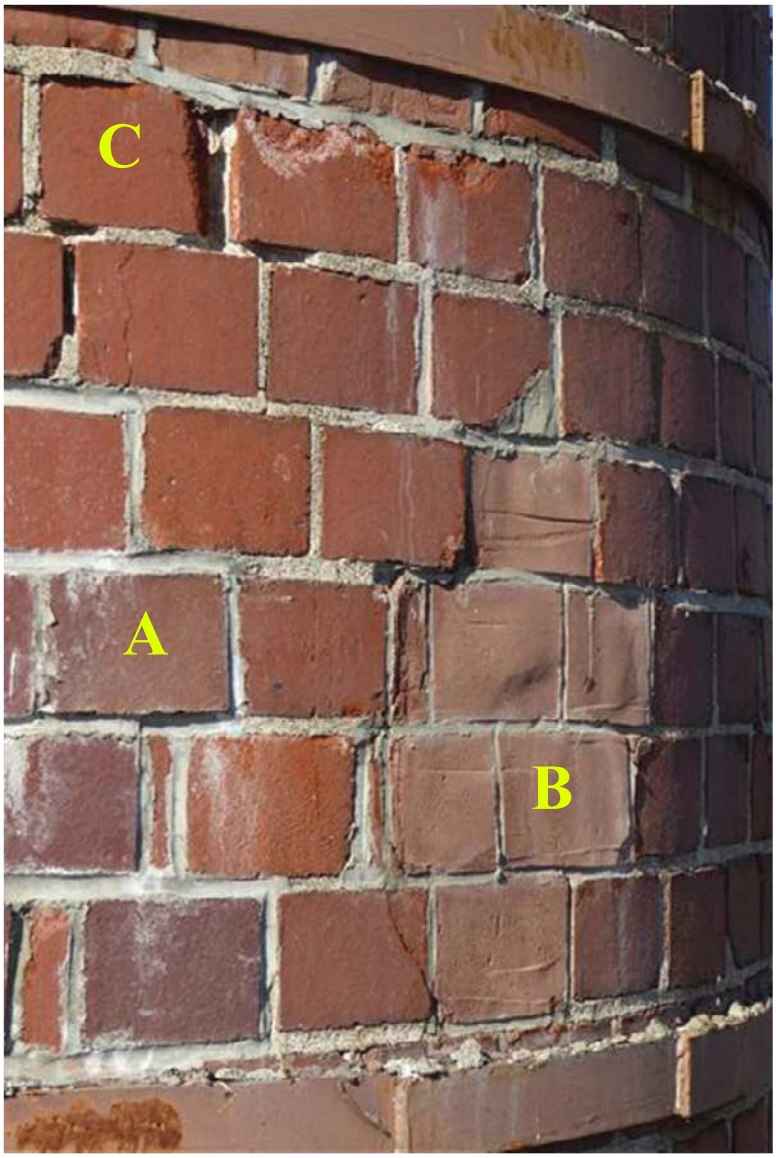


Photo 25

Area where multiple repairs have been made (probably at different times).

A=Brick were replaced with brick
B=Brick were patched
C=Eroded joints were tuckpointed

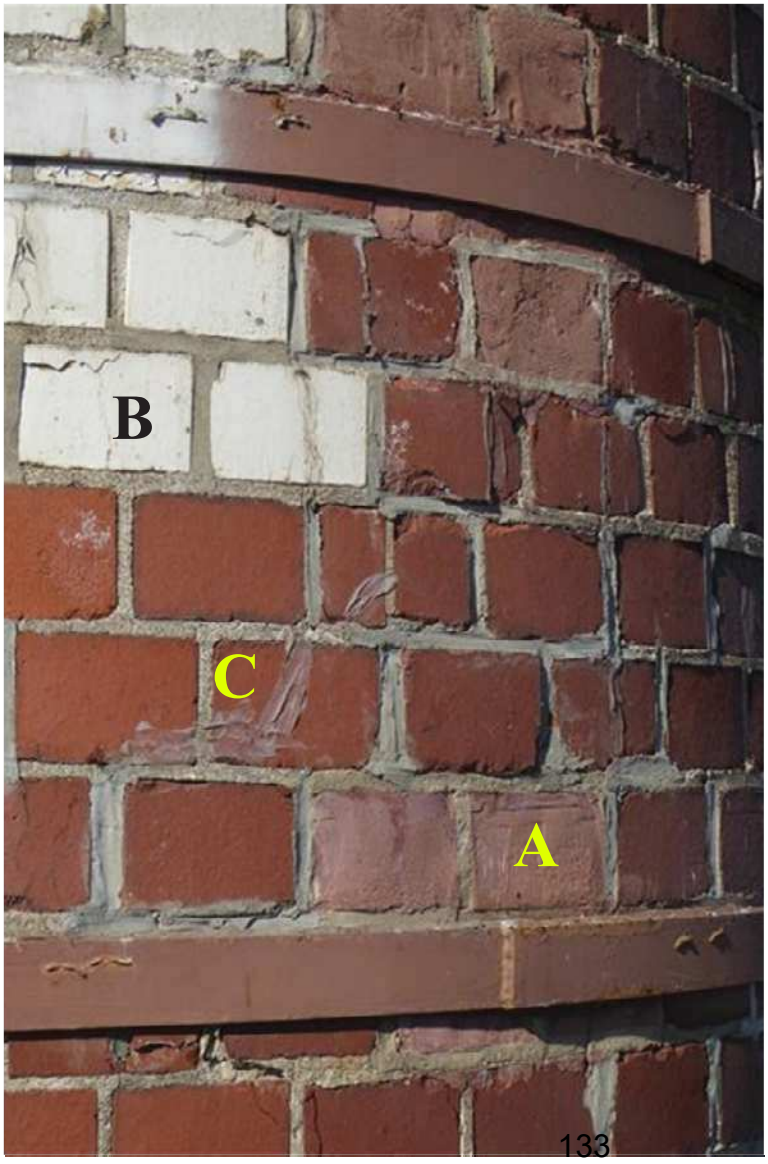


Photo 26

More multiple repair efforts.

