

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday November 8, 2012**

**4:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES July 12, 2012**

**IV. CERTIFICATES OF APPROPRIATENESS**

**A. COA-31-12 and COA-32-12**

317 South Jackson -Owners Dirk Fraser and Leah Shopkow

Demolition and new construction of an accessory building in the Prospect Hill  
Historic District

**B. COA-33-12 WITHDRAWN**

525 South Jordan -Owner Alan MacKay

Rear Dormer Addition in the Elm Heights Historic District

**C. COA-34-12**

1248 E. Wylie Street -Owners Susan and Schneider and Don Byrd

Request for solar panels on a mid-century house

**STAFF APPROVALS**

**D. COA-35-12 staff**

500 South Hawthorne -Owner Wendy Calman

Replacement of asphalt shingles with eco-friendly composite shake style shingles  
(research indicates replication of the look of an original roof described on the  
plans)

**V. DEMOLITION DELAY**

**A. Partial 714 South Park Avenue -Owner Catherine DuBois**

Rear addition to a contributing bungalow

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

**VIII. COMMISSIONERS' COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XI. ADJOURNMENT**

Next meeting date is Thursday December 13, 2012 at 4:00 p.m. in the McCloskey Room

**Posted: November 1, 2012**

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday July 12, 2012**

**4:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

The meeting was called to order by Chairman Dave Harstad at 4:05 p.m.

**II. ROLL CALL**

**COMMISSION MEMBERS**

Danielle Bachant-Bell

Dave Harstad

Jeannine Butler

Sandi Clothier

Marjorie Hudgins

Chris Sturbaum

**ADVISORY MEMBERS**

Eric Sandweiss

**STAFF**

Nancy Hiestand – HAND

Amanda Cosby – HAND

Lisa Abbott - HAND

Patty Mulvihill – CITY LEGAL

Nate Nickel – PLANNING

**GUESTS**

Jim Lewis

Karla Lewis

Chris Sims

**III. APPROVAL OF MINUTES** Waiting on minutes until next month.

**IV. CONSENT AGENDA CERTIFICATES OF APPROPRIATENESS**

**A. COA-18-12**

346 South Rogers Prospect Hill Historic District

Owner Karla and Jim Lewis

Roof replacement with a change of color

Motion #1:

Jeannine Butler motioned to approve COA-18-12, Marjorie Hudgins seconded motion.

Danielle asked about the fiberglass or asphalt shingles mentioning under the summary. Jeannine asked if we discuss this then should it be removed from the Consent Agenda? Dave

confirmed discussion should not occur under the consent format and asked Danielle if that's her only comment. Danielle confirmed that was her only comment and it should be noted in the minute's purposes. Motion passed 6/0.

Nancy asked the public if anyone was here for this COA-18-12, Jim and Karla Lewis both confirmed they were here. (Several conversations at once that is not distinct to specify who said what about color choices and not to show us since this was already approved)

**V. National Register Nomination**

- A. National Register Nomination of the Millen Chase McCalla House  
Representative Lord & Bach Heritage Preservation Consulting  
403-07 North Walnut Street

Nancy stated that Danielle Bachant-Bell was the consultant who did the nomination form and had filed a conflict of interest. Nancy said Danielle is not voting but will be representing her client, and gave her report with recommendation and approval to state board.

Jeannine Butler stated she has read this and it's extremely well done. Jeannine said she has learned some history and gives her full support.

Motion #2:

Jeannine Butler motioned to send National Register Nomination of Millen Chase McCalla House to the State Board, with Sandi Clothier seconding.

Comments:

Eric Sandweiss told the owners the house looks great to him and so does the nomination. He apologized for not being a part of this in the beginning but stated that we should feel proud to endorse this and send it to the state.

Sandi Clothier has no comments other than she agrees completely and said this is a wonderful house and very supportive of this.

Chris Sturbaum said this house was worthy and nice to see a flex of capital to keep this house going and we get to share by going inside to have good food.

Jeannine Butler echoed her previous comments and said this was extremely well done. She would like to see the state send this off.

