



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday January 8, 2026

5:00 p.m. EST

Prepared by HAND Staff

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

Zoom:

<https://bloomington.zoom.us/j/84362169109?pwd=pM8CfJov6GO2lwHcXR2s1SuTNbyWlb.1>

Meeting ID: 843 6216 9109

Passcode: 907226

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Bloomington Historic Preservation Commission Meeting

Thursday January 8th, 2026, 5:00 P.M.

In Person:

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

Zoom: <https://bloomington.zoom.us/j/84362169109?pwd=pM8CfJov6GO2lwHcXR2s1SuTNbyWlb.1>

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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. ELECTION OF OFFICES**
 - A. Chair**
 - B. Vice-Chair**
- IV. APPROVAL OF MINUTES**
 - A. November 13th**
- V. CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. COA 26-01**
 - 811 W 8th St (Near West Side HD)
 - Barre Klapper
 - Extension of siding down rear addition*
 - B. COA 25-02**
 - 716 S Woodlawn (Elm Heights HD)
 - Fei-Hsien Wang
 - Replacement of replacement windows*
 - Commission Review**
 - A. Extension of COA 23-92**
 - 309 S Davisson
 - Barre Klapper
 - New addition, new construction of accessory unit

- II. DEMOITION DELAY**
 - A. DD 25-26**
102 S Clark
Matt Ellenwood
Full demolition
 - B. DD 26-01**
809 N Walnut
Ernest Xi
Full Demolition
- III. OLD BUSINESS**
 - A. 503 N Rogers loading bay report**
 - B. Violations**
 - C. Follow up on commission retreat**
- IV. NEW BUSINESS**
- V. COMMISSIONER COMMENTS**
- VI. PUBLIC COMMENTS**
- VII. ADJOURNMENT**

Next meeting date is January 22nd, 2026 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Bloomington Historic Preservation Commission Members

- VACANT (Appointed by Common Council) – Current Term: 1/1/2026 – 12/31/2028
- VACANT (Appointed by Common Council) – Current Term: 1/1/2026 - 12/31/2028
- Andrew (Jack) Baker (Appointed by the Mayor) – Current Term: 1/1/2025 - 12/31/2027
- Ernesto Castaneda (Appointed by the Mayor) – Current Term: 1/1/2024 - 12/31/2026
- Daniel Schlegel (Appointed by the Mayor) – Current Term: 1/1/2025 - 12/31/2027
- Sam DeSollar (Appointed by the Mayor) – Current Term: 1/1/2023 - 12/31/2025
- Melody Deusner (Appointed by the Mayor) – Current Term: 1/1/2024 - 12/31/2026
- Jeremy Hackerd (Appointed by the Mayor) – Current Term: 1/1/2024 - 12/31/2026
- Reynard Cross (Appointed by the Mayor) – Current Term: 1/1/2023 - 12/31/2025
- Drew Herron (Appointed by Common Council) – Current Term: 1/1/2024 – 12/31/2026

Bloomington Historic Preservation Commission Meeting Minutes - November 13, 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
Reynard Cross
Sam DeSollar
Karen Duffy, Advisory
Jeremy Hackerd
Daniel Schlegel

Staff:

Noah Sandweiss, HPC Program Manager
Joe Patterson, Zoning & Long Range Planner
Anna Lamberti Holmes, Sr Assistant City Attorney
Tonda Radewan, HAND Staff Liaison

Guests/Public:

Nancy Baldwin, Petitioner
Ron Walker, Petitioner
Michael Chamblee, Petitioner (Virtual)
Suzanne Schneider

APPROVAL OF MINUTES

Jeremy Hackerd made a **Motion to Approve** the minutes from the October 23, 2025 Historic Preservation Commission meeting. **Daniel Schlegel** seconded. **Motion carried 4-0-1** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (A), Jeremy Hackerd (Y), Daniel Schlegel (Y)

CERTIFICATES OF APPROPRIATENESS (COA)

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

STAFF REVIEW

COA 25-72

118 N Walnut St (Courthouse Square HD)

Petitioner: Eric Stanley

Replacement of unoriginal storefront window with new design

Noah Sandweiss gave his presentation on the Petitioner's request noting that the proposed alteration would maintain the existing scale, materials, and overall appearance of the storefront with the exception of converting the double casement windows to a single pane, which is consistent with historic storefront window configurations found in the district. *Please see Meeting Packet for details.*

Staff approves COA 25-72.

COA 25-74

208 E 15th St (Garden Hill HD)

Petitioner: Tina Somes

Rear Privacy Fence

Noah Sandweiss gave his presentation on the Petitioner's request noting that the proposed privacy fence would be set back from the front elevation not obscuring the house, and would meet UDO guidelines. *Please see Meeting Packet for details.*

Staff approves COA 25-74.

COA 25-75

818 E 3rd St (Tri Delta House)

Petitioner: Leighla Taylor

Amendment to COA 25-40, change in dimensions of yard sign

Noah Sandweiss gave his presentation on the Petitioner's request noting that the proposed sign is modest in scale and design and its location on the lot does not obscure or damage any historic features. *Please see Meeting Packet for details.*

Staff approves COA 25-75.

CERTIFICATES OF APPROPRIATENESS (COA)

COMMISSION REVIEW

COA 25-70

212 W Kirkwood (Courthouse Square HD)

Petitioner: Ron Walker

Alterations to storefront

Noah Sandweiss gave his presentation noting that a COA was approved for the replacement of existing windows at the October 9th BHPC meeting and this subsequent proposal was continued from the October 23rd meeting at the request of the petitioner who wishes to change the proposed mullion arrangement for the storefront windows which would result in the removal of non-historic architectural features (the door & alcove) and alignment of the double door entrance to be centered in between two columns so the replaced windows would be symmetrical on each side.

Sandweiss reported that **staff recommends approval of 25-70** and added that the proposed alterations do appear very similar to the building's original appearance, the front double doors are most likely original though may have been hung differently and their overall condition has deteriorated which may make repairs difficult or ineffective where wood is missing. *Please see Meeting Packet for details.*

Petitioner Ron Walker was present and added that CFC Properties goals are to maintain the front feature while achieving symmetry, replicating only when preservation is not possible, to make the front of the building a more accessible entrance and to bring more light into the first floor of the building.

Commissioner Questions:

Jeremy Hackerd asked if it was common for doors to be originally offset and if there is certainty that the alteration happened at a later time.

Noah Sandweiss, referring to historical photographs, confirmed that the double doors were originally centered and added that upon inspection modern 2x4s were found in the area of the alcove which covered up some of the older trim.

Jeremy Hackerd asked the Petitioner for clarification of the issues he reported with the existing double doors that require replacement vs. preservation.

Petitioner Ron Walker explained that the main part of the door was augmented significantly in the late 70s/early 80s, with it being patched together there are concerns about structural integrity plus there is modern hardware that is not historic.

Karen Duffy asked if the Petitioner would be using historic hardware for the replicated doors. **Petitioner Ron Walker** responded that they could look for historic hardware, which he feels would be welcomed.

Sam DeSollar asked if the Petitioner is intending to replicate the ornamental applique on the outside of the existing front doors, the profiles and wainscotting in the area where the sill meets the ground under the existing windows and the trim in between the transom and the double-doors.

Petitioner Ron Walker, referring to the photographs in the packet, responded that their plan is to replicate, for the most part, exactly what is shown.

Sam DeSollar asked for confirmation that the columns are staying in place and the windows and centered doors will be matching that line.

Petitioner Ron Walker responded that is correct.

Reynard Cross asked the Petitioner what the building will be used for.

