CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC
MEETING PACKET

Wednesday June 4, 2025
5:00 p.m. EST
Prepared by HAND Staff

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

Zoom:

Join Zoom Meeting
https://bloomington.zoom.us/j/84339322887?pwd=g7mBR2j90Rk9xDBkjSNMsfDITiiAHv.1

Meeting ID: 843 3932 2887

Passcode: 632676

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Accessibility Statement

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

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

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

Procedure for Certificates of Appropriateness and Demolition Delays

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

Bloomington Historic Preservation Commission Meeting

Thursday June 4th, 2025, 5:00 P.M.

In Person:

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

Zoom: Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

https://bloomington.zoom.us/j/84339322887?pwd=g7mBR2j90Rk9xDBkjSNMsfDITiiAHv.1

Meeting ID: 843 3932 2887

Passcode: 632676

AGENDA

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. May 8th

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 25-30

917 N Fairview St (Maple Heights HD)

Daniel Weddle

Amendment to COA 23-29 for alternative fenestration on ADU and removal of staircase

Commission Review

***B.* COA 25-26**

1018 E Wylie (Elm Heights HD)

Asa Palley

Replacement railings and light post

***C.* COA 25-27**

1200 N Lincoln (Garden Hill HD)

Blake Rowe
Side addition

D. **COA 25-28**
1202 N Lincoln (Garden Hill HD)
Blake Rowe
Rear addition

E. **COA 25-29**
601 N Morton (Showers Brothers HD)
Lucas Brown
Rear addition

F. **COA 25-31**
720 W 11th (Maple Heights HD)
Thomas Doglione
Replacement windows

G. **COA 25-32**
703 E 7th (University Courts HD)
Michael Chamblee
Replacement rear addition

H. **COA 25-33**
206 N Walnut (Courthouse Square HD)
Joshua Brownell
Restoration of terra cotta façade

V. NATIONAL REGISTER

A. Hensonburg School

VI. OLD BUSINESS

A. Updates on violations

VII. NEW BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ADJOURNMENT

Next meeting date is June 12th, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Bloomington Historic Preservation Commission Meeting Minutes - May 8, 2025

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

ROLL CALL - Parties in Attendance are listed below:

Commissioners:
Jack Baker
Ernesto Castaneda
Reynard Cross
Sam DeSollar
Melody Deusner
Karen Duffy, Advisory
Jeremy Hackerd

Staff:
Noah Sandweiss, HPC Program Manager
Anna Lamberti Holmes, Sr Assistant City Attorney
Anna Killion-Hanson, HAND Director
David Brantez, Zoning Planner and GIS Analyst
Tonda Radewan, HAND Staff Liaison

Guests/Public:

Tyler Martin - Petitioner
Ernest Xi - Petitioner Valubuilt Construction
Josh Brewer - Cicada Cinemas
Kerry Slough - Garden Hill Neighborhood District (Virtual)
Nicole Rudolph - Public (Virtual)

APPROVAL OF MINUTES

Jack Baker made a **Motion to Approve** the minutes from the **April 23, 2025** meeting. **Reynard Cross** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

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

CERTIFICATES OF APPROPRIATENESS (COA)

Commission Review

COA 25-15
1104 N Grant St (Garden Hill HD)
Petitioner: Tyler Martin
New construction of a two-story house

Noah Sandweiss gave his presentation on the Petitioner's request for construction of a new two story house noting that this recent submission is a new design taking into consideration comments brought up at prior meetings regarding height, foundation and the paved parking area. the District Design Review Committee to come up with a new design to meet district guidelines. Sandweiss reported that **Staff recommends approval of COA 25-15**
Please see Meeting Packet for details.

Petitioner Tyler Martin was present and had no additional comments.

Commissioner Questions:

- **Jeremy Hackerd** asked if there was any feedback from the Neighborhood. Noah Sandweiss responded that they recommend approval of this design.

Commissioner Comments:

- **Jack Baker** commented that he agrees with the staff conclusions and thanks the developer for working with the Commission to come up with a better design than what was started out with.
- **Jeremy Hackerd** said he agrees with the staff recommendation as well and thanked the Petitioners for working the HPC's procedures and timeframe.
- **Karen Duffy** agreed with the prior comments made by the Commissioners.
- **Reynard Cross** commented that he likes the changes that have been made and agrees with staff recommendation.
- **Melody Deusner** also agrees with the staff recommendation and added that the crawl space design looks so much better
- **Ernesto Castenada** commented that the new plans look great and thanked the Petitioners for their work and multiple iterations to address the concerns brought up by the neighborhood and HPC. Castenada said he is greatly appreciative and will support this recommendation.

Public Questions/Comments: None

Jeremy Hackerd made a **Motion to Approve COA 25-15**. **Ernesto Castenada** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

DEMOLITION DELAY (DD)

DD 25-09
208 S Jefferson St
Petitioner: Valubuilt Construction
Full demolition

Noah Sandweiss gave his presentation on the Petitioner's request for full demolition of a fairly altered 1930 minimal traditional contributing house. Sandweiss reported that **Staff recommends release of DD 25-09.** *Please see Meeting Packet for details.*

Petitioner Valubuilt Construction - Ernest Xi was present and added that the house sits very far back on the property and there is no front entrance on Jefferson Street, perhaps due to the proximity to the alleyway.

Commissioner Questions:

- **Sam DeSollar** asked the Petitioner if he has been in contact with BRI (Bloomington Restorations, Inc.) regarding historic features that may be salvageable. Petitioner **Ernest Xi** responded that he contacted BRI and gave them access inside the home approx one week ago.

Public Questions/Comments: None

Jeremy Hackerd made a **Motion to Release** the Demolition Delay period for **DD 25-09.** **Jack Baker** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Ernesto Castaneda (Y), Reynard Cross (Y), Sam DeSollar (Y), Melody Deusner (Y), Jeremy Hackerd (Y)

Vice-Chair Jeremy Hackerd read the Statement releasing the remainder of the Demolition Delay waiting period.

OLD BUSINESS

Outstanding Violations: Reynard Cross made reference to the report that Noah Sandweiss provided to the HPC at the March 27, 2025 meeting that listed the status of outstanding violations with prior action taken and proposed next steps. Cross asked when the next status update would be provided.

Noah Sandweiss reported that he is working with Assistant City Attorney, Anna Lamberti Holmes, to resolve outstanding violations and is researching experienced contractors for restoration of the historic sidewalk.

Discussion took place among the Commissioners and a decision was made that regular updates on the status of outstanding violations will be provided to the HPC at the first meeting of each month.

Historic Bloomington Website: Noah Sandweiss reported that he has made updates to the website including adding a link to a National Park Service page that provides briefings on how to preserve, rehabilitate and restore features on historic buildings including information about weatherization.

Link to the Historic Bloomington **https://bloomington.in.gov/historic-bloomington**

NEW BUSINESS

National Historic Preservation Month:

May is National Historic Preservation Month and Noah Sandweiss provided the Department of Natural Resources annual poster, the Faces of Architecture, featuring gargoyles. https://www.in.gov/dnr/historic-preservation/public-outreach/historic-preservation-month/

New Walking Tour:

A link to the new Historic Bloomington walking tour **"Black History on the Near West Side"** that Commissioner **Elizabeth Mitchell** has been developing has been added to the website and brochures are being printed for distribution that will be available at the Monroe County History Center and the Bloomington Visitor Center.

PUBLIC COMMENTS

Josh Brewer with Cicada Cinema announced the movie screening of "The Cruise", a 1998 documentary featuring a New York City architectural tour guide. Brewer said that Cicada Cinema's has been working with Noah Sandweiss to secure the Showers Administration Building location as an opportunity to showcase the restored building to the public, as it is a unique and architecturally interesting place.

The screening is tomorrow May 9th at 8pm at the Showers Administration Building and is free, but ticketed, as seating is limited.

COMMISSIONER COMMENTS

Commission Chair **Sam DeSollar** announced that he is attending a two-day Wood Window Restoration Workshop the first week of June in Northern Indiana and can provide more info should anyone else be interested in attending.

ADJOURNMENT

Commission Chair **Sam DeSollar** adjourned the meeting at **5:19pm**

A video record of this meeting is available on the City of Bloomington YouTube Channel
https://www.youtube.com/@city bloomington

CATS - Community Access Televison Services
https://catstv.net/m.php?q=14582

The next regular meeting date of the HPC is Thursday May 22, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

More information about the Historic Preservation Commission can be found here:
https://bloomington.in.gov/boards/historic-preservation

Link to the Historic Bloomington webpage:
https://bloomington.in.gov/historic-bloomington

STAFF RECOMMENDATIONS	Address: 1018 E Wylie (Elm Heights HD)
COA 25-26	Petitioner: Asa Palley
Start Date: 5/7/2025	Parcel: 53-08-04-117-030.000-009
RATING: CONTRIBUTING	c. 1930 Colonial revival

Background: 1018 E Wylie is a two-story brick colonial revival house built in 1930. It demonstrates a high degree of integrity, but has some replacement site features including aluminum railings and a steel lamppost.

Request: "We would like to replace the two non-original metal handrails leading up from the sidewalk to the front yard and from the front yard up the steps to the front entrance. The current ones are very wobbly and seem to be from an inexpensive kit. We would like to replace the handrails with black powder-coated metal railings fabricated by the same contractor who recently installed them for our neighbors across the street at 1019 E Wylie St. The style would be the same as the ones they put in (picture included), though we could probably modify it if needed.

We would also like to replace the non-original post light next to the handrail on the stairs by the sidewalk. Again, the existing one is made of a flimsy inexpensive material

and we want to get a sturdier, more visually attractive one that would match the Georgian style of the home."

Guidelines: Elm Heights HD

Guidelines for Architectural Metals

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item assist applicants with the COA process.

I. Removal, replacement, or restoration of existing architectural metal elements including roofing and gutter applications, steel windows, casement windows and industrial sash, storm doors, vents, grates, railings, fencing, and all decorative features of architectural metal elements that are integral components of the building or site and visible from the right-of-way.

• Replace missing elements based on accurate documentation of the original or use a compatible new design. Consider compatible substitute materials only if using the original material is not technically feasible.

Staff recommends approval of COA 25-26

The current railings and lamp post are not likely original to the house, and the proposed replacement are of a style and material compatible with the house and district.

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1018 E Wylie St. Bloomington, IN 47401

Parcel Number(s): 53-08-04-117-030.000-009

(OFFICE USE ONLY)
Filing Date: _____
Case Number: _____
HPC Hearing Date: _____

Bloomington Historic District:

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

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

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

APPLICANT INFORMATION:

Name: Asa Palley Email: apalley@iu.edu

Address: 1018 E Wylie St. Bloomington, IN 47401 Phone: 812-855-3654

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☒

Name: _____ Email: _____

Address: _____ Phone: _____

PROPOSED WORK (Check all that Apply):

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

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

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

Applicant's Signature: Asa Palley Date: May 7, 2025


53-08-04-
114-015.
000-009
53-08-04-
114-014.
000-009
Perry
53-08-04-
117-030.
000-009
Bloomington
53-08-04-
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Proposed style of replacement railing (1019 E Wylie)

Proposed replacement post light

Most Popular

John Timberland Bellagio 21 1/4" Textured Black Outdoor Post Light

★★★★★ 41 Reviews

John Timberland BELLAGIO Black Collection

$179.99

Free Shipping & Free Returns*
Ships Today if ordered in the next 3 Hr. 15 Min.

1 ADD TO CART ♡ SAVE

Product Details

- 21 1/4" high x 10" wide. Weighs 5.5 lbs.
- Uses one maximum 60 watt standard base bulb (incandescent, LED, or CFL). Bulb not included.
- Outdoor post mount light from the Bellagio collection by John Timberland. Wet location outdoor rated.
- Texturized black finish over sturdy die-cast metal construction. Clear hammered glass.
- Post light only. Fits on a 3" diameter pole, not included. May also be pier mounted with an adapter which is sold separately.

Brighten up your walkways, pathways, and driveways with this outdoor post light from the Bellagio collection. This traditional post mount light comes in a texturized black finish over sturdy die-cast metal construction and has clear hammered decorative glass for a sophisticated look. Use it to add a warm, welcoming glow to your home. Please note that this is a post light only - the pole is not included. This fixture may be pier mounted with an adapter that is sold separately.

JOHN TIMBERLAND LIGHTING

Replacement Parts & Accessories for Style #49288
Check size & position before you buy! Printable Life-Size Image

STAFF RECOMMENDATIONS	Address: 1200 N Lincoln (Garden Hill HD)
COA 25-27	Petitioner: Blake Rowe
Start Date: 5/8/2025	Parcel: 53-05-33-201-008.000-005
RATING: NON-CONTRIBUTING	Small side-gabled house with enclosed front porch

Background: 1200 N Lincoln is an altered gabled-el cottage with an enclosed front porch. Part of the limestone retaining wall has been replaced with cement block and most original exterior materials appear to be missing. In February 2025, a previous proposal for the addition of a second story was denied under COA 25-10. There is a limestone retaining wall and two mature trees at the southern end of the lot.

Request:

Project Overview

• This proposal outlines the addition to an existing single-story home, expanding bedroom / bathroom count from 2BR/1BTH to 4BR/4BTH. Project will achieve this by adding a small addition to South side of house, while maintaining the home's existing footprint, using similar exterior materials, and ensuring the design remains consistent with the architectural style of the surrounding neighborhood.

Project Goals

● Living Space Expansion: Add a 400 SF addition to side (South) of home to increase the square footage of living space. Addition will be stepped back from alley (South) side to maintain aesthetic look of existing South elevation.

● Increase Bedrooms and Bathrooms: Convert the home into a 4- bedroom, 4-bathroom residence to accommodate a larger family or guests.

● Maintain Existing Footprint: Preserve the home's current foundation and footprint to minimize disruption to the property and surrounding landscape.

● Use Like Materials: Utilize exterior materials that are similar in appearance and quality to the existing materials to ensure a cohesive and aesthetically pleasing.

● Neighborhood Harmony: Small rear addition design carried out to ensure minimal visual change to both the existing property and surrounding neighborhood.

Design and Construction

● Architectural Design: Small addition on to rear of home with will keep existing home's structure, style, and the neighborhood's architectural surroundings.

● Permits and Approvals: Obtain all necessary permits and approvals from local authorities before commencing construction.

● Construction: Hire a qualified contractor to oversee and execute the construction of the addition, ensuring adherence to the design plans, building codes, and safety regulations.

● Material Selection: Select exterior materials that are similar in color, texture, and quality to the existing materials to maintain the home's visual appeal and consistency with the neighborhood.

Proposed Materials:

● Structural framing: Treated lumber framing.

● Exterior walls: Standard OSB sheathing and Tyvek wrapping. Fiber cement or hardboard siding for exterior cladding, providing durability and low maintenance. 12” Hardboard siding is the existing material.

● Roofing: Asphalt shingles for water resistance and durability. Would maintain the color of current asphalt shingles.

● Windows and doors: Energy-efficient double-paned windows for natural light and ventilation. Matching to existing double hung double paned windows.

● Insulation: Closed-cell spray foam insulation for the walls and roof, providing superior insulation and air sealing.

● Interior finishes: Drywall for interior walls and ceilings, providing a smooth surface for painting or wallpaper. LVP flooring for durability and easy maintenance.

● Electrical and plumbing: Insulated copper wiring and PEX piping for electrical and plumbing systems, respectively, ensuring longevity and reliability.

Guidelines: Garden Hill HD

CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction that relates sensitively to the surrounding context. Therefore, the most important first step in designing new construction in any historic district is to determine just what that context is. “Contributing” properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable architecturally. These classifications will be available on-line. Each property in the Garden Hill Study Area is described.

Each site presents a unique context. This is comprised of “contributing” buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

MATERIALS

RECOMMENDED

1. Building materials, whether natural or manmade, should be visually compatible with surrounding historic buildings.

2. 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.

3. Brick, limestone, clapboard, cement board, wood, shingles and stucco are appropriate materials.

SETBACK

1. A new building’s setback should conform to the set-back pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.

2. On corner sites, the setbacks from both streets must conform to the context.

3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

BUILDING ENTRY

Entrances may characteristically be formal or friendly, recessed or flush, grand or common place, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

SPACING

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

HEIGHT

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.

2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.

3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

HEIGHT AND SETBACK

1. A new house of the same height as existing houses may be as close to them as they are to each other.

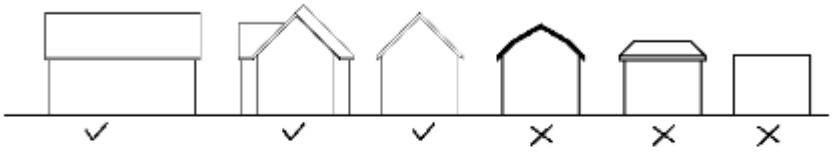
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

OUTLINE

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

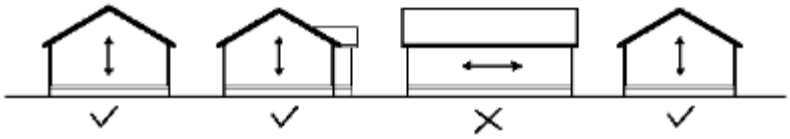
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Roof Shape



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

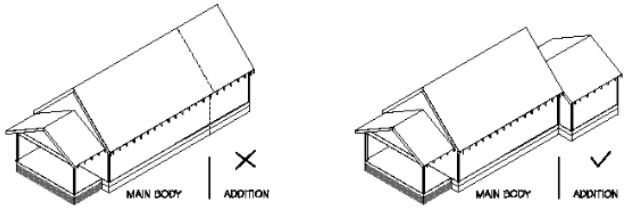
Directional Orientation



MASS

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

2. The massing of the various parts of a new building should be characteristic of surrounding buildings.



FOUNDATION/FIRST FLOOR ELEVATION

New construction first floor elevation and foundation height should be consistent with contiguous buildings.

FENESTRATION

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings

2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.

3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.

4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Staff recommends approval of COA 25-27

The proposed addition is set back 12’7” from the front façade, leaving the side window and gable visible. The addition is differentiated from and subordinate to the original house. Overall this addition is slightly under 400 sqft, which would bring the total floor area to approximately 1200 sqft. The proposed materials are consistent with existing materials on the house and district guidelines.

Two points that will require careful consideration are the effects of the addition on the massing and outline of the house. Some contributing houses in the immediate context like 303 E 16th St and 1125 N Lincoln have modest side additions set back from the front. A goal with additions visible from the public right of way is to avoid overwhelming the scale and proportion of the structure and surrounding buildings. Additionally, the effect of construction on the mature trees and stone retaining wall would have a not insignificant impact on the streetscape.

The revised plans for COA 25-27 submitted for the June 4th agenda have a more modest effect on the primary façade and landscape, maintaining the overall character of the original house..

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1200 N Lincoln

Parcel Number(s): 53-05-33-201-008.000-005

(OFFICE USE ONLY)
Filing Date: _____
Case Number: _____
HPC Hearing Date: _____

Bloomington Historic District:

- [ ] Courthouse Square Historic District
- [ ] Elm Heights Historic District
- [ ] Fairview Historic District
- [x] Garden Hill Historic District
- [ ] Greater Prospect Hill Historic District
- [ ] Maple Heights Historic District
- [ ] Matlock Heights Historic District
- [ ] McDoel Historic District
- [ ] Near West Side Historic District
- [ ] Prospect Hill Historic District
- [ ] Restaurant Row Historic District
- [ ] Showers Brothers Furniture Factory Historic District
- [ ] University Courts Historic District
- [ ] Other: _____

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

- [ ] Outstanding
- [ ] Notable
- [ ] Contributing
- [x] Non-Contributing

APPLICANT INFORMATION:

Name: Blake Rowe Email: blake@thebrawleygroup.com

Address: 3802 E 3rd St Bloomington IN 47401 Phone: 812-325-8061

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: BMI Properties LLC Email: jeff@thebrawleygroup.com

Address: 3630 E Commodore Trail Bloomington, IN 47408 Phone: 812-327-5331

PROPOSED WORK (Check all that Apply):

- [x] New construction
  - [ ] Principal building
  - [ ] Accessory building or structure
  - [x] Addition to existing building
- [ ] Demolition
  - [ ] Full Demolition
  - [x] Partial Demolition
- [ ] Moving a building
- [ ] Alterations to the façade or exterior spaces of the property
  - [ ] Window replacement
  - [ ] Door replacement
  - [ ] Siding
  - [x] Roof material
  - [x] Foundation
  - [x] Other façade element: New addition to South side of existing property. Partial rework of existing roof to acco
- [ ] New Signage
- [ ] Alterations to the yard
  - [ ] Alteration to fences, walls
  - [x] Tree removal
- [ ] Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

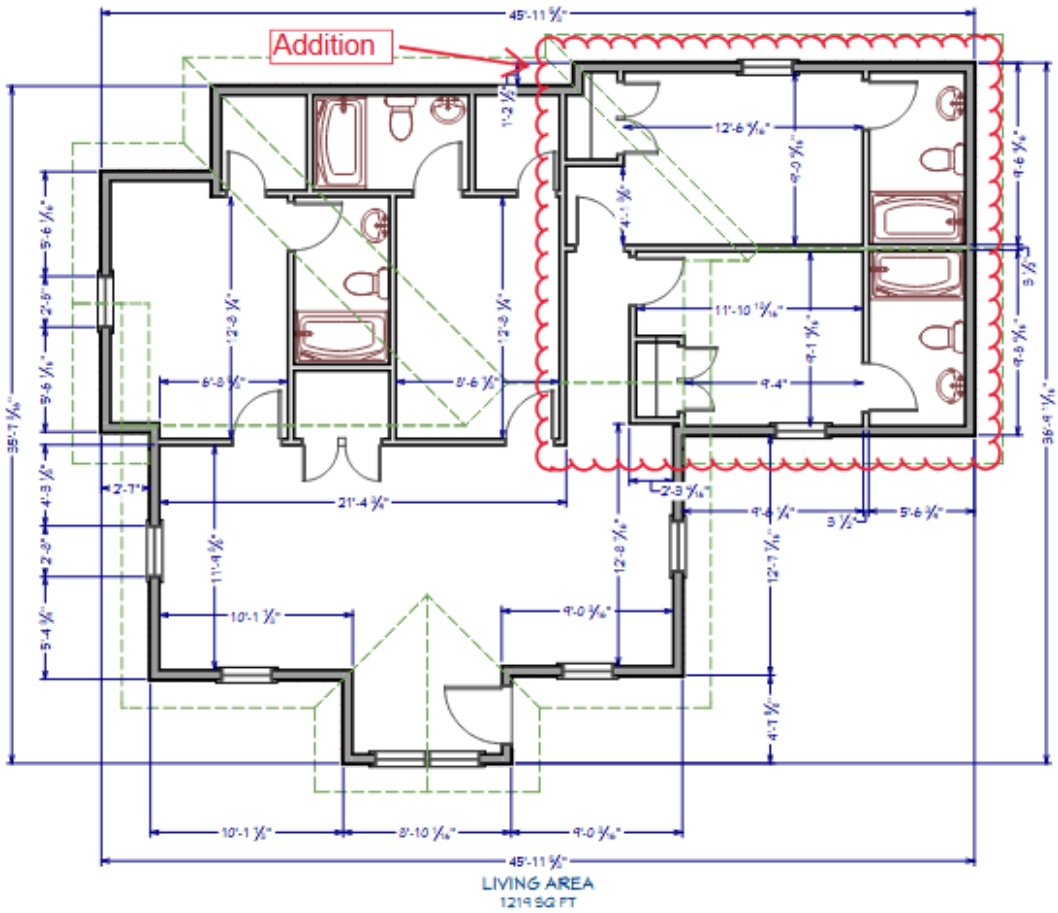
I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:
1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate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

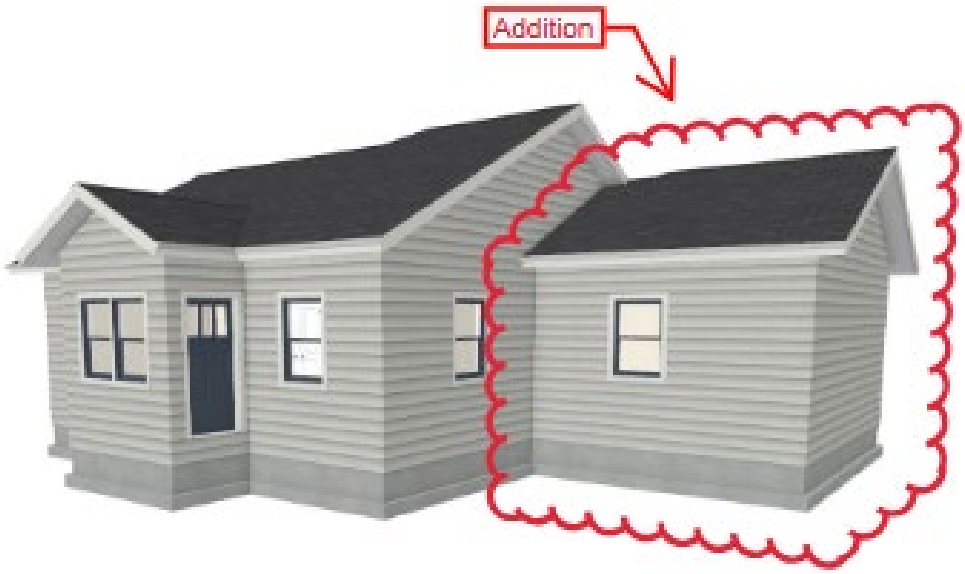
Applicant's Signature: 7d2be9ed-4cc9-44e2-baac-93df7e4c3008 Digitally signed by 7d2be9ed-4cc9-44e2-baac-93df7e4c3008 Date: 2025.05.08 13:28:20 -04'00' Date: 5/8/25


Addition
N Lincoln ST
Bloomington
Bloomington
2.78 m
5.24 m
13.72 m


MAY 15
HOURS
5:00PM
WEDNESDAY
8:00AM
SUNDAY
AUG 15
HOURS


103


Addition
45'-11 ½"
LIVING AREA
1219 SQ FT


Addition

STAFF RECOMMENDATIONS	Address: 1202 N Lincoln (Garden Hill HD)
COA 25-28	Petitioner: Blake Rowe
Start Date: 5/8/2025	Parcel: 53-05-33-201-010.000-005
RATING: CONTRIBUTING	c. 1926 Modified bungalow

Background: 1202 N Lincoln is a significantly altered 1926 bungalow with a half enclose front porch and a rear addition from the 70s.