Marjorie Hudgins said this was very well done and she has learned a lot about his property. She has walked past this house for over 40 years and has learned a lot with this. Marge said the argument for this was very well done and is in full support of sending this to the state.

Dave Harstad asked about the back side of the house that's not facing Walnut, if this was a later part. Danielle commented that this is difficult to read from the street. You have to go inside to see the differences. The rear wing is the 1844 original house that faced 8<sup>th</sup> Street. Danielle said the little brick area was enclosed from a fully open single story veranda after the

front of the house was added.

Motion passed 5/0.

## **VI. DEMOLITION DELAY**

- A. 910 North Madison full demolition  
Owner Richard Dunbar  
Representative Chris Sims

Nancy gave her report and stated that the delay period is in its 69<sup>th</sup> day. On June 30, 2012, several commissioners met on site and found a few things inform them of the need for demolition. Nancy said that the Commission will need to make some motion today to approve or deny because once the delay reaches 90 days, the application for demolition is automatically approved.

Chris Sims said the foundation is the main reason for demolition. Repairs for this house would cost between \$40,000 and \$50,000, which would equal the value of the home.

### Questions:

Danielle Bachant-Bell asked about how long the property has been for sale? Chris Sims replied that Tom Gallagher has it listed and it's been close to a year. Chris said that Tom told him he had several young couples look at this property but once they started the financing process and inspections, the banks refused financing based on inspections.

Danielle asked Chris how many serious buyers there was for this property, Chris did not have a specific number. Chris said that Tom said the couples had been approved for financing but the home inspections made the banks deny the loans. Danielle asked what the listing price was for this property, Chris replied \$79,900.

Danielle asked Chris Sims if he was aware of any lower offers and Chris replied that's the reason he is here because he made an offer pending a demolition permit. Danielle asked Nancy if she was aware of any response from Steve Wyatt for the BRI. Nancy said they were not interested in it as an affordable housing project because of difficulty of moving it and the organization is not in a position to take on another project at this time.

Chris Sturbaum asked if the zoning was single family, Nancy confirmed and Nate Nickel with Planning said he believes it is RC, Residential Core.

Sandi Clothier asked what our purview is in terms of demolition delay and whether the Commission has the right to know what would be built there. Nancy said we do not really have an option to ask. The owners could show us something but they would be under no obligation to build what they showed us so it would be a mute point. Chris Sims replied by saying what his intentions if he buys the property would be. He would like to build a cottage style home that fits into the neighborhood. Sandi stated she was not able to attend the site visit so any commissioner's comments as to what they saw would be helpful.

Eric Sandweiss asked Chris Sims if he was a builder, Chris confirmed he was. Chris said his first intentions were to buy the house and fix it up. Once looked into it he realized that the cost to fix it would be enormous. Chris also said that the house has a really poor layout. The only bathroom is off of one of the bedrooms, and there are obvious foundation issues inside.

Eric wanted to sum up and confirm that Chris's primary issues with home were the foundation being unsound and the interior is not useable. Chris said the inside would have to have a whole new layout. He said this home was not built with a truss system like new homes so you cannot just tear out walls.

Chris Sturbaum asked Nate with the Planning department how we address the setback issues for the new structure. Nate's response was not clear on the tape but mentioned RC (Residential Core) Zone. Chris Sims said that if he tears it down he will meet current setbacks and will not need to ask for a variance.

Comments:

Danielle Bachant-Bell commented that she takes requests to demolish a building very seriously. She said she did visit the property. One thing that struck her in particular was Tom Gallagher's comments about the financing. The market is difficult and using the excuse that a few people couldn't get financing as a reason to demolish a contributing house isn't convincing to her.

Danielle commented that this building is an edge, to a blue collar residential family area. The history of Bloomington that we frequently recount is expressed in this area. This is just one more property eating away at the neighborhood and its history and it bothers her to allow this to happen. She said she did visit this property and did not find anything to compel or warrant a demolition, such as severe structural problems. Danielle said the house appeared quite solid and serviceable. Danielle commented that we have seen worse that have been fixed.

