

# City of Bloomington Common Council

## Legislative Packet

Containing legislation and materials related to:

Wednesday, 20 January 2021

*Regular Session*

*6:30 PM*

*\*Please see the notes on the [Agenda](#) about addressing public meetings during the public health emergency.*

*For a schedule of upcoming meetings of the Council and the City's boards and commissions, please consult the City's [Calendar](#).*



# CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:  
REGULAR SESSION  
WEDNESDAY | 6:30 PM  
20 JANUARY 2021

*Per Executive Orders issued by the Governor, these meetings will be conducted electronically.*

*The public may access the meetings at the following link:*

<https://bloomington.zoom.us/j/92468981969?pwd=ckY0dno3dEZ3WlFPMElzTjZLT2tBQT09>

**I. ROLL CALL**

**II. AGENDA SUMMATION**

**III. APPROVAL OF MINUTES**

- 01 June 2005
- 15 June 2005
- 05 October 2005
- 16 November 2005

**IV. REPORTS** (*A maximum of twenty minutes is set aside for each part of this section.*)

**A. Councilmembers**

**B. The Mayor and City Offices**

- **Commission on Hispanic and Latino Affairs – Annual Report**

**C. Council Committees**

**D. Public\***

**V. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**VI. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS**

- A. Ordinance 21-01** – To Amend the City of Bloomington Zoning Maps by Rezoning 7 Acres of Property From Residential Medium Lot (R2) to Employment (EM) - Re: 1600 W. Fountain Drive (Comcast, Petitioner)

*Land Use Committee Recommendation (13 January 2021): Do Pass 4-0-0*

**VII. LEGISLATION FOR FIRST READINGS**

- A. Ordinance 21-04** – To Amend Title 8 of the Bloomington Municipal Code Entitled “Historic Preservation and Protection” to Establish a Historic District – Re: The Kohr Building Historic District
- B. Ordinance 21-05** - To Amend Title 8 of the Bloomington Municipal Code Entitled “Historic Preservation and Protection” To Establish a Historic District – Re: The Boxman-Mitchell Building Historic District

Posted: 15 January 2021

**VIII. ADDITIONAL PUBLIC COMMENT\*** *(A maximum of twenty-five minutes is set aside for this section.)*

**IX. COUNCIL SCHEDULE**

**X. ADJOURNMENT**

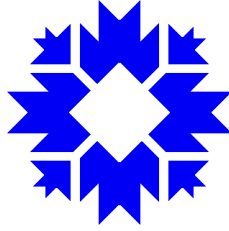
- \* Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

**STATEMENT ON PUBLIC MEETINGS DURING THE PUBLIC HEALTH EMERGENCY**

*As a result of Executive Orders issued by Indiana Governor Eric Holcomb, the Council and its committees may adjust normal meeting procedures to adhere to guidance provided by state officials. These adjustments may include:*

- *allowing members of the Council or its committees to participate in meetings electronically;*
- *posting notices and agendas for meetings solely by electronic means;*
- *using electronic meeting platforms to allow for remote public attendance and participation (when possible);*
- *encouraging the public to watch meetings via Community Access Television Services broadcast or livestream, and encouraging remote submissions of public comment (via email, to [council@bloomington.in.gov](mailto:council@bloomington.in.gov)).*

*Please check <https://bloomington.in.gov/council> for the most up-to-date information on how the public can access Council meetings during the public health emergency.*



City of Bloomington  
Office of the Common Council

# NOTICE

**Wednesday, 20 January 2021**  
***Regular Session***  
**at 6:30 pm**

*Per [Executive Orders](#) issued by the Governor, this meeting will be conducted electronically.*

*The public may access the meeting at the following link:*

*<https://bloomington.zoom.us/j/92468981969?pwd=ckY0dno3dEZ3WlFPMElzTjZLT2tBQT09>*

#### STATEMENT ON PUBLIC MEETINGS DURING THE PUBLIC HEALTH EMERGENCY

*As a result of Executive Orders issued by Indiana Governor Eric Holcomb, the Council and its committees may adjust normal meeting procedures to adhere to guidance provided by state officials. These adjustments may include:*

- *allowing members of the Council or its committees to participate in meetings electronically;*
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*Please check <https://bloomington.in.gov/council> for the most up-to-date information*

As a quorum of the Council or its committees may be present, this gathering constitutes a meeting under the Indiana Open Door Law (I.C. § 5-14-1.5). For that reason, this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.





**City of Bloomington  
Office of the Common Council**

**Minutes for Approval**

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01 June 2005 | 15 June 2005 | 05 October 2005 | 16 November 2005



**City of Bloomington  
Office of the City Clerk**

**CLERK'S CERTIFICATE**

STATE OF INDIANA       )  
                                      ) SS:  
COUNTY OF MONROE     )

I, Nicole Bolden, being the duly elected, qualified and current Clerk of the City of Bloomington, Monroe County, Indiana, hereby do certify that I am the custodian of the records of the Bloomington City Council and the City of Bloomington, and that the attached copy of the minutes for the June 01, 2005 meeting of the Bloomington City Council is a full, true and complete copy of drafts of the minutes of that meeting and which is kept in this office in the normal course of business.

I affirm under the penalties for perjury that the foregoing representations are true.

IN WITNESS WHEREOF,     I  
hereunto set my signature as Clerk  
of the City of Bloomington on the  
date set forth below.

\_\_\_\_\_  
Nicole Bolden  
City Clerk  
City of Bloomington, Indiana

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

The attached copy of the minutes for the June 01, 2005 meeting of the Bloomington Common Council of the City of Bloomington, Indiana as presented by the City Clerk was approved on the \_\_\_\_\_day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jim Sims  
President, Common Council  
City of Bloomington, Indiana

In the Council Chambers of the Showers City Hall on Wednesday, June 1, 2005 at 7:30 pm with Council President Andy Ruff presiding over a Regular Session of the Common Council.	COMMON COUNCIL REGULAR SESSION June 1, 2005
Roll Call: Banach, Diekhoff, Ruff, Gaal, Rollo, Sturbaum, Volan, Sabbagh, Mayer	ROLL CALL
Council President Ruff gave the Agenda Summation	AGENDA SUMMATION
There were no minutes to be approved.	APPROVAL OF MINUTES
It was moved and seconded that the Committee of the Whole Meeting scheduled for June 8, 2005 be cancelled due to lack of upcoming legislation in the next cycle.	REPORTS Motion to Cancel Committee of the Whole for June 8, 2005
The Motion received a roll call vote of Ayes: 9, Nays: 0	
President Ruff announced that the council would take advantage of the aforementioned cancellation and would hold the Annual Budget Retreat at 6:30 pm on June 8, 2005 in the McCloskey Room of City Hall.	Announcement of Special Session
There were no board or commission appointments.	BOARD AND COMMISSION APPOINTMENTS
It was moved and seconded that <u>Ordinance 05-16</u> be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the Committee Do-Pass Recommendation of 3-1-4. It was moved and seconded that <u>Ordinance 05-16</u> be adopted.	LEGISLATION FOR SECOND READING <u>Ordinance 05-16</u> To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District Re: “Apartment Row” at 314 – 316, 318 – 320, 322 – 324 North College Avenue (Bloomington Historic Preservation Commission, Petitioner)
<u>Ordinance 05-16</u> received a roll call vote of Ayes: 6, Nays: 3 (Banach, Sabbagh, Volan).	
There was no legislation for first reading.	LEGISLATION FOR FIRST READING
The meeting was adjourned at 10:20 pm	ADJOURNMENT
APPROVE:	ATTEST:
Andy Ruff, PRESIDENT Bloomington Common Council	Regina Moore, CLERK City of Bloomington



**City of Bloomington  
Office of the City Clerk**

**CLERK'S CERTIFICATE**

STATE OF INDIANA       )  
                                      ) SS:  
COUNTY OF MONROE     )

I, Nicole Bolden, being the duly elected, qualified and current Clerk of the City of Bloomington, Monroe County, Indiana, hereby do certify that I am the custodian of the records of the Bloomington City Council and the City of Bloomington, and that the attached copy of the minutes for the June 15, 2005 meeting of the Bloomington City Council is a full, true and complete copy of drafts of the minutes of that meeting and which is kept in this office in the normal course of business.

I affirm under the penalties for perjury that the foregoing representations are true.

IN WITNESS WHEREOF,     I  
hereunto set my signature as Clerk  
of the City of Bloomington on the  
date set forth below.

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Nicole Bolden  
City Clerk  
City of Bloomington, Indiana

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

The attached copy of the minutes for the June 15, 2005 meeting of the Bloomington Common Council of the City of Bloomington, Indiana as presented by the City Clerk was approved on the \_\_\_\_\_day of \_\_\_\_\_, 2021.

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Jim Sims  
President, Common Council  
City of Bloomington, Indiana

In the Council Chambers of the Showers City Hall on Wednesday, June 15, 2005 at 7:36 pm with Council President Andy Ruff presiding over a Regular Session of the Common Council.

COMMON COUNCIL  
REGULAR SESSION  
June 15, 2005

Roll Call: Ruff, Gaal, Rollo, Sturbaum, Volan, Sabbagh, Mayer  
Absent: Banach, Diekhoff

ROLL CALL

Council President Ruff gave the Agenda Summation

AGENDA SUMMATION

There were no minutes to be approved.

APPROVAL OF MINUTES

Chris Gaal announced that there would be a town hall meeting on the future of Social Security to prevent information on the risks, benefit cuts, and costs associated with the privatization of Social Security. He invited everyone to attend the evening of June 21, 2005 in the council chambers at 7:00 pm.

REPORTS:

▪ COUNCILMEMBERS

Gaal noted that the House appropriations subcommittee had proposed a cut of \$220,000,000 from the funding for the Corporation for Public Broadcasting. He said it indicated a bad direction for the country because it put additional pressure on non-commercial media outlets in a time of increased concentration of the media in fewer private hands and providing less information and less diversity of information. He urged citizens to contact their lawmakers.

Gaal talked about the month of June and what a special time it was in Bloomington. He said he wanted a June Appreciation Month to elevate the profile of the month, and now was the recipient of a proclamation by Mayor Kruzan naming June 13-19, 2005 Celebrate the Month of June Week in the City of Bloomington, Indiana. He thanked the Mayor for his proclamation.

Steve Volan said he remembered a festival entitled Blooming-June that only lasted one year.

David Sabbagh reminded citizens that this was the 100<sup>th</sup> anniversary of Albert Einstein's greatest year, saying that for four months he wrote seminal papers on relativity, black body radiation, and was one of the greatest achievements in science.

Sabbagh gave a report on a trip to Washington DC with the Save Crane subcommittee of the Bloomington Economic Development Corporation. He said that the BRAC committee had recommended realignment in Crane with the base losing about one thousand jobs. He said that the committee would hear testimony in St. Louis Mo next week and that Lt. Gov. Skillman would lead the Indiana delegation in that effort. He noted that several years ago Southern Indiana Business Alliance was formed for this purpose because Crane cannot lobby for itself, and SIBA was an important part of this trip. He noted that the committee was now named Grow Crane to encourage other companies to come around the area and to grow the economy of the area.

Sabbagh said he met with Senator Lugar, Senator Bayh, and Congressmen Buyer, Sodrel and Hostettler who said the entire Indiana delegation was sympathetic to this issue. He said the chief lobbyist for the effort was former Senator Dan Coats, and that he also met with the group. He gave figures to indicate the economic impact of Crane on Monroe county and said if the base were closed it would be devastating.

Dave Rollo gave a report on the Midwest Regional Rail System. He said he attended a function in Indianapolis today regarding this high speed rail initiative. He said the system would connect the major cities in the Midwest with frequent daily trips. He showed a map of the proposal and gave some advantages of high speed rail travel.

Mayer thanked the street department for filling potholes. He thanked the city sidewalk committee for getting a section of sidewalk constructed on the east side. Mayer thanked Martha Chambers Wainscott for her help in the mayor's office on the occasion of her retirement.

Council Comments (cont'd)

David Sabbagh added to his report saying that he was remiss in not mentioning Governor Mitch Daniels and John Clark who worked with the governor were very instrumental in the success of the recent trip to Washington DC.

Andy Ruff noted that the Herald Times was mistaken in reporting the time of a meeting with the Indiana Department of Transportation. He said this meeting would be on private property, and is indicative of their recent policy restricting the types of brochures and alternate proposals disseminated at their hearings. He said that it was a violation of the first amendment for INDOT to allow only officially sanctioned DOT materials to be passed out during the meetings. He said a recent meeting in Oakland City had police officers to tell people to stop passing out information, or collecting signatures on petitions in the guise of public safety. Ruff was told by INDOT that he could not appear as an elected official of the City of Bloomington to have copies of the council resolution for citizens there. Upon contacting the governor's office, he was told that he could bring the materials to the meeting.

Chris Gaal noted that the INDOT stance was cynical. He added that an encroachment area around Crane maintaining its isolation would be undermined by the proposed I-69 highway. Ruff said folks he spoke to at Crane said this was true and that the highway could compromise the safety of the base.

Tim Mayer read a proclamation in honor of Amy Robinson for both the council and mayor on the occasion of her retirement as Director of the Food Bank. It proclaimed June 29, 2005 as Amy Robinson Day in honor of the anniversary of her twenty years of service to the Hoosier Hills Food Bank. Mayer added heart-felt personal words of acclamation for Robinson. Robinson thanked the council and the mayor for the honor on behalf of all the people at the food bank.

Mayor Mark Kruzan said that Robinson was, indeed, a hero.

Mayor Kruzan stated that he'd been opposing the way the Indiana Department of Transportation conducted public hearings for twenty years, noting that fifteen years ago he'd authored legislation to require INDOT to take public testimony at their hearings rather than just audio tapes or written statements. He lamented the idea that the public record of this council was not allowed to be distributed at the meeting and noted that negotiations were necessary to finally allow its distribution.

He said that citizens should be allowed to petition their government and hand out documents while being respectful. Kruzan said that tax payers were subsidizing the INDOT rule, paying for the police presence at the meeting and the leasing private of space with a contract that states that INDOT has the right to bar people from attending. Kruzan said that their mentality of "we will make the rules and you will obey them" needs to be changed.

Kruzan then issued an invitation to INDOT to use the council chambers free of cost at any time for a hearing where the public could hand out information. There are ways that the hearing could have been held safely without the strict and constraining rules.

- MAYOR and City Offices
- Proclamation in Honor of Amy Robinson
- Mayor's Statement on INDOT public meeting policy.

Danise Alano, Assistant Director of Economic Development, gave the supplemental Tax Abatement Report for projects which had a later reporting deadline than ones in the earlier report. She reported on the status of affordable housing projects, mixed residential and commercial real estate projects, industrial projects and non-complying projects.

Abatements included in the report were:

- ADC Real Estate Investment Group, LLC
- Huntington Gardens, LLC
- Bloomington Business Incubator, LLC
- East Third Street Properties, Inc.
- Hopewell Renewal
- PTS Corporation (N. Curry Pike)
- RONO Corp/RC One
- Metropolitan Printing
- Printpak, Inc
- B & L Sheet Metal and Roofing
- All Natural Properties
- Renaissance Rentals
- PTS Corporation (Patterson Drive)

The report recommended the council find all but two of the projects (Bloomington Business Incubator, LLC and PTS Corporation on Patterson Drive) in substantial compliance with the terms of their tax abatements.

Alano presented information requested by Councilmember Ruff on the economic impact of all active tax abatements. She also shared pictures of a few other properties that had active tax abatements along with maps that indicated the geographic location of abatements.

Rollo thanked Alano and suggested that the number of affordable housing units be included in future slides. He asked about the Metropolitan Printing's compliance in regard to employees, and what conversations Alano might have had with them regarding their good faith effort to reach compliance since their numbers have dropped. Alano said there were no set guidelines from the state as to what good faith effort meant, but that it was up to the individual granting unit.

Mayer said this was a good question, but that this industry has been impacted heavily by the advent of computing power.

Rollo said volatility in different economic sectors and the public interest in taxpayer money use caused this question to be asked. He said the reduction of employees in this firm was important. Mayer said that the printing company had installed state of the art equipment that used soy ink and less solvent than previous equipment.

Volan asked for a summary over a longer period of time, and Alano said that it could be produced in the future. Volan said he would like to also have information on jobs created, and money spent over the last few years. He said he appreciated her presentation.

Ruff asked if the jobs created at the PTS Curry Pike location were moved there from other PTS locations. Alano said she did not know that information. Ruff asked if the number of PTS jobs when the tax abatement was granted totaled approximately 384 and Alano said this was correct.

Ruff asked what the market rate was for apartments (with utilities included in the rent) comparable to the RONO Corporation units. Alano said she was not sure.

Ruff asked how Printpak's statement of benefits could estimate 22 new

- Supplemental Tax Abatement Report

Supplemental Report (cont'd)

employees with estimated new salaries of \$485,000 when the compliance report indicated that 22 new jobs were created but that the actual new salary amount was \$1,422,531. Alano said that attracting employees with a higher salary might be a factor in this case.

Ruff noted that when an abatement was granted, the public actually was sharing in the risk of the company, and that the business projections may not work out as one might hope.

Sturbaum moved, and it was seconded, that the Council accept the Supplemental Tax Abatement Report.

Motion to Accept the Tax Abatement Report

There were no public comments on this motion.

Sturbaum spoke as a member of the city Economic Development Commission and reported that the commission had reviewed the report and recommended its acceptance. He said intangibles such as encouraging infill development downtown and use of preferable materials were not quantifiable on the Economic Impacts Summary that Alano presented.

Gaal said the tax abatement process was not always about creating jobs. He said that private economic activity was encouraged by this tool, and gave some areas of the city where redevelopment might be used in the future, including a sustainable development project.

Rollo noted his appreciation of Ron Walker and Danise Alano's work in the economic development activities of the city.

Ruff said that the City of Bloomington was aggressive in their use of the tax abatement tool, and that he was confident that we've taken advantage of it as we are a business friendly community.

The Motion received a roll call vote of Ayes: 7, Nays: 0

It was moved and seconded that pursuant to Indiana Code 6-1.1-12.1-5.9 the council had determined that the owner(s) of the Bloomington Business Incubator, LLC at West Allen Street and PTS at the Indiana Enterprise Center site had not substantially complied with the Statements of Benefits and that the failure to do so was not caused by factors beyond their control. The motion included that the Council intended to hold a public hearing at their Regular Session on August 3, 2005 to further consider the property owners' compliance with the Statements of Benefits. In the motion, council reserved the right, at the conclusion of the hearing, to adopt a resolution terminating the tax abatement. The motion also directed the Council Attorney to mail the statutorily-required written notice to the property owner.

Motion Declaring Intent to Rescind

There were no comments from the public on this motion.

The motion received a roll call vote of Ayes: 7, Nays: 0.

It was moved and seconded to authorize the President of the Council to sign past tax abatement forms that affirm the decisions of the council to either approve the abatement or to find the project in substantial compliance with the terms of the abatement.

Motion to Authorize the President to Sign

There were no comments from the public on this motion, and no comments or questions from the council members.

The motion received a roll call vote of Ayes: 7, Nays: 0.



The council took this opportunity to adjust their schedule for July and the remainder of June.

It was moved and seconded that the council adopt a revised schedule for its July meetings which would reschedule the July 6<sup>th</sup> Regular Session meeting so that it is held at 7:30 pm on July 13<sup>th</sup> immediately before the Committee of the Whole; that the council hold departmental budget hearings on Monday through Thursday July 18<sup>th</sup> through July 21<sup>st</sup> at 6:00 pm; that the council reschedule the July 20<sup>th</sup> Regular Session so that it is held at 7:30 pm on July 27<sup>th</sup> immediately before the Committee of the Whole.

The motion received a roll call vote of Ayes: 7, Nays: 0.

It was moved and seconded that the council cancel the Committee of the Whole scheduled for June 22, 2005.

The motion received a roll call vote of Ayes: 7, Nays: 0.

Scott Tibbs said he agreed with Mayor Kruzan and Council President Ruff in their opposition to Indiana Department of Transportation's rules regarding public comments during their public hearings.

It was moved and seconded that Sheldon Gellar be appointed to the Martin Luther King, Jr. Birthday Commission.

It was moved and seconded that Nancy Obermeyer be appointed to the Public Transportation Corporation Board

Both appointments were approved by a voice vote.

Ruff thanked Pamela Warren for her service to the Tree Commission. Ruff also noted current vacancies on city boards and commissions and encouraged citizens to apply.

It was moved and seconded that Resolution 05-06 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving Jack Hopkins Social Services Funding Committee Recommendation of Do Pass: 7 – 0. It was moved and seconded that Resolution 05-06 be adopted.

Chris Sturbaum said he would refrain from voting on this resolution because he wished to avoid the appearance of any impropriety. He stated that his wife was employed by Planned Parenthood, one of the social service agencies that had applied and was recommended for funding. Sturbaum left the dais.

Mayer, who served as chair of the committee, reviewed the membership of the commission, the criteria for funding, and the process of the committee's deliberation. He also reviewed the applicants, the amount of money they requested and the amounts proposed for funding. He added that the committee members were

Rollo noted that the PP request was for safety equipment for the safety of their employees. He also thanked Mayer for serving in the role of chair for the committee. He added that smaller grants than requested did not mean that the social services were not worthy, but rather that the resources were inadequate for the need.

Sabbagh thanked Mayer for mentioning that he had originally been on the committee but was unable to do that this year. He added he was sorry he was unable to serve, but applauded the committee on its work

## ■ COUNCIL COMMITTEES

July schedule changes

June schedule changes

## ■ PUBLIC INPUT

## BOARD AND COMMISSION APPOINTMENTS

## LEGISLATION FOR SECOND READING

Resolution 05-06 Authorizing the Allocation of the Jack Hopkins Social Services Program Funds for the Year 2005 and Other Related Matters

and said he would be supporting its recommendations.

Gaal said the process was difficult but the reality was that all could not be funded. He said they were all deserving, and urged others in the community to help all these worthy agencies.

Mayer thanked the councilmembers for their thanks. He thanked the committee members for their work. He said if the understanding of human sexuality could not be part of a funding, only three would remain. He said there would be some understanding and education of human sexuality in most all of these agencies.

Resolution 05-06 received a roll call vote of Ayes: 6, Nays: 0.(Sturbaum did not deliberate or vote on this item.)

There was no legislation for first reading.

LEGISLATION FOR FIRST  
READING

The meeting was adjourned at 9:50 pm.

ADJOURNMENT

APPROVE:

ATTEST:

Andy Ruff, PRESIDENT  
Bloomington Common Council

Regina Moore, CLERK  
City of Bloomington



**City of Bloomington  
Office of the City Clerk**

**CLERK'S CERTIFICATE**

STATE OF INDIANA        )  
                                      ) SS:  
COUNTY OF MONROE     )

I, Nicole Bolden, being the duly elected, qualified and current Clerk of the City of Bloomington, Monroe County, Indiana, hereby do certify that I am the custodian of the records of the Bloomington City Council and the City of Bloomington, and that the attached copy of the minutes for the October 05, 2005 meeting of the Bloomington City Council is a full, true and complete copy of drafts of the minutes of that meeting and which is kept in this office in the normal course of business.

I affirm under the penalties for perjury that the foregoing representations are true.

IN WITNESS WHEREOF,     I  
hereunto set my signature as Clerk  
of the City of Bloomington on the  
date set forth below.

\_\_\_\_\_  
Nicole Bolden  
City Clerk  
City of Bloomington, Indiana

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

The attached copy of the minutes for the October 05, 2005 meeting of the Bloomington Common Council of the City of Bloomington, Indiana as presented by the City Clerk was approved on the \_\_\_\_\_day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jim Sims  
President, Common Council  
City of Bloomington, Indiana

In the Council Chambers of the Showers City Hall on Wednesday, October 5, 2005 at 7:45 pm Council President Andy Ruff presiding over a Regular Session of the Common Council.

COMMON COUNCIL  
REGULAR SESSION  
October 5, 2005

Roll Call: Diekhoff, Ruff, Gaal, Rollo, Sturbaum, Volan, Sabbagh, Mayer  
Absent: Banach

ROLL CALL

Council President Ruff gave the Agenda Summation

AGENDA SUMMATION

The minutes of January 19, 2005 were approved by a voice vote.

APPROVAL OF MINUTES

Chris Sturbaum reported on his recent attendance of the National Trust Historic Conference in Portland, Oregon. He commented on how impressed he was by the high bicycle population, the mixed-use nature of the neighborhoods, and the Regional Planning Department. He announced the upcoming visit from renowned economist Donovan Ripcama.

REPORTS:

▪ COUNCILMEMBERS

David Sabbagh offered his best wishes for recently resigned Assistant City Attorney Michael Flory.

Dave Rollo announced the upcoming first meeting for the Environmental Sustainability Commission and the Annual Bioneers Conference.

Fire Chief Jeff Barlow read a proclamation from the Mayor proclaiming the week of October 9-15, 2005 as Fire Prevention Week in Bloomington noting that the department was working hard to educate citizens on the dangers of house fires.

▪ MAYOR and CITY  
OFFICES

Mick Renneisen, Director of Parks and Recreation, noted that there were three visitors in the city who were evaluating the Parks and Recreation Department for the national accreditation program. He said that the City Parks Department was presently one of five accredited in the state of Indiana, and that there were only 55 accredited departments in the country. He provided a pictorial review of past and present projects.

Julie Ramey, Community Relations Manager, gave a presentation on How We Make Fun of Everything.

President Ruff asked Council Attorney to review upcoming legislation with regards to the next meeting. It was moved and seconded that the Committee of the Whole meeting scheduled for October 13, 2005 be cancelled.

▪ COUNCIL COMMITTEES

Motion to Reschedule  
Committee of the Whole and  
Regular Session

The motion received a roll call vote of Ayes: 8, Nays: 0.

Sherman recommended the following be announced for public record; the originally scheduled meeting regarding the downtown plan meeting was moved to October 26, 2005 with final action on November 2, 2005.

Bobby Hall requested council help with developing affordable housing and reducing crime in his neighborhood and provided photos.

▪ PUBLIC INPUT

Michael Valiant, resident of District 5 and recent recipient of a city lawn violation, commented on the city's lawn maintenance ordinance and called to question the criteria present for defining certain plants as noxious weeds. He asked for help from councilpersons to redefine the plants that are currently rated as noxious or natural and address plants

that have not been placed into categories of acceptable versus non-acceptable.

Public Input (cont'd)

Lucille Bertuccio spoke about the certification of Backyard Habitats and the discrepancy between that and the current city ordinance.

Connie Hall complained about litter, plant overgrowth, and yellow curbs and requested that help be provided to make these improvements in her neighborhood.

Nick McGill, resident of McDoel Gardens, offered his support for revisiting the current ordinance and making more environmentally friendly changes.

Chris Coppersmith voiced his concerns and opposition to the current lawn ordinance.

Tina Shurard paid respect to her neighbor's comments but said that she takes issue when private landscaping spills over onto public domain.

Bobbie Hall expressed her opposition to the overgrowth of private yards that impede traffic and pedestrian lines of sight.

Mike Andrews referred to a packet that was generated in response to a neighborhood effort to petition the city for traffic calming devices. He said that the request was denied by the city because traffic calming devices will not be considered until after 5 traffic incidents have occurred in an area. He spoke of the public incident that occurred in the neighborhood when residents intercepted bulldozers. He also asked the council to consider the current foliage overgrowth as the ready solution to traffic calming.