Request:

Project Overview

• This proposal outlines the addition of a second story to an existing single-story home, expanding bedroom / bathroom count from 3BR/2BTH to 5BR/5BTH. Project will achieve this by adding a small addition to rear of house, while maintaining the home's existing footprint, using similar exterior materials, and ensuring the design remains consistent with the architectural style of the surrounding neighborhood.

Project Goals

● Living Space Expansion: Add a 400 SF addition to rear (East) of home to increase the square footage of living space. Addition will be stepped back from alley

(South) side to maintain aesthetic look of existing South elevation.

● Increase Bedrooms and Bathrooms: Convert the home into a 5 - bedroom, 5-bathroom residence to accommodate a larger family or guests.

● Maintain Existing Footprint: Preserve the home's current foundation and footprint to minimize disruption to the property and surrounding landscape.

● Use Like Materials: Utilize exterior materials that are similar in appearance and quality to the existing materials to ensure a cohesive and aesthetically pleasing design.

● Neighborhood Harmony: Small rear addition design carried out to ensure minimal visual change to both the existing property and surrounding neighborhood.

Design and Construction

● Architectural Design: Small addition on to rear of home with will keep existing home's structure, style, and the neighborhood's architectural surroundings.

● Permits and Approvals: Obtain all necessary permits and approvals from local authorities before commencing construction.

● Construction: Hire a qualified contractor to oversee and execute the construction of the second story addition, ensuring adherence to the design plans, building codes, and safety regulations.

● Material Selection: Select exterior materials that are similar in color, texture, and quality to the existing materials to maintain the home's visual appeal and consistency with the neighborhood.

Proposed Materials:

● Structural framing: Treated lumber framing.

● Exterior walls: Standard OSB sheathing and Tyvek wrapping. Fiber cement or hardboard siding for exterior cladding, providing durability and low maintenance. 12” Hardboard siding is the existing material.

● Roofing: Asphalt shingles for water resistance and durability. Would maintain the color of current asphalt shingles.

● Windows and doors: Energy-efficient double-paned windows for natural light and ventilation. Matching to existing double hung double paned windows.

● Insulation: Closed-cell spray foam insulation for the walls and roof, providing superior insulation and air sealing.

● Interior finishes: Drywall for interior walls and ceilings, providing a smooth surface for painting or wallpaper. LVP flooring for durability and easy maintenance.

● Electrical and plumbing: Insulated copper wiring and PEX piping for electrical and plumbing systems, respectively, ensuring longevity and reliability.

Guidelines: Garden Hill HD

CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction that relates sensitively to the surrounding context. Therefore, the most important first step in designing new construction in any historic district is to determine just what that context is. “Contributing” properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable architecturally. These classifications will be available on-line. Each property in the Garden Hill Study Area is described.

Each site presents a unique context. This is comprised of “contributing” buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

MATERIALS

RECOMMENDED

1. Building materials, whether natural or manmade, should be visually compatible with surrounding historic buildings.

2. 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.

3. Brick, limestone, clapboard, cement board, wood, shingles and stucco are appropriate materials.

SETBACK

1. A new building’s setback should conform to the set-back pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.

2. On corner sites, the setbacks from both streets must conform to the context.

3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

BUILDING ENTRY

Entrances may characteristically be formal or friendly, recessed or flush, grand or common place, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

SPACING

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

HEIGHT

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.

2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.

3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

HEIGHT AND SETBACK

1. A new house of the same height as existing houses may be as close to them as they are to each other.

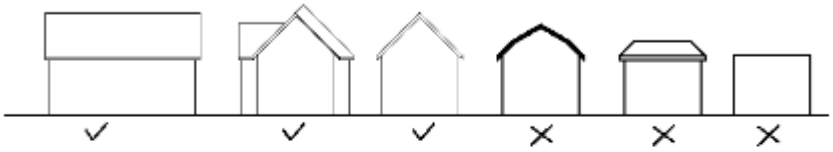
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

OUTLINE

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

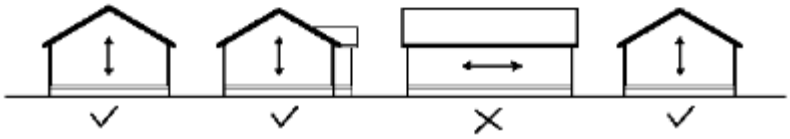
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Roof Shape



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

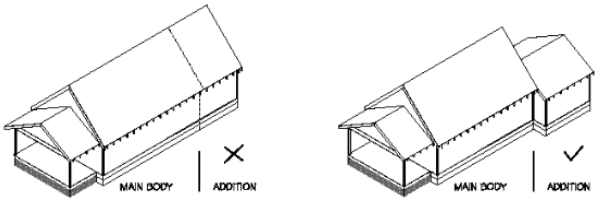
Directional Orientation



MASS

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

2. The massing of the various parts of a new building should be characteristic of surrounding buildings.



FOUNDATION/FIRST FLOOR ELEVATION

New construction first floor elevation and foundation height should be consistent with contiguous buildings.

FENESTRATION

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings

2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.

3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.

4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Staff recommends approval of COA 25-28

The proposed rear addition at 1202 N Lincoln is modest in scale, and slightly offset from the alignment of the main structure, as recommended in district guidelines. It is minimally visible from the public right of way, and would match material, design, and fenestration patterns established in the existing house.

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1202 N Lincoln

Parcel Number(s): 53-05-33-201-010.000-005

(OFFICE USE ONLY)
Filing Date: _____
Case Number: _____
HPC Hearing Date: _____

Bloomington Historic District:

- [ ] Courthouse Square Historic District
- [ ] Elm Heights Historic District
- [ ] Fairview Historic District
- [x] Garden Hill Historic District
- [ ] Greater Prospect Hill Historic District
- [ ] Maple Heights Historic District
- [ ] Matlock Heights Historic District
- [ ] McDoel Historic District
- [ ] Near West Side Historic District
- [ ] Prospect Hill Historic District
- [ ] Restaurant Row Historic District
- [ ] Showers Brothers Furniture Factory Historic District
- [ ] University Courts Historic District
- [ ] Other: _____

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

- [ ] Outstanding
- [ ] Notable
- [x] Contributing
- [ ] Non-Contributing

APPLICANT INFORMATION:

Name: Blake Rowe Email: blake@thebrawleygroup.com

Address: 3802 E 3rd St Bloomington IN 47401 Phone: 812-325-8061

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner [ ]

Name: BMI Properties LLC Email: jeff@thebrawleygroup.com

Address: 3630 E Commodore Trail Bloomington, IN 47408 Phone: 812-327-5331

PROPOSED WORK (Check all that Apply):

- [x] New construction
  - [ ] Principal building
  - [ ] Accessory building or structure
  - [x] Addition to existing building
- [ ] Demolition
  - [ ] Full Demolition
  - [x] Partial Demolition
- [ ] Moving a building
- [ ] Alterations to the façade or exterior spaces of the property
  - [ ] Window replacement
  - [ ] Door replacement
  - [ ] Siding
  - [x] Roof material
  - [x] Foundation
  - [x] Other façade element: New addition to East side of existing property. Partial rework of existing roof to accon
- [ ] New Signage
- [ ] Alterations to the yard
  - [ ] Alteration to fences, walls
  - [ ] Tree removal
- [ ] Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

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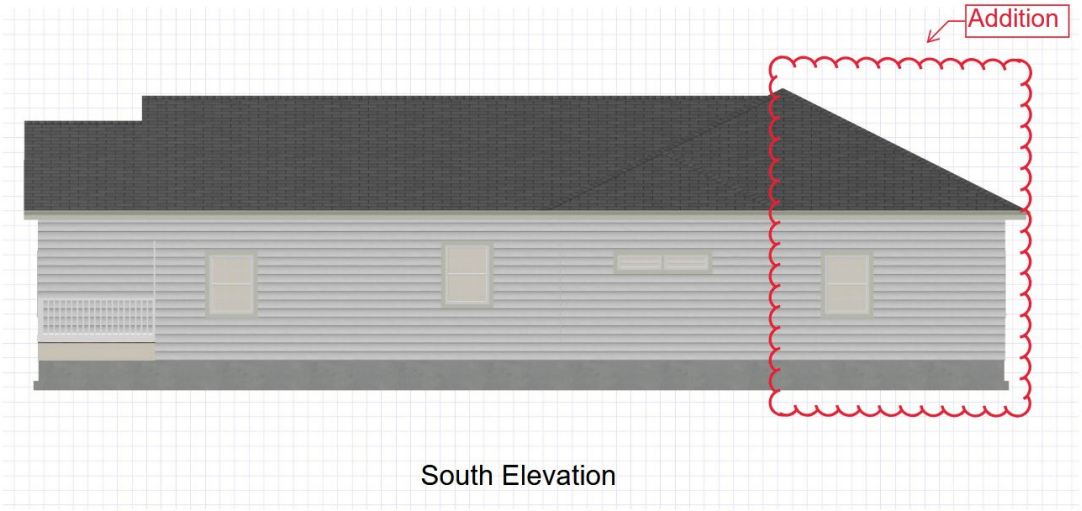
1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal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

Applicant's Signature: 7d2be9ed-4cc9-44e2-baac-93df7e4c3008 Digitally signed by 7d2be9ed-4cc9-44e2-baac-93df7e4c3008 Date: 2025.05.08 13:07:18 -04'00' Date: 5/8/25


Addition
N Lincoln ST
N Lincoln ST
16.67 ft
60.07 ft
20.30 ft
18.23 ft

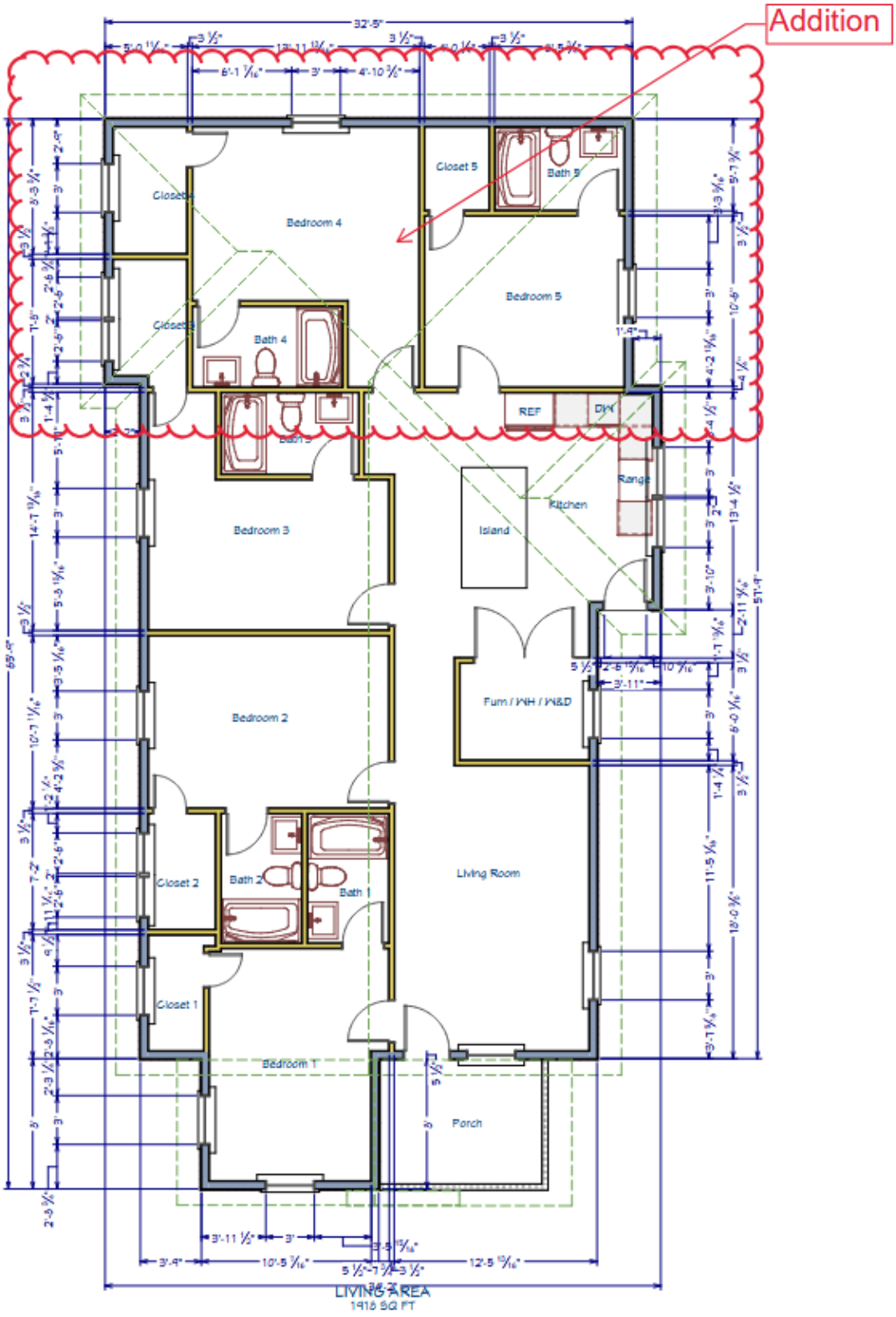


South Elevation

West Elevation

North Elevation

East Elevation


Addition
Bedroom 4
Closet 4
Closet 5
Bath 5
Bedroom 5
Closet 3
Bath 4
Bath 3
REF
DW
Range
Kitchen
Island
Bedroom 3
Fum / WH / W&D
Bedroom 2
Closet 2
Bath 2
Bath 1
Living Room
Closet 1
Bedroom 1
Porch
LIVING AREA
1918 SQ FT

STAFF RECOMMENDATIONS	Address: 601 N Morton St (Showers Furniture HD)
COA 25-29	Petitioner: Lucas Brown
Start Date: 5/8/2025	Parcel: 53-05-33-206-019.000-005
RATING: Outstanding	Showers Brother Admin Building 1916

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

Request:

PROPOSAL

This project proposes to renovate the western end of the Showers Administration Building and adding a two-story residential unit facing the rear alley. This work will include the removal of the existing concrete masonry unit exterior walls and the existing roof framing. The addition will be framed on top of and around the existing brick masonry. The entrance door will be placed at the north side of the building.

MATERIALS

The exterior skin will be primarily metal panel siding like what was used at the recent Kiln Renovation and Addition. It will be dark bronze, matching many other metal panel applications in the district. There will be an accent area at the building cutout that will bring color to the west elevation.

The windows will be Anderson 200 series double hung and picture windows with exterior muntins matching windows used at the recent Kiln Renovation and Addition. The exterior door will be of similar material.

Guidelines: Showers Brothers Furniture District

Guidelines for Existing Structures

Goal: Existing contributing historic structures and their character-defining architectural features shall be preserved and repaired, rather than replaced, except as otherwise permitted herein.

A. Exterior Walls, General

See also all following sections for Guidelines pertaining to specific features of Exterior Walls.

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, cornices, parapets, shutter hardware, tie rod plates, loading hoists, and other industrial features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.

2. When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation. Any replacement design for a fixture or window that is within the thematic group and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.

3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

4. Using existing openings is preferred, but new openings may be approved on a case-by-case basis.

5. Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.

6. Re-opening original openings which time been have over filled is encouraged.

7. New balconies or attached walkways must be made of compatible materials and may be approved on a case-by-case basis.

Guidelines for Additions to Existing Structures

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

A. Additions to Existing Structures

1. These guidelines apply only to facades that are open to view from any existing or proposed street or way that is open to public travel.

2. According to Standard 9 of the Secretary of the Interior Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building.

3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.

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

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

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

There are several examples of existing additions that are either non-contributing or may require redesign for more practical use.

Staff recommends approval of COA 25-29

Although by this point, the alterations to the rear addition of the Showers Administrative building are likely greater than fifty years old, elements of the structure including brick walls and piers, limestone capping, and an elevated exterior pipe are of greater significance to the building than the later cement block infill. This addition is singled out in the district guidelines as an element within the district that may require redesign for more practical use.

The proposed rear addition presented in this packet is differentiated from the original building while being compatible in scale, massing, size, rhythm, and color. Important architectural elements including original brick, limestone, and utility pipes will be retained, and the additional second story would not obscure important rear façade elements such as the top floor windows or parapet. The proposed new materials including dark bronze and red metal panels and divided light windows with exterior muntins have been approved for other buildings in the district and fit the site's industrial context.

One new opening is proposed for the original brick on the north elevation to accommodate a new door for the primary entrance to the unit. Because the west elevation that is currently cement block faces an alley that is accessible to vehicle traffic, the addition will need to accommodate an entrance on one of the brick elevations. Recessed into the ground near the rear of the building on a less trafficked side, the proposed entrance is inconspicuous and necessary to allow safe access. Additionally, the proposed replacement of a vent on the south elevation with a window of the same dimensions would constitute a minor alteration to a secondary façade and retain the current pattern of openings.