Danielle commented that a city that wishes to be as green as possible and to support affordable housing. She said this strikes her completely countered to eliminate reusable housing so close to downtown and to consign the materials to a landfill just for a new housing to be built, regardless of any green features or construction it might have. Danielle said it would take over 30 years to recover the energy loss it expended. She questions allowing a serviceable house to be demolished following the pretext we are going by.

Danielle stated that part of having a demolition clause in the ordinance is to give our commission more time to engage in conversations with the property owner to work to finding a solution rather than to demolish. The clause does not require us to release the waiting period by making a motion. She wants to challenge her fellow HPC members to remember these points and not be too hasty to release this permit simply because we feel like we have to or there's no other option.

Marjorie Hudgins stated she does not like to see houses be demolished but given the current climate she is not sure if she could say that this house has to stand if a person cannot get financing to buy, or an owner cannot get financing to repair. Marge said she is tottering on

demolition. She said she would like to see every piece reused and that should also be put in the motion.

Jeannine Butler commented that she was there and walked through the house and found it interesting that there was a step down to a bedroom to get to the bathroom. Jeannine said she looked at the outside and thought they said that under the siding is asbestos and something else. Nancy commented that she thought it did have three layers of siding. Jeannine commented that there were several layers and all of those would need to come off. She stated the foundation was questionable to her. She echoed Marge's comments.

Chris Sturbaum said he appreciated Danielle's comments but said this is significant enough to stand for a local designation demolition. He stated that it might reflect well for us to show we can let go when homes stand out like this and have site problems and other issues.

Sandi Clothier stated she would love to see this house moved due to the site setup. She understands that it does not work in its location, and discussed how banks are not wanting to loan money for properties like this and we need to address that issue. Sandi said because it is not viable where it is sitting, then it should be okay to remove or move it. She reluctantly said not everything can be saved and she would go along with that.

Dave Harstad commented that he agreed with Danielle and we should not let the cost benefit analysis be a deciding factor with us, but he is ready to let this property go.

Eric Sandweiss stated he appreciated the way Danielle laid out her comments. Eric said we do not want to make a decision to make a political point to show anyone we can let go or not.

#### Motion #3:

Jeannine Butler motioned to approve demolition delay of 910 N. Madison, the Historic Preservation Commission declares that: it got notice of proposed demolition and after today's discussion, sees no need to review the plans any further, and waives the rest of the demolition delay waiting period. The HPC may later recommend the property for historic designation to the Common Council. Marjorie Hudgins seconded the motion. Motion passed with 4/1/1 (yes/no/abstain).

## **VII. NEW BUSINESS**

### **A. Elm Heights Design Guidelines**

Nancy said that Common Council did pass Elm Heights District, unanimously with a 9/0/0 (yes/no/abstain). There was discussion about citing reference and attribution to "Raleigh" Guidelines. Nancy said she was approached by a councilman, who stated that he preferred to allow metal roofs on any roof that would allow any traditional shingling as a 'by right.'. Chris said no, Nancy commented that she had promised to bring up the discussion. Danielle commented that the process was specifically was taken care of and to single out metal allowances was not necessary. Chris commented that they would be addressed by a case by case basis.

Marjorie Hudgins commented that these guidelines are very well done and she would not support any substantial variations such as a metal roof. Marge said that people have worked very hard on these guidelines and expressed what they want and we as a commission need to abide by what they want and presented in the guidelines.

Chris Sturbaum said for someone to take a position that it will absolutely happen this way, works against the whole resolution of the problem which is wonderful in the guidelines. They address that there are conflicting interests and will be addressed by a case by case basis.

Patty Mulvihill stated that the commission's jurisdiction is specifically limited for historic preservation. The guidelines make that very clear and should not be amended to whittle away the commission's responsibility.

Lisa Abbott mentioned the Council meeting that had taken place last night and thanked Nancy for doing a great job and keeping everyone on track and on topic.