A=Brick were patched
B=Tuckpointing
C=Face caulking

Photo 27

Several of the glazed tile in the “S” were replaced.

Photo 28

This occurred prior to the steel band being placed in this location.

Photo 29 Glaze spalls continue to occur.

Photo 30 Similar condition in another location.

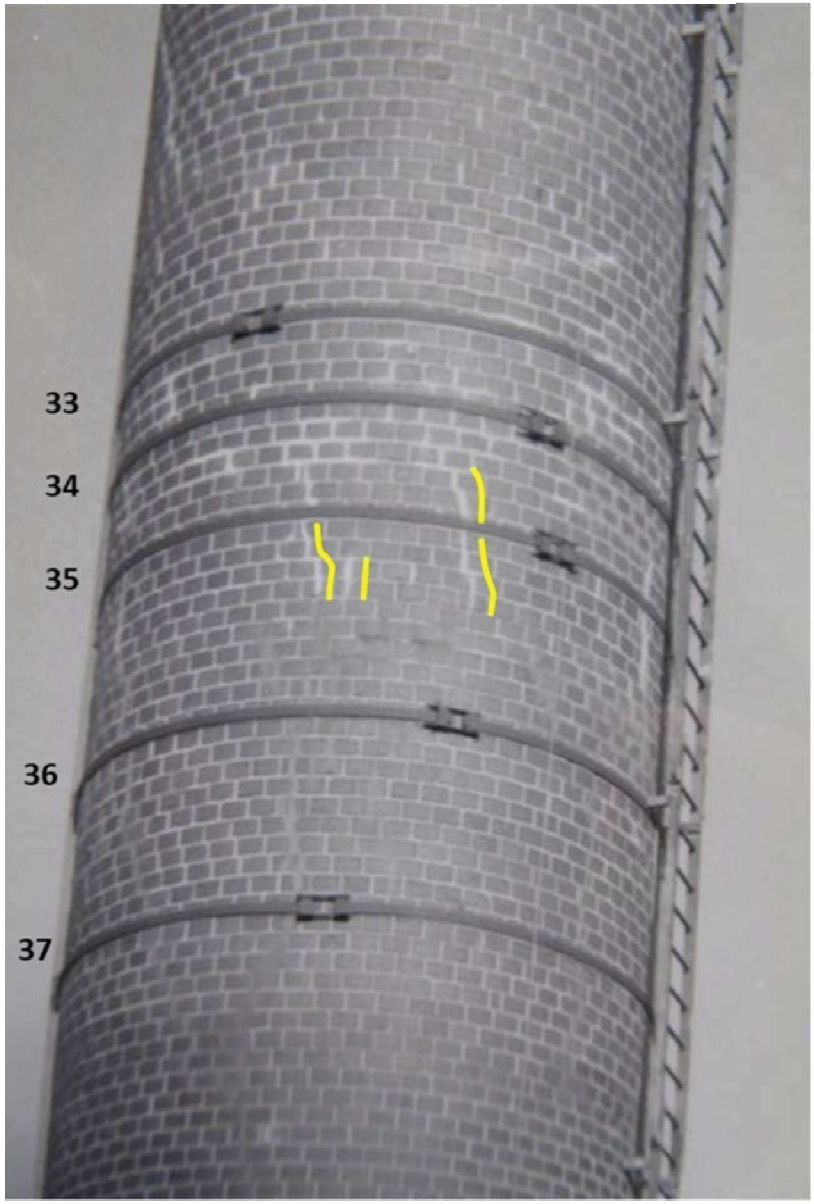


Photo 31

Historic photo showing bands 33 through 37 as seen from the southwest.

Photo 32

Tuckpointed cracks are still visible today AND many more cracks/spalls have occurred.