site

SHOWERS ADMINISTRATION BUILDING ADDITION
HPC CERTIFICATE OF APPROPRIATENESS APPLICATION
05-08-25

from 10th street looking north

from the alley looking south (the large gas meter has been replaced)

from the west parking lot looking southeast

from 10th street looking east

SHOWERS ADMINISTRATION BUILDING ADDITION
HPC CERTIFICATE OF APPROPRIATENESS APPLICATION
05-08-25

brownsmith

SHOWERS ADMIN BUILDING
MORTON ST.
BLOOMINGTON, IN

CERTIFICATION

REVISIONS

ELEVATIONS
05-08-25

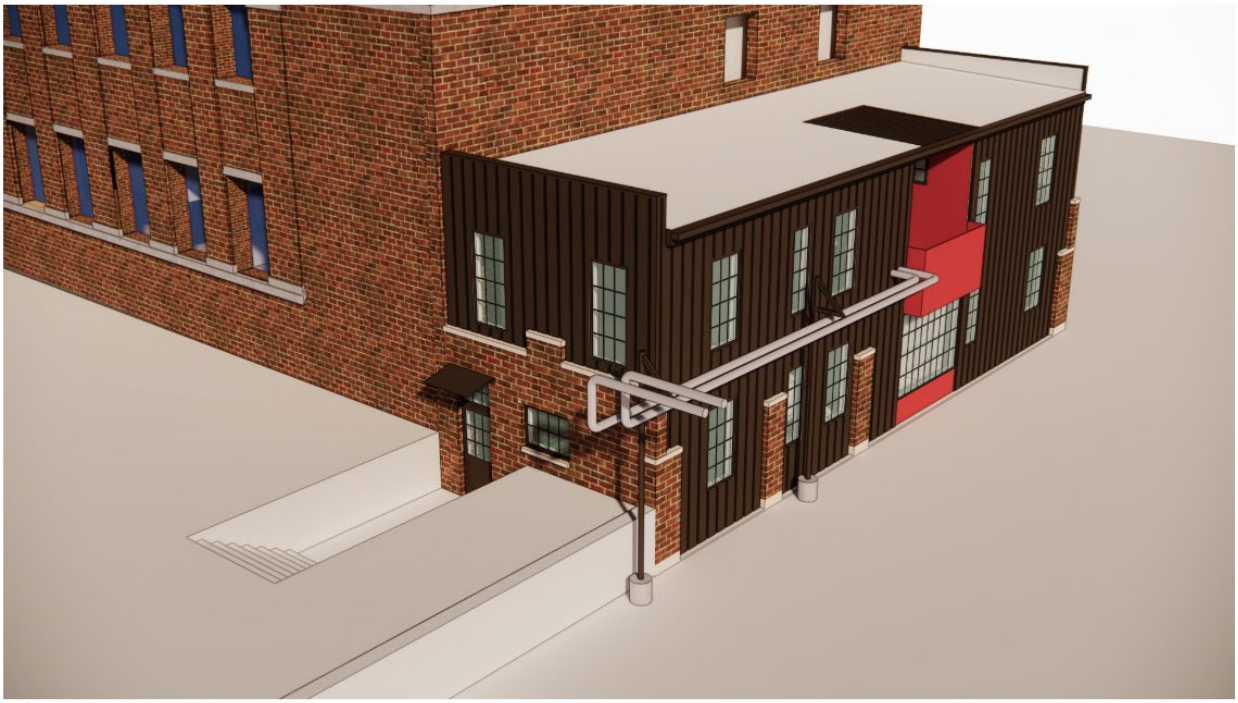
SHEET NUMBER
A201

SHOWERS ADMINISTRATION BUILDING ADDITION
HPC CERTIFICATE OF APPROPRIATENESS APPLICATION
05-08-25

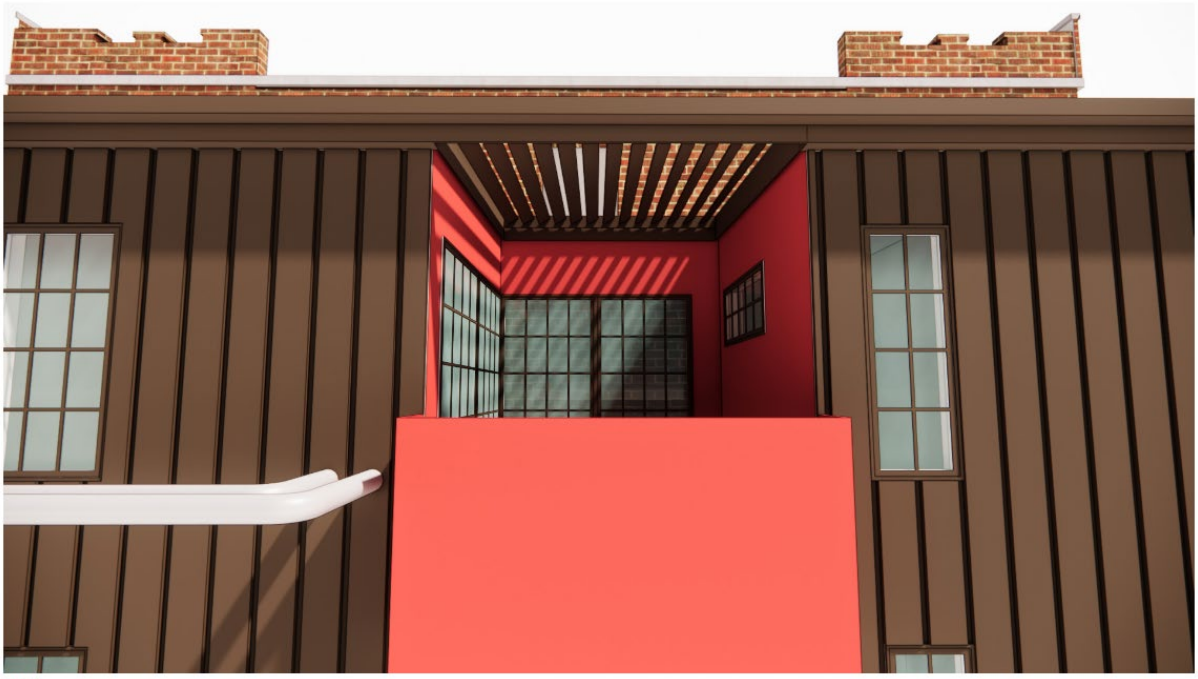
southwest

west

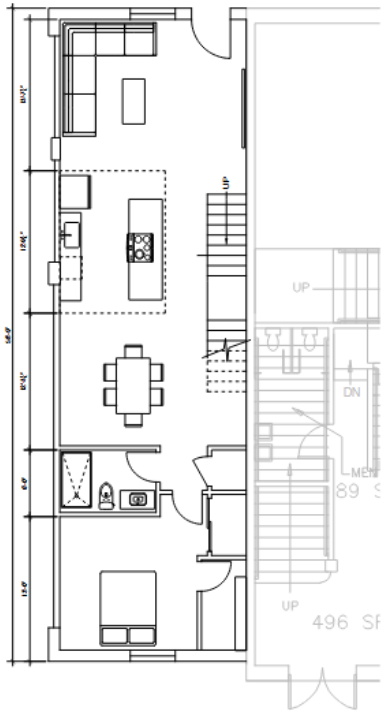
north



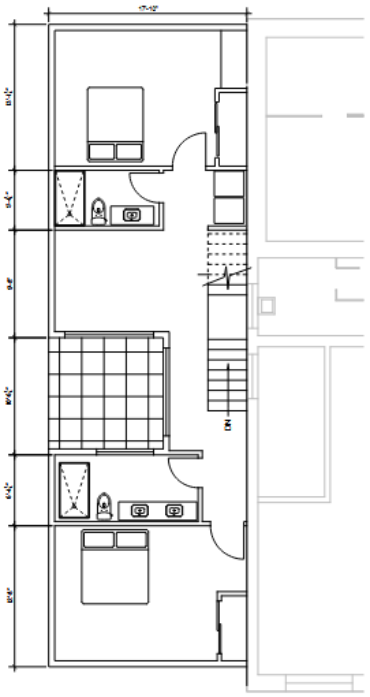
northwest



trellis



1 FIRST FLOOR



2 SECOND FLOOR

brownsmith
architecture + design + build
2055 W INDUSTRIAL PK DR.
BLOOMINGTON, IN 47404
lucas@brownsmithstudios.com
812-961-5657

SHOWERS ADMIN BUILDING
MORTON ST.
BLOOMINGTON, IN

CERTIFICATION

REVISIONS

FLOOR PLANS
04.08.25

PRINT 24 X 36 FULL SIZE OR 12X18 HALF SIZE

SHEET NUMBER
A101

SHOWERS ADMINISTRATION BUILDING ADDITION
HPC CERTIFICATE OF APPROPRIATENESS APPLICATION
05-15-25

brownsmith
architecture + design + build

STAFF RECOMMENDATIONS	Address: 917 N Fairview St (Maple Heights HD)
COA 25-30	Petitioner: Daniel Weddle
Start Date: 5/8/2025	Parcel: 53-05-32-104-005.000-005
RATING: CONTRIBUTING	1950 minimal ranch

Background: In May 2023, petitioner Daniel Weddle received COA 23-29 for the construction of an ADU in the backyard of 917 N Fairview. Work on the project has been ongoing, but the applicant wishes to revise some features of the original plan including changes to fenestration patterns and the removal of an exterior staircase from the east elevation. The building was conditionally approved provided that the applicant continue to work with Staff and the Commission to balance creative design with guideline recommendations. Several amendments to the original COA were subsequently approved in 2023.

Request:

Alterations to window design on three elevations, alternate garage door, and removal of proposed exterior staircase.

Guidelines:

Guidelines: Maple Heights Historic District Guidelines

BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

RECOMMENDED

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

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

NOT RECOMMENDED:

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

Massing “RECOMMENDED

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

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

FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the living space.

RECOMMENDED

1. New construction first-floor elevation and foundation height should be consistent with contiguous buildings.

Accessory Structure Guidelines

“For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case.”

RECOMMENDED:

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.

2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley

3. The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.
Staff approves the plan alterations proposed in COA 25-30 The altered plans presented constitute a fairly minor change to previously approved plans and would be minimally visible from the public right of way from the alley to the north of the lot.

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 917 North Fairview, Bloomington, IN 47404

Parcel Number(s): 53-05-32-104-005.000-005

(OFFICE USE ONLY)
Filing Date: _____
Case Number: _____
HPC Hearing Date: _____

Bloomington Historic District:

- [ ] Courthouse Square Historic District
- [ ] Elm Heights Historic District
- [ ] Fairview Historic District
- [ ] Garden Hill Historic District
- [ ] Greater Prospect Hill Historic District
- [x] Maple Heights Historic District
- [ ] Matlock Heights Historic District
- [ ] McDoel Historic District
- [ ] Near West Side Historic District
- [ ] Prospect Hill Historic District
- [ ] Restaurant Row Historic District
- [ ] Showers Brothers Furniture Factory Historic District
- [ ] University Courts Historic District
- [ ] Other: _____

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

- [ ] Outstanding
- [ ] Notable
- [ ] Contributing
- [x] Non-Contributing

APPLICANT INFORMATION:

Name: Daniel Joseph Weddle Email: danny@terranrobotics.ai

Address: 917 North Fairview Street Phone: 812.360.5829

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner [x]

Name: _____ Email: _____

Address: _____ Phone: _____

PROPOSED WORK (Check all that Apply):

- [x] New construction
  - [ ] Principal building
  - [x] Accessory building or structure
  - [ ] Addition to existing building
- [ ] Demolition
  - [ ] Full Demolition
  - [ ] Partial Demolition
- [ ] Moving a building
- [ ] Alterations to the façade or exterior spaces of the property
  - [ ] Window replacement
  - [ ] Door replacement
  - [ ] Siding
  - [ ] Roof material
  - [ ] Foundation
  - [ ] Other façade element: _____
- [ ] New Signage
- [ ] Alterations to the yard
  - [ ] Alteration to fences, walls
  - [ ] Tree removal
- [x] Other(s): This is a renewal of COA - 2-29 with changes to windows, removal of staircase, and thinning of fascia boa

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

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

Applicant's Signature: 88ea4a77-71a9-4241-98a0-7a4d45fa6203 Digitally signed by 88ea4a77-71a9-4241-98a0-7a4d45fa6203 Date: 2025.05.13 11:49:04 -04'00' Date: 5/8/2025

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS

Issued by the Bloomington Historic Preservation Commission

Address of Historic Property:

917 N Fairview St., Bloomington, IN

Summary of Work Approval:

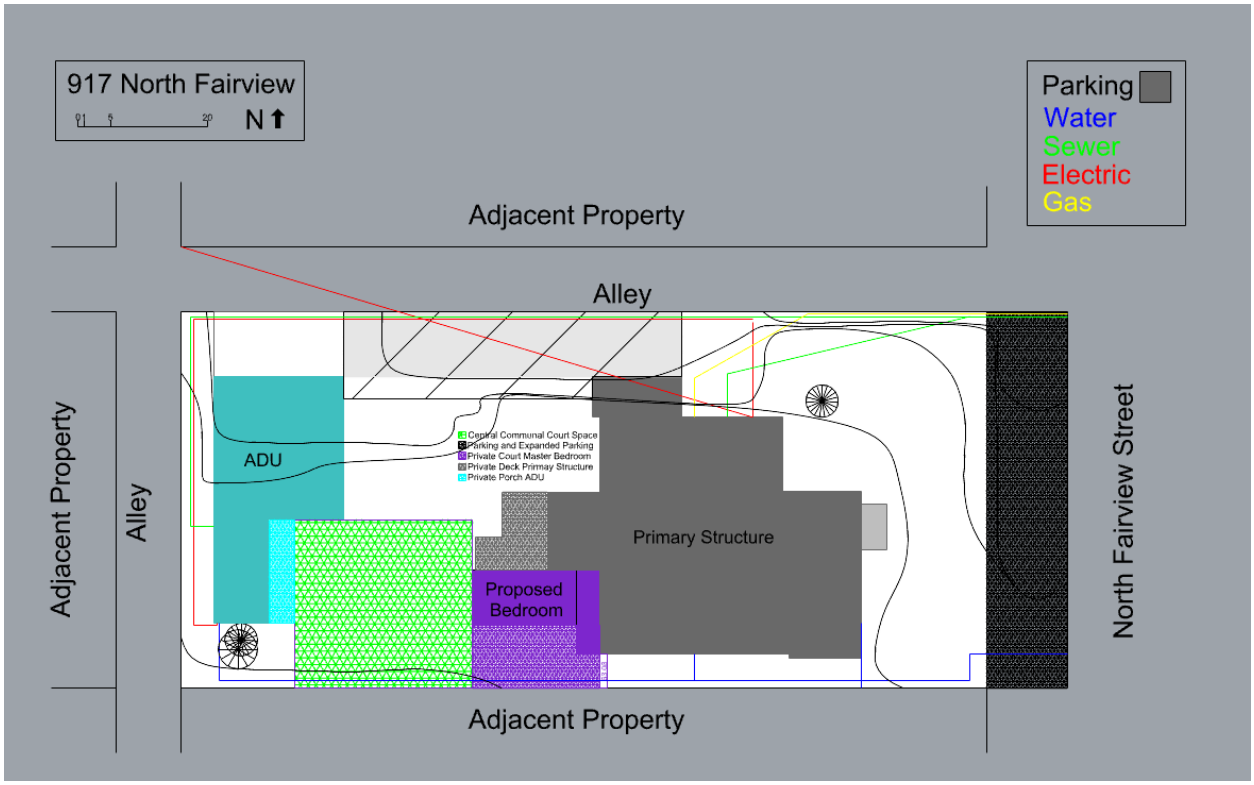
- **Build an accessory dwelling unit**

A copy of the complete approved plans may be obtained from the Department of Housing and Neighborhood Development Office Located at City Hall, 401 N. Morton, Suite 130 under case number **COA 23-29**.

This Certificate is effective for two years following the date of issue. Exterior work outside of the scope of this approval is not permitted and subject to fines outlined in Municipal Code, Title 8, Chapter 8.16.020.

John Saunders
Chair
Bloomington Historic Preservation Commission

Issue Date: **May 25, 2023**


917 North Fairview
N
Parking
Water
Sewer
Electric
Gas
Adjacent Property
Alley
Adjacent Property
Alley
ADU
Central Communal Court Space
Parking and Expanded Parking
Private Court Master Bedroom
Private Deck Primay Structure
Private Porch ADU
Primary Structure
Proposed Bedroom
North Fairview Street
Adjacent Property

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 4 TOTAL UNIT QTY: 14 EXT NET PRICE: USD 7,303.62

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Basement Stairs	Essential	Direct Glaze Rectangle RO 24" X 24"	366.85	4	1,467.40
2	Kitchen Stairs	Essential	Awning RO 24" X 24"	476.32	5	2,381.60
3	Kitchen north	Essential	Direct Glaze Rectangle RO 72" X 72"	1,824.82	1	1,824.82
4	Kitchen west high	Essential	Awning RO 18" X 18"	407.45	4	1,629.80

Proposed garage door

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Basement Stairs	Net Price:		366.85
Qty: 4		Ext. Net Price:	USD	1,467.40

MARVIN

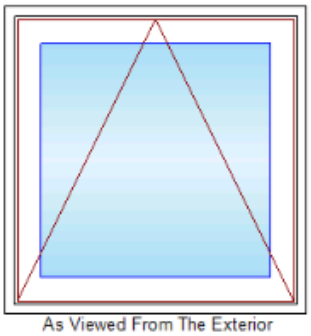
As Viewed From The Exterior

MO 24" X 23 3/4"
FS 23 1/2" X 23 1/2"
RO 24" X 24"
Egress Information
No Egress information available.

Ebony Exterior 71.05
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle 289.28
Rough Opening 24" X 24"
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar 6.52
Additional Mull Info: Stand Alone
2" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Kitchen Stairs	Net Price:		476.32
Qty: 5		Ext. Net Price:	USD	2,381.60

MARVIN



As Viewed From The Exterior

MO 24" X 23 3/4"
FS 23 1/2" X 23 1/2"
RO 24" X 24"
Egress Information
No Egress information available.

Ebony Exterior 71.05
Ebony Interior
Essential Awning - Roto Operating 378.45
CN 2020
Rough Opening 24" X 24"
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar 6.52
Matte Black Folding Handle
Interior Aluminum Screen 20.30
Bright View Mesh
Ebony Surround
2" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Kitchen north	Net Price:		1,824.82
Qty: 1		Ext. Net Price:	USD	1,824.82

MARVIN

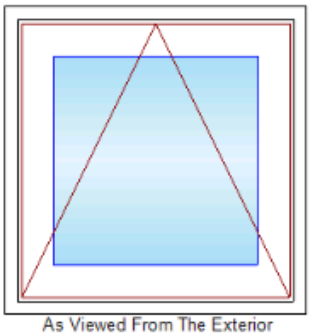
As Viewed From The Exterior

MO 72" X 71 3/4"
FS 71 1/2" X 71 1/2"
RO 72" X 72"
Egress Information
No Egress information available.

Ebony Exterior 71.05
Ebony Interior
Window Frame
Essential Direct Glaze Rectangle 964.25
Rough Opening 72" X 72"
IG - 1 Lite 730.80
Tempered Low E2 w/Argon
Black Perimeter Bar 58.72
Additional Mull Info: Stand Alone
2" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Kitchen west high	Net Price:		407.45
Qty: 4		Ext. Net Price:	USD	1,629.80

MARVIN



As Viewed From The Exterior

MO 18" X 17 3/4"
FS 17 1/2" X 17 1/2"
RO 18" X 18"
Egress Information
No Egress information available.

Ebony Exterior 71.05
Ebony Interior
Essential Awning - Roto Operating 316.10
CN 1616
Rough Opening 18" X 18"
IG - 1 Lite
Low E2
Black Perimeter Bar 3.62
Matte Black Folding Handle
Interior Aluminum Screen 16.68
Bright View Mesh
Ebony Surround
2" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	7,303.62
7.000% Sales Tax: USD	511.25
Project Total Net Price: USD	7,814.87

STAFF RECOMMENDATIONS	Address: 720 W 11th (Maple Heights HD)
COA 25-31	Petitioner: Thomas Doglione
Start Date: 5/20/2025	Parcel: 53-05-32-113-042.000-005
RATING: CONTRIBUTING	Gabled El c. 1900

Background: 720 W 11th St is a gabled-el house with a rear kitchen addition from the mid-20th century. Most of the exterior features have been replaced, except for the front porch windows and doors. It is situated on a corner lot at the intersection of 11th Street and Maple.

Request:

Replacement of windows with white vinyl windows. Double hung except on the kitchen addition where sliding windows would be used. The replacement windows would be within a couple of inches of the dimensions of the windows currently installed.

Guidelines: Maple Heights HD

FENESTRATION

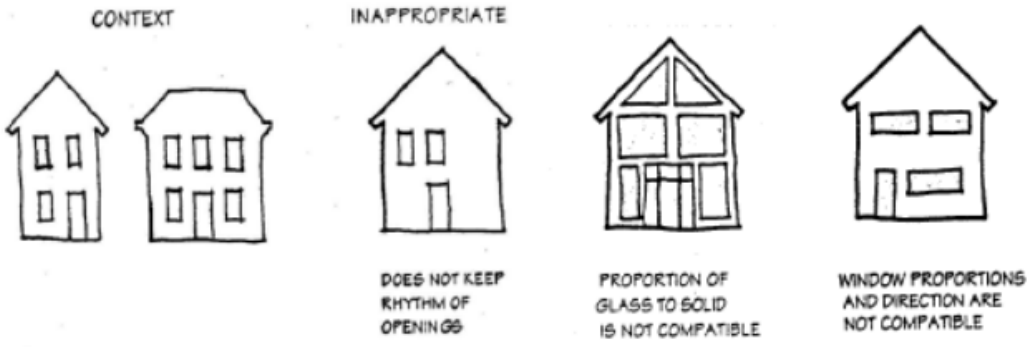
Definition: The arrangement, proportioning, and design of windows, doors, and openings.

RECOMMENDED

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

NOT RECOMMENDED:

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window sash configurations that conflict with those on surrounding buildings.



Staff recommends approval of COA 25-31

The proposed replacement windows would match the dimensions of the existing windows on the house and the sliding windows are proposed for a later rear addition. While the Maple Heights Neighborhood Association is drafting a more comprehensive set of guidelines that have not yet been approved by the Historic Preservation Commission, the current guidelines drafted for the conservation district are modelled significantly on those of the

Near West Side Historic District which recommend replacement of windows with the same dimensions and configuration if not the same materials.

CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY
Address of Property: 720 W. 11TH ST
Parcel Number(s): LOT 15

(OFFICE USE ONLY)
Filing Date: _____
Case Number: _____
HPC Hearing Date: _____

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

RATING (City of Bloomington Survey of Historic Sites and Structures)
- ☐ Outstanding
- ☐ Notable
- ☐ Contributing
- ☐ Non-Contributing

APPLICANT INFORMATION:
Name: THOMAS DEGLIONE Email: TSDeglione@Sbcglobal.net

Address: 720 W. 11TH ST. Phone: 812 606 3665

PROPERTY OWNER INFORMATION:
Check if the Applicant is the property owner ☑

Name: _____ Email: _____

Address: _____ Phone: _____

PROPOSED WORK (Check all that Apply):

