



# BHPC

# MEETING PACKET

**Thursday January 22, 2026**

**5:00 p.m. EST**

**Prepared by HAND Staff**

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

**Zoom:**

<https://bloomington.zoom.us/j/84840957790?pwd=KoeAlsk0K0dXTradGZvEBzPupFm3Oc.1>

Meeting ID: 848 4095 7790

Passcode: 374075

## Table of Contents

<u>AGENDA</u> .....	3
<u>MINUTES</u> November 13.....	5
<u>COA 23-92 Extension</u> .....	15
<u>COA 26-03</u> .....	28
<u>COA 25-79</u> .....	39
<u>DD 25-26</u> .....	46
<u>DD 26-01</u> .....	48
<u>503 N Rogers Loading Bay Report</u> .....	49

# Bloomington Historic Preservation Commission Meeting

**Thursday January 22<sup>nd</sup>, 2026, 5:00 P.M.**

**In Person:**

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

**Zoom:** <https://bloomington.zoom.us/j/84840957790?pwd=KoeAIsk0K0dXTradGZvEBzPupFm3Oc.1>

Meeting ID: 848 4095 7790

Passcode: 374075

## AGENDA

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ELECTION OF OFFICES**
  - A. Chair**
  - B. Vice-Chair**
- IV. APPROVAL OF MINUTES**
  - A. November 13<sup>th</sup>**
- V. CERTIFICATES OF APPROPRIATENESS**

### Commission Review

- A. Extension of COA 23-92**
  - 309 S Davisson
  - Barre Klapper
  - New addition, new construction of accessory unit
- B. COA 26-03**
  - 708 W 12<sup>th</sup> St
  - Oscar Sibindi
  - Two-story garage
- C. COA 25-79**
  - 702 W Kirkwood
  - Jennifer Milner
  - Alterations to windows*

- VI. DEMOITION DELAY**

- A. DD 25-26**  
102 S Clark  
Matt Ellenwood  
*Full demolition*
- B. DD 26-01**  
809 N Walnut  
Ernest Xi  
*Full Demolition*

## **VII. OLD BUSINESS**

- A. 503 N Rogers loading bay report**
- B. Violations**
- C. Follow up on commission retreat**

## **VIII. NEW BUSINESS**

### **IX. COMMISSIONER COMMENTS**

### **X. PUBLIC COMMENTS**

### **XI. ADJOURNMENT**

Next meeting date is February 12<sup>th</sup>, 2026 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

## Bloomington Historic Preservation Commission Members

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

# Bloomington Historic Preservation Commission Meeting Minutes - November 13, 2025

## CALL TO ORDER

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

## ROLL CALL - Parties in Attendance are listed below:

### Commissioners:

Jack Baker  
Reynard Cross  
Sam DeSollar  
Karen Duffy, Advisory  
Jeremy Hackerd  
Daniel Schlegel

### Staff:

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

### Guests/Public:

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

## APPROVAL OF MINUTES

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

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

## CERTIFICATES OF APPROPRIATENESS (COA)

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

### **STAFF REVIEW**

#### **COA 25-72**

118 N Walnut St (Courthouse Square HD)

Petitioner: Eric Stanley

*Replacement of unoriginal storefront window with new design*

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

**Staff approves COA 25-72.**

#### **COA 25-74**

208 E 15th St (Garden Hill HD)

Petitioner: Tina Somes

*Rear Privacy Fence*

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

**Staff approves COA 25-74.**

#### **COA 25-75**

818 E 3rd St (Tri Delta House)

Petitioner: Leighla Taylor

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

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

**Staff approves COA 25-75.**

## CERTIFICATES OF APPROPRIATENESS (COA)

### COMMISSION REVIEW

#### **COA 25-70**

212 W Kirkwood (Courthouse Square HD)

Petitioner: Ron Walker

*Alterations to storefront*

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

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

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

### **Commissioner Questions:**

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

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

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

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

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

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

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

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

**Petitioner Ron Walker** responded that is correct.

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

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

#### **Commissioner Comments:**

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

**Reynard Cross** added that he likes what is being proposed.

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

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

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

#### **Public Questions/Comments:**

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

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

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

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

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

**COA 25-73**

818 E 3rd St (Tri Delta House)

Petitioner: Ciara Williams

Replacement of copper downspouts and gutters and fascia repair

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

**COA 25-76**

200 E Kirkwood (People's State Bank)

Petitioner: Nancy Baldwin

*Installation of a wall-mounted sign*

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

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

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

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

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

## **Commissioner Questions:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Commissioner Comments:**

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

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

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

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

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

#### **COA 25-77**

703 E 7th St (University Courts HD)

Michael Chamblee

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

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

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

*Please see Meeting Packet for details.*

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

#### **Commissioner Questions:**

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

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

#### **Commissioner Comments:**

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

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

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

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

## **DEMOLITION DELAY (DD)**

### **DD 25-25**

503 N Rogers St

Petitioner: Kimley-Horn

*Full demolition*

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

**Sam DeSollar** made a **Motion to Continue COA DD 25-25**. **Reynard Cross** seconded.

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

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

## **OLD BUSINESS - Outstanding Violations**

**Noah Sandweiss** provided an update on the following outstanding violations:

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

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

## **NEW BUSINESS**

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

**Daniel Schlegel** announced there will be a free Near West Side Historical Walking Tour presented by the Monroe County History Center this Saturday November 15th beginning at the Banneker Community Center at 1pm with a presentation by John Summerlot. Schlegel added that the tour is in conjunction with the History Center's exhibit about historic neighborhoods ongoing through the end of the year.

## **Cottage Grove proposed Historic District**

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

## **COMMISSIONER COMMENTS**

### **The Ivan Adams House Historic District - Ordinance 2025-47**

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

## **PUBLIC COMMENTS - None**

## **ADJOURNMENT**

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

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

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

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

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

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

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



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

**Request:** New Addition, new construction of accessory unit.

**Guidelines:** Greater Prospect Hill Historic District Guidelines

**RECOMMENDED**

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

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

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

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

1. Materials Exception: Use of materials currently on the existing structure can be continued on the Addition.

2. Building Outline and Mass Exception: Excessive impact to the public way façade should be discouraged.

3. Fenestration\* Exception: Increased design flexibility for additions on non-public way façades may be considered

**Staff Recommends extending COA 23-92 for two years**

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



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 309 S Davison Street  
Parcel Number(s): 53-08-05-110-016.000-009

(OFFICE USE ONLY)