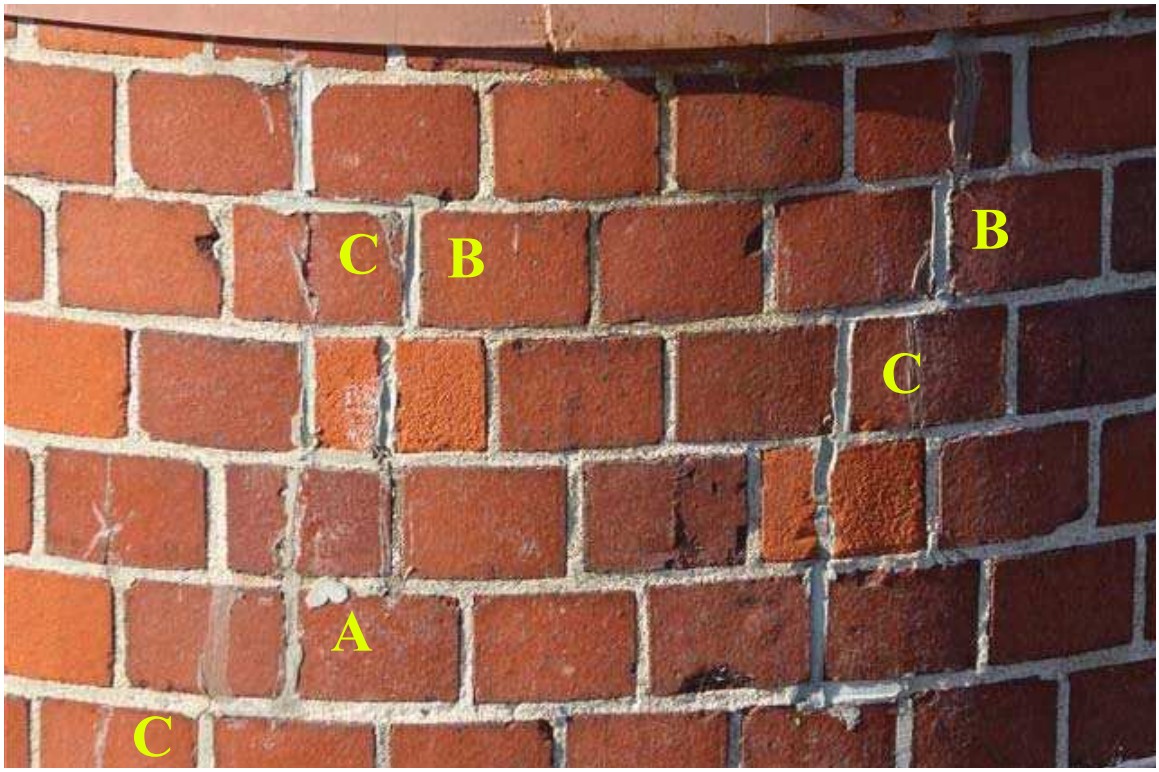


Photo 33

Three vintages of crack repair: A & B - different colors of tuckpointing mortar and C - face caulk.

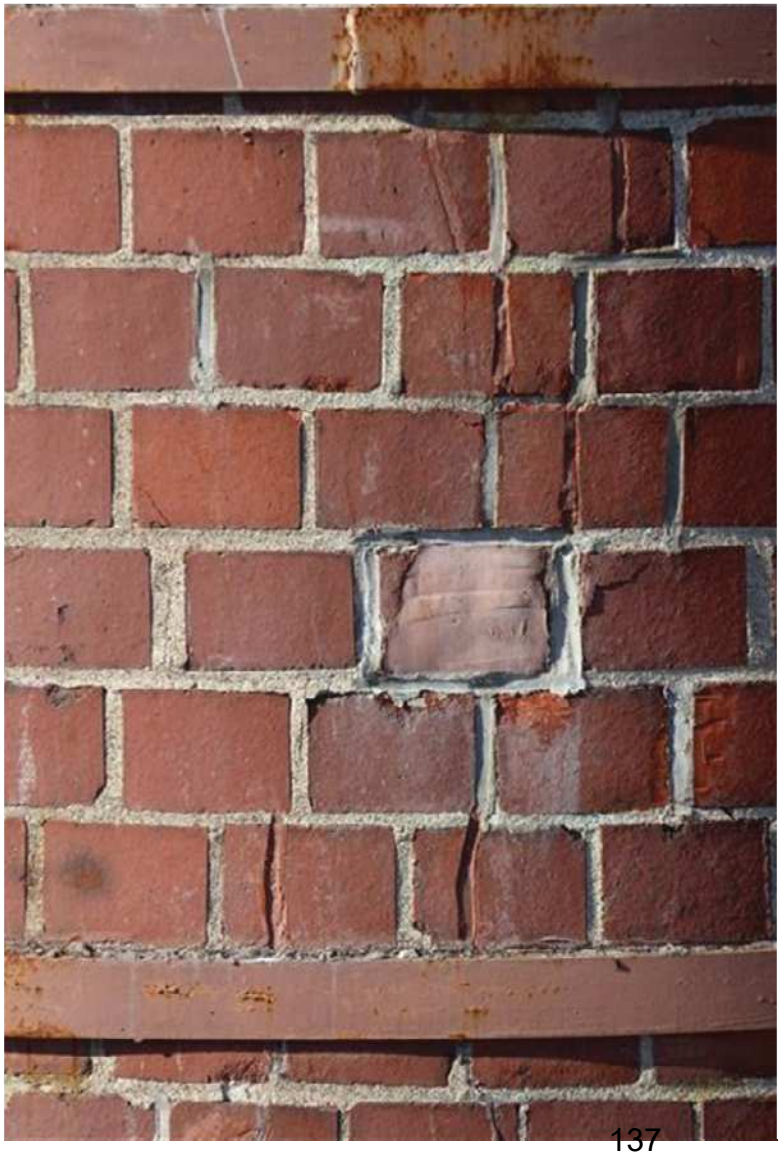


Photo 34

Yet another way of addressing cracks in the masonry.