Petitioner Ron Walker responded that the exact concept is still being determined, but it is going to be open for future food and beverage.

Commissioner Comments:

Daniel Schlegel said that he is excited to see the doors re-centered again, like it was originally.

Reynard Cross added that he likes what is being proposed.

Karen Duffy said that she likes it as well and the centering makes a huge difference visually and aesthetically.

Jeremy Hackerd thanked the Petitioner for taking care of this historic building.

Jack Baker commented that he has always enjoyed looking at the building as it has nice characteristics which the proposed alterations are keeping, while improving and modernizing at the same time. Baker added that although it doesn't exactly match the historic photographs, the proposal is keeping with the spirit of the building which is appreciated.

Public Questions/Comments:

Suzanne Schneider asked the Petitioner what the plan was for the stained glass.

Petitioner Ron Walker responded that they may try to preserve and use it in the next use of the building.

Jack Baker made a **Motion to Approve COA 25-70**. **Daniel Schlegel** seconded.

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

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

COA 25-73

818 E 3rd St (Tri Delta House)

Petitioner: Ciara Williams

Replacement of copper downspouts and gutters and fascia repair

Noah Sandweiss reported that he was contacted by the Petitioner who informed him that she is traveling and unable to attend the meeting. **COA 25-73 was tabled by default** due to the Petitioner not being present. This COA will be continued to the next HPC Meeting.

COA 25-76

200 E Kirkwood (People's State Bank)

Petitioner: Nancy Baldwin

Installation of a wall-mounted sign

Noah Sandweiss gave his presentation on the Petitioner's request to install a backlit sign onto the marble curtain wall of a 1961 international style commercial building with a Notable rating.

Noah Sandweiss read a subsequent email that he received from the Petitioner stating that:

- The existing marble has several patched drill holes from the previous bank signage.
- A single, half-inch hole already exists that will be used for electrical hook-up.
- The new signage will be anchored to the wall through vertical mortar joists, so as not to add further damage to the marble panels, and to easily allow for the signage to be removed and changed in the future without leaving a bunch of holes.
- The proposed is a cabinet sign, not individual letters.
- Their original plan was to have signage on the Washington Street side of the building, which the City would not approve due to their lease space on the blueprint, however they are currently in the process of amending their lease to include common space area on that side of the building.

Sandweiss reported that **staff does not recommend approval of 25-76** noting that staff does not find an issue with the proposed design of the sign, however the building's curtain walls and large plate glass windows make sign placement a challenge, particularly if the marble wall is to be protected,. Sandweiss added that the Petitioner's email was partly in response to this non-recommendation and this new information is different from the Sign Solutions proposal in the meeting packet. *Please see Meeting Packet for details.*

Petitioner Nancy Baldwin was present and said that Sign Solutions recommended placing anchors through the joists to better protect the marble and she agrees this is a good solution.

Commissioner Questions:

Daniel Schlegel asked the Petitioner for clarification about the existing electrical. **Petitioner Nancy Baldwin** referred to a picture in the packet and explained that there is a hole with a junction box that was placed there by the hotel for future signage.

Jeremy Hackerd asked the Petitioner if it were possible to hang the proposed sign from the awning next to the existing sign for the hotel.

Petitioner Nancy Baldwin responded that the owner of the building informed her that he does not want an additional sign on the awning, plus the two differing shaped signs next to each other would not have a good appearance.

Jack Baker asked if the proposed lighted signage is allowable under City Code. **Joe Patterson** responded that the City's Planning Dept reviewed the proposal and felt that the lighting aspect and the character of the signage fit in with the variety of signage in the surrounding area.

Jack Baker asked for clarification on the issue of brightness. **Joe Patterson** responded that the proposed is a backlit sign, so won't be as bright as you would think it may be.

Sam DeSollar asked the Petitioner how wide the mortar joints are. **Petitioner Nancy Baldwin** responded that she estimates them at about an inch. **Sam DeSollar** disagreed with her estimate noting that in modernist buildings they could be $\frac{1}{4}$ or $\frac{1}{8}$ of an inch and expressed his concern that drilling into the joint could damage the marble panels, which are original material.

Sam DeSollar asked the Petitioner if she would be amenable to putting the signage either on or behind the windows or on the spandrel panels. **Petitioner Nancy Baldwin** responded that she would need to consult the owner of the building and added that placing a backlit sign on the window could block the natural light coming in and if the signage were higher up on the spandrel panels it would be difficult to see, especially with the existing trees.

Reynard Cross referred to the pictures in the packet and asked the Petitioner about the windows to the left of the limestone and if the signage could be placed there. **Petitioner Nancy Baldwin** responded that the proposed signage is wide and wouldn't fit within the window panel.

Joe Patterson stated that from the Planning Department's perspective, window signage cannot cover more than 25% of an individual panel.

Sam DeSollar asked the Petitioner if the sign has already been made.

Petitioner Nancy Baldwin responded that the sign is in production as they were told to do so by the building owner.

Jack Baker asked the Petitioner if there was information on the weight of the sign to get a better perspective on the size of anchor needed for placement into the joints.

Petitioner Nancy Baldwin responded that she doesn't have the weight, however with it being a 50x24 inch cabinet sign made out of mostly aluminum, it is not going to be that heavy.

Jeremy Hackerd asked about any risks of potential damage to the marble by anchoring into the joints. **Sam DeSollar** explained that it depends on their sizes.

Jack Baker asked if they were expansion joints or mortar joints.

Sam DeSollar replied that they are mortar joints so there shouldn't be any damage to the marble as long as there is enough width. DeSollar also noted that there shouldn't be any sleeves.

Sam DeSollar reviewed the manufacturer's website for information and asked the Petitioner if she could confer with her sign manufacturer to see if it were possible to use 3/16 anchors. **Petitioner Nancy Baldwin** responded that she would be happy to confer with Sign Solutions however more anchors, means more holes in the joints.

There was discussion among the Commissioners about either continuing this COA to allow time to measure the joints and get additional information about anchoring the sign or potentially making a motion for conditional approval.

Noah Sandweiss stated that continuing this COA would cause the timeline to go over 30 days and since the Commission has had an opportunity to hear it, BHPC rules and procedures require assent from the Petitioner to continue it to the next meeting.

Sam DeSollar asked the Petitioner if she has any objections to continuing this COA to the next BHPC meeting. **Petitioner Nancy Baldwin** responded that she will agree to continuing the COA, but thought that a decision would be made today.

Sam DeSollar confirmed with **Anna Lamberti Holmes** that the Petitioner expressed assent.

Commissioner Comments:

Jeremy Hackerd commented that it is important to have more information on the joint sizes and anchors before moving forward to ensure there will be no harm to the marble.

Karen Duffy agreed that it is a good strategy to table this COA.

Jack Baker commented that the building has nice characteristics, which the proposed alterations are keeping, while improving and modernizing at the same time. Baker added that although it doesn't exactly match the historic photographs, he feels the proposal is keeping with the spirit of the building which is appreciated.

Jack Baker made a **Motion to Continue COA 25-76** to the next BHPC meeting pending information on connections and joint size. **Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

COA 25-77

703 E 7th St (University Courts HD)

Michael Chamblee

Amendment to COA 25-32 with addition of deck and expansion of rear addition

Noah Sandweiss gave his presentation noting that COA 25-32 was approved in June 2025 for the replacement of the rear single story shed addition which has been revised to allow for more clearance for kitchen exhaust, per request of the Fire Marshall. This current proposal includes the construction of a wooden deck and ramp at the NE corner of the building.