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

ADDITIONAL REQUIRED DOCUMENTS

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

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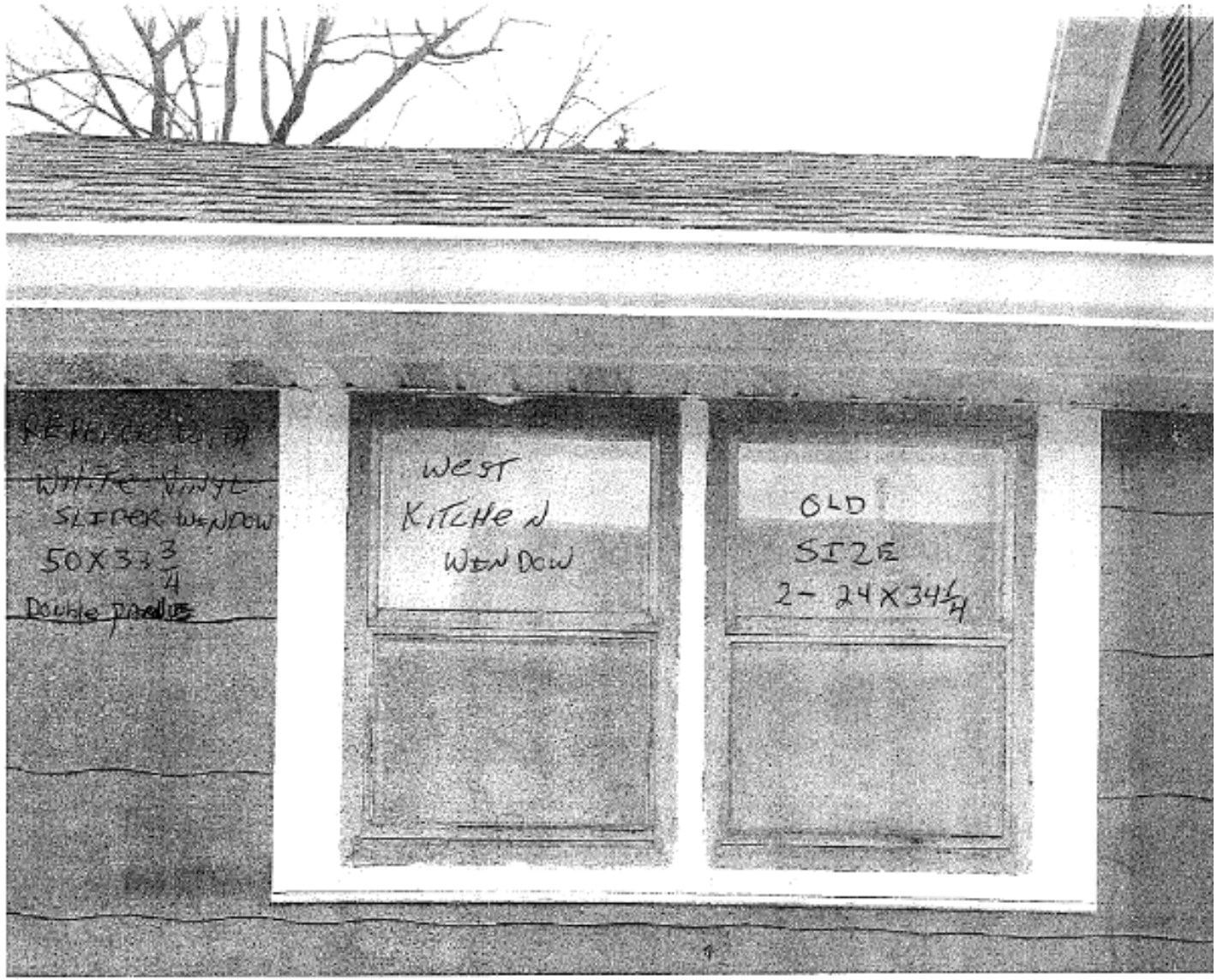
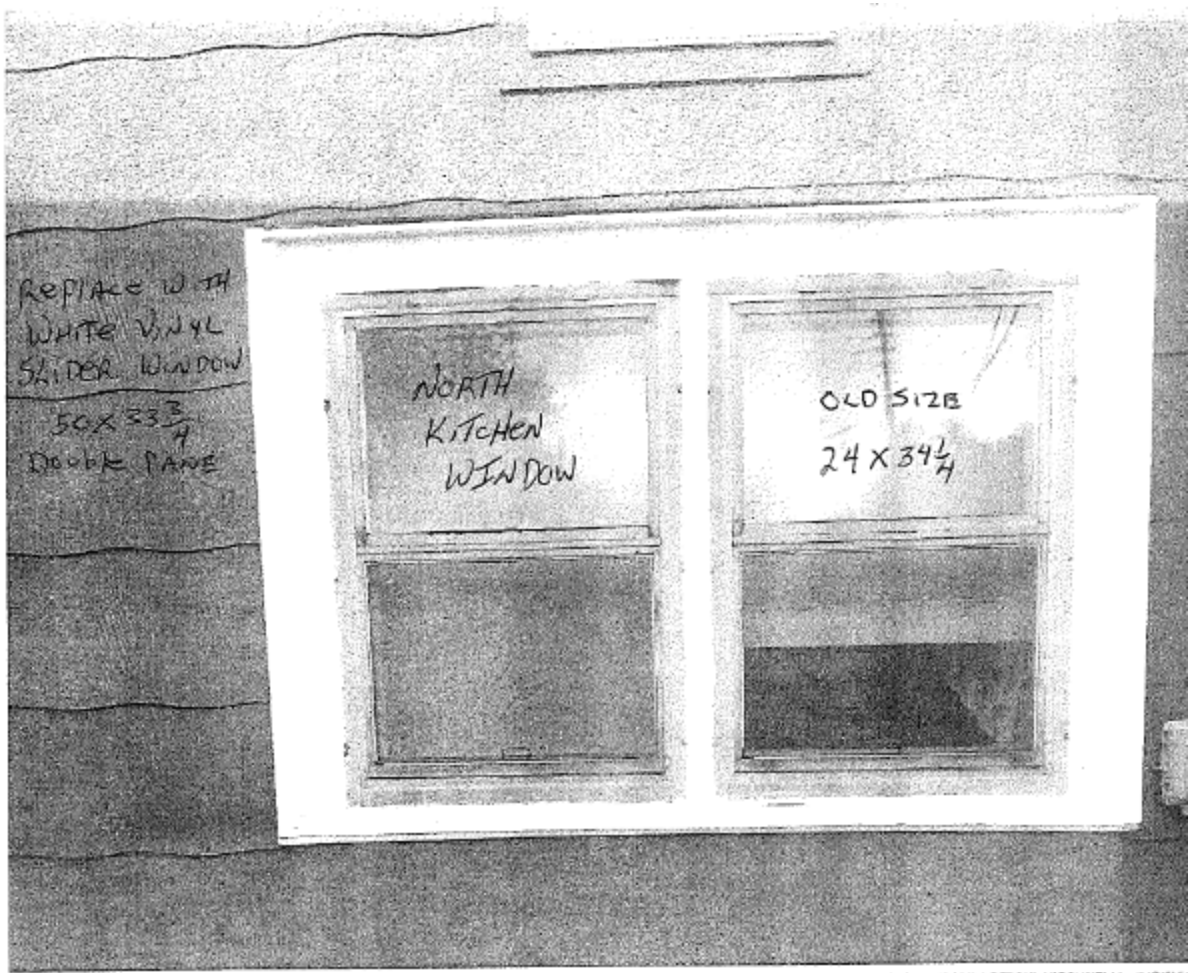
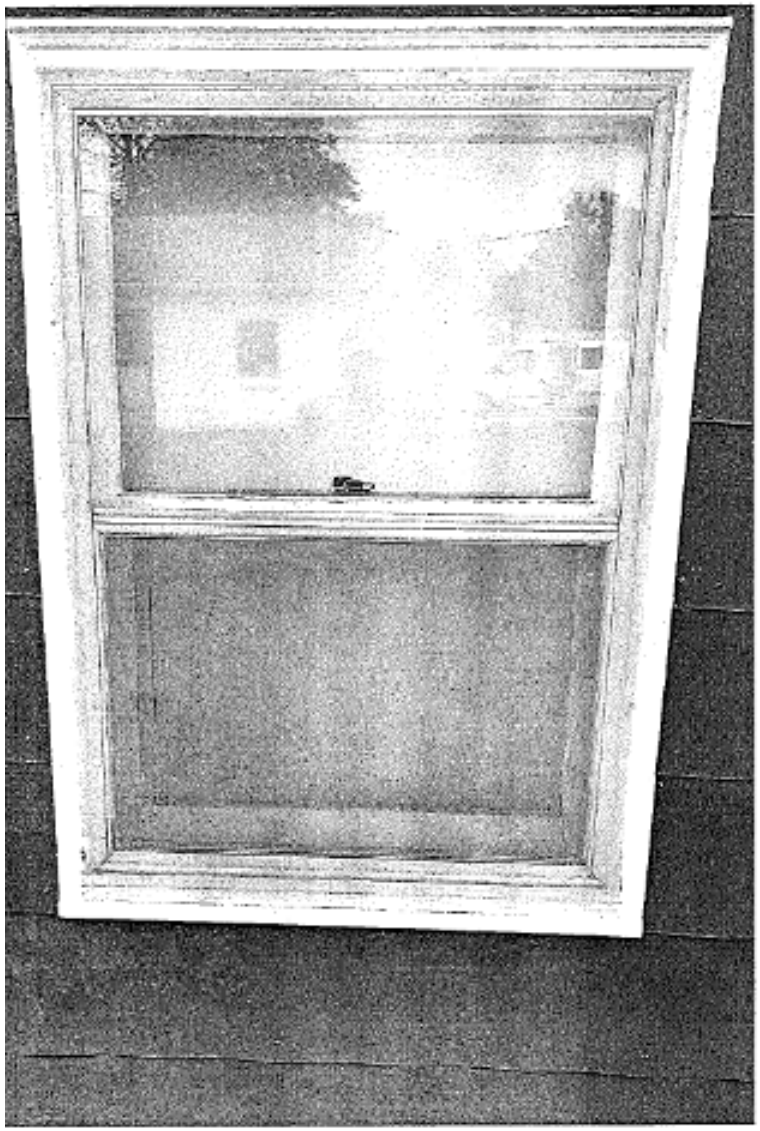
1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal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

Applicant's Signature: Thomas Dagliesa Date: 5/20/25


REPLACE TO FIT
WHITE VINYL
SLIDER WINDOW
50X33 3/4
Double pane
WEST
KITCHEN
WINDOW
OLD
SIZE
2- 24X34 1/4





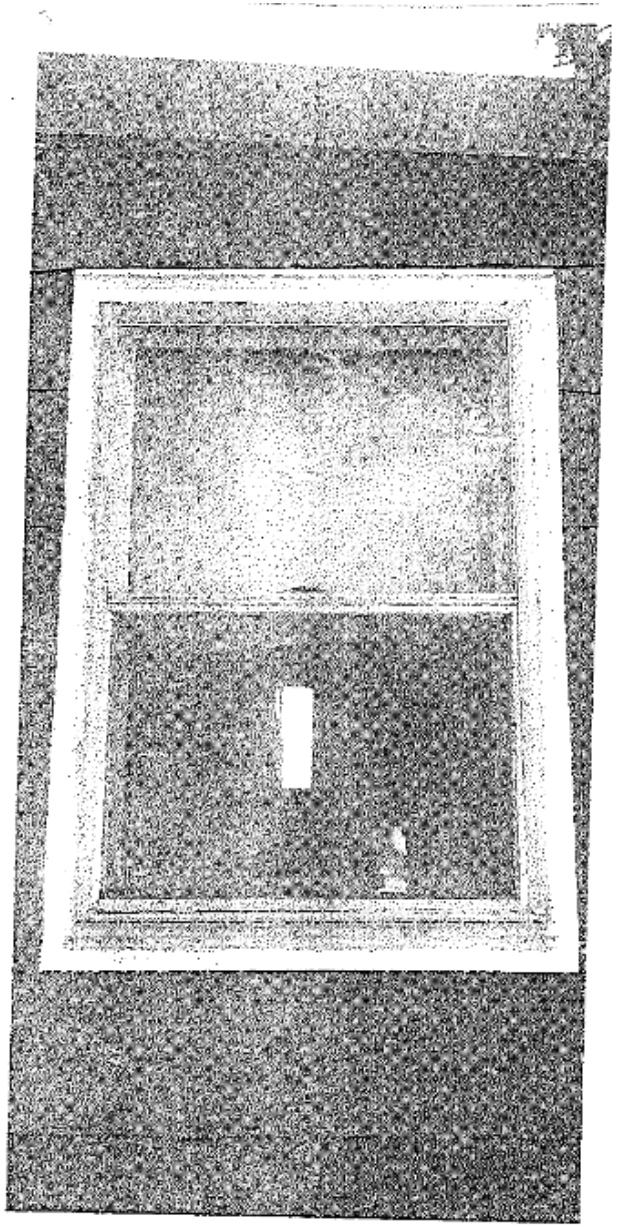
BEDROOM 3 NORTH WINDOW

Replace WITH White
VINYL Double Hung WINDOW
Bouble PANE
32 X 45 3/4

OLD SIZE
33 1/2 X 47 1/2

BEDROOM3 EAST
WINDOW

Replace WITH
WHITE VINYL
DOUBLE HUNG
WINDOW
DOUBLE PANE
32 X 45 3/4



EAST WINDOW

BATHROOM

Replace WITH

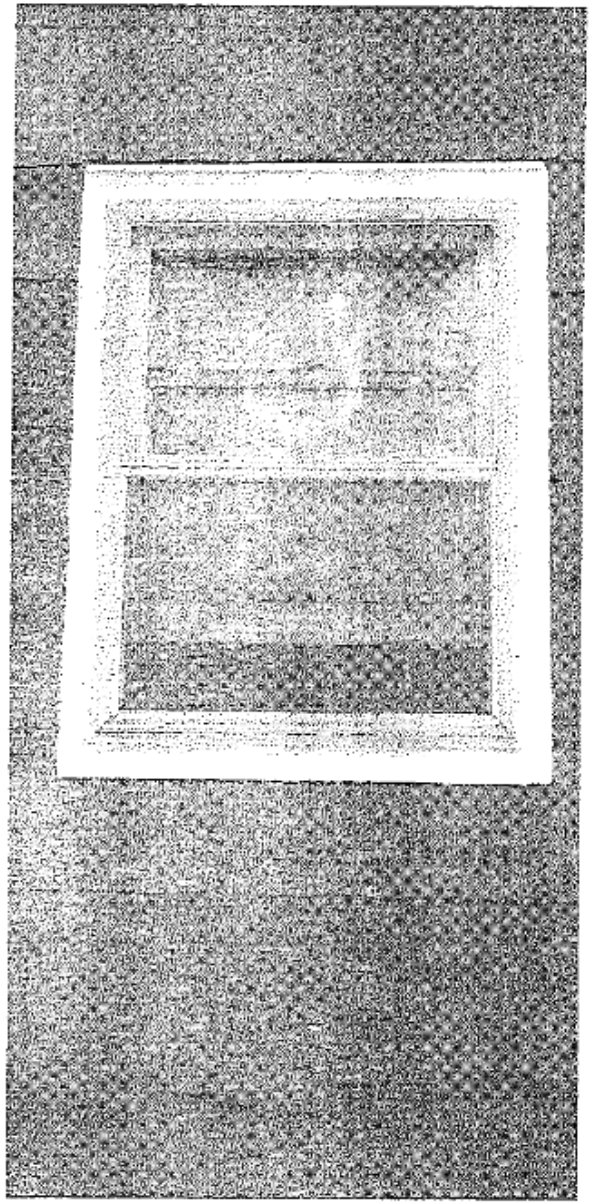
White VINYL

Double Hung

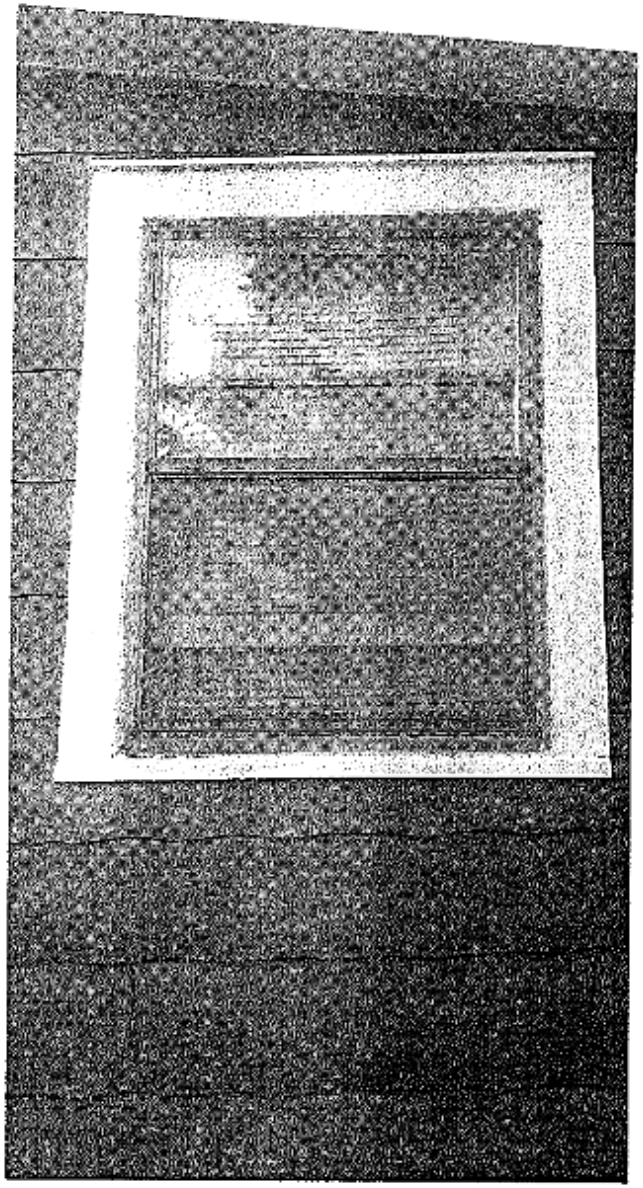
Dooble PANE

WINDOW

28 X 37 3/4



EAST WINDOW
BEDROOM 2
REPLACE WITH
WHITE VINYL
DOUBLE HUNG
DOUBLE PANE
WINDOW
38X50



SOUTH WINDOW

BEDROOM 1

REPLACE WITH

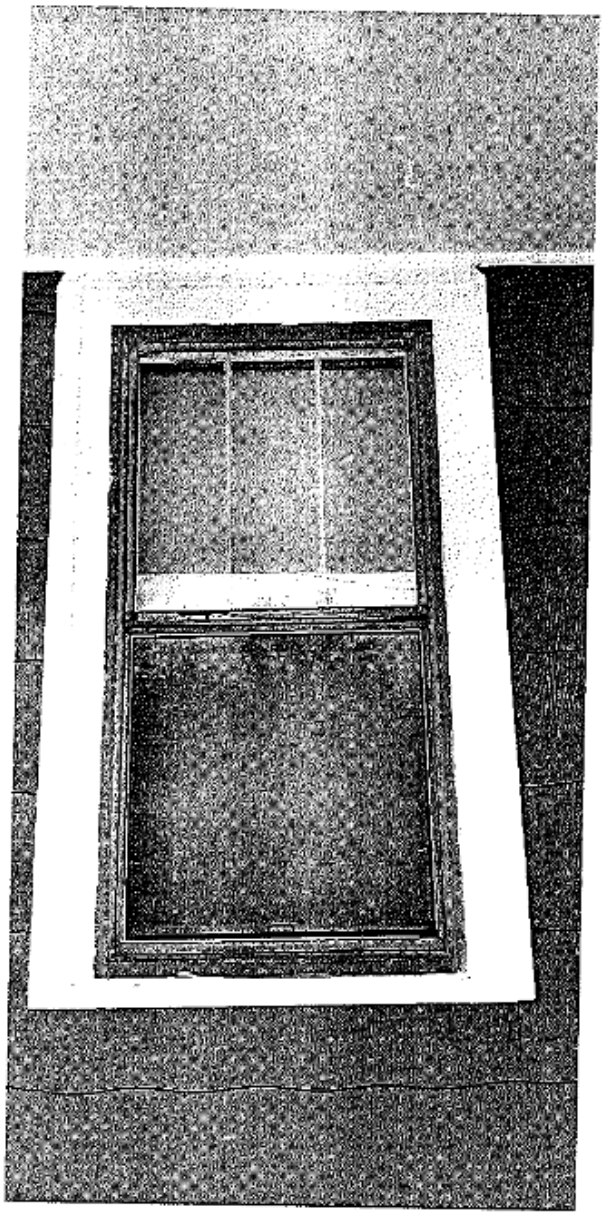
WHITE VINYL

DOUBLE HUNG

DOUBLE PANE

WINDOW

28 X 53 3/4




N Maple St
720
712
W 11th St

STAFF RECOMMENDATIONS	Address: 703 E 7th (University Courts HD)
COA 25-32	Petitioner: Michael Chamblee
Start Date: 5/15/2025	Parcel: 53-05-33-403-043.000-005
RATING: CONTRIBUTING	1915 limestone craftsman house

Background: 703 E 7th St is a two-story limestone craftsman house with Italianate features. The building has a rear shed addition that the owners and petitioner are proposing to replace with a larger enclosed single-story addition. This façade is visible from N Fess Ave and the parking lot and alley to the north of the building.

Request:

Chabad House

703 E. 7th. St.

Bloomington, IN 47408

May 15, 2025

Remodel scope of work:

- Demolition of existing roof structure; 6' x 25' north end of existing kitchen.
- Removal of existing hood and exhaust fan, one existing window, and existing pantry closet.
- Installation of new flat roof, entry door and exterior siding
- Installation of new kitchen hood, exhaust fan and make-up air systems.
- Installation of one, metal exterior door.

Materials:

- Siding: LP SmartSide 0.375" x 8", primed wood composite lap siding; 5/4 Smartside trim.
- Roofing: Flat, gray TPO membrane.

Mechanical:

- Kitchen hood exhaust fan, similar to existing, roof mounted on new flat roof.
- Make-up air system installed on ground within an existing fenced area; one 12" x 12" supply duct up and through wall, and connected to the kitchen hood.

Submitted by:

Michael Chamblee, Architect

Guidelines: University Courts HD

5.1 Additions and New

Construction

Many types of additions can be appropriate as long as they do not damage the home's historic features, materials, and style, or the spatial relationships that characterize the original building and site. Although additions and new construction must be compatible with surrounding historic properties, it should be noted that no two houses in the district are alike and identically sited, therefore creativity and individuality in interpreting a historic design will be considered. Changes to non-contributing houses are held to less restrictive standards than those to contributing properties, but additions and setting elements will still require review.

Preservation Goals for Additions and New Construction

To harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, materials, spatial rhythm, and proportion when designing additions and buildings. To preserve the historic character and elements of contributing properties and their surroundings during new construction of compatible buildings and additions

II. Construction of additions.

• Locate additions so as not to obscure the primary facade of the historic building.

• Retain significant building elements and site features, and minimize the loss of historic materials and details.

• Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original built mass to open space.

• Select exterior surface materials and architectural details for additions that are complementary to the existing building in terms of composition, module, texture, pattern, and detail.

• Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.

• Protect historic features and large trees from immediate and delayed damage due to construction activities.

• Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.

Staff recommends approval of COA 25-32

The proposed rear addition would replace a later addition on the rear of the house and would not obscure a primary façade. It is compatible in scale and materials to the primary structure, and is self-supporting and distinguishable from the original house. Adjacent to a parking lot, its impact on the site would be minimal. The replacement addition would be very close in size to the existing addition, and the added vent would be inconspicuous and located on a minor elevation.

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY
Address of Property: 703 E. 7th St.
Parcel Number(s): 53-05-33-403-043.000-005

(OFFICE USE ONLY)
Filing Date: _____
Case Number: _____
HPC Hearing Date: _____

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

RATING (City of Bloomington Survey of Historic Sites and Structures)
- ☐ Outstanding
- ☐ Notable
- ☒ Contributing
- ☐ Non-Contributing

APPLICANT INFORMATION:
Name: Michael Chamblee- Architect Email: michaelchambleearchitect@gmail.com
Address: 1833 Country Club Rd. Nashville, IN 47448 Phone: 812-345-2942

PROPERTY OWNER INFORMATION:
Check if the Applicant is the property owner ☐
Name: Merkos L'Inyonei Chinuch Lubavitch of Indiana Inc. Email: rabbi@chabadiu.com
Address: 703 E. 7th. St. Bloomington, IN 47408 Phone: 929.434.7585

PROPOSED WORK (Check all that Apply):

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

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- ☒ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
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CERTIFICATION

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4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: M Chamblee Date: 5/15/25

EXISTING 1st FLOOR PLAN

SCALE: 1/8" = 1'-0"

2,757 s.f.

NORTH

EX1

BUILDING ADDITION & REMODEL FOR

CHABAD HOUSE @ I.U.