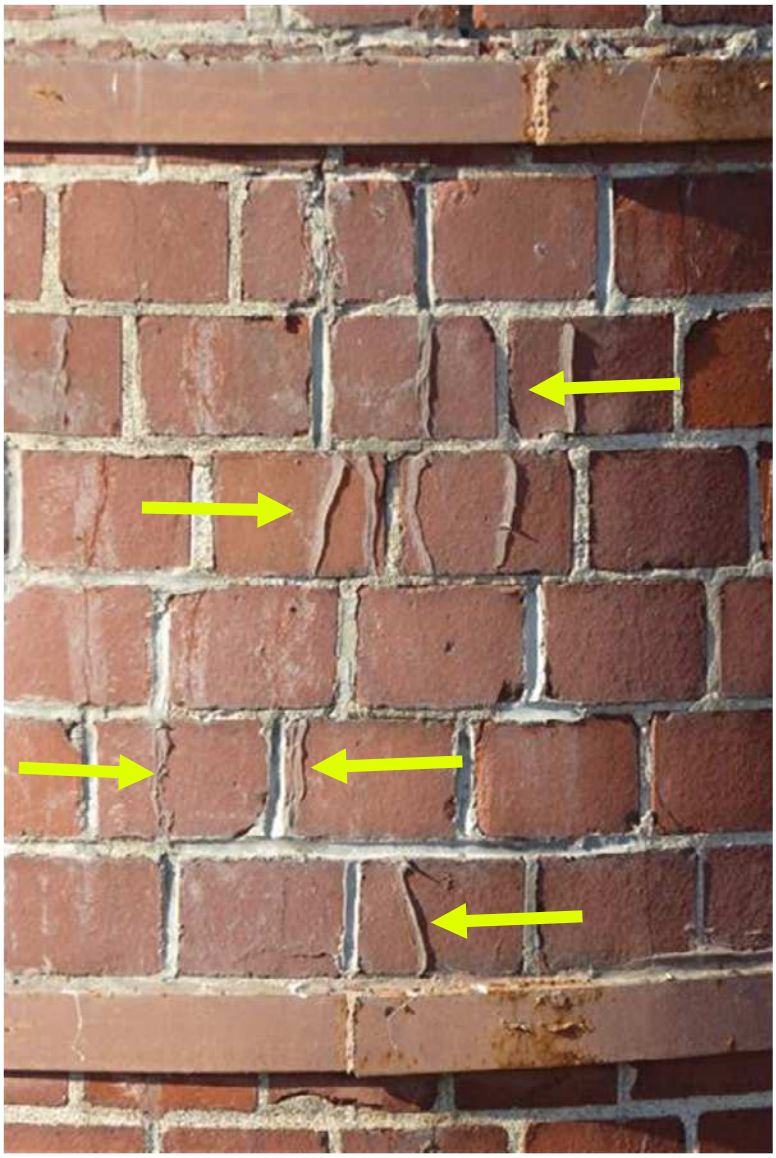


Photo 35

Face caulking over cracks.

Photo 36

Face caulk with a different color of material.

Photo 37

Unrepaired cracks lower in the stack...

Photo 38

...and near the top of the stack.

Photo 39

Tuckpointing mortar falls back out of the joints in multiple locations.

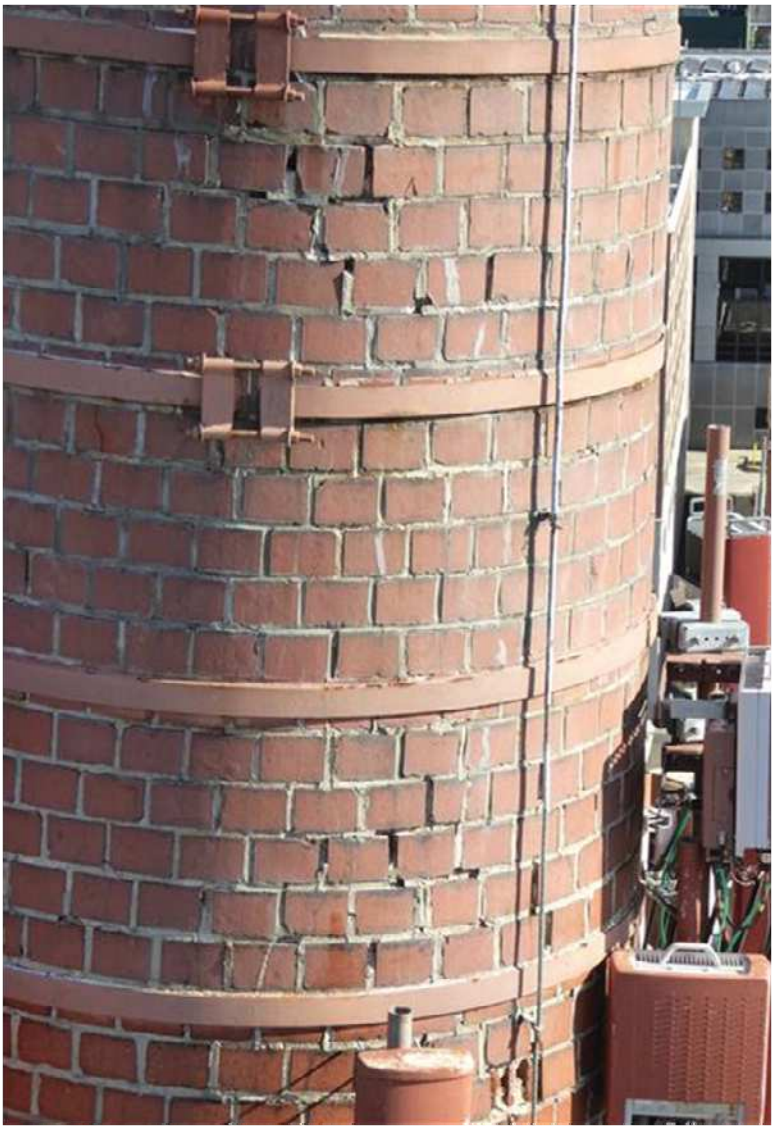


Photo 40

Closer view of one such area.

Photo 41

Similar condition in another location.

Photo 42

This repair mortar was painted over.

Photo 43A

Harder tuckpointing mortar is removed to reveal softer cracked/eroding original mortar.

Photo 43B

Similar condition in another location.

Photo 43C

The original mortar is much softer than the tuckpointing material when drilled.

Photo 44

The crane wire serves as a giant plumb bob...

Photo 45

...demonstrating how much the stack leans.

Photo 46

Measurements taken above the cell phone equipment revealed the top of the stack leans 10 inches in 90 inches.

Photo 47

This was taken on the north side of the stack.