Sandweiss reported that **staff recommends approval of 25-77** as the proposal replaces a later addition on the rear of the house, would not obscure the primary façade, the deck would be minimally visible from the street and is appropriately scaled to the building.
Please see Meeting Packet for details.

Petitioner Michael Chamblee was present virtually and said he had nothing else to add.

Commissioner Questions:

Jack Baker asked the Petitioner for clarification about the proposed siding.

Petitioner Michael Chamblee explained that it would be horizontal wood composite lap siding.

Commissioner Comments:

Jeremy Hackerd commented that he has no problems with the proposal as it is on the backside of the property and not interfering with the historically significant elements of the property.

Daniel Schlegel commented that he feels like it would clean up the property a bit and has no objections.

Jeremy Hackerd made a **Motion to Approve COA 25-77**. **Daniel Schlegel** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

DEMOLITION DELAY (DD)

DD 25-25

503 N Rogers St

Petitioner: Kimley-Horn

Full demolition

Noah Sandweiss reported that the Petitioner informed him that he is still waiting on input from a structural engineer to assess the possibility of moving the limestone and steel loading dock at the site and requested that this item be continued to the December 13th BHPC meeting, which is within their timeframe.

Sam DeSollar made a **Motion to Continue COA DD 25-25**. **Reynard Cross** seconded. **Motion carried 5-0-0** (Yes-No-Abstain)

Voting Tally: Jack Baker (Y), Reynard Cross (Y), Sam DeSollar (Y), Jeremy Hackerd (Y), Daniel Schlegel (Y)

OLD BUSINESS - Outstanding Violations

Noah Sandweiss provided an update on the following outstanding violations:

702 East Kirkwood - A letter has been sent to the owner requesting that fines be paid within 30 days from the mailing date. Sandweiss added that he received an application from a contractor hired by the property owner to install the trim around the window, however he would like to first resolve the issue regarding the fine. Information requested regarding the replacement windows have not yet been provided.

3001 E Glendora - Sandweiss is awaiting approval to send a request for fines to the owner for the basement window that was replaced retroactively without approval. Additionally, the owner ceased responding to communications from Sandweiss.

NEW BUSINESS

Near West Side Historical Walking Tour - November 15th 1pm

Daniel Schlegel announced there will be a free Near West Side Historical Walking Tour presented by the Monroe County History Center this Saturday November 15th beginning

at the Banneker Community Center at 1pm with a presentation by John Summerlot. Schlegel added that the tour is in conjunction with the History Center's exhibit about historic neighborhoods ongoing through the end of the year.

Cottage Grove proposed Historic District

Sam DeSollar gave an update that the group has had their 4th public meeting which brought forth interesting history, including Hoagie Carmichael's former house, and he anticipates that they will be bringing their petition to the Council. A timeframe has not yet been set.

COMMISSIONER COMMENTS

The Ivan Adams House Historic District - Ordinance 2025-47

There was discussion among the Commissioners regarding the proposed Ordinance which will have its first reading at the December 3rd 6:30pm Common Council Meeting. The second reading is scheduled to be on the Council's agenda for the December 18th 6:30pm meeting where Noah Sandweiss will provide his report. The Commissioners and interested parties are encouraged to attend.

PUBLIC COMMENTS - None

ADJOURNMENT

Commission Chair **Sam DeSollar** adjourned the meeting at 6:05pm.

The next regular meeting date of the HPC is Thursday December 11, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

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

CATS - Community Access Television Services
<https://catstv.net/m.php?q=15214>

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

Historic Bloomington webpage: <https://bloomington.in.gov/historic-bloomington>

STAFF APPROVAL	811 W 8th St (Near West Side HD)
COA 26-01	Barre Klapper
Start Date: 12/2/2026	Parcel: 53-05-32-408-012.000-005
RATING: NON-CONTRIBUTING	Two story gable front house



Background: In August 2024, the Bloomington Historic Preservation Commission issued COA 24-29 for an addition and changes in fenestration to 811 W 8th St and construction of a rear garage. To bring the rear addition into compliance with Bloomington’s Unified Development Ordinance, the architect is proposing to alter this plan by bringing the siding on the addition down to within 6” of grade.

Request:

December 02, 2025

811 W 8th Street, Bloomington, IN

Certificate of Appropriateness Revision

The original Certificate of Appropriateness (COA 24-18 dated 7/24/24) showed a smooth, exposed foundation wall to match the existing house. This proposed revision would bring the siding down to within 6” of grade to comply with the City of Bloomington’s Unified Development Ordinance architectural standards for residential construction.

Guidelines: Near West Side Historic District

SIDING MATERIALS

Definition: The protective material attached to the exterior side of a building wall.

SIDING RECOMMENDED

1. Clapboard, fiber cement board, wood, decorative wood shingles, or brick when there

is another brick structure on the block.

2. When cement fiber siding such as Hardie board is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. Products imitating the “grain” of wood are discouraged.

3. Efforts to maintain original materials are encouraged.

NOT RECOMMENDED

1. Asphalt shingles for walls.

2. Vinyl siding.

3. Siding products that imitate the “grain” of wood.

4. Vertically-oriented siding.

5. Metal siding

FOUNDATION

Definition: Part of a structural system that supports and anchors the superstructure of a building and transmits its loads directly to the earth. The foundation forms the base of a building.

Foundations in the Historic District consist primarily of limestone, although historic rock faced blocks are also found on some homes within the district. Most limestone foundations are hand cut, rather than sawn, and often consist of large blocks of stone, roughly hand cut to size; several have articulations, or are “dressed” by use of pecking or cobbling.

Staff approves COA 26-01

The change proposed to the initial plan is minor, and would continue the use of the siding previously approved by the commission. Which is smooth vinyl,

but matches the siding on the rest of the non-contributing structure. The change is to the rear addition, and would not be significantly visible.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 811 West 8th Street
Parcel Number(s): 53-06-32-408-012.000-005

(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: Barré Klapper / Springpoint Architects Email: barr@springpointarchitects.com

Address: 522 West 2nd St, Bloomington, IN 47403 Phone: 812-322-4491

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Marjaret Kev Email: mikev@iu.edu

Address: 811 W 8th Street, Bloomington, IN 47403 Phone: _____

PROPOSED WORK (Check all that Apply):

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

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

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

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

Applicant's Signature: Bette Kasper _____ Date: 12/02/25



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

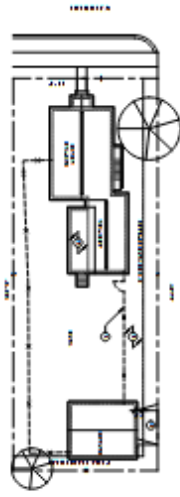


811 WEST 8TH STREET
BLOOMINGTON, INDIANA

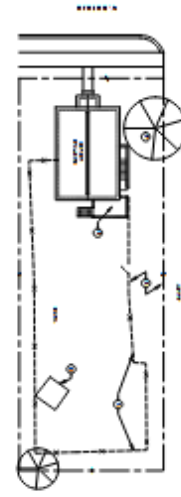
JULY 25, 2024

ARCHITECT'S PROJECT NO. 2024-18
KEY RESIDENCE ADDITION & GARAGE
 811 W. 8TH STREET, BLOOMINGTON, INDIANA

JANUARY 6, 2025



- 1. EXISTING DRIVEWAY
- 2. EXISTING GARAGE
- 3. EXISTING HOUSE
- 4. EXISTING PORCH
- 5. EXISTING PATIO
- 6. EXISTING WALKWAY
- 7. EXISTING LANDSCAPE
- 8. EXISTING UTILITY



