

**Bloomington Historic Preservation Commission, Teleconference  
Meeting, Thursday August 27 2020, 5:00 P.M. AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. August 13, 2020 Minutes

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 30-34**

107 N. College Street (Courthouse Square Historic District)

Petitioner: Leighla Taylor (FastSigns)

*Installation of new signage on façade.*

**Commission Review**

**A. COA 20-29**

122 W. 6th St. (Courthouse Square Historic District)

Petitioner: Nate Trueblood w/ Everywhere Signs

*Installation of new signage mounted above display glass on the west and south facades of the building.*

**B. COA 20-31**

910 E. University Street. (Elm Heights Historic District)

Petitioner: Paul Chambers

*Alterations to the front porch.*

**C. COA 20-33**

338 S. Jackson Street. (Greater Prospect Hill Historic District)

Petitioner: Chris Sturbaum

*Build 15x15 addition to the rear NW corner of the house.*

**D. COA 20-35**

**401 N. Morton Street** (Showers Furniture Factory Historic District)

Petitioner: J.D. Boruff

*Application of water-sealant product to brick on south façade.*

**V. DEMOLITION DELAY**

**Commissioner Review**

**A. Demo Delay 20-18**

301 E. 19th Street

Petitioner: University Properties III, LLC

*Full Demolition*

**B. Demo Delay 20-19**

1018 W. 1st Street

Petitioner: Matt Ryan w/ Brawly

*Full demolition*

**C. Demo Delay 20-20**

1010 W. 1st Street

Petitioner: Matt Ryan w/ Brawly

*Full Demolition*

**D. Demo Delay 20-21**

221 E. 16th

Petitioner: Jeff Brawley

*Partial demolition*

**E. Demo Delay 20-17 (continued)**

424 ½ S. Walnut St

Petitioner: Josh Alley

*Full demolition*

**VI. NEW BUSINESS**

- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

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

Next meeting date is September 10, 2020 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted:** 8/20/2020



**Bloomington Historic Preservation Commission, Teleconference  
Meeting, Thursday August 13, 2020**

**AGENDA**

**I. CALL TO ORDER**

Meeting was called to order by **John Saunders**, @ 5:00 pm.

**II. ROLL CALL**

**Commissisoners**

Sam DeSollar  
Jeff Goldin  
Deb Hutton  
Lee Sandweiss  
John Saunders  
Chris Sturbaum

**Advisory**

Duncan Campbell  
Jenny Southern

Absent

Doug Bruce  
Susan Dyer  
Ernesto Castaneda  
Derek Richey

**Staff**

Conor Herterich, HAND  
Dee Wills, HAND  
Keegan Gulick, Planning and Transportation  
Philippa M. Guthrie, Legal

**Guests**

Josh AlleyChris Valliant

**III. Jefferson ShreveAPPROVAL OF MINUTES**

**A. August 13, 2020 Minutes**

**Jeff Goldin** made a motion to approve August 13, 2020 minutes.

**Lee Sandweiss** seconded.

**Motion Carried 5-0-1 (Yes-No-Abstain)**

#### IV. CERTIFICATES OF APPROPRIATENESS

##### Staff Review

###### A. COA 20-26

508 S. Maple St. (Greater Prospect Hill Historic District)

Petitioner: Karina Pazos

*Installation of a front/side yard fence.*

**Conor Herterich** gave presentation. See packet for details.

**Conor Herterich** stated this was a request in Greater Prospect Hill for a four foot fence from the northeast corner of the property, that went up to six and half feet on the southwest corner. **Conor Herterich** then described what the fence would be made out of and that it would not block or obscure the view of the house from the public right of way.

###### B. COA 20-30

1003 E. Hunter Ave (Elm Heights Historic District)

Petitioner: Lucas Brown

*Partial removal of existing deck and addition of new decks and ramp to provide accessibility access for owner.*

**Conor Herterich** gave presentation. See packet for details.

**Conor Herterich** stated that this was a request to remove an existing deck and add a new ramp and a partially new deck to provide accessibility for the owner. **Conor Herterich** then described the details, materials, and location of the deck and new ramp.

##### Commission Review

###### A. COA 20-27

219 S. Maple St. (Greater Prospect Hill Historic District)

Petitioner: Chris Sturbaum

*Addition of second story on top of existing one story rear addition.*

**Conor Herterich** stated that he would do his staff report and then a round of questions. After the round of questions he would have **Chris Sturbaum** leave the meeting and not be present for the comments or the voting. Then **Chris Sturbaum** would be allowed back in the meeting afterwards. **Conor Herterich** stated that this was how he was going to do the requests that come in, when the commissioners are involved. **Chris Sturbaum** stated that it made sense.

**Conor Herterich** gave presentation. See packet for details

Discussion ensued.

**Jeff Goldin** stated that the people that weighed in from the design sub-committee all were in favor. **Deb Hutton** asked about how much space is there between the end of the addition and the edge of the garage. **Conor Herterich** stated what was in the site plan. **Deb Hutton** stated that it was 25 feet. **Sam DeSollar** asked if **Chris Sturbaum** could describe how the drainage works on the flat part of the roof. **Chris Sturbaum** stated that it would have a gutter on all sides of the flat roof. And will have subtle slope so that it drains in all directions. **Sam DeSollar** asked if it was like a teeny hemp roof with gutters on all sides and a one by twelve behind the gutter. **Chris Sturbaum** stated that it would probably be seven and one half at the most on that fascia behind the gutter so that it is similar to the rest of the house. It just has a little overhang all around. **John Saunders** asked about the back porch and if it was nine feet. **Chris Sturbaum** stated that the back porch ceiling is going to be lower. They are probably going to be at least six inches lower than on the top of them. This is just a stack on top of the box. **Sam DeSollar** asked what the white shed like building was. **Chris Sturbaum** stated that it was an existing storage shed. **Deb Hutton** asked about the details of the roofline. And if the old and new roofline were joined or one below the other. **Chris Sturbaum** explained the details of roofline. **Duncan Campbell** asked why it was decided to put a flat roof on the structure. **Chris Sturbaum** stated that it was to minimize the size of it from the street so that you almost cannot see it. We didn't want something looming over the structure.

**Conor Herterich** dismissed **Chris Sturbaum** to the waiting room.

**Jeff Goldin** stated that it was fine with him since the neighborhood was fine with it. **Deb Hutton** stated that she thought the flat roof was odd but that if the neighborhood was fine with it then she was okay with it. **Lee Sandweiss** stated that she thought it was well thought out and that she was fine with it. **Sam DeSollar** stated that he thought the roof form was awkward and that it was very clearly an addition. He likes to try to match the roof slope and have an addition a little more harmonious with the building itself. Given that the neighborhood doesn't have an issue with it then he didn't have enough of an issue with it. **Duncan Campbell** thought that the roof was a more crucial element of compatibility and that he finds this very incompatible and doesn't understand the explanation of why a low gable could not be used, and that this looked like a Florida house addition to him, and thinks that the roof misaligns the compatibility and he would rather see a low pitch. He also stated that flat roofs are a disaster to maintain. He also stated that it radically alters the look of the house. **Jeff Saunders** asked if **Duncan Campbell** thought the pitch of the roof would change the interior of the upstairs. **Duncan Campbell** stated that he did not think that it would change the interior, and that a low pitch roof would be preferred. He would rather see the roof as a gable that would be much more compatible to the structure of the house than a flat roof which would be visibly obvious. **John Saunders and Duncan Campbell** discussed the maintenance issues that come with flat roofs. **Sam DeSollar** stated that maybe **Chris Sturbaum** would be willing to putting a low slope gable roof on the flat portions but to maintain the ceiling heights because he agrees with **Duncan Campbell** about the compatibility and maintenance issues. **Deb Hutton** stated that she agreed completely about the flat roof not looking good. And if there is a way to persuade **Chris Sturbaum** to add even a slight gable roof that would improve it immensely. **Conor Herterich** stated that he would like to encourage the commissioners to make their motions more based on the design guidelines. And that his understanding of the language in the guidelines is that this is a project that as it stands could be approved. He also stated that if it is not impacting the public right of way in its current form, he didn't feel that this should be denied. However he thought it was fair to ask **Chris Sturbaum** if he would be willing to change it to a hip roof. **Sam DeSollar** agreed.

**Duncan Campbell** stated that he also agreed. He also stated that guidelines are exactly that. That they are not rules. He just thinks that this would be an improvement. And that it was their business to make things better. **John Saunders** stated that he thought **Chris Sturbaum** was open enough to go along with the idea. **Duncan Campbell** stated that he thought most people agreed with what he was saying about the roof. He also stated that if the roof could be different than a flat roof and still not be obtrusive, then why not do it. **Jenny Southern** stated that she agreed with several of the comments but was really concerned about the middle part of the roof. That it appeared to be two flat roofs coming together, and she did not think that would be a good design for snow and ice, and water infiltration or that it would be good for the original structure. **Jenny Southern** asked if this was a little flat roof against a larger flat roof. **Duncan Campbell** stated yes. **Conor Herterich** stated that this was something that was discussed with **Chris Sturbaum** and maybe it wasn't quite clear. **John Saunders** stated that it was not in their purview to give recommendations. **Jenny Southern** stated she was just bringing up concerns about the original structure. **Conor Herterich** stated that the roof could actually be sloped and that maybe it was just a visual thing. **Jeff Goldin** asked if they could invite **Chris Sturbaum** back and ask him if he is open to this. **John Saunders** stated absolutely. **Jenny Southern** said that the left side of the structure did not really bother her and she did not think you would see the addition from the left side. But you that you would be able to have a good view from the other side.

**Chris Sturbaum** returned to the meeting.

**Sam DeSollar** asked **Chris Sturbaum** if he would be willing to consider putting a sloped either gable or hip roof on the back addition. I think the concerns about visibility versus incompatibility are leaning towards putting something that's not flat if that is within the scope and budget of your project. Is that something that you would be willing to consider. **Chris Sturbaum** stated that he could consider it. Knowing the site and knowing it will just make some things stick up that will catch the eye rather than something that very much minimizes what he is doing back there. All the lines of sight are low. Maple Street goes downhill. It is very difficult to even pick it up, but if he built something taller he didn't want to overshadow the original structure. He is also going to make a trap door so that you can get up to clean the gutters out on that high flat space. **Sam DeSollar** stated that he thought the concerns that the commission is having are that the addition with a very flat roof is significantly different from the rest of it. He thinks the concerns about visibility are less of a concern than the concerns about compatibility. **Chris Sturbaum** stated he could point out that the flat roof is going to be the same height as that little tiny ridge top of the pyramid. It is not like it is sitting down from that. So if he built a shallow pitch you probably will not be able to see the shallow pitch. If he built at a forty five degree angle we would have a great big roof way up in the air.

**Sam DeSollar** stated that he was thinking more of a three and twelve. **Chris Sturbaum** stated that he thinks you will not see it, but it could be done very easily.

**Sam DeSollar** stated that if he is willing to consider that, then he thinks that this is the direction Commissioners are leaning, and if Chris would be willing to consider. **Chris Sturbaum** stated that he was considering and asking the commission to consider that you almost will not see it, and if you do see it, it will seem to loom over the structure. The existing structure. He would do that if he is requested to do it. Because you will only see the flat from a helicopter, what you will see is gutters and your line of sight would probably not even pick up a three twelve from most angles. He is okay with the decision of his compatriots here. **Jeff Goldin** stated that it looks like a low pitch gable would still come in even with the small ridge on the original house or slightly below it, but Chris is saying a three twelve pitch might come up above it. **Chris Sturbaum** stated that the flat part of the roof is almost equal to ridge on the gable. The roof itself is a little higher than the picture shows. **Jeff Goldin** stated that if a gable roof will not work then he withdraws all of his comments. **Chris Sturbaum** stated that

it might tower too much over the original house a little bit too much.

**Chris Sturbaum** left the meeting.

**Sam DeSollar** made a motion to approve **COA 20-27**.

**Jeff Goldin** seconded.

**Motion Carried 5-0-0**

**B. COA 20-28**

346 S. Buckner St. (Greater Prospect Hill Historic District)

Petitioner: Chris Valliant

*Move and rebuild California bungalow from current location at 307 S. Muller Parkway to this lot.*

**Conor Herterich** gave presentation. See packet for details.

Discussion ensued.

**Chris Valliant** described how he planned on moving the structure, by taking it apart in large pieces and then moving it to the new location. He would reassemble it at the new location on Buckner St. He felt like this house would fit well into the new location. **Chris Valliant** stated that the house had an open front porch at one time. He would also like to preserve this on the left side of the structure that faces Smith St. He stated that some of the original stones that held the roof up are currently in the back of property. **Conor Herterich** stated because this structure was not in a historical district that it could have been demolished, but instead the owner is trying to save the structure. And this should be considered.

**Chris Sturbaum** asked about the cost of moving the house. **Chris Valliant** explained that the cost was higher to move the house in one piece and that the road at the new location is one lane and too narrow. He would not be able to maneuver the house through this area. **Chris Sturbaum** suggested that he get another estimate first to possibly save some money. He thought that taking it apart and rebuilding could be difficult. **Chris Valliant** stated that it was all dimensional lumber, and that it was built around 1936. That it was maintained well and should not be very difficult. **Chris Sturbaum** stated that the structure was newer than thought. Possibly a kit house.

**Chris Sturbaum** stated that he thought this was a great idea. **Jeff Goldin** agreed. **Lee Sandweiss** also agreed. **Sam DeSollar** stated that he might talk to **Steve Wyatt** at BRI. They have some great resources for moving houses that could possibly save some money, But, either way he thinks it will be great for the neighborhood. **Deb Hutton** thanked the petitioner for having such a great idea.

**Jeff Goldin** made a motion to approve **COA 20-28**.

**Sam DeSollar** seconded.

**Motion carried 6-0-0**

**C. COA 20-29**

122 W. 6th St. (Courthouse Square Historic District)

Petitioner: Nate Trueblood w/ Everywhere Signs

*Installation of new signage mounted above display glass on the west and south facades of the building.*

**Conor Herterich** gave presentation. See packet for details.

**John Saunders** called for the petitioner **Mr. Trueblood. Conor Herterich** that he had asked **Mr. Trueblood** and **Eric Harris** to attend the meeting. No one answered so **Conor Herterich** stated that they cannot take action on a **COA** if the petitioner or a representative were not present.

**COA 20-29** is tabled for next meeting.

**D. COA 20-32**

916 S. Morton St. (McDoel Historic District)

Petitioner: Jefferson Shreve

*Full demolition of primary structure on the lot.*

**Conor Herterich** gave presentation. See packet for details.

Discussion ensued.

**Jefferson Shreve** explained that this house had been a rental until this year. At that time the property had become part of the EM district per the new UDO adopted. He also stated that he owns the lots north and south of the structure. **Jefferson Shreve** stated that he wasn't set on taking the house down, but wasn't sure what to do with one house in the middle of an EM district, or how to develop the lots to the north and south. His thought was to take down the structure and develop something that would conform to the development standards of the EM district that it now falls into.

**Chris Sturbaum** stated that he would be interested in supporting this if there was a plan to move the house to a lot that would make it an affordable project. Perhaps work with Bloomington Restorations. He asked if this had been looked into. **Jefferson Shreve** stated that he had not. He did not think that the city would want it to be developed into additional single family homes. **John Saunders** asked **Keegan Gulick** if he could explain what the EM was. (Employment Zoning District) It's a non-residential zoning district. **Conor Herterich** stated that there was a couple who was interested in buying the lots and using the house for an office along with building a machine shop, but that he has not heard back from them. **Deb Hutton** asked if there was a basement in the house. **Jefferson Shreve** stated that there is a dirt basement. He also stated that no one had made him an offer on the house. **Sam DeSollar** wanted to know if the McDoel district neighborhood had any comments.