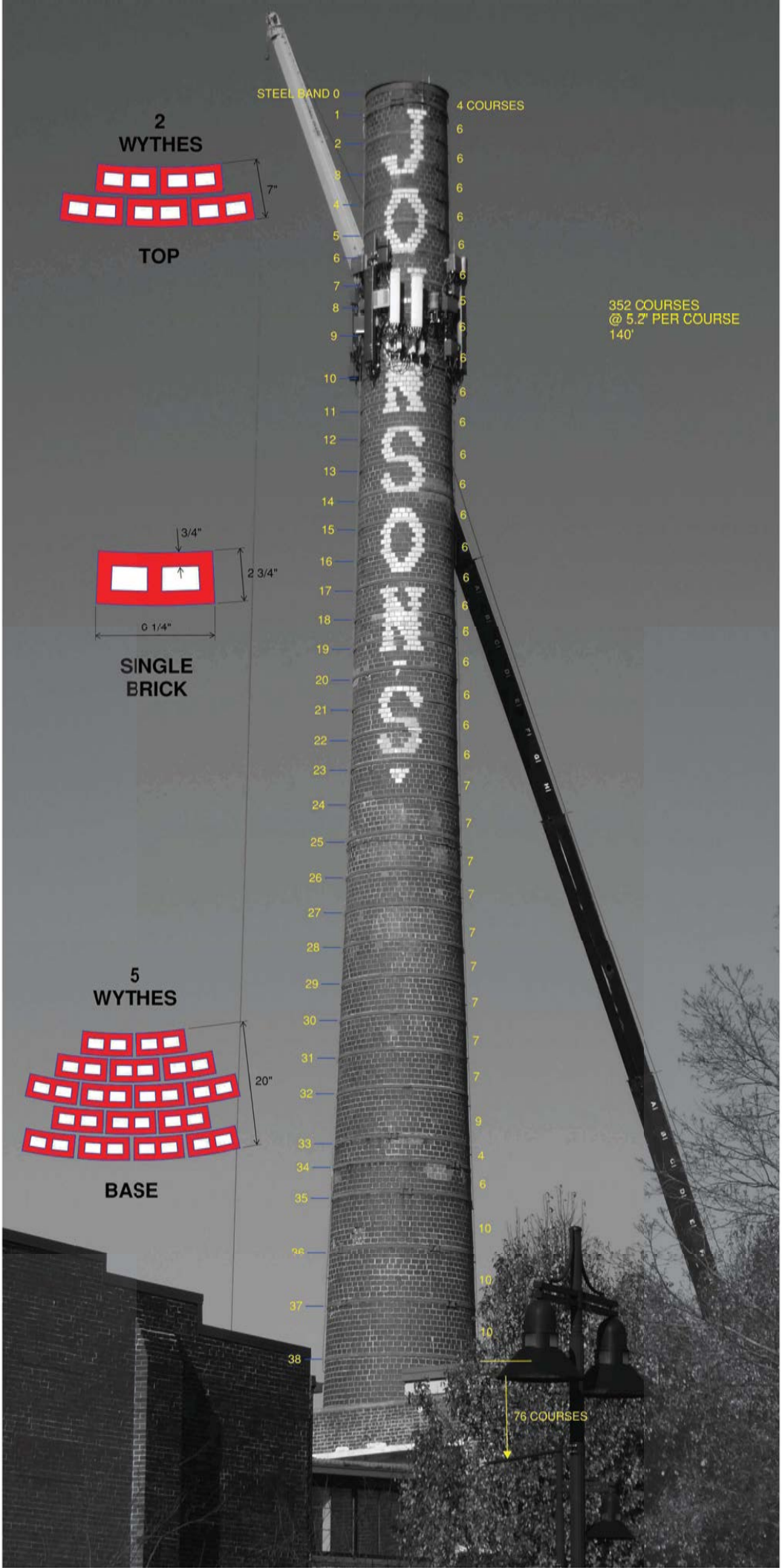

STEEL BAND 0
4 COURSES
2
WYTHES
7"
TOP
352 COURSES
@ 5.2' PER COURSE
140'
JOHNSON-CS
3/4"
2 3/4"
6 1/4"
SINGLE
BRICK
5
WYTHES
20"
BASE
76 COURSES

FIGURE 1

Johnson Creamery - undated (post 1921)
Monroe County Historical Society

FIGURE 2

Special to the H-T

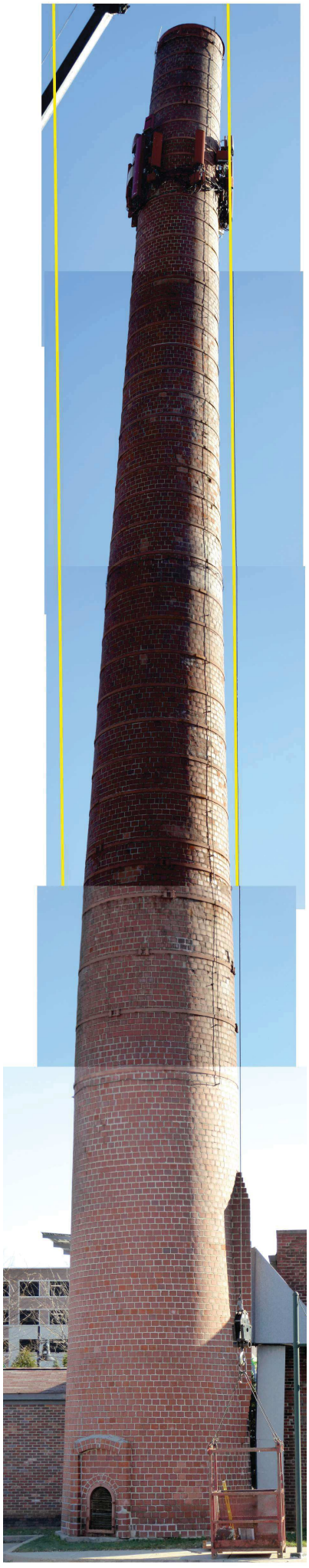
Johnson Creamery c. 1936
Bloomington Herald-Tribune
February 20, 1994