- 1. EXISTING DRIVEWAY
- 2. EXISTING GARAGE
- 3. EXISTING HOUSE
- 4. EXISTING PORCH
- 5. EXISTING PATIO
- 6. EXISTING WALKWAY
- 7. EXISTING LANDSCAPE
- 8. EXISTING UTILITY

DRAWING INDEX

COVER DRAWING INDEX, SITE PLAN
 0301 DEED PLAN
 1301 FOUNDATION AND FRAMING PLANS
 1302 GARAGE FOUNDATION AND FRAMING
 1303 FLOOR PLANS & ROOF PLANS
 1304 SCHEDULES & INTERIOR ELEVATIONS
 1311 REFLECTED CEILING/LIGHTING PLANS
 1301 BUILDING ELEVATIONS & SECTION

ALTERNATE PRICING

ALTERNATE PRICING NO. 1 - VINYL WIND & DR CASING
 ALTERNATE PRICING NO. 2 - ENHANCED INSULATION
 ALTERNATE PRICING NO. 3 - METAL PORCH ROOF

ARCHITECT

springpoint
 ARCHITECTS
 SPRINGPOINT ARCHITECTS PC
 522 WEST 2ND STREET
 BLOOMINGTON, INDIANA 47403
 812.318.2520
 WWW.SPRINGPOINTARCHITECTS.COM

STRUCTURAL ENGINEER

KEVIN POTTER, P.E.
 P.O. BOX 3588
 BLOOMINGTON, INDIANA 47407
 812.331.7261

STAFF APPROVAL	716 S Woodlawn Ave (Elm Heights HD HD)
COA 26-02	Petitioner: Fei-Hsien Wang
Start Date: 12/12/2025	Parcel: 53-08-04-110-015.000-009
RATING: CONTRIBUTING	c. 1925 slightly altered brick foursquare



Background: 716 S Woodlawn Ave is a brick foursquare built in 1927. It has replacement vinyl windows, but otherwise retains most of its integrity.

Request:

The proposed project is to replace the house's windows for safety and energy efficiency. Our house was built in the late 1920s, but its current windows are not the original. They are vinyl ones, possibly from the 1980s or 90s. Many of them have become brittle and unopenable, yet their insulation is also inferior. We plan to replace them with new ones (Wincore 5400 Series) that have almost the same appearance and color but are made from modern, higher-quality materials. (A brochure is attached to this proposal.) The window replacement will significantly improve the house's energy efficiency and make it more comfortable.

Description of all the proposed materials to be used:

- ☒ Wincore Windows 5400 Series

- ☒ Osi silicone white
- ☒ Osi insulation foam
- ☒ 3-inch screws
- ☒ Mastic no mar white coil for wraps

Guidelines: Elm Heights Historic District

I. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.

II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.

- Replace missing elements based on accurate documentation of the original.
- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.

• Inappropriate treatments of windows and doors, particularly in the primary facades, include:

- a) creation of new window or door openings
- b) changes in the scale or proportion of existing openings
- c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors
- d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

Staff approves COA 26-02

The current windows at 716 S Woodlawn were installed after the building’s period of architectural significance, but prior to the designation of the district. There does not appear to have been a change in the dimensions of the window openings however, and no change in dimensions is proposed. While wood windows are generally preferred in the Elm Heights historic district, the proposed replacement windows match the appearance of the current non-historic windows and would not reduce the building’s historic integrity.



Bloomington Historic Preservation Commission
APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 716 S. Woodlawn Ave.

Parcel Number(s): 53-08-04-110-015.000-009

(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: Fel-Hsien Wang Email: felhwang@iu.edu

Address: 716 S. Woodlawn Ave. Bloomington, IN 47401 Phone: 7735629438

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

PROPOSED WORK (Check all that Apply):

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

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

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

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

Applicant's Signature: Fel-Hsien Wang

Digitally signed by Fel-Hsien Wang
Date: 2025.12.12 11:22:42 -0500

Date: 12/12/2025

Photos of the historical site before changes:





5400

Don't spend a fortune. Just make them think you did.

With a host of features and many incredible options, 5400 windows from Wincore® are proof that quality doesn't have to cost a fortune. And while that may not be a popular viewpoint with other window manufacturers, we're betting you might see things a little differently.

Interior Colors



Exterior Laminate Colors

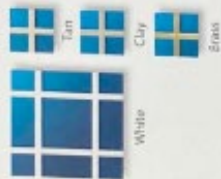


Black, Brown and Bronze Exterior Laminates require a three week lead time.



The contoured design of the chambered vinyl frame on 5400 windows blends beautifully with any home style.

Grids



Optional contoured grids are located inside the insulating glass unit to provide a smooth cleaning surface. Available in three patterns.



Double Hung



Low profile composite sash handle adds subtle detail window design.



At the point where operable sash meet, the interlocking design of the meeting rail at right reduces sash tightly together.



Mitered with precision sash meet inside to seal roof because of a proprietary mitering process.



A sash system with a low-e design adds the U-1, a more efficient than conventional low e spacers.



Double hung windows feature a seal built for optimal ventilation.



Features

- 1 Frame profiles are chambered - adding strength, rigidity and enhanced thermal performance.
- 2 Dual-paneled insulating glass unit can be ordered with optional Low E glass and an Argon gas fill.
- 3 Insulating glass unit is set "V" into the sash to keep edges warm.
- 4 Frames and sash are welded at mitered corners to create strong and rigid units.
- 5 The sloped sill design prevents water from pooling during heavy rains.
- 6 Multiple weatherstrips at various points around each sash prevent drafts.
- 7 Closed-cell foam sill bulb prevents water infiltration.



On the inside Double Hung windows have heavy sash where both sash rise into the frame. Low-profile handles at the top of the sash to lift it - allows for interior and exterior cleaning to be done from the inside.



5600 windows are more energy efficient when ordered with optional Low E glass and an Argon gas-filled insulating glass unit. Low E glass helps keep homes warmer in winter and cooler in summer.



STAFF RECOMMENDATIONS	Address: 309 S Davisson St. (Greater Prospect Hill HD)
COA 23-92	Petitioner: Barre Klapper
Start Date: 1/30/2023	Parcel: 53-08-05-110-016.000-009
RATING: CONTRIBUTING	c. 1910 California bungalow



Background: In December of 2023, the Bloomington Historic Preservation Commission approved a proposal for a rear addition and accessory unit to be built at 209 S Davisson in the Greater Prospect Hill Historic District. Within two years of the issuance of COA 23-92, the work proposed has not been completed, so the applicant is applying to renew the COA to complete the project.

Request: New Addition, new construction of accessory unit.

Guidelines: Greater Prospect Hill Historic District Guidelines

RECOMMENDED

1. New structures accessory to primary buildings should be visually compatible with

existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern.

2. New structures should be placed, where possible, in a subordinate position to the primary building on the lot.⁸⁷

Additions Guidelines follow the New Construction Guidelines with the following exceptions:

1. Materials Exception: Use of materials currently on the existing structure can be continued on the Addition.
2. Building Outline and Mass Exception: Excessive impact to the public way façade should be discouraged.
3. Fenestration* Exception: Increased design flexibility for additions on non-public way façades may be considered

Staff Recommends extending COA 23-92 for two years

The proposed addition and accessory structure comply with the historic district guidelines. These guidelines have not changed in the time that this project has been on hold.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 309 S Davison Street

Parcel Number(s): 53-08-05-110-016.000-009

(OFFICE USE ONLY)

Filing Date: 11/30/2023

Case Number: COA 23-92

HPC Hearing Date: 12/14/2023

Bloomington Historic District:

- Checkboxes for various historic districts: Courthouse Square, Elm Heights, Fairview, Garden Hill, Greater Prospect Hill (checked), Maple Heights, Matlock Heights, McDoel, Near West Side, Prospect Hill, Restaurant Row, Showers Brothers Furniture Factory, University Courts, and Other.