**Chris Sturbaum** asked if there were lots close by that the house could be moved to in an appropriate zone. He would like this possibility to be investigated. **Jeff Goldin** stated that he was very conflicted. **Deb Hutton** agreed with **Chris Sturbaum** and **Jeff Goldin**. **Lee Sandweiss** agreed that moving the house should be looked into. **Duncan Campbell** stated that he is sure that there are other options. **Jenny Southern** brought up the possibility of obtaining a variance. **Sam DeSollar** discussed the differences in the neighborhoods on both sides for the B-Line Trail. **Jefferson Shreve** stated that his understanding is that the commissioners want him to try to find another conforming lot to move the house to. Or to give it away. **Conor Herterich** asked for clarification from the commissioners on what their expectations were for the continuance. **Chris Sturbaum** wanted the petitioner to investigate moving the structure and suggested BRI be contacted. **Duncan Campbell** suggested the petitioner contact the City Planning Department to see what might be done about the zoning situation.

**Chris Sturbaum** moved to continue COA 20-32 to the next meeting.

**Deb Hutton** seconded.  
**Motion carried 6-0-0**

## V. DEMOLITION DELAY

- A. **Demo Delay 20-17**  
424 ½ S. Walnut St  
Petitioner: Josh Alley  
*Full demolition*

**Conor Herterich** gave presentation. See packet for details.

**Matt Ellenwood** gave his presentation about the structure and the poor condition it was in. He stated how trying to restore the building would be too costly. That to make any good use of this property would mean a full demolition.

**John Saunders** asked about the different heights of the flooring. **Matt Ellenwood** explained why this appeared to be this way, and that it had to do with adding handicap access. Also that the Jordon River ran through this area and the storm line had to continue.

**Chris Sturbaum** stated that he wants to designate this building. **Deb Hutton** stated that she would like to learn more about this building historically. **Jeff Goldin** stated that the building had been changed and was really about context for him. He would support demolition. **Sam DeSollar** also wanted to learn more about the building. **Lee Sandweiss** stated that she also wanted to learn more first. **Duncan Campbell** stated that this building was more of a place holder. **John Saunders** stated that this building holds a lot of memories for the people of Bloomington. **Chris Sturbaum** stated that this building is more than one hundred years old, and that it has character that no one will build. Only we can say lets keep something important here that people love. **Jenny Southern** stated how this building has actually been transitioning back to the original look and this should be considered very carefully.

**Conor Herterich** reminded the Commission that they have 90 days to take action, that is to release the demolition delay or place the property under interim protection and recommend historic designation to the Common Council. That deadline expires at the end of October. He will do some research on the history of the building and add it to the packet for the next meeting.

**No action was taken.**

## VI. NEW BUSINESS

- A. Maple Heights Conservation District Design Guidelines

**Jeff Goldin** stated that he thought that the guidelines were well done.

**Jeff Goldin** made a motion to approve **Maple Heights Conservation District Design Guidelines**.  
**Deb Hutton** seconded.  
**Motion carried 6-0-0**

## VII. OLD BUSINESS

**John Saunders** asked **Duncan Campbell** to discuss the situation from the previous meeting concerning the sealing of the bricks at the Showers Building. **Conor Herterich** added to the discussion the items discussed with **J.D. Boruff**. **Duncan Campbell** continued to explain the differences between old or handmade brick and newer brick. **Jenny Southern** described what she had done to her fireplace bricks to solve the deterioration issue without using sealers.

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Meeting was adjourned by **John Saunders @ 7:01 p.m.**

**END OF MINUTES**

**Video record of meeting available upon request.**



**COA: 20-34**

**Staff Decision**

Address: 107 N. College Street

Petitioner: Leighla Taylor (Fast Signs)

Parcel #: 53-05-33-310-111.000-005

**Rating:** Notable

**Structure;** Commercial, Art Deco c. 1930



**Background:** The building is located in the Courthouse Square local historic district.

**Request:**

1. Installation of new signage on the same fascia board where the previous signage was located.
2. New signage will be stud mounted 1/2" acrylic letters. Existing holes will be filled with silicone as needed.

**Guidelines:** Courthouse Square Historic District Design Guidelines, pg. 22

**Decision:** Staff **APPROVES COA 20-24** with the following comments:

1. The new signage will be located within the fascia board used for signage in the past.
2. The installation of the signage will not require any holes to be drilled in the masonry.

## 4. GUIDELINES FOR SIGNAGE AND AWNINGS

As a general rule, new signs should preserve, complement, and enhance, rather than compete with, the character of historic buildings and the surrounding district. Careful consideration should be given to historic context, building forms, and site layout when selecting, designing, and reviewing new signage. Not all allowed signage types, by the UDO, are appropriate for the district.

### *A. Signage, General*

1. Care should be taken with the attachment of signage to historic buildings.
2. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.

5. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.
6. Signage which is out of scale, boxy or detracts from the historic façade is discouraged.
7. Care should be taken to conceal the mechanics of any kind from the public right of way.

### *B. Wall Signs*

1. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
3. Signs in other locations will be reviewed on a case-by-case basis.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** 20-34 \_\_\_\_\_

**Date Filed:** 8/13/2020 \_\_\_\_\_

**Scheduled for Hearing:** 8/27/2020 \_\_\_\_\_

\*\*\*\*\*

**Address of Historic Property:** \_\_\_\_\_

**Petitioner's Name:** \_\_\_\_\_

**Petitioner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

**Owner's Name:** \_\_\_\_\_

**Owner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A **“Complete Application”** consists of the following:

1. A legal description of the lot. \_\_\_\_\_

2. A description of the nature of the proposed modifications or new construction:  
\_\_\_\_\_  
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3. A description of the materials used.  
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\_\_\_\_\_

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

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

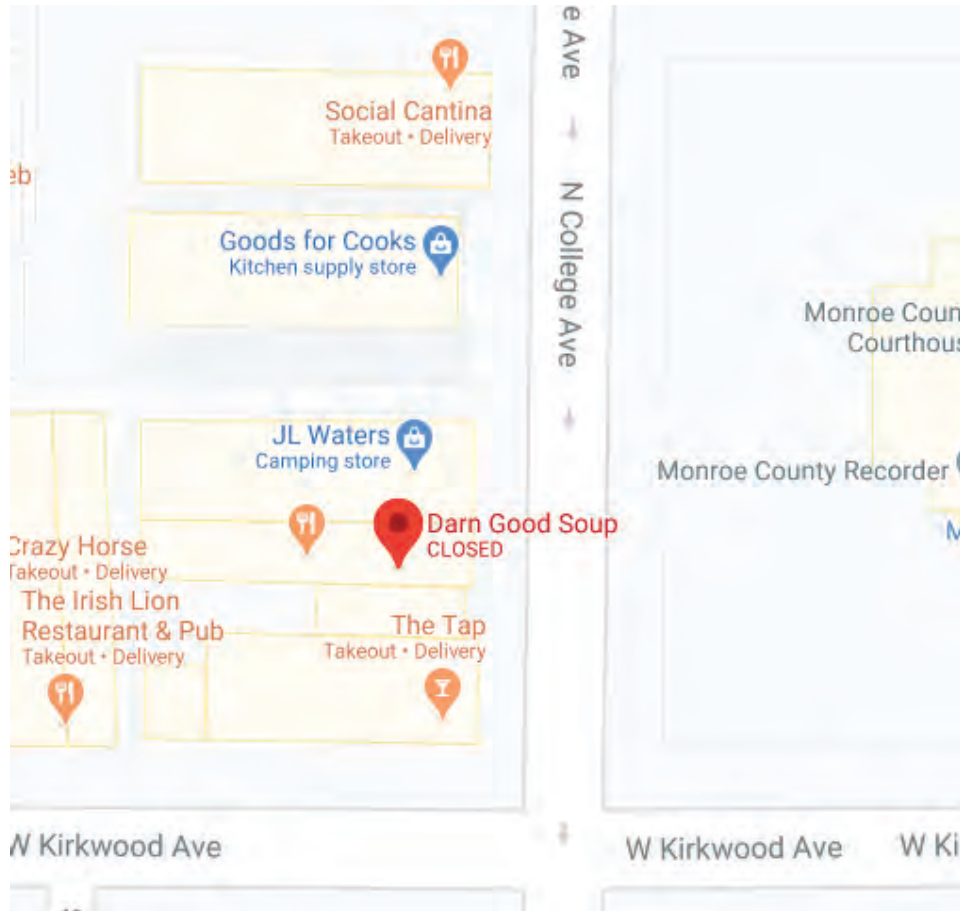
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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

# BloomingThai

107 N College Bloomington, IN 47404



Store Front = 24 feet



## Proposed Signage.:

1/2" thick dimensional letters (NON-ILLUMINATED)

Overall Size = 24"H X 134.265"W (22.38 square feet)

Quantity: 1





**COA: 20-29**

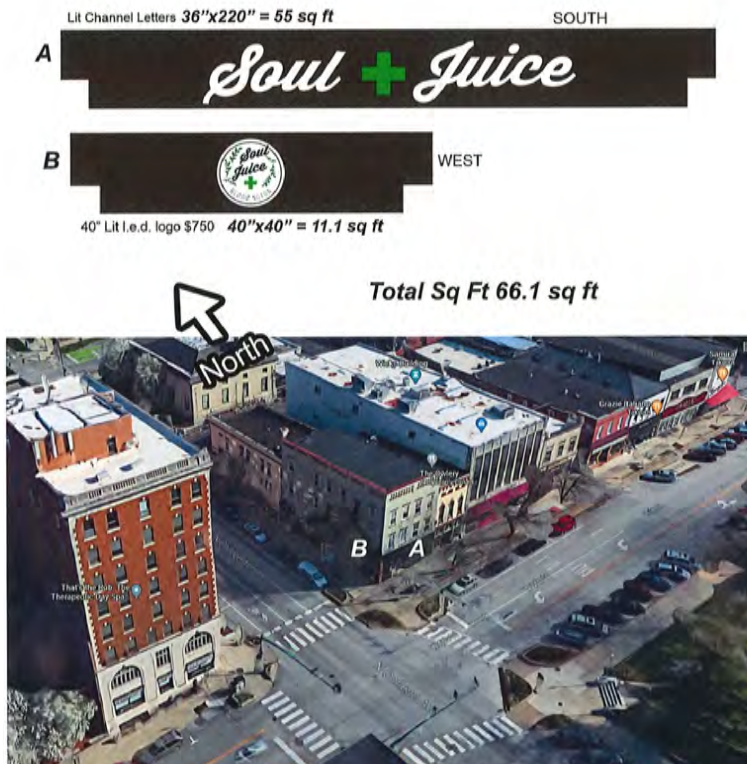
Address: 122 W. 6th Street

Petitioner: Nate Trueblood (Everywhere Signs)

Parcel #: 53-05-33-310-214.000-005

**Rating:** Contributing

**Structure;** Two Part Commercial Block c. 1859



**Background:** Known as the Breeden Building, the structure is located in the Courthouse Square local historic district.

**Request:**

1. Mount new signage on west and south facades of the storefront.
2. Signage will be 5" thick, aluminum sides, with channel letters. Internally lit (LED lights).

**Guidelines:** Courthouse Square Historic District Design Guidelines, pg. 22.

**Recommendation:** Staff recommends **APPROVAL** of COA 20-29 with the following comments:

1. The size is proportional to the façade and does not obscure any architectural features. The signage will not be any larger than the previously approved signage on the façade.
2. The material (aluminum) is listed as historically appropriate in the guidelines.
3. Internally lit LED signs are not prohibited by the guidelines.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-29

Date Filed: 7-27-2020

Scheduled for Hearing: 8-13-2020

\*\*\*\*\*

Address of Historic Property: 122 W. 6th St. Bloomington IN 474

Petitioner's Name: EVERY WHERE Signs / NATE TRUEBLOOD

Petitioner's Address: 2630 NORTH WALNUT Bloomington IN 47

Phone Number/e-mail: 812-323-1471 / everywhere signs@gmail

Owner's Name: JULIAN ROYER'S

Owner's Address: 5904 S. FOXWOOD LN Bloomington IN 47

Phone Number/e-mail: 517-348-9549 / Juice Julian@Juice my Soul.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.



**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

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

Date Filed: \_\_\_\_\_

Scheduled for Hearing: \_\_\_\_\_

\*\*\*\*\*

Address of Historic Property: 122 W. 6th St. Bloomington IN 47401

Petitioner's Name: EVERY WHERE Signs / NATE TRUEBLOOD

Petitioner's Address: 2630 NORTH WALNUT Bloomington IN 47401

Phone Number/e-mail: 812-323-1471 / everywhere Signs @ gmail

Owner's Name: JULIAN ROYER'S

Owner's Address: 5904 S. FOXWOOD LN Bloomington IN 47401

Phone Number/e-mail: 517-348-9549 / ~~Julia~~ Julian@Juice my Soul.com

Instructions to Petitioners

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 013-22750-00 ORIG PLAT PT 225; 225A

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

NEW signs to mount to WEST & SOUTH FACE STORE FRONT

3. A description of the materials used.

5" THICK (ALUM SIDES) CHANNEL LETTERS w/ LEXAN FACE  
and L.E.D. LIGHTS MOUNTED INTERNALLY

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

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

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

\*\*\*\*\*

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



Lit Channel Letters **36"x220" = 55 sq ft**

SOUTH

**A**



**B**



WEST

40" Lit l.e.d. logo \$750 **40"x40" = 11.1 sq ft**

**Total Sq Ft 66.1 sq ft**



**COA: 20-31**

Address: 910 E. University Street

Petitioner: Paul Chambers

Parcel #: 53-08-04-110-014.000-009

**Rating:** Contributing

**Structure;** Dutch Colonial Revival c. 1925



**Background:** The property is located in the Elm Heights Historic District.

**Request:**

1. Replace wood porch columns with limestone of same profile and size.
2. Replace and rebuild front steps to include changing width of top step (currently 12”) to 31” and reducing bottom steps to 16”.
3. Restore brick sides and reuse limestone caps.

**Guidelines:** Elm Heights Historic District Design Guidelines, pg. 32

**Staff Comments:**

1. Staff has no issues with replacing and rebuilding the steps because the same material (limestone) will be used and the steps will become more functional without noticeable visual change.
2. The guidelines state that new materials should only be considered if original materials are inadvisable or unfeasible.
3. The house across the street (909 E. University), which is of similar style and age, has an almost identical porch front with limestone columns. Staff finds that for a “contributing” house, this change is acceptable and is compatible in the context of the surrounding homes and historic character of the district.

**Staff Recommendation:** APPROVAL of COA 20-31



## 5.4 Porches and Porticos

Front porches and entrance porticos are often the focus of historic homes as they distinguish the street facade. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, entablatures, and trim work, porches and porticos can be extremely important in defining the overall historic character and style of a building. In Elm Heights, porches and porticos vary in size, height, material, and covering. The materials used are either the same as the primary structure or are a complementary material, such as a wood porch on a brick or limestone house. Overall, porches and porticos draw attention to the entrance and its features, such as transoms, sidelights, architraves, and pediments. Likewise, some entrances have only an uncovered stoop, drawing further attention to the doorway features. Additional information concerning new construction of rear porches and decks can be found in Section 5.1, Additions and New Construction, and Section 5.2, Patios, Terraces, and Decks.