Filing Date: 11/30/2023

Case Number: COA 23-92

HPC Hearing Date: 12/14/2023

### Bloomington Historic District:

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

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

- Outstanding
- Notable
- Contributing
- Non-Contributing

### APPLICANT INFORMATION:

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

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

**PROPOSED WORK (Check all that Apply):**

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

**ADDITIONAL REQUIRED DOCUMENTS**

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

**CERTIFICATION**

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

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

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



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

#### Certificate of Appropriateness Request

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

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

#### Proposed Changes to Existing Historic House

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

#### Proposed New Addition and Garage

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

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

**Landscape:**

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

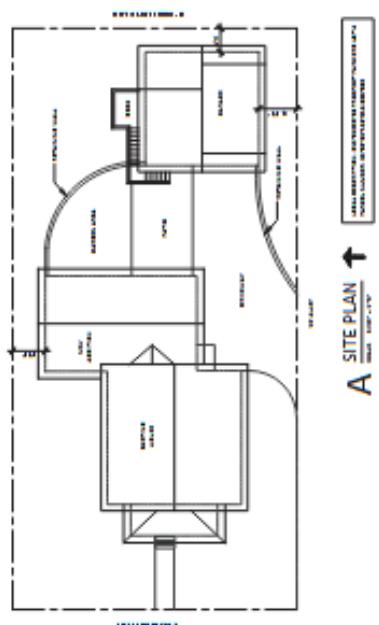
Photos of Original House

	West Elevation
	East Elevation
	South Elevation, looking west along alley

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

NOVEMBER 30, 2023

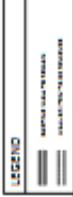
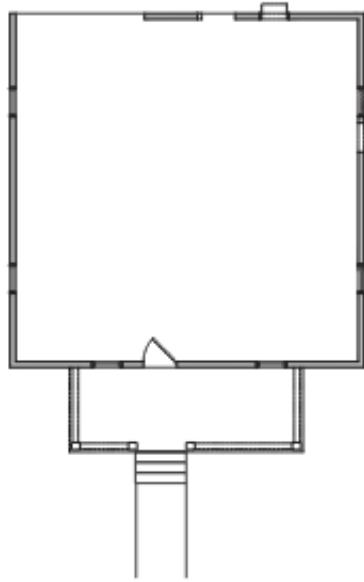
DRAWING INDEX  
COVER DRAWING INDEX, SITE PLAN  
D101 DEMOLITION PLAN  
A101 FLOOR PLANS  
A201 BUILDING ELEVATIONS  
A302 GARAGE ELEVATIONS

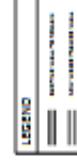


ARCHITECT  
*springpoint*  
SPRINGPOINT ARCHITECTS PC  
522 WEST 2ND STREET  
BLOOMINGTON, INDIANA 47403  
812.335.5200  
WWW.SPRINGPOINTARCHITECTS.COM

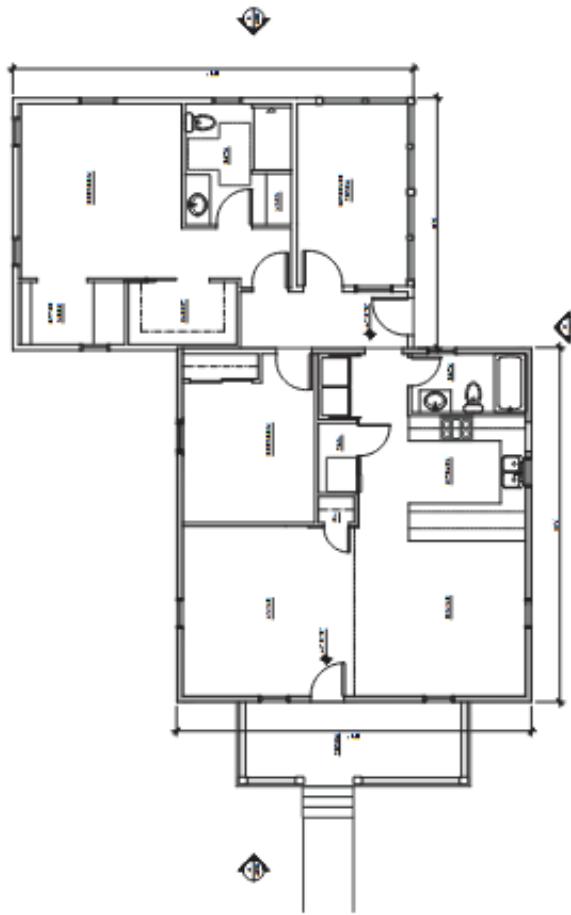
STRUCTURAL ENGINEER  
KEVIN POTTER, P.E.  
P.O. BOX 5203  
BLOOMINGTON, INDIANA 47407  
812.331.7201