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

- Checkboxes for rating categories: Outstanding, Notable, Contributing (checked), and Non-Contributing.

APPLICANT INFORMATION:

Name: Springpoint Architects/ Barre Klapper Email: barre@springpointarchitects.com

Address: 522 W 2nd ST, Bloomington, IN 47403 Phone: 812.322.4491

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: porch floor
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

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

CERTIFICATION

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

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

Applicant's Signature:  Date: 11/30/2023



November 30, 2023
309 S Davison Street, Bloomington, IN

Certificate of Appropriateness Request

The property owner, Aviva Orenstein, plans to renovate the existing historic house and construct a 400 square foot owner's suite and screened porch addition in the location of the former rear addition. A new 576 square foot garage with storage above is proposed at the southwest corner of the alley.

Note: New trim will be Boral TruExterior Trim unless noted otherwise.

Proposed Changes to Existing Historic House

1. Porch:
 - Reframe the front porch floor structure, provide new T & G Timbertech PVC 1" x 3" porch flooring.
 - Replace deteriorated wood railing with cedar rail, painted to match existing.
 - o Top rail 1-1/2" x 5-1/2"
 - o Balusters 1-1/2" x 2"
 - o Bottom rail 1-1/2" x 3-1/2"
 - Replace deteriorated wood porch skirt with similar 3/8" x 6" T & G Azek porch skirt, painted.
 - Replace deteriorated half round gutters with new.
2. Skirt Board: Provide new 3/8" x 9-1/4" skirt board to conceal new, deeper floor joists with 1" x 2" drip cap.
3. Front Door: Replace existing wood front door with Masonite fiberglass, square 2-panel door with half lite.
4. Windows:
 - On the south elevation, frame in southeast window opening that had been partially infilled previously. Provide new aluminum clad wood window to west.
 - On the east elevation, provide new aluminum clad wood window at existing opening where original window had been removed for A/C unit.
 - Replace the deteriorated, aluminum storm window system with new.

Proposed New Addition and Garage

1. Siding: Hardie Fiber Cement Board Siding, 4" exposure to match existing, smooth, painted.
2. Windows: Aluminum clad wood windows with simulated muntins where shown. Windows to have 5/4 x 4 jambs, 5/4 x 6 head with 1" cap and 1 x 2 sill, ripped to slope.
3. Exterior Doors: Masonite fiberglass, square 2-panel door with half lite. Windows to have 5/4 x 4 jambs and 5/4 x 6 head with 1" cap.

4. Eaves: Beadboard, painted to match existing.
5. Fascia and Trim: To match existing sizes and profiles.
6. Horizontal Trim: 1 x 8 with 1 x 2 cap ripped to slope to match existing.
7. Screened Porch Columns: 6 x 6 main columns with $\frac{3}{4}$ " wrap with 4 x 4 intermediate posts with $\frac{3}{4}$ " wrap.
8. Entry Canopy: Flat Roof with wood bracket aligned with horizontal trim.
9. Garage Stair and Deck: Treated wood, painted.
10. Garage Door: Clopay Grand Harbor Steel garage door.
11. Gutters: Half round.
12. Roofs: Architectural asphalt shingle roofing system.

Landscape:

1. Retaining walls – dry stack, limestone retaining walls.

Photos of Original House



West Elevation

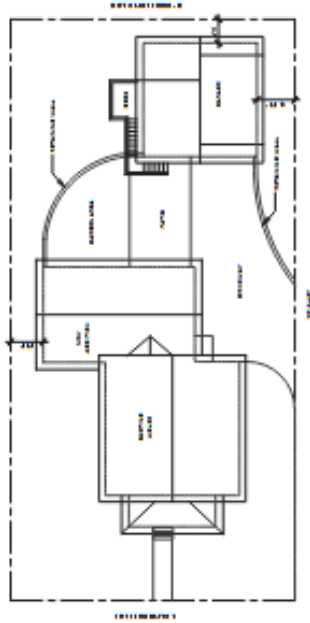


East Elevation



South Elevation, looking west
along alley

ARCHITECT'S PROJECT NO. 2023-56
309 S DAVISSON ST
 RENOVATION, ADDITION & GARAGE



A SITE PLAN
 SCALE: 1/8" = 1'-0"