### Preservation Goals for Porches and Porticos

To retain and restore original porches and porticos and their inherent materials and features through cleaning, repair, and routine maintenance.

### Things to Consider As You Plan

Front porches are not just design features; traditionally, they served many different functions including as entertainment and relaxation areas. They also provide places for interaction between the community and the home owner, connecting the residents with both neighbors and passersby. When designing your front porch, consider not only its appearance but also how you and your family will use it in the future.

Historically open porches and porticos should be maintained in their open state. If original porch or portico materials or features are deteriorated beyond repair, when feasible they should be replaced with components of the same material and design.



### *Guidelines for Porches and Porticos*

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process. Also refer to Section 7.2 Web Sites for Project Planning and Restoration Resources for additional guidance.

- I. Removal of any porch, portico, or its materials or features outlined above and visible from the public right-of-way.**
  - The retention of all architectural metal elements is encouraged. If replacement is necessary, consider in kind replacement over substitute materials if feasible.
  - The enclosure of historically open front porches and porticos is discouraged. Increased flexibility is given for porch and portico enclosures along secondary facades. However, all proposals for enclosure require a COA.
- II. Reconstruction of missing, or the installation of new, functional or decorative porch or portico elements that are integral components of the building or site and visible from the public right-of-way, such as doors, steps, balustrades, pilasters, entablatures, and trim work.**
  - Replace missing elements based on accurate documentation of the original or use a compatible new design.
  - Consider compatible new materials only if using original materials is inadvisable or unfeasible.
  - Porches or porticos that are not original but have gained historical or architectural significance in their own right should be retained. However, new porch or portico elements should not be introduced that create a false historical appearance.
  - Refer to the guidelines for Additions and New Construction, Section 5.1, for design assistance when constructing new porches or porticos.





**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-31

Date Filed: 7/30/20

Scheduled for Hearing: 10/2/2009

\*\*\*\*\*

Address of Historic Property: 910 E. University st. Bloomington, IN. 47401

Petitioner's Name: Paul Chambers /Restoration & Design

Petitioner's Address: 3293 E Carowinds Ct. Bloomington, IN. 47401

Phone Number/e-mail: 812-361-0083/ pachambers3@gmail.com

Owner's Name: Joan Lauer

Owner's Address: 910 E. University St. Bloomington, IN. 47401

Phone Number/e-mail: 812-339-0591/ jlauer@iupui.edu

Instructions to Petitioners

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 910.E. University st. 2 story bungalow

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

The front porch is in need of restoration. The columns are wood that are deteriorated and need replaced with limestone columns exactly the same profile and size. The steps are limestone and are broken and need replaced. The top step is only 12in and difficult to enter the door. I propose to install a 31in top step which will extend the whole set of steps 31in out toward the sidewalk. Also making the bottom steps smaller by 16in for a slightly different revile. I will restore the brick sides just as they are with the same brick and reuse the limestone caps.

3. A description of the materials used.

Limestone, Brick, Mortar and sand, concrete. Also wood bracing to support the roof during the construction.

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

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

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

\*\*\*\*\*

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



910 E. University





910 E. University  
changes

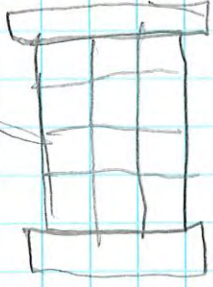




Garner Roof 910 E. University

Front Door

Limestone



7'

Limestone Caps  
4" x 12" x 34"

7'-2"

Limestone

BRICK

Matching New Brick

5'-10"

(South)  
Front ELEVATION

CONCRETE  
4'

**COA: 20-33**

Address: 338 S. Jackson Street

Petitioner: Chris Sturbaum

Parcel #: 53-08-05-102-005.000-009

**Rating:** Contributing

**Structure;** Gable Ell c. 1905



**Background:** The property is located in the Greater Prospect Hill Historic District.

**Request:**

1. Add a 15x15 addition to the rear NW corner of the house. Addition will have a bay window.
2. 4" lap siding (wood or cement board) and 4" window and door trim to match house original (currently asbestos but there are plans to remove that siding)

**Guidelines:** Greater Prospect Hill Design Guidelines, pg. 23

**Staff Comments:**

1. Staff has no issues here. The addition is on the rear; the materials and fenestration are compatible; it is subordinate to the primary structure; and it will not substantially impact the view of the historic structure from the public way facade.

**Staff Recommendation:** APPROVAL of COA 20-33

## V. GUIDELINES FOR ADDITIONS

*The following Additions exceptions are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guideline exceptions are necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.*

**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.

\*Fenestration: The arrangement, proportioning, and design of windows, doors and openings.



\* Reused  
8/20/20



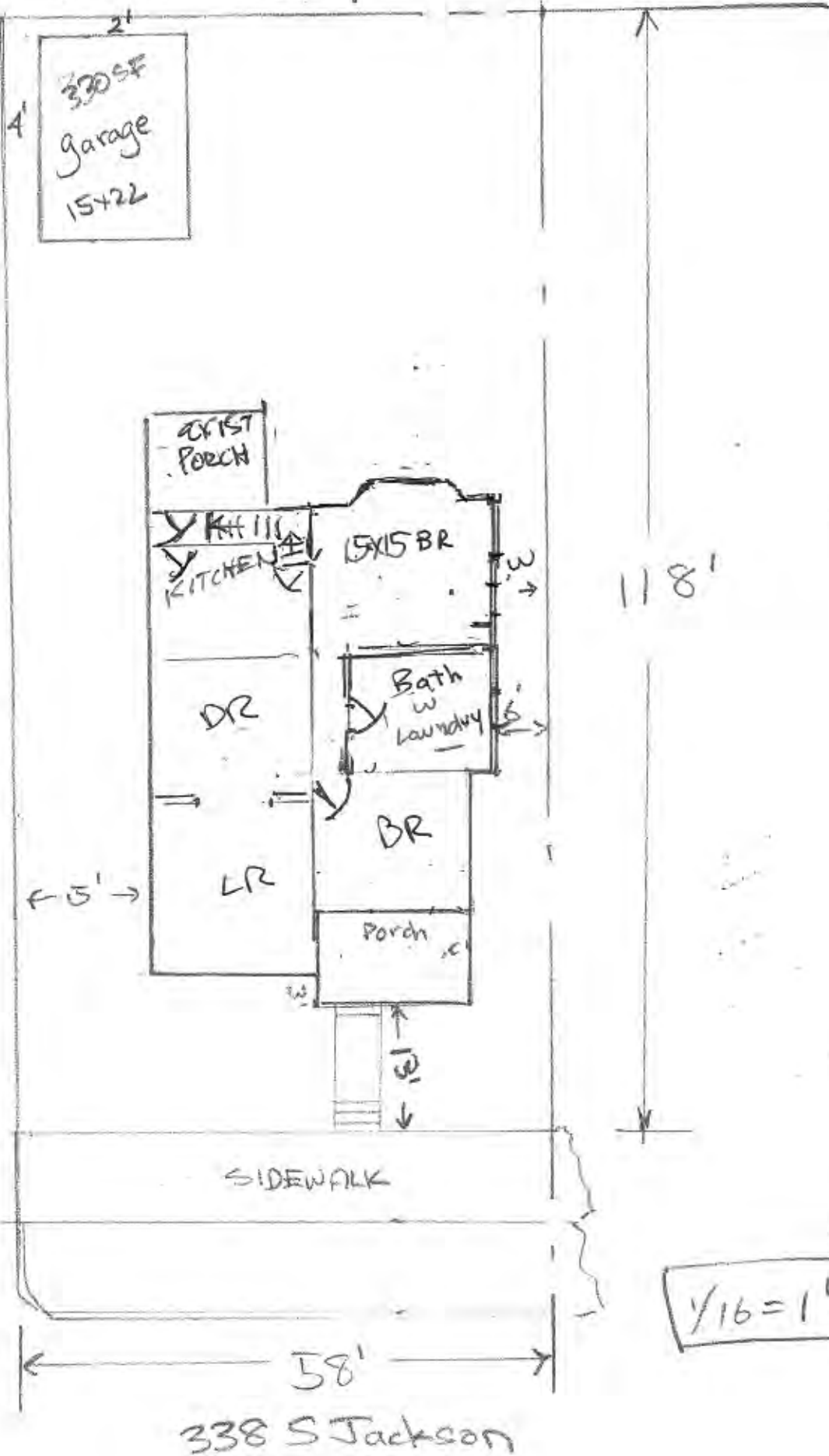
**Golden Hands Construction**  
334 S. Jackson Street  
Bloomington, IN 47404

338 S Jackson

Looking East from  
the Back Yard

★ Revised  
8/20/20

UNUSED ALLEY



Golden Hands Construction  
334 S. Jackson Street  
Bloomington, IN 47403

**COA: 20-35**

Address: 401 N. Morton Street

Petitioner: J.D. Boruff (City of Bloomington)

Parcel #: 53-05-33-309-001.000-005

**Rating:** Notable

**Structure;** Industrial c. 1910



**Background:** The building is Bloomington City Hall and is part of the Showers Brothers Furniture Factory District. The HPC heard the petitioner on the matter during a courtesy review at the July 23rd HPC meeting. The consensus at that meeting was to allow the work to continue. Due to further concerns staff has asked the petitioner to submit a COA.

**Request:**

1. Application of sealer product to the masonry on the south wall of the building.

**Guidelines:** These can be downloaded for free online.

- NPS Preservation Brief # 1 : *Assessing Cleaning and Water Repellent Treatments for Historic Masonry Buildings*
- NPS Preservation Brief #39: *Holding the Line: Controlling Unwanted Moisture in Historic Buildings*

**Staff Comments:**

1. *Preservation Brief #1* warns that water-repellant coatings are frequently applied to historic buildings for the wrong reasons. It states that applying the coating may be appropriate or inappropriate depending on the nature of the problem, however; it concludes with, “in most instances, a water repellent coating is not necessary if a building is water-tight”.



## COA: 20-35

2. *Preservation Brief #39* recommends that the building be surveyed and that evidence and the location of the suspected moisture damage be systematically recorded before undertaking any major work to correct the problem. It does not suggest applying a water-repellant coating in any of the suggested levels of treatment.
3. *Preservation Brief #39* suggests that physical treatments should be reversible. It is unknown how long the proposed product lasts and how removable it is.
4. In conclusion, Staff does not believe that a thorough and properly informed investigation of the moisture problem was performed. Staff does not believe water sealant should be applied to the wall until an independent masonry expert analyzes the wall, diagnoses the problem, and recommends the water sealant product as a corrective action.

**Staff Recommendation: DENIAL of COA 20-35**

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** 20-35

**Date Filed:** 8/14/2020

**Scheduled for Hearing:** 8/27/2020

\*\*\*\*\*

**Address of Historic Property:** \_\_\_\_\_

**Petitioner's Name:** \_\_\_\_\_

**Petitioner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

**Owner's Name:** \_\_\_\_\_

**Owner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

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1. A legal description of the lot. \_\_\_\_\_

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

3. A description of the materials used.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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\*\*\*\*\*

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

The brick masonry on the south end of City Hall has experienced a great deal of spalling, which we feel is detrimental to the long term integrity of the bricks. This problem is most acute on the south end of the building. The glazed surface of the brick has weathered off and become quite porous. This allows water to soak into the surface of the brick and freeze. Most recommendations against these types of coatings are based problems that this structure does not demonstrate. The wall in question does not have efflorescence, moisture inside the wall, or moisture rising out of a damp or wet subgrade (rising damp). Very few references can be found that address the particular problem of surface spalling. One of the reference documents that was found states:

“Spalling is usually caused by the pressure of salts and freeze-thaw cycles of moisture trapped under the surface which forces off the outer surface or layers of masonry.”

“If spalling is present, and depending on the cause and the degree of its severity, the application of a water-repellent coating to a limited area, may-in some instances-serve to slow down the rate of deterioration.”

### **A Glossary of Historic Masonry Deterioration Problems and Preservation Treatments**

Compiled by Anne E. Grimmer

*Department of the Interior National Park Service Preservation Assistance Division 1984*

The contractor who performed the repairs to the wall, Umphress Masonry, has recommended the use of a breathable “water repellent” sealer to slow down the rate of spalling on the brick surface. They have completed several high profile projects on historic buildings, such as the West Baden Springs Hotel, French Lick Springs Hotel, and the 1<sup>st</sup> Methodist Church in Indianapolis.

John Crane, the consulting engineer for this project, has also recommended a sealer to reduce the spalling of the brick surface. John specializes in masonry construction.



4456 S Clifton Avenue  
 Wichita, KS 67216  
 800 676-7346



PWS-15 Super, PWS-8 Extra

**PRODUCT DESCRIPTION & USE**

**Professional® Water Sealant & Anti-Graffiti** has been formulated and tested to provide superior protection against water intrusion and also for the easy removal of unwanted graffiti. A clear silicone rubber based formulation for use on block, brick, concrete, stone and other porous masonry surfaces. Penetrates and fills pores to prevent water intrusion and paint adhesion.