A DEMOLITION FLOOR PLAN ↑

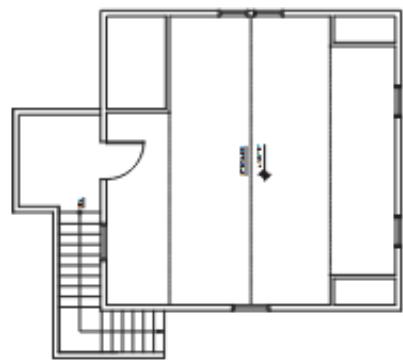




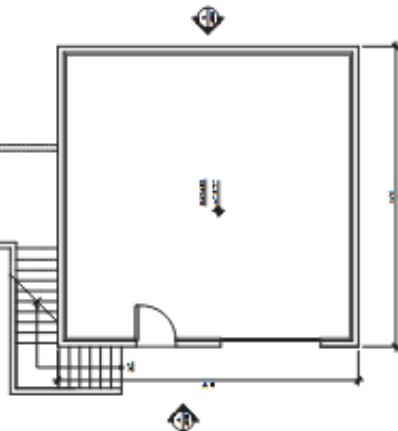
**A** FIRST FLOOR PLAN ↑

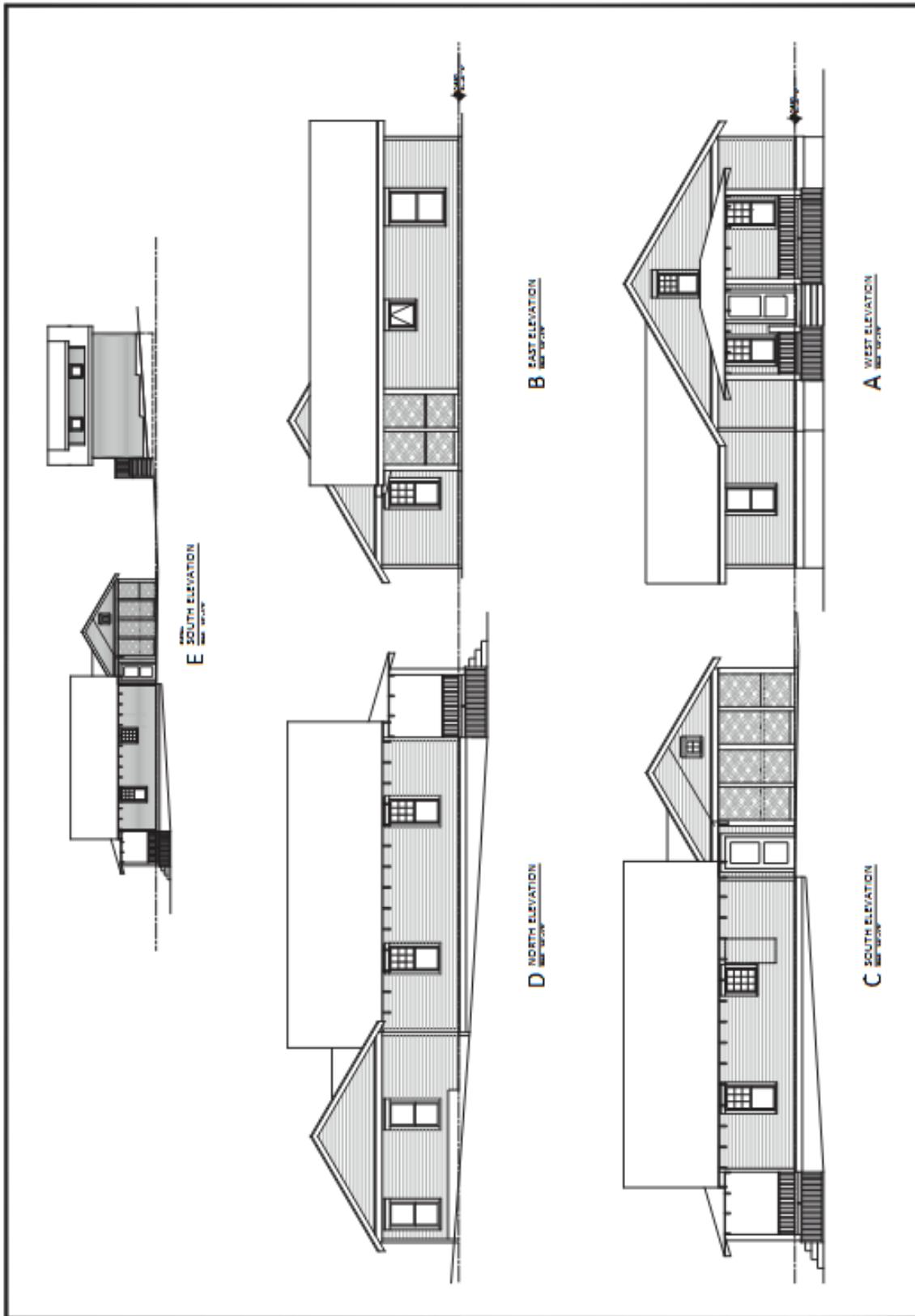


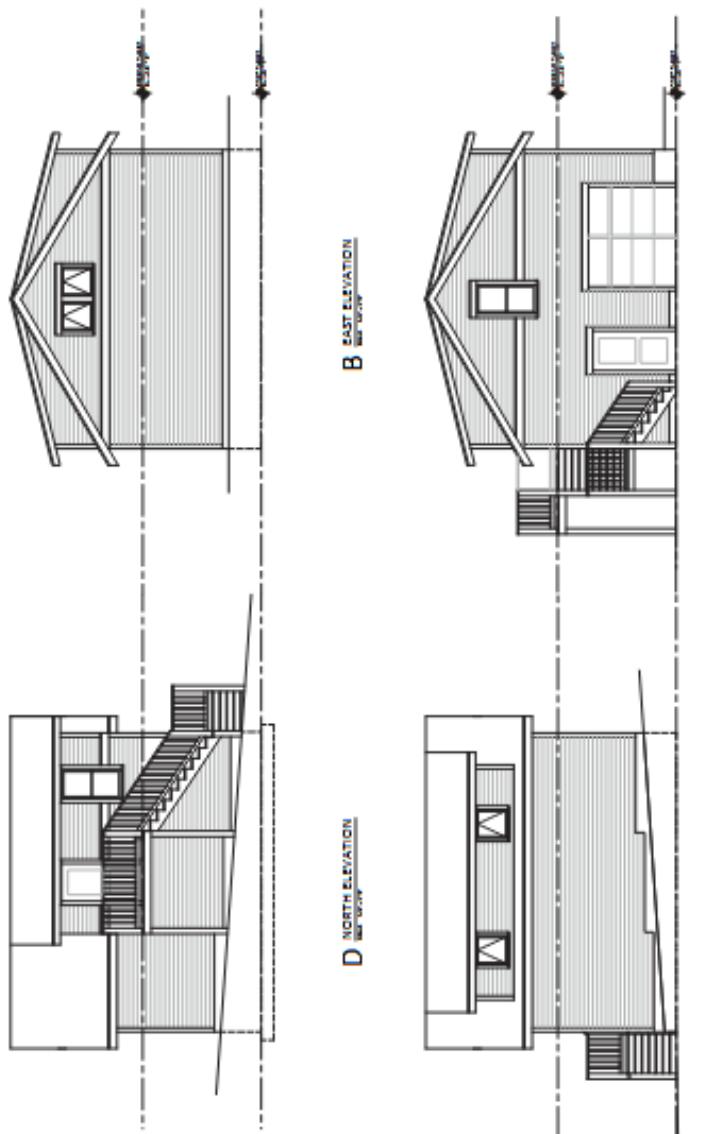
**C** SECOND FLOOR PLAN ↑



**B** FIRST FLOOR PLAN ↑







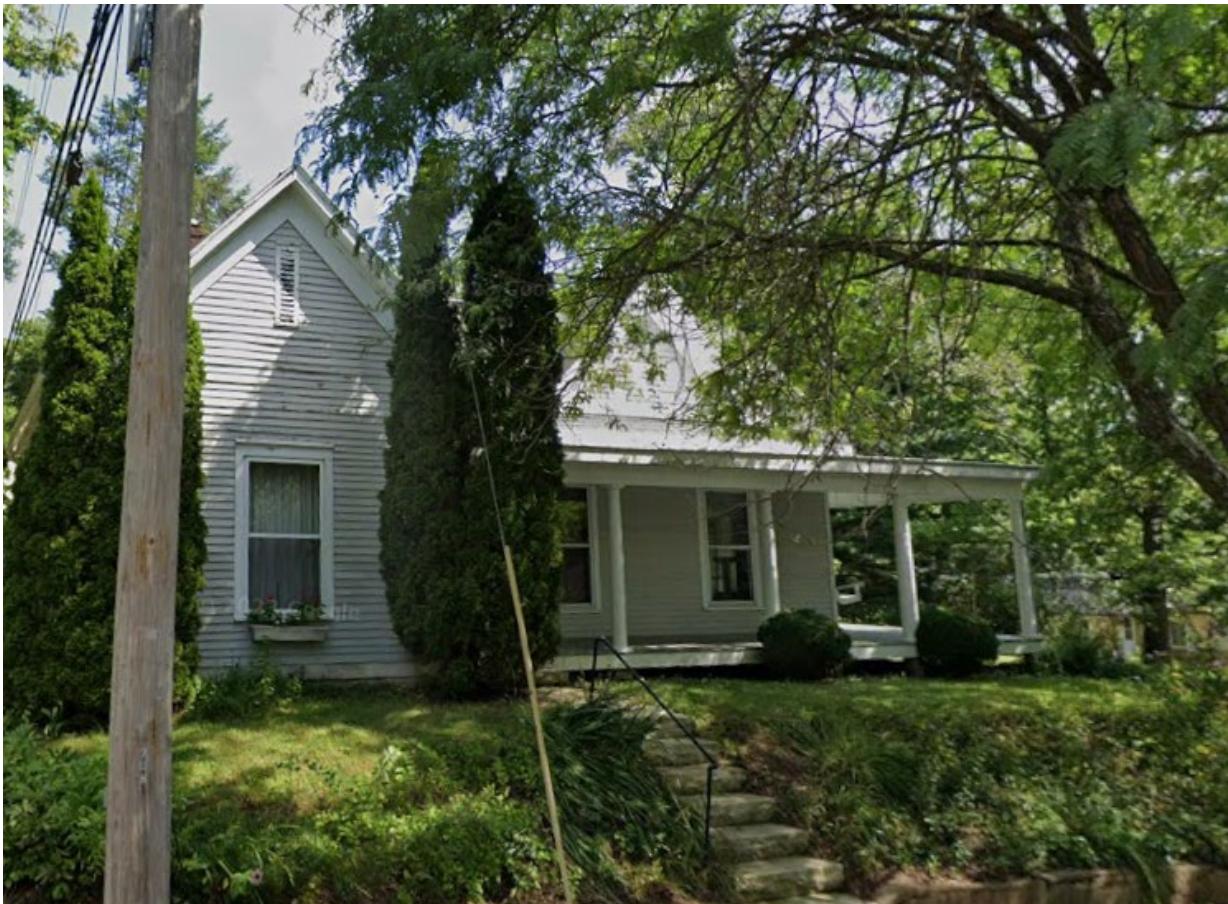


Existing door



Proposed door

<b>STAFF RECOMMENDATIONS</b>	Address 708 W 12 <sup>th</sup> St. (Maple Heights HD)
<b>COA 26-03</b>	Petitioner: Oscar Sibindi
<b>Start Date: 1/8/2026</b>	Parcel: 53-05-32-112-048.000-005
<b>RATING: CONTRIBUTING</b>	c. 1900 T-Plan Cottage



**Background: In**

**Request:**

22'x22' Two story Carriage house  
 Lower Level 2 Car Garage  
 Second level carriage house : Living Space

- 1 Bedroom
- Living Space
- Kitchen
- Bathroom
- Closet

Utilities

Separate Electrical Meter 100Amp

Air Supply 4 Zone Split System

Sewer – City Connection

Water – City Connection

Property Usage : Home Owner

#### MATERIALS

Smooth LP Smart Siding

LP Smart trim

Single hung vinyl windows

Grey architectural shingles to match existing

#### **Guidelines:** Maple Heights Historic District Guidelines

Compatible:

When designing a new accessory building such as a garage or storage building, the context to which the designer must relate is usually defined by the existing buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures are applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case.