Jim Hart argued the notion of defining what is beautiful, pointing out that aesthetic beauty can be subjective and individualized.

Mark Haggerty offered a citizen's report of the Gulf of Mississippi recovery progress after the devastation of Hurricane Katrina.

Mandy Peijo stated his support for safer neighborhoods.

It was moved and seconded that the following appointments be made to the following city commissions:

Community and Family Resources Commission – Jeff McKinney  
Commission on the Status of Women – Dorothy Granger  
Traffic Commission – Jeff Weber  
Human Rights Commission – Valeri Haughton

BOARD AND COMMISSION  
APPOINTMENTS

The appointments were approved by a voice vote.

It was moved and seconded that the Resolution 05-16 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the Committee Do-Pass Recommendation of 6-0-0. It was moved and seconded that Resolution 05-16 be adopted.

LEGISLATION FOR SECOND  
READING

Resolution 05-16 – Approving the  
Purchase of Land Near Griffy Lake

Mick Renneisen, Director of Parks and Recreation, presented a summary of the proposed resolution.

Rollo asked if any trail plans, other than conservation, were in place for the property.

Renneisen responded that no trail development plans currently exist but are the logical next step and that the main purpose was protection of the

steep slopes and wetland and to create a buffer for Griffy Lake and Cascades Park. He gave additional information about the potential link this land acquisition might provide between two existing trails. He also noted that a timeframe would be dependent upon financial availability.

Rollo thanked all those involved in this acquisition. He urged his fellow councilmembers to work on a strategy for land acquisition to protect forests, water sheds, wetlands, and other sensitive ecosystems.

Gaal commented on the strong community support for green space acquisition.

Mayer echoed and thanked Councilpersons Rollo's and Gaal's comments.

Resolution 05-16 received a roll call vote of Ayes: 8, Nays: 0.

It was moved and seconded that the Appropriations Ordinance 05-07 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the Committee Do-Pass Recommendation of 6-0-0. It was moved and seconded that Appropriations Ordinance 05-07 be adopted.

Appropriations Ordinance 05-07 – To Specially Appropriate From the Park Land Acquisition Fund Expenditures Not Otherwise Appropriated (To Purchase Land Adjacent to the Griffy Lake Nature Preserve and Cascades Park)

Susan Clark, City Controller, gave details on the appropriation, outlining that the appropriation ordinance would release the funds for the land acquisition.

Appropriations Ordinance 05-07 received a roll call vote of Ayes: 8, Nays: 0.

It was moved and seconded that the Resolution 05-09 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, stating that there was no Committee Recommendation on this resolution. Clerk Moore also noted that the Public comment portion of the deliberation on this resolution would serve as the legally advertised public hearing. It was moved and seconded that Resolution 05-09 be adopted.

Resolution 05-09 – To Confirm Resolution 05-08 Which Designated an Economic Revitalization Area, Approved a Statement of Benefits, Authorized a Period of Tax Abatement, and Declared Intent to Waive Certain Statutory Requirements Re: 1010, 1018 and 1026 W. 14<sup>th</sup> Street (Habitat for Humanity of Monroe County, Inc., Petitioner)

Ron Walker, Director of Economic Development, provided details on the resolution and expressed his support while offering highlights about the project.

Ruff asked for further information about the significance of five year abatement.

Walker reported that the five year term was based on recommendation from the Office of the Mayor and Housing and Neighborhood Development Department as a term that would generate fiscal relief to the new home owners and convert them into tax payers in a reasonable time frame.

Sabbagh asked about programs that educate home buyers about taxes, insurance, and the upkeep of owning a home.

Rollo asked for the fiscal value for the worth of the homes.

Walker responded that the annual estimated property tax would be over \$3,300.

Volan asked about the life of the abatement to which Walker responded that an abatement applies to a property and not to an owner. He explained that if a five year abatement started in 2000, it would end in

2005 regardless of ownership or occupancy.

Ruff noted for the record that the upcoming public comment section was serving as the legal public notice for the action on the resolutions.

There was no public comment.

Sturbaum offered his support for this program.

Mayer expressed his excitement for the development of the property and addition of a new neighborhood.

Sabbagh commented on the success of the homeownership program.

Resolution 05-09 received a roll call vote of Ayes: 8, Nays: 0.

It was moved and seconded that the Resolution 05-11 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, stating that there was no Committee Recommendation on this resolution. Clerk Moore also noted that the Public comment portion of the deliberation on this resolution would serve as the legally advertised public hearing. It was moved and seconded that Resolution 05-11 be adopted.

Walker spoke about Resolution 05-11 and offered additional details of Resolution 05-10.

Rollo mentioned the other energy efficient benefits of the property. He talked about his understanding of these measures through the presentation given by Matt Wysocki of the South Central Community Action Program.

There was no public comment.

Resolution 05-11 received a roll call vote of Ayes: 8, Nays: 0

It was moved and seconded that the Ordinance 05-28 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the Committee Do-Pass Recommendation of 0-0-6. It was moved and seconded that Ordinance 05-28 be adopted.

It was moved and seconded that the council postpone Ordinance 05-28 indefinitely and request that the Engineering Department recommence the initiative starting at Step 4 of the Neighborhood Traffic Safety Program.

Diekhoff explained his reasons for asking for this action.

Ruff asked the president of the neighborhood association for comments.

Mr. John Arnold thanked the council for considering the postponement of this ordinance and explained that he supported the general concept of traffic calming, but would like to help make the ordinance better.

The motion to postpone received a roll call vote of Ayes: 8, Nays: 0.

There was no legislation for first reading at this meeting.

There was no public comment.

Resolution 05-11 – To Confirm Resolution 05-10 Which Designated an Economic Revitalization Area, Approved a Statement of Benefits, Authorized a Period of Tax Abatement, and Declared Intent to Waive Certain Statutory Requirements Re: 1034 and 1042 W. 14<sup>th</sup> Street (City of Bloomington Housing and Neighborhood Development Department, Petitioner)

Ordinance 05-28 – To Amend Title 15 of the Bloomington Municipal Code Entitled “Vehicles and Traffic” (Amending Chapter 15.26 “Neighborhood Traffic Safety Program” in Order to Authorize Traffic Calming Devices on Graywell Drive and East Gentry Boulevard)

LEGISLATION FOR FIRST  
READING

PUBLIC INPUT

The meeting was adjourned at 9:43 p.m.

ADJOURNMENT

APPROVE:

ATTEST:

Andy Ruff, PRESIDENT  
Bloomington Common Council

Regina Moore, CLERK  
City of Bloomington

for approval





**City of Bloomington  
Office of the City Clerk**

**CLERK'S CERTIFICATE**

STATE OF INDIANA        )  
                                      ) SS:  
COUNTY OF MONROE     )

I, Nicole Bolden, being the duly elected, qualified and current Clerk of the City of Bloomington, Monroe County, Indiana, hereby do certify that I am the custodian of the records of the Bloomington City Council and the City of Bloomington, and that the attached copy of the minutes for the November 16, 2005 meeting of the Bloomington City Council is a full, true and complete copy of drafts of the minutes of that meeting and which is kept in this office in the normal course of business.

I affirm under the penalties for perjury that the foregoing representations are true.

IN WITNESS WHEREOF,     I  
hereunto set my signature as Clerk  
of the City of Bloomington on the  
date set forth below.

\_\_\_\_\_  
Nicole Bolden  
City Clerk  
City of Bloomington, Indiana

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

The attached copy of the minutes for the November 16, 2005 meeting of the Bloomington Common Council of the City of Bloomington, Indiana as presented by the City Clerk was approved on the \_\_\_\_\_day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jim Sims  
President, Common Council  
City of Bloomington, Indiana

In the Council Chambers of the Showers City Hall on Wednesday, November 16, 2005 at 7:30 pm with Council President Andy Ruff presiding over a Regular Session of the Common Council.

Roll Call: Banach, Diekhoff, Ruff, Gaal, Rollo, Sturbaum, Volan, Sabbagh.  
Absent: Mayer

Council President Ruff gave the Agenda Summation

There were no appointments to boards and commissions.

It was moved and seconded that Ordinance 05-32 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the Committee Do-Pass Recommendation of 7-0-2. It was moved and seconded that Ordinance 05-32 be adopted.

Ordinance 05-32 received a roll call vote of Ayes: 8, Nays: 0.

It was moved and seconded that Ordinance 05-31 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the Committee Do-Pass Recommendation of 9-0-0. It was moved and seconded that Ordinance 05-31 be adopted.

Ordinance 05-31 received a roll call vote of Ayes: 8, Nays: 0.

It was moved and seconded that Resolution 05-21 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, saying that there was no committee recommendation on this item. It was moved and seconded that Resolution 05-21 be adopted.

Resolution 05-21 received a roll call vote of Ayes: 6, Nays: 0, Abstain: 2 (Banach, Sabbagh).

It was moved and seconded that the following legislation be introduced and read by title and synopsis only. Clerk Moore read the legislation by title and synopsis.

Appropriations Ordinance 05-08 To Specially Appropriate from the General Fund, Fleet Maintenance Fund, Parks & Recreation Fund, and Sanitation Fund Expenditures Not Otherwise Appropriated (Appropriating Various Transfers of Funds within the General Fund for Animal Care & Control, Clerk's Office, Common Council, Community & Family Resources, Housing & Neighborhood Development, Planning, and Police Departments; Appropriating Transfers of Funds within the Parks & Recreation General Fund and within the Sanitation Fund; and Appropriating Funds from the Fleet Maintenance Fund, the General Fund – Fire Department, and for Fuel)

COMMON COUNCIL  
REGULAR SESSION  
November 16, 2005

ROLL CALL

AGENDA SUMMATION

BOARD AND COMMISSION  
APPOINTMENTS

LEGISLATION FOR SECOND  
READING

Ordinance 05-32 To Amend Title 14 of the Bloomington Municipal Code Entitled "Peace and Safety" (Amending Chapter 36 [Unlawful Conduct], Section 090 [Intoxicating Beverages – Consumption in Public], by Creating an Exception to Allow Consumption of Alcohol in the Buskirk-Chumley Theatre)

Ordinance 05-31 To Amend the Bloomington Zoning Maps from RS 3.5/PRO6 to PUD and to Approve the Preliminary Plan for the HAND LEED Planned Unit Development (PUD) - Re: 2300 S. Rockport Road (City of Bloomington Indiana, Department of Housing and Neighborhood Development Petitioner)

Resolution 05-21 A Resolution Calling on the Congress of the United States to Reject Plans to Privatize Social Security By Diverting Money Out of Social Security into Private Investment Accounts

LEGISLATION FOR FIRST  
READING

Appropriations Ordinance 05-08

Ordinance 05-30 To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” To Establish a Historic District – Re: 1115 North College (Vencel Properties, Inc., Petitioner)

Ordinance 05-30

The meeting was adjourned at 10:25 pm.

ADJOURNMENT

APPROVE:

ATTEST:

Andy Ruff, PRESIDENT  
Bloomington Common Council

Regina Moore, CLERK  
City of Bloomington

for approval



**MEMO FROM COUNCIL OFFICE ON:**

**Ordinance 21-01 – To Amend the City of Bloomington Zoning Maps by Rezoning 7 Acres of Property from Residential Medium Lot (R2) To Employment (EM) - Re: 1600 W. Fountain Drive (Comcast, Petitioner)**

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**Synopsis**

Ordinance 21-01 would rezone 7 acres from Residential Medium Lot (R2) to Employment (EM).

**Relevant Materials**

- Ordinance 21-01
- Certification of Ord 21-01 by Plan Commission
- Staff Memo from Eric Greulich, Senior Zoning Planner
- Map of Zoning for Surrounding Parcels
- Aerial Map of Surrounding Area
- Petitioner's Statement
- Landscape Plan
- Existing Site Plan
- Commercial Building Permit Applications
- Additional Site Plans
- Fiscal Impact Statement forthcoming
- Land Use Committee Report forthcoming

**Summary**

The Council's review of a proposal to change the city's zone maps is guided by state statute.<sup>1</sup> Within ninety (90) days after such a proposal is certified to the Council by the Plan Commission, the Council may adopt or reject the proposal (by February 16, 2021, in this case).<sup>2</sup> If the Council fails to act on the proposal within 90 days after certification, the ordinance would take effect as if it had been adopted as certified by the Plan Commission.<sup>3</sup> As a condition to the adoption of a rezoning proposal, the owner of a parcel of real property may be required or allowed to make a commitment concerning the use or development of that parcel, subject to certain requirements contained in state law.<sup>4</sup>

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<sup>1</sup> IC 36-7-4 et. seq.

<sup>2</sup> IC 36-7-4-608(f)

<sup>3</sup> IC 36-7-4-608(f)(4)

<sup>4</sup> IC 36-7-4-1015



In preparing and considering a rezoning proposal, state law requires that the Council pay reasonable regard to the following<sup>5</sup>:

- the [Comprehensive Plan](#);
- current conditions and the character of current structures and uses in each district;
- the most desirable use for which the land in each district is adapted;
- the conservation of property values throughout the jurisdiction; and
- responsible development and growth.

### **Certified by Plan Commission**

On November 9, 2020, the Plan Commission voted 9-0 to forward this rezone request to the Common Council with a favorable recommendation with the following conditions:

- The portions of trees along the north and east property lines, including the karst feature on the west side of the site, shall be mapped to meet UDO requirements and shall be placed in the appropriate Conservation and Karst Conservancy Easements in a recorded document before issuance of any permits for the site.
- A compliant landscape plan must be submitted prior to issuance of any permits.

### **Report from Land Use Committee – forthcoming**

The Council's Land Use Committee considered this item on January 13. The ordinance received a do-pass recommendation of 4-0. A written report from the Land Use Committee is forthcoming.

### **Contact**

Eric Greulich, Senior Zoning Planner, [greulice@bloomington.in.gov](mailto:greulice@bloomington.in.gov), (812) 349-3423

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<sup>5</sup> IC 36-7-4-603

**ORDINANCE 21-01**

**TO AMEND THE CITY OF BLOOMINGTON ZONING MAPS BY REZONING 7  
ACRES OF PROPERTY FROM RESIDENTIAL MEDIUM LOT (R2) TO  
EMPLOYMENT (EM)**

**- Re: 1600 W. Fountain Drive (Comcast, Petitioner)**

WHEREAS, Ordinance 20-06 repealed and replaced the official zoning map within Title 20 of the Bloomington Municipal Code Entitled, “Unified Development Ordinance”; and

WHEREAS, the Plan Commission has considered this case, ZO-21-20, and recommended that the petitioner, Comcast, be granted an approval to rezone 7 acres from Residential Medium Lot (RS) to Employment (EM); and

WHEREAS, the Plan Commission therefore requests that the Common Council consider this petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.06 of the Bloomington Municipal Code, the zoning for the property located at 1600 W. Fountain Drive shall be amended to be zoned as Employment (EM). The property is further described as follows:

Part of the West half of Section 32, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more particularly described as follows: Commencing at a railroad spike found at the Northwest corner of said Section 32; thence South 00 degrees 00 minutes 00 seconds East 2527.46 feet; thence North 90 degrees 00 minutes 00 seconds East 1004.58 feet to a stone found at the point of beginning; thence North 90 degrees 00 minutes 00 seconds East along a fence line 661.64 feet to a stone found; thence South 00 degrees 21 minutes 37 seconds West along a fence line 279.00 feet to a rebar set; thence North 90 degrees 00 minutes 00 seconds West 172.00 feet to a rebar set; thence South 00 degrees 21 minutes 37 seconds West 252.58 feet to a rebar set on the North line of the Land N railroad; thence South 88 degrees 01 minutes 52 seconds West along said North line 135.00 feet to a P.K. nail set in Vernal Pike; thence North 53 degrees 14 minutes 10 seconds West along the center line of Vernal Pike 362.02 feet to a P.K. nail set; thence North 51 degrees 19 minutes 42 seconds West along said center line 77.03 feet to a P.K. nail set; thence North 00 degrees 15 minutes 20 seconds West along a fence line 271.39 feet to the point of beginning, containing 6.036 acres, more or less.

ALSO, Part of the Northwest quarter of Section 32, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more particularly described as follows: Commencing at a railroad spike found at the Northwest corner of said Northwest quarter; thence South 00 degrees 00 minutes 00 seconds East 2527.46 feet; thence North 90 degrees 00 minutes 00 seconds East 1666.22 feet to a stone; thence South 00 degrees 21 minutes 37 seconds West 279.00 feet to a rebar and to the point of beginning; thence South 00 degrees 21 minutes 37 seconds West 246.66 feet to a rebar set on the North right-of-way line of the Monon Railroad; thence South 88 degrees 01 minutes 52 seconds West along said North line 172.14 feet to a rebar; thence North 00 degrees 21 minutes 37 seconds East 252.58 feet to a rebar; thence North 90 degrees 00 minutes 00 seconds East 172.00 feet to the point of beginning, containing 0.986 acres, more or less.

Subject to any and all easements, agreements, and restrictions of record.

SECTION 2. This rezoning shall be approved and the zoning maps amended.

SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JIM SIMS, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

#### SYNOPSIS

Ordinance 21-01 would rezone 7 acres from Residential Medium Lot (R2) to Employment (EM).

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 21-01 is a true and complete copy of Plan Commission Case Number ZO-21-20 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on November 9, 2020.

Date: November 18, 2020



Scott Robinson, Secretary  
Plan Commission

Received by the Common Council Office this 18th day of November, 2020.



Nicole Bolden, City Clerk

Appropriation Ordinance #	Fiscal Impact Statement Ordinance #	Resolution #
_____	_____	_____

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure	_____	Emergency	_____
Unforeseen Need	_____	Other	_____

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/-)	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes \_\_\_\_\_ No \_\_\_\_\_

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)



## Interdepartmental Memo

**To:** Members of the Common Council  
**From:** Eric Greulich, Senior Zoning Planner  
**Subject:** Ordinance 21-01 (Plan Commission case ZO-21-20)  
**Date:** November 18, 2020

Attached are the staff report, petitioner's statement, maps, and exhibits which pertain to Plan Commission case ZO-21-20. The Plan Commission heard this petition at November 9, 2020 hearing and voted 9-0 to send this petition to the Common Council with a favorable recommendation. The Plan Commission report is attached.

---

**REQUEST:** The petitioner is requesting to rezone 7 acres from Residential Medium Lot (R2) to Employment (EM).

---

### **BACKGROUND:**

<b>Area:</b>	7 acres
<b>Current Zoning:</b>	Residential Medium Lot (R2)
<b>Comp Plan Designation:</b>	Employment/Mixed Urban Residential
<b>Existing Land Use:</b>	Contractor's Yard / Communication Facility
<b>Proposed Land Use:</b>	Contractor's Yard / Communication Facility
<b>Surrounding Uses:</b>	North – Dwelling, Single family/Industrial/Church South – Railroad/Industrial East – Dwelling, Single family West – Auto salvage yard/JB Salvage

---

**REPORT:** This 7 acre property is located at 1600 W. Fountain Drive. The property is currently developed with several outbuildings and storage areas used by Comcast Communications for cable service technicians. The site has a sinkhole on the west area of the site and several areas of mature tree canopy coverage around the perimeter. Surrounding land uses include single family residences, an industrial building, and church to the north, single family residences to the east, a railroad line and industrial building to the south, and an auto salvage yard, JB's Salvage, to the west.

The petitioner filed a building permit application to construct a new building on the site to expand their equipment and to allow for an existing tower on the property to be removed. However, the property is zoned Residential Medium Lot (R2) and the use is classified as a Contractor's Yard/Communication Facility and is a lawful non-conforming use. There have been several use variances approved for this property to allow for various types of expansions over the past 20 years with the most recent approval being in 2010 when a use variance was approved to allow a new building. At that time, the use was characterized as a Building Trade Shop, which is now classified as a Contractor's Yard. The property was brought into full compliance at that time with street trees constructed along Fountain Drive and new landscaping installed on the site. Since there is not a use variance process in the current UDO, a rezoning is the only path to legitimize the use and allow for the new building. The site has a split designation in the Comprehensive Plan with the western 2/3 of the site being designated as Employment and the eastern 1/3 designated as Neighborhood Residential.

Since there are existing trees on the site and a sinkhole, the Department recommends that these areas should be set aside in the required preservation easements. This will also serve to buffer this use from some of the adjacent residential uses to the north and east. The City is also in the process of installing a multi-use path along the north side of Fountain Drive, and the petitioner would be responsible for constructing the portion of the multi-use path along their frontage or working with the City on making a financial contribution equal to the cost of the multi-use path. In addition, with this rezoning request the petitioner is required to dedicate right-of-way along Fountain Drive as outlined in the Transportation Plan. The petitioner is required to dedicate 31' of right-of-way from centerline.

---

**COMPREHENSIVE PLAN:** The Comprehensive Plan designates this site predominantly as 'Employment' with the eastern one-third as 'Mixed Urban Residential'. The Employment Center district includes professional and business offices, light assembly plants, flex-tenant facilities, and research and development centers. The Employment Center district should contain a mix of office and light/high-tech manufacturing uses that provide quality employment opportunities for the Bloomington community. The proposed rezoning would allow for the zoning district to match the existing use on the site and allow for the new construction. The new construction would also allow for an existing tower array to be removed and placed inside of a building.

Since there are some areas of sensitive environmental features on the site and the Comprehensive Plan encourages appropriate land use development through the preservation of existing features, the Department recommends that the areas of existing tree canopy coverage be placed in a tree preservation easement and the area of the sinkhole placed in a karst conservation easement. The Department will continue to work with the petitioner to identify that exact preservation area before the second hearing.

---

**20.06.070(b)(3)(E)(i)(1) ZONING MAP AMENDMENT PLAN COMMISSION REVIEW AND RECOMMENDATION:**

The following criteria are those that the Plan Commission must consider when reviewing a zoning map amendment request.

[a] The recommendations of the Comprehensive Plan;

**ADOPTED FINDING:** The Comprehensive Plan designates the western 2/3 of this site as "Employment" and the eastern 1/3 as "Mixed Urban Residential". The Employment Center district includes professional and business offices, light assembly plants, flex-tenant facilities, and research and development centers. The Employment Center district should contain a mix of office and light/high-tech manufacturing uses that provide quality employment opportunities for the Bloomington community. The proposed rezoning would allow for the zoning district to match the existing use on the site and allow for the new construction. The new construction would also allow for an existing tower array to be removed and placed inside of a building. The proposed conservation easement would create a natural buffer for the less intense properties to the east.

[b] Current conditions and character of structures and uses in each zoning district;

**ADOPTED FINDING:** The site has currently been developed with several outbuildings and storage buildings for service vehicles and personnel. This site is also adjacent to several other Industrial type uses with a salvage yard to the southwest and industrial office to the north. The presence of the railroad tracks to the immediate south of this property creates a separation

between this and other industrial uses to the west and the residences to the east.

[c] The most desirable use for which the land in each zoning district is adapted;

**ADOPTED FINDING:** The Comprehensive Plan designates the majority of this site as Employment and this uses fulfills that goals. The rezoning of this property to Employment allows its continued use and expansion to continue to meet the goals of the Comprehensive Plan.

[d] The conservation of sensitive environmental features;

**ADOPTED FINDING:** There is a stand of trees surrounding this site as well as a karst feature. These must be placed in Conservation Easements prior to issuance of any permits.

[e] The conservation of property values throughout the jurisdiction; and

**ADOPTED FINDING:** The replacement of an existing dilapidated building with a new building will add to this property value as well as potentially benefit the surrounding properties. No adverse impact to property values throughout the jurisdiction is expected.

[f] Responsible development and growth

**ADOPTED FINDING:** The rezoning of this site will match the Comprehensive Plan designations for this area as well as match existing and surrounding land uses. The location of jobs and businesses within the City boundaries helps to discourage urban sprawl and encourages supportive uses for infill development.

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**CONCLUSION:** The Department believes that the rezoning of this site to Employment would match the Comprehensive Plan designation of the site as Employment. The unique existing environmental features on the site allow for the inclusion of the environmental protection easements that will maintain the existing buffer between potentially intense Employment uses and the residential neighborhood to the east. This area of Fountain Drive north of the railroad tracks has predominantly been developed with Industrial uses. The preservation of the existing trees around the perimeter will provide a natural buffer between this use or potential future uses and some of the single family residences to the north and the east.

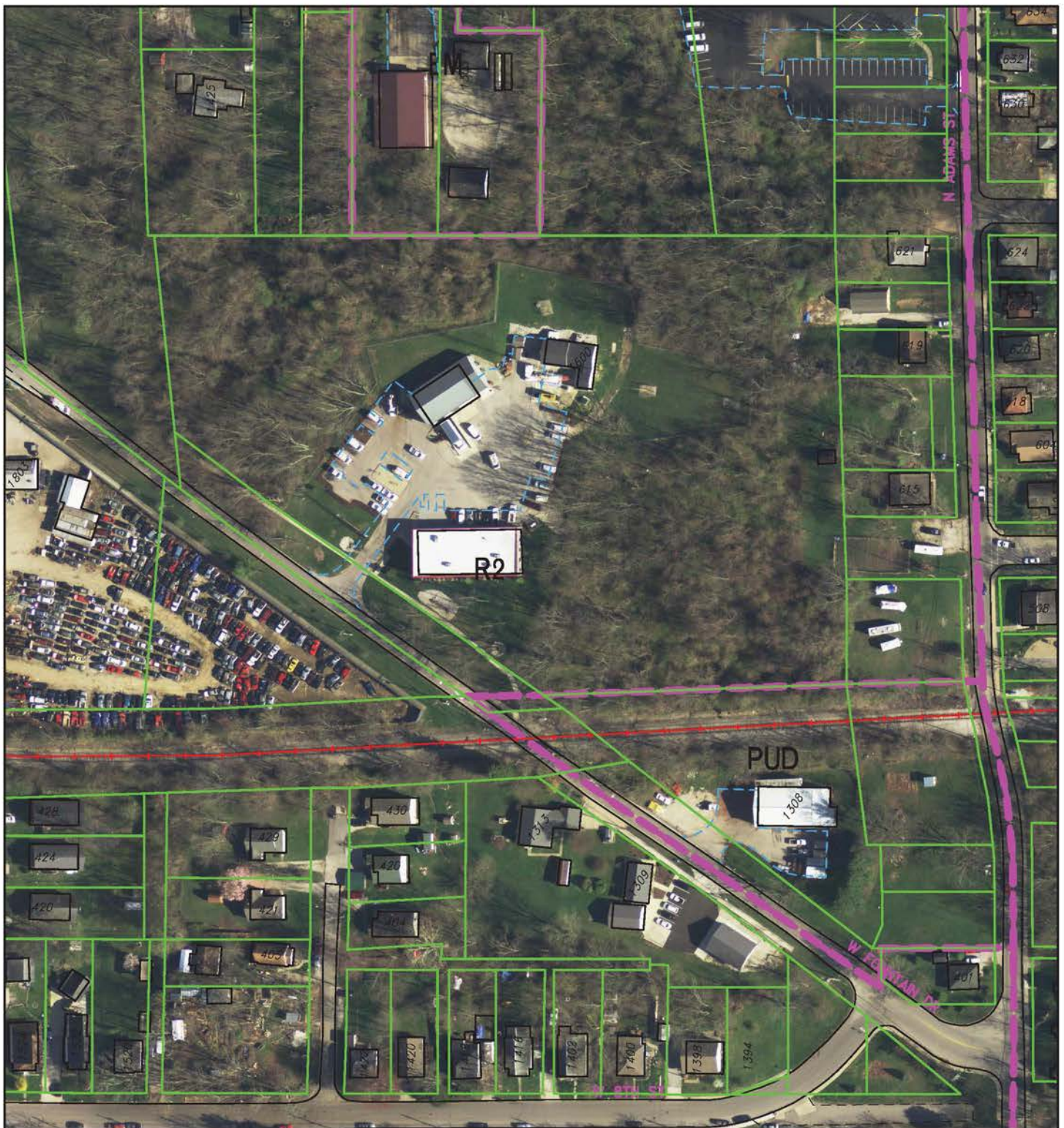
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**RECOMMENDATION:** The Plan Commission voted 9-0 to forward this petition to the Common Council with a favorable recommendation and the following conditions:

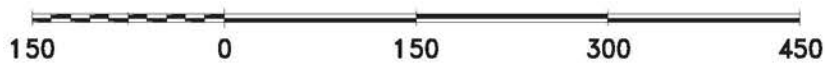
1. The portions of trees along the north and east property lines, including the karst feature on the west side of the site, shall be mapped to meet UDO requirements and shall be placed in the appropriate Conservation and Karst Conservancy Easements in a recorded document before issuance of any permits for the site.
2. A compliant landscape plan must be submitted prior to issuance of any permits.