703 E. 7th ST. BLOOMINGTON, INDIANA

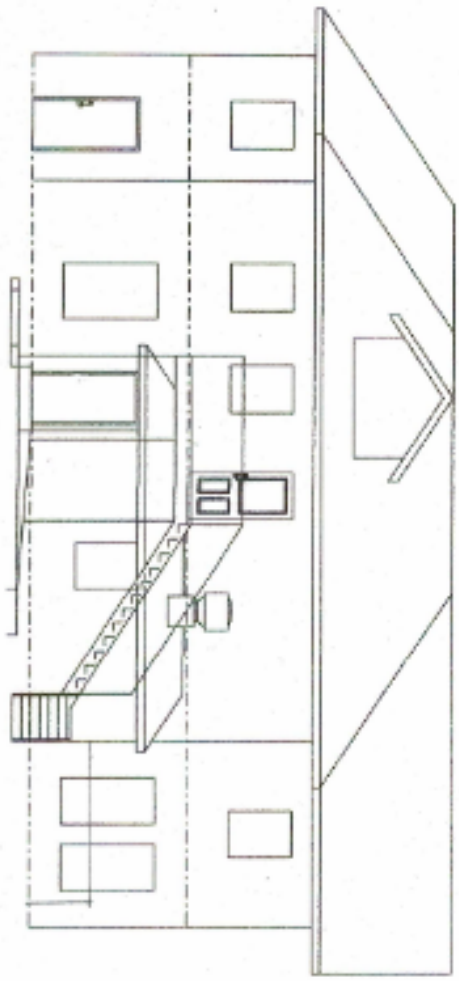
MICHAEL CHAMBLEE
ARCHITECT ◇

1833 COUNTRY CLUB ROAD NASHVILLE, INDIANA 47448

812-349-2910 michaelchamblee.architect@gmail.com

EXISTING NORTH ELEVATION

SCALE: ⅛" = 1'-0"



EX3

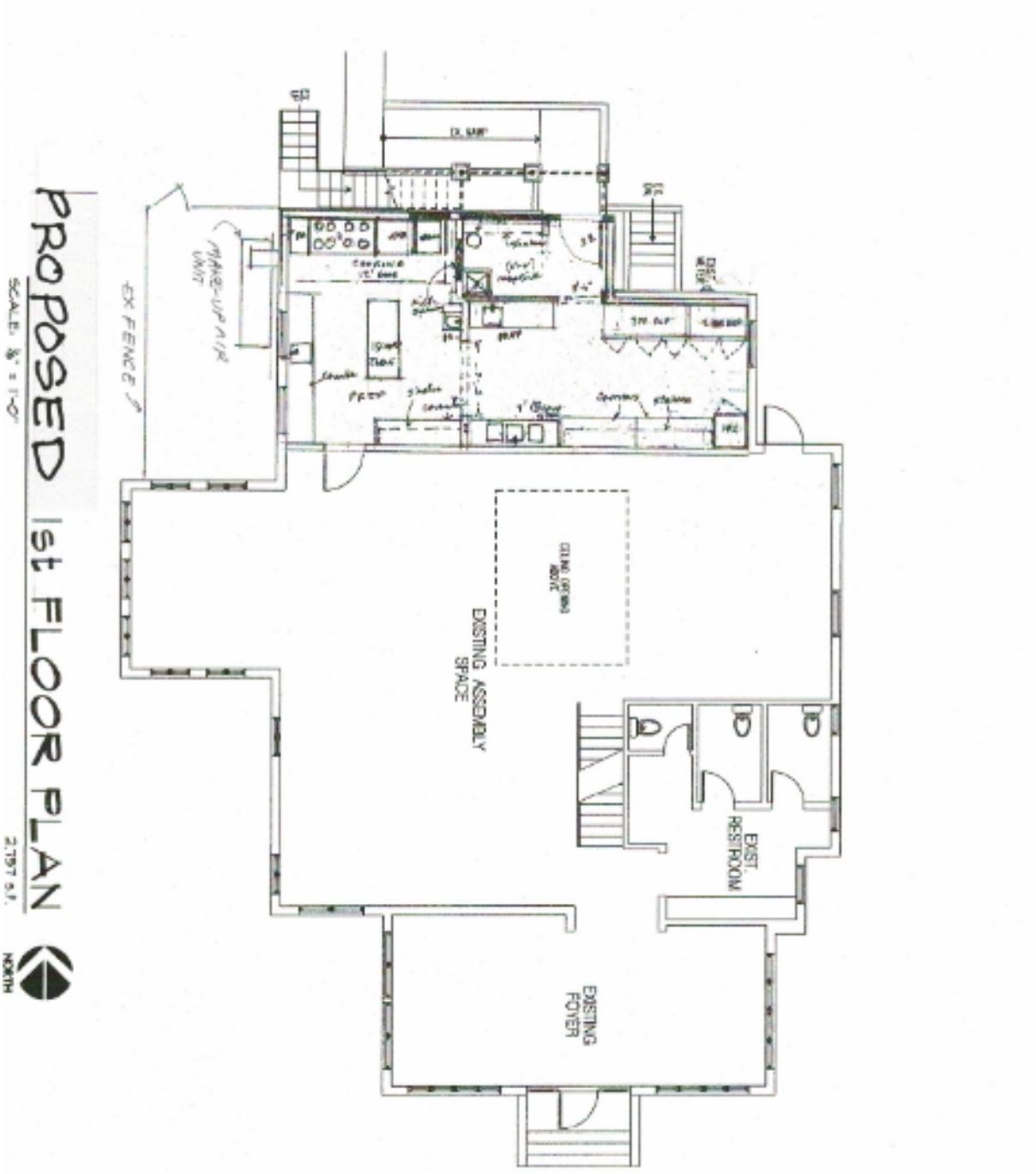
BUILDING ADDITION & REMODEL FOR

CHABAD HOUSE @ I.U.

703 E. 7th ST. BLOOMINGTON, INDIANA

MICHAEL CHAMBLEE
ARCHITECT ◇

1803 COUNTRY CLUB ROAD NASHVILLE, INDIANA 47448
812-349-2902



PROPOSED 1st FLOOR PLAN

SCALE: 3/32" = 1'-0"

2,757 S.F.

EX1

BUILDING ADDITION & REMODEL FOR

CHABAD HOUSE @ I.U.

735 E. 7th ST. BLOOMINGTON, INDIANA

MICHAEL CHAMBLEE
ARCHITECT ◇

1933 COUNTRY CLUB ROAD NASHVILLE, INDIANA 47448

812-988-2842 michaelchambleearch@gmail.com

PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EX3

Date: 4/13/25

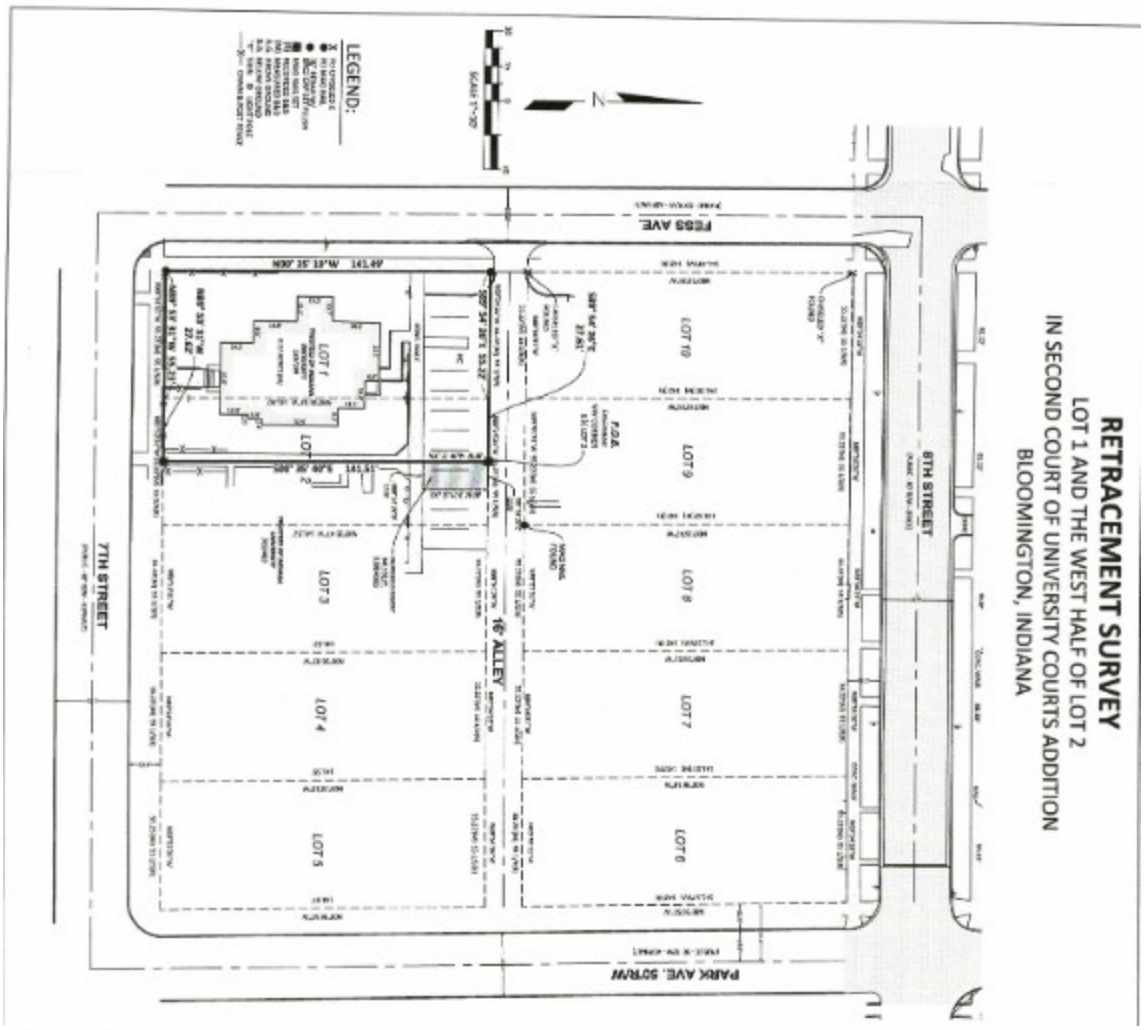
BUILDING ADDITION & REMODEL FOR

CHABAD HOUSE @ I.U.

703 E. 7th ST. BLOOMINGTON, INDIANA

MICHAEL CHAMBLEE
ARCHITECT ◇

1933 COUNTRY CLUB ROAD NASHVILLE, INDIANA 47448
812-345-2643 michaelchamblearchitect@gmail.com



1.6k

Best Seller

36 in. x 80 in. 9 Lite Primed Steel Prehung Right-Hand Inswing Entry Door with Brickmould

by **JELD-WEN** >

★★★★½ (892)

Greenwood Store

✓ 2 in stock Aisle 25, Bay 011

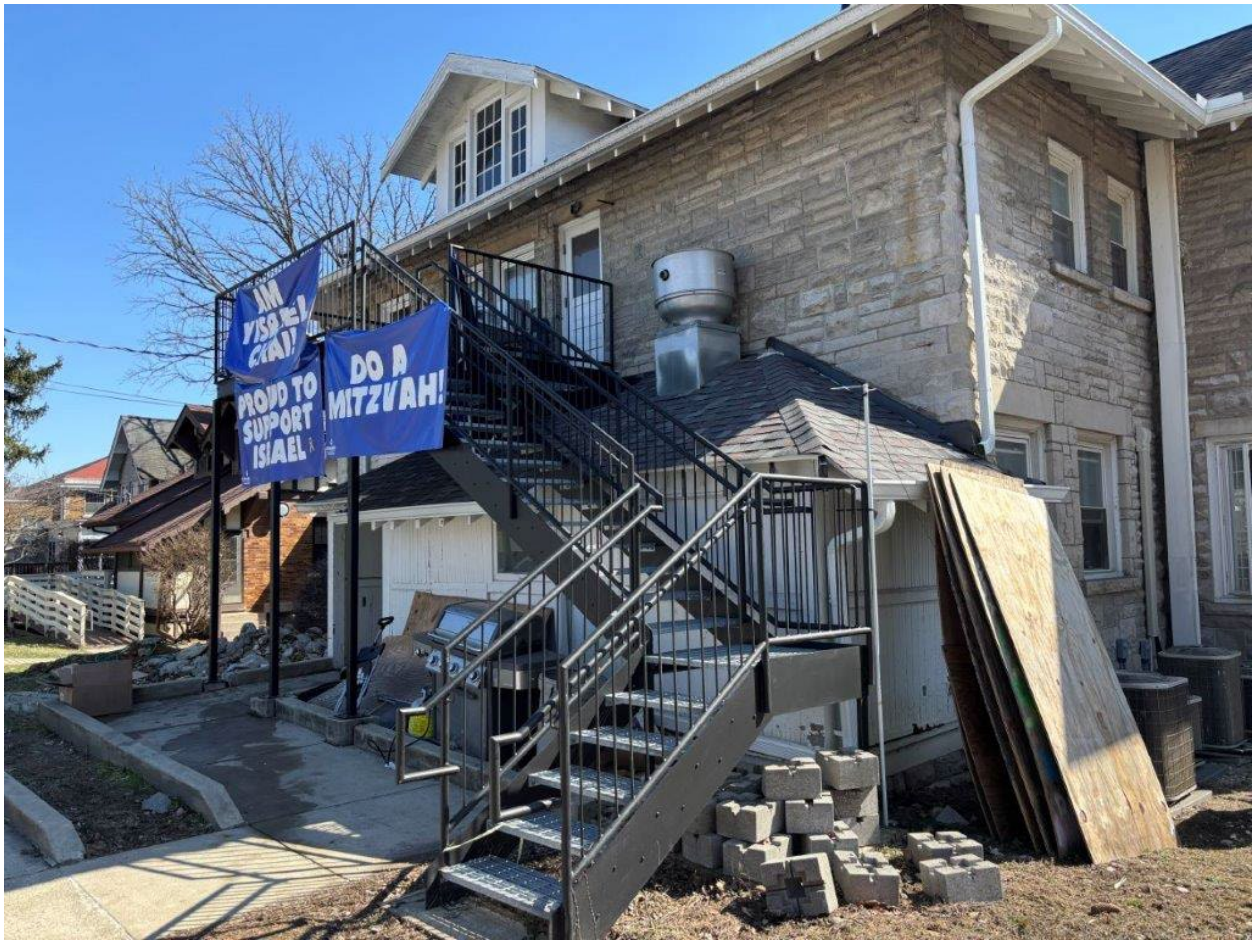
Common Door Size (WxH) in.: **36 x 80**

32 x 80 | **36 x 80**

Door Handing: **Right-Hand/Inswing**

Left-Hand/Inswing | **Right-Hand/Inswing**


AM YISRAEL CHAI!
PROUD TO SUPPORT ISRAEL
DO A MITZVA


AM YISRAEL CHAI!
PROUD TO SUPPORT ISRAEL
DO A MITZVAH!

STAFF RECOMMENDATIONS	Address: 206 N Walnut (Courthouse Square HD)
COA 25-33	Petitioner: Joshua Brownell
Start Date: 5/15/2025	Parcel: 53-05-33-310-095.000-005, 013-19290-00
RATING: OUSTANDING	Neoclassical theater

Background: The Princess Theater is an outstanding rated building in the Courthouse Square Local and National Historic Districts. Bloomington Restorations Inc. has a façade easement on the property. Because of loose and damaged tiles on the terra cotta façade, the City of Bloomington issued an unsafe order on the property, which has apartments on the upper floors, and a vacant first floor. The property entered new ownership in 2025, and the owner is proposing a restoration of the terra cotta façade.

Request:

Attn: HAND/ HPC

Nature of proposal:

This proposal is intended to secure a certificate of appropriateness for the restoration of the Terra Cotta cladding on the façade at 206 N Walnut St, in the

Courthouse Square Historic District, in Bloomington, IN. This is property is historically known as the Princess Theatre.

The proposed work description, as outlined in the commercial alteration permit C-25-92, is based on the reported findings of the structural engineer's report from Arsee Engineers, dated October 10, 2023. Based on this report, our scope of work is listed as follows, but also subject to continuing consultation with Arsee engineers, as we commence deconstruction and gain more insight into the structural integrity of the façade:

- Carefully remove individual terra cotta units and prepare for restoration or replication. Removal of terra cotta will begin at the top of the parapet wall and may continue as far as the lintel above the large windows on the façade, depending on findings and consultations with structural engineer.
- Removed terra cotta units will be inspected and either repaired on site or sent to "Boston Valley Terra Cotta" in Buffalo, NY where the fabricators will hand sculpt, fire, and glaze each respective piece to match original architectural integrity, and glaze color. The lead time on this sort of replication has been quoted at 9-12 months from the time they receive the units.
- The terra cotta units that are not needed to be replicated will be restored using specialized contemporary products manufactured by "Edison Coatings Co." These products are specifically designed for historical preservation and restoration of terra cotta exteriors.
- With the specified areas of cladding removed, we will demo/ remove the existing structural brick parapet wall to a location below the existing roof that is deemed to be structurally sound by a consulting engineer. We will replace the structural parapet with CMU block that is reinforced with rebar and grout filled cells. The dimensions of rebar and CMU, as well as the PSI of the grout will also be consulted by structural engineer.
- The exposed structural wall on west elevation will be inspected and a vapor/ moisture barrier will be installed in accordance with engineer's recommendations. Through-wall flashing and water mitigation systems will be installed with weepholes through newly installed cladding.
- During the 9-12 month lead time required for the replication of historically accurate terra cotta units, the building will be waterproofed and protected with semi-permanent cladding or membrane.

In conjunction with this work description, will also be provided a proposed materials list for the full scope of the project.

List of proposed materials:

- **Structual Parapet-**CMU block, type N mortar, structural rebar, Portland grout, 220 ladder mesh reinforcement
- **Masonry Anchor system-** VBT-Byna-Tie zinc, DW-10 galvanized steel
- **Terra Cotta repair-** Custom 45, Elastowall 351, Spec-JOINT 46

Guidelines: Courthouse Square HD

C. General Prioritization of Decisions

The Commission's evaluation of an application will be based upon the degree to which proposed changes are in harmony with the character of this district. The following list of approaches illustrates activities from the least amount of intervention to the greatest amount. The owner, manager or developer should follow them, in order, to ensure a successful project in conjunction with staff.

1. Identify, retain, and preserve the form and detailing of the materials and features that define the historic character of the structure or site. These are basic treatments that should prevent actions that may cause the diminution or loss of the structure's or site's historic character. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.

2. Protect and maintain the materials and character-defining features, and care should be taken to retain during the rehabilitation work. Protection usually involves the least amount of intervention and is done before other work.

3. Repair the character defining features and materials when it is necessary. Repairing begins with the least amount of intervention possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in extremely deteriorated or missing part of features. Replacements should be based on surviving prototypes.

4. Replacement of entire character defining features or materials follows when the deterioration prevents repair. The essential form and detailing should still be evident so that the physical evidence can be used to re-establish the feature. The preferred option is replacement of the entire feature in kind using the same material. Because this approach may not always be technically or economically feasible, the Commission will consider the use of compatible substitute material. The Commission does not recommend removal and replacement of a feature that could be repaired.

5. Alterations or additions that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character defining spaces, materials, features or finishes. The Commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

D. Secretary of Interior Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation Brief 7: The Preservation of Historic Glazed Terra Cotta
(National Park Service)

Broken or loose internal terra-cotta pieces have a less firm attachment to the surrounding firm or attached pieces and, therefore, have different thermal properties, i.e., temperatures. These temperature differences become evident on the infrared scan and may serve as a fair indication of internal material deterioration in terra-cotta.

Sonic testing has been successfully used for some time to detect internal cracking of concrete members. In the hands of an experienced operator, there are conditions where it can detect internal failure in glazed architectural terra-cotta. Sonic testing registers the internal configuration of materials by penetrating the material with sound waves and reading the patterns that "bounce back" from the originating source of the sound. Readings at variance with those from undeteriorated material might indicate collapsed webbing or pools of water in the interior of the terra-cotta unit.

Metal detection is a nondestructive and generally useful way of locating the position of internal metal anchoring. Metal detectors indicate the presence of metals by electro-magnetic impulses. These impulses are transmitted onto an oscilloscope where they may be seen or they are converted to sound patterns which may be heard by the operator. Original drawings are eminently useful in predicting where internal metal anchoring should be. Metal detectors can confirm that indeed they are still there. Without original drawings, the contractor or architect can still locate the metal anchoring, however. No reading where an anchor would be expected could indicate a missing anchor or one that has seriously deteriorated. The information produced by metal detection is, at best, only rough. However, it is the most viable way of locating the internal metal anchoring without physically removing, thus irreparably damaging, the glazed architectural terra-cotta units themselves.

Laboratory analysis may be carried out on samples of removed original material to find glaze absorption, permeability or glaze adhesion, or to evaluate material for porosity. These tests are useful in determining the present material characteristics of the historic glazed architectural terra-cotta and how they may be expected to perform in the future.

Maintenance, Repair and Replacement

Deterioration in glazed architectural terra-cotta is, by definition, insidious in that the outward signs of decay do not always indicate the more serious problems within. It is, therefore, of paramount importance that the repair and replacement of deteriorated glazed architectural terra-cotta not be undertaken unless the causes of that deterioration have been determined and repaired. As mentioned before, one of the primary agents of deterioration in glazed architectural terra-cotta is water. Therefore, water-related damage can be repaired only when the sources of that water have been eliminated. Repointing, caulking and replacement of missing masonry pieces are also of primary concern. Where detailing to conduct water in the original design has been insufficient, the installation of new flashing or weep holes might be considered.

Where stress-related or structural problems have caused the deterioration of glazed architectural terra-cotta, the services of a structural engineer should be sought to mitigate these problems. This may include the installation of relieving joints, shelf angles or flexible joints. In any case, stress-related and structural deterioration, like water-related deterioration, must be stopped before effective consolidation or replacement efforts may begin.

Cleaning: The successful cleaning of glazed architectural terra-cotta removes excessive soil from the glazed surface without damaging the masonry unit itself. Of the many cleaning materials available, the most widely recommended are water, detergent, and a natural or nylon bristle brush. More stubborn pollution or fire-related dirt or bird droppings can be cleaned with steam or weak solutions of muriatic or oxalic acid.

A note of caution: Any acids, when used in strong enough solutions, may themselves deteriorate mortar and "liberate" salts within the masonry system, producing a situation called efflorescence. For further information on this situation, refer to: "Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings," Heritage Conservation and Recreation Service, Department of the Interior, Washington, D.C.

Commercial cleaning solutions may be appropriate but probably are not necessary when water and detergent will suffice. There are, however, certain cleaning techniques for glazed architectural terra-cotta which are definitely *not* recommended and which would damage the surface of the material. These include: all abrasive cleaning measures (especially sandblasting), the use of strong acids (particularly fluoride-based acids), high-pressure water cleaning and the use of metal bristle brushes. All of these techniques will irreparably harm the glaze in one fashion or another and subsequently expose the porous tile body to the damaging effects of water.

It is important to remember that glazed architectural terra-cotta was designed to be cleaned cheaply and easily. This, in fact, was one of its major assets and was much advertised in the selling of the material early in this century.

Waterproofing: The covering of crazed glazing (see Fig. 5) with waterproof coatings is the subject of an on-going controversy today. The question involves whether or not the micro-cracks conduct substantial amounts of water into the porous tile body. Tests indicate that the glaze on new unexposed terra-cotta is itself not completely waterproof. Some testing also indicates that most crazing on historic glazed terra-cotta does not substantially increase the flow of moisture into the porous tile body when compared to new material. Excessive and serious crazing is, however, an exception and the coating of those areas on a limited scale may be wholly appropriate.

In an effort to stem water-related deterioration, architects and building owners often erroneously attribute water-related damage to glaze crazing when the source of the deterioration is, in fact, elsewhere: deteriorated caulking, flashing, etc. The waterproof coating of glazed architectural terra-cotta walls may cause problems on its own. Outward migration of water vapor normally occurs through the mortar joints in these systems. The inadvertent sealing of these joints in the wholesale coating of the wall may exacerbate an already serious situation. Spalling of the glaze, mortar, or porous body will, more than likely, result.