Protects both new and existing vertical substrates, has excellent stability against ultraviolet rays, salt spray, acid rain, mold and mildew. It also provides long lasting, non-sacrificial protection

**Two strengths to compensate for varying porosities of building materials\***

- PWS-15 Super Strength: 15% solids
- PWS-8 Extra Strength: 8% solids

*\*See Figure 1 for more information*

*Advantages*

- Provides for easy removal of graffiti
- Non-sacrificial—withstands repeated cycles of graffiti removal with no requirement to reapply the water repellent/anti-graffitiant
- Stops water intrusion, as well as provides graffiti protection
- Cost effective
- Easy to apply with low-pressure spray
- Bridges hairline cracks
- Breathable—allows moisture vapor to escape while preventing water penetration
- Protects against:
  - Efflorescence
  - Mold & mildew
  - Calcium carbonate stains
  - Chloride ion penetration
  - Freeze-thaw damage
  - Hard water stains
  - Rust stains
- Penetrating
- Durable & long lasting—not affected by ultra violet rays, airborne pollutants, salt spray or acid rain
- Withstands wind-driven rain

*Cautions*

**Not suitable for:**

- Horizontal surfaces
- Extremely dense or non-porous surfaces
- Painted surfaces
- Below-grade use
- Asphalt or polystyrene—which may be affected by solvent

## TEST DATA

TEST	PURPOSE	LABORATORY	RESULTS
AASHTO T-259	Measure the resistance of concrete treated with PROFESSIONAL® Water Sealant to Chloride Ion Penetration	United States Testing Company, Inc. Tulsa Division	Untreated concrete had 15 times the Chloride Ion content than concrete treated with PROFESSIONAL® Water Sealant
ASTM 793-75	Measure the effects of accelerated weathering on Silicone Rubber	General Electric Company	After a total of 4000 hours, the silicone rubber showed no signs of deterioration. It was estimated that 4000 hours of accelerated weathering is equivalent to 30 years of actual weathering in the field.
ASTM D751-95	Measure the effects of hydrostatic pressure on PROFESSIONAL® Water Sealant	GEOSCIENCE LTD	PROFESSIONAL® Water Sealant withstood up to 2.8 atmospheres of hydrostatic pressure before compromise
ASTM E-303	Measure surface frictional properties of concrete treated with PROFESSIONAL® Water Sealant	United States Testing Company, Inc. Tulsa Division	No significant change was noted in the frictional properties of concrete after treatment with PROFESSIONAL® Water Sealant
ASTM E-514	Measure the water penetration and leakage through masonry surfaces treated with PROFESSIONAL® Water Sealant	Olympic Scientific, Inc.	Masonry surfaces treated with PROFESSIONAL® Water Sealant allowed no water penetration
ASTM E-514-90	Measure the water penetration and leakage through carib brick and S mortar treated with PROFESSIONAL® Water Sealant	Olympic Scientific, Inc.	Carib brick and S mortar treated with PROFESSIONAL® Water Sealant allowed no water penetration
ASTM E-96	Measure the water vapor permeability of brick treated with PROFESSIONAL® Water Sealant	GEOSCIENCE LTD	Brick samples treated with PROFESSIONAL® Water Sealant retained 86% of their water vapor permeability capabilities
ASTM E-96 Procedure B	Measure the permeability of PROFESSIONAL® Water Sealant	General Testing Laboratories, Inc.	The permeance of PROFESSIONAL® Water Sealant Ranges between 10 and 14 perms

<b>TEST</b>	<b>PURPOSE</b>	<b>LABORATORY</b>	<b>RESULTS</b>
N/A	Measure the cured compressive strength of freshly poured concrete treated with PROFESSIONAL® Water Sealant	United States Testing Company, Inc. Tulsa Division	Freshly poured concrete treated with PROFESSIONAL® Water Sealant experienced a 13.7% increase in compressive strength over untreated concrete after a 28 day curing cycle
N/A	Measure the changes in gas permeability and water transmission of concrete treated with PROFESSIONAL® Water Sealant	United States Testing Company, Inc. Tulsa Division	Concrete treated with PROFESSIONAL® Water Sealant was able to “breathe” or pass water vapor through the sealant. Water absorption of untreated concrete was 91.7% greater than that of concrete treated with PROFESSIONAL® Water Sealant
N/A	N/A	N/A	Meets FDA requirements mandated under 21 CFR 177.2600

*Copies of actual test results available upon request*

## TECHNICAL DATA

<b>Form:</b>	Clear liquid
<b>VOC Content:</b>	All products are available in formulations that comply with the most restrictive VOC regulations to include SCAQMD, CARB, OTC and LADCO.
<b>Active Ingredient:</b>	RTV Silicone Rubber
<b>Packaging:</b>	1 gallon (3.785 L) cans, 5 gallon (18.925 L) pails, 55 gallon (208.175 L) drums
<b>Total Solids</b>	8%, or 15%
<b>Wt./Gal:</b>	7.425 to 14.025 lbs. depending upon formulation—contact manufacturer for more specific info
<b>Shelf Life:</b>	1 year in unopened container
<b>Flash Point:</b>	105°
<b>Solubility in water:</b>	<0.1%

## INSTALLATION

### Preparatory Work

#### **Prior to applying the water repellent/anti-graffitiant, protect:**

- Building occupants—shut down air-handling equipment and cover heating and air conditioning ducts and fresh air-intakes
- Vehicles—move vehicles to protect from overspray
- Metal, glass, anodized aluminum
- Vegetation
- Painted, and/or all non-masonry surfaces

#### **Surfaces to be treated must be:**

- Clean & dry—minimum of 48 hours after rain or minimum of 72 hours after power washing
- Free from dirt, grease, oil, efflorescence, form release or any other paint/coating which may inhibit penetration and adhesion
- Completely cured
  - Concrete and masonry should cure for 28 days
  - Caulking and joint sealants should be installed and cured
- Properly prepared
  - Damaged mortar joints should be re-pointed
  - Extremely dense surfaces should be prepared using soda, sand, or shot blasting to facilitate penetration

### Surface & Air Temperatures

#### **May be applied at any temperature below 95° F. When applied at temperatures below 40° F, the product may cure at a slower rate. Product application must not be initiated:**

- During inclement weather or when precipitation appears imminent—application should be completed at least twelve hours before onset of precipitation
- When frozen moisture is present in the substrate

### Test Area

ALWAYS TEST surface in an inconspicuous area prior to application to determine suitability. Apply graffiti resistant coatings to test panels in accordance with manufacturer's written instructions. Allow 5 days curing time prior to applying graffiti paint to test panels. Apply graffiti paint to test panels and allow at least 24 hours for paint to cure. Apply cleaner to test for ease of removal of graffiti. Do not begin full-scale application until test panels are inspected and approved.



**Application**

- A two-coat application is required to establish an impenetrable barrier against graffiti. The first coat, in the two-coat process, is always PWS-15. The Second coat is either PWS-15 or PWS-8, depending on the porosity of the substrate.
- Apply material using high-volume, low pressure spray equipment (between 40-60 psi), with a fan tip and solvent resistant fittings.  
**Do not use Airless spray equipment.**
- **First Coat:** Apply from top to bottom in a saturating flood coat obtaining a 4 to 6 inch rundown of product from the point where the spray makes contact with the surface. Continue down the building being sure to cover the rundown with an equal volume of product. Avoid excessive overlapping.
  - Denser substrates may require back rolling after product is applied to smooth out any rundown lines
  - Brush any excess product that may accumulate on ledges and other areas
- **Second Coat:** Allow the surface to dry to the touch before applying a second coat (approx. 2 hrs). Repeat application as described for second coat. See detailed application instructions found on website: [www.watersealant.com](http://www.watersealant.com)

**Precautions**

- Use only as supplied—do not thin or dilute
- Must be used the same day as opening
- Clean application equipment immediately after each use with mineral spirits or other solvent.

**SAFETY INFORMATION**

Avoid excessive exposure and breathing of vapor. Use with adequate ventilation. Do not take internally. Avoid contact with skin or clothing. Wash thoroughly after handling. Avoid contact with open flame, electric arcs or other hot surfaces.

Wear solvent resistant gloves, goggles and an OSHA approved, properly fitted respirator during application.

**FIRST AID**

**Inhalation**

Remove victim to fresh air. If breathing has stopped, administer artificial respiration. Call a physician

**Skin**

Remove contaminated clothing and shoes. Wash exposed area thoroughly with soap and water for at least 15 minutes. Wash contaminated clothing before reuse.

**Eyes**

Flush eyes immediately with water for at least 15 minutes. If irritation persists, call a physician.

**Ingestion**

DO NOT INDUCE VOMITING. Contact physician or seek emergency medical treatment.

**WARRANTY**

Professional Products of Kansas, Inc. warrants this product to be free from defects for one year from date of manufacture. Professional Products of Kansas, Inc.'s liability shall be limited in all events to supplying sufficient product to retreat the specific areas to which defective product has been applied. THIS GUARANTEE IS EXPRESSLY IN LIEU OF ANY OTHER WARRANTIES INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND OF ANY OTHER LIABILITIES ON THE PART OF SELLER. SELLER SHALL NOT BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES. THIS PARAGRAPH IS NOT APPLICABLE TO CONSUMER TRANSACTIONS OR WHERE PROHIBITED BY LAW. This warranty may not be modified or extended by representatives of Professional Products of Kansas, Inc. or its distributors.

Manufacturer warrants the performance of the product for 5 years for graffiti protection and 10 years for water repellent protection. Contact the manufacturer at 800 676-7346 or visit [www.watersealant.com](http://www.watersealant.com) for warranty application details.

**TECHNICAL SERVICES**

Technical services and samples are available upon request. Services include assistance during design, specification, and application stages. Please call 800-676-7346 for assistance.

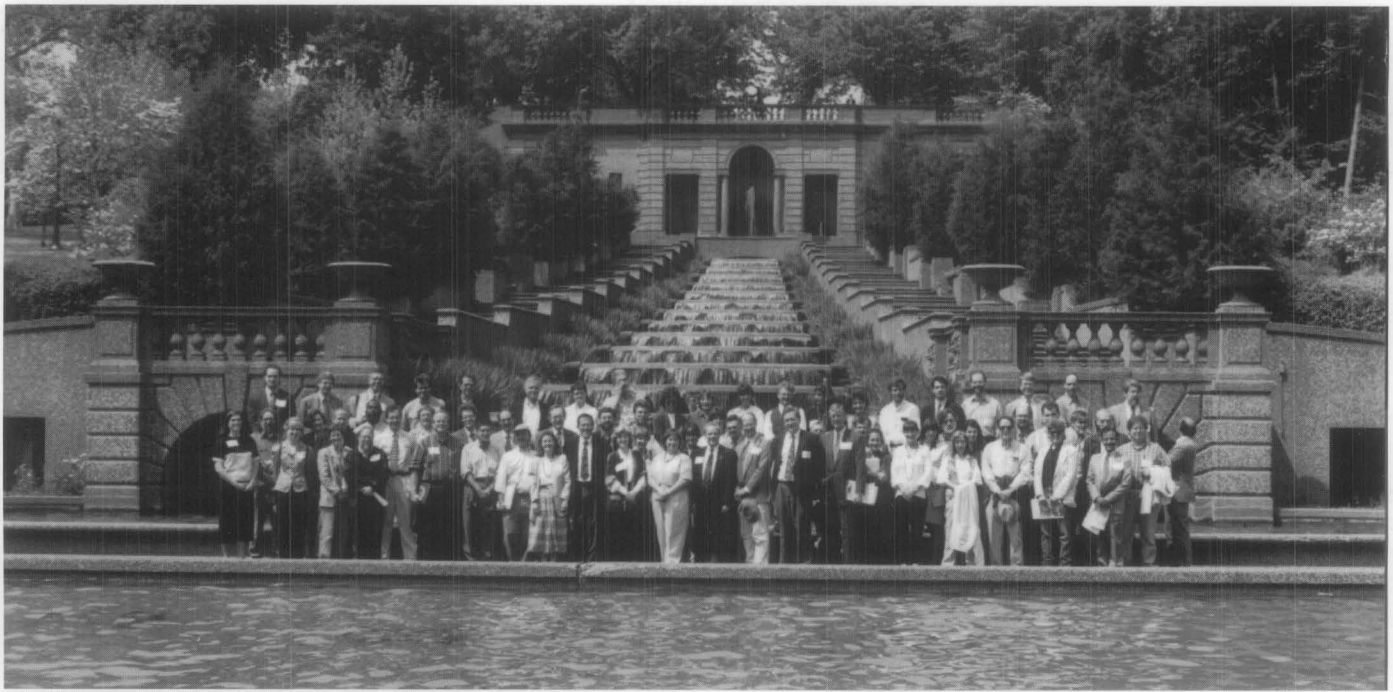
**ESTIMATED COVERAGE RATES**

Figure 1. Estimated Coverage Chart\*\*

Substrate	1 <sup>st</sup> Coat	Coverage rate Sq. ft./gal	2 <sup>nd</sup> Coat	Coverage rate Sq. ft./gal
Block – Burnished	PWS-15	100-125	PWS-8	110-135
Block - Fluted	PWS-15	60-100	PWS-15	70-110
Block – Haydite (expanded shale)	PWS-15	50-80	PWS-15	60-90
Block – Smooth (heavyweight)	PWS-15	100-125	PWS-15	110-135
Block – Split face	PWS-15	60-100	PWS-15	70-110
Brick – hard fired vertical	PWS-15	125-150	PWS-8	135-160
Brick – porous, vertical	PWS-15	100-150	PWS-8	110-160
Concrete – poured, vertical	PWS-15	150-200	PWS-8	160-210
Concrete – manufactured stone	PWS-15	125-150	PWS-8	135-160
Concrete – precast	PWS-15	100-150	PWS-8	110-160
Granite* - porous, not polished	PWS-15	100-150	PWS-8	110-160
Limestone / Sandstone	PWS-15	100-150	PWS-8	110-160
Marble* - porous, not polished	PWS-15	125-150	PWS-8	135-160
Slate	PWS-15	125-175	PWS-8	135-185
Stucco	PWS-15	100-150	PWS-8	110-160

\*Not recommended for polished surfaces.

\*\* These are generalized recommendations. Actual coverage rates and product performance is to be determined by testing.



Back Cover: The Diagnosing Moisture in Historic Building Symposium held in Washington, DC, May, 1996, brought together practitioners in the field of historic preservation to discuss the issues contained in this Preservation Brief. Attendees are standing in front of the cascading fountains at Meridian Hill Park, a National Historic Landmark. Photo: Eric Avner.

## Reading List

Conrad, Ernest A., P.E. "The Dews and Don'ts of Insulating." *Old House Journal*, May/June, 1996.

Cumberland, Don, Jr. "Museum Collection Storage in an Historic Building Using a Prefabricated Structure." *Preservation Tech Notes*. Washington, DC: National Park Service, issue PTN-14. September, 1985.

Jessup, Wendy Claire, Ed. *Conservation in Context: Finding a Balance for the Historic House Museum*. Washington, DC: National Trust for Historic Preservation (Symposium Proceedings March 7-8, 1994).

Labine, Clem. "Managing Moisture in Historic Buildings" Special Report and Moisture Monitoring Source List. *Traditional Building*, Vol 9, No.2, May-June 1996.

Leeke, John. "Detecting Moisture; Methods and Tools for Evaluating Water in Old Houses." *Old House Journal*, May/June, 1996.

*Moisture Control in Buildings*. Heinz R. Trechsel, Editor. Philadelphia: American Society for Testing and Materials (ASTM manual series: MNL 18), 1993.

Museums in Historic Buildings (Special Issue). *APT Bulletin*. The Journal of Preservation Technology, Vol 26, No. 3. Williamsburg, VA: APT, 1996.

Oxley, T.A. and A. E. Gobert. *Dampness in Buildings: Diagnosis, Treatment, Instruments*. London, Boston: Butterworth-Heinemann, 1994.

Park, Sharon C. AIA. *Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches*. Washington, DC: Department of the Interior, Government Printing Office, 1991.

Rose, William. "Effects of Climate Control on the Museum Building Envelope," *Journal of the American Institute for Conservation*, Vol. 33, No. 2. Summer, 1994.

Smith, Baird M. *Moisture Problems in Historic Masonry Walls; Diagnosis and Treatment*. Washington, DC.: Department of the Interior, Government Printing Office, 1984.

Tolpin, Jim. "Builder's Guide to Moisture Meters," *Tools of the Trade Vol 2, No. 1* (Quarterly Supplement to *The Journal of Light Construction*). Richmond, Vermont: Builderburg Group Inc. Summer, 1994.

## Acknowledgments

Sharon C. Park, AIA is the Senior Historical Architect, Technical Preservation Services, Heritage Preservation Services Program, National Park Service, Washington, D.C. The author wishes to thank the following individuals and organizations for providing technical review and other assistance in developing this publication: The attendees, speakers, and sponsors of the Diagnosing Moisture in Historic Buildings Symposium held in Washington, DC in 1996 and funded by a grant from the National Center for Preservation Technology and Training, National Park Service; Hugh C. Miller, FAIA; Michael Henry, AIA, PE, PP; Baird M. Smith, AIA; Ernest A. Conrad, P.E.; William B. Rose; Rebecca Stevens, AIA; Wendy Claire Jessup; Elizabeth Sasser, AIA; Bryan Blundell; George Siekkinen, AIA; Larry D. Dermody; Kimberly A. Konrad; Barbara J. Mangum and the Isabella Stewart Gardner Museum, Boston; Gunston Hall Plantation; Friends of Meridian Hill; Friends of Great Falls Tavern; The National Trust for Historic Preservation; Thomas McGrath, Douglas C. Hicks and The Williamsport Preservation Training Center, NPS; the staff at Heritage Preservation Services, NPS, Charles E. Fisher, Brooks Prueher, Anne E. Grimmer, Antoinette Lee, and especially Kay D. Weeks.