FIGURE 3

Johnson Creamery c. 1943
Monroe County Historical Society

FIGURE 4

FIGURE 5



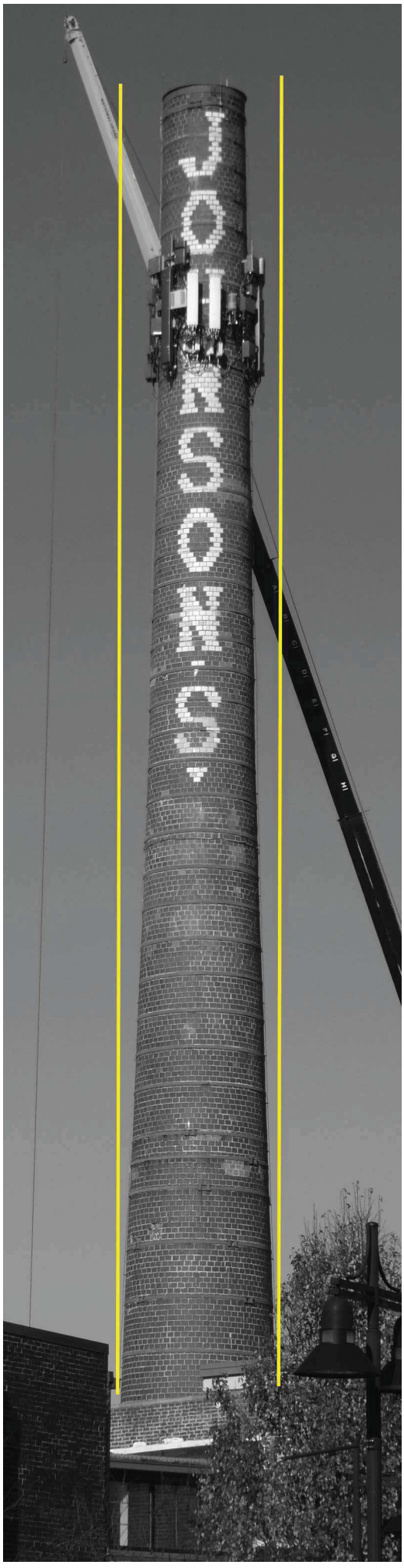


FIGURE 6

EAST NORTHEAST NORTHWEST WEST SOUTHWEST

FIGURE 7

FIGURE 8

APPENDIX B

Basis of Loading

Wind

- Based on ASCE 7-10, “Minimum Design Loads for Buildings and Other Structures”
    - Chapter 29: Wind Loads on Other Structures and Building Appurtenances – MWFRS
    - Chapter 1: General
    - Chapter 2: Combinations of Loads
    - Chapter 26: Wind Loads: General Requirements
- Building Risk/Occupancy Category III – Buildings and other structures, the failure of which could pose a substantial risk to human life
- Exposure Category B – Urban and suburban area prevails for a distance greater than 2,600 ft or 20 times the height of the building (2,800 ft), whichever is greater.
- Basic Wind Speed for Occupancy Category III – 120 mph (3 sec gust wind speed at 33 ft)
- Structure Type for Wind Directionality – Round Chimney
- No Hills or Escarpments to increase wind due to topographic factors.
- The stack has a Round cross-section and Rough (D’/D=0.02) surface type.
- Structure is assumed to be a Dynamically Sensitive Structure.

Seismic

- Based on ASCE 41-13, “Seismic Evaluation and Retrofit of Existing Buildings”
    - Chapter 13: Architectural, Mechanical, and Electrical Components
    - Chapter 2: Performance Objectives and Seismic Hazards
- Site Class B: Rock with 2,500ft/s < v_s < 5,000 ft/s
- Unbraced Cantilever Component – Stack
- Component Importance Factor, I_p = 1.5 – Operational Nonstructural Performance Level
- Fundamental Period, T_p = 3.1 sec

APPENDIX B

STAFF RECOMMENDATIONS	**Address:** 200 E Kirkwood Ave.
DD 22-09	**Petitioner:** Thomas Ritman
Start Date: 1/25/2022	**Parcel:** 53-05-33-310-227.000-005
RATING: CONTRIBUTING	**Survey:** Not in SHAARD - c. 1961, Mid-century, international style

Background: The structure has always been a bank, originally built for the Bloomington National Savings & Loan Association. The facade has barely been altered, mainly the addition of a red curtain and an ATM machine. The limestone facing on the west facade maintains the palimpsest of the original National Savings sign.

The bank along with the buildings around it are representative of the localized interpretations of the International style of modernist architecture using locally sourced limestone.

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: Designation of 200 E Kirkwood Ave. as a local historic district.

Updates:

- Staff was not able to find the name of an architect or architectural firm associated with this project.

- The survey performed by Bloomington Restorations Inc for the City of Bloomington in 2017-8 finds the building to be of an endangered architectural style.
- Kirkwood Avenue is a significant corridor within urban Bloomington, connecting the Indiana University's Sample Gate to the Courthouse Square. The avenue is lined with mixed, commercial, housing, and institutional structures.
- The two remaining international style bank structures on Kirkwood Avenue outside of the Courthouse Square historic district are 200 E Kirkwood Ave. and 121 E Kirkwood Ave. built in c. 1955, that currently houses the CVS Pharmacy but which used to be the Workingmen's Federal Savings & Loan Association (Old National Bank), rated as Notable in the 2018 survey.