Repointing: Repointing of mortar which is severely deteriorated or improperly or infrequently maintained is one of the most useful preservation activities that can be performed on historic glazed architectural terra-cotta buildings. On-going and cyclical repointing guarantees the long life of this material. Repointing should always be carried out with a mortar which has a compressive strength (measured in p.s.i.) *lower* than the adjacent masonry unit. Hard (Portland cement) or coarsely screened mortars may cause point loading and/or prevent the outward migration of the water through the mortar joints, both of which ultimately damage the terra-cotta unit. Repointing with waterproof caulking compounds or similar waterproof materials should never be undertaken because, like waterproof coatings, they impede the normal outward migration of moisture through the masonry joints. Moisture then may build sufficient pressure behind the waterproof caulk and the glaze on the terra-cotta to cause damage to the unit itself.

Repair of glaze spalling: Glaze spalling is also a highly culpable source of water-related deterioration in glazed archi-

tectural terra-cotta. It is important to coat or seal these blistered areas (see Fig. 6) and to prevent further entry of water into the system by this route. All loose or friable material should be removed. This may be done easily by hand; chisels or similar small tools are most effective. The exposed material is then painted over. At this time, no permanently effective reglazing materials are available. However, there are several acrylic-based proprietary products and masonry paints which can be used effectively to protect these exposed areas, thus preventing the entry of water. These materials are effective for 5 to 7 years and can be reapplied. They also can be tinted to approximate closely the original glaze color.

Repair of minor material spalling: Minor material spalling, where visual or cosmetic considerations are negligible, should be treated in a manner similar to glaze spalling damage. That is, areas where small portions of the body and glaze have spalled and which are far removed from close scrutiny (i.e., detailing on entablatures, upper story windows, etc.) are best remedied by painting with a masonry paint or an acrylic-based proprietary product. Units on which material spalling is easily observed (on the street level, door surrounds, etc.), and on which visual integrity is a consideration, may be better replaced. Patching is not appropriate. Stucco-like or cementitious build-ups are difficult to form satisfactorily, safely and compatibly in situ to replace missing pieces of glazed architectural terra-cotta. Cementitious repairs never satisfactorily bond to the original material. The differential expansion coefficients of the two materials (the repair and the original) preclude a safe, effective and long-term attachment.

Repair of major spalling: Glazed architectural terra-cotta units, which have spalled severely thereby losing much of their material and structural integrity in the wall, should be replaced. Partial in situ repair will not be long lasting and may, in fact, cause complicated restoration problems at a later date. Appropriate methods of replacement are discussed at a later point in this report.

Temporary stabilization: Stabilization measures are necessary when deterioration is so severe as to create a situation where pieces of glazed architectural terra-cotta may fall from the building. This is a particular concern with greatly exposed detailing: cornices, balconies, balustrades, urns, columns, buttresses, etc. Restoration work on these pieces is expensive and often must be carried on over a period of time. Unstable terra-cotta pieces are often removed or destroyed in lieu of such measures. This is particularly true in areas of heavy traffic-related vibrations or in earthquake zones. There are, however, less severe measures which may be employed on a temporary basis. Substantial success has been achieved in securing unstable glazed architectural terra-cotta pieces with metal strapping and nylon net (Fig. 11). While these measures should not be seen as permanent preservation solutions, they do offer temporary alternatives to the wanton destruction of significant glazed architectural terra-cotta detailing in the name of public safety and local code compliance.

Repair of addition and structural damage: Holes, sign anchors, slots for channel steel, or structural cracking in the surface of glazed architectural terra-cotta cladding should be permanently sealed with a material that will expand with the normal dynamics of the surrounding material, yet effectively keep water out of the system. Any one of a number of commercially available waterproof caulking compounds would be appropriate for this work. Holes and static (nonmoving) cracks may be caulked with butyl sealants or acrylic latex caulks. For dynamic (moving or active) cracks, the polysulfide caulks are most often used, although others may be safely employed. It is, however, important to remember that these waterproof caulking compounds are not viable repointing materials and should not be used as such.

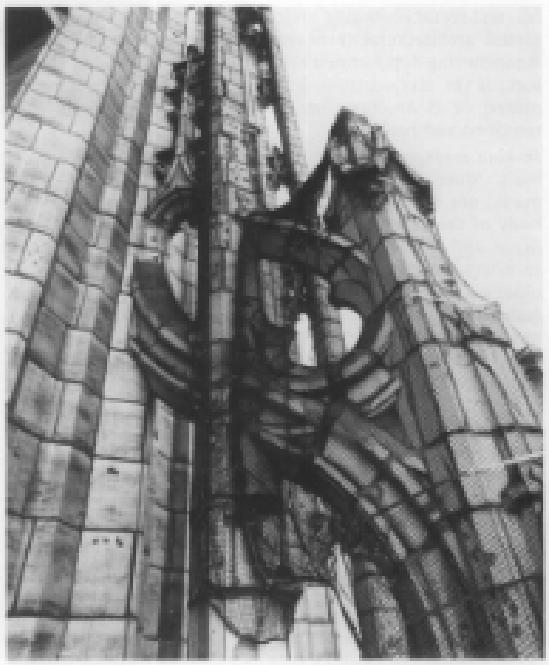


Figure 11. Temporary Stabilization Measures. *Falling glazed architectural terra-cotta detailing has become a source of concern, particularly in dense urban areas and locations of high seismic activity. Nylon netting and metal strapping, while not seen as permanent preservation measures, do offer a temporary alternative to the removal of these elements.*

Temporary replacement: Temporary replacement measures should be implemented when missing units are scheduled to be replaced but work cannot be undertaken immediately. Lengthy delivery time, prorating of work or seasonal considerations may postpone replacement work. Severe deterioration should at least be ameliorated until work can begin. Temporary repointing, removal and saving of undamaged units to be reset later, or the temporary installation of brick infill to retard further deterioration might be considered.

Removing earlier repairs: Removing earlier repairs may be necessary when the work has either deteriorated or has become visually incompatible. Cementitious stucco, caulkings with black bituminous compounds or brick repair work may become structurally or visually unstable or incompatible and should be removed and properly rehabilitated.

Replacement of glazed architectural terra-cotta: Replacement of severely spalled, damaged, or missing glazed architectural terra-cotta elements is always difficult. Certainly, in-kind replacement is advisable, but it has a number of drawbacks. Stone, fiberglass, and precast concrete are also viable choices, but like in-kind replacement, also have their inherent problems.

Several notes on replacement: When replacing glazed architectural terra-cotta, all of the original deteriorated material should be completely removed. Half bricks or similar cosmetic replacement techniques are not advised.

—When possible and where applicable, replacement units should be anchored in a manner similar to the original. Both structural and visual compatibility are major considerations when choosing replacement materials.

—Removing and reanchoring damaged glazed architectural terra-cotta is an extremely difficult if not impossible task. The complexity of the interlocking system of masonry units, back-

fill, and metal anchoring system precludes the removal of the glazed architectural terra-cotta unit without destroying it. Reanchoring deteriorated units is likewise impossible. Therefore, if the terra-cotta in question is loose, severely deteriorated, or its structural integrity in serious question, it is best removed and replaced.

In-kind replacement is possible today, but only on a limited basis. Most new glazed architectural terra-cotta is machine made, not hand made as the original. Thus, the porous tile body of the new material tends to be more uniform but less dense and often not as durable. The glaze on the new glazed architectural terra-cotta tends to be thinner than that on the older material and subsequently more brittle. Machine processing has also produced a glaze that is uniform in color as opposed to historic glazes which were slightly mottled and, therefore, richer. Visual compatibility *is* an important consideration when replacing in-kind.

Only a fairly limited inventory of in-kind pieces is presently available for replacement such as plain ashlar blocks and the simpler details such as cappings and sills. When deterioration severely damages the more ornate pieces (urns, cartouche work, balusters, etc.) either expensive hand casting or alternative materials must be sought. There is a tendency today to replace damaged ornamental work with simpler, cheaper and more readily available units. This decision *cannot*, however, be supported, as the removal of this work inevitably diminishes the character and integrity of the building. Another major consideration in choosing in-kind replacement is the question of delivery time, which is often quite lengthy. If new glazed architectural terra-cotta is chosen as a replacement material, the architect or building owner should plan far in advance.

Stone may be a suitable replacement material for damaged glazed architectural terra-cotta. Its durability makes it highly appropriate, although the increase in weight over the original hollow units may be of some concern. The fact that historic glazed architectural terra-cotta was glazed in imitation of stone, however, may make the choice of stone as a replacement material a fortuitous one. Metal anchoring may be accommodated easily in the carving. Cost, however, is the major drawback in stone replacement, particularly where rich detailing must be carved to match the original.

Fiberglass replacement is a viable alternative, particularly when rich and elaborate ornamentation has to be duplicated. Casting from original intact pieces can produce numerous sharp copies of entablatures, moldings, balusters, voussoirs, etc. Anchoring is easily included in casting.

Significant drawbacks in using fiberglass replacement are color compatibility, fire code violations and poor weathering and aging properties. The appropriate coloring of fiberglass is exceedingly difficult in many instances. Painting is often unsatisfactory, as it discolors at a rate different than that of the historic glazed original. While fiberglass casting is lighter than the original units and, therefore, of great interest in the rehabilitation of buildings in areas of high seismic activity, many fire code requirements cannot be met with the use of this material.

Precast concrete units show great promise in replacing glazed architectural terra-cotta at this writing. Precast concrete units can, like fiberglass, replicate nuances of detail in a modular fashion; they can also be cast hollow, use light-weight aggregate and be made to accommodate metal anchoring when necessary. Concrete can be colored or tinted to match the original material with excellent results. It is cost effective and once production is in process, precast concrete can be produced quickly and easily.

Experience shows that it is advisable to use a clear masonry coating on the weather face of the precast concrete units to guarantee the visual compatibility of the new unit, to prevent moisture absorption, to obtain the proper reflectivity in imitation of the original glaze and to prevent weathering of the unit itself. Precast concrete replacement units are presently enjoying great use in replicating historic glazed architectural terra-cotta and show promise for future rehabilitation programs.

Once the replacement material is selected (new glazed architectural terra-cotta, stone, precast concrete, or fiberglass), it must be reanchored into the masonry system. Original metal anchoring came in numerous designs, materials and coatings ranging from bituminous-coated iron to bronze. While most of these anchors are no longer available, they may be easily replicated in large quantities either in the original material when appropriate or out of more durable and available metals such as stainless steel.

Since the masonry backfill is already in place in the historic building, the new replacement unit with anchoring may simply be fitted into the existing backfill by boring a hole or slot for anchor and bedding the anchor and the unit itself in mortar. When replacing historic glazed architectural terra-cotta which originally employed metal anchoring, it is important to replace that anchoring when replacing the unit. Serious problems may result if anchoring is omitted in restoration when it was used originally. It is erroneous to assume that mortar alone will be sufficient to hold these replacement pieces in place.

Summary

Today, many of this country's buildings are constructed of glazed architectural terra-cotta. However, many of these are in a state of serious deterioration and decay. Glazed architectural terra-cotta was, in many ways, the "wonder" material of the American building industry in the late 19th century and during the first decades of the 20th century. New technology and methods of rehabilitation now hold promise for the restoration and rehabilitation of these invaluable and significant resources. Restoration/rehabilitation work on glazed architectural terra-cotta is demanding and will not tolerate half-way measures. Today's preservation work should equal the spirit, attention to detail, pride in workmanship and care which characterized the craftsmanship associated with this widely used, historic masonry material.

Suggested Further Readings

"Recipes for Baked Earth." *Progressive Architecture*, (November, 1977).

McIntyre, W.A. *Investigations into the Durability of Architectural Terra Cotta*. Special Report 12. London: Department of Scientific and Industrial Research, Building Research Station, 1929.

Prudon, Theodore H.M. "Architectural Terra-Cotta: Analyzing the Deterioration Problems and Restoration Approaches." *Technology and Conservation*, Vol. 3 (Fall, 1978), pp. 30-38.

Prudon, Theodore H.M. *Terra Cotta as a Building Material, A Bibliography*. Ottawa, Ontario: Association for Preservation Technology, 1976.

The illustrations for this brief not specifically credited are from the files of the Technical Preservation Services Division.

This Preservation Brief was written by dr Teal Patterson Tiller, Architectural Historian, Technical Preservation Services Division. Information for this publication was based in part upon interviews and consultation with Theodore H.M. Prudon, The Ehrenkrantz Group, P.C., New York, New York. Additional comments and information were provided by Si A. Bortz, Illinois Institute of Technology Research Institute, Chicago, Illinois, and Jerry G. Stockbridge, Wiss, Janney, Elstner, and Associates, Northbrook, Illinois.

This publication was prepared pursuant to Executive Order 11593, "Protection and Enhancement of the Cultural Environment," which directs the Secretary of the Interior to "develop and make available to Federal agencies and State and local governments information concerning professional methods and techniques for preserving, improving, restoring and maintaining historic properties." The Brief has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcome and can be sent to Mr. Nelson at the above address. June 1979.

Staff recommends approval of COA 25-33

The proposed restoration would conserve the appearance and materials of the theaters façade with removal of historic materials limited to the brick parapet wall not visible from the façade and of damaged tiles which would be replaced with in kind terra cotta replicas. The submitted proposal includes plans for flashing, repointing, and the addition of a moisture barrier and weep holes to slow future water-related deterioration. The proposed waterproofing coating is breathable so as to avoid trapping moisture. The proposed mortar can be mixed softer than the terra cotta tiles to avoid damaging the tiles and meet National Park Service specifications. The compound selected for repairing tiles is designed for the task and is capable of expanding with a moisture permeability comparable to the tile substrate and can be colored to match the repaired tiles.

Care must be taken with the removal and storage of tiles that they be marked for reinstallation and protected from the elements. The collaboration of the easement holder (BRI) should be sought in the replacement of tiles and color selection for the masonry repair compound.

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 204 N Walnut

Parcel Number(s): 53-05-33-310-095.000-005, 013-19290-00

(OFFICE USE ONLY)
Filing Date: _____
Case Number: _____
HPC Hearing Date: _____

Bloomington Historic District:

- [x] Courthouse Square Historic District
- [ ] Elm Heights Historic District
- [ ] Fairview Historic District
- [ ] Garden Hill Historic District
- [ ] Greater Prospect Hill Historic District
- [ ] Maple Heights Historic District
- [ ] Matlock Heights Historic District
- [ ] McDoel Historic District
- [ ] Near West Side Historic District
- [ ] Prospect Hill Historic District
- [ ] Restaurant Row Historic District
- [ ] Showers Brothers Furniture Factory Historic District
- [ ] University Courts Historic District
- [ ] Other: _____

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

- [x] Outstanding
- [ ] Notable
- [ ] Contributing
- [ ] Non-Contributing

APPLICANT INFORMATION:

Name: Joshua Brownell -Crow Stone Masonry Inc. Email: crowstonemasonry@gmail.com

Address: 6450 S Sanders Main Street, Bloomington, IN 47401 Phone: (812) 340-4862

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner [ ]

Name: TLVL LLC- Owner Niel Patzner Email: patzner@riverwayplumbing.com

Address: 206 N. Walnut St, Bloomington, IN 47404 Phone: (812) 803-0149

PROPOSED WORK (Check all that Apply):

- [ ] New construction
  - [ ] Principal building
  - [ ] Accessory building or structure
  - [ ] Addition to existing building
- [ ] Demolition
  - [ ] Full Demolition
  - [ ] Partial Demolition
- [ ] Moving a building
- [x] Alterations to the façade or exterior spaces of the property
  - [ ] Window replacement
  - [ ] Door replacement
  - [ ] Siding
  - [x] Roof material
  - [ ] Foundation
  - [x] Other façade element: Deconstruction of Terra Cotta Facade, and restoration/ replication therof
- [ ] New Signage
- [ ] Alterations to the yard
  - [ ] Alteration to fences, walls
  - [ ] Tree removal
- [ ] Other(s): _____

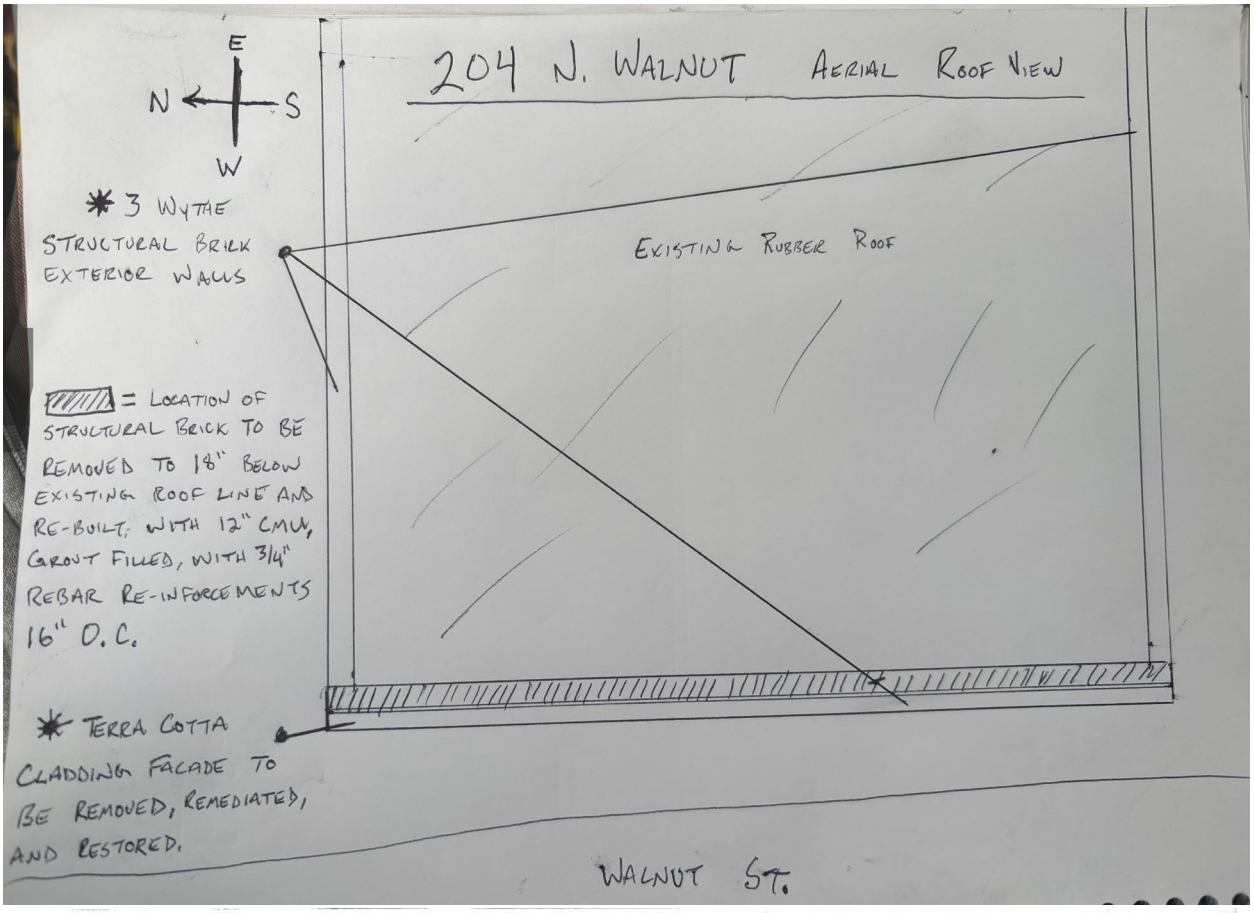
ADDITIONAL REQUIRED DOCUMENTS

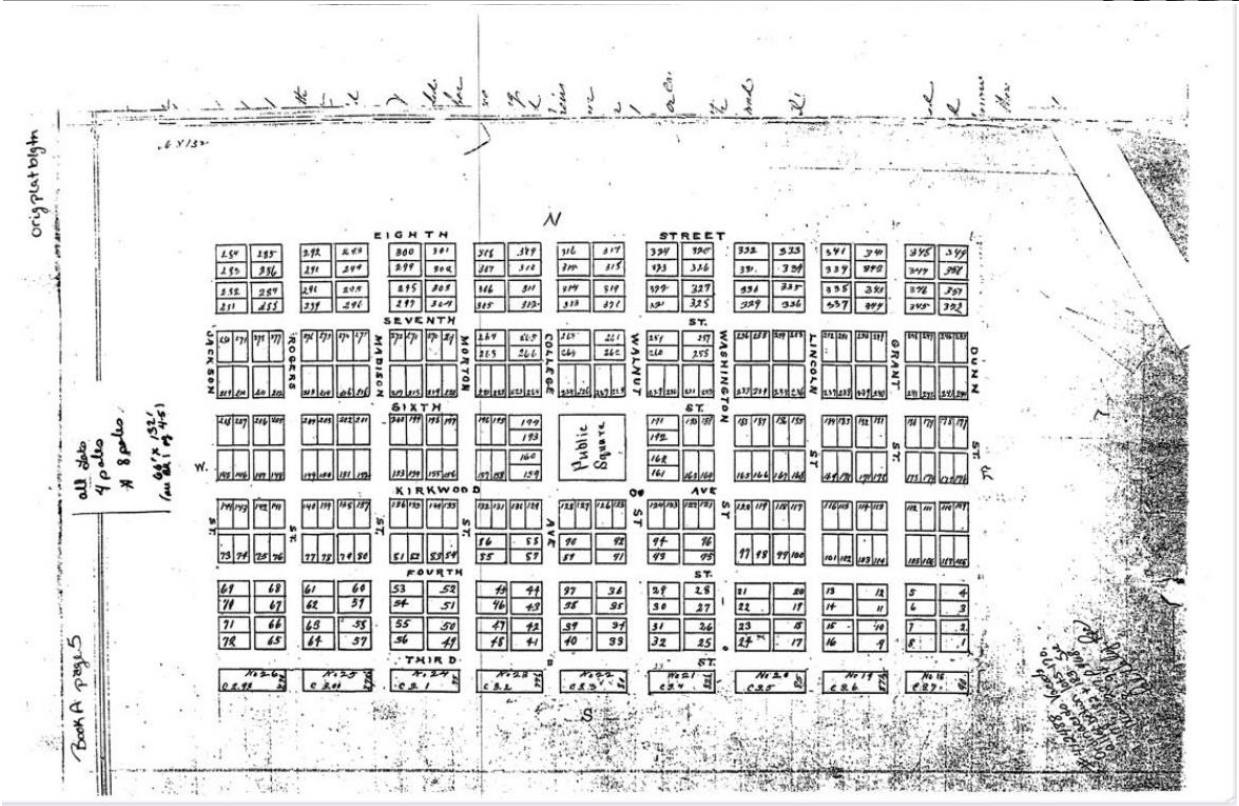
- [x] Written description of the nature of the proposal.
- [x] Written description of all of the proposed materials to be used.
- [x] Between 3 and 5 photographs of the historic site and/or structure before changes.
- [x] Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents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