Nancy said that she does endorse these guidelines. They have gone through an 8 month process, through legal, and several neighborhood workshops. Dave asked Nancy what the process is if we want to amend anything, Nancy replied and said that the process of amendment is described on the second to the last page and addresses amendments specifically.

Chris Sturbaum asked about the donut hole (in The Elm Heights District), and Lisa replied by saying those have not been surveyed in 2001. They would have to be surveyed before we could speak directly about them. She said some point in the future that might be an option but right now its not.

Motion #4:

Danielle Bachant-Bell motioned to approve Elm Heights design guidelines with any corrections for typos, Marjorie Hudgins seconded motion. Motion passed 5/0/0 (yes/no/abstain).

B. Matlock Heights Survey – Representative BRI Steve Wyatt

Nancy said this has been delayed to her for a few days so she will give the commission a copy when she receives it.

**VIII. OLD BUSINESS**

A. Designation Subcommittee Report

Nancy said she made a grid of a way to score to determine the neighborhoods readiness. She said there will be a point system and determine different resources and see which neighborhood maybe more important to protect. Nancy said level of endangerment and level of capacity are a few other aspects on the scoring grid she created.

**IX. COMMISSIONERS' COMMENTS**

Patty Mulvihill informed the commission that we had a violation of Title 8 and Title 20

on Monday, regarding property 918 W. 3<sup>rd</sup> ST in Prospect Hill. This property was demolished, except for one wall. Patty said on Monday we were notified of the demolition, staff met first thing Tuesday morning and determined the violations of both mentioned titles above. Patty stated she prepared a notice of violation and gave that to the two ladies with a stop work order.

Patty said there are suggestions and issues that will need to be addressed. She made sure to clearly tell the Commission that it will see a COA application shortly and its job will be to determine if that request meets the design guidelines criteria. Patty does not want the Commissioners to be hung up on the fact that the petitioners tore down the house and violated our titles. When the COA case is filed, the question will be whether that application meets the guidelines and not to deny them based upon what occurred.

Jeannine Butler asked how we will be sure they stick to their plans on rebuilding, Lisa Abbott and Patty both replied that they will be monitoring this property very closely. Sandi Clothier stated that this is what the ladies originally wanted when they first came to us in the beginning. She asked how to keep from setting precedence with this case. Patty replied that we cannot prevent this, but she does not foresee this setting precedence. We will be assessing fines and word will get out about that.

Lisa Abbott talked about the Boys and Girls Club and giving them a consulting grant of \$400 but we do not have enough commissioners for a motion at the time so she will bring this information back next meeting.

Nancy reports on an assignment to look into a Indiana Landmarks Grant for The Old Armory Building that has been given to a few buildings in town. She found out that we could get up to \$3,500 for a feasibility study if we have BRI write the application. They will be taking that request to co-sponsor to their board next month. Lisa said that HAND would like to do a project in this location on multiple fronts, so this is a win-win for them and will ask the HPC to partner with HAND.

**Summary**

**This is a request for demolition and new construction of an accessory building on a lot in the Prospect Hill Historic District.**

**COA-31-12 and COA32-12:**

**317 South Jackson Prospect Hill Historic District**

**Zoning RC**

**Petitioner(s): Dirk Fraser**

**105-055-66026 O 317 Al Hayes House; Second Empire, c.1900 NR, BHD**



This property received a COA several months ago (COA-12-12) for the moving and remodeling on a shed structure in the backyard. The approval was contingent upon receiving a setback variance from the BZA or Hearing Officer. The currently non-complying structure crosses both the east and south property lines. Ultimately the shed was too structurally unsound to move and the owner's plans changed to a request for demolition and new construction. This will require two COAs.

The new plan would allow relocation in a manner that preserves the existing shade tree and partially complies with setbacks for an auxiliary structure.

Any design approval would be contingent upon receiving this variance. Since the shed is located in the Prospect Hill local historic district, the structure is under full design review.