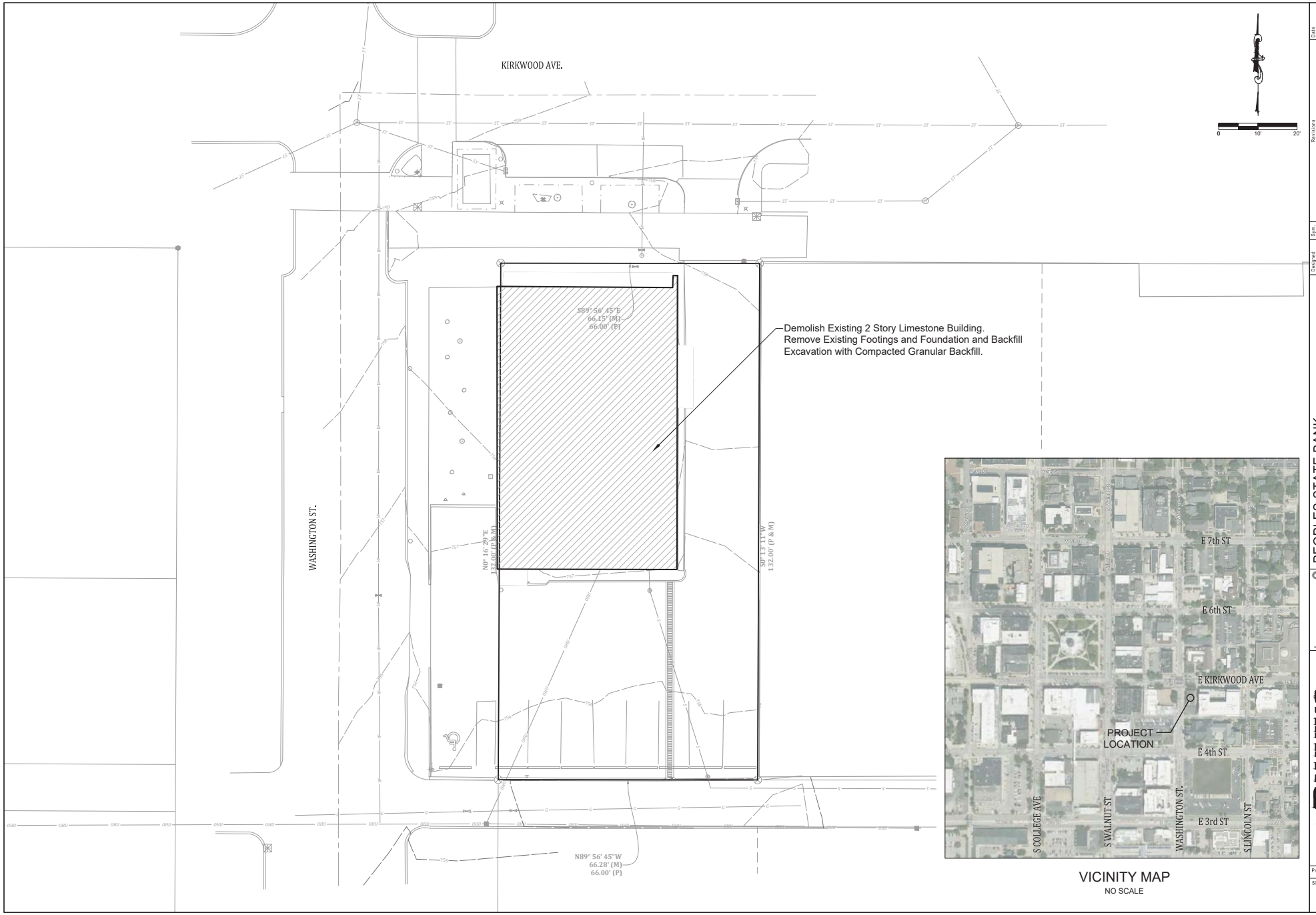
Staff believes that the building falls under at least one of the following categories stipulated in Title 8 of the City Ordinances (8.08.010(C):

(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)Architecturally worthy:

(A)Embodies distinguishing characteristics of an architectural or engineering type; or
(B)Is the work of a designer whose individual work has significantly influenced the development of the community; or
(C)Is the work of a designer of such prominence that such work gains its value from the designee'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 a neighborhood or the city; or
(G)Exemplifies the built environment in an era of history characterized by a distinctive architectural style.