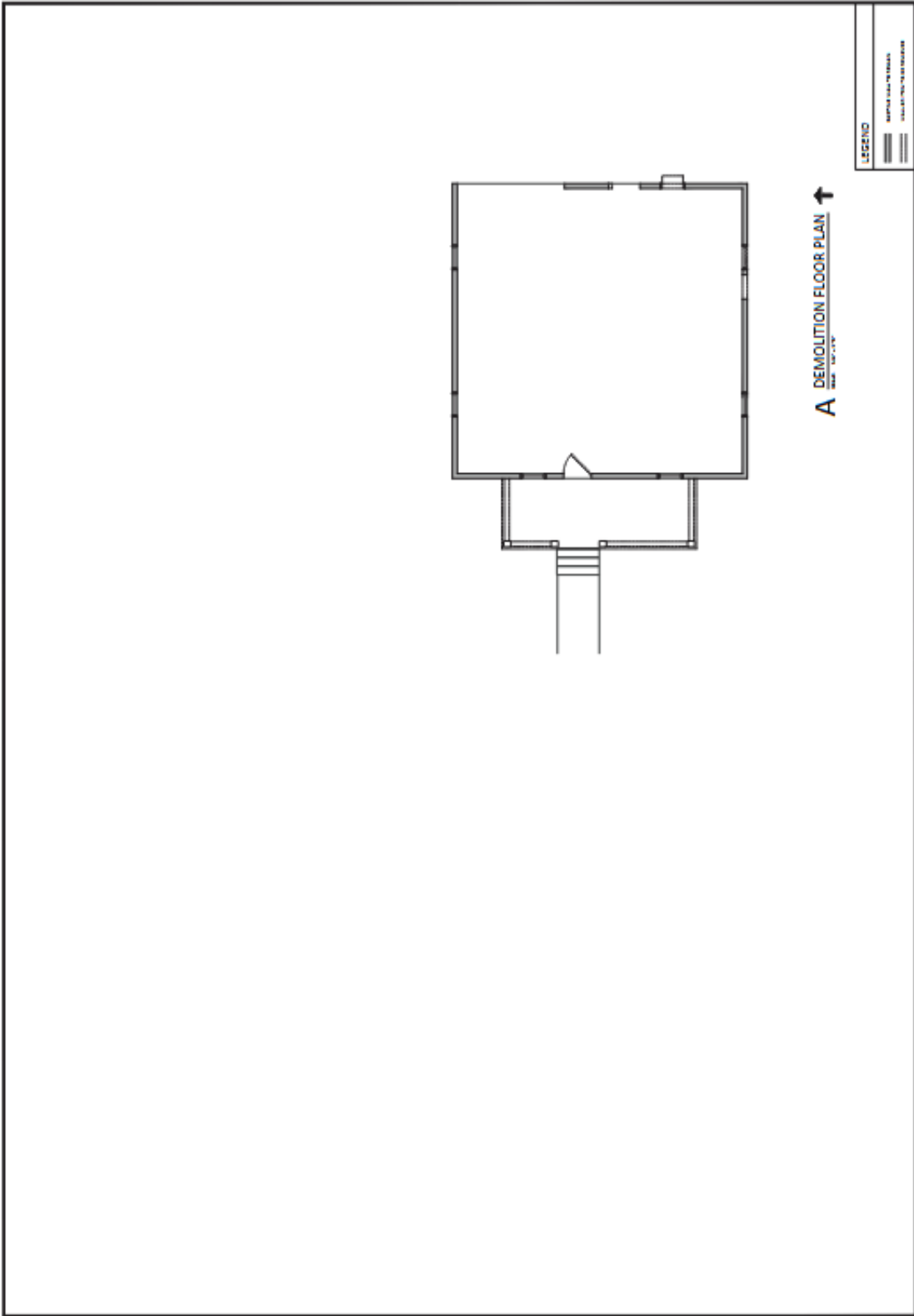
NOVEMBER 30, 2023

DRAWING INDEX

COVER	DRAWING INDEX, SITE PLAN
D100	DEMOLITION PLAN
A300	FLOOR PLANS
A301	BUILDING ELEVATIONS
A302	GARAGE ELEVATIONS

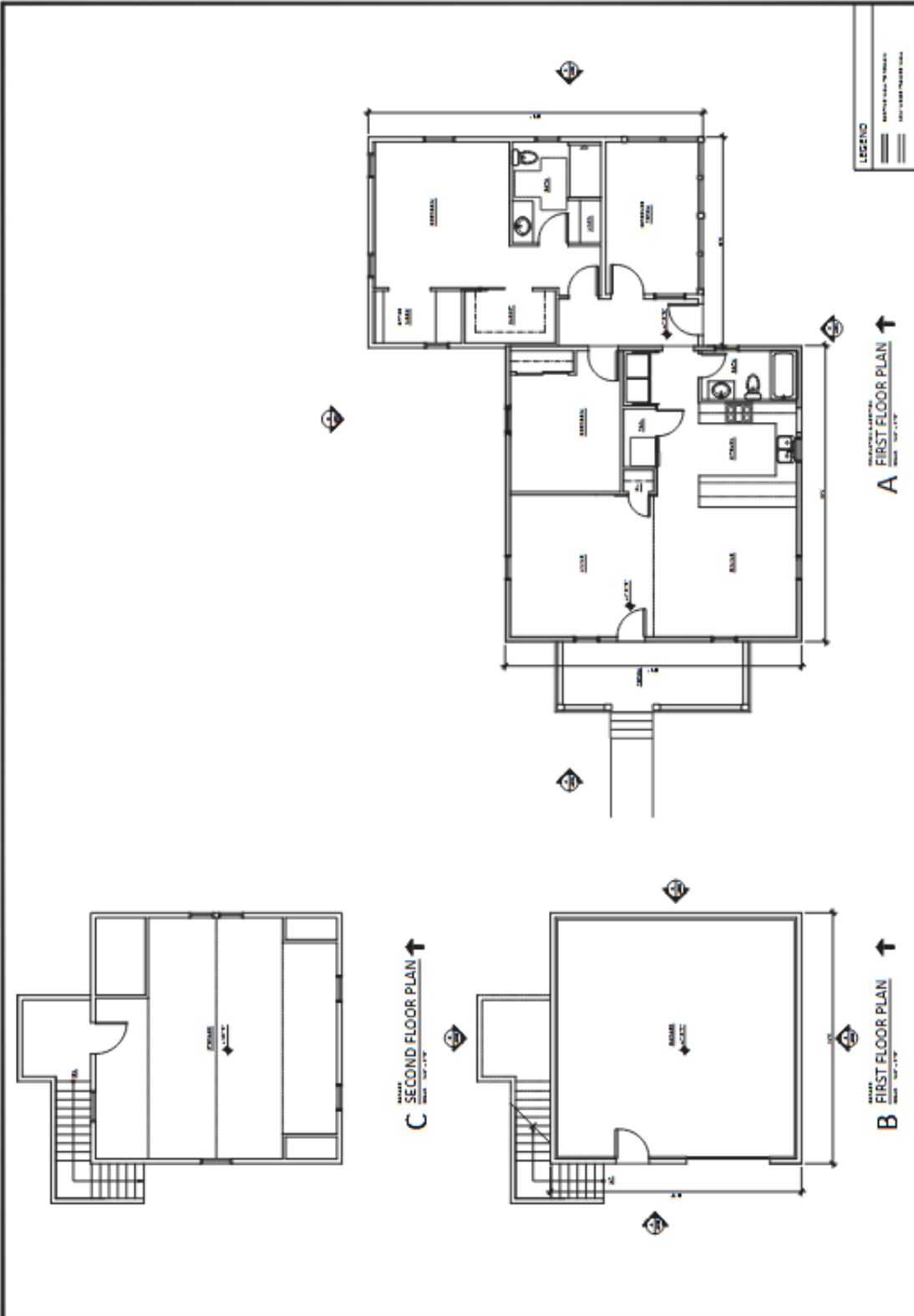
ARCHITECT
springpoint
 architects
 SPRINGPOINT ARCHITECTS PC
 522 WEST 2ND STREET
 BLOOMINGTON, INDIANA 47405
 812.332.2950
 WWW.SPRINGPOINTARCHITECTS.COM

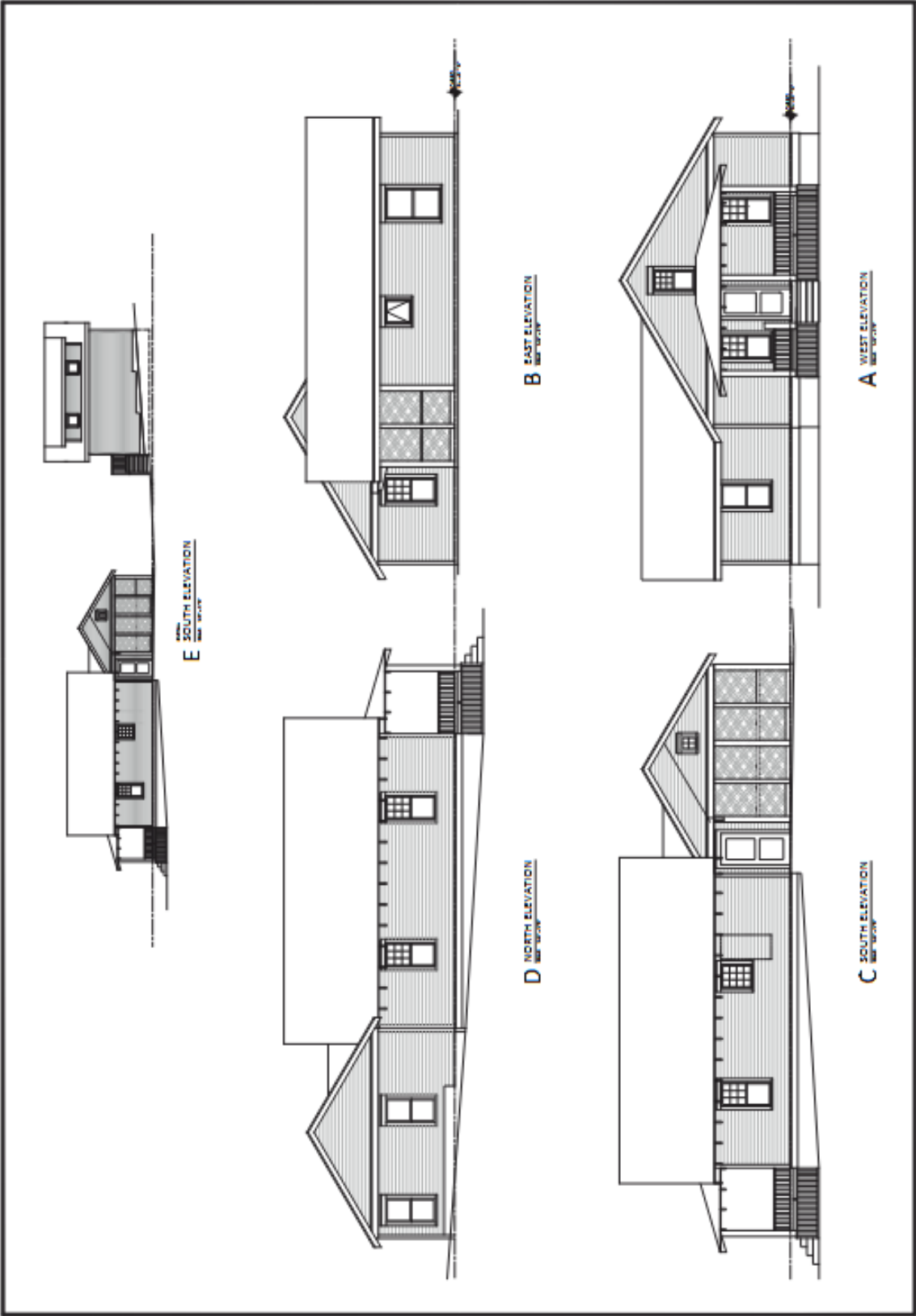
STRUCTURAL ENGINEER
 KEVIN POTTER, P.E.
 P.O. BOX 3985
 BLOOMINGTON, INDIANA 47407
 812.332.7941