- Accessory buildings should generally be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
- The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
- The scale, height, size, and mass of an accessory structure should relate to the existing building and not overpower it.

#### **Staff Recommends approval of COA 26-03**

The existing house is approximately 20' tall, as is the proposed carriage house. The property is located on a double-wide corner lot, though the new construction would be set back from the primary 12<sup>th</sup> St entrance and accessed from an alleyway and a lot-width away from N Fairview. The materials proposed are compatible with district guidelines, and the facades with fewer window openings face away from the street.



Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 708 W 12 ST BLOOMINGTON

Parcel Number(s): \_\_\_\_\_

(OFFICE USE ONLY)

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

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

HPC Hearing Date: \_\_\_\_\_

### Bloomington Historic District:

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

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

- Outstanding
- Notable
- Contributing
- Non-Contributing

### APPLICANT INFORMATION:

Name: OSCAR SIBBALI Email: pro deck builders.indy@gmail.com

Address: 6349 N COLLEGE AVE, INDIANAPOLIS Phone: 317 250 4943  
IN 46220

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: JAIL JONES Email: afleece@hotmail.com

Address: 708 W 12 TH ST BLOOMINGTON IN Phone: 703 291 6758  
47404

**PROPOSED WORK (Check all that Apply):**

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

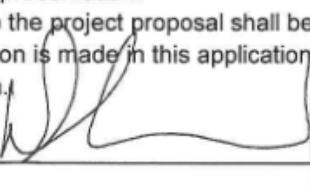
**ADDITIONAL REQUIRED DOCUMENTS**

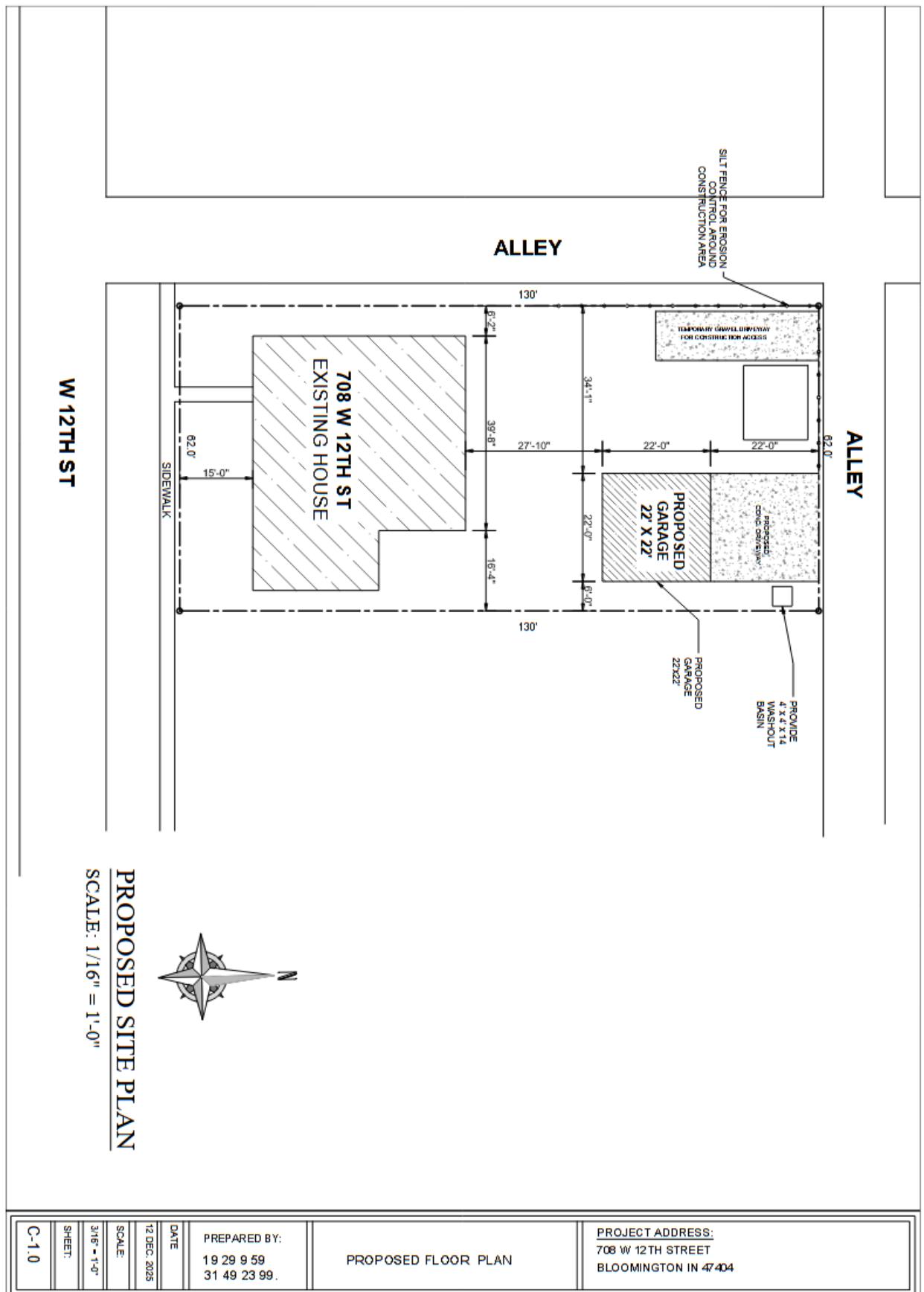
- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the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