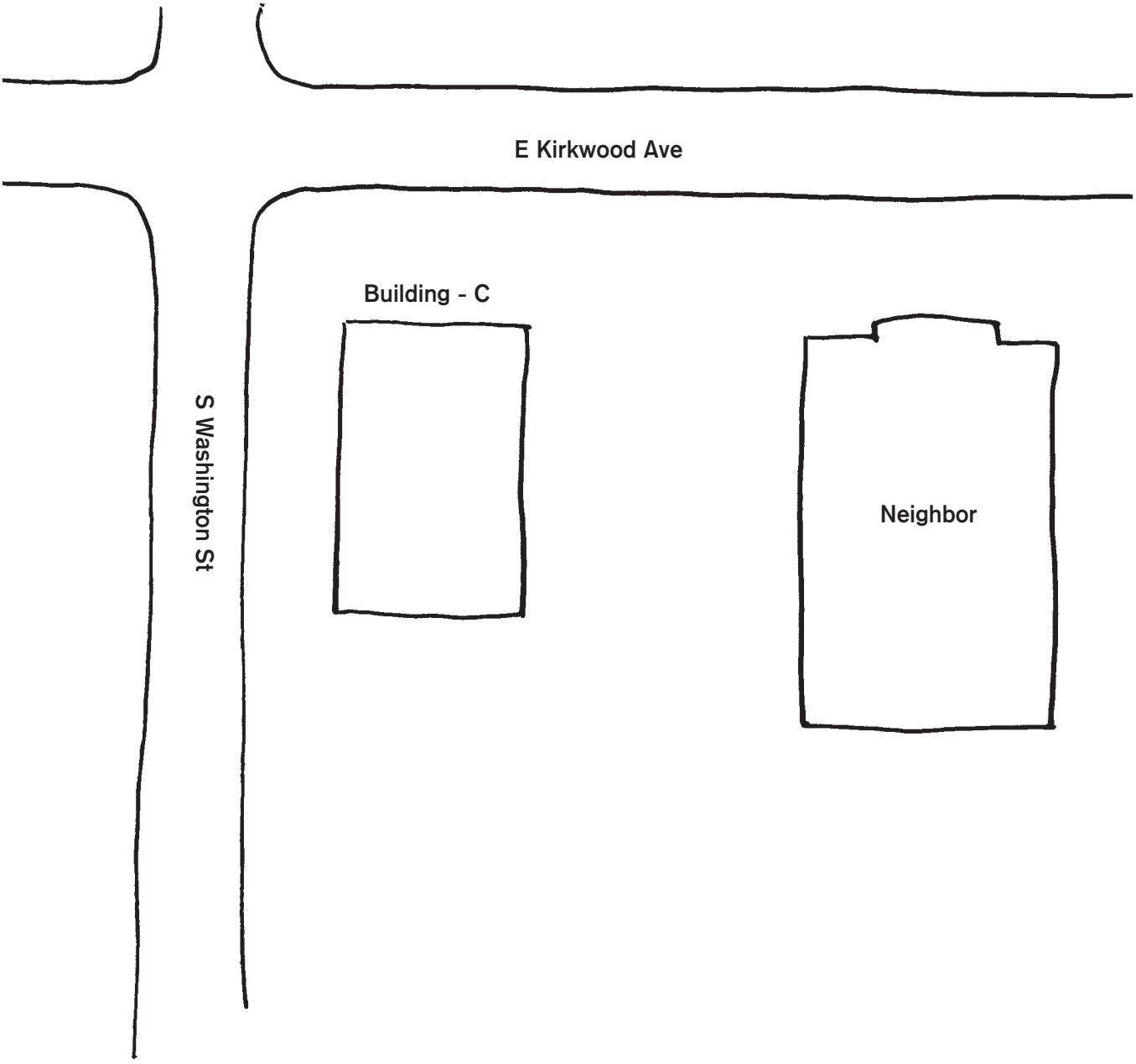
VICINITY MAP
NO SCALE

PEOPLES STATE BANK
BUILDING DEMOLITION PLAN
200 E. KIRKWOOD AVE.
BLOOMINGTON, INDIANA

NOT FOR CONSTRUCTION

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21317
Sheet No:
EXHIBIT


E Kirkwood Ave
S Washington St
Building - C
Neighbor

Survey Number: 105-055-
Rating: Contributing
Historic N: Fountain Federal Savings and Loan
County: Monroe Township: Bloomington City: Bloomington
Address: 200 E Kirkwood Ave
Easting: 540418 Northing: 4335341
Common Name: People's State Bank
Category: Building
Visible? yes
Historic District? No Ownership: Private
Historic District Name:
Use: Commercial
Past Use: Commercial
Surveys/Legal Protections: None
Location Notes/legal description: Original Plat 120
Areas of Significance: Architecture
Other Significance: Commerce
Endangered: Yes Explanation: Higher density development
Number of Contributing Resources: 1
Number of Non-contributing Resources: 0
Environment: downtown
Biography:
Time Period: 1960
Condition: Good
Integrity: Slightly Altered Style: International
Type/Vernacular: commercial block
Replacement: metal marque, and drive throughs removed
Additions: Awning Other:
Stories: 2
Plan: Rectangular
Depth:
Number of Bays:
Foundation:
Walls Description: Dressed regular coursed limestone block and black granite
Roof: flat roof
Roof Material: ASPHALT Roof features:

Porch Notes : Awning obscures much of the façade.
Openings: Front façade has a commercial entrance with a double leaf door and transom next to a two panel floor to ceiling window system and a comparable three panel group on the side. There are 11 fixed windows across the second floor, above brown spandrels. These are probably obscured by the awning. Windows on either side are awning type.
Interior:
Outbuildings:
Notes:
Statement of Significance: 1960 Commercial building with interesting limestone and granite treatment

Architectural Description: This is a limestone commercial two story block with granite veneer on the first floor wrapping partially around the west side. The granite encompasses the entrance and is bracketed on the façade by limestone pilaster, one jutting out on the east side. The façade is partially obscured by an awning, The second floor has a run of 11 fixed windows which are placed atop brown spandrels (now not visible) The first floor fenestration features two window walls and a double leaf door with transom set to the side of center. On the sides there are rows of awning windows separated by limestone pilasters on the west side of the building, where the square dressed block continues. The east side features no continuation of the granite veneer.

Surveyor: Nancy Hiestand
Affliation: Bloomington Restorations, Inc.

Monroe County Resurvey 2017


Survey Number: 105-055-
Rating: Notable
Historic Name: Workingmen's Federal Savings & Loan Association (Old National Bank)
County: Monroe Township: Bloomington City: Bloomington
Address: 121 E Kirkwood Ave
Easting: 540384 Northing: 4335396
Common Name: Old National Bank Building
Category: Building
Visible? yes
Historic District? No Ownership: Private
Historic District Name:
Use: Commercial
Past Use: Commercial
Surveys/Legal Protections: none
Location Notes/legal description: 121 Lofts Condominiums Unit 1
Areas of Significance: Architecture
Other Significance: Commerce
Endangered: No Explanation: Recently remodeled
Number of Contributing Resources: 1
Number of Non-contributing Resources:
Environment: downtown commercial
Biography: William J. Strain architect
Time Period: 1955
Condition: Very good
Integrity: Very good Style: International
Type/Vernacular: Commercial block
Replacement:
Additions: Other:
Stories: 3
Plan: rectangular
Depth:
Number of Bays: 2 per façade
Foundation: Concrete block
Walls Description: dressed limestone and polished red granite
Roof: flat roof
Roof Material: ASPHALT Roof features: dressed stone coping on cornice
cantilevered metal marque crosses 3/4's of Kirkwood and Washington Street facades
Porch Notes : cornered entry with granite columns supporting metal canopy
Openings: Kirkwood vertical bay has single double hung windows framed by red granite panels that continue across the first floor, Windows above the first floor form two bands of fixed and awning windows in groups of 2s and 3s on Kirkwood and 3s and 4s on Washington St. Each group of units is framed by an upper and lower course of limetone banding and separated by routed spandrels
Retail windows have granite kneewall across Kirkwood side
Interior:
Outbuildings:
Notes:

Statement of Significance: Mid century commercial building with good integrity

Architectural Description: The three story commercial building is crossed by vertical and horizontal banding. The full light commercial entry doors are located under the corner of the building sheltered by a metal marquee with red granite posts. Polished red granite frames the commercial level and decorates the vertical side of the building encapsulating two windows and a relief sculpture of an American eagle. Horizontal rows of windows continue around the two façades, framed by routed spandrels and limestone bands

Surveyor: Nancy Hiestand

Affliation: Bloomington Restorations, Inc.