By: greulice  
14 Sep 20



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 150'



September 4, 2020

Planning Commission  
City of Bloomington  
401 N. Morton Street  
Bloomington, IN 47404

Dear Mr. Gruelich:

We respectfully submit our petition for the rezoning of the Comcast parcel located at 1600 Fountain Drive, Bloomington, IN. We are requesting that the parcel be rezoned from R2 (residential) to EM (employment).

The proposed project consists of constructing a new building to encapsulate the existing building. The existing building is approximately 1,640 square feet and consists of wood structural elements (combustible construction per FM Global) with aluminum siding and shingled roof. The new 2,728 square foot building will consist of 2 hour rated load bearing split face block walls and 2 hour rated precast concrete roof planks covered with EPDM roofing material. The existing site tower will be permanently removed as a result of this project once the new building is completed.

The current facility provides essential internet, emergency (911) & telephony services and has reached its physical capacity. We provide media, entertainment and communication services for local businesses, state/local government, Indiana University, and thousands of southcentral Indiana homes. The new facility will allow for the expansion of such critical services to meet customer demands well into the future.

The construction of the new facility is essential for our ability to keep up with the increasing need for internet, emergency and telephony demands while safeguarding against potential building hazards. Our current facility footprint, low ceiling height & HVAC restrictions prohibit us from meeting these

demands. The new facility will allow us to expand our equipment/device count, augment back up power, provide proper HVAC design and deliver a building design/construction that allows us to continue to meet FM Global standards into the future.

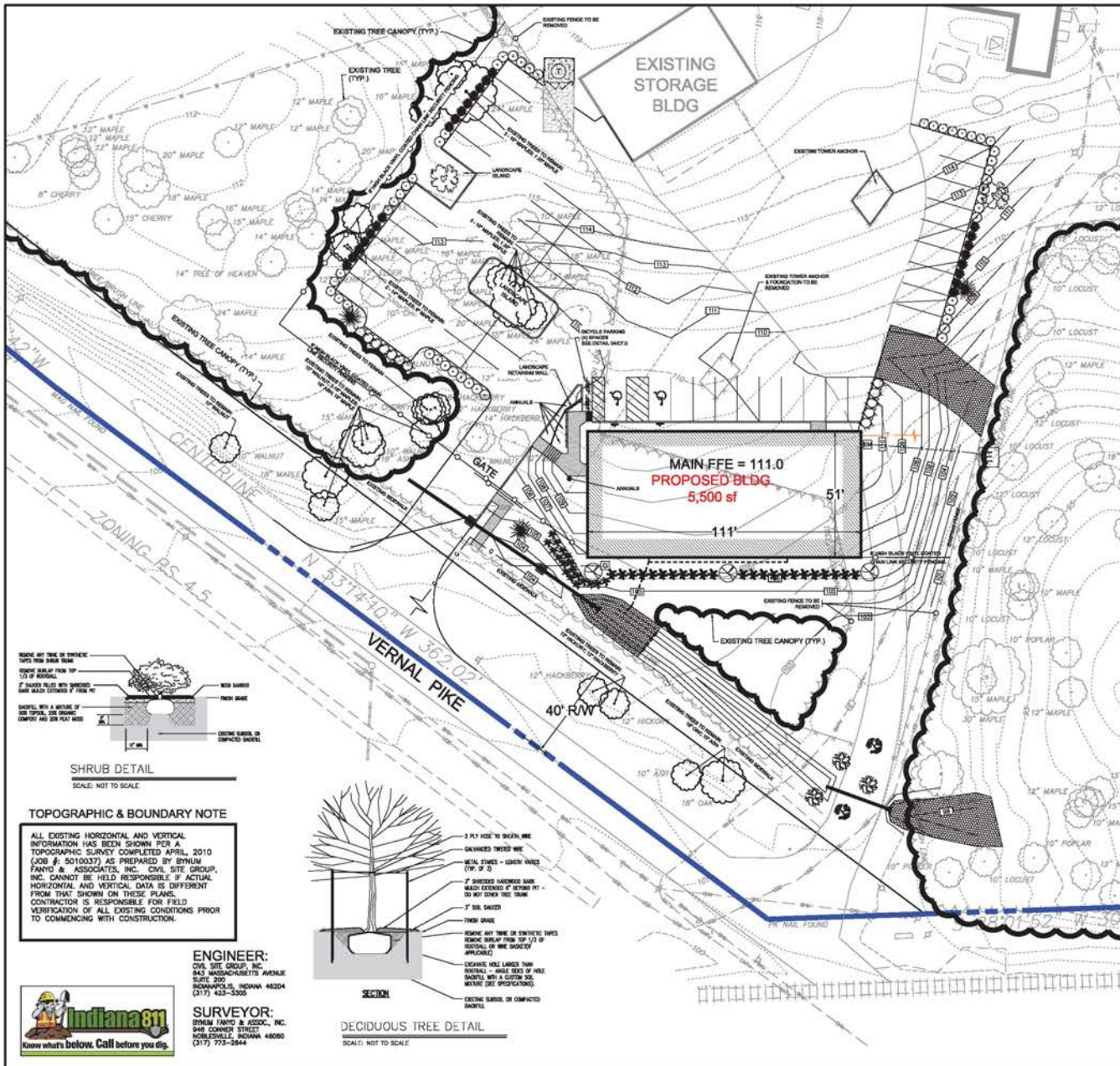
Due to the current facility building restrictions limiting our capability to meet internet, emergency and telephony demands in the future, we ask that you consider the rezoning of our site to allow for us to proceed with the new building construction which will result in the removal of the 240 foot tower currently located on the site.

Sincerely,

**Eddy G. Rodriguez** | Central Division • CI Engineering | 734-634-3396  
1401 E. Miller Rd., Lansing, MI. 48911







REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY
1	04/09/10	REVISED PER PLANNING REVIEW COMMENTS	BSC	BSC
2	06/13/10	REVISED PER 8/9 PLAN COMMISSION COMMENTS	BSC	BSC
3	06/30/10	REVISED PER PLANNING COMMENTS (B2A)	BSC	BSC

PLANTING SCHEDULE		
SYMBOL	Quantity	Species
3	3	*JAPANESE LILAC TREE (Syringa reticulata) - 2" Caliper 6" Above F.D.
3	3	VIRGINIA PINE (Pinus virginiana) - 6" HEIGHT
2	2	*SLIP TREE (Salix purpurea) (Min. 2" Caliper 12" Above F.D.)
23	23	WINE BARK - "Summer Wine" - Physocarpus opulifolius, Physocarpus opulifolius (Min. 18" Height)
23	23	GREEN VELVET BOXWOOD (Buxus Green Velvet) - 15" HIGH, 4" O.C. - TYP.
18	18	WINTERBERRY HOLLY (Ilex verticillata) - 18" HIGH, 4" O.C. - TYP.
12	12	VIRGINIA SWEETSPICE (Two Virgins) - 15" HIGH, 4" O.C. - TYP.
18	18	KUSCUTSUS SHRUB ROSE (Rose Kuscutus) - 15" HIGH, 4" O.C. - TYP.
23	23	PERENNIAL FOUNTAIN GRASS (Phenanthem obsoletum) - #1 CONT. 4" O.C. - TYP.
3	3	KAUAI COFFEE TREE (Gynerium affine) - Min. 2" Caliper 12" Above F.D.
3	3	RED MAPLE (Acer rubrum "October Glory") - Min. 2" Caliper 12" Above F.D. & 6" Height

**TREE STAKING DETAIL**  
SCALE: NOT TO SCALE

**LANDSCAPE NOTES:**  
All species of plant materials and substitutions thereof are subject to compliance by the City of Bloomington Planning Department and approval of the Owner or a representative of the Owner.  
All plant materials are to be warranted for a period of one year from date of installation by the Contractor or a representative of the Owner.  
All plant materials to be planted in a manner that ensures the survival. Any unwaranteed or other type of plant material is to be replaced by the Contractor at no cost to the Owner. If no survival in a plant species or acceptable substitute is evident within the time, the project Landscape Architect/Engineer is to be notified immediately to make a determination of possible options.  
All plant materials are subject to approval by the project Landscape Architect/Engineer to substitute and may be required for removal of all materials in the contract. Should there be a delay due to weather or other unforeseen, natural or man-made conditions, the Contractor is responsible for the timely installation of all materials in the contract. Should there be a delay due to weather or other unforeseen, natural or man-made conditions, the Contractor is responsible for the timely installation of all materials in the contract. Should there be a delay due to weather or other unforeseen, natural or man-made conditions, the Contractor is responsible for the timely installation of all materials in the contract.  
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**PLAN NOTES:**  
WOOD FENCE TRASH ENCLOSURE

**TREE PRESERVATION**  
THE SUBJECT PROPERTY IS APPROXIMATELY 7 ACRES WITH A BASELINE TREE CANOPY OF 4.83 ACRES & EQUIVATING TO 86% BASELINE CANOPY COVER. REQUIRED RETAINED CANOPY COVER = 4.14 ACRES & 3.78 ACRES & PROPOSED RETAINED CANOPY COVER = 4.14 ACRES.

**SPECIES NOTE**  
THE SPECIES OF THE TREES AND SHRUBS SHOWN ON THIS LANDSCAPE PLAN ARE SUBJECT TO CHANGE BASED ON SEASONAL AVAILABILITY. ALL SUBSTITUTIONS TO BE APPROVED BY THE CITY OF BLOOMINGTON URBAN FORESTER.

**LANDSCAPE NOTE**  
ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON ZONING ORDINANCE. THE MINIMUM LANDSCAPING IMPROVEMENTS ARE SUBJECT TO FINAL INSPECTION.

**ALDERSON COMMERCIAL GROUP, INC.**  
1530 AMERICAN WAY, STE 210  
GREENWOOD, INDIANA 46143

**CIVIL SITE GROUP, INC.**  
843 MASSACHUSETTS AVENUE, SUITE 200  
INDIANAPOLIS, INDIANA 46204  
(317) 423-3305 Fax: (317) 423-3306

**COMCAST TECH CENTER**  
1600 WEST VERNAL PIKE  
BLOOMINGTON, INDIANA 47404

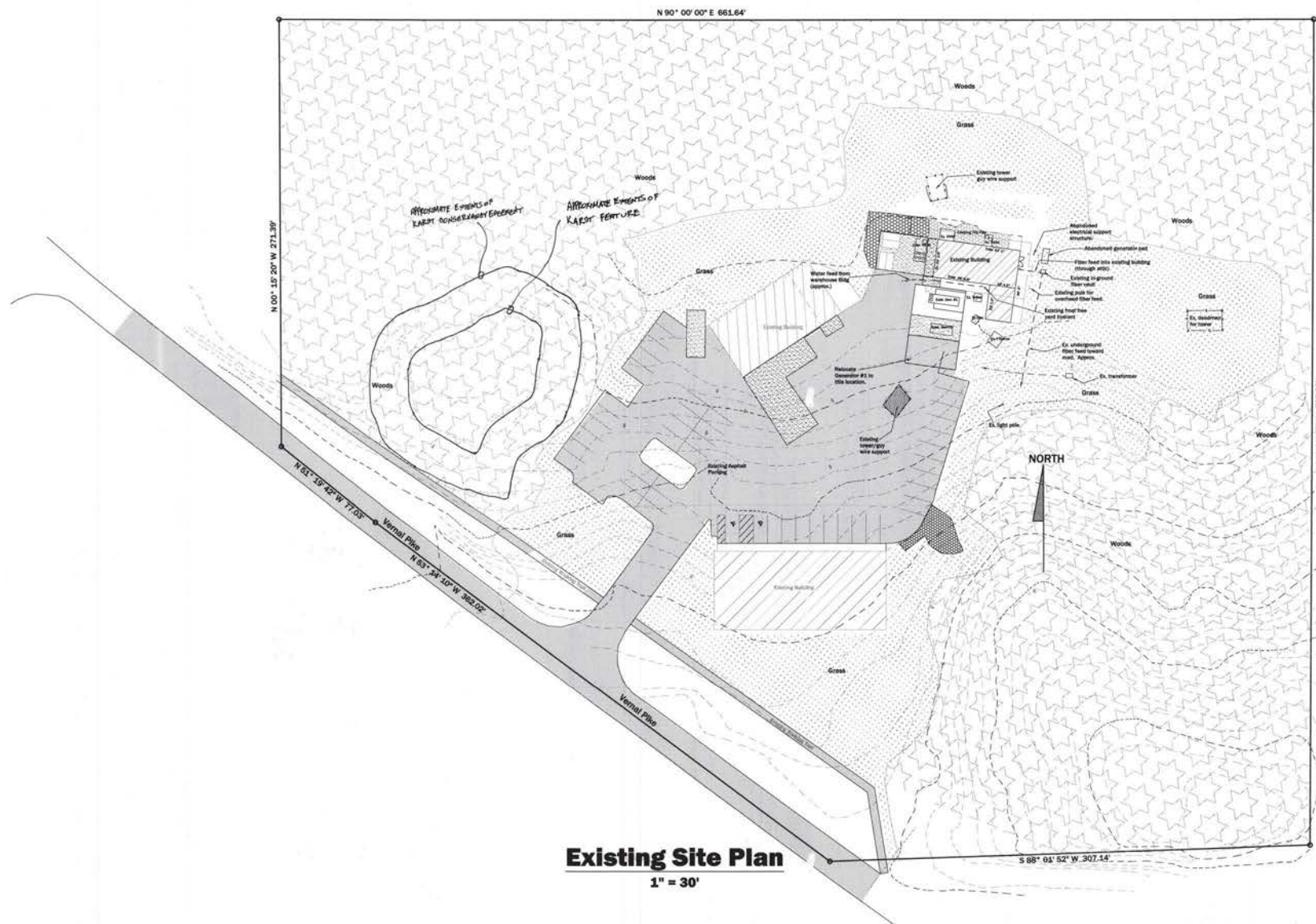
**LANDSCAPE PLAN**

**PROJECT NUMBER**  
ACG.006

**DRAWING NUMBER**  
**L1.0**

**SHEET 1 OF 1**





**Existing Site Plan**  
1" = 30'

**Civil Note:**

This project will add a new building (2,739 sf) over the top of an existing building (1,650 sf). Once the new building is placed the existing building will be removed. Also, a concrete pad will be removed and relocated where there is existing asphalt parking. This loss of hard surface for this concrete pad is approx. 400 sf. After construction, the amount of additional hard surface will be approx. 689 sf (2,739 - 1,650 - 400).

**Index of Civil Drawings**

- C-101 Overall Site Plan
- C-102 Existing Site, Demolition Plan
- C-103 Proposed Site Plan, Erosion Control Note

**Comcast**  
1600 Fountain Drive  
Bloomington, Indiana 47404

**Engineer Associates, Inc.**  
640 Main Street, Suite 201  
Tall City, Indiana 47386  
Indiana Phone 317-843-3113  
Toll City Phone 812-647-3100  
e-mail: KLSimpson@EngineerAssociates.net  
Kenneth Leo Simpson, P.E.

Drawn: KLS  
Drawing Date: 7/1/20  
Revision Date:

**Dates**

Plot Information:  
File Name: Comcast Bloomington  
Plot Date:  
CAD Operator: KLS

Seal



Sheet number

**C-101**

60780  
BL  
7/100/20

# COMMERCIAL BUILDING PERMIT APPLICATION

## MONROE COUNTY BUILDING DEPARTMENT

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

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

Received 07/20/2020

C20-282

Project Name Comcast Headend Building Project Address 1600 Fountain Drive  
City Bloomington State IN Zip Code 47404 Parcel No. 53-05-32-300-034.00-000  
Township Bloomington Section No. 32 Lot No.

Property Owners Name Eddy Rodriguez Phone No. 734-634-3396  
Property Owners Address 6174 Hardy Lane Howell State MI Zip Code 48855

Applicants Name Fredericks Inc. Phone No. 765-778-7588  
Applicants Address 5448 W Old St. Rd. # 132 Pendleton State IN Zip Code 46064

Proposed Work: ☒ New Construction ☐ Addition ☐ Remodel ☐ Other  
Type of use (ie. office) telecommunications Rental: ☐ Yes ☐ No Total number of units: 1  
Total Square Footage of proposed structure/remodel/addition 2,800 sqft  
First Floor Area sq ft 2,800 Second Floor Area sq ft Third Floor Area sq ft  
Basement Area sq ft Other Floors Area sq ft

State Construction Design Release number: Sprinkler System ☒ Yes ☐ No  
We have applied waiting on release

Type of Construction Block & Concrete Use group  
Maximum number of employees per shift: 2 Building height in stories: 1 Height in feet 24'  
Maximum number of Public 0  
Fire Alarm x YES NO  
General Contractor: Fredericks Inc. HVAC Contractor TBD  
Phone Number 765-778-7588 Phone Number  
Plumbing Contractor TBD Electrical Contractor J&J Electric  
License Number Phone # License Number Phone # 765-457-5507

Driveway Permit No. ☐ State of Indiana ☐ Monroe County ☐ City of Bloomington  
Wastewater system to be connected to: ☐ City of Bloomington Sewer ☐ Other sanitary system ☐ Septic  
Flood Plain: ☐ Yes ☐ No Sink Holes: ☐ Yes ☐ No Watershed: ☐ Yes ☐ No  
Sign specification submitted with plans: ☐ Yes ☐ No

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department. As the Person eligible and responsible for obtaining a permit or permits as required in Section 430-7 of the Monroe County Building Code, and based upon information contained within these plans, I certify that these plans are identical to those released for construction by the Indiana Department of Fire and Building Services. I also understand that if it is determined that these plans are not identical, all permits obtained as a result of their submittal may be revoked as stated in Section 430-15 of the Monroe County Building Code.

Signature of Applicant: Karen F. Gentry Date: 07-17-2020  
Email address gentry.karen@fredericksinc.com (10/15/19) updated



Project - COMCAST HEADEND BUILDING-  
COM NEW-1600  
Address - 1600 FOUNTAIN DR W  
Parcel - 53-05-32-300-034.000-004  
App # - 68780 Twp - BL-32

# COMCAST

## 1600 Fountain Drive Bloomington, IN 47404

# HEADEND BUILDING



VICINITY MAP



LOCATION PLAN



### SHEET INDEX

- T-101 TITLE SHEET
- C-101 EXISTING SITE PLAN
- C-102 SITE DEMOLITION PLAN
- C-103 PROPOSED SITE PLAN/EROSION CONTROL PLAN
- D-101 DEMOLITION PLAN
- S-101 GENERAL NOTES & TYPICAL DETAILS
- S-102 FOUNDATION PLAN
- S-103 ROOF PLAN
- S-104 DETAILS
- A-101 FLOOR PLAN & LIFE SAFETY PLAN
- A-102 ELEVATIONS
- M-101 MECHANICAL PLAN
- M-102 MECHANICAL, ELECTRICAL & DETAILS
- MP-101 PROPOSED HUMIDIFICATION FLOOR PLAN
- MP-102 PROPOSED HUMIDIFICATION SCHEDULES & DETAILS
- E-101 LIGHTING PLAN
- E-102 POWER PLAN
- E-103 SINGLE LINE Riser DIAGRAM
- E-104 PANEL SCHEDULES

**ARSEE ENGINEERS, Inc.**  
CLIENT ORIENTED - BY DESIGN  
8715 ARCADIA DRIVE, SUITE 100  
FISHERS, INDIANA 46037-6808  
317.984.1500 PHONE  
317.984.1880 FAX

P.O. Box 229  
5448 W. Old 132  
Pendleton, IN 46064  
Phone: (765) 778-7588  
Fax: (765) 778-7589

HEADEND BUILDING  
**COMCAST**  
1600 Fountain Drive  
Bloomington, IN 47404

REV	DESCRIPTION	DATE
A	PRINT SET	07/20

DESIGNED BY: APL

DRAWN BY: LJD

SCALE: AS NOTED

DATE: 07/01/2020

SHEET NO.: T-101

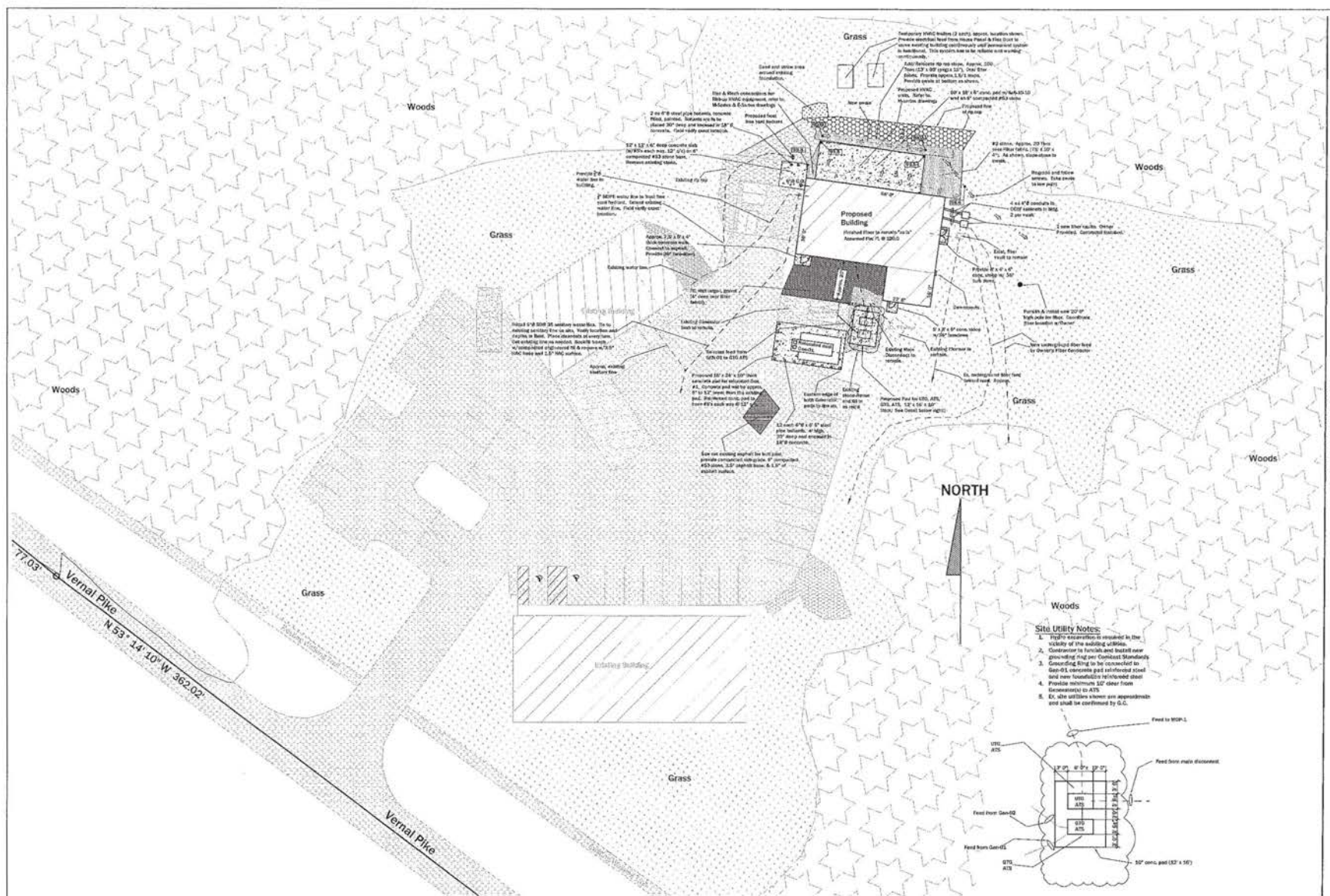
THIS TITLE SHEET











S 00° 21' 57" W 525.66'

**Comcast**  
1600 Fountain Drive  
Bloomington, Indiana 47404

**Engineer Associates, Inc.**  
64th Main Street, Suite 201  
Tall City, Indiana 47566  
Phone: 317-461-3113  
Fax: 317-461-3113  
Email: EAS@engineerassoc.com

Drawn: MJS  
Drawing Date: 7/1/20  
Revision Date:

**Dates**

**Plot Information:**  
File Name: Comcast Bloomington  
Plot Date:  
CADD: Comcast: KLS

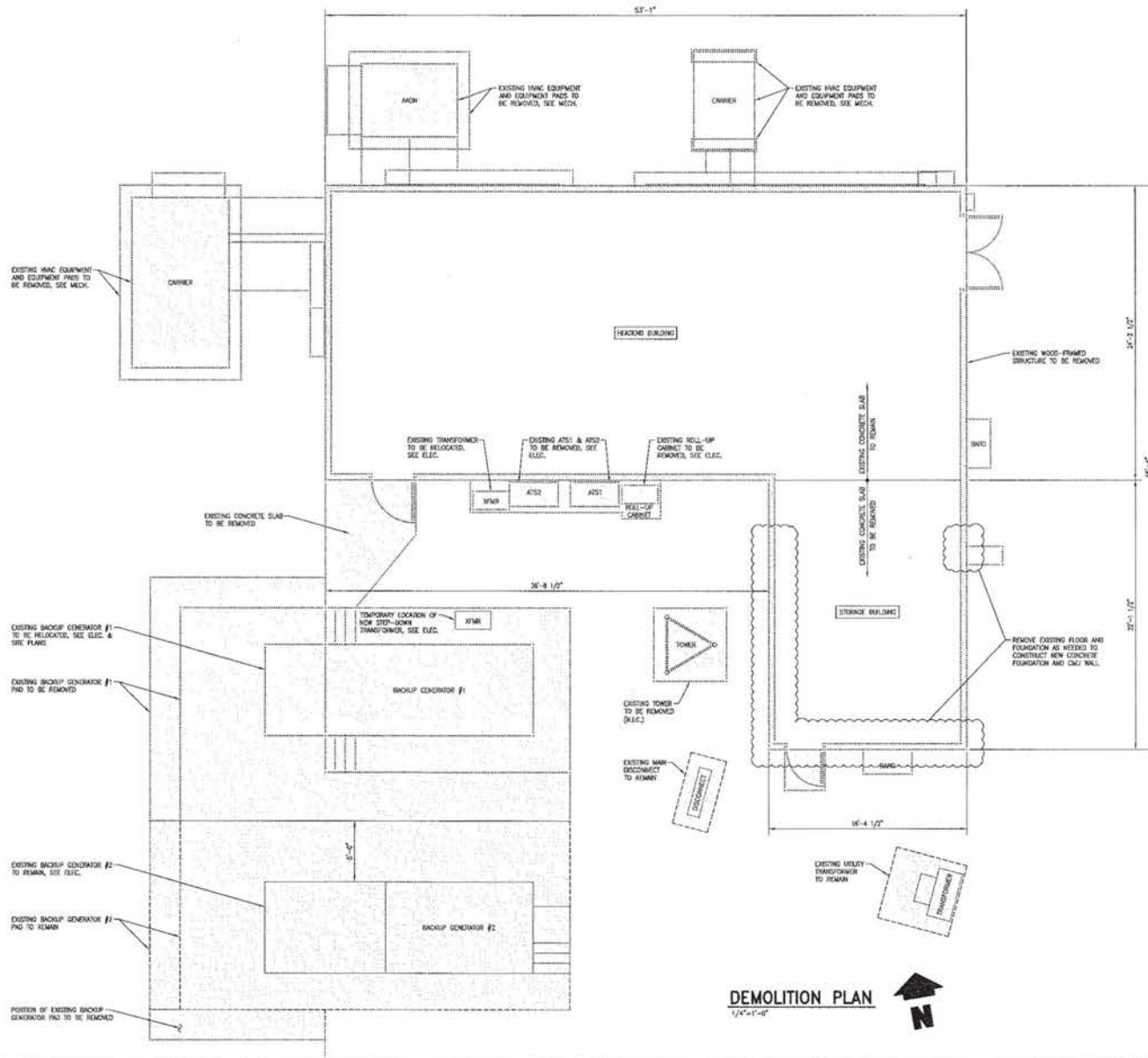
Scale



Sheet number

**C-103**

G:\\_P Drive\20107\Comcast\101.dwg 6/29/20 - 2:15 PM



# LEGEND

- EXISTING ITEMS
- PROPOSED ITEMS
- ITEMS TO BE REMOVED
- EQUIPMENT

**ARSEE ENGINEERS, INC.**  
CLIENT ORIENTED—BY DESIGN  
1875 ANACONDA DRIVE, SUITE 100  
PESHERO, INDIANA 46055-6488  
317.584.4100 PHONE  
317.584.4084 FAX



P.O. Box 229  
5448 W. Old 132  
Pendleton, IN 46064  
Phone: (765) 778-7588  
Fax: (765) 778-7599



HEADEND BUILDING  
**COMCAST**  
1600 Fountain Drive  
Bloomington, IN 47404

DATE	BY	CHKD	APP'D
6/29/20	APL	TWD	

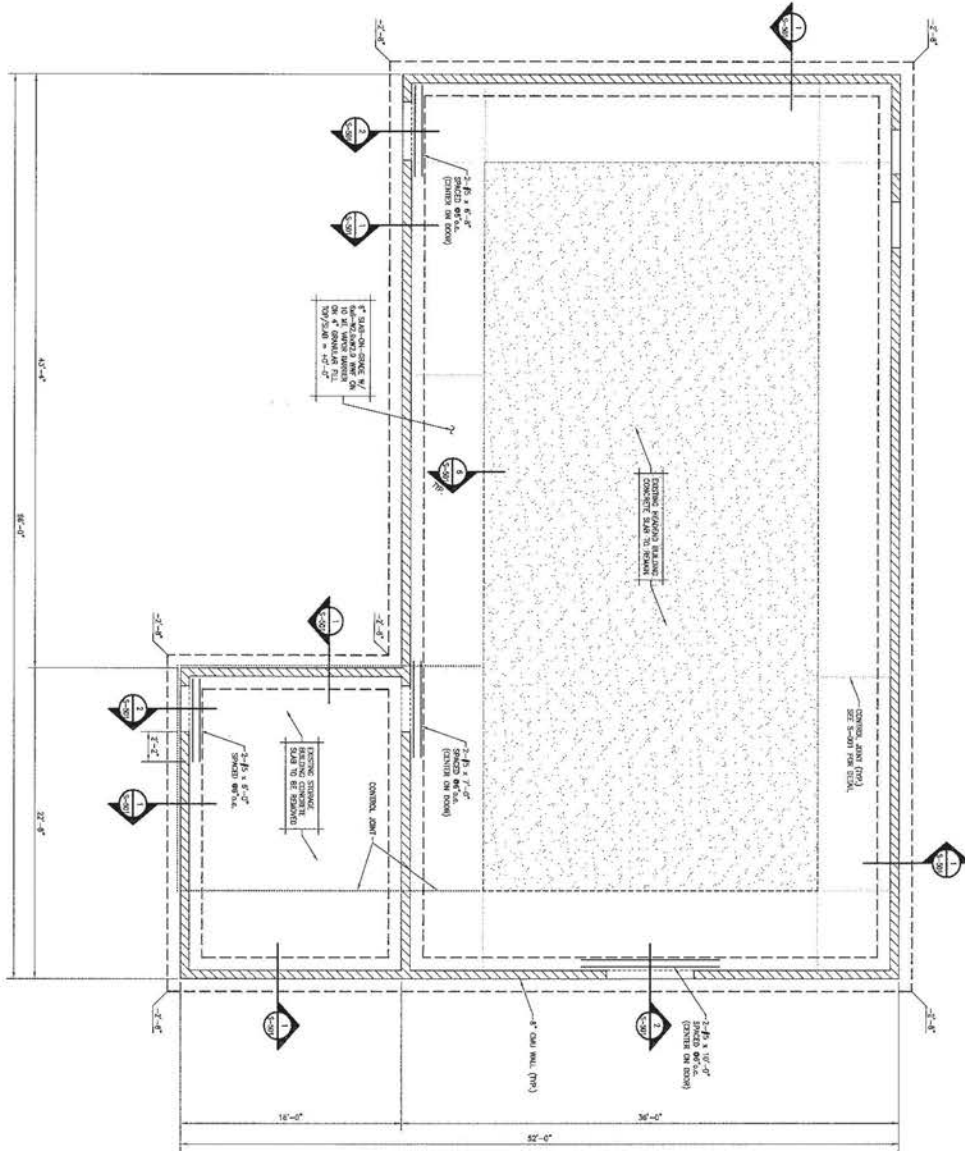
DEMOLITION PLAN  
D-101







# FOUNDATION PLAN



**LEGEND**

--- EXISTING FOUNDATION  
 --- PROPOSED FOUNDATION  
 --- TO BE REMOVED  
 --- TO BE REMOVED

S-101

FOUNDATION PLAN

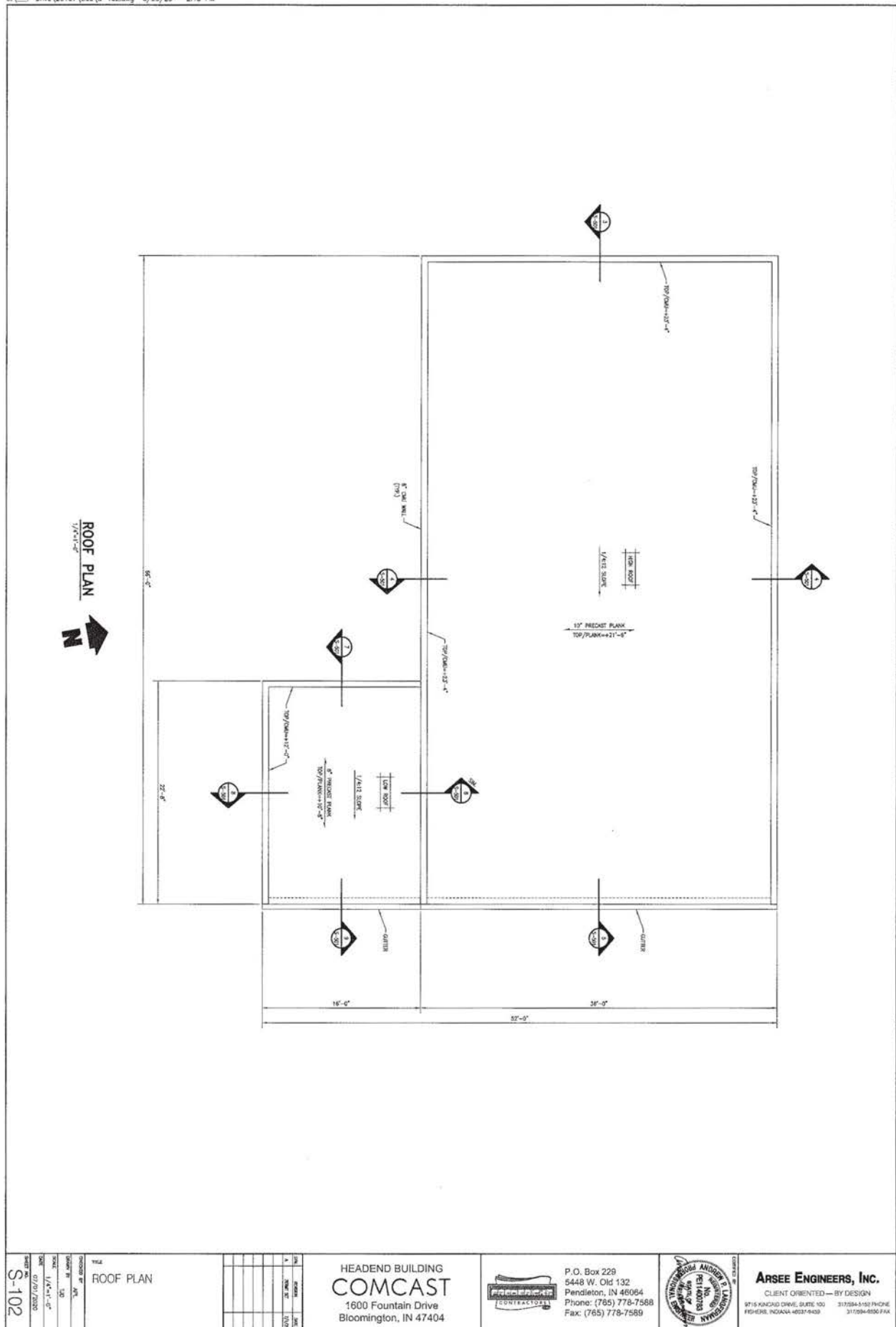
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**COMCAST**  
 1600 Fountain Drive  
 Bloomington, IN 47404

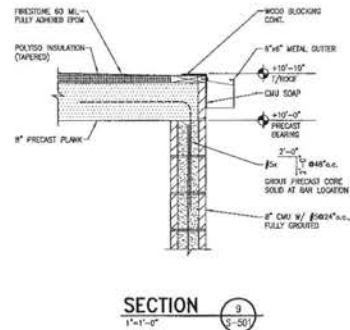
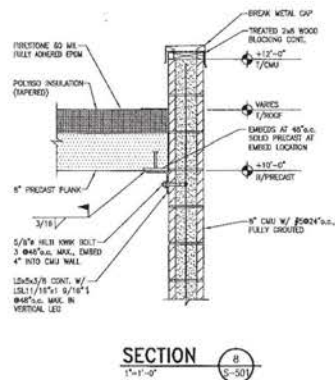
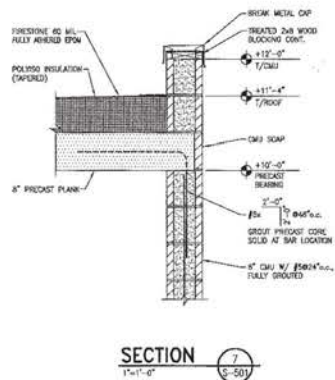
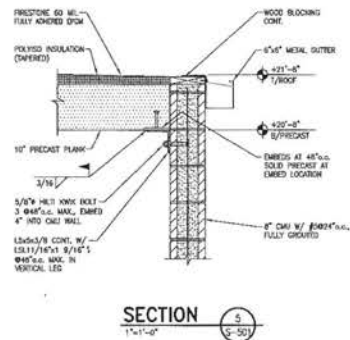
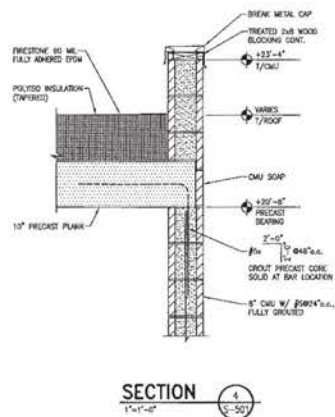
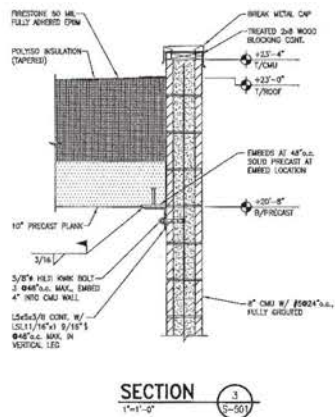
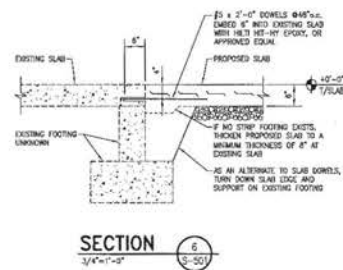
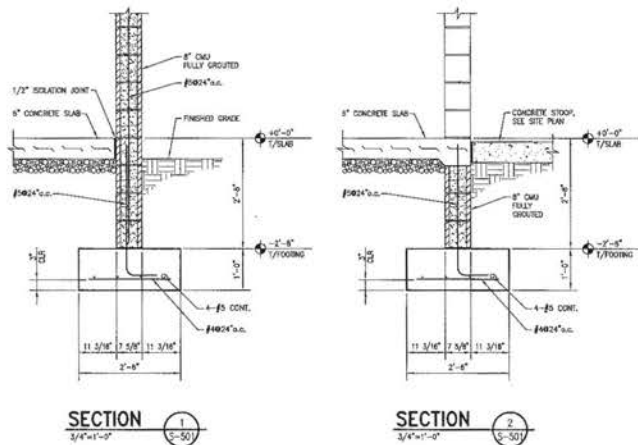


P.O. Box 229  
 5448 W. Old 132  
 Pendleton, IN 46064  
 Phone: (765) 778-7588  
 Fax: (765) 778-7589



**ARSEE ENGINEERS, INC.**  
 CLIENT ORIENTED — BY DESIGN  
 8715 KINCAID DRIVE, SUITE 100  
 FISHERS, INDIANA 46037-8409  
 317.594-0152 PHONE  
 317.594-9590 FAX





**ARSEE ENGINEERS, INC.**  
CLIENT ORIENTED BY DESIGN  
875 KANDORF DRIVE, SUITE 100  
BLOOMINGTON, INDIANA 47404  
PHONE: (765) 482-5400 FAX: (765) 482-5401

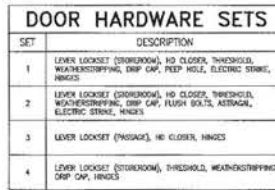
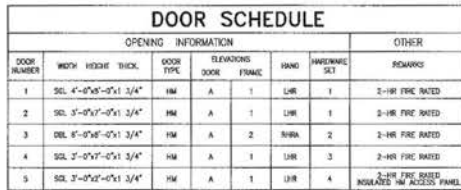
DESIGNED BY: **ANDREW P. LANGSTON**  
NO. **151400783**  
DATE: **07/01/2020**

P.O. Box 229  
5448 W. Old 132  
Pendergast, IN 46064  
Phone: (765) 778-7588  
Fax: (765) 778-7589

**COMCAST**  
HEADEND BUILDING  
1600 Fountain Drive  
Bloomington, IN 47404



REV	REVISION	DATE
1	ISSUED FOR PERMIT	07/01/2020
2	ISSUED FOR PERMIT	07/01/2020
3	ISSUED FOR PERMIT	07/01/2020
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98	ISSUED FOR PERMIT	07/01/2020
99	ISSUED FOR PERMIT	07/01/2020
100	ISSUED FOR PERMIT	07/01/2020

DETAILS  
S-501



WALL TYPES	
1	8" CMU, 1" POLYSTYRENE INSULATION, 3 5/8" CMU STUD (DOCK) W/ R-13 BATT INSULATION, 3/4" FIRE TREATED PLYWOOD, AND NON-REINFORCED PLASTIC TONGUE-AND-GROOVE PANELS (NOF)
2	8" CMU, 1" POLYSTYRENE INSULATION, 3 5/8" CMU STUD (DOCK) W/ R-13 BATT INSULATION, AND NON-REINFORCED PLASTIC TONGUE-AND-GROOVE PANELS (NOF)
3	8" CMU, 3 5/8" CMU STUD (DOCK) EACH SIDE, 3/4" FIRE TREATED PLYWOOD (HEADEND SIDE ONLY), AND NON-REINFORCED PLASTIC TONGUE-AND-GROOVE PANELS (NOF) EACH SIDE

FINISH SCHEDULE	
SURFACE	DESCRIPTION
WALL (OUTDOOR)	EXPOSED CMU (SPLIT FACED) W/ 1 COAT PRIMER, 2 COATS FINISH PAINT
WALL (INTERIOR)	NON-REINFORCED PLASTIC TONGUE-AND-GROOVE PANELS (W/HP)
CEILING	EXPOSED PRECAST PLANKS W/ 1 COAT PRIMER, 2 COATS FINISH PAINT
FLOOR	(AT NEW CONCRETE ONLY) 1/2"x1/2" VCT W/ 4" VINYL BARS
DOORS	1 COAT PRIMER, 2 COATS FINISH PAINT

 FIRE EXTINGUISHER  
 CARD READER

FLOOR PLAN & LIFE SAFETY PLAN  
1/4"=1'-0"



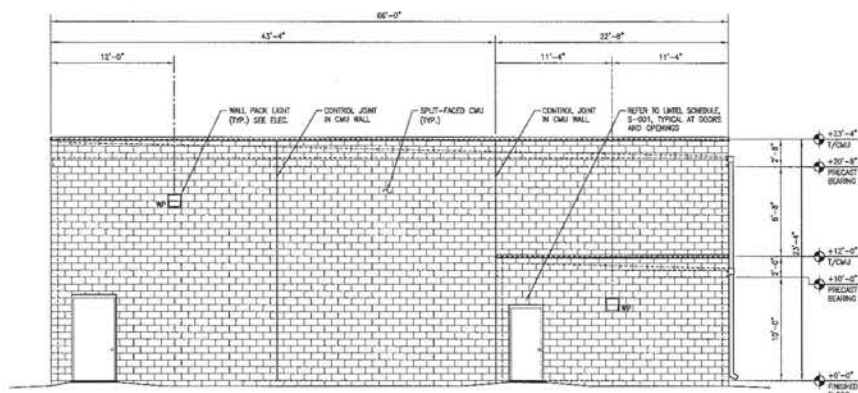
HEADEND BUILDING  
**COMCAST**  
1600 Fountain Drive  
Bloomington, IN 47404

DATE	REVISION	BY
A	PRIME SET	TV

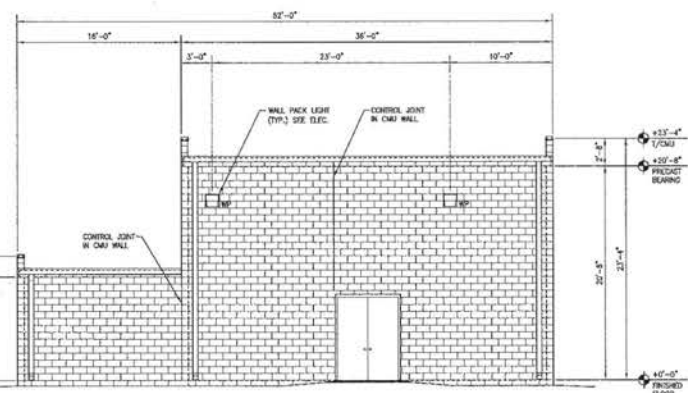
FLOOR PLAN &  
LIFE SAFETY PLAN

DESIGNED BY	AFL
DRAWN BY	T.R
SCALE	1/4" = 1'-0"
DATE	07/01/2002
SHEET NO.	A-10

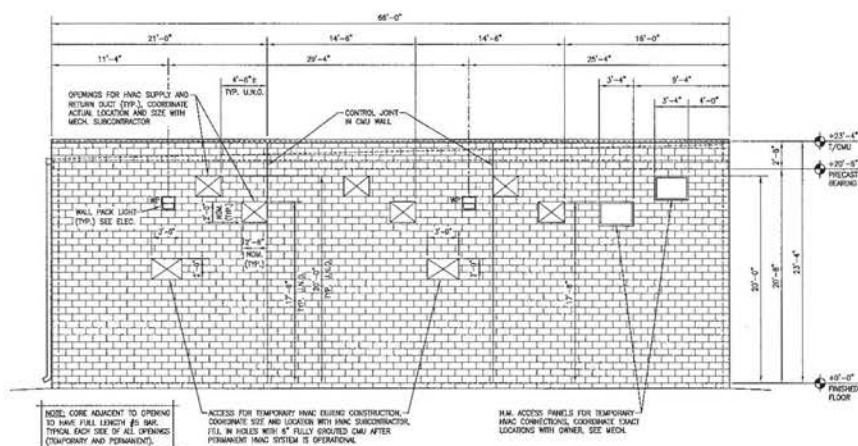




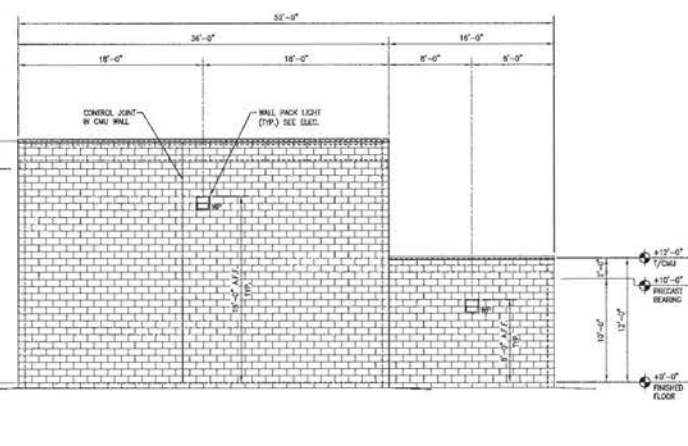
SOUTH ELEVATION

$$3/16^{\circ} \approx 1^{\circ} = 0^{\circ}$$


EAST ELEVATION

$$\frac{3}{16}'' = 1'' - 0''$$


NORTH ELEVATION

$$\frac{3}{16}'' = 1' - 0''$$


WEST ELEVATION

$$\frac{3}{16}'' = 1' - 0''$$

**ARSEE ENGINEERS, INC.**  
CLIENT ORIENTED — BY DESIGN  
317/234-8152 FAX 317/234-8153  
8715 KIMWOOD DRIVE, SUITE 100  
FISHERS, INDIANA 46037-4459

REGISTERED BY  
ANDREW P. LANGFELMAN  
REGISTERED  
No.  
PE11400783  
STATE OF  
MASSACHUSETTS

P.O. Box 229  
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HEADEND BUILDING  
COMCAST  
1600 Fountain Drive  
Bloomington, IN 47404

DATE	REVISION	
A	PERMANENT SET	

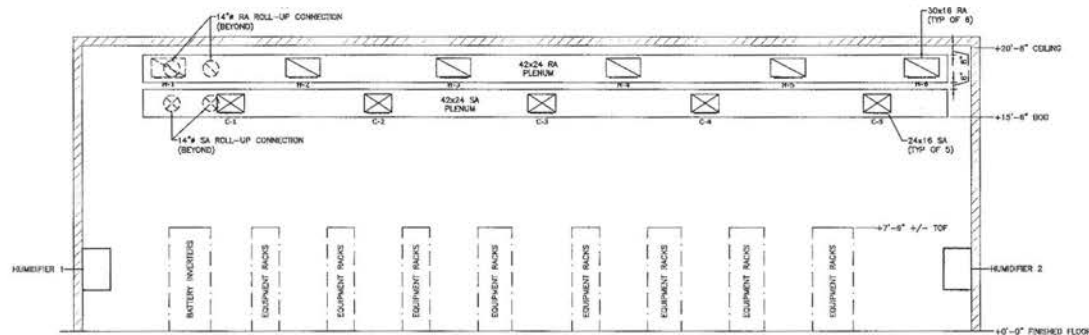
## ELEVATIONS

CHECKED BY: APL  
DESIGNED BY: TJO  
SCALE: 3/16"=1'-0"  
DATE: 07/01/2020  
SHEET NO.: A-301



EQUIPMENT	MONITORING & ALARMING SCHEDULE			
	MONITORING LOCATION			
	QUEST PANEL	MODBUS	USER SWITCH WES CONFIGURATION	IP ADDRESS REQ'D
GENERATOR 1	X <sup>a</sup>	X	X <sup>a</sup>	X
GENERATOR 2	X <sup>a</sup>	X	X <sup>a</sup>	X
UTG ATS	X	X	X	X
OTO ATS	X			
TVSS 1	X		X	X
TVSS 2	X		X	X
KW METER	X	X	X	X
INVERTER			X	X
DC PLANT			X	X
SMART BDCB			X	X
SDCB				
BATTERIES				
SMART FAPs (6)			X	X
RTU1			X	X
RTU2			X	X
RTU3			X	X
HVAC 4			X	
HUMIDIFIER 1		X	X	X
HUMIDIFIER 2		X	X	X
TEMP SENSORS			X	
FA PANEL <sup>c</sup>	X			X
ACCESS CONTROL CARD READERS (3)			X	X
CAMERAS (3)			X	X

NOTES:  
<sup>a</sup> 24 CONTACTS PER GENERATOR  
<sup>b</sup> ETHERNET GATEWAY  
<sup>c</sup> FA PANEL TO CALL LOCAL FIRE AUTHORITIES AS REQUIRED BY LOCAL CODE



PROPOSED MECHANICAL ELEVATION PLAN  
 1/4"=1'-0"



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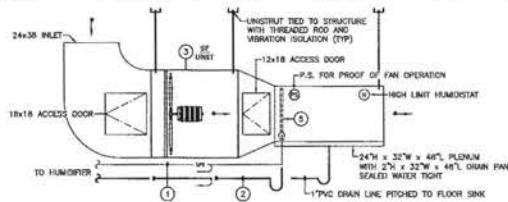
HEADEND BUILDING  
**COMCAST**  
 1600 Fountain Drive  
 Bloomington, IN 47404

NO.	REVISION	DATE
1	PLUMB SET	5/26/06

PROPOSED  
 MECHANICAL  
 ELEVATION PLAN

ORDERED BY: TLM  
 DRAWN BY: LEH  
 SCALE: 1/4"=1'-0"  
 DATE: 06/12/2006  
 SHEET NO.: M102

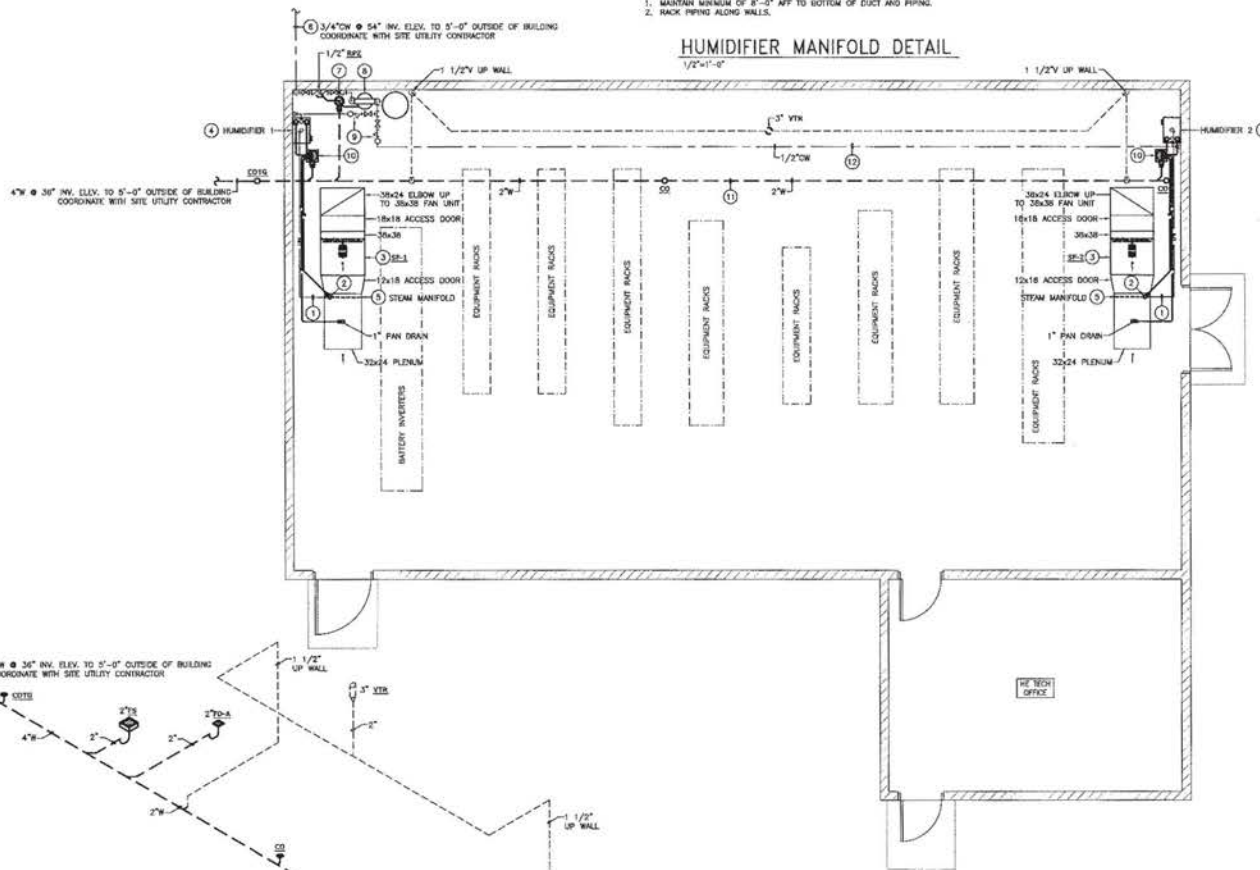




NOTES:  
1. MAINTAIN MINIMUM OF 6"-2" AFF TO BOTTOM OF DUCT AND PIPING.  
2. RACK PIPING ALONG WALLS.