This publication has been prepared pursuant to the National Historic Preservation Act, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments about this publication should be directed to de Teel Patterson Tiller, Acting Manager, Heritage Preservation Services Program, National Park Service, P.O. Box 37127, Washington, DC 20013-7127. This publication is not copyrighted and can be reproduced without penalty. Copyright photographs included in this publication may not be used to illustrate publications other than as a reference to this Preservation Brief, without permission of the owners. Normal procedures for credit to the authors and the National Park Service are appreciated.

Cover Photo: Masonry repointing in a wet environment.  
Photo: Williamsport Preservation Training Center, NPS.

**Demo Delay: 20-18**  
**Commission Decision**

Address: 301 E. 19th Street

Petitioner: University Properties LLC

Parcel Number: 53-05-28-300-192.000-005

Property is Contributing

**Structure;** Minimal Traditional c. 1945



*Background:* The structure is severely altered and is zoned Residential High Density.

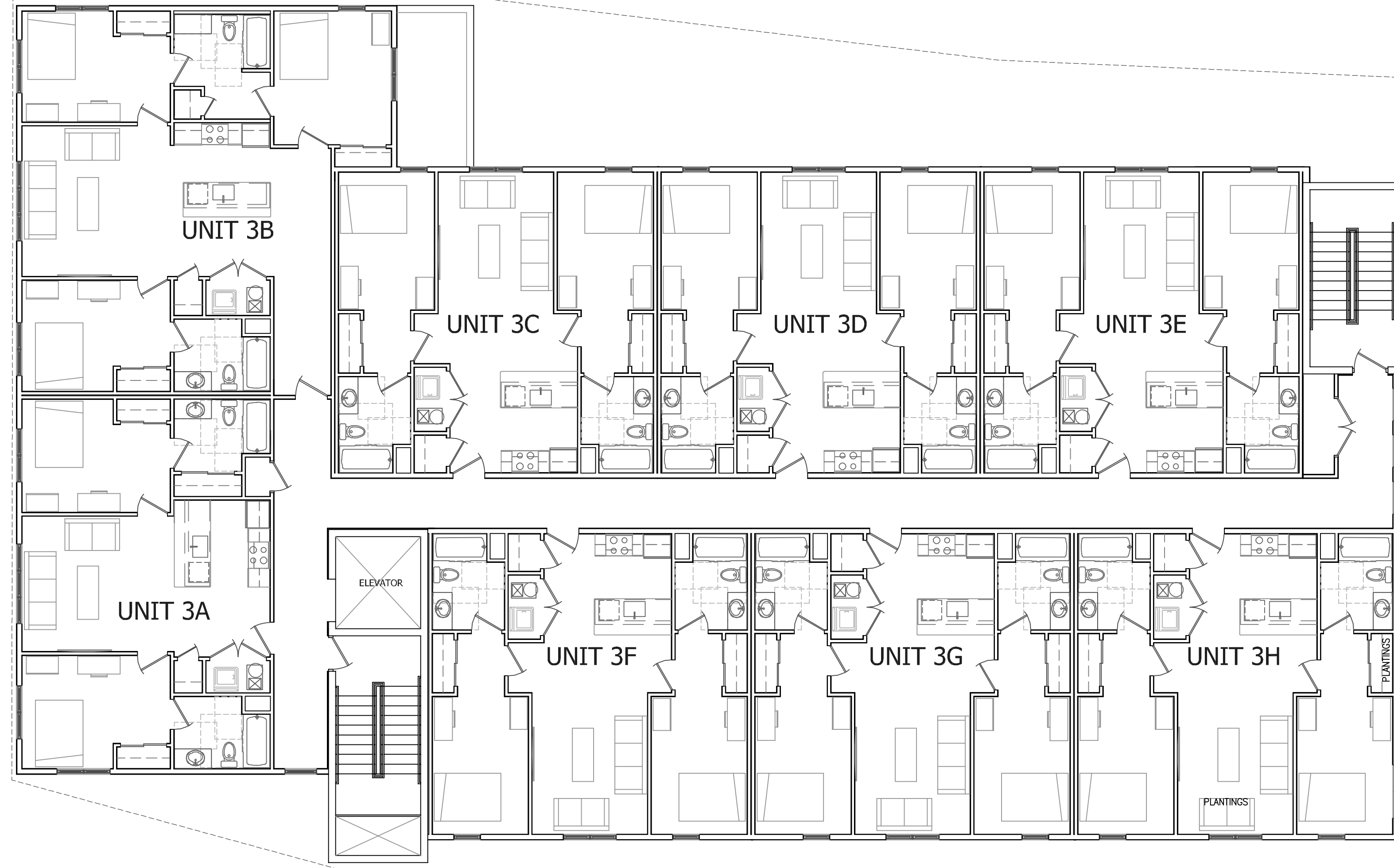
*Request:* Full demolition.

*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.

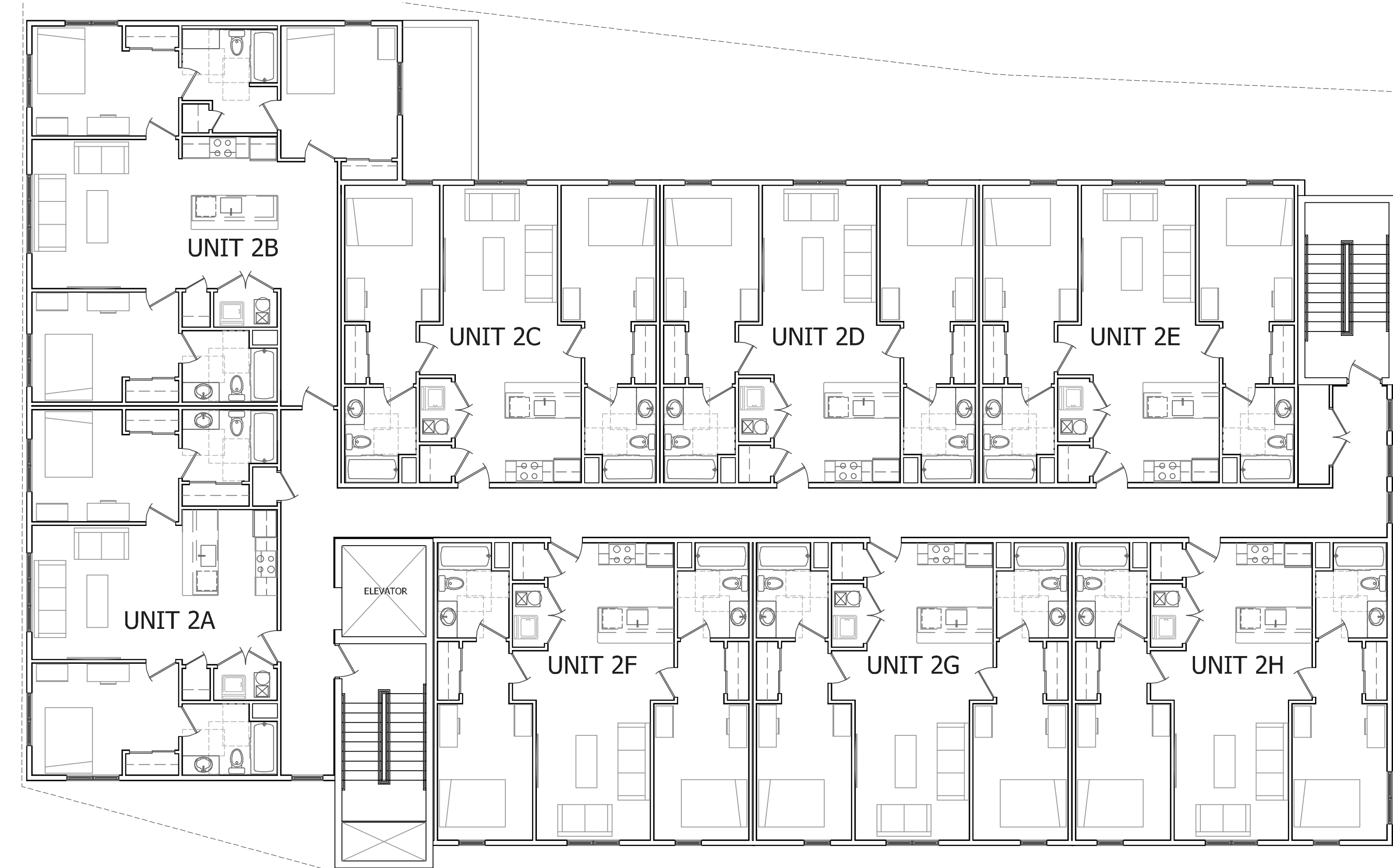
*Recommendation:* Staff recommends releasing **Demo Delay 20-18**. The structure does not meet the architectural or historic criteria for individual designation. The surrounding area has lost most of the original 1940s-50s era homes which have been replaced by student housing so there is little historic context left.





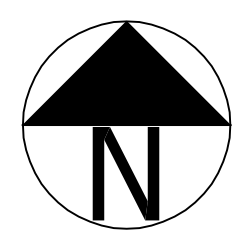


2 LEVEL 3 (PROPOSED PLAN)  
SCALE: 1/8" = 1'-0"



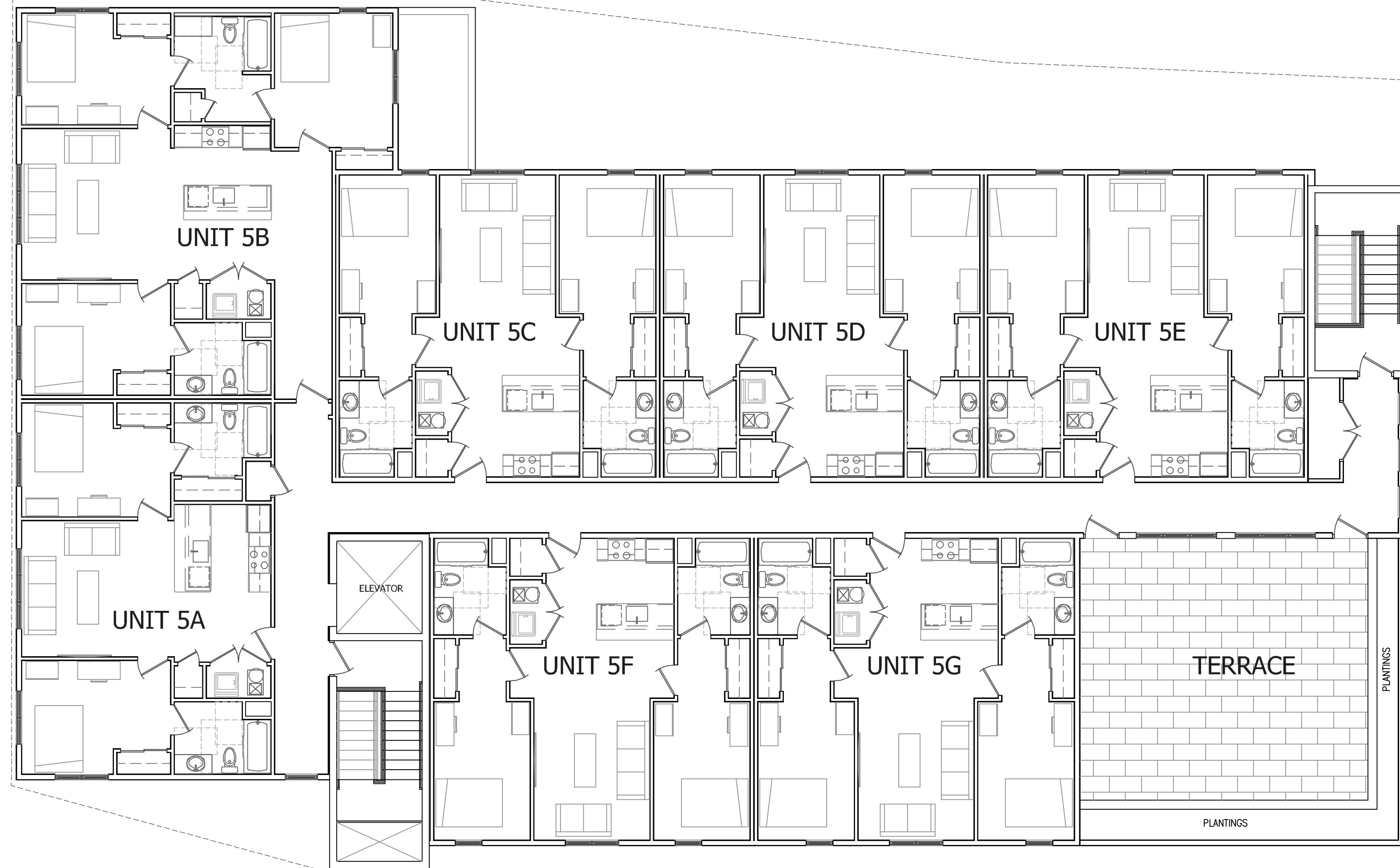
1 LEVELS 2 (PROPOSED PLAN)  
SCALE: 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION

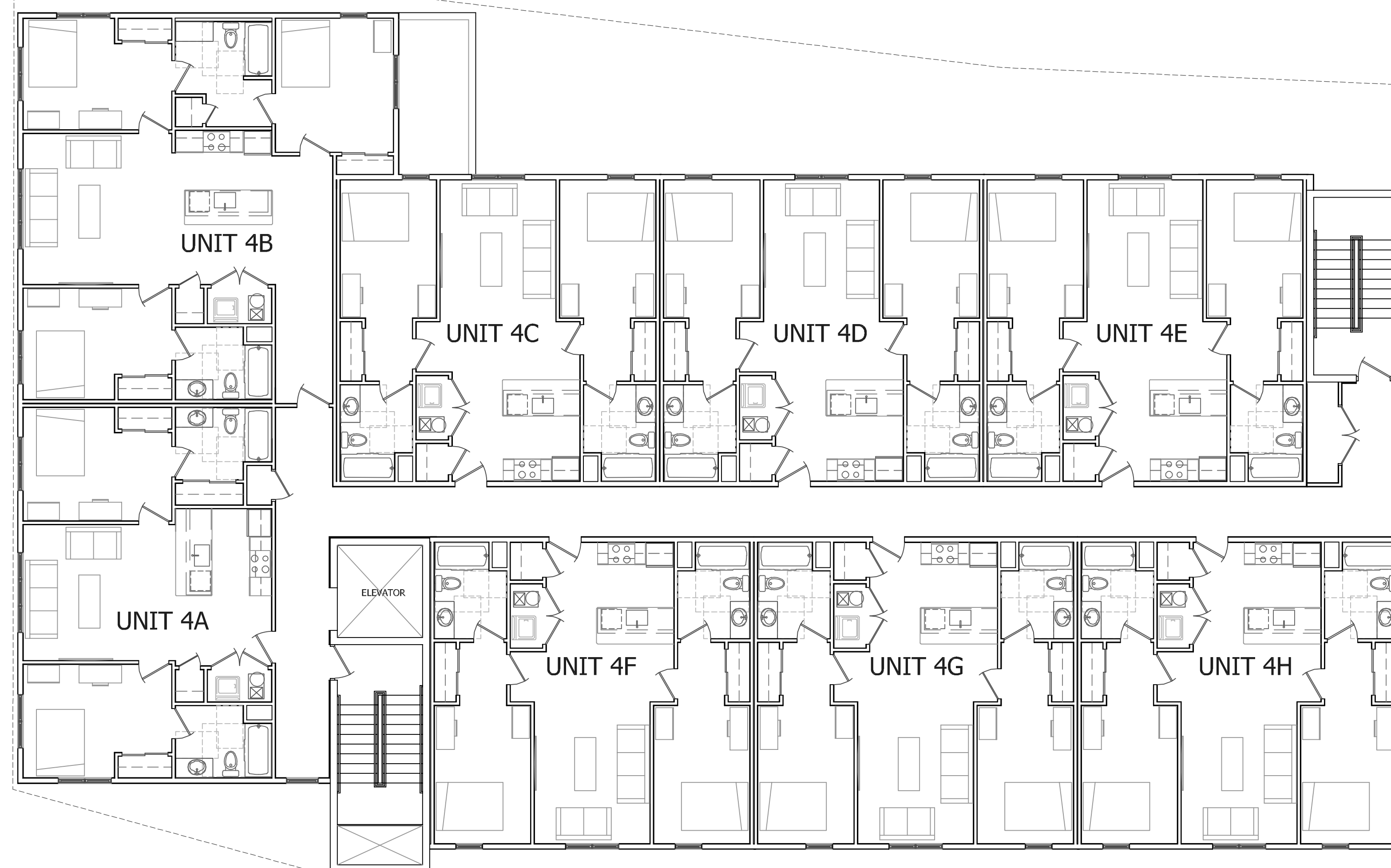


301 E. 19TH STREET  
APARTMENTS  
301 E. 19TH STREET  
BLOOMINGTON, IN 47408

Approved By:	
Reviewed By: RMS	
Sheet Issue/Revision Date:	
7/30/2020 DRC REVIEW SET	
Sheet Title:	LEVELS 2 & 3 PLANS
Drawing Number:	<b>A2</b>
Project Number:	SDB-XXXX-XXX

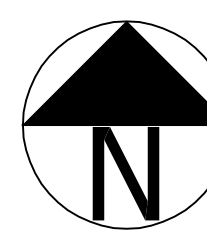


2 LEVEL 5 (PROPOSED PLAN)  
A3 SCALE: 1/8" = 1'-0"



1 LEVELS 4 (PROPOSED PLAN)  
A3 SCALE: 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION



301 E. 19TH STREET  
APARTMENTS  
301 E. 19TH STREET  
BLOOMINGTON, IN 47408

Approved By

Reviewed By: RMS

Sheet Issue/Revision Date:

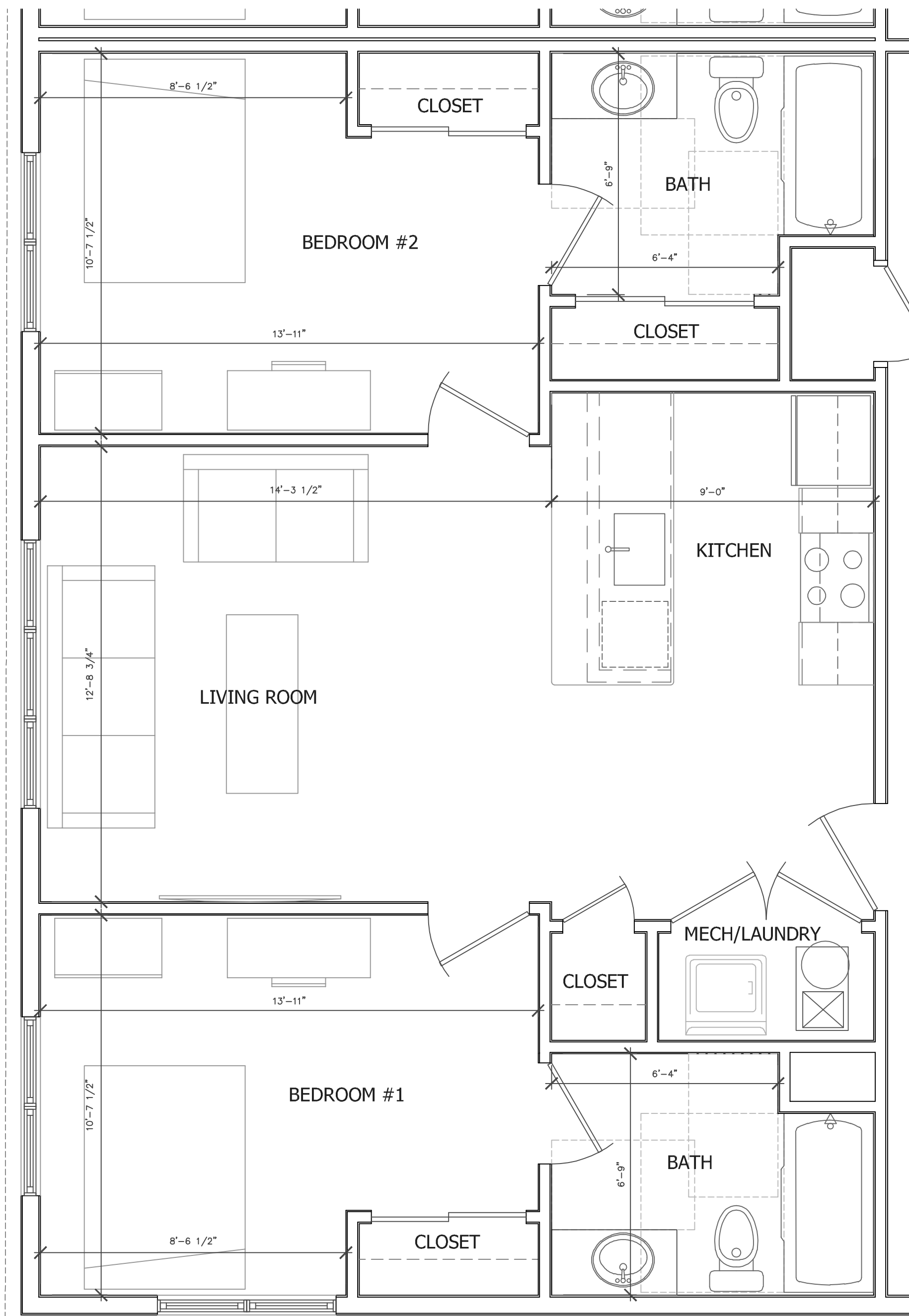
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Sheet Title:  
LEVELS 4 & 5  
PLANS

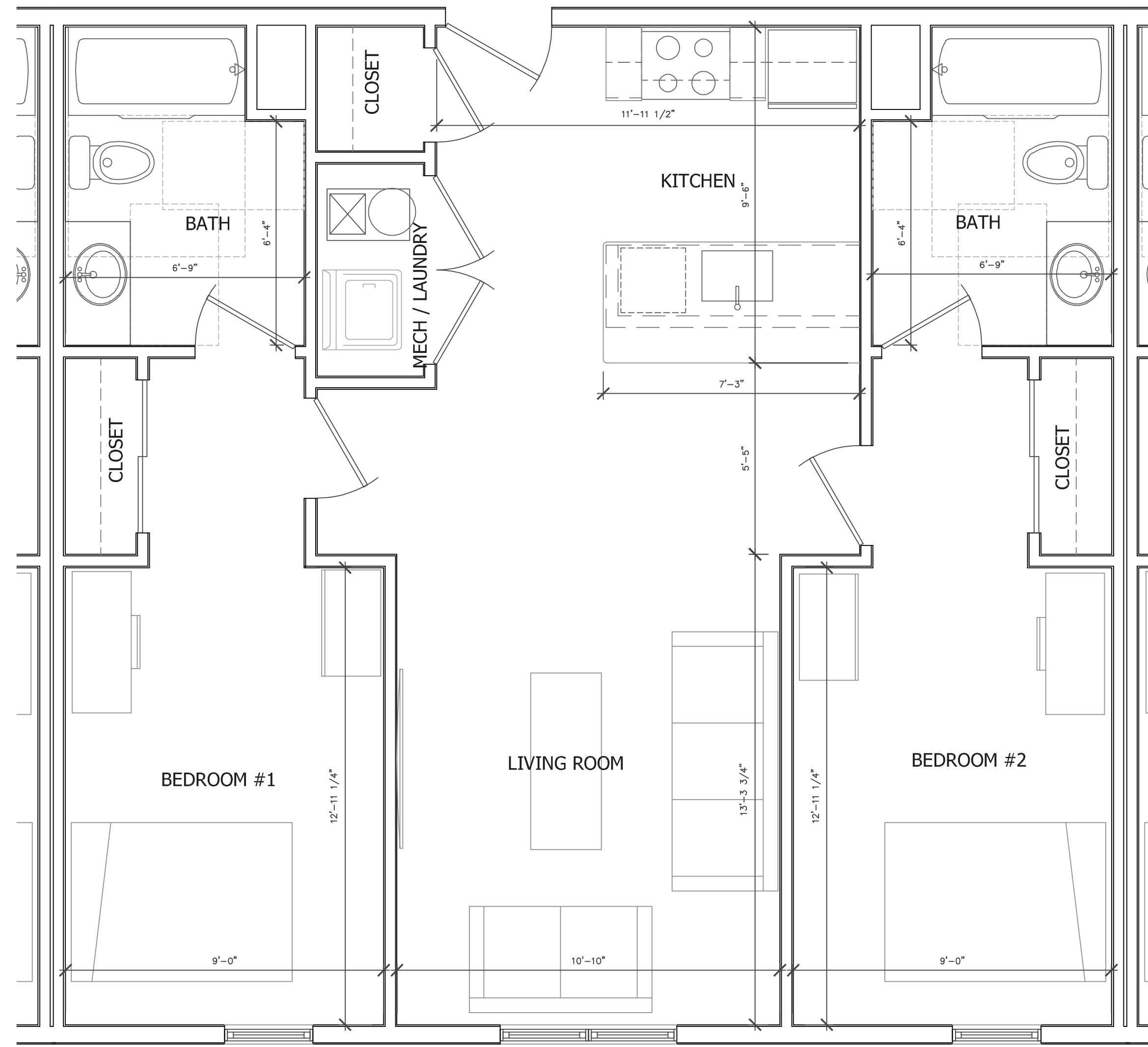
Drawing Number:

**A3**

Project Number:  
SDB-XXXX-XXX

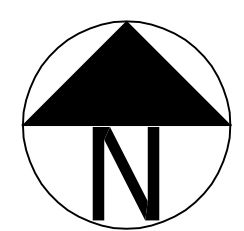


2 SOUTHWEST 2-BED UNIT  
A4 SCALE: 3/8" = 1'-0"



1 TYPICAL 2-BED UNIT  
A4 SCALE: 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION



301 E. 19TH STREET  
APARTMENTS  
301 E. 19TH STREET  
BLOOMINGTON, IN 47408

Approved By:	
Reviewed By: RMS	
Sheet Issue/Revision Date:	
7/30/2020 DRC REVIEW SET	
Sheet Title:	ENLARGED FLOOR PLANS
Drawing Number:	A4
Project Number:	SDB-XXXX-XXX







2 WEST ELEVATION  
A6 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
A6 SCALE: 1/8" = 1'-0"

301 E. 19TH STREET  
APARTMENTS  
301 E. 19TH STREET  
BLOOMINGTON, IN 47408

NOT RELEASED FOR CONSTRUCTION

Approved By

Reviewed By: RMS

Sheet Issue/Revision Date:

7/30/2020 DRC REVIEW SET

Sheet Title:  
EXTERIOR  
ELEVATIONS

Drawing Number:

**A6**

Project Number:  
SDB-XXXX-XXX



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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

NOT RELEASED FOR CONSTRUCTION

**301 E. 19TH STREET  
APARTMENTS**  
301 E. 19TH STREET  
BLOOMINGTON, IN 47408

Approved By

Reviewed By: RMS

Sheet Issue/Revision Date:

7/30/2020 DRC REVIEW SET

Sheet Title:

EXTERIOR  
ELEVATIONS

Drawing Number:

**A7**

Project Number:

SDB-XXXX-XXX

**Demo Delay: 20-19**  
**Commission Decision**

Address: 1018 W. 1st Street

Petitioner: Matt Ryan

Parcel Number: 53-08-05-100-096.000-009

Property is Contributing

**Structure;** Gable Ell c. 1910



*Background:* The structure is already partially torn down (missing a rear wall) and is in poor condition because it has been exposed to the elements for some time.

*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.

*Recommendation:* Staff recommends releasing **Demo Delay 20-19** with expediency. The structure does not appear to meet the historic or architectural criteria for individual designation and the advanced state of deterioration makes it a public safety hazard.

68846

BL

7/28/20

**Demolition Application**

**Monroe County Building Department**

501 N. Morton St Rm 220, Bloomington, Indiana 47404

Phone Number: (812) 349-2580 FAX: (812) 349-2967

http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx

Date: 7/28/20

Project Address: 1018 W. 1st Street Bloomington, IN 47403  
Street City, State Zip

Township: Perry Township Section #: \_\_\_\_\_

Parcel Number 53-08-05-100-096.000-009

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_

Applicant Name: Matt Ryan Phone #: 765-346-6618

Property Owner Name: 1008 W. 1st Street LLC  
Address: 1008 W. 1st Street Bloomington, IN 47403 Phone #: \_\_\_\_\_  
Street City, State & Zip

Contractor: (if applicable) Jeff Brawley real estate  
Phone #: 812-327-5331

Type of Utilities Connected to this Structure

Gas  Electricity  Septic/Sewer  Water  Other

WORK BEING PERFORMED:

Demolition of Entire Structure and foundation

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature [Signature]  
Owner/Applicant

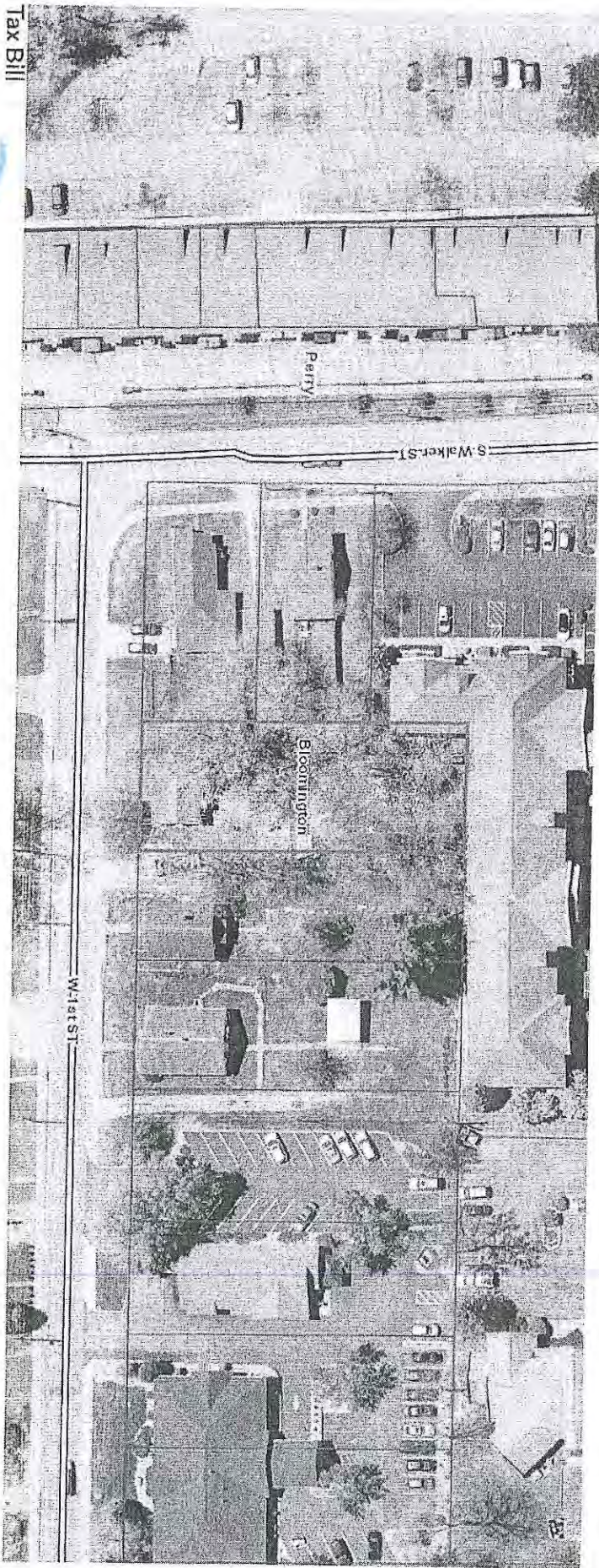


7/28/2020

Elevate

Floors

Floor	Construction	Base	Finished
1	Wood Frame	588	588
B		294	
C		294	



Tax Bill

**1008 W 1ST**  
**Project - 1008 W 1ST DEMO-1018**  
**Address - 1018 1ST ST W**  
**Parcel - 015-20790-00**  
**App # - 68846 Twp - PR 5**



**Demo Delay: 20-20**  
**Commission Decision**

Address: 1010 W. 1st Street

Petitioner: Matt Ryan

Parcel Number: 53-08-05-100-110.000-009

Property is Contributing

**Structure;** California Bungalow c. 1930



*Background:* The property is in fair condition and is lot is zoned Mixed-Use Healthcare.