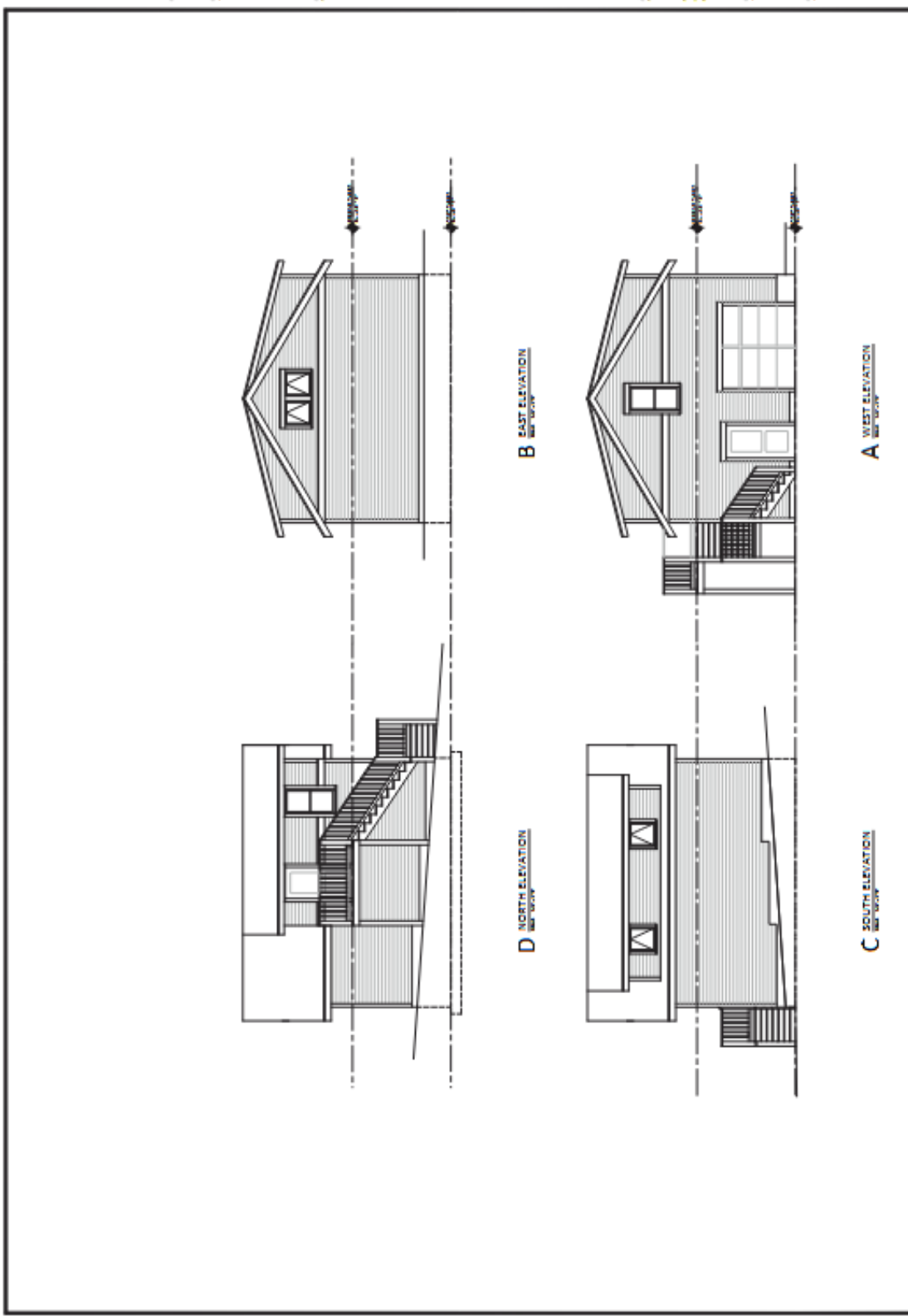


LEGEND

	EXISTING WALL
	NEW WALL
	DOOR
	WINDOW









Existing door



Proposed door

STAFF RECOMMENDATIONS	Address: 102 S Clark
DD 25-26	Petitioner: Matt Ellenwood
Start Date: 11/14/2025	Parcel: 53-05-34-423-014.000-005
RATING: CONTRIBUTING	c. 1950 Slightly altered minimal ranch



Background: Built in 1955, 102 S Clark is a slightly altered minimal ranch. The first residents to appear in City Directories are William and V Jean Fleetwood, owners of a plumbing business. William had served in the Navy during both WWII and the Korean War. The couple moved out in 1963, and the house passed through a series of renters, most of whom were married couples who stayed between one and two years. From 1971-1972 the house was occupied by the family of Thomas Schwen, a professor in the School of Education, and his wife Emilie. During their time at 102 S Clark, Emilie gave birth to their daughter Missie, a two time Olympic medal winner in rowing.

Request: Full demolition

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

Staff Recommendation: Staff Recommends release of DD 25-26.

STAFF RECOMMENDATIONS	Address: 809 N Walnut
DD 26-01	Petitioner: Ernest Xi
Start Date: 12/09/2025	Parcel: 53-05-33-204-051.000-005
RATING: CONTRIBUTING	Slightly altered stone 1940 Tudor revival house



Background: Built in 1940, 809 N Walnut is a two story brick Tudor Revival house/commercial building with a two-story vinyl-sided addition and a ground floor storefront facing the south parking lot. For most of the building’s history it was mixed commercial/residential. From the 1960s through the early 2000s it was home to Edward and Marjorie Ryan, who operated Ryan’s Barber Shop on the ground floor. The Ryans rented to other commercial tenants including a real estate and insurance office. Edward worked as a barber from the time he was decommissioned in 1945 until his death in 2008.

Request: Full demolition

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

Staff Recommendation: Staff Recommends release of DD 25-26.



Existing Wall Inspection

Bloomington, IN

Prepared For:

GREYSTAR™

Prepared By:

Daniel Kurdziel, PE



December 10, 2025



PURPOSE OF REPORT

Greystar is evaluating the acquisition of the parcel currently owned by Bloomington Iron & Metal, Inc. Located on this parcel are the remains of an existing railroad loading dock. Over time, the dock has deteriorated significantly and now effectively functions as a stacked limestone wall with remnants of a steel support frame. The original structure was designed to facilitate loading operations along the top of the wall.