### HUMIDIFIER MANIFOLD DETAIL

1/2"x1'-0"



### PROPOSED HUMIDIFICATION FLOOR PLAN

1/4"x1'-0"



#### GENERAL NOTES

1. SPECIAL NOTE: THIS PLAN IS FOR INSTALLATION OF HUMIDIFICATION SYSTEM. SANITARY, DOMESTIC WATER AND INTERFERENCE WITH D.O.C. CONTROLS. REFER TO 10-101 AND 10-102 FOR ADDITIONAL INFORMATION.
2. HUMIDIFICATION CONTROL: HUMIDIFIER SHALL OPERATE TO MAINTAIN HUMIDITY SET POINT (ADJUSTABLE). HUMIDIFIER ON CALL FOR HUMIDITY SHALL START RESPECTIVE (SP) UNIT THROUGH 24V AUX CONTACT. HUMIDIFIER SHALL HAVE SAFETY HIGH HUMIDITY LIMIT. P.S. FOR PROOF OF FAN OPERATION, INCHNET AND MODBUS SHALL INTERFACE TO OWNER'S CONTROLLER FOR INPUT AND STATUS OF HUMIDIFIER AND CONTROLS.

#### PLANNING

1. STEPS (LOW PRESSURE STEAM) SHALL PITCH FOR MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSULATE LINE WITH 1" FIBERGLASS INSULATION.
2. 1" COPPER STEAM DRAIN WITH 1" INSULATION SHALL PITCH TO FLOOR SINK. PROVIDE 12" TRAP SEAL.
3. SE-1 & 2: PROPELLER FAN, GREENHECK MODEL ADR-2300418-C5, 4,000 CFM, 680 RPM, 171 ESP, 18 SONES, 1/2 HP, 120V, 1A. PROVIDE WITH 30" SHORT WALL HOUSING WITH FLANGE, AIR FLOW DIRECTION INDICATOR, TOGGLE SWITCH WITH J-BOK, STARTER REQUIRED BY ELECTRICAL CONTRACTOR WITH 24V AUX CONTACT.
4. HUMIDIFIER 1 & 2: STEAM HUMIDIFIER, NEPTUNIC MODEL SKEA-N30M, WEIGHT 132LBS, 500/HR, 6,000 CFM, DUCT SIZE 32W x 24H, PRESSURE SWITCH, ECONOMIZER AIR, 47 HPI MAINTAINED, 30 KW, 480V, 5A, 60 HZ, 35A, HIGH UNIT HUMIDITY, DESCRIPTION (ISSUANCE) = 24" (VERIFY WITH MANUFACTURER). MULTI STEAM S-D, NPH5500, SKHAC-MOD, SW APS, STEAM GRID SHALL BE 30W x 25H (2" CLEAR), STARTER DISCONNECT BY ELECTRICAL CONTRACTOR WITH 24V AUX CONTACT.
5. STEAM MANIFOLD, FACTORY MANIFOLD 30W x 25H (2" CLEAR) TO HANDLE 500/HR WITH 24" ABSORPTION (VERIFY WITH MANUFACTURER).
6. PLUMBING CONTRACTOR SHALL COORDINATE WATER METER REQUIREMENTS WITH THE SITE UTILITY CONTRACTOR.
7. 2" FLOOR DRAIN (FD-A) TO RECEIVE 1" DRAIN LINE FROM (SP2) BLOW DOWN AND 1" DRAIN LINE FROM WATER SOFTENER DISCHARGE.
8. WATER SOFTENER BY PLUMBING CONTRACTOR. WATER SOFTENER SHALL HAVE CAPACITY FOR 21 GAL/HOUR MAX FLOW RATE FOR HUMIDIFIERS. WATER SOFTENER SHALL CAPABLE OF BEING PROGRAMMED TO REGENERATE AS REQUIRED TO PROVIDE SOFTENED WATER FOR HUMIDIFIERS BASED ON GALLONS OF USE. SEE DETAIL ON SHEET MP102.
9. PLUMBING CONTRACTOR SHALL PROVIDE 1/2" ZONE VALVE, FILTER STRAINER AND SHOCK ABSORBER.
10. 2" FLOOR SINK (FS) TO RECEIVE 1" MAIN DRAIN LINE FROM HUMIDIFIER, 1" DRAIN LINE FROM HUMIDIFIER DRAIN PAN, 1" STEAM DRAIN LINE FROM (SP) UNIT AND 1" DRAIN LINE FROM (SP) UNIT DRAIN PAN.
11. SANITARY LINE SHOWN SCHEMATICALLY. WASTE LINE TO BE RUN UNDER SLAB BENEATH NEW 6" SOG. REFER TO S-101.
12. WATER SERVICE SHOWN SCHEMATICALLY. WATER SHALL BE RUN IN AN ACCESSIBLE LOCATION AND NOT ABOVE ELECTRICAL EQUIPMENT.

### SANITARY RISER DIAGRAM

N.T.S.

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HEADEND BUILDING  
**COMCAST**  
1600 Fountain Drive  
Bloomington, IN 47404

NO.	REVISION	DATE
1	PLUMBING SET	5/16/20

PROPOSED  
HUMIDIFICATION  
FLOOR PLAN

ORDERED BY: IM  
DRAWN BY: LBN  
SCALE: 1/4"x1'-0"  
DATE: 06/12/2020  
SHEET NO.: MP101



# HUMIDIFICATION AND PLUMBING SPECIFICATIONS

### GENERAL INFORMATION:

- A. GENERAL:
  1. SPECIAL NOTE: THIS PLAN IS FOR INSTALLATION OF HUMIDIFICATION SYSTEM. SANITARY, CONDENSATE WATER AND INTERFERENCE WITH E.O.C. CONTROLS. REFER TO W-101 AND W-102 FOR ADDITIONAL INFORMATION.
  2. CONFORM TO ALL GENERAL AND SPECIAL CONDITIONS OF CONTRACT AS SPECIFIED BY ARCHITECT AND OWNER.
  3. SPECIFICATIONS ARE APPLICABLE TO ALL CONTRACTORS AND/OR SUBCONTRACTORS FOR MECHANICAL AND ELECTRICAL SYSTEMS.
  4. FULLY COORDINATE & COORDINATE ALL WORK WITH OTHER CONTRACTORS, SUBCONTRACTORS, THE OWNER.
- B. CODES, STANDARDS AND REGULATIONS:
  1. THE COMPLETE MECHANICAL, PLUMBING AND ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF CODES AS ADOPTED BY THE STATE AND ALL ORDINANCES OF APPLICABLE HAVING JURISDICTION.
  2. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS NECESSARY FOR HIS WORK. INCLUDE THESE CODES IN THE BID.
- C. MATERIALS:
  1. FULLY INVENTORY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.

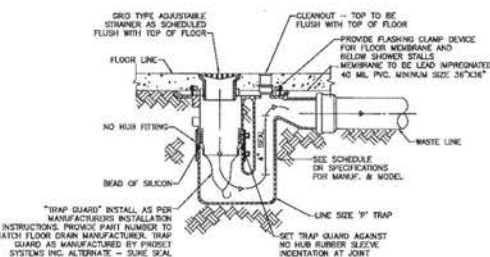
### PLUMBING SYSTEM:

- A. SCOPE:
  1. FURNISH ALL PLUMBING FIXTURES, EQUIPMENT AND MATERIAL INDICATED AND SHOWN ON DRAWINGS AND INSTALL COMPLETE AND PLACE IN PROPER OPERATION.
  2. PLUMBING SYSTEM TO ESSENTIALLY CONSIST OF THE FOLLOWING:
    - A) SANITARY WASTE AND SANITARY SINKER EXTENDED TO 5'-0" OUTSIDE BUILDING.
    - B) CONDENSATE WATER SERVICE EXTENDED TO 5'-0" OUTSIDE BUILDING INTO BUILDING THROUGH BACKFLOW PREVENTOR AND DISTRIBUTION SYSTEM TO NEW FIXTURES.
- B. SANITARY:
  1. SINKERS TO BE PROVED A MINIMUM OF 1/4" PER FOOT FOR 3" SIZES AND UNDER AND 1/4" PER FOOT FOR 4" SIZES OR 75 GAUGES INDICATED ON DRAWINGS.
  2. SINKER AND VENT MATERIAL SHALL BE AS FOLLOWS:
    - A) WASTE AND BELOW-GRADE BRASS BUILDING - PVC-DWY PLASTIC ASTM D-1785 WITH ASTM D-2245 DWY SOCKET FITTINGS SWEAT WELD.
- C. WATER PIPING:
  1. WATER PIPING ABOVE GRADE SHALL BE TYPE "X" RATED COPPER ASTM B-88-B32 WITH WROUGHT COPPER FITTINGS ASTM B-1623-1580 AND NON-LEAK OR ANTIWAVE SOLDER JOINTS AND TYPE "X" COPPER ASTM B-88 WITH WROUGHT COPPER BRACED JOINTS BELOW GRADE.
  2. CONDENSATE DRAIN SHALL BE RIGID COPPER.
- D. INSULATION:
  1. INSULATE ALL ABOVE-GRADE HOT AND COLD WATER PIPING WITH 1/2" INCH THICK INSULATED FIBERGLASS HAVING TYPE ADJACKET AND MANUFACTURED BY OWENS-CORNING FIBERGLASS COMPANY.

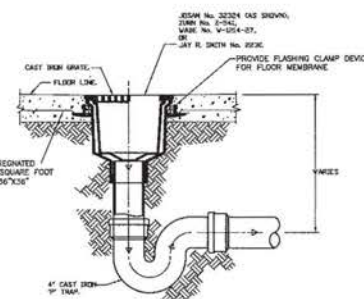
### HEATING, VENTILATING & AIR CONDITIONING:

- A. SCOPE:
  1. TO FURNISH ALL EQUIPMENT, MATERIALS, LABOR, TOOLS, ETC. FOR THE COMPLETE SYSTEM. INSTALL COMPLETE AND PLACE IN OPERATION.
  2. SYSTEM ESSENTIALLY CONSIST OF THE FOLLOWING:
    - A) HUMIDIFIER UNITS, STEAM MANIFOLD, CONTROLS, PRESSURE SWITCHES AND HIGH LIMIT HUMIDIFIERS.
    - B) HUMIDIFIER SUPPLY FANS.
    - C) DUCTWORK AND DRAIN ACCESSORIES.
    - D) INSULATION OF 2" LOW PRESSURE STEAM.
    - E) BALANCING, TESTING AND START UP.
    - F) THERMOSTATIC CONTROL SYSTEM ASSOCIATED WITH HUMIDIFIER INTERFACE WITH RSU RUN AND SHUTDOWN CONTROL.
- B. DUCTWORK:
  1. FABRICATE AND DIRECT ALL DUCTWORK TO ASHRAE AND SHOWN STANDARDS FROM NO. 1 GALVANIZED STEEL. COMPLY WITH NFPA BULLETER 90A REQUIREMENTS.
  2. DUCTWORK SHALL BE SHOWN LOW PRESSURE CONSTRUCTION 1" STATIC PRESSURE RATING WITH SEAL CLIPS B JOINTS AND JOINTS.
- C. INSULATION:
  1. INSULATE 2" LPS HUMIDIFIER SUPPLY AND 1" HUMIDIFIER STEAM DRAIN PIPING WITH 1 INCH THICK INSULATED FIBERGLASS HAVING TYPE ADJACKET AND MANUFACTURED BY OWENS-CORNING FIBERGLASS COMPANY.
  2. ALL INSULATION SHALL HAVE FIRE/SMOKE RATING LESS THAN 25/30.

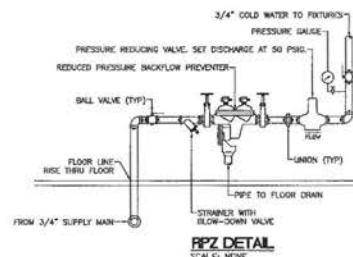
MARK	FIXTURE AND TRIM	MANUFACTURER AND MODEL	DESCRIPTION	SIZES					REMARKS
				TRAP	WASTE	VENT	CW	HW	
RPZ	REDUCED PRESSURE BACKFLOW PREVENTOR	WATTS 1/2" #0092T-S	DOUBLE CHECK WITH SERVICE VALVES, DRINK AND SHOWERING COMPLETE.	-	-	-	1/2"	-	PROVIDE WITH DRAIN LINE TO FLOOR DRAIN.
FD-A	FLOOR DRAIN	WATTS #FD-230-C-A JOSAM #30500-A J.R. SMITH #3040-A	CAST-IRON, OUTLET WITH 4" WATER SEAL, DOUBLE DRAINAGE FLANGE AND INTEGRAL TRAP AND CLEAN-OUT, AND BRUSHED NICKEL FLAT FINISH.	INTEGRAL	LINE SIZE	LINE SIZE	-	-	PROVIDE TRAPGUARD/TRAP SEAL AS REQUIRED BY LOCAL CODES FOR ALL FLOOR DRAINS AND FLOOR SINKS.
FS	FLOOR SINK	WATTS #F355	12x12 BASIN 6" DEEP WITH HALF GRATE.	INTEGRAL	LINE SIZE	LINE SIZE	-	-	PROVIDE TRAPGUARD/TRAP SEAL AS REQUIRED BY LOCAL CODES FOR ALL FLOOR DRAINS AND FLOOR SINKS.
CO CODE	CLEANOUT & CLEANOUT TO GRADE	J.R. SMITH #4250.4253.4263 JOSAM WATTS ZURN	CAST-IRON ADJUSTABLE CLEANOUT WITH BRUSHED NICKEL FINISH.	-	LINE SIZE	-	-	-	-



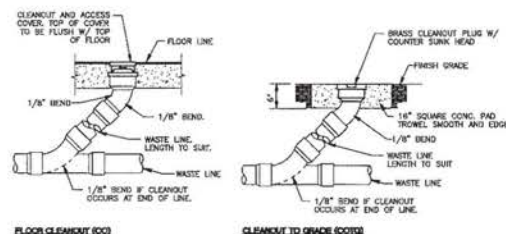
FLOOR DRAIN WITH TRAP GUARD/TRAP SEAL (FD-A)  
SCALE: NONE



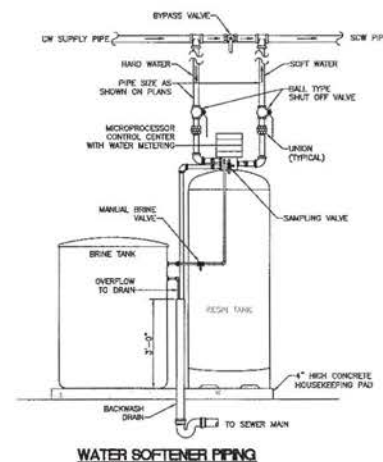
FLOOR SINK WITH HALF GRATE DETAIL (FS)  
SCALE: NONE



RPZ DETAIL  
SCALE: NONE



FLOOR CLEANOUT (CO)  
CLEANOUT TO GRADE (CO2G)  
SCALE: NONE



WATER SOFTENER PIPING  
SCALE: NONE

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HEADEND BUILDING  
COMCAST  
1800 Fountain Drive  
Bloomington, IN 47404

DATE: 06/12/2020  
SHEET NO: MP102

PROPOSED HUMIDIFICATION SCHEDULES & DETAILS  
OWNED BY: HSI  
DRAWN BY: LSH  
SCALE: NONE  
DATE: 06/12/2020  
SHEET NO: MP102

# ELECTRICAL SYMBOL SCHEDULE

	LED LIGHT FIXTURE - A - INDICATES FIXTURE TYPE
	EXIT LIGHT FIXTURE - CEILING MOUNTED - BMR INDICATES FACE
	20 AMPERE RATED 120/277 VOLT SINGLE POLE SWITCH
	20 AMPERE RATED 120/277 VOLT THREE POLE SWITCH
	20 AMPERE RATED 120/277 VOLT FOUR POLE SWITCH
	20 AMPERE RATED 3 WIRE 120 VOLT DUPLEX RECEPTACLE WITH GROUND
	20 AMPERE RATED 3 WIRE 120 VOLT DOUBLE DUPLEX RECEPTACLE WITH GROUND
	20 AMPERE RATED 3 WIRE 120 VOLT OVERHEAD DUPLEX RECEPTACLE WITH GROUND
	ELECTRICAL PANELBOARD
	DATA OUTLET, 3 1/2" DEEP TWO-GANG BOX WITH RJ-45 JACKS AND 17" WITH CAT 6A CABLE TO UTP - X - INDICATES QUANTITY OF JACKS AND CABLE
	JUNCTION BOX-WALL MOUNTED-ALLOW 4"-0" OF WIRE FOR CONNECTION
	JUNCTION BOX-CEILING MOUNTED-ALLOW 4"-0" OF WIRE FOR CONNECTION
	MOTOR
	DISCONNECT SWITCH
	CAMERA
	FIRE ALARM MANUAL STATION
	FIRE ALARM HORN/VISUAL UNIT
	FIRE ALARM VISUAL UNIT
	FIRE DETECTOR (HEAT - 130°)
	FIRE DETECTOR (SMOKE) -DUCT
	FIRE DETECTOR (SMOKE) AREA
	WEATHERPROOF
	GROUND FAULT INTERRUPTOR

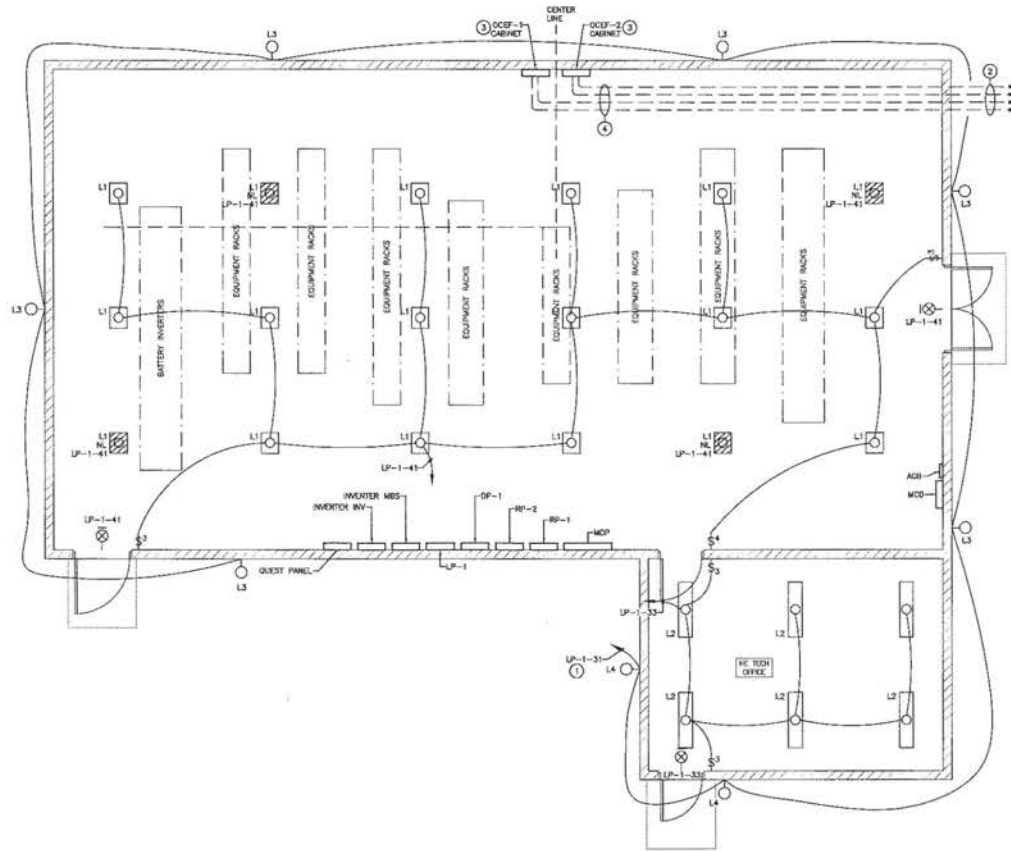
NOTE: NOT ALL SYMBOLS USED ON THIS PROJECT.

# LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL NO.	DESCRIPTION
L1	METALLUX	VHB-12-B-UNV-LB40-CD-U	15"x18" CHAIN MOUNTED HIGH BAY LED TYPE LIGHT FIXTURE WITH 12,000 LUMENS, WIDE DISTRIBUTION, HIGH IMPACT LENS, UNIVERSAL DRIVER, AND 4000K COLOR TEMPERATURE. MOUNTED AT 15'-0" AFF. (87 WATTS)
L2	METALLUX	4WBLED-L04-S05L-F-UNV-CD1-U	4" SURFACE MOUNTED WRAPAROUND PROTECTED ACRYLIC LENS, 5000 LUMENS, UNIVERSAL DRIVER, AND 4000K COLOR TEMPERATURE. (43 WATTS)
L3	LUMARK	XTOR30B	EXTERIOR WALLPACK WITH REFRACTIVE LENS, 3000 LUMENS, 4000K, AND LED DRIVER. MOUNTED AT 16'-0" AFF. (81 WATTS)
L4	LUMARK	XTOR10	EXTERIOR WALLPACK WITH REFRACTIVE LENS, 1400 LUMENS, 4000K, AND LED DRIVER. MOUNTED AT 8'-0" AFF. (12 WATTS)
EXT	EATON	APX SERIES	WALL MOUNTED EXIT SIGN WITH POLYCARBONATE HOUSING AND RED LETTERING.

## PLAN NOTES

- 1) TO PHOTOCELL. PHOTOCELL TO BE TORN 2100 SERIES.
- 2) PROVIDE (3) 4" CONDUITS FROM EACH OCCF CHENET TO FIBER VAULT.
- 3) (4) CONDUITS TOTAL. REFER TO SITE PLAN FOR CONTINUATION.
- 4) OCCF CABINETS ARE OWNER PROVIDED AND OWNER INSTALLED.
- 5) EXTEND 4" CONDUIT 6" ABOVE FINISHED FLOOR MINIMUM.



PROPOSED LIGHTING FLOOR PLAN

1/4"=1'-0"



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HEADEND BUILDING  
**COMCAST**  
1600 Fountain Drive  
Bloomington, IN 47404

NO.	REVISION	DATE
1	POINT SET	5/15/08

PROPOSED  
LIGHTING FLOOR PLAN

CHECKED BY: TLM  
DRAWN BY: LHM  
SCALE: 1/4"=1'-0"  
DATE: 05/15/2008  
SHEET NO.: E101

**A. CODES AND REGULATIONS**

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, AND ALL FEDERAL, STATE, LOCAL, MUNICIPAL ORDINANCES.

2. THIS CONTRACTOR SHALL OBTAIN AND FURNISH ALL NECESSARY PERMITS AND INSPECTION CERTIFICATES FOR ALL MATERIAL AND LABOR FURNISHED BY HIM. THE COST SHALL BE BORNE BY THE CONTRACTOR.

3. THIS CONTRACTOR SHALL KEEP HIS ENTIRE PORTION OF THE WORK IN REPAIR, WITHOUT ADDITIONAL COST TO THE OWNER, SO FAR AS DEFECTS IN FURNISHING, APPROVALS, MATERIAL, OR CONSTRUCTION AND CORRECTIONS FOR ONE YEAR FROM DATE OF APPROVAL FOR FINAL PAYMENT.

4. ALL MATERIAL PROVIDED FOR THE PROJECT SHALL BE NEW AND MANUFACTURED'S WARRANTY AND SHALL BE APPROVED FOR USE BY UNDERSEAL'S LABORATORY, INC. IF STRONGER CURED FOR THE PROJECT.