*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.

*Recommendation:* Staff recommends releasing **Demo Delay 20-20**. Although the condition of the structure is sound and there are some other Bungalows in the vicinity, enough of the street's historic fabric has been lost or altered to the degree that a new historic district would not be justifiable. Staff is unsure why this section of W. 1st Street, between Rogers and Walker, was not included in the McDoel local historic district.

### Demolition Application

Monroe County Building Department

501 N. Morton St Rm 220, Bloomington, Indiana 47404

Phone Number:(812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Demo Delay

Date: 7/28/20

Project Address: 1010 W. 1st St. Bloomington, IN 47403  
Street City, State Zip

Township: Perry Township Section #: \_\_\_\_\_

Parcel Number 53-08-05-100-110.000-009

Subdivision: \_\_\_\_\_

Lot #: \_\_\_\_\_

Applicant Name: Matt Ryan Phone #: 765-346-6618

Property Owner Name: 1008 W. 1st Street LLC

Address: 1008 W. 1st Street Bloomington, IN 47403 Phone #: \_\_\_\_\_  
Street City, State & Zip

Contractor: (if applicable) Jeff Brawley real estate  
Phone #: 812-327-5331

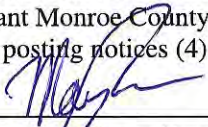
Type of Utilities Connected to this Structure

Gas  Electricity  Septic/Sewer  Water  Other

WORK BEING PERFORMED:

Demolition of entire structure and foundation

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature   
Owner/Applicant





Tax Bill

Parcel Information

Parcel Number 53-08-05-100-110.000-009  
 Tax ID 015-61950-00  
 Owner Name Gwaltney, Matthew J & Gwaltney, James M  
 Owner Address 707 W Dodds St Bloomington, In 47403  
 Legal Description 015-61950-00 Sem Pt Lot 60 (55'x 165') .21a; Plat 60p

2019 PAY 2020

Deductions

Type	Amount
------	--------



**Demo Delay: 20-21**  
**Commission Decision**

Address: 221 E. 16th Street

Petitioner: Jeff Brawley

Parcel Number: 53-05-33-202-021.000-005

Property is Contributing

**Structure;** Bungalow c. 1930



*Background:* This is a retroactive demo delay as the applicant completed work outside of the scope of their building permit the work is already finished. The structure is severely altered and the lot is zoned R3. This is going through a demolition delay because the applicant submitted the building permit application under the previous UDO demolition delay language.

*Request:* Partial 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.

*Recommendation:* Staff recommends releasing **Demo Delay 20-21.**



BEFORE







**City of Bloomington  
Planning and Transportation Department**

**Certificate of Zoning Compliance**

Application #: C19-639  
Date: January 9, 2020  
Property Address: 221 & 221 1/2 E. 16<sup>th</sup> St.  
Zoning: RC  
Proposed Use: Dwelling, Multifamily - Interior Remodel & Window Replacement

PROPOSED WORK  
IN FLOODPLAIN

Yes  No

FEMA MAP PANEL

18105C0142D

Effective Date December 17, 2010

The attached plans have been reviewed for compliance with applicable provisions of Title 20, Bloomington Unified Development Ordinance, and conformance with the terms of any approvals which have been granted under authority of the Ordinance. The Planning and Transportation Department finds the plans to be in compliance:

- As submitted

- With modifications or conditions as follows:

1. This permit authorizes interior remodel and replacement of existing windows only; no other exterior changes are approved. Expansion of the window size will require demo delay review from the Historic Preservation Commission.
2. The current and proposed use as a Dwelling, Multifamily (duplex) is a lawful nonconforming use in the RC district. As such no expansion to the amount of habitable space is permitted. Connection between the units is not permitted. Revised Plans titled "221-221.5 E 16<sup>th</sup> Street - Remodel V2" are approved with this Certificate of Zoning Compliance.
3. Building and roofing materials must conform "Architectural Standards; Residential" in the Bloomington Unified Development Ordinance. [BMC 20.05.016 (b)]
4. Siding material must extend from roofline to within six (6) inches of finished grade. [BMC 20.05.016 (b)(2)]
5. This permit does not allow for work in a city right-of-way. An excavation permit is required for any work done within a public right-of-way.

This Certificate of Zoning Compliance pertains only to the attached plans and the specific use proposed, exactly as submitted and reviewed. This Certificate does not constitute the issuance of any additional required permits nor exempt the property from compliance with any requirements of other governmental entities.

Ryan Robling  
Zoning Planner  
City of Bloomington  
Planning and Transportation Department

**Demo Delay: 20-17**  
**Commission Decision**

Address: 424 1/2 S. Walnut

Petitioner: Josh Alley

Parcel Number: 53-08-04-213-011.000-009

Property is Contributing

**Structure;** Commercial c. 1925



*Background:* Petitioner is proposing to demolish structure and build new mixed use development. See adjoining staff report for brief history of the building and Henry Boxman.

*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. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

*Recommendation:* Staff recommends further discussion of the subject and the application of the information in the staff report with the criteria for local historic designation to determine of the property's eligibility.



## 424 ½ S. Walnut St

Staff Report

Bloomington Historic Preservation Commission

---

### Case Background

The most recent business to operate out of the building was the “Players Pub” but they closed their doors in 2019. New ownership is proposing to demolish the building in its entirety and build a multi-story mixed use building on the lot. The lot is currently zoned (MD) Mixed-Use Downtown.

At the 8/13/2020 meeting the Bloomington Historic Preservation asked about the history of the building and Henry Boxman. This report was written to address those two questions.

### Historic surveys rating and designations:

The building is not currently listed in the National Register of Historic Places. It is listed in both the Indiana Historic Sites & Structures Inventory and the Bloomington Historic Sites and Structures List as “Contributing”. The property is not within a local historic district or local conservation district under the jurisdiction of the Bloomington Historic Preservation Commission.

### Map 424 ½ S. Walnut Outlined in Red





## **Building History:**

The evidence for the building's date of construction comes from two sources, Bloomington City Directories and Sanborn Fire Insurance Maps. While the 1923-1924 City Directory does not list any of the 420-424 S. Walnut addresses, they can be found in the 1925-26 City Directory.<sup>1</sup> The 1913 Sanborn Fire insurance map shows an undeveloped lot where the building would be located, however on the ensuing 1927 map edition, the building can clearly be seen in its current form.<sup>2</sup> Therefore, the building must have been constructed between 1913 and 1927. The 1925-26 City Directory is the earliest to list addresses at 420-424 S. Walnut which is why this is the estimated date of construction.

The 1927 Sanborn map depicts a building divided into three sections with three separate addresses; 422, 424, and 426 S. Walnut. Staff believes the Sanborn map makers incorrectly labeled the addresses, which should have been listed as 420, 422, 424 S. Walnut.<sup>3</sup> The map indicates that the building was wood frame construction with a brick veneer on the north and east facades and composition roofing. The 420 and 422 sections are on the north end of the building and are a single story. A wood frame partition wall separates these two sections both of which are labeled as "services". The southernmost section, 424, is two stories in height with "offices" on the first floor and "dwelling" on the second. There is a two story open porch on the rear.

A more accurate picture of the building's early history emerges when information found in the 1925-1929 City Directories is synthesized with the 1927 Sanborn map. The northernmost building section (420) operated as a mercantile store with windows on the north part of the building facing the alley. The middle section (422) was food services and is listed as a soda fountain/eatery known as the Dew Drop Inn. The first floor of the southern section (424) served as an office for a local stone company, and the second floor (424 ½) served as living space. The occupants of these four addresses were listed as tenants with the exception of Ira Mitchell (424 ½) who is denoted as a property owner.

Several lines of evidence point to the Mitchell Brothers of Bloomington as the original builders and owners of the structure. Looking at the physical evidence there is an "M" pattern inlaid on the upper half of the brick façade of the two story building section. This feature can be seen on a photograph of the building found on a postcard from 1951. Testimony from Charlie Boxman, who moved to 424 ½ S. Walnut after his father Henry Boxman purchased the Dew Drop Inn in 1928, also supports this conclusion. Charlie wrote in an email that the "M" stands for Mitchell and was "emblazoned on the upper part of the second story section of the original brick façade".<sup>4</sup> Finally, the 1925-26 City Directory listed Ira Mitchell as the occupant and owner of 424 S. Walnut. It should also be noted that the Mitchell Brothers were actively building commercial/mixed use buildings in Bloomington in the late 1920s'. A few lots north on the same block at 406 S. Walnut, the Mitchell Brothers built a two story mixed use building in 1927. Further south at 1504 S. Walnut they built a similar two-story brick building in 1928. Stanley P. Mitchell is one of the

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<sup>1</sup> Bloomington, Indiana, City Directory, 1925-26 (Bloomington, IN.), page 357.

<sup>2</sup> Sanborn Map Company. Bloomington, Monroe County, Indiana, 1913. New York: Sanborn Map & Publishing Co, 1913. "Sanborn Fire Insurance Maps". <<https://libraries.indiana.edu/union-list-sanborn-maps>> (August 17, 2020); Sanborn Map Company. Bloomington, Monroe County, Indiana, 1927, Sheet 6.

<sup>3</sup> These are the address numbers that will be used for the remainder of the report.

<sup>4</sup> Boxman, Charlie. "Old Bloomington". Email, 2009. Monroe County History Center Vertical Stacks, "Boxman's Restaurant".

brothers credited with the building at 1504 S. Walnut.<sup>5</sup> Staff is unsure of the identities of the other Mitchell family members responsible for the string of buildings constructed in the late 1920s', however the Mitchell's had a homestead just two miles south of the courthouse on S. Walnut. The patriarch of the family, Cpt Issac Mitchell, was a Civil War veteran and Ira Mitchell is listed as one of the family members who attended Cpt. Mitchell's ninetieth birthday celebration at the homestead in 1931.<sup>6</sup> It is reasonable to believe that members of the Mitchell family partitioned, sold, or developed pieces of their land located along S. Walnut to capitalize on the expansion of homes and businesses along that road in the 1920s' as Bloomington's urbanized core expanded.

In 1928 the Dew Drop Inn (422 S. Walnut) was purchased by a couple that would make the building a local landmark and garner Bloomington's food scene state and national recognition. Twenty-five year old Henry Boxman and his wife Hattie kept the Dew Drop Inn moniker and continued to cater to the high school crowd that had frequented the previous business. Although they continued to serve similar menu items such as hot dogs, baked beans, ice cream, and popcorn, they geared their business toward a new form of transportation that would forever alter the American food service industry—the automobile. Under Boxman ownership, the Dew Drop Inn was the first eatery in Bloomington to offer a curbside service where menu items were delivered on specialized trays to cars parked on South Walnut Street.<sup>7</sup>

Boxman continued to innovate and adapt his business. The curbside service, which had brought initial success to the business, only lasted a few years because South Walnut Street became heavily trafficked as more automobiles hit the road and curbside service became dangerous. In response, the Boxman's shifted their business focus, rebranded the eatery "Boxman's Restaurant", and emphasized sit-down dining. Henry found a new use for his curbside trays and offered the "dessert tray" where a variety of sweet treats were brought to the customer's table making it difficult to resist buying an item. This technique was so successful it was featured in the Wall Street Journal in a front page article on the "Art of Selling".<sup>8</sup> In 1935 Henry Boxman bought the adjoining two-story section of the building (424), expanded the dining space on the first floor to offer private dinner service to groups and moved his family into the second floor apartment. The family lived there for three years until the Boxman's purchased the Free-Classic, two story home adjacent to the business at 432 S. Walnut.

The building at 424 S. Walnut would continue to be the site of many "firsts" in Bloomington as Henry Boxman continuously modernized his business. Known as a student of marketing and advertisement, it is no surprise that Henry installed Bloomington's first neon sign at his restaurant. When it was first turned on it caused quite a stir as citizens viewing it from a distance thought a fire had broken out downtown. His restaurant also boasted the first commercial gas-fired heating boiler and the second commercial air conditioner in town.<sup>9</sup>

Henry Boxman operated the restaurant at 422 & 424 S. Walnut from 1928 until 1957 when he retired and sold the business to the Moore's who operated the Fiesta Restaurant. His thirty year tenure was the longest of any of the property's owners. The last fifty years of the building's history

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<sup>5</sup> *City of Bloomington Interim Report: Indiana Historic Sites and Structures Inventory* (Bloomington: City of Bloomington, 2004), 129.

<sup>6</sup> Shotts, Connie. "Captain Isaac Mitchell Celebrated 90th Birthday." *Bloomington Evening World*. May 5, 1931, p. 4.

<sup>7</sup> *Courier-Tribune*, Bloomington, IN. "Boxman's Second Kentucky Fried Chicken Store Opens." January 22, 1969, pg. 4.

<sup>8</sup> Shawgo, Ron. "Boxman's Fried Chicken sold: Restaurant era has come to a close." *Herald Times*, August 27, 1983.

<sup>9</sup> Shawgo, Ron.

has seen a multitude of owners engage in a number of different businesses, mostly related to the food and beverage service. Over that time the building suffered through a series of exterior “renovations” that added layers of incompatible materials and rearranged openings. In 2013 the owner of the building received a \$10,000 historic façade grant from the BUEA and the Walnut façade was partially restored to the way it appeared in the 1950s’.