CERTIFICATION

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

Applicant's Signature:_____ Date: 05/15/2025


204 N. WALNUT AERIAL ROOF VIEW
E
N
S
W
✱ 3 WYTHE STRUCTURAL BRICK EXTERIOR WALLS
EXISTING RUBBER ROOF
= LOCATION OF STRUCTURAL BRICK TO BE REMOVED TO 18" BELOW EXISTING ROOF LINE AND RE-BUILT WITH 12" CMU, GROUT FILLED, WITH 3/4" REBAR RE-INFORCEMENTS 16" O.C.
✱ TERRA COTTA CLADDING FACADE TO BE REMOVED, REMEDIATED, AND RESTORED.
WALNUT ST.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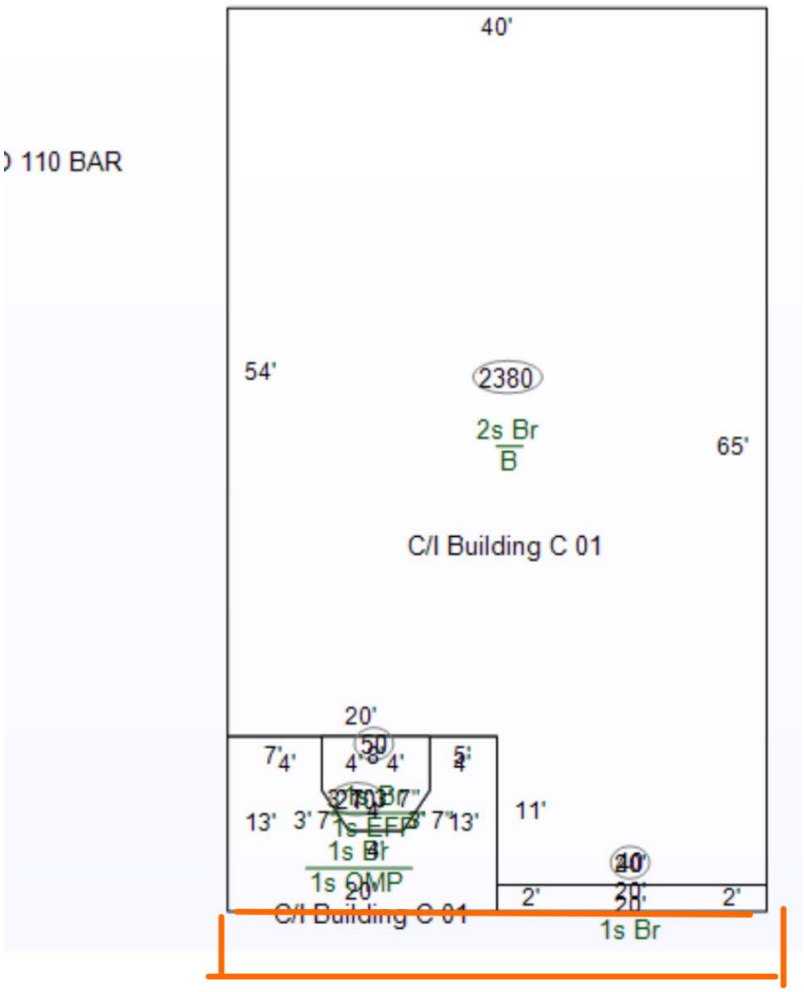
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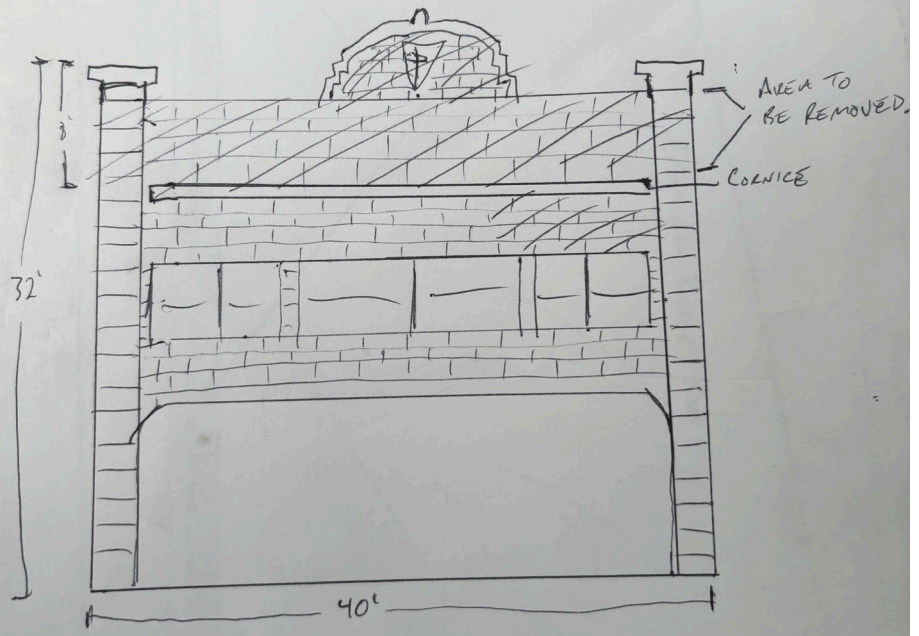
= FACADE LOCATIONS TO BE REMOVED, RESTORED, REPLICATED, & RE-INSTALLED

204 N. WALNUT FACADE RESTORATION



WEST ELEVATION

Edison Coatings, Inc.

350-SERIES

Waterborne Breathable Coatings for Masonry & Concrete

ELASTODECK 350	ROOF COATING
ELASTOWALL 351	BREATHABLE MASONRY COATING
ELASTO-MASTIC 352	CRACK-BRIDGING MASTIC
ELASTO-TONE 353	HIGH PERM COATING
ELASTO-FILL 354	FLEXIBLE FILLER

350-SERIES

DESCRIPTION:

350-Series products are highly permeable, internally plasticized, low modulus waterborne acrylic coatings and sealants with exceptional water and weather resistance. They can accomplish multiple objectives in one process:

- **Provide highly permeable decorative finishes**
- **Protect porous surfaces from water**
- **Bridge and seal small working cracks**
- **Fill and refinish bare or many previously-coated surfaces**

PHOTO: Ten years after being coated with Elastowall 351, limestone elements on this historic school retain a crisp, natural appearance.

Their combination of high permeability, outstanding exterior durability, and permanent low temperature flexibility make the ***350-Series*** the coatings of choice for the most demanding applications. Advanced waterborne formulation represents the state of the art in handling convenience, safety, low odor and low VOC. The result is a high-performance coating system that is both user and environmentally friendly.

ELASTODECK 350 is designed for use on properly pitched or drained horizontal surfaces which may intermittently accumulate puddles of ponded water. It may be applied over a wide range of substrates, including concrete, masonry, plywood, polystyrene foam, metal, and many types of existing roofing materials.

ELASTOWALL 351 is designed to protect and decorate above-grade surfaces, including poured-in-place concrete, concrete block, precast concrete panels, stone, stucco, exterior insulation systems, and brick and terra cotta masonry, including walls exhibiting small working cracks. It has been used extensively for treatment of Historic Register and Landmark buildings, and features higher vapor permeability and elongation than ***ELASTODECK 350***, which offers better ponded water resistance.

ELASTO MASTIC 352 is a knife-grade, higher solids formulation designed for pre-treatment of small cracks prior to general coating application.

PHOTO: Restoration of this historic terra cotta boathouse included use of Elastowall 351 to match the original terra cotta glaze.

ELASTO-TONE 353 is a color finish system designed for lower film build and higher vapor permeability. It is used for applications which are primarily decorative, and for cosmetic renewal or re-coating of aged ***ELASTOWALL*** applications.

ELASTO-FILL 354 is a higher solids knife grade filler used for filling of minor surface defects prior to ***ELASTOWALL 351*** application. Depressions and defects are simply "spackled", and then ***ELASTOWALL 351*** coating is applied after drying.

FEATURES:

❑ **Appearance:** ***350-Series*** coatings are available in a wide range of Standard colors, including our 880-color *Professional Color Series*, available for in-house tinting at many Edison Coatings Dealer locations. Custom color matching is also available. In addition, ***350 & 351*** are available in textured versions, which simulate natural stone and stucco finishes. Products are non-chalking, non-yellowing, and resistant to dirt pick-up.

❑ **Low Stress:** High elongation allows the coatings to expand and contract with substrate temperature and volume changes, relieving stresses, even on surfaces with small working cracks. Permanent flexibility, and low temperature flexibility (-30°F/-34°C) are assured through plasticizer-free formulation. Products also resist impact and vibration without fatigue or rupturing.

❑ **Breathing: High moisture vapor permeability** allows moisture to escape through the film, preventing coating failure and substrate damage which may otherwise result from moisture entrapment.

❑ **Safety:** Products are non-flammable, essentially non-toxic and free of solvent odors. Eye contact and prolonged skin contact may produce some irritation, and should therefore be avoided.

❑ **Environmental:** VOC<250 g/l, complies with EPA regulations for architectural coatings.

be grooved out to a width of 1/4" and should be filled with *ELASTO-FILL 354* or suitable polyurethane sealant. Cracks wider than 1/8" should be cut out in accordance with proper expansion joint detailing and geometry, and should be sealed with polyurethane sealants. Sealants should be cured a minimum of 24 hours before coating.

3. **Application:** Application procedure will directly affect finished appearance. Spraying, rolling and brushing are acceptable application methods, within this limitation. Products are supplied ready to use and require no thinning, but up to 4 ounces per gallon of clean water may be added, if required, to facilitate spreading. Monitor film build closely when water is added for thinning.

4. **Re-coat** time is affected by drying conditions and substrate porosity. Previous coat must be through-dry, firm and tough before applying the next coat. Typical through-dry times may range from several hours to 24 hours or more.

5. **Clean** runs, spills and equipment with warm water and soap immediately. Coatings which have been allowed to "set" will resist water cleanup. If significant interruptions in spray application will occur, immerse gun or tip in clean water during interruption.

ELASTODECK 350 should be applied in two to three coats, at 80-100 sq. ft. /gallon per coat to a total dry film thickness of 20 - 30 mils. Allow thorough drying, typically overnight, between coats.

ELASTOWALL 351 can be applied in 1-3 coats, depending on the extent of waterproofing and crack bridging performance required (Dry film thickness= 8 - 10 mils/coat. Wet film thickness= 15 - 18 mils per coat.) Typically, two coats are applied. Higher film build produces better crack bridging and waterproofing performance.

ELASTO-MASTIC 352 is knife-applied to fill surface cracks before coating.

ELASTO-TONE 353 is applied in one or two coats at 200 sq.ft./gal. to achieve color uniformity and continuous, water-resistant films. (8 wet mils per coat are applied to achieve 4 - 6 dry mils per coat.)

ELASTO-FILL 354 is knife-applied to fill surface voids and defects, and to detail larger cracks before coating. Refer to product data sheet for more information.

LIMITATIONS:

350-Series coatings are suitable for exterior or interior application. *350-Series* products are **not** designed for continuous water submersion, below-grade installation against hydrostatic pressure, or against high constant humidity differentials where moisture originates from behind the coating (negative side waterproofing).

***PHOTO:** After patching and stone replacement, Elasto-Tone 353, color-matched to the original stone color, was applied to the entire facade of this New York City Landmark building. Elasto-Tone provided a highly permeable, aesthetic finish which visually blended repairs, replacement stone and original fabric.*

ELASTO-MASTIC 352 and *ELASTO-FILL 354* are not replacements for proper expansion joint sealants. Joints, windows, vents and other penetrations should be caulked with suitable polyurethane sealant.

ELASTODECK 350 is designed for light to moderate foot traffic. Use on vehicular traffic surfaces is not recommended.

STORAGE & HANDLING:

KEEP FROM FREEZING. Store in tightly closed containers. Use with adequate ventilation. Avoid eye or prolonged skin contact. Wash with soap and water after use and before eating, drinking or smoking. Avoid breathing spray mists. Use mist filter when spraying. In enclosed areas, use supplied air respirator. In case of eye contact flush with clean water for 15 minutes. If irritation persists, see physician. Do not ingest. Observe all safety and handling guidelines as detailed in the Material Safety Data Sheets supplied with these products. **KEEP OUT OF REACH OF CHILDREN.**

COLOR SELECTION:

ELASTO-WALL 351 & ELASTO-TONE 353 are available in a wide range of standard and custom colors. Refer to Edison Color fan deck, featuring 880 colors available for in-house tinting at many Edison Coatings Dealer locations. Custom color-matching is also available.

ELASTODECK 350 is available in White, Medium Grey, or a variety of custom colors.

ELASTO-MASTIC 352 is available in a "neutral" off-white color only.

FOR COMMERCIAL AND INDUSTRIAL USE.

Edison Coatings, Inc.

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Rev. 11/2006

Edison Coatings, Inc.

SPEC-JOINT 46

Custom Specification-Grade Masonry Mortars

Historic Mortar Replication

Repointing of the Historic Union Station in St. Louis was performed using a custom formulated Spec Joint 46 to match appearance and composition of the original 1896 mortar.

Custom-Matched Repointing Mortars

Custom matched mortars were produced to meet exacting project specifications for repointing of the Washington Monument in 2013.

Mortars for Compliance with Engineering Performance & Proportion Specifications

Over 1.5 million sq. ft. of repointing were completed at the State University of New York at Buffalo using *Spec Joint 46* Type N, Custom Color #963. Consistent results were achieved, even though work was performed over a three year period, by two different masonry contractors.

SPEC-JOINT 46

DESCRIPTION:

***SPEC JOINT 46** is a series of custom matched, prepackaged, cement-lime and lime mortars for use in new construction and restoration. Five of the available types (M, S, N, O, K) are formulated in accordance with ASTM C-270 specifications to provide consistent, reliable results in both performance and appearance. The sixth type (Type L) is an all-lime mortar formulated to comply with the guidelines in National Park Service Preservation Briefs #2 on Repointing Historic Masonry.*

TYPE	MIN. COMP. STRENGTH AT 28 DAYS, PSI (MPa)
M	2500 (17.2)
S	1800 (12.4)
N	750 (5.2)
O	350 (2.4)
K, L	High Lime Mortars

***SPEC JOINT 46** is simply mixed with water prior to use, and is applied in accordance with standard practices for use of masonry mortar.*

COVERAGE:

Each 50 pound bag of ***SPEC JOINT 46*** produces approximately ½ cubic foot of mortar. For repointing work, this will fill approximately 250 lin. ft. of 3/8" wide joints at ½ " depth.

WHY USE LIME IN MORTAR?

Lime-based mortars are designed for long-term durability and compatibility with masonry buildings and structures. They provide benefits not equaled by masonry cement or plasticized cement mortars.

Properly designed lime mortars:

- ❒ Bond tenaciously to masonry without added plasticizers or bonding agents
- ❒ Maintain high moisture vapor permeability, allowing masonry to "breathe"
- ❒ Relieve the stresses of expanding and contracting masonry units

HYDRATED LIME OR LIME PUTTY?

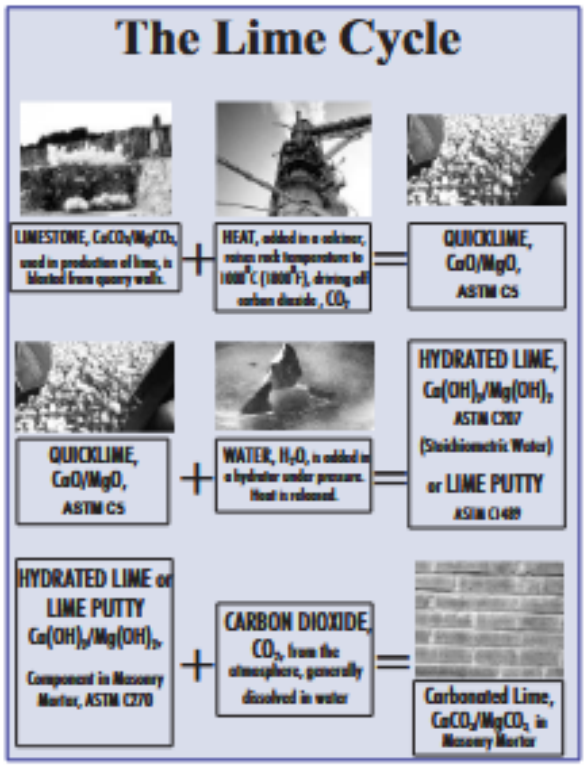
SPEC-JOINT 46 mortars utilize hydrated dolomitic lime meeting the requirements of ASTM C207 Type S, assuring that proper mortar performance is achieved. Type SA air-entraining lime or high calcium limes are also available when specified.

Today hydrated lime is efficiently and economically produced without the need for excess water, and ASTM C207 Type S lime does not require aging in putty form.

In the pre-industrial era, the machinery to produce hydrated lime was not readily available. Though hydrated lime was known to provide lower shrinkage and higher strength than lime putty, excess water was added as a convenience. Lime putty is hydrated lime with excess water. Dolomitic lime does not require aging in putty form to develop plasticity and water retention.

LP-20M ready-to-use lime putty masonry mortars are also available from Edison Coatings. They are particularly prized for their exceptional workability in decorative plaster work.

Hydrated lime can be used as the solitary binder in historic mortar, or can be blended with natural or portland cements to achieve mortars of different strengths for different uses. 19th Century mortars commonly incorporated natural cement rather than portland, and are available as Edison ***Rosendale 12M*** masonry mortars.



MORTAR SELECTION:

The following is a general guide for selection of mortar for various applications. It is recommended that specifiers also consider building codes, engineering requirements, skill of the installer and type of masonry units to be used. See ASTM C-270, *Standard Specification for Mortar for Unit Masonry*, for further information.

LOCATION	Building Segment	Rec. Type	Rec. Alternate
Exterior, above grade	Load-bearing wall	N	S or M
	Non-load bearing wall	O*	N or S
	Parapet wall	N	N or S
Exterior, at or below grade	Foundation wall, retaining wall, manholes, sewers, pavements, walks, patios	S**	M or N
Interior	Load bearing wall	N	S or M
Exterior, Special Use	Historic***	N, O, K, or [blank]	N, O, K, L

MORTAR SELECTION NOTES:

*Type O mortar is recommended where masonry is unlikely to be frozen when saturated or unlikely to be subjected to high winds or other significant lateral loads. Type N or S should be used otherwise.

**Masonry exposed to weather in a nominally horizontal surface is extremely vulnerable to weathering. Select mortar with due caution.

***Provision is made within ASTM C270 for reproducing historic mortars which have performed satisfactorily, and for repointing with softer mortars than the original mortar type.

****Mortar selection for use in historic repointing is based on a number of competing criteria, including composition of the original mortar, the type of masonry units used, the skill of the installer and how well or poorly the original mortar has performed.

COMMENT: Modern cements are much stronger than the cements of the late 19th and early 20th Centuries, so mix proportion replication is not always advisable. Consult Edison Coatings for expert mortar selection assistance .

NOTE: This table does not provide for specialized mortar uses, such as chimneys, reinforced masonry, and acid resistant mortar.

APPLICATION

Masonry Repointing Guidelines

1. Joint Preparation

A. Remove old mortar to a depth of 2 to 2½ times the width of the joint - typically ½ to 1 inch.

B. Remove additional mortar below this depth if loose or disintegrated.

C. Avoid damage to masonry units through use of proper tools and use of experienced, skilled workmen.

D. Rinse joints with clean water to remove dust and debris. Joints should be damp but free of standing water when filled. Pre-dampen extremely porous substrates for up to several hours, if necessary, to avoid rapid drying.

2. Mortar Preparation

A. Use only ***SPEC JOINT 46*** and water, unless otherwise instructed. Mix with clean water, free of oils, acids, alkali, salts, organic materials, or any other substance that may be deleterious to mortar or metal in the masonry assembly. Admixtures such as coloring pigments, air entraining agents, accelerators, retarders, water repellents, anti-freeze compounds and other admixtures should not be added to mortar unless specified and approved by Edison Coatings, Inc. Do not add cement, bonding agents, plasticizers or other materials unless specifically authorized.

B. Add approximately half the volume of mixing water required to a mechanical mortar mixer, and mix for 5 minutes. Add the remaining water, a little at a time, until the desired working consistency is reached. Total water may vary slightly from batch to batch, depending on weather conditions. Use only the amount of water required to produce the desired workability, in order to minimize shrinkage and facilitate placement.

C. Use all mixes within 30 minutes of final mixing, and discard unused portion at that time. Do not re-temper (Do not add more water).

3. Filling & Tooling Joints

A. Fill in 1/4 inch "lifts". Start by filling deeper sections, compacting each layer, packing it into the rear and corners of the joint. Mechanical caulk-type pointing guns can also be used without addition of special admixtures. Filling should still be performed in lifts, however.

B. As soon as the mortar reaches "thumbprint" hardness, apply the next layer at ¼" thickness. Several layers may be required.

C. Allow each layer time to harden before proceeding to the next. Most of the shrinkage in mortar occurs during this hardening stage, and proper timing will minimize overall shrinkage and cracking.

D. When the final lift is thumbprint hard, tool to specified profile. For localized repointing, match to adjacent, existing profile, or as instructed.

E. Proper tooling and timing is important for uniform color. If the mortar is tooled when too soft, colors may tend to dry lighter, and hairline cracks may occur. If tooled when too hard, dark streaks or "tool burns" may occur, and good bond with the masonry may not be achieved.

F. To avoid changing the appearance of the building, it may be necessary to slightly recess the mortar from the masonry surface, as flush filling of joints in worn masonry may result in a visually wider joint than the original.

G. After tooling, new joints may be lightly brushed to provide a rougher, more weathered appearance. Use nylon or natural bristle brushes, never metal brushes.

4. Curing

A. The higher the lime content of the mortar, the more critical the curing. Rapid drying may cause chalking, poor adhesion, low strength and poor durability. Joints must be repeatedly dampened in order for the lime to carbonate effectively.

B. When necessary, tooled joints should be misted periodically for at least a day or two after tooling. The frequency of misting will depend on weather conditions and substrate moisture retention, but may initially be required every hour or so, gradually reducing this to every three or four hours. Alternatively, walls may be tented or covered with wet burlap. Do not place plastic sheeting in direct contact with new mortar.

PHOTO: Repointing of Chicago's Historic Landmark Fisher Building with ***SPEC-JOINT 46*** continued through severe winter conditions with the use of a proprietary non-chloride admixture approved by Edison Coatings, Inc.

5. Cleaning

A. Remove excess mortar and smears using a stiff natural bristle brush and water before it has set

PHOTO: ***SPEC-JOINT 46*** can be used in electric pointing guns without special admixtures or mix modification.

(typically within 1 - 2 hours).

B. Do not use chemical cleaning agents unless specifically instructed, carefully tested and controlled. Improper use of cleaning agents may result in chemical attack on mortar and/or masonry, smearing of mortar, and efflorescence. Masonry should always be pre-soaked with water prior to use of chemical cleaning agents, and thoroughly flushed with clean water afterwards. Some acidic cleaning agents may require neutralization with an alkaline detergent solution, particularly if masonry coatings are to be installed subsequently. Carefully follow the cleaning agent manufacturer's instructions for dilution and use. Many cleaning products are hazardous materials and must be handled in accordance with the manufacturer's published safety guidelines.

C. Allow mortar to fully cure before cleaning masonry walls. Usually 28 days will be sufficient, depending on temperature. Longer cure time is required in colder weather. Only low pressures should be used to avoid damaging newly repointed joints.

6. STORAGE & HANDLING:

A. Store in a dry location, off the floor or ground. Product is a cement based material and should be stored in the manner required to prevent deterioration or moisture infiltration.