**CERTIFICATION**

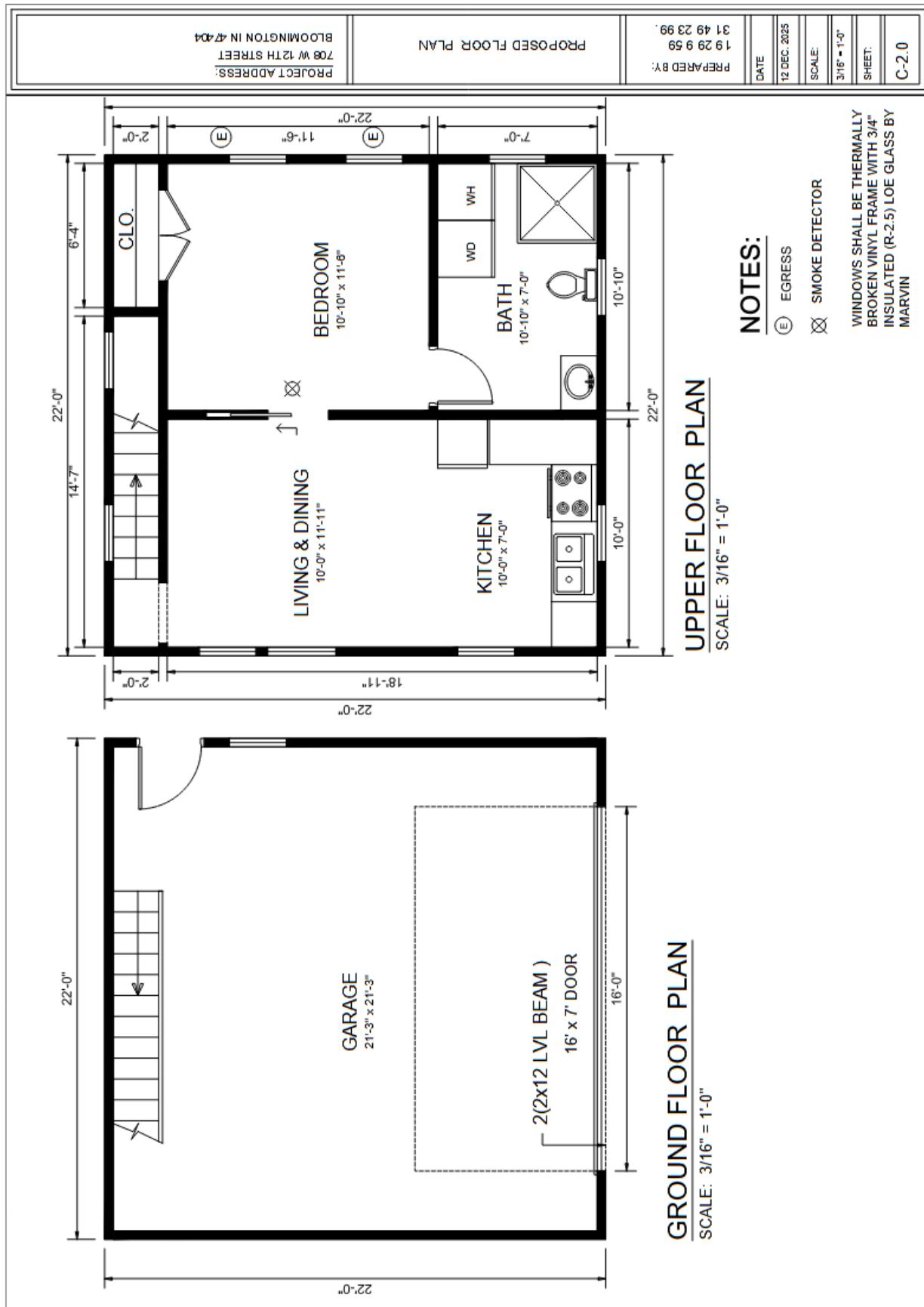
I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

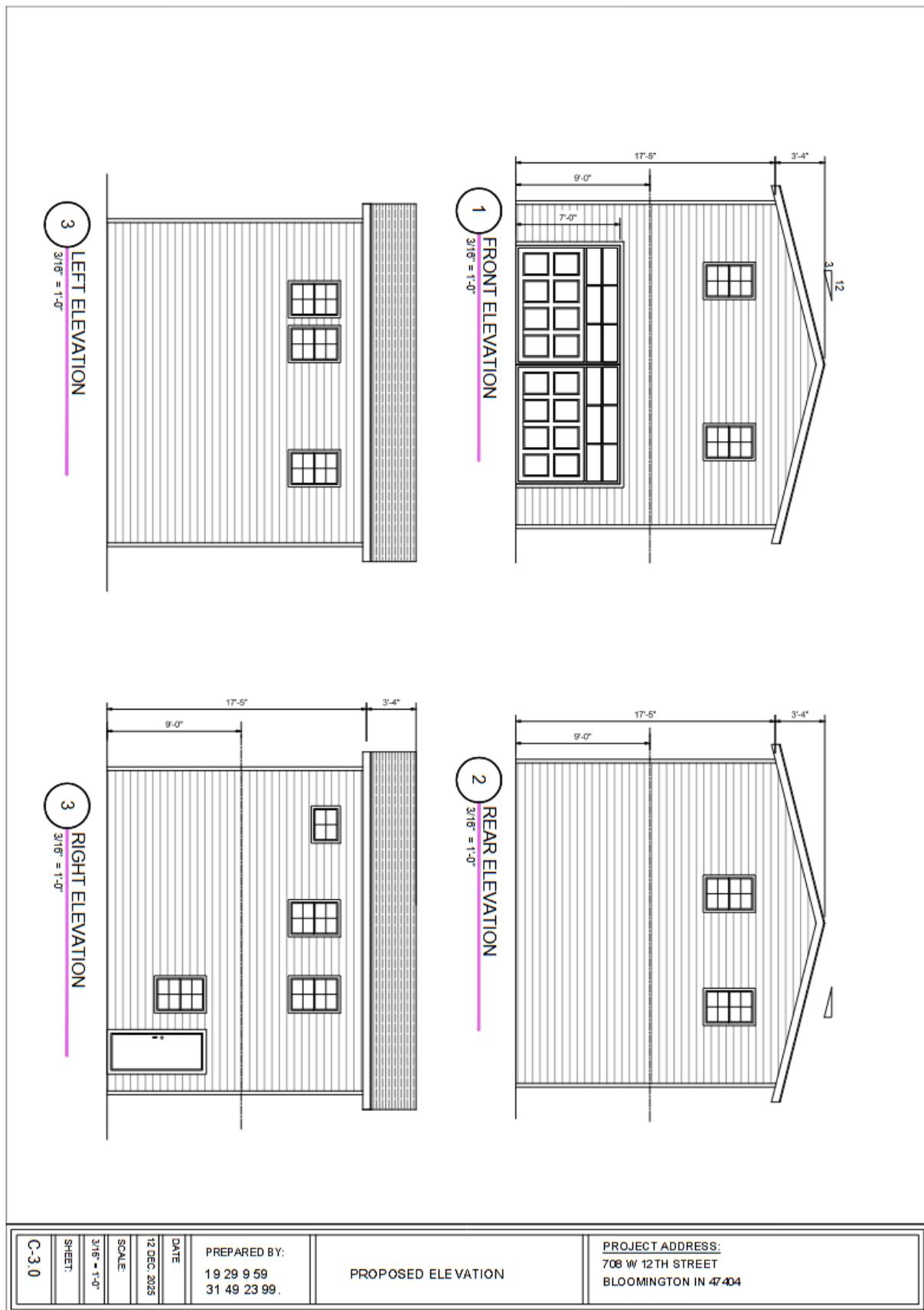
1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal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