The purpose of this report is to:

- Assess Structural Condition of Wall
- Identify Disassembly Strategies
- Provide Options for Repurposing or Adaptive Reuse

INSPECTION FINDINGS

On Friday, December 5, 2025, Kurdziel Barker Engineering staff performed a structural inspection of the stacked limestone wall at Bloomington Iron & Metal, Inc. The stone wall length is approximately 80 feet, with the steel frame extending a little over 100 feet.

Although portions of the structure remain standing, large segments have collapsed and one bay has a significant breach, indicating limited residual stability. While the steel framing provides some lateral support, the wall as a whole cannot sustain any moderate out-of-plane loading without risk of collapse.

The steel is an early form of weathering steel commonly used in railroad construction at the time. Much of the exposed steel remains in fair condition; however, where steel has been in prolonged contact with soil and retained moisture, significant corrosion and section loss is present.

The limestone, on the other hand, is Indiana Limestone, likely native to the Bloomington / Bedford area and much of it is in good condition and reuse is viable. The limestone at the base of the wall is in good condition. However, some of the individual stones exhibit facial erosion. These stones could be reused in less visible area. In general, the limestone courses above the windows, as shown in the photo log, would be well suited for reuse.

The columns of the wall are composed of three larger limestone blocks that do not provide much stability of the structure. These blocks are cut smooth on the sides and natural on the faces. These significantly sized stones, are used in an unusual orientation and if preserved, would be the stones to pay respect to the original structure. Removing them intact may be challenging. The window-opening lintel stones, measuring 5'-0" long are quite a bit thicker than any other stones in the wall and would serve as excellent corner stones or wall caps in reuse.

DISASSEMBLY RECOMMENDATIONS

In order to repurpose the stone, the wall must be demolished in a way to preserve enough stone for reuse. The bottom section of the wall can be disassembled, but removing the best quality stones from the upper courses over the window will be challenging. The recommendation outlined herein is anticipated to be the best balance of safety, and preservation, but it is not anticipated that 100% of the stones will be viable for reuse afterwards. This recommendation is to knock down the wall in a controlled manner.

The recommended approach includes:

1. Remove the heavy debris build up on the north side of the wall without disturbing the wall itself.
2. Place borrow or soft fill on top of the removed debris, several feet thick to create a cushioned landing zone for the limestone.

3. Using an excavator or other heavy machinery, push the top of the wall to the north. It is likely that when pushed laterally, that the entire wall will rotate at the column stones and fall forward in large sections. If individual stones fall, they should be removed prior to continuing operations, if possible.
4. Remove any column stones still standing and base wall by hand or mechanical dismantling
5. Use standard demolition practices to remove the steel frame

Protecting the stones from impact with sharp debris is paramount to preserve the stones.

RECOMMENDATIONS FOR REPURPOSING

The most practical way to preserve a stacked limestone wall, is to build a shorter and shallower stacked stone limestone wall as either landscaping or an aesthetic feature that incorporates notable architectural elements from the original structure. Given the instability inherent to the former window bay configuration, full-height reconstruction is NOT recommended where public interaction is expected.

Instead, we recommend:

- Wall height: 4 to 5 feet above grade
- Column stones reused at similar spacing to original window bays to retain character
- Lintel stones used at wall ends or key visual transitions

Depending on desired aesthetics:

- Walls may be tall enough to obstruct views or
- Lower, allowing pedestrians to see over the top course

The limestone wall could be dry stacked or mortared together. Regardless, the top layer of stone must be glued to the course below it so that it cannot be removed by vandals. The top decorative pillar stones (repurposed column stones) would be drilled to insert a dowel that will be filled with epoxy to connect the wall to the pillars and prevent them from being removed or knocked over. If a stacked wall is selected, gluing multiple courses may be recommended.

The wall layout concepts included in the appendix are provided as options that can be further refined as the project advances and as the utility coordination and on-site constraints are fully confirmed. These concepts demonstrate viable opportunities for the reuse of the existing materials in ways that support the overall project. Final wall placement, configuration, and extent will be determined during detailed design to ensure functional integration with the site area.

Regardless of the wall layout selected, a concrete footer should be placed approximately 3 feet below ground (frost depth) and the limestone wall can be built on top of that. This will prevent the risks of differential settlement and provide long term stability. Although, general practice would recommend a small concrete wall to build up to the ground line, since there is sufficient limestone available, it is recommended to build the limestones directly on top of the concrete footer and use some of the less desirable worn base stones be used to build up the wall to the ground line and then the more attractive stones to build up to the final wall height.

CONCLUSION

While the original loading structure has deteriorated significantly, a portion of its limestone elements remain viable for reuse. With controlled demolition, these materials can be successfully repurposed to create a durable and aesthetically significant landscape feature using native Indiana limestone.

This approach preserves both historical value and material sustainability while providing an attractive amenity within the proposed development.

Kurdziel Barker Engineering appreciates the opportunity to assist with this project and welcomes questions regarding this assessment or the repurposing concepts provided.

Sincerely,



Kurdziel Barker Engineering, Inc.
Daniel Kurdziel, PE
651.271.2568
dkurdziel@kbengr.com

APPENDIX A: EXISTING & PROPOSED DRAWINGS

APPENDIX B: PHOTO LOG



Photo 1: South Face of Wall *(Looking North)*



Photo 2: South Face of Wall, West End *(Looking North)*



Photo 3: South Face of Wall, East End *(Looking South)*

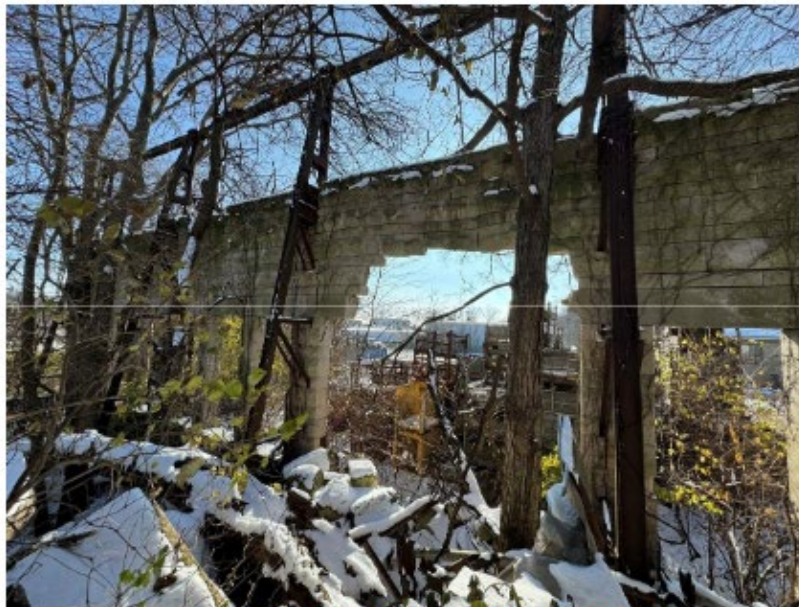


Photo 4: North Face of Wall, East End *(Looking Southeast)*



Photo 5: North Face of Wall, West End (Looking Southeast)



Photo 6: Southeast Corner Showing Condition of Limestone



Photo 7: Limestone Wall with Limited Connection to Steel Frame



Photo 8: Limestone Column Blocks



Photo 9: Steel Frame Details



Photo 10: Steel Frame Support Details