B. **CAUTION:** Product contains cement and lime. May be injurious to eyes and skin. Avoid eye and skin.

C. WARNING! Product contains silica sand. Though many ***SPEC-JOINT 46*** formulations utilize aggregates which have been screened to remove silica particles in the "toxic" size range (<270 mesh), all should be treated as if they contain normal levels of toxic dust, as a precaution. Avoid breathing dust, and always use a NIOSH-approved particle mask rated for silica exposure whenever mixing, handling or cleaning up dry powder product. Observe all safety and handling guidelines as detailed in the Safety Data Sheets for this product.

7. Winter Admixtures

NON-Chloride Admixtures: In laboratory testing of several non-chloride accelerating admixtures, ***SPEC JOINT 46 Type N*** was found to reach proper strength at temperatures of 20^0F (-6^0 C) without the use of admixtures. Based on this evaluation, Edison Coatings, Inc. recommends that ***SPEC JOINT 46 Type N*** can be used without winter admixtures, under the conditions detailed below.

To assure proper strength development using Type N mortar under freezing conditions, carefully observe all of the following:

1. Work at temperatures of at least 25^0 F and rising, and stop work at least 2 hours before temperatures drop back to 25 degrees.

2. Store all mortar in a heated, warm area until just before use.

3. Use warm water for mixing and for pre-dampening of the masonry prior to mortar installation.

4. Accelerators: If necessary to prevent freezing, some proprietary non-chloride products have proven effective without affecting ***SPEC-JOINT 46*** color or performance. Consult your Edison Coatings Technical Representative.

8. Color, Consistency & Efflorescence

All batches of ***SPEC JOINT 46*** are carefully proportioned and checked for close tolerance to standard color before leaving the factory. This has resulted in highly consistent color, even over the course of extended projects involving many different production batches. Some slight batch to batch variations may occur, however, and these should be considered normal and acceptable.

Some factors beyond the control of the Manufacturer may also influence color and consistency. Weather may be one source of variability, as shading differences may occur under widely divergent conditions. Hot, dry weather, for example, may produce a slightly different intensity than cool, overcast conditions. Certain colors will be more affected by such variations, while others will be relatively unaffected. The quantity of mixing water also affects color, with higher quantities of water producing lighter shades. Efflorescence, a white or tan deposit on the face of joints or masonry, may originate from a number of sources. These include mixing water, the masonry units or backing, or the free lime in the mortar itself. To minimize efflorescence, we suggest:

1. Use only clean water, free of salts or other additives or contaminants.

2. Observe mixing and curing requirements, and be consistent from mix to mix. Do not re-temper.

3. If efflorescence does occur shortly after mortar installation, it will generally be of a soft and soluble nature. It may be removed by light scrubbing or pressure washing, or allowed to weather away naturally, in most cases.

4. If efflorescence is hard, crusty or persistent, it is an indication of other sources or contaminants, and potential moisture infiltration points should be sought out and corrected.

5. While some water repellents effectively suppress efflorescence, there may be reason for concern that subfloresence may alternatively occur, which can result in damage to masonry. Choose and apply water repellents only under the guidance of a knowledgeable professional.

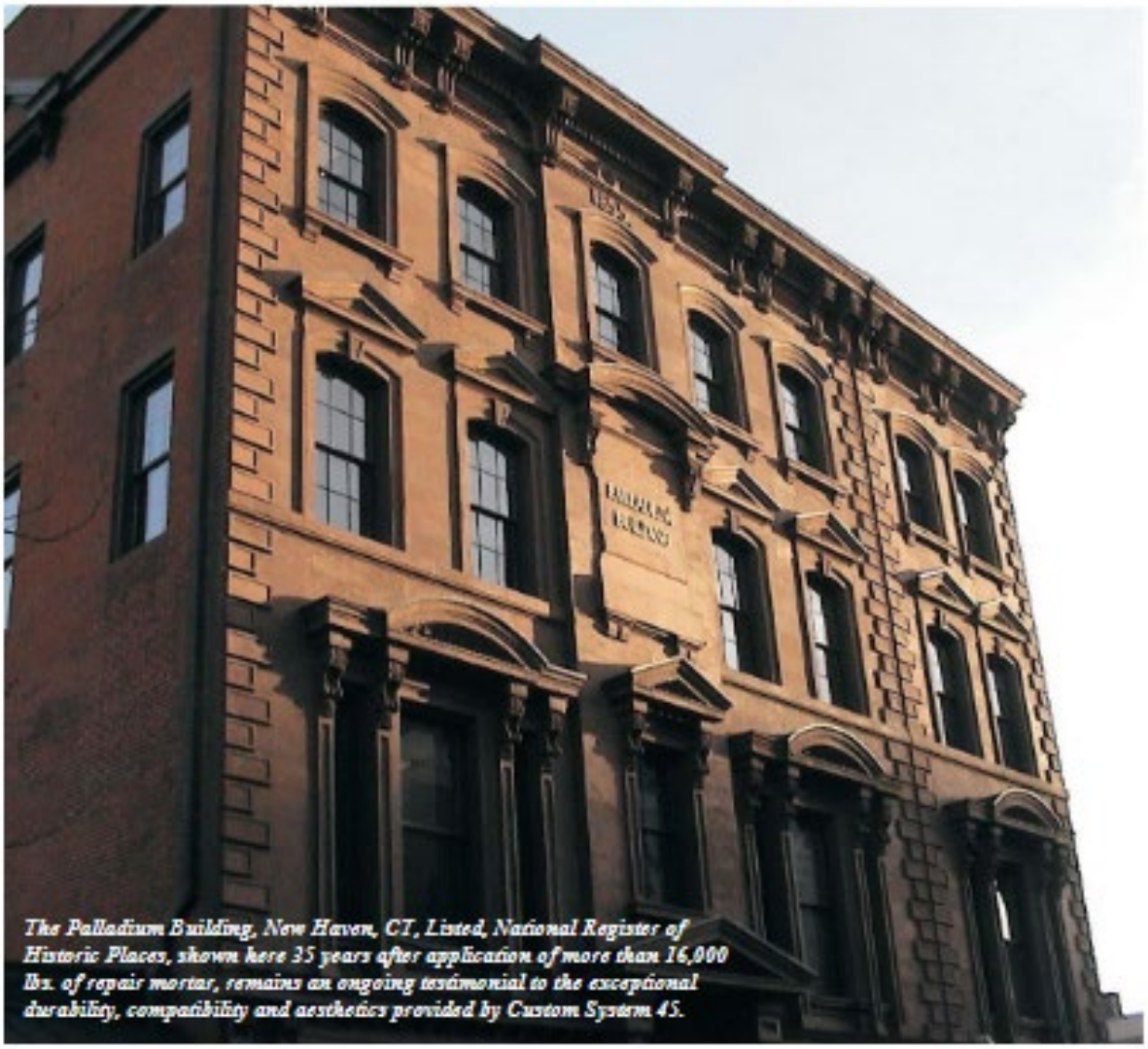
For more information or assistance, contact your Edison Coatings, Inc.

FOR COMMERCIAL AND INDUSTRIAL USE

Edison Coatings, Inc.

Custom SYSTEM 45

Composite Repair Compounds for Stone, Masonry & Concrete



The Palladium Building, New Haven, CT, Listed, National Register of Historic Places, shown here 35 years after application of more than 16,000 lbs. of repair mortar, remains an ongoing testimonial to the exceptional durability, compatibility and aesthetics provided by Custom System 45.

Edison *Custom SYSTEM 45* products are two-component, latex-modified, cementitious compounds used to produce highly durable and compatible aesthetic repairs to masonry and concrete. They may also be used as stone-like finishes on a variety of other substrates.

Over the course of over three decades of successful application on historic restoration projects, *Custom SYSTEM 45* masonry repair mortars have been matched to thousands of different types and colors of natural stone, concrete and clay masonry. Ten distinct base formulas are used:

TYPE	SUBSTRATE
BL	BLUESTONE
BR	BRICK
CN	ARCHITECTURAL CONCRETE
GR	GRANITE
LC	LIMESTONE & CALCAREOUS CAST STONE
MR	MARBLE
SD	SILICEOUS SANDSTONE & BROWNSTONE
SL	SLATE
ST	PORTLAND CEMENT STUCCO
TC	TERRA COTTA & BRICK

For custom masonry repointing mortars, refer to the product data for SPEC-JOINT 46. For complete cement plaster replacement systems, refer to the product data sheet for CEM-PLAST 54. For natural cement systems, see *Rosendale Natural Cement Products.*

In each case a mechanically compatible formulation is prepared, based on suitable aggregates of similar composition, color and gradation to the material being repaired. Final color adjustment is achieved, where required, using low levels of highly stable inorganic pigments and fillers.

Custom SYSTEM 45 has provided durable, inconspicuous repairs on a wide variety of structures, including churches, schools, monuments, post offices, courthouses, university buildings, hospitals, libraries, railroad stations, apartment buildings, hotels, office buildings and private residences.

RL-SERIES RESTORATION LATEXES	
RL-1	STANDARD, TROWEL GRADE
RL-2	CASTING & COATING GRADE
RL-3	MARINE & IMMERSION GRADE
RL-4	HIGH PERMEABILITY GRADE
RL-5	HOT WEATHER GRADE
RL-6	COLD WEATHER GRADE
RL-7	SCULPTING/OVERHEAD GRADE

FEATURES:

Custom SYSTEM 45 has been formulated to provide an optimum balance of the most important performance properties. These include:

- *High Adhesive Bond Strength*
- *High Dimensional Stability*
- *Substrate-Specific Coefficient of Thermal Expansion*
- *Low Modulus of Elasticity*
- *Compatible Liquid and Moisture Vapor Permeability*
- *Natural Appearance*
- *Excellent Workability*

All of these properties influence the long-term performance and compatibility of the repair with the substrate.

High Tensile Bond Strength (Adhesion)

Tenacious adhesion to all types of properly prepared concrete and masonry surfaces is a primary performance requirement for any repair material. High tensile bond strength is of primary importance, because the other performance properties are irrelevant if the product is no longer bonded to the substrate.

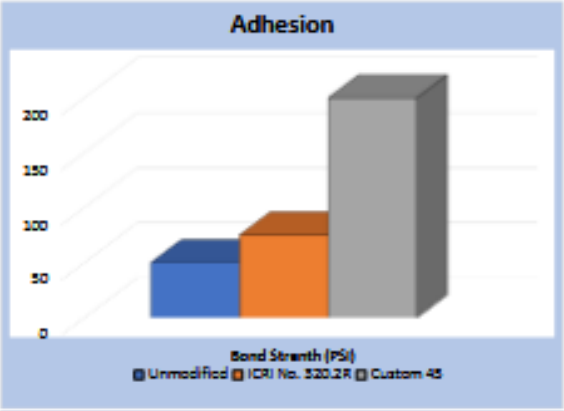
Custom SYSTEM 45 latex-modified cement-based mortars achieve higher direct tensile bond than the competitive unmodified mortars. Performance exceeds recommended minimum levels indicated in ICRI Guideline No. 320.2R, *Guide to Selecting and Specifying Concrete Repair Materials*.

Low Modulus of Elasticity ("Stiffness")

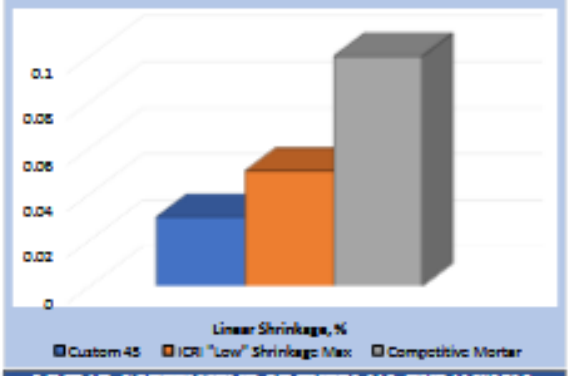
Of critical importance to the durability of masonry repair materials is the elimination of stress between the repair mortar and the host substrate. Materials which are low in modulus of elasticity (low in "stiffness") deform to relieve stress, as opposed to more rigid, higher modulus materials which may distress adjacent low strength substrates.

Custom SYSTEM 45 latex-modified mortars can achieve compressive strengths similar to the substrate being repaired while maintaining lower modulus than the host material. This assures that the repair mortar always behaves as the "softer" material, relieving stress and preventing damage or premature failure.

Appearance: Excellent aesthetic results are achieved, because color and texture are closely matched to the existing masonry. Repairs can be virtually indistinguishable from original work, and both accelerated weathering (ASTM G154-16) and natural exposure testing assure long-term color retention. Formulations are UV-stable and nonyellowing.



TYPICAL PERFORMANCE PROPERTIES		
Adhesion	Direct Tensile Bond	305 psi
	ASTM C1042	1930 psi
Modulus of Elasticity	ASTM C580	<1 x 10⁶ psi
Moisture Vapor Permeance	ASTM E96	12-23 perms @ ½" depth
Freeze Thaw and Salt Scaling	ASTM C672 10 Years, Natural Exposure	No Scaling or Delamination after 50 cycles
Drying Shrinkage	ASTM C157	<0.05% (Low)



LINEAR COEFFICIENT OF THERMAL EXPANSION, IN/IN/°F x 10⁻⁶			
Substrate	45 Grade	Substrate Coefficient	Custom 45 Coefficient
Limestone	LC	2.5-6.7	5.1
Sandstone	SD	4.5-6.7	6.0
Terra Cotta, Brick	TC	3	4.1
Marble	MR	3-5	4.7
Granite	GR	3-6	5.0
Concrete	CN	6-8	7.0

COMPRESSIVE STRENGTH (psi), ASTM C109/C109M	
45 Grade	Compressive Strength (psi), 28 Day Cure
LC	4300
TC	2900
SD	2700
GR	3000
CN	3700
MR	4300

Dimensional Stability: Practical field experience indicates that materials exhibiting high drying shrinkage are likely to crack and fail prematurely. *ICRI Guide No. 320.2R* encourages the use of materials with **low** shrinkage, which is defined as less than 0.05% drying shrinkage. *Custom SYSTEM 45* meets this requirement, without the use of expansive components or formation of ettringite to compensate for shrinkage. The result is low stress cure and crack free, durable repairs.

Consistency: *Custom SYSTEM 45* is more reliable and consistent in appearance and performance than competitive non-latex mortars or simple field-mixed mortars. Color, composition and quality are rigidly controlled in the manufacturing process, and critical ingredients are single-sourced to eliminate variations, even on projects extending over months or years and requiring many production batches. The two components are simply mixed together and applied, eliminating any influence by variations in local aggregate, cement or water compositions. Under most normal application conditions, proper curing and strength are achieved without special procedures or prolonged wet curing.

Permeability: *Custom SYSTEM 45's* latex-cement comatrix retains excellent **moisture vapor** permeability (>20 perms at ½" depth), avoiding moisture entrapment at the patch/substrate bond line. **Liquid moisture** permeability is comparable with substrate permeability, allowing repairs to meet the dual objectives of restoring building envelope integrity against moisture infiltration, while allowing internal moisture to escape harmlessly.

Thermal Expansion: Coefficient of thermal expansion for each grade of *Custom SYSTEM 45* is matched to expansion coefficients of the substrate, allowing long-term durability in exterior exposures which are subject to wide temperature variations.

Composition: Part "A" (Restoration Latex *RL-1*) is a unique, proprietary self-crosslinking acrylic emulsion. Part "B" is a cement-based blend of select graded aggregates, additives, fillers and pigments, with performance and workability-enhancing admixtures. No chlorides, added gypsum or corrosive or deleterious additives are used.

Workability: Products are formulated for excellent workability under a wide range of repair situations. Product is **not** formulated for fast set or rapid hardening, permitting fine tooling, carving, shaving, grooving or sculpting in the period following initial set. Standard non-sag consistency allows unsupported build-up of up

to 2" on vertical surfaces without sagging, up to 1 inch on overhead applications. Optional ***RL-2*** superplasticized grade liquid allows material to be cast in forms without changing strength or color.

***Custom SYSTEM 45* sandstone grade during trowel application at 21 Astor Place, NYC.**

***Custom SYSTEM 45* carved like tooled stone at 21 Astor Place, NYC**

Constructability: ***Custom SYSTEM 45*** **is "user-friendly". The** product allows some adjustment in working consistency and supports a wide range of acceptable application and finishing methods. In most cases special curing is not required, assuring that satisfactory results are obtained under a wide variety of conditions.

Worker Training: Edison Coatings conducts "hands-on" training workshops on a regular basis. This **optional** course helps workers **achieve optimum results with maximum efficiency.** "On-Site" training is also available, to help entire crews achieve high-quality, cost effective repairs and to address job-specific challenges. Current workshop schedules can be found on our web site **"Calendar" page and additional information on "in-house" and "on-site" programs can be found on the "Training"** page at www.edisoncoatings.com.

Safety: Products are non-corrosive, non-flammable, non-combustible and contain no toxic solvents, monomers or diluents. Low odor allows interior as well as exterior application. Powder components are formulated and graded to exclude toxic respirable crystalline silica.

THE COLOR & GRADE SELECTION PROCESS

Custom SYSTEM 45 is available in 10 standard grades and over 3000 colors. Test kits and custom color matching services are available at nominal costs. For best results, send cleaned samples of the substrate to be repaired to Edison Coatings, Inc. for free evaluation.

The following are key elements in successful color selection:

1. **Choose representative samples for matching.** Choose color on the basis of the actual range of colors on the building. Samples should be cleaned in the same manner, using the same cleaning agents that will be used for general building cleaning. Indicate the portion of the sample to be matched by circling the appropriate area, or by placing **an "X" in a corner of the side to be matched.**

2. **Use multiple colors.** Stone and masonry are often variable in color, and better overall match is often achieved through use of more than one color of ***Custom SYSTEM 45.*** Intermediate shades can be produced by blending light and dark shades of ***Custom SYSTEM 45*** in any proportion.

3. **Install test patches.** The most accurate way to evaluate visual compatibility is through in situ test patching. Allow adequate cure time before final evaluation. Initial color should be ***darker*** than the substrate.

APPLICATION:

1. Surface Preparation: Durable, effective repairs require clean, sound substrates. Remove all contaminants, coatings, efflorescence, unsound masonry and inappropriate previous repair mortars. If large or deep repairs will be otherwise unsupported, mechanical keying or anchoring is recommended.

Minimum repair depth is ¼". Maximum depth is dependent on application.

The decision to anchor should be based on structural requirements, the condition of the substrate, patch dimensions and weight, and the extent to which patch integrity will otherwise rely on adhesion alone. Such decisions and details concerning spacing and configuration are frequently best made in consultation with a qualified professional. Good restoration practices should always be observed.

2. Application: ***Custom SYSTEM 45*** may be applied by trowel, spray, casting-in-place or other commonly used repair techniques. **Note: Sponge floating is *not* recommended, as it introduces extra water and affects color.** Standard latex component ***RL-1***provides good hand workability under a variety of application methods and conditions. ***RL-2*** superplasticized liquid produces highly fluid consistencies, facilitating casting and coating without introducing extra liquid or changing color and strength. ***RL-3*** provides superior adhesion and durability for repairs subject to prolonged wet exposure or immersion. ***RL-4*** provides higher permeability for repairs subject to high humidity differentials or intermittent negative side moist exposures. ***RL-5*** is a hot weather grade, providing extended working life at temperatures above 85F. ***RL-6*** is a cold weather formulation, designed to accelerate initial set, to prevent disruption by freezing. ***RL-7*** is a sculpting grade, allowing thicker lifts and extended carving time. Custom combinations of special properties (e.g. ***RL2/6*** superplasticized/cold weather) are also available.

Bloomington Historic Preservation Commission
Staff Review: May 22, 2025
Hensonburg School
2335 Fountain Dr
VET Environmental Engineering

National Register Nomination

Name: Hensonburg School

Boundary: Beginning at a point approximately 90 feet south from the south edge of the roadway intersection of West Foundation Drive and North Lemon Lane and continuing approximately 440 feet south along the western lot boundary; then turning east approximately 130 feet along the southern lot boundary; then north approximately 245 feet along the eastern lot boundary at the edge of the paved parking lot and driveway; then angling northeast approximately 84 feet along the edge of the paved driveway toward West Fountain Drive; then angling northwest parallel to West Foundation Drive approximately 184 feet to the point of beginning.

Case Background

Built in 1929, the Hensonburg School at 2335 Fountain Dr. is a two story five bay brick Tudor Revival elementary school building with limestone detail. The building is listed at Notable in the Indiana Historic Sites and Structures Inventory, and has been slightly altered with replacement windows and doors, interior finishes, a rear one-story brick addition by Indianapolis architects McGuire & Shook in 1957, and a metal fire escape in place of the slide that once ran from the second story. Otherwise, the building retains its location, design, setting, materials, workmanship, feeling, and association. The school closed in 1969.

In 2017 the building was bought by Fields Environmental, which was acquired by VET Environmental LLC, the current owner and occupant. In 2021, the window openings, which had been previously partially enclosed with vertical siding and 1/1 vinyl windows were opened to full size.

Evaluation of the Nomination

In order to be eligible for inclusion in the National Register, properties must conform to 36 CFR Part 60.4, the Criteria for Evaluation. The nomination establishes that the district is eligible under Criterion A.

The property embodies a pattern of events or a historic trend that made a significant contribution to the development of the community.

The Hensonburg School is significant to the National Register of Historic Places under Criteria A on the local level. The area of significance is Education for its association with primary grade education in Monroe County from its construction in 1929 to its closure in 1969. It is a rare, intact local example of a community school that accommodated multiple classrooms, a cafeteria and other activities during the transitional period between small one-room rural schools and large consolidated schools of the latter half of the 20th century. Additionally, Hensonburg School meets the associated historic contexts of the *Indiana's Public Common and High Schools, 1816-1945* Multiple Property Documentation Form (MPDF) as a Two-or More Room Consolidated Rural School. Hensonburg School is located within the community of Hensonburg founded in 1889 by James and Caroline Henson. Historically, the school was surrounded by modest homes, likely owned by employees of the numerous limestone quarries and mills situated a half mile to the north in what was known as Hunter Valley. The Hunter Switch rail line to the west of the school provided access for the limestone businesses to the Louisville, New Albany & Chicago Railroad (later renamed the Monon). As local industry grew to include other large companies such as Westinghouse, General Electric, and RCA, Hensonburg remained a working-class community for employees of these companies. The school was absorbed into the Bloomington Metropolitan School Corporation in 1953 and remained in service for children of Hensonburg and the surrounding area until 1969.

As set forth in 36 CFR Part 60, staff has notified the property owner and public officials by letter. All have been given the opportunity to provide to Commission with written comments or objections. A public hearing will be held on May 22, 2025 where the Bloomington Historic Preservation Commission will render its decision on the merits of this application.

Recommendation

Staff supports the nomination and recommends that the Bloomington Historic Preservation Commission support the nomination of the Hensonburg School to the National Register of Historic Places based upon the substance of the argument in the nomination. It is possible that the Indiana Division of Historic Preservation and Archaeology will request further revision of the nomination form during substantive review, which will follow the Commission's action. These revisions should not affect the case for the nomination.

Online resources for review:

How to Apply the National Register Criteria for Evaluation: National Register Bulletin 15

https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

Indiana's Public Common and High Schools, 1816-1945 Multiple Property Documentation Form: https://npgallery.nps.gov/NRHP/GetAsset/NRHP/64500213_text