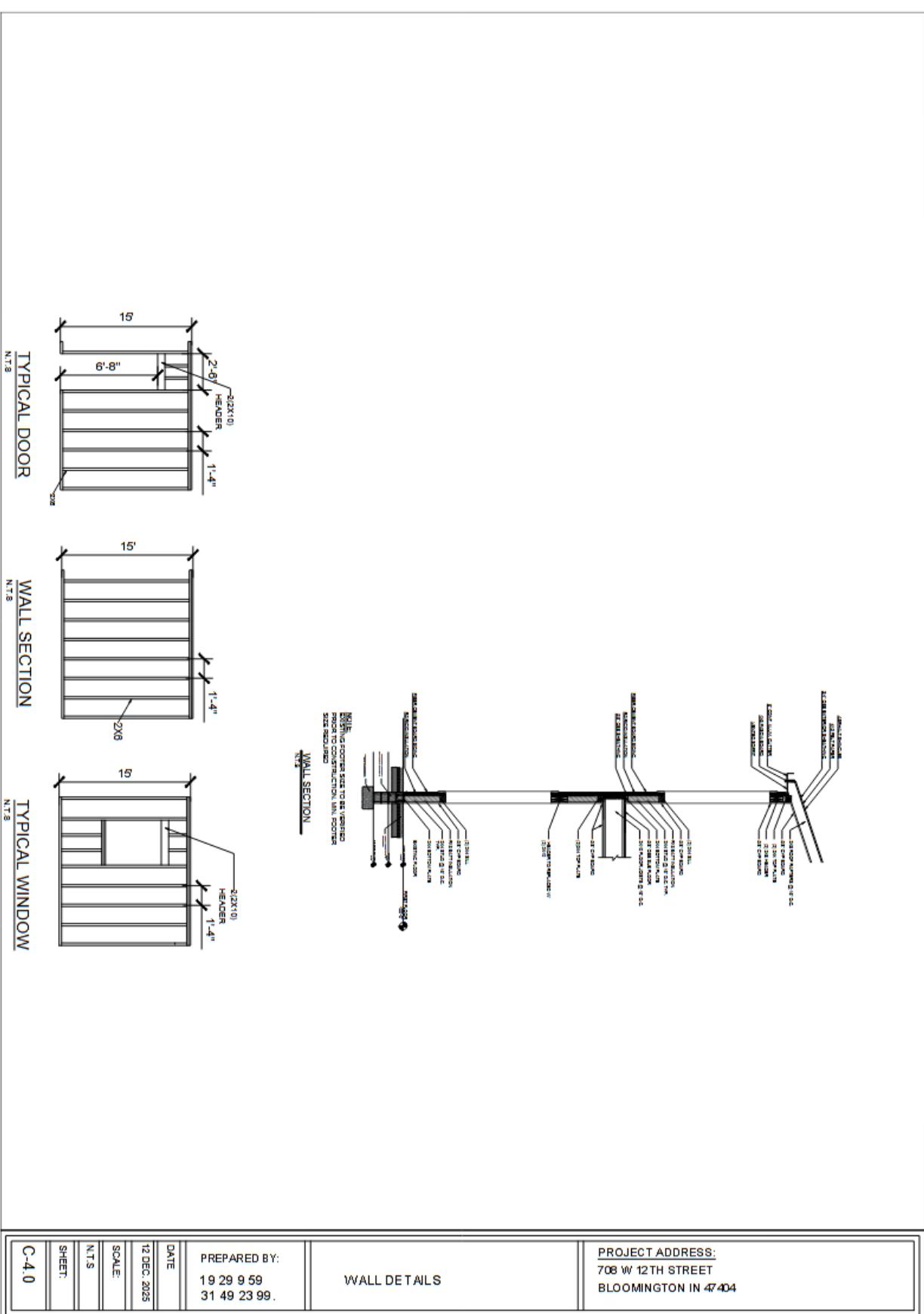
Applicant's Signature:  Date: 12/30/2025







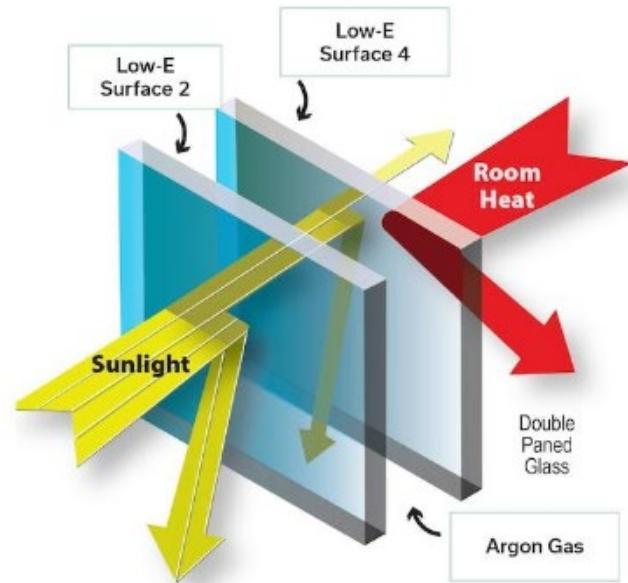




Exterior doors



## UNITED WINDOWS SINGLE HUNG



### Glass Coating

Low-E & Argon gas filled double paned glass keeps homes cooler in the summer and warmer in the winter

<b>STAFF RECOMMENDATIONS</b>	Address: 702 W Kirkwood (Near West Side HD)
<b>COA 25-79</b>	Petitioner: Jennifer Milner
<b>Start Date: 11/13/2025</b>	Parcel: 53-05-32-415-006.000-005
<b>RATING: CONTRIBUTING</b>	c. 1895 Slightly altered T-plan cottage



**Background:** 702 W Kirkwood is a slightly altered T-plan cottage with a five-sided ell. In 2025 the owner removed four wood-framed double-hung windows on the front-facing ell and replaced them with double-hung divided light vinyl windows topped with transom lights. Subsequently the property owner applied in August to replace the windows with new windows of the same size of the original, but did not attend meetings to address questions about the proposal. In November 2025, a fine was paid for the outstanding violation and a new proposal submitted.

The materials submitted included a copy of the March COA application with an illustration of the windows with transoms but with 1/1 Jeld-Wen windows as opposed to the current divided light design along with a description of a white brick mold cedar trim to match the dimensions found on other windows. Subsequently the petitioner inquired in an email about replacing the windows with JELD-WEN Flat Casing Double

Hung windows Dimensions: 33-1/4x65-1/4 and covering the current transom windows with drywall and siding.

**Request:** Replacement of windows with 1/1 33-1/4x65-1/4 vinyl windows and covering the transoms. White cedar brick molding to be installed as trim.

**Guidelines:** Near West Side HD

**RECOMMENDED**

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

**NOT RECOMMENDED**

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window pane configurations that conflict with those on surrounding buildings.
3. Certain window types such as casement, jalousie, or Palladian windows that are not traditionally found on surrounding historic buildings.

**Staff does not recommend approval of COA 25-79**

While the proposal for new trim would be acceptable, the significant change to the dimensions of the windows would remain an issue. The original windows were 30"x77". Further clarity on this proposal would be helpful, particularly if it changes further.



**CITY OF  
BLOOMINGTON**

## HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

## INFORMATION ABOUT THE PROPERTY

Address of Property: 702 W. Kirkwood Ave

Parcel Number(s): 53-05-32-415-006,000-

005

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

### **Bloomington Historic District:**

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

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

- Outstanding
- Notable
- Contributing
- Non-Contributing

**APPLICANT INFORMATION:**

**AFFILIATE INFORMATION:**  
Name: Simon Ladd Email: simonladd@att.net

Address: 3215. Lori Lane, Bloomington, IN 47401 Phone: 812-325-0333

**PROPERTY OWNER INFORMATION:**

**PROPERTY OWNER INFORMATION:**

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**PROPOSED WORK (Check all that Apply):**

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

**ADDITIONAL REQUIRED DOCUMENTS**

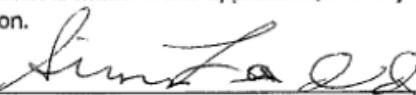
- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the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

**CERTIFICATION**

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

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

Applicant's Signature:



Date: 3-11-25

EVERY WINDOW . COM

NEW OPENNING

84 5/8" x 34.5" 738.56

INSTALLED

841.53

OLD

78" X 31" 684.99

Cochran Windows

NEW 747.49

INSTALLED

install 904.49

1234.99

old - 695.41

install 1191.41

universal windows NEW 650.41  
install 1051.41 old 741.53  
install 1205.55

5 windows have been

DON



TM & © 2004 SPIN MASTER LTD. ALL RIGHTS RESERVED. / TOUS DROITS RÉSERVÉS. • DISTRIBUTED BY: / DISTRIBUÉ PAR:

Spin Master Ltd., 225 King Street West, Toronto ON M5V 3K2 Canada

Cadlal, a division of / une division de Spin Master Inc., PMS #1003, 300 International Drive, Suite 100, Williamsburg, NY 10221

Spin Master International B.V., Kingstraat 151, 1065 GR Amsterdam, NL

Spin Master Australia Pty Ltd, Level 9, 205 Pacific Hwy, St Leonards, NSW 2065

Spin Master Toys UK Ltd, Meridian House, Fletcher Lane, Marlow, Buckinghamshire, SL7 1TB, UK

WWW.SPINMASTERGAMES.COM

NEW 747.50

old 695.41

Cochran windows

install 1051.41

MADE IN CHINA

Content may vary from pictures.  
Meets CPSC Safety Requirements.

△ WARNING: CHOKING HAZARD - Small parts.



Universal windows

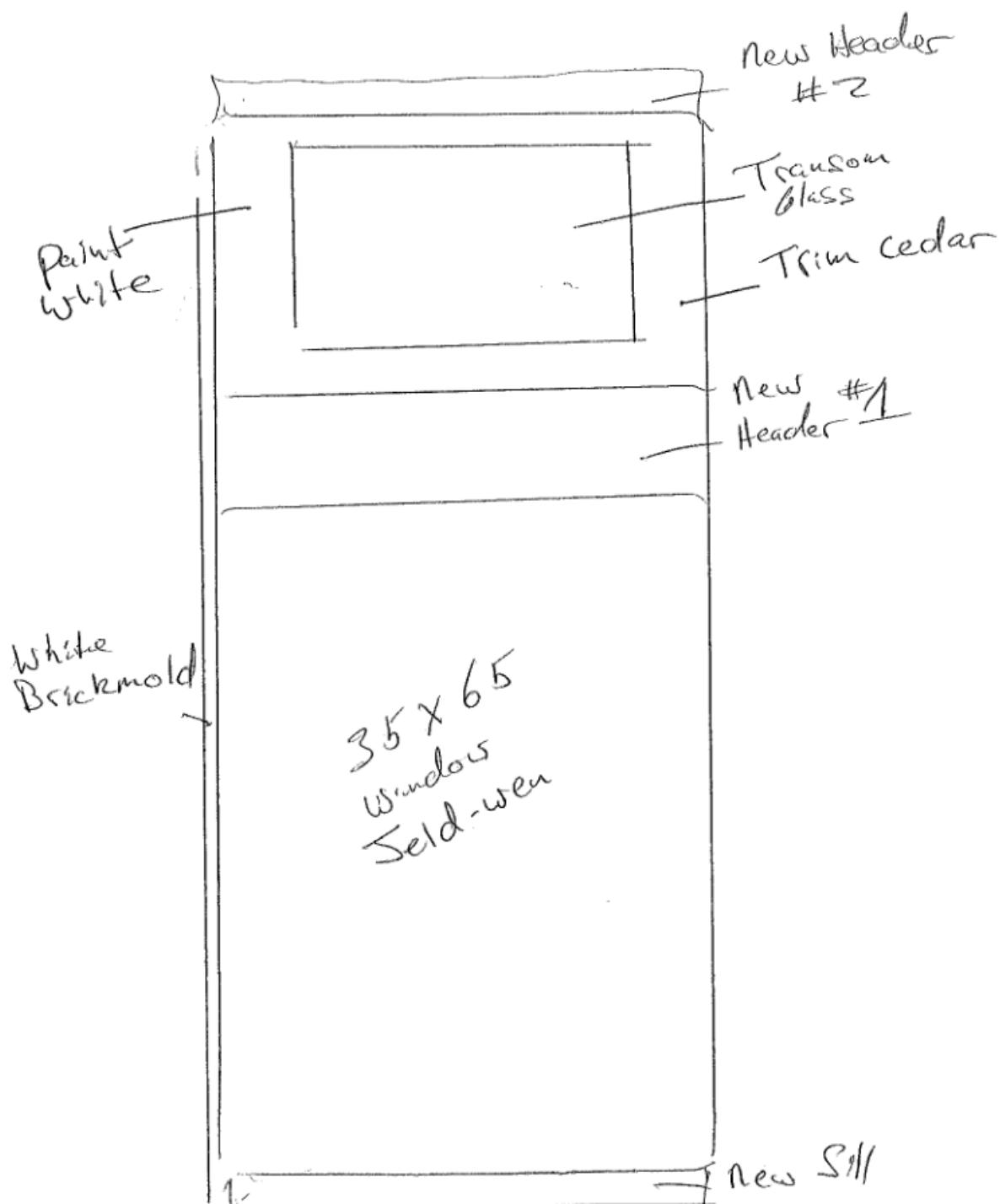
T9892\_0942\_20132018\_G8U5\_34



WWW.SPINMASTER.COM

Replace windows due to damage and rot. New windows will be 5 inch wider with custom transom trimmed with cedar to keep the original height as shown in photos. Trim is same size brickmold as original cedar will be painted white to match.





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



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

**Request:** Full demolition

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

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

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



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

**Request:** Full demolition

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

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



## Existing Wall Inspection

Bloomington, IN

Prepared For:

**GREYSTAR™**

Prepared By:

Daniel Kurdziel, PE



December 10, 2025



#### PURPOSE OF REPORT

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

The purpose of this report is to:

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

#### INSPECTION FINDINGS

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

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

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

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

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

#### DISASSEMBLY RECOMMENDATIONS

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

The recommended approach includes:

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

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

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

#### RECOMMENDATIONS FOR REPURPOSING

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

Instead, we recommend:

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

Depending on desired aesthetics:

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

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

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

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

#### CONCLUSION

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



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

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

Sincerely,

A handwritten signature in black ink that reads "Daniel Kurdziel".