The new structure is clad with vertical boarding and taller by one foot, wider by one foot and extend an additional 8 feet in length. The vertical board siding is 10" in width and trimmed with window and door surrounds and corner boards. The gable end has a double door entrance with a salvaged 6 light window above as in the previously approved plan. The

west side of the building has a simple pedestrian entry door facing the rear of the house as in the previous approval. The roof is covered with corrugated metal.

The existing shed is covered with insul brick siding and masks serious material decay beneath (see photograph page). Prospect Hill is known for the presence of rural outbuildings, unusual within the city limits. This house is also associated with another surviving outbuilding in significantly better condition. Many of the sheds, barns and service buildings in the area were not well built, but are valued for their reflection of Prospect Hill's early development period before the widespread use of automobiles.

From the Prospect Hill Design Guidelines:

## **DEMOLITION**

The purpose of designating historic districts is to preserve and protect buildings that significantly represent the historical and architectural development of Bloomington. Historic district designation also provides the City and any interested persons or organizations the opportunity to preserve these buildings.

With historic preservation as the primary goal of local designation, *demolition of buildings is highly inappropriate.*

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## **SERVICE BUILDINGS**

Often the main structure on the site is not the only important structure. Other structures that are important to the interpretation of the history of the neighborhood include carriage houses, barns, service sheds, and garages. These elements of a site provide a vital link to the history and development of the service aspect of a residential or commercial building and should be taken into consideration when planning any work on the site such as additions to the main structure or construction of new service buildings or recreational elements.

## **CARRIAGE HOUSES**

**Appropriate**

Maintain and preserve carriage houses according to the same guidelines as those that apply to the main structures on a site. Adaptive use of carriage houses and subsequent rehabilitation should not destroy character defining elements such as the entrance doors or the pattern created by the walk or drive that provides access to the building.

## **BARNs AND SHEDs**

### **Appropriate**

Guidelines for the routine maintenance and preservation of main structures also apply for barns, service sheds, **gazebos** and similar structures.

### ***Inappropriate***

*Avoid construction of premanufactured sheds and barns uncharacteristic of the surrounding neighborhood.*

## **BARNs AND SHEDs**

### **Appropriate**

Guidelines for the routine maintenance and preservation of main structures also apply for barns, service sheds, **gazebos** and similar structures.

### ***Inappropriate***

*Avoid construction of premanufactured sheds and barns uncharacteristic of the surrounding neighborhood.*

## **BUILDING MATERIALS**

### **Appropriate**

Use materials on the exterior of new construction that are compatible with those existing on adjacent buildings in scale, type, texture, size, and color. Exterior finishes should harmonize with and complement existing finishes along the streetscape.

### ***Inappropriate***

*Avoid use of inappropriate materials such as asphalt shingle, aluminum or vinyl sidings, cast stone, or artificial brick.*

### **Staff analysis**

Demolition:

This shed is one of two on the site, endangered by its location (crossing a lot line) and is structurally unsound. Initially the plan was to relocate or reconstruct the building in a more compliant location. However the condition of the building and its materials did not allow that. The owner will replace the outbuilding with an appropriate utilitarian structure that is compatible with other similar shed in the area. Additionally there is still a shed on the lot.

Staff sees hardship in preserving and reusing this utilitarian structure and supports demolition.

**New Construction:**

The new materials are new wood siding of a similar dimension to other accessory buildings in the district. The existing building is of a dimension that is difficult to adapt to modern use. The design is similar to that proposed in COA-12-12 which obtained approval in May. Several other outbuildings in the nearby area have also been extended for modern storage with the approval of the Commission

Staff recommend approval of COA-31- 12 and COA-32-12 pending variance approval.

The current shed on our property was built at the same time as the house (around 1900). The shed currently sits partially over the property line and is in very poor condition; there has been termite damage in the past. The condition of the shed means that repairing it is not feasible.

The property currently has three buildings on it, including the shed: the main house; a small outbuilding, now serving as a workshop; and the back shed itself. The main house is 27' 7" wide and 51' 2" long. The house is 19' 2" on each side from the north and south property lines and 22' from the west property line. The outbuilding is a 10' x 12' shed 4' 1" from the south property line, just east of the main house. The back shed is a 13' x 14' building overlapping the east property line, with the south side running along the south property line. It is 14' tall. The property was recently surveyed at .22 acre.