5. MANUFACTURER'S NAMES ARE USED ON THE DRAWINGS TO ESTABLISH TYPE AND QUALITY. SUBSTITUTIONS MAY BE USED WHEN APPROVED BY THE ARCHITECT. APPROVAL OF EQUALS IS THE SOLE RIGHT OF THE ARCHITECT.

1. INCLUDE LABOR, EQUIPMENT, TOOLS AND MATERIALS FOR ELECTRICAL DISTRIBUTION, AS SHOWN ON DRAWINGS.
2. ALL ELECTRICAL WORK INCLUDING POWER WIRING FROM PANEL IN BUILDING AND WIRING OF OTHER ITEMS INDICATED.
3. FURNISH AND INSTALL NEW LIGHTING, EMERGENCY AND EXIT LIGHTING AS INDICATED ON DRAWINGS.
4. ANY INSTALLATION COSTS ASSESSED BY UTILITY COMPANIES FOR INCOMING SERVICE INSTALLATION SHALL BE INCLUDED IN BID AND PAID FOR BY THE ELECTRICAL CONTRACTOR.

1. ALL WING TO BE INSTALLED IN CONDUIT IN ACCORDANCE WITH THE N.E.C. AND COMCAST STANDARDS AND SO THE REQUIRED CONDUCTORS MAY BE PULLED WITHOUT INJURY OR STRAIN AND PROPERLY SUPPORTED.
2. ALL CONDUIT SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE N.E.C. CONDUIT SHALL BE INDEPENDENTLY FROM STRUCTURE AND NOT FROM OUTWORK, CEILING HANGERS OR CEILING SUPPORT WIRES.

1. SECURE ALL BOXES FROM BUILDING STRUCTURE (INDEPENDENT OF CONDUIT).

h) 15 AMP TO AND INCLUDING 1000 MCM AWG, STRANDED CONDUCTOR, COPPER, 600 VOLT, TYPE THHN, XHHN OR THW (75 DEGREES C).

3. JOINTS IN #10 AND SMALLER WIRE SHALL BE MADE WITH "SCOTCH LOCKS" (OR EQUAL) AND BE INSULATED WITH SCOTCH #33 ELECTRICAL TAPE.

5. EACH SINGLE PHASE BRANCH CIRCUIT SHALL BE PROVIDED WITH ONE (1) AMPERE FUSE AT THE MAIN DISTRIBUTION PANEL.

F. SWITCHES, SAFETY  
12. SAFETY SWITCHES SHALL BE HEAVY DUTY, SIZE AND ELECTRICAL

14. INTERCONNECTS FOR 120 VOLTS, SINGLE PHASE EQUIPMENT SHALL

15. SWITCHES INSTALLED IN OUTDOOR LOCATIONS SHALL BE WEATHERPROOF NEMA 3B.

1. PROVIDE DEAD-FRONT SAFETY TYPE LIGHTING AND POWER PANEL BOARDS AS INDICATED, WITH SWITCHING AND PROTECTIVE

NEUTRAL BAR, WITH PLUG-IN TYPE MOLDED CASE BRANCH CIRCUIT BREAKERS FOR EACH CIRCUIT, WITH TOGGLE HANDLES THAT INDICATE WHEN TRIPPED. PROVIDE A BARE UN-INSULATED

2. PROVIDE ENGRAVED NAMEPLATE FOR EACH PANEL/BOARD INDICATING VOLTAGE, PHASE, PANEL NAME, AND FEEDER ORIGIN.

ELECTRICAL EQUIPMENT IN FULL ACCORDANCE WITH N.E.C. ARTICLE 250 AND CONCAST STANDARDS.

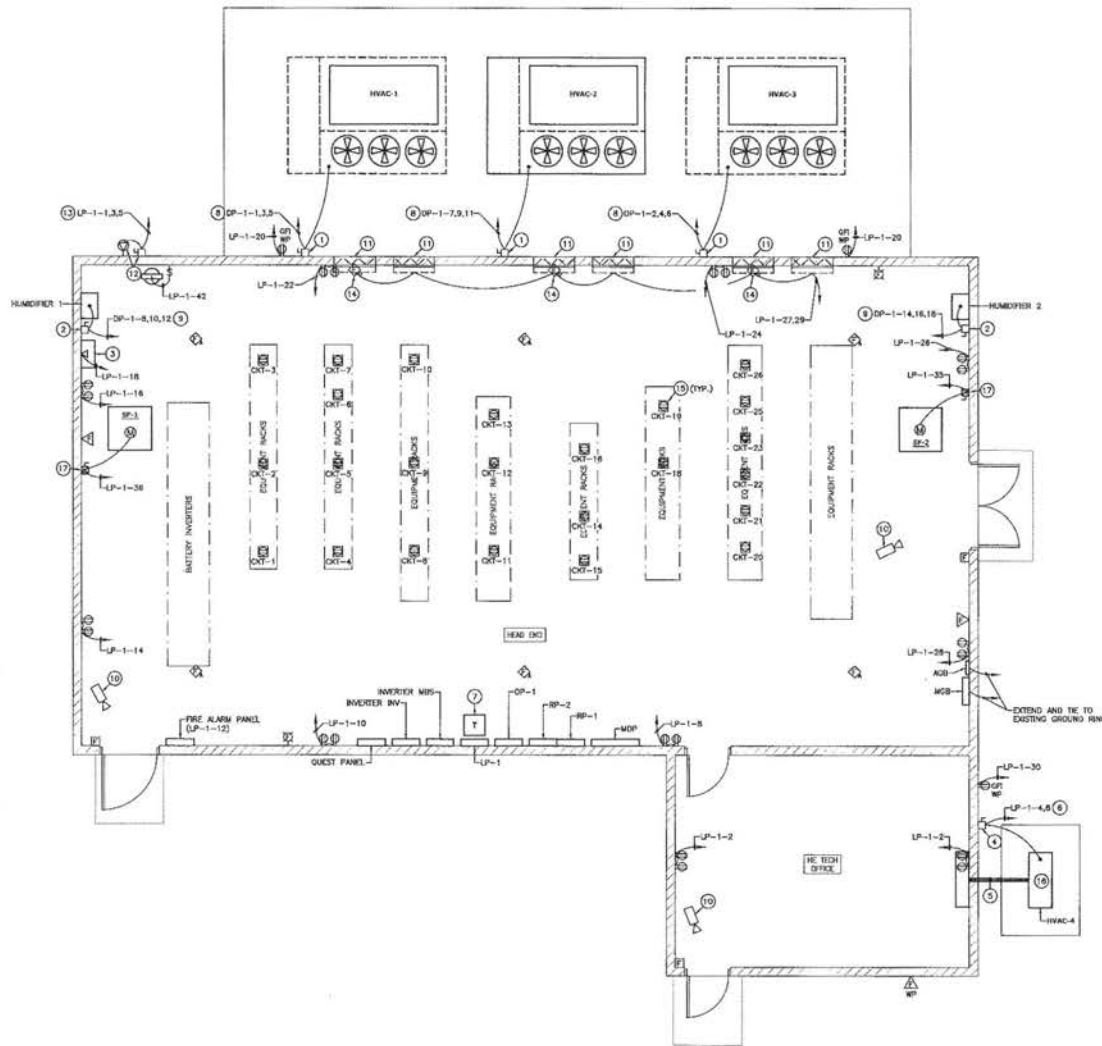
J. TEMPORARY  
1. THIS CONTRACTOR TO PROVIDE ALL TEMPORARY LIGHTING AND

K. WIRING DEVICES

4. LIGHT SWITCHES SHALL BE QUIET OPERATING, COMMERCIAL GRADE, 120/277 VOLTS, 20 AMP, HUBBELL CS120XX OR EQUAL.

LEWIS, AND PASS & SEYMOUR.

---



- ① NEMA 3B, 100 AMP DISCONNECT SWITCH.
- ② 60 AMP TRANSFORMER.
- ③ CARRIER NU CONTROL PANEL.
- ④ NEMA 3B, 30 AMP DISCONNECT SWITCH.
- ⑤ INSIDE UNIT POWERED BY OUTSIDE UNIT (HVAC-4). PROVIDE WIRING AND CONDUIT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ⑥ 3/4" C, 2-1/2" & 1-1/2" GIG.
- ⑦ SUPPLY TRANSFORMER FROM CEILING NOT FROM WALL. PROVIDE MOUNTING ACCESSORIES AS REQUIRED.
- ⑧ 1" C, 3-1/2" & 1-1/2" GIG.
- ⑨ 1" C, 3-1/2" & 1-1/2" GIG.
- ⑩ COORDINATE CAMERA, DOOR CONTACT SCOPE, AND ACCESS CONTROL, WITH OWNER'S SECURITY VENDOR.
- ⑪ PROVIDE CONNECTION FROM MAIN FIRE DAMPER TO FIRE ALARM PANEL. PROVIDE NOTIFIED LISTED CONDUIT IN FIRE ALARM PANEL TO SHUT DOWN DAMPERS.
- ⑫ NEMA 3B, 125 AMP DISCONNECT SWITCH INCLUDING FPN AND SLEEVE. CONNECTION FOR CONNECTION AS REQUIRED BY ROLLUP UNIT SPEC SHEET WITH RAISED DOOR AND LOCKDOWN ENCLOSURE.
- ⑬ 1 1/4" C, 3-1/2" & 1-1/2" GIG.
- ⑭ PROVIDE SHUT DETECTOR AND NEGATIVE TEST SIGNAL. SHUT DETECTOR TO BE INSTALLED IN RETURN AIR DUCT OR PLENUM UPSTREAM OF ANY FILTERS. PULL BOX CONDUIT CONNECTION TO BE COORDINATED WITH THE LOCATION OF REMOTE TEST SIGNAL TO BE COORDINATED IN THE FIELD.
- ⑮ OVERHEAD RECEPTACLE FED FROM INVERTER PANEL.
- ⑯ THE HVAC-4 TO GROUND RING.
- ⑰ COMMUNICATION MOTOR STARTER WITH 24 VOLTS AUXILIARY CONTACT.



**ARGO CONSULTING ENGINEERS, INC.**  
418 N. DAWSON STREET  
INDIANAPOLIS, IN 46202  
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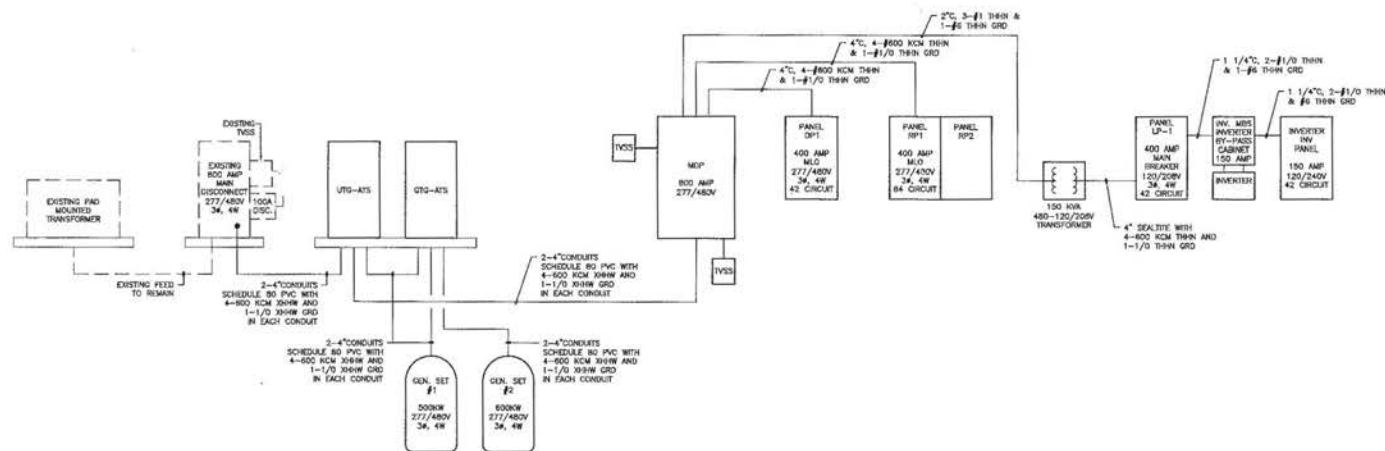
HEADEND BUILDING  
**COMCAST**  
1600 Fountain Drive  
Bloomington, IN 47404

DATA	DESCRIPTION	UNIT
	PERMITS SET	N/A

PROPOSED  
POWER FLOOR PLAN

CHECKED BY TLM  
DRAWN BY LEH  
SCALE 1/4"=1'-0"  
DATE 06/12/2020  
SHEET NO. E102





**SINGLE LINE RISER DIAGRAM**  
 NO SCALE  
 GROUND IN ACCORDANCE WITH COMCAST STANDARDS AND NEC 250.

**ARCO CONSULTING ENGINEERS, INC.**  
 1000 N. 10TH ST.  
 BLOOMINGTON, IN 47404  
 PHONE (317) 335-8944  
 FAX (317) 335-8944  
 EMAIL: arco@arcoeng.com



P.O. Box 229  
 5448 W. Old 132  
 Pendleton, IN 46064  
 PHONE (765) 776-1888  
 FAX (765) 776-1888



HEADEND BUILDING  
**COMCAST**  
 1800 Fountain Drive  
 Bloomington, IN 47404

NO.	REVISION	DATE
1	PERMIT SET	8/10/09

NO. SINGLE LINE  
 RISER DIAGRAM  
 DESIGNED BY TLM  
 DRAWN BY LHM  
 SCALE NONE  
 DATE 06/12/2009  
 SHEET NO. E103

PANEL "LP-1"  
120/208V, 3Ø, 4W  
400 AMP MAIN BREAKER  
SURFACE MOUNTED

CIRCUIT BREAKERS SHALL HAVE A MINIMUM  
22,000 AMP INTERRUPTING CAPACITY.

LOAD SERVED	LOAD (KW)	CIR. NO.	20 AMP POLE	CIR. NO.	LOAD (KW)	LOAD SERVED
	ØA ØB ØC				ØA ØB ØC	
TEMP HVAC	11.0	1	15	2	0.72	RECEPTACLES
	11.0	3	15	4	2.08	HVAC-4
	11.0	5	15	6	2.08	RECEPTACLES
SPACE	-	-	15	8	0.36	RECEPTACLES
	-	-	15	10	0.36	RECEPTACLES
	-	-	15	12	0.50	FIRE ALARM PANEL
INVERTER	14.0	11	15	14	0.36	RECEPTACLES
	11.0	13	15	16	0.36	RECEPTACLES
SPACE	-	-	15	18	0.36	1 VU PANEL
	-	-	15	20	0.36	EXTIOR RECEPTACLES
SPACE	-	-	15	22	0.36	RECEPTACLES
	-	-	15	24	0.36	RECEPTACLES
SPACE	-	-	15	26	0.36	RECEPTACLES
	-	-	15	28	0.36	RECEPTACLES
FIRE DAMPERS	0.20	27	15	30	0.36	RECEPTACLES
EXTIOR LIGHTS	0.20	29	15	32	0.18	EXTIOR RECEPTACLES
LIGHTS - OFFICE	0.28	31	15	34	-	SPARE
SUPPLY FAN SF-2	1.0	33	15	36	1.0	SUPPLY FAN SF-1
SPACE	-	-	15	38	-	SPARE
	-	-	15	40	-	SPARE
LIGHTS - HEADEND	1.50	41	15	42	1.0	WATER SOFTENER
TOTAL CONNECTED LOAD = (ØA) 28 (ØB) 6 (ØC) 20						
CONNECTED LOAD = 74 KW						
TOTAL = ± 208_AMPS						

1 = 1 POLE  
 2 = 2 POLE  
 3 = 3 POLE

PANEL "RP-1/RP-2"  
277/480V, 3Ø, 4W  
400 AMP MAIN LUGS  
SURFACE MOUNTED

CIRCUIT BREAKERS SHALL HAVE A MINIMUM  
22,000 AMP INTERRUPTING CAPACITY.

LOAD SERVED	LOAD (KW)	CIR. NO.	20 AMP POLE	CIR. NO.	LOAD (KW)	LOAD SERVED
	ØA ØB ØC				ØA ØB ØC	
RECEPT	1	25	20	2	43	RECEPT
	3	26	20	4	45	RECEPT
	5	27	20	6	47	RECEPT
RECEPT	7	28	20	8	49	RECEPT
	9	29	20	10	51	RECEPT
	11	30	20	12	53	RECEPT
RECEPT	13	31	20	14	55	RECEPT
	15	32	20	16	57	RECEPT
	17	33	20	18	59	RECEPT
RECEPT	19	34	20	20	61	RECEPT
	21	35	20	22	63	RECEPT
	23	36	20	24	65	RECEPT
RECEPT	25	37	20	26	67	RECEPT
	27	38	20	28	69	RECEPT
	29	39	20	30	71	RECEPT
RECEPT	31	40	20	32	73	RECEPT
	33	41	20	34	75	RECEPT
	35	42	20	36	77	RECEPT
SPACE	37	43	20	38	79	RECEPT
	39	44	20	40	81	RECEPT
	41	45	20	42	83	RECEPT
TOTAL CONNECTED LOAD = (ØA) 63 (ØB) 63 (ØC) 63						
CONNECTED LOAD = 186 KW						
TOTAL = ± 308_AMPS						

1 = 1 POLE  
 2 = 2 POLE  
 3 = 3 POLE

PANEL "INV"  
120/208V, 3Ø, 4W  
150 AMP MAIN BREAKER  
SURFACE MOUNTED

CIRCUIT BREAKERS SHALL HAVE A MINIMUM  
22,000 AMP INTERRUPTING CAPACITY.

LOAD SERVED	LOAD (KW)	CIR. NO.	20 AMP POLE	CIR. NO.	LOAD (KW)	LOAD SERVED
	ØA ØB ØC				ØA ØB ØC	
EQUIPMENT RACK	1.0	1	15	2	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	3	15	4	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	5	15	6	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	7	15	8	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	9	15	10	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	11	15	12	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	13	15	14	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	15	15	16	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	17	15	18	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	19	15	20	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	21	15	22	1.0	EQUIPMENT RACK
EQUIPMENT RACK	1.0	23	15	24	1.0	SPARE
EQUIPMENT RACK	1.0	25	15	26	1.0	EQUIPMENT RACK
SPACE	-	-	15	28	-	SPARE
	-	-	15	30	-	SPARE
	-	-	15	32	-	SPARE
	-	-	15	34	-	SPARE
	-	-	15	36	-	SPARE
	-	-	15	38	-	SPARE
	-	-	15	40	-	SPARE
	-	-	15	42	-	SPARE
TOTAL CONNECTED LOAD = (ØA) 14 (ØB) 14 (ØC) 14						
CONNECTED LOAD = 25 KW						
TOTAL = ± 104_AMPS						

1 = 1 POLE  
 2 = 2 POLE  
 3 = 3 POLE

PANEL "MDP"  
277/480V, 3Ø, 4W  
800 AMP MAIN BREAKER  
SURFACE MOUNTED

CIRCUIT BREAKERS SHALL HAVE A MINIMUM  
33,000 AMP INTERRUPTING CAPACITY.

LOAD SERVED	LOAD (KW)	CIR. NO.	20 AMP POLE	CIR. NO.	LOAD (KW)	LOAD SERVED
	ØA ØB ØC				ØA ØB ØC	
SPACE	-	-	15	2	-	SPACE
	-	-	15	4	-	SPACE
SPACE	-	-	15	6	-	SPACE
	-	-	15	8	-	SPACE
	-	-	15	10	-	SPACE
	-	-	15	12	-	SPACE
SPACE	-	-	15	14	-	TRANSFORMER PANEL LP-1
	-	-	15	16	-	SPACE
PANEL DP-1	62	17	15	18	28	20
	62	19	15	20	-	SPACE
	62	21	15	22	-	SPACE
PANEL RP-1/RP-2	88	23	15	24	-	TVSS
	88	25	15	26	-	SPACE
	88	27	15	28	-	SPACE
SPACE	-	-	15	30	-	SPACE
SPACE	-	-	15	32	-	SPACE
SPACE	-	-	15	34	-	SPACE
	-	-	15	36	-	SPACE
SPACE	-	-	15	38	-	SPACE
	-	-	15	40	-	SPACE
	-	-	15	42	-	SPACE
	-	-	15	44	-	SPACE
	-	-	15	46	-	SPACE
	-	-	15	48	-	SPACE
	-	-	15	50	-	SPACE
	-	-	15	52	-	SPACE
	-	-	15	54	-	SPACE
	-	-	15	56	-	SPACE
	-	-	15	58	-	SPACE
	-	-	15	60	-	SPACE
	-	-	15	62	-	SPACE
	-	-	15	64	-	SPACE
	-	-	15	66	-	SPACE
	-	-	15	68	-	SPACE
	-	-	15	70	-	SPACE
	-	-	15	72	-	SPACE
	-	-	15	74	-	SPACE
	-	-	15	76	-	SPACE
	-	-	15	78	-	SPACE
	-	-	15	80	-	SPACE
	-	-	15	82	-	SPACE
	-	-	15	84	-	SPACE
TOTAL CONNECTED LOAD = (ØA) 178 (ØB) 178 (ØC) 178						
CONNECTED LOAD = 524 KW						
TOTAL = ± 630_AMPS						

1 = 1 POLE  
 2 = 2 POLE  
 3 = 3 POLE

PANEL "DP-1"  
277/480V, 3Ø, 4W  
400 AMP MAIN LUGS  
SURFACE MOUNTED

CIRCUIT BREAKERS SHALL HAVE A MINIMUM  
22,000 AMP INTERRUPTING CAPACITY.

LOAD SERVED	LOAD (KW)	CIR. NO.	20 AMP POLE	CIR. NO.	LOAD (KW)	LOAD SERVED
	ØA ØB ØC				ØA ØB ØC	
HVAC-1	14	1	15	2	14	HVAC-3
	14	3	15	4	14	HVAC-3
	14	5	15	6	14	HVAC-3
HVAC-2	14	7	15	8	10	HUMIDIFIER 1
	14	9	15	10	10	HUMIDIFIER 2
SPACE	-	-	15	12	-	SPACE
	-	-	15	14	-	SPACE
SPACE	-	-	15	16	-	SPACE
	-	-	15	18	-	SPACE
SPACE	-	-	15	20	-	SPACE
	-	-	15	22	-	SPACE
SPACE	-	-	15	24	-	SPACE
	-	-	15	26	-	SPACE
SPACE	-	-	15	28	-	SPACE
	-	-	15	30	-	SPACE
	-	-	15	32	-	SPACE
	-	-	15	34	-	SPACE
	-	-	15	36	-	SPACE
	-	-	15	38	-	SPACE
	-	-	15	40	-	SPACE
	-	-	15	42	-	SPACE
TOTAL CONNECTED LOAD = (ØA) 62 (ØB) 62 (ØC) 62						
CONNECTED LOAD = 186 KW						
TOTAL = ± 224_AMPS						

1 = 1 POLE  
 2 = 2 POLE  
 3 = 3 POLE

APCO CONSULTING ENGINEERS, INC.  
1000 W. 10th St., Suite 100  
Bloomington, IN 47404  
Phone: (765) 834-8444  
Fax: (765) 834-8444  
Email: info@apcoeng.com

DESIGNED BY: TLM  
CHECKED BY: LHM  
DATE: 06/12/2020  
PROJECT NO.: E104

HEADEND BUILDING  
COMCAST  
1600 Fountain Drive  
Bloomington, IN 47404

PANEL SCHEDULES



## MEMO FROM COUNCIL OFFICE ON:

### **Ordinance 21-04 – To Amend Title 8 of the Bloomington Municipal Code, entitled “Historic Preservation and Protection” to establish a Historic District – Re: The Kohr Building Historic District**

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#### **Synopsis**

This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled “List of Designated Historic and Conservation Districts” in order to designate “The Kohr Building – the building located at the southeast corner of parcel number 53-08-05-100-058-000-009, located at the corner of West 1<sup>st</sup> Street and South Rogers Street in the City of Bloomington, Monroe County, Indiana”<sup>1</sup> as a historic district. Built in 1947, the Kohr Building still retains its physical integrity, architectural significance, and association with the history of healthcare and medicine in Bloomington. While it was not the first hospital building constructed on the site, it is the oldest surviving building and is therefore a part of the city’s healthcare legacy. The building is not listed on the National Register of Historic Places, nor has it been identified in the state or local historic sites and structures inventories so it has not been given a rating; however, this is likely because the building is physically attached to a larger hospital complex that was built in various decades of the late twentieth century which most architectural historians would find “non-contributing”. Regardless, the Kohr Building is one of the few examples of Art Deco architecture in Bloomington and stands as a testament to the evolution of the original Bloomington Hospital site from farmhouse to medical complex over the course of the twentieth century.

#### **Relevant Materials**

- Ordinance 21-04
- Staff Report from Bloomington Historic Preservation Commission
- Facility Assessment Overview
- Kohr Building Map
- Fiscal Impact Statement forthcoming

#### **Summary**

Ordinance 21-04 would designate “The Kohr Building” as a historic district as provided under Title 8 of the Bloomington Municipal Code entitled “Historic Preservation and Protection”. The provisions of BMC Title 8 are enabled by state law under Indiana Code 36-7-11 (and following provisions) and are intended to:

- Protect historic and architecturally-worthy properties that either impart a distinct aesthetic quality to the City or serve as visible reminders of our historic heritage;

---

<sup>1</sup> It is worth noting that this is not the legal description of the property but rather describes the property by location within the larger hospital parcel. Staff do not believe the Kohr Building has its own legal description since it is part of the larger hospital parcel. Staff anticipate that, when the property is redeveloped, the land will be surveyed and a specific plat for the Kohr property will be identified at that time.



- Ensure the harmonious and orderly growth and development of the City;
- Maintain established residential neighborhoods in danger of having their distinctiveness destroyed;
- Enhance property values and attract new residents; and
- Ensure the viability of the traditional downtown area and to enhance tourism.

The Historic Preservation Commission is authorized to make recommendations to Council regarding the establishment of historic districts either on its own accord or by petition of the property owner. In this case, the HPC recommends that the Kohr Building be designated as a single-property historic district due to the building's association with the evolution of the Bloomington hospital site; its historical value as the oldest building remaining on the hospital grounds; and because it has architectural characteristics that can be identified as Art Deco, an architectural style in the United States from the late 1920s through the 1940s.

A historic district designation authorizes the Commission to review and issue a certificate of appropriateness prior to the issuance of a permit for, or prior to work beginning on any of the following within all areas of an historic district<sup>2</sup>:

- The demolition of any building;
- The moving of any building;
- A conspicuous change in the exterior appearance of any historic building or any part of or appurtenance to such a building, including walls, fences, light fixtures, steps, paving, and signs by additions, reconstruction, alteration, or maintenance involving exterior color change if cited by individual ordinance, or
- Any new construction of a principal building or accessory building or structure subject to view from a public way.

In order to bring forward an historic designation, the BMC requires that the HPC hold a public hearing<sup>3</sup> and submit a map and staff report (Report) to the Council. The map identifies the district and classifies properties, and the Report explains these actions in terms of the historic and architectural criteria set forth in the ordinance.<sup>4</sup> These criteria provide the grounds for the designation.