### **Henry Boxman History:**

Henry Boxman’s childhood was formidable. Born in 1903 on a farm near Columbus, Indiana, Boxman was one of ten children. His mother died when he was two and he was forced to quit school at thirteen after the last of his older sister’s left home and his father died. He supported himself by working for six years at Munt’s Restaurant in Columbus, Indiana where he learned the basics of the restaurant industry.<sup>10</sup> At age twenty Henry applied to become a sales rep with RJ Reynolds Tobacco Company in Indianapolis but was turned down because he was too young. He kept applying and was hired the next year and soon became assistant divisional manager. Henry’s early hardships likely contributed to his unwavering drive and focus towards making his business successful. He called it “sticktoitness”.<sup>11</sup>

At age twenty-five Henry and his new wife Hattie-Bell purchased the Dew Drop Inn Restaurant at 422 S. Walnut Street. The business would bring state and national recognition to Bloomington and cement Henry Boxman’s legacy as one of Bloomington’s greatest restaurateurs. The Dew Drop, often referred to as a barbeque stand, was a popular after-school gathering place for local high school students because it was only a block away from Bloomington High School. Initially, Henry did not change the menu and continued to serve short-order items such as burgers, hotdogs, and ice cream. In fact, the Dew Drop was listed as a “Soda Fountain” in the 1926-2929 City Directories.

The 1930’s brought hardship and change to Bloomington, but Henry Boxman adapted his eatery to survive through a time that brought catastrophe to many other small businesses. By 1932, Henry had changed the name of the Dew Drop to “Boxman’s Restaurant” and eliminated curbside service in order to transition to a more formal, sit-down restaurant experience. That same year, to celebrate the 4th anniversary of his tenure, Boxman offered chicken dinners for 4 cents each (dinners were usually 50 cents). The deeply discounted prices drew quite a crowd in those depression days and a local police officer was assigned to keep the peace. Boxman, who ended the day with a \$250 loss, served almost 1,000 people and said he turned away almost as many.<sup>12</sup> Although maintaining a business throughout the Great Depression was likely a monumental challenge, Boxman also found time to improve his community. He led the effort to reactivate the Bloomington Chamber of Commerce and was named its president in 1936. He was also active in the Bloomington Exchange Club, and as president of the club in 1936, came up with the slogan “Bloomington- Gateway to Scenic Southern Indiana”.<sup>13</sup>

Boxman’s community service continued in the 1940s and took on greater significance when he was appointed to serve as a food consultant to the Secretary of War, one of 96 restaurant men from all

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<sup>10</sup> Tufford, Carole. “A restaurateur to remember: henry Boxman;s food put Bloomington on the Map.” *Herald Telephone*, Bloomington, Indiana, April 19, 1989.

<sup>11</sup> Matavuli, Nick. “Boxman still has ‘fingers in the pie.’” *Herald Telephone*, Bloomington, Indiana, April 9, 1980, p 30.

<sup>12</sup> “1,032 Chicken Dinners at 4c Each Sold at \$250 Loss.” *Bloomington Evening World*, August 15, 1932.

<sup>13</sup> Goodall, Kenneth. “Men of Bloomington, Henry F. Boxman”. June 2, 1954.

over the United States who volunteered their time and expertise to increase the efficiency of military food preparation and facilities. For this work Henry received a personally signed letter from President Truman. Boxman also helped the war effort by closing on Sundays, the heaviest day of the week in volume and sales. This allowed him to save his rationed food supplies for the week days so that war workers could eat, although he still ran out of food and was forced to use meat substitutes.<sup>14</sup>

The 1950s really catapulted Henry Boxman onto the national stage. The Bloomington restaurant gained the attention of food critic pioneer Duncan Hines, who wrote the newspaper food column “Adventures in Good Eating at Home”. Hines spoke highly of Boxman’s Restaurant and regularly featured it in his column for fifteen years—he was particularly fond of the Dutch Apple Pie.<sup>15</sup> Boxman’s was also recognized in Clementine Paddleford’s “National Food” column in *This Week Magazine*. In the article, titled “Chow in a College Town”, Paddleford wrote that “...motor tourists come to Boxman’s from all corners of the nation. Dinners here are worth a half-days extra driving.”<sup>16</sup> Boxman’s was also featured in *Cooking for Profit* magazine which labeled him as one of the outstanding restaurateurs in the county.<sup>17</sup>

Boxman was both active and renowned in the state and national restaurant associations. He was a charter member of the Indiana Restaurant Association, its third president, and a lifetime member of the board of directors. In addition, Boxman was elected to serve on the board of directors of the National Restaurant Association and was the second person inducted into that organization’s Restaurant Hall of Fame.<sup>18</sup>

It was through the National Restaurant Association that Henry Boxman became good friends with Harlan Sanders, otherwise known as Colonel Sanders, the bombastic founder of Kentucky Fried Chicken (KFC). Although Boxman sold his restaurant in 1957 to work as Food Services Director for Bloomington’s Metropolitan Schools, he soon came out of restaurant retirement and opened Bloomington’s first KFC in 1963. This restaurant was located next door to the old Boxman’s Restaurant. In fact, he had the building constructed in the front yard of his home at 432 S. Walnut—much to his wife’s chagrin. Boxman opened a second location in the College Mall area in 1968 and even brought Harlan Sanders to that store’s opening day to meet and greet customers. The Colonel and Boxman maintained a close friendship for the rest of their lives.

Perhaps Carolyn Tufford said it best in her 1989 Herald-Telephone article, “Henry Boxman was a restaurateur to remember...his food put Bloomington on the map”. Boxman cultivated a short order high school hangout into a dining landmark that grabbed the attention of national food critics. His business weathered a great depression and a world war. He was a founding member and honorary director of state and national restaurant associations and the second person inducted in the national restaurant hall of fame. He is a stellar example of selfless service to his community as a lifelong member of the chamber of commerce and the exchange club. Despite his illustrious career, Boxman is a relatively unknown person of interest, even locally speaking. It is to be determined if he can be considered “a person who played a significant role in local, state, or national history”.

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<sup>14</sup> Matavuli, Nick

<sup>15</sup> Hines, Duncan. “Adventures in Good Eating”. January, 1953.

<sup>16</sup> *Courier-Tribune*, Bloomington, IN. “Boxman’s Second Kentucky Fried Chicken Store Opens.”

<sup>17</sup> *Cooking for Profit*. “Boxman’s of Bloomington”. May, 1963.

<sup>18</sup> Goodall, Kenneth.

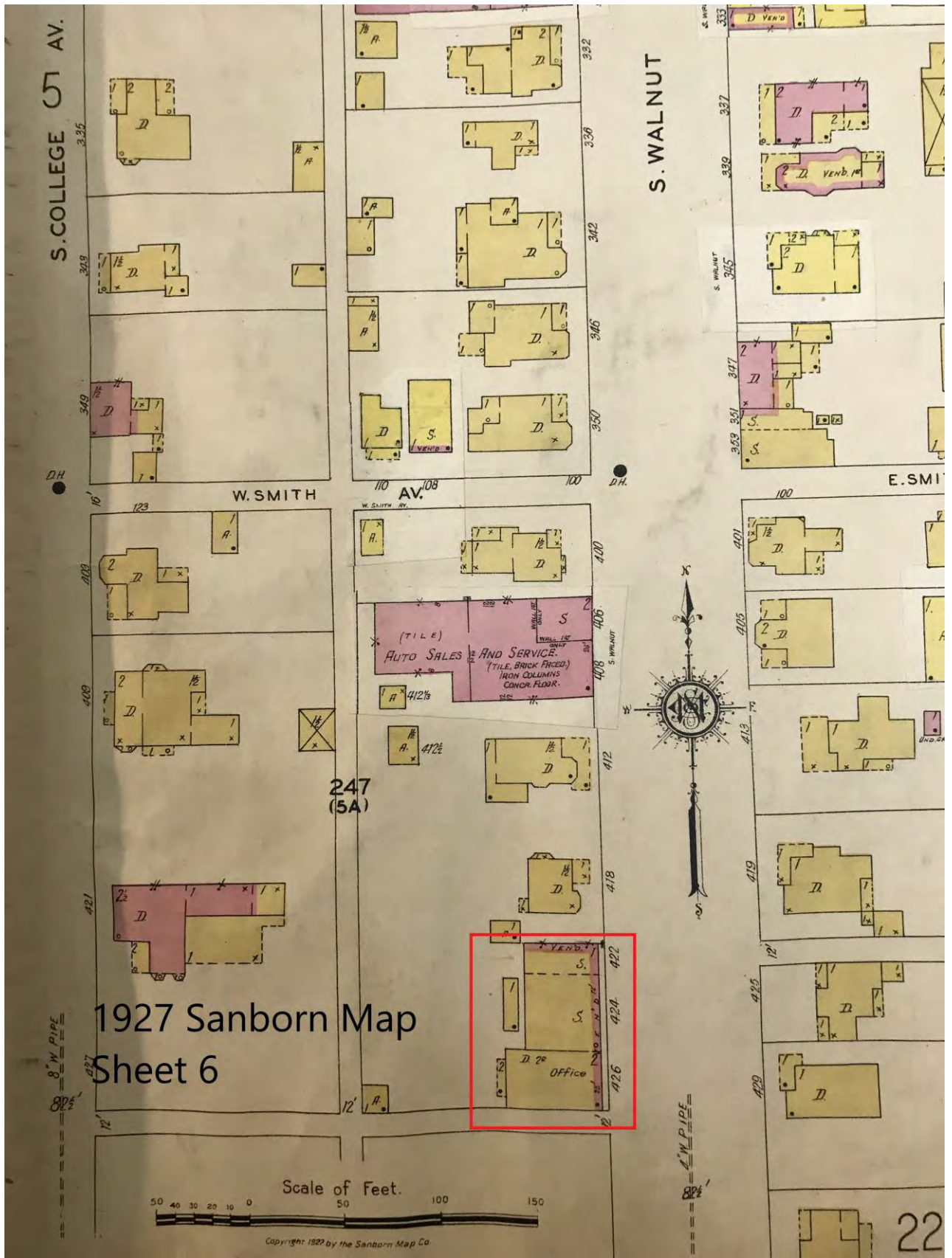




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www.historicalinfo.com

1913 Sanborn Map



1927 Sanborn Map  
Sheet 6

1927 Sanborn Map





Earliest photo found of Boxman's Restaurant



A photograph of Boxman's from a postcard.





Henry Boxman with his pastry lady (likely behind the famous Dutch Apple Pie) c. 1950



Boxman opened this KFC in 1963, Blomington's first. Note that he lived in the white house in the background.





Photo taken in 2001 shows the heavily altered façade.



Photo taken in 2010 shows that the lower half of the façade has been restored and windows opened.

**Historic District Criteria.** An historic district shall include a building, groups of buildings, structure(s), site(s), monument(s), streetscape(s), or neighborhood(s) which meet at least one of the following criteria:

(1) Historic:

(A) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history.

(B) Is the site of an historic event.

(C) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

(A) Embodies distinguishing characteristics of an architectural or engineering type

(B) Is the work of a designer whose individual work has significantly influenced the development of the community.

(C) Is the work of a designer of such prominence that such work gains its value from the designee's reputation.

(D) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation.

(E) Contains any architectural style, detail, or other element in danger of being lost.

(F) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city.

(G) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

### Demolition Application

#### Monroe County Building Department

501 N. Morton St Rm 220, Bloomington, Indiana 47404

Phone Number: (812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Date: 7/23/20

Project Address: 424 1/2 S. Walnut St. Bloomington IN 47404  
Street City, State Zip

Township: Perry Section #: \_\_\_\_\_

Parcel Number 53-08-04-200-082-000-009

Subdivision: 015 09570-00 Lot #: 20  
Applicant Name: Josh Alley Phone #: 317 532 7309

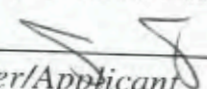
Property Owner Name: 424 S Walnut LLC  
Address: 3732 E Commodore Trail Bloomington Phone #: 317 532 7309  
Street City, State & Zip

Contractor: (if applicable) TBD  
Phone #: \_\_\_\_\_

Type of Utilities Connected to this Structure  
 Gas  Electricity  Septic/Sewer  Water  Other

WORK BEING PERFORMED:  
Demo existing structure

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature   
Owner/Applicant





August 19, 2020

To: Bloomington Historical Preservation Commission  
401 N Morton St Suite 130 Bloomington IN 47404

Re: 424½ S Walnut St Bloomington, IN 47401

It has come to our attention that a demolition permit for 424 ½ S Walnut St, has been filed with the city's planning department, and that as a result, this building is now the subject of review by the Bloomington Historical Preservation Commission. As local business owners, operating in the same locality, we are writing to voice our support for the demolition of this building, and development of a similar structure, which will enhance the aesthetics of the area, and revitalize a prominent lot in our area.

Unfortunately, this building is falling apart. It has served its purpose, but the time has come for it to follow the same path as countless others in the vicinity, and be repurposed for greater use. We recognize and empathize with the operational challenges presented by a building in this condition, and hope that you will allow this property to be reinvigorated. Redevelopment efforts in this area of downtown, have resulted in the demolition of multiple buildings along E Smith Avenue and S. Walnut street. We believe that this developer should be afforded the same opportunity. We also believe that this will not only enhance the curb appeal of this area, but will also allow for a continued revitalization of commerce, and many additional benefits to our community.

We thank you in advance, for recognizing our support and for your consideration.

Most Sincerely,

DocuSigned by:  
  
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Mark Figg

Member-Kirkwood Management for sustainable Living LLC (Owner: 413 S walnut St)



August 19, 2020

To: Bloomington Historical Preservation Commission  
401 N Morton St Suite 130 Bloomington IN 47404

**Re: 424½ S. Walnut St. Bloomington, IN 47401**

Dear Commission:

It has come to my attention that a demolition permit for 424 ½ S. Walnut Street has been filed with the City of Bloomington planning department and that as a result, the building currently at that location is now the subject of review by the Bloomington Historical Preservation Commission. As a local business owner operating in the same locality, I am writing to voice my support for the demolition of this building and development of a similar structure which will enhance the aesthetics and revitalize a prominent lot in the area.

Unfortunately, the building currently in this location is falling apart. It has served its purpose, but the time has come for it to follow the same path as countless others in the vicinity and be repurposed for greater use. I recognize and empathize with the operational challenges presented by a building in this condition and hope you will allow this property to be reinvigorated. Redevelopment efforts in this area of downtown have resulted in the demolition of multiple buildings along East Smith Avenue and South Walnut Street and this developer should be afforded the same opportunity. The new construction proposed will not only enhance the curb appeal of the area but will also allow for a continued revitalization of commerce and many additional benefits to our community.

Thank you in advance for your consideration.

Best,

Stacy Thompson  
Owner, The Fresh Fork, LLC  
338 S. Walnut Street, Suite 1  
Bloomington, IN 47401



August 19, 2020

To: Bloomington Historical Preservation Commission  
401 N Morton St Suite 130 Bloomington IN 47404


Re: 424½ S Walnut St Bloomington, IN 47401

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Most Sincerely,

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August 19, 2020

To: Bloomington Historical Preservation Commission  
401 N Morton St Suite 130 Bloomington IN 47404

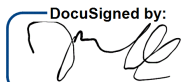
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We thank you in advance, for recognizing our support and for your consideration.

Most Sincerely,

DocuSigned by:  
  
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Jason Millican

Jm

8/20/2020