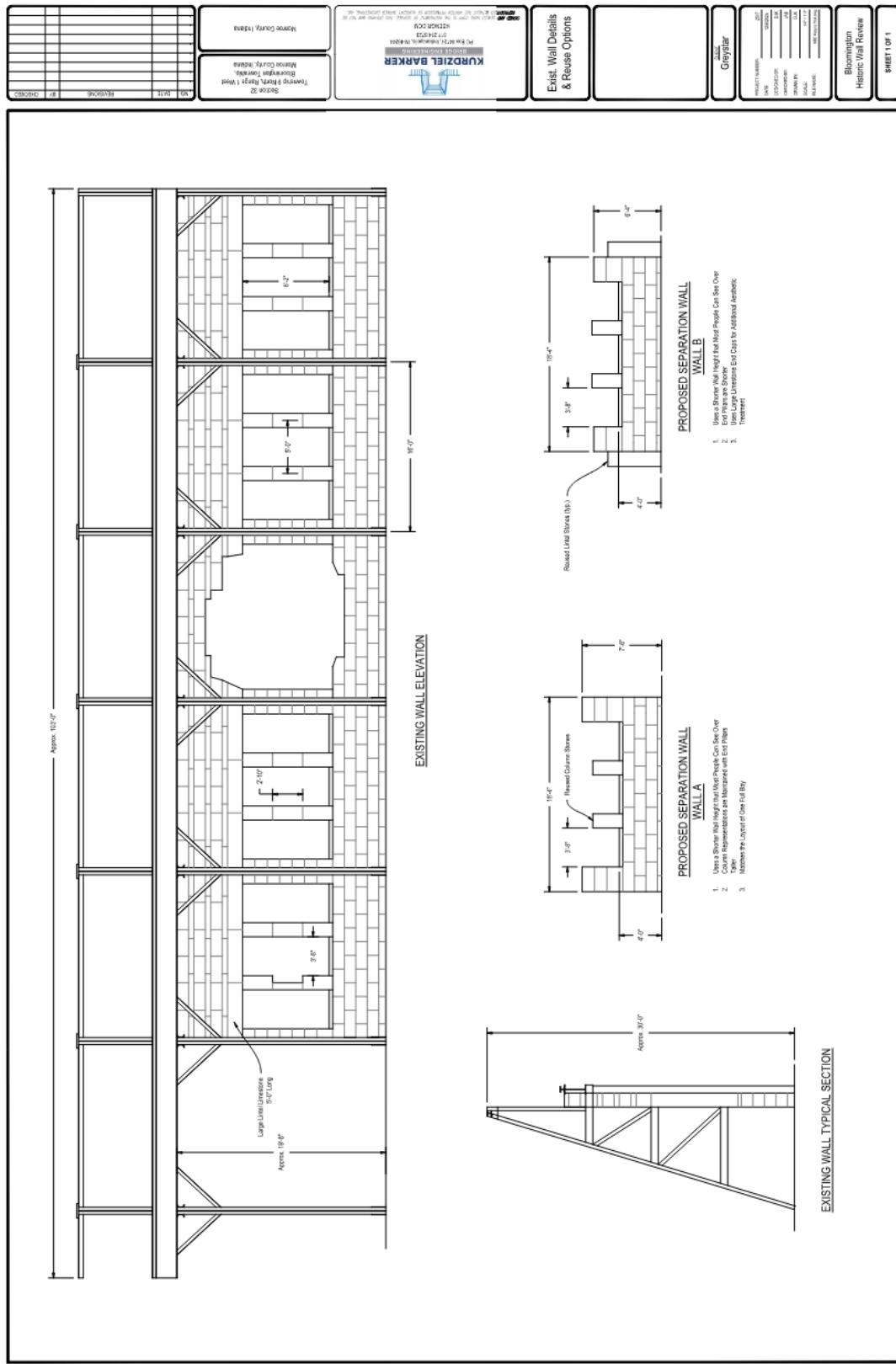
Kurdziel Barker Engineering, Inc.  
Daniel Kurdziel, PE  
651.271.2568  
[dkurdziel@kbengr.com](mailto:dkurdziel@kbengr.com)



#### APPENDIX A: EXISTING & PROPOSED DRAWINGS

P.O. Box 44127, Indianapolis, IN 46244

PH: 317.214.6720





## APPENDIX B: PHOTO LOG

P.O. Box 44127, Indianapolis, IN 46244

PH: 317.214.6720



Photo 1: South Face of Wall (Looking North)



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

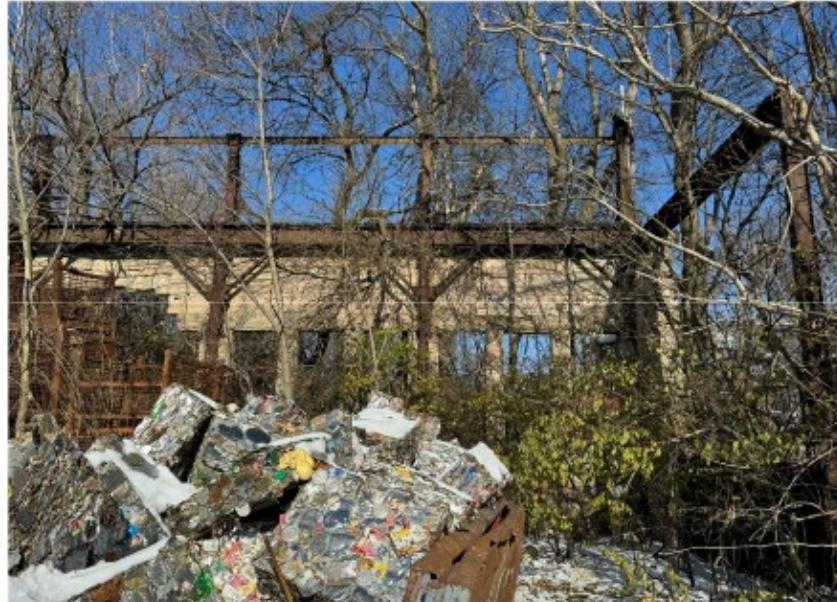


Photo 3: South Face of Wall, East End. (Looking South)

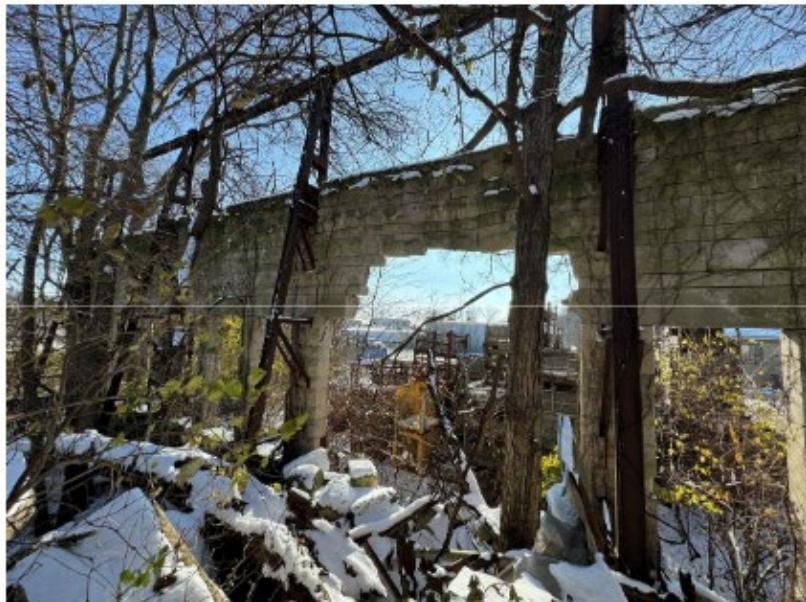


Photo 4: North Face of Wall, East End. (Looking Southeast)



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



**Photo 6:** Southeast Corner Showing Condition of Limestone



**Photo 7:** Limestone Wall with Limited Connection to Steel Frame



**Photo 8:** Limestone Column Blocks

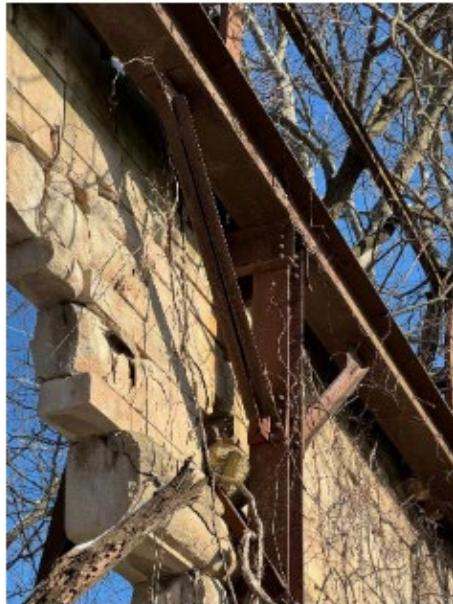


Photo 9: Steel Frame Details



Photo 10: Steel Frame Support Details