Ordinance 21-04:

- Approves the map and establishes the district, which provide the basis for the designation;
- Attaches the map and the report;
- Describes the district and classifies the property;

---

<sup>2</sup> See BMC 8.08.020

<sup>3</sup> A hearing on the Kohr Building was properly noticed and held on November 14, 2019.

<sup>4</sup> See BMC 8.08.01[e]





**City of Bloomington Indiana**

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: [council@bloomington.in.gov](mailto:council@bloomington.in.gov)

- Inserts the newly-established district into the List of Historic and Conservation Districts contained within BMC 8.20.

**Contact**

Conor Herterich, Historic Preservation Program Manager, (812) 349-3507

**ORDINANCE 21-04**

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE ENTITLED  
“HISTORIC PRESERVATION AND PROTECTION” TO ESTABLISH A HISTORIC  
DISTRICT – Re: The Kohr Building Historic District**

- WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission (“Commission”) and established procedures for designating historic districts in the City of Bloomington; and
- WHEREAS, on November 14, 2019, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the property; and
- WHEREAS, at the same hearing, the Commission found that the Kohr Building meets the historical and architectural significance that merits the protection of the property as a historic district; and
- WHEREAS, at the same hearing, the Commission approved a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in Bloomington Municipal Code 8.08.010; and
- WHEREAS, at the same hearing, the Commission voted to submit the map and report to the Common Council which may recommend local historic designation of said property, for its consideration; and
- WHEREAS, the report considered by the Commission at this hearing notes that the structure is located at the northwest quadrant of the intersection of Rogers Street and 1st Street. It is an Art Deco style limestone building built in 1947 as an expansion to the hospital building constructed on the site in 1919.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The map setting forth the proposed historic district for the site is hereby approved by the Common Council, and said historic district is hereby established. A copy of the map and report submitted by the Commission are attached to this ordinance and incorporated herein by reference and two copies of them are on file in the Office of the Clerk for public inspection.

This property is further described as:

The building located at the southeast corner of parcel number 53-08-05-100-058-000-009, located at the corner of West 1<sup>st</sup> Street and South Rogers Street in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The building located at the southeast corner of parcel number 53-08-05-100-058-000-009 shall be classified as “Notable”.

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled “List of Designated Historic and Conservation Districts,” is hereby amended to insert “The Kohr Building” and such entry shall read as follows:

The Kohr Building

The building located at the southeast corner of parcel number 53-08-05-100-058-000-009, located at the corner of West 1<sup>st</sup> Street and South Rogers Street in the City of Bloomington, Monroe County, Indiana.

SECTION 4. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JIM SIMS, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled “List of Designated Historic and Conservation Districts” in order to designate “The Kohr Building – the building located at the southeast corner of parcel number 53-08-05-100-058-000-009, located at the corner of West 1<sup>st</sup> Street and South Rogers Street in the City of Bloomington, Monroe County, Indiana” as a historic district. Built in 1947, the Kohr Building still retains its physical integrity, architectural significance, and association with the history of healthcare and medicine in Bloomington. While it was not the first hospital building constructed on the site, it is the oldest surviving building and is therefore a part of the city’s healthcare legacy. The building is not listed on the National Register of Historic Places, nor has it been identified in the state or local historic sites and structures inventories so it has not been given a rating; however, this is likely because the building is physically attached to a larger hospital complex that was built in various decades of the late twentieth century which most architectural historians would find “non-contributing”. Regardless, the Kohr Building is one of the few examples of Art Deco architecture in Bloomington and stands as a testament to the evolution of the original Bloomington Hospital site from farmhouse to medical complex over the course of the twentieth century.

## Kohr Hospital Building

The Kohr Hospital Building qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1): c (2): f and g.

(1) Historic:

- a. **Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation;** or is associated with a person who played a significant role in local, state, or national history; or
- b. Is the site of an historic event; or
- c. Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e. Contains any architectural style, detail, or other element in danger of being lost; or
- f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or
- g. **Exemplifies the built environment in an era of history characterized by a distinctive architectural style.**

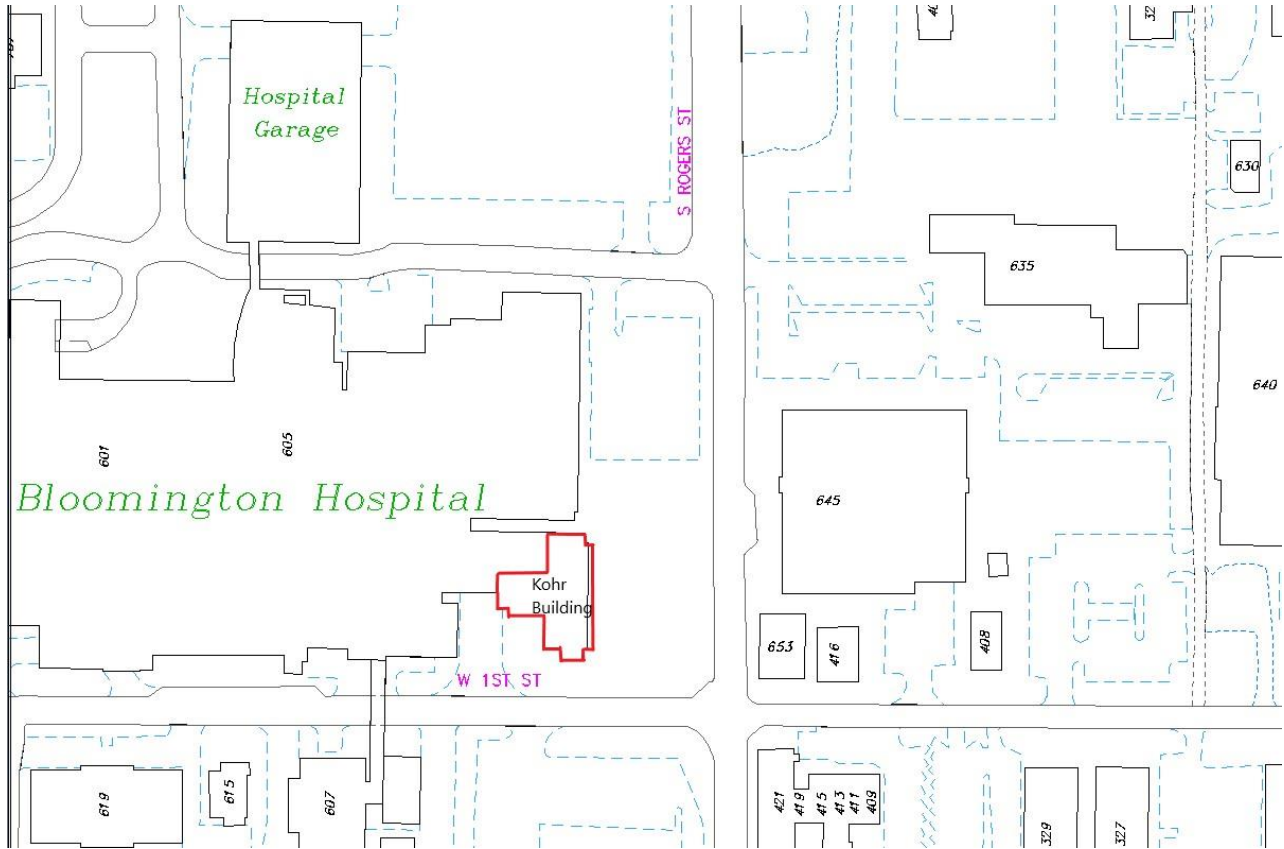
### **Case Background**

The current site for IU Health Bloomington Hospital, located at the northwest quadrant of the intersection of Rogers Street and 1st Street, has a long history of serving the community's health care needs. The 1947 wing, now called the Kohr Building, is the oldest surviving building on the hospital site and still retains its integrity and architectural significance. With the planned demolition of the rest of the buildings on the hospital site, it is crucial to preserve the Kohr Building because of its significance to the history of healthcare and medicine in Bloomington.

### **Historic surveys rating and designations:**

The building is not currently listed in the National Register of Historic Places or the Indiana Register of Historic Sites & Structures. It has not been identified in the Indiana Historic Sites & Structures Inventory, either in the City of Bloomington Interim Report (1986) or in the 2015 resurvey. The property is not within a local historic district or local conservation district under the jurisdiction of the Bloomington Historic Preservation Commission.

**Map**  
**Kohr Hospital Building Outlined in Red**



### **Historic Background: Criteria (1) A**

**A:** Built in 1947, the Kohr Building was not the first hospital on the site but it is part of the evolution of the Bloomington hospital site and therefore a part of the history of medicine and healthcare in the city. Bloomington's first hospital was established as part of a philanthropic effort by the Local Council of Woman who purchased a two story, brick Italianate style farm house in 1905. Known as the Hopewell House, the 10 bed facility cared for patients and was used as a nursing school. To meet an increased need for services caused partially by returning WWI veterans, a 35 bed limestone building was built on the hospital site in 1919 and the Hopewell House was transformed into nurse's quarters.

In a short period of time the medical needs of the city quickly outgrew the capacity of the hospital. Organized by the Local Council of Women, the building campaign for a limestone addition on the east side of the 1919 building began as early as 1943. The existing twenty-four-year-old building was inadequate to meet patient demand and did not meet the expectations of the American Hospital Association, which stated that a hospital was to have five beds per 1,000 population. The answer was the Kohr Building. Completed in 1947 the Kohr Building increased the hospital's capacity adding 75 beds and 25 bassinets and even included a state of the art x-ray machine, clinical laboratory, and pathology lab.

The success of Bloomington hospital is evinced by its continued expansion in the second half of the twentieth century. Continuous growth and evolving medical technology have continued to be the motivation behind Bloomington Hospital's building expansions. Despite having just completed an addition in 1947, plans for an additional 140 beds and 213,000 square feet of space began in the mid-1950s. Construction on the west expansion started in 1963 with demolition of the Hopewell House where the hospital originated. The 1919 and 1947 buildings (as a collective, they are often referred to as the East Building) were then remodeled to become a 60-bed convalescent hospital with additional spaces for employees' and doctors' lounges, and medical record storage.<sup>12</sup> Soon after the addition's completion in March 1965, the hospital established one of the state's first cardiac care units. The 1919 limestone building was demolished in the 1990s to make room for additional expansion to the emergency services department, a new laboratory and obstetrics unit, and new facilities for cardiovascular surgery and catheterizations. By this time Bloomington Hospital had become the second largest employer in Monroe County, behind Indiana University.

The Kohr Building meets **Criteria 1(a)** because of its association with the evolution of the Bloomington hospital site and because it has historical value as the oldest building still extant on the grounds.

## **Architectural Significance Criteria (2) F**

**F:** The Kohr Building is a restrained, late Art Deco style structure. Art Deco was a popular architectural style in the United States from the 1920s through the 1940s with many public buildings such as post offices, libraries, government offices, and hospitals built in the style. Art Deco buildings have a sleek, linear appearance with stylized, often geometric ornamentation. The primary façade of Art Deco buildings can feature a series of setbacks that create a stepped outline. Low-relief decorative panels can be found at entrances, around windows, along roof edges or as string courses. Art Deco buildings have distinctive smooth finish building materials such as stucco, concrete block, glazed brick, or in the case of the Kohr Building, limestone. Other notable Art Deco style buildings in Bloomington are the Old Monroe County Jail, the Coca Cola Bottling Plant, and Meyers Hall on the Indiana University campus.

The exterior of the Kohr Building presents the bold massing, vertical emphasis, and strategically-placed stylized ornamentation characteristic of the Art Deco style. The small Art Deco motifs found under the windows, on the parapet, and at the top of the extruded entry are the only decorative features in the design. While the stair towers are monolithic in nature, the use of glass block to allow light to enter the space is a feature often found in Art Moderne style buildings.

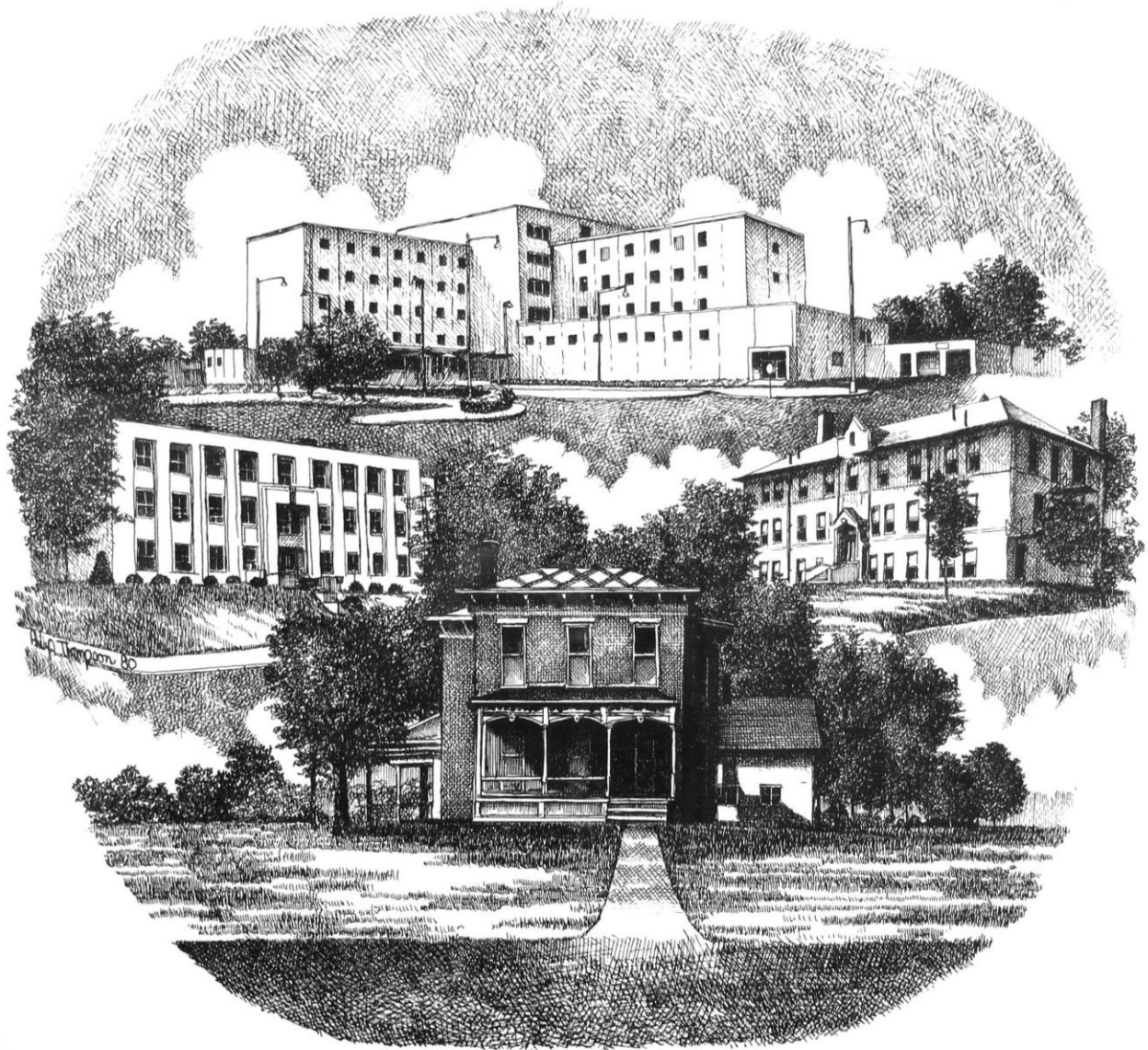
The Kohr Building meets **Criteria 2(f)** because it has architectural characteristics that can be identified as Art Deco, a popular architectural style in the United States from the late 1920s through the 1940s. Many public buildings, including hospitals, were designed in the Art Deco style during that time period.



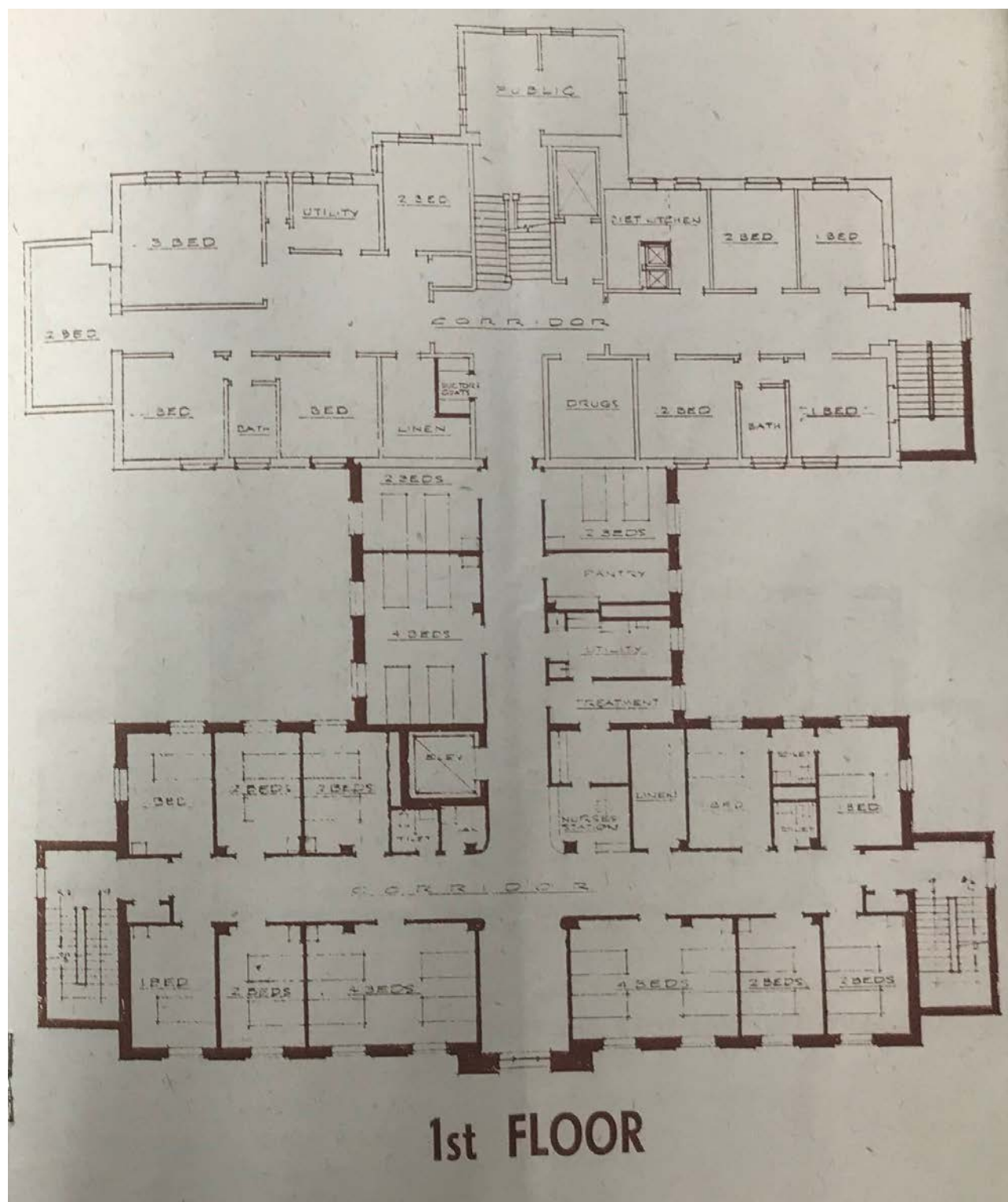
**Photographs of the Kohr Building**



Photo of the Kohr Building. Date unknown. Courtesy of the Monroe County History Center.

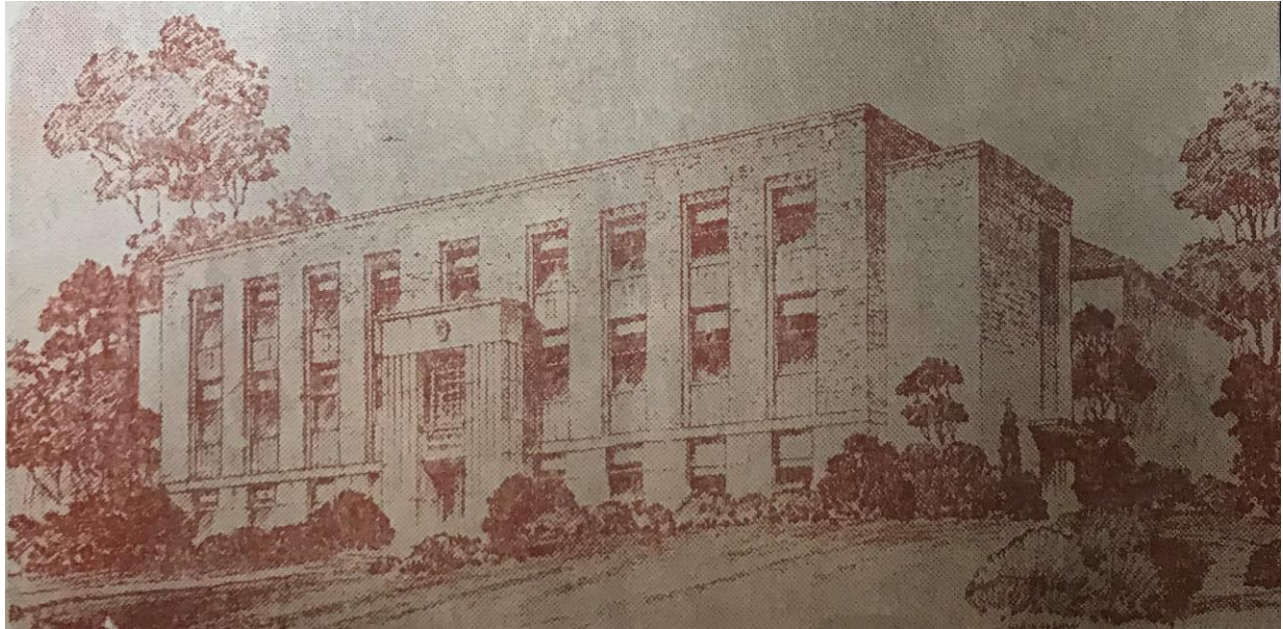


Sketch created for 75th anniversary of Bloomington hospital in 1980, Hopewell House occupied by the hospital in 1905 (bottom center), 1919 wing (center right), Kohr Building (center left), 1965 wing (top center). Courtesy of the Monroe County History Center.



Floor plans were part of a fund raising pamphlet for the Kohr Building. Courtesy of the Monroe County History Center.





Sketch of the Kohr Building taken from the fund raising pamphlet. Courtesy of the Monroe County History Center.



Front entrance. Recessed entry with floral motif over center of entryway.





Floral motifs under second floor windows.

**Staff Recommendation: Meets Criteria for Designation. Forward to Common Council.**

Staff recommends that the Kohr Building (structure located at the northwest corner of South Rogers and West 1st Streets) be designated as a single-property historic district. After careful consideration of the application and review of the Historic District Criteria as found in Ordinance 95-20 of the Municipal Code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.

The district meets **Criteria 1(a)** because of its association with the evolution of the Bloomington hospital site and because it has historical value as the oldest building remaining on the grounds. The building was built as a response to changing technology and an increased demand for medical services spurred by service members returning from overseas. These factors, which were the impetus for the buildings construction, are connected to the larger nationwide trend of investment in medical facilities and technology that occurred across post-war America.

The Kohr Building meets **Criteria 2(f)** because it has architectural characteristics that can be identified as Art Deco, a popular architectural style in the United States from the late 1920s through the 1940s. Many public buildings, including hospitals, were designed in the Art Deco style during that time period.

# Facility Assessment Overview

Kohr Building & Parking Garage

June 2019



# Kohr Building



Built 1947

4 Stories

23,000 sf (incl. basement)

# Parking Garage



Built 1989

5 Stories

390 spaces

[https://earth.google.com/web/@39.15988909,-86.5393571,250.4115921a,213.17367553d,35y,-76.39788129h,59.99854039t,0r/data=C\\_hlaEAoIL20vMHNudHkYASABKAI](https://earth.google.com/web/@39.15988909,-86.5393571,250.4115921a,213.17367553d,35y,-76.39788129h,59.99854039t,0r/data=C_hlaEAoIL20vMHNudHkYASABKAI)

# Urban Land Institute Study

## Review Lens

- Compatibility of Buildings with Redevelopment of the Site

## Questions Addressed

- Will the Kohr Building and Parking Garage benefit future development of the site? Should either be kept for reuse?

## Conclusion

- Keep the Parking Garage to serve future employment on the site.
- Demolish the Kohr Building to free up site for new development.

## Vision

- Incorporate exterior pieces of Kohr Building in new site development.
- Enhance Parking Garage with ground-level activities and mural/artwork on exterior

# Historic Resource Assessment

## Review Lens

- Architectural or Historical Significance

## Questions Addressed

- Does the hospital or portions thereof retain architectural or historical significance?

## Findings

- The 1947 Wing retains a high degree of integrity on the exterior and low to moderate degree on the interior.

## Conclusion

- The 1947 Wing (Kohr Building) is the only portion of the hospital that retains integrity and architectural significance.



# Historic Resource Assessment

- Architectural Significance
  - Notable work by architectural firm McGuire & Shook
- Historical Significance
  - Association with the evolution of Bloomington Hospital
- Character-defining Architectural Features That Have Been Retained
  - Exterior: Massing, Art Deco Ornaments, Front Steps, Exterior Materials, Fenestration, Lampposts
  - Interior: General Interior Layout, Curved Walls, Terrazzo Flooring
- Current Historic Designations
  - None

# Environmental Building Evaluation (Kohr)

## Review Lens

- Asbestos, Lead-based Paint, Lead in Drinking Water, and Mold

## Questions Addressed

- Are environmental concerns present that could impact occupancy, renovations, or operations?

## Findings

- Asbestos-containing materials (ACM) are present. The ACM is well-maintained and in good condition.

# Environmental Building Evaluation (Kohr)

- Asbestos (ACM)
  - Confirmed to be present and intact. Includes pipe insulation and fittings, floor tile and mastic, linoleum and mastic, sink insulation, drain insulation, duct sealer, and exterior caulking.
- Lead-based Paint (LBP)
  - None identified at a concentration that meets EPA's or HUD's LBP definition. However, low-level concentrations of lead were detected ( $<1.0 \text{ mg/cm}^2$ ) which would fall under OSHA regulations.
- Lead in Drinking Water
  - Detected, but all samples met the drinking water standard for lead. However, none of the samples collected were 1st draw samples (6 hr motionless) due to continuous operations at hospital.
- Mold/Moisture
  - No visible evidence of mold (limited visual inspection)

# Engineering Assessment

## Review Lens

- Feasibility (based on condition of structural and exterior envelope, M/E/P, and fire suppression system)

## Questions Addressed

- Is it feasible to keep and maintain the Kohr Building and/or the Parking Garage structures when the remainder of the facility is demolished?

## Findings

- Parking Garage = \$1.71M over next 10 years vs. \$9M to construct new
- Kohr Building = \$2.25M over next 3 years vs. \$6M to construct new

## Conclusion

- Both structures could be kept and repurposed, if desired.
- The Parking Garage is easier and less expensive.