We wish to erect a new back shed, with the dimensions 22' x 14' at the ground and 23' x 16' at the eaves that would also be slightly taller at 15', on a cement slab. We proposed to locate it with the east eaves along the surveyed property line and the south wall 2' from the south property line. The back shed would have double doors opening to the north. This would put the doors approximately fourteen feet from the large walnut tree in our back yard.

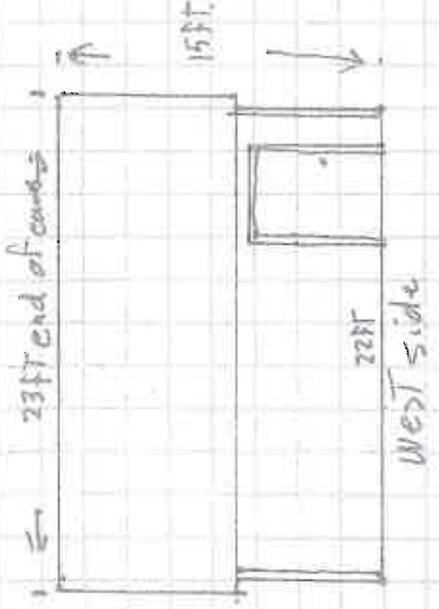
The neighborhood is a residential historic district, with many similar buildings. At least three of the surrounding houses have garages with their walls running directly along the alley, and these are of comparable dimensions to the shed we propose to build. We propose to use our new building as a garage for a car and boat trailers and for storage. The new building will conform to the architectural vocabulary of the buildings in the neighborhood. Because we will be moving the building out of the alley, we will be improving vehicular access to the neighborhood.

We are requesting the variance in location because if we moved the building to where the zoning permits, we would not be able to lengthen it, because of the location of the walnut tree, which would block the doors. In addition, we would lose the use of a substantial portion of our back yard.

Dorte Fraser

317 S. Jackson St.

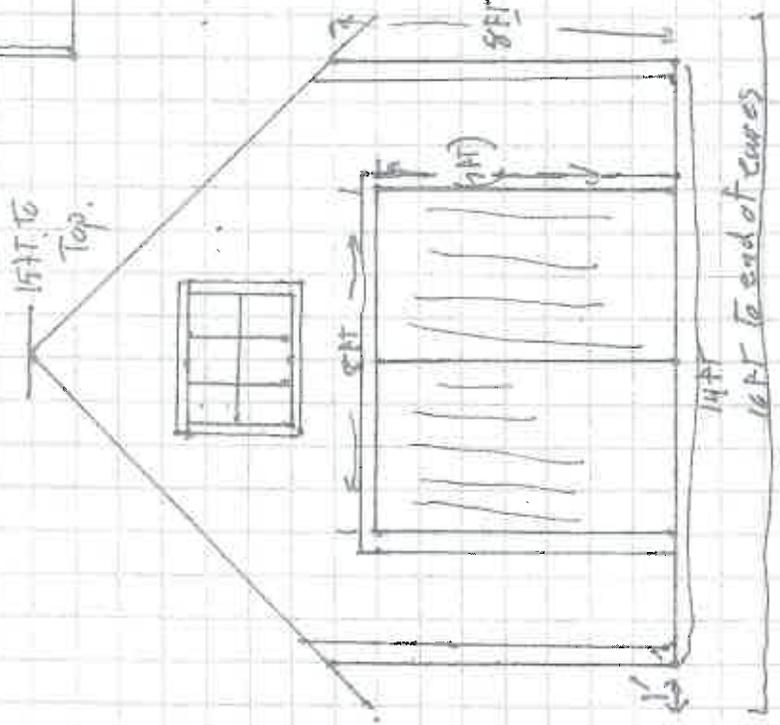
Proposed new shed construction - similar to approved reconstruction but 1" taller and 2" wider.



South and East Sides are plain vertical board