# Kohr Building

- Immediate (in conjunction with demo of the site)
  - Install new power service, water service, communications, fire service, and fire alarm controls
  - Remove areas that directly abutt NW corner by hand during demo
  - Reconstruct the NW facade (rear  $\frac{1}{3}$  of building facade) to protect from weather and match remaining structure
- 2-3 Years (when building is repurposed)
  - Install new HVAC, new power equipment, new lighting, new plumbing, and new roof
  - Excavate and expose basement wall; install new waterproofing and perimeter drain
  - Replace gutters and downspouts; spot repairs to original limestone facade, limestone cheek walls, and concrete steps; replace handrails





# Parking Garage

- Immediate (in conjunction with demo of the site)
  - Install new power service, water service, communications, fire service, and fire alarm controls
  - Reconstruct south facade and guardrail after pedestrian bridge removal
  - Install sealant on column joints
  - Install door sweeps
- 2-3 Years
  - Install new power equipment, switch to LED lighting
  - Repair concrete, repair/replace deck sealant joints and expansion joints; seal deck surfaces
  - Repair facade (glazing, damaged limestone panels, sealant joints)
  - Repair stair towers (painting, door hardware, roof membrane)
  - General maintenance (restriping, etc.)
- 5-10 Years
  - General maintenance (repair concrete and joints, seal deck, painting, etc.)

# Projected Repair & Retrofit Costs

Costs are in 2019 Dollars  
Estimates do not include soft costs (A/E fees and CM fees), hazardous material removal, or other construction contingencies

	KOHR BUILDING	PARKING GARAGE	BOTH
Immediate	\$600,000-\$750,000	\$140,000	\$740,000-\$890,000
2-3 Years	\$1.25M - \$1.5M	\$1.12M	\$2.37M - \$2.62M
5-10 Years	---	\$450,000	\$450,000
TOTAL	\$1.85M - \$2.25M	\$1.71M	\$3.56M - \$3.96M

## Cost Comparison



Input / Feedback / Questions



# Option 1: Keep Kohr Building

Pro



Con



Cost



- Immediate \$600-\$750K
- 2-3 YRS \$1.25M-\$1.5M
- TOTAL \$1.85M - \$2.25M

## Option 2: Keep Parking Garage

Pro



Con



Cost



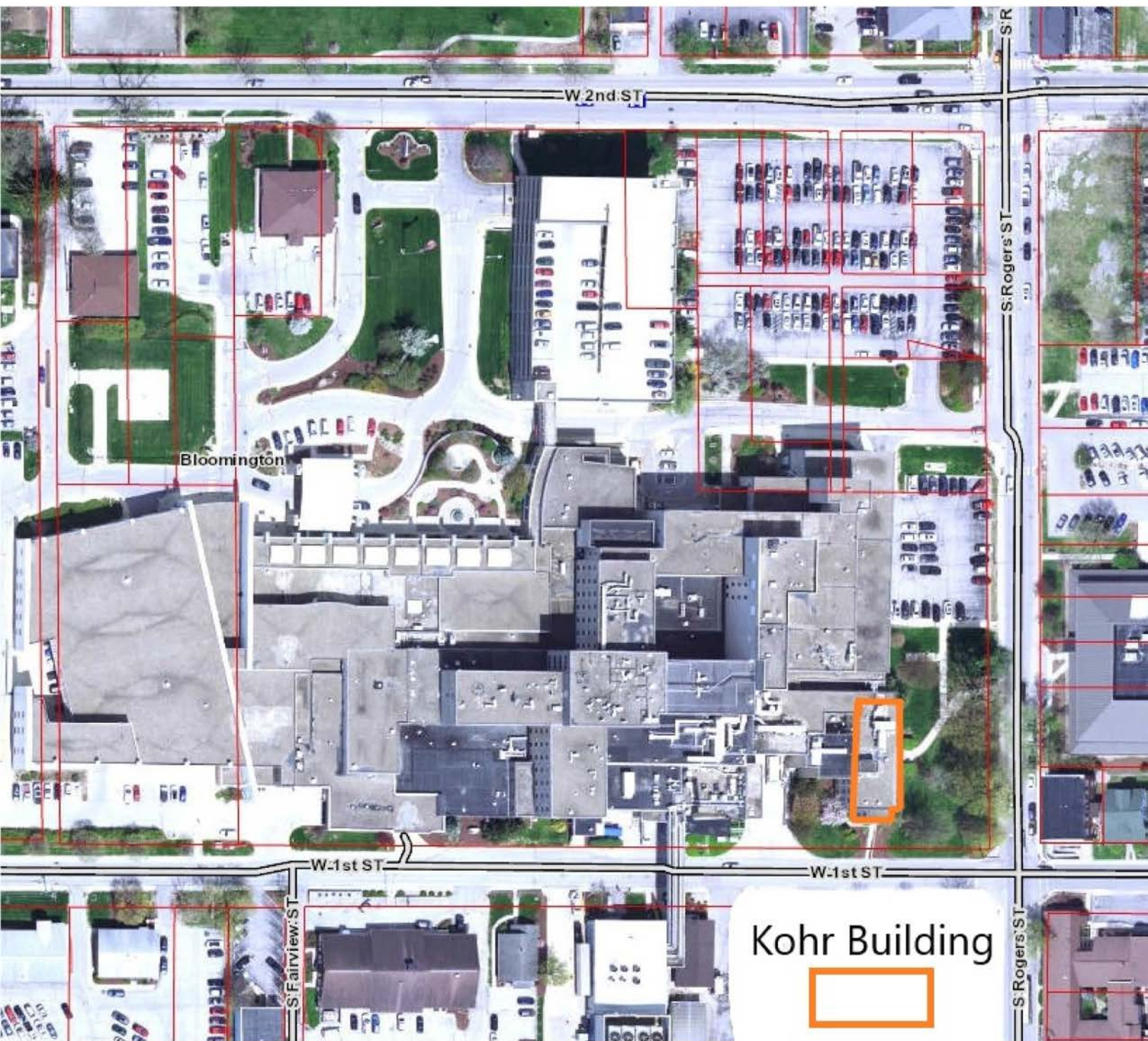
- Immediate \$140K
- 2-3 YRS \$1.12M
- 5-10 YRS \$450K
- TOTAL \$1.71M

# Next Steps

- Review (June - August)
  - Written Assessments
  - Facility Tours
- Preliminary Decision and Committee Updates (September-October)
- Final Decision to IU Health (November)



# Thank You



Kohr Building





## MEMO FROM COUNCIL OFFICE ON:

### **Ordinance 21-05 – Amend Title 8 of the Bloomington Municipal code, Entitled “Historic Preservation and Protection” to establish a Historic District – Re: The Boxman-Mitchell Building Historic District**

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#### **Synopsis**

This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled “List of Designated Historic and Conservation Districts” in order to designate “The Boxman-Mitchell Building– 424 ½ South Walnut Street” as a historic district. The proposed district consists of two buildings. The northern building is a one story, wood frame building with red brick veneer on the northern façade (facing an alley) and on the east façade (facing S. Walnut). The southern building is a two story, wood frame building with a red brick veneer on the east façade. Both of these structures were built in 1925 by Ira Mitchell, one of the Mitchell brother responsible for a string of commercial structures that were built along South Walnut in the 1920s. The Mitchell Brothers left an indelible mark on the urban landscape of Bloomington. They built at least four brick commercial block buildings and a handful of brick homes along South Walnut, all of which survive to this day. These buildings are part of the architectural fingerprint of the city and form a recognizable pattern along its southern corridor. The building is also notable for its historical association with Henry Boxman, a local restaurant entrepreneur who operated “Boxman’s Restaurant” from 1929 to 1958. Boxman gained national recognition for his food and also boasted the first neon sign and air conditioned dining experience in Bloomington at this location.

#### **Relevant Materials**

- Ordinance 21-05
- Staff Report from Bloomington Historic Preservation Commission
- Building Assessment
- Boxman-Mitchell Building Map
- Fiscal Impact Statement Forthcoming

#### **Summary**

Ordinance 21-04 would designate the “Boxman-Mitchell Building” as a historic district as provided under Title 8 of the Bloomington Municipal Code entitled “Historic Preservation and Protection”. The provisions of BMC Title 8 are enabled by state law under Indiana Code 36-7-11 (and following provisions) and are intended to:

- Protect historic and architecturally-worthy properties that either impart a distinct aesthetic quality to the City or serve as visible reminders of our historic heritage;
- Ensure the harmonious and orderly growth and development of the City;
- Maintain established residential neighborhoods in danger of having their distinctiveness destroyed;





## City of Bloomington Indiana

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Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: [council@bloomington.in.gov](mailto:council@bloomington.in.gov)

- Enhance property values and attract new residents; and
- Ensure the viability of the traditional downtown area and to enhance tourism.

The Historic Preservation Commission is authorized to make recommendations to Council regarding the establishment of historic districts either on its own accord or by petition of the property owner. In this case, the HPC recommends that the Boxman-Mitchell Building be designated as a single-property historic district due to it meeting the historical and architectural significance that merits the protection of the property as a historic district.

A historic district designation authorizes the Commission to review and issue a certificate of appropriateness prior to the issuance of a permit for, or prior to work beginning on any of the following within all areas of an historic district<sup>1</sup>:

- The demolition of any building;
- The moving of any building;
- A conspicuous change in the exterior appearance of any historic building or any part of or appurtenance to such a building, including walls, fences, light fixtures, steps, paving, and signs by additions, reconstruction, alteration, or maintenance involving exterior color change if cited by individual ordinance, or
- Any new construction of a principal building or accessory building or structure subject to view from a public way.

According the BMC, in order to bring forward an historic designation, the HPC must hold a public hearing<sup>2</sup> and submit a map and staff report (Report) to the Council. The map identifies the district and classifies properties, and the Report explains these actions in terms of the historic and architectural criteria set forth in the ordinance.<sup>3</sup> These criteria provide the grounds for the designation.

### Ordinance 21-05:

- Approves the map and establishes the district, which provide the basis for the designation;
- Attaches the map and the report;
- Describes the district and classifies the properties;
- Inserts the newly-established district into the List of Historic and Conservation Districts contained within BMC 8.20.

### **Contact**

Conor Herterich, Historic Preservation Program Manager, (812) 349-3507

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<sup>1</sup> See BMC 8.08.020

<sup>2</sup> A hearing on the Boxman-Mitchell Building was properly noticed and held on October 22, 2020.

<sup>3</sup> See BMC 8.08.01[e]

**ORDINANCE 21-05**

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED  
“HISTORIC PRESERVATION AND PROTECTION”  
TO ESTABLISH A HISTORIC DISTRICT –  
Re: The Boxman-Mitchell Building Historic District**

- WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission (“Commission”) and established procedures for designating historic districts in the City of Bloomington; and
- WHEREAS, on October 22, 2020, the Commission held a public hearing for the purpose of allowing discussion and public comment on a proposed historic designation of the Boxman-Mitchell Building, located at 424 ½ South Walnut Street; and
- WHEREAS, at the same hearing, the Commission found that the Boxman-Mitchell Building meets the historical and architectural significance that merits the protection of the property as a historic district; and
- WHEREAS, at the same hearing, the Commission approved a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in Bloomington Municipal Code 8.08.010; and
- WHEREAS, at the same hearing, the Commission voted to submit the map and report to the Common Council which may recommend local historic designation of said property, for its consideration; and
- WHEREAS, the report considered by the Commission at this hearing notes that the structure is located at 424 ½ S. Walnut Street. It is a one and two-part commercial building built in 1925 by Ira Mitchell, a member of the Mitchell family, who built a handful of iconic brick commercial structures along South Walnut during the 1920s.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The map setting forth the proposed historic district for the site is hereby approved by the Common Council, and said historic district is hereby established. A copy of the map and report submitted by the Commission are attached to this ordinance and incorporated herein by reference and two copies of them are on file in the Office of the Clerk for public inspection.

The legal description of this property is further described as:

015-09570-00 Seminary Pt Lot 20 in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The property located at 424 ½ South Walnut Street shall be classified as “Contributing”.

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled “List of Designated Historic and Conservation Districts,” is hereby amended to insert “Boxman-Mitchell Building” and such entry shall read as follows:

The Boxman-Mitchell Building

424 ½ South Walnut Street

SECTION 4. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JIM SIMS, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

SYNOPSIS

This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled “List of Designated Historic and Conservation Districts” in order to designate “The Boxman-Mitchell Building– 424 ½ South Walnut Street” as a historic district. The proposed district consists of two buildings. The northern building is a one story, wood frame building with red brick veneer on the northern façade (facing an alley) and on the east façade (facing S. Walnut). The southern building is a two story, wood frame building with a red brick veneer on the east façade. Both of these structures were built in 1925 by Ira Mitchell, one of the Mitchell brother responsible for a string of commercial structures that were built along South Walnut in the 1920s. The Mitchell Brothers left an indelible mark on the urban landscape of Bloomington. They built at least four brick commercial block buildings and a handful of brick homes along South Walnut, all of which survive to this day. These buildings are part of the architectural fingerprint of the city and form a recognizable pattern along its southern corridor. The building is also notable for its historical association with Henry Boxman, a local restaurant entrepreneur who operated “Boxman’s Restaurant” from 1929 to 1958. Boxman gained national recognition for his food and also boasted the first neon sign and air conditioned dining experience in Bloomington at this location.

## 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.

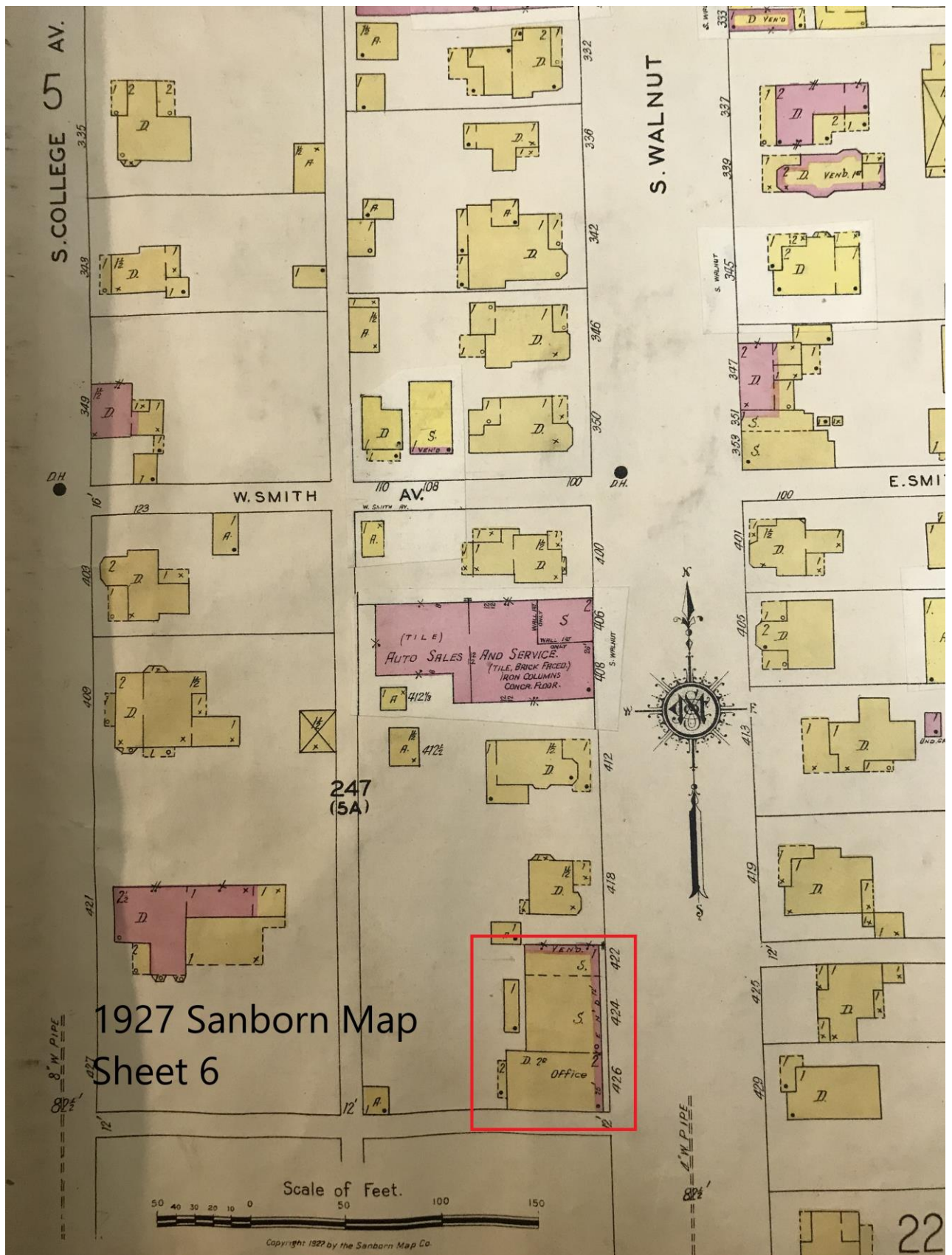
<sup>18</sup> Goodall, Kenneth.



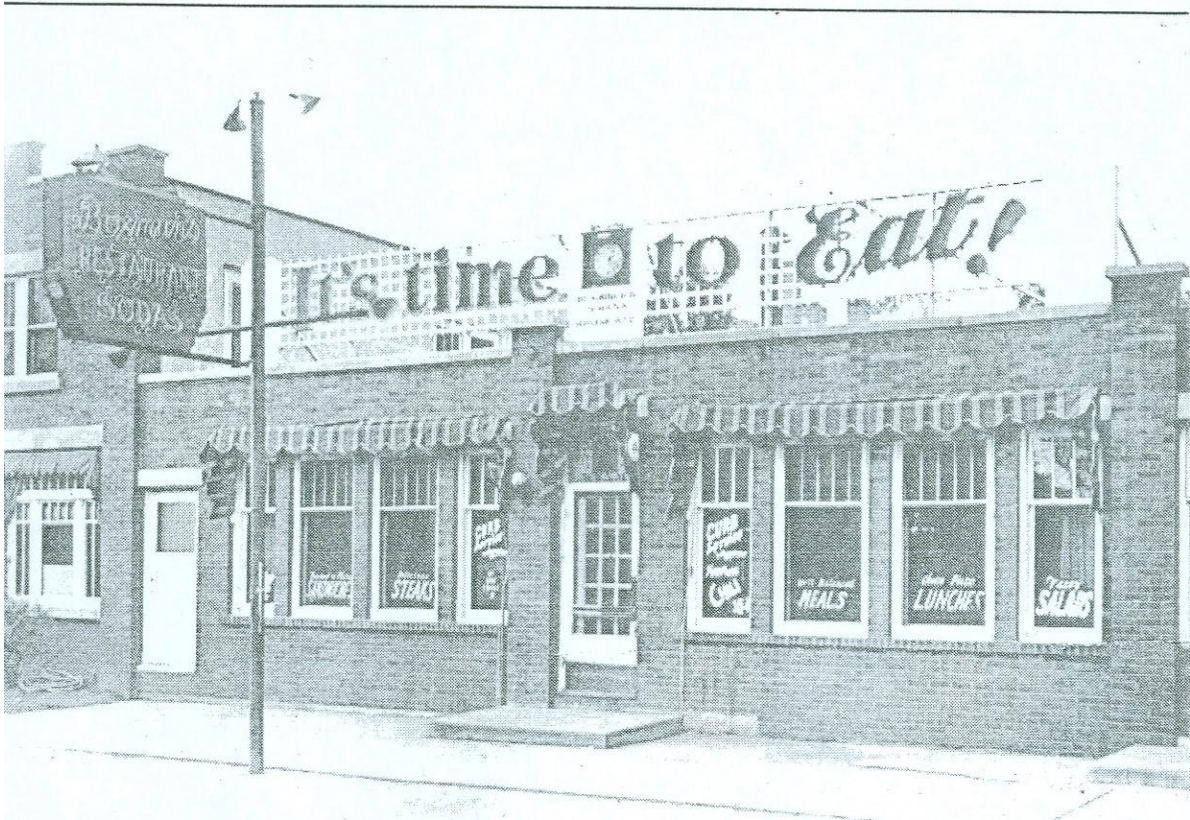
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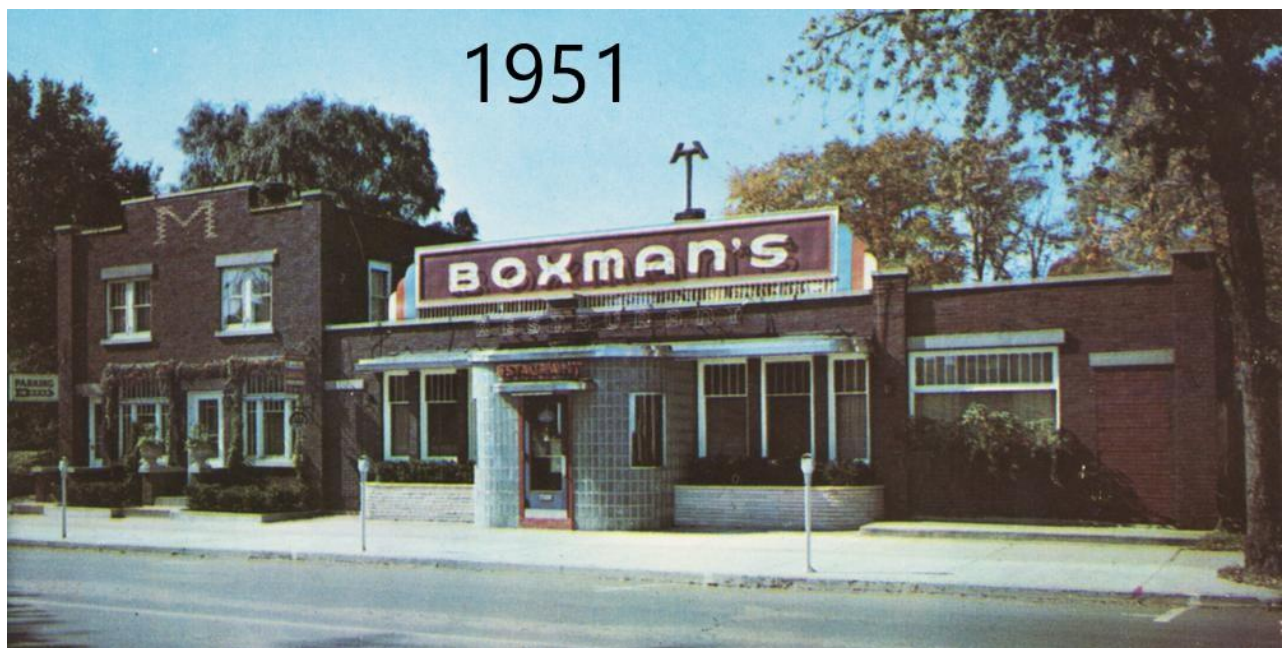
1913 Sanborn Map







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.

# Building Assessment

424 S Walnut Street  
Bloomington, In 47404

Josh Alley  
424 Walnut LLC

MATTE  
BLACK  
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ECTURE

The structure at 424 South Walnut, according to available GIS data, was built around 1900 and consists of a 2-story portion on the southeast side of the property along with a 1-story portion on the northeast side of the property. The 2-story portion consists of a vacant commercial space (formerly food and entertainment establishment) with a residential apartment above (condition and occupancy unknown). The 1-story portion contains an open commercial space with a commercial kitchen, bar, restrooms and accessory storage spaces in the western portion of that space. The commercial spaces are connected and open to one another even though it appears that at one point in time they were separate (as evidence by a partial masonry wall opening).

The exterior comprises of masonry and wood-framed construction with a traditional brick storefront on the east (street) side and cmu or wood-framing on the remaining facades. The rear (west) side of the structure is partially below grade due to the slope of the property up to the west. There is an upper level covered deck and lower level storage space at the rear of the 2-story portion that appears to have been added on at some point. The roof consists of a rubber membrane with visible low spots and significant disrepair and neglect. The masonry appears to be in poor condition, especially on the north and parts of the east (street) side. There is noticeable cracking, mortar loss, holes and staining that reflect years of neglect. The condition and makeup of the south exterior façade is somewhat unknown as it appears to have been covered over recently with fiber cement siding. There is exposed wood framing and water damage, particularly at the north and west facades. Also, the roof membrane has been extended down over the north façade and improperly lapped and “sealed” to the brick below. Air and light is visible through the exterior from the northwest corner of the structure. Per previous discussions with CBU a former open culvert that runs under the north portion of the existing building was filled and sealed off during major storm water renovations several years ago.

Some online searches and the GIS database indicate that the east (streetfront) façade has seen a host of materials, entries and tenants with an unknown “original” condition or appearance. There are currently 3 entries on the front of the building, 1 of which leads to the upstairs apartment, a second which is accessed via a long residential style wood ramp and stoop and the third via a vestibule which contains a step up inside to the main commercial floor. The vestibule appears to have been added on at some point and utilizes glass block and a storefront door, which isn't per the original time of construction. The large non-masonry signage area above the vestibule also appears to have been added at a later date and doesn't reflect any particular style or era of construction. Based on older photographs the building front contained larger stoops and multiple tenant entry locations that have since been removed, altered or covered up. The windows and doors appear to be of various types, styles and conditions (most not appearing original) reflecting various tenants, owners and again years of neglect and most likely limited resources.

The interior structure and condition is decidedly not safe nor up to current building code or accessibility standards. The main floor level, which is over a foot above the sidewalk level, varies by several inches in places and interior columns and beams appear to be almost randomly placed with unknown foundation and load-carrying capacities. Some columns have sunken into the floor by several inches indicating there may be no foundation at all. Many beams are sagging and have been covered, reinforced or spliced together in a very haphazard way. The ceiling indicates substantial water damage and may be hiding significant roof structure issues.

BFW Crane (structural engineer) was consulted by the previous owner to help prepare drawings for a new roof replacement as that was deemed to be the most dangerous portion of the existing structure. An initial construction estimate to replace the entire roof of the 1-story portion with a new structure and roof based on those drawings was over \$300,000.00 (see proposal by Building Associates). That did not include any other issues outlined above. The condition of the mechanical, electrical and plumbing systems are somewhat undetermined but most appear to be either outdated, out of code compliance or unsafe. It is very likely that lead and/or asbestos exists within the structure and would also need to be abated. The foundation and crawlspace below the structure wasn't inspected but most likely needs attention as well.

In summary, there are significant and costly repairs, renovations and replacements that would need to be done to the existing structure just to make it occupiable and functional (let alone valuable or desirable to a tenant). It's very likely based on initial estimates that those repairs would exceed the current value of the building and land itself. The building doesn't appear to be a notable example of the original era of construction nor does it contribute to a larger historical context in any significant way. While there are some older structures nearby that have been maintained and do provide a sense of an older context, most of the properties are either newer mixed-use, somewhat older residential or under-developed and out of place (i.e. don't relate to the historic or current architectural fabric). The recommendation would be to demolish the structure and develop the property anew with consideration to both the former (historic) and existing (modern) fabric of the neighborhood. Care should be taken to provide appropriate space that would restore a sense of place and community for years to come.

Thanks and let me know if you have any questions.

A handwritten signature in black ink, appearing to read "Matt Ellenwood". The signature is fluid and cursive, with the first name "Matt" and last name "Ellenwood" clearly distinguishable.

Matt Ellenwood, AIA, IN Architect #AR11100124





Boxman-Mitchell  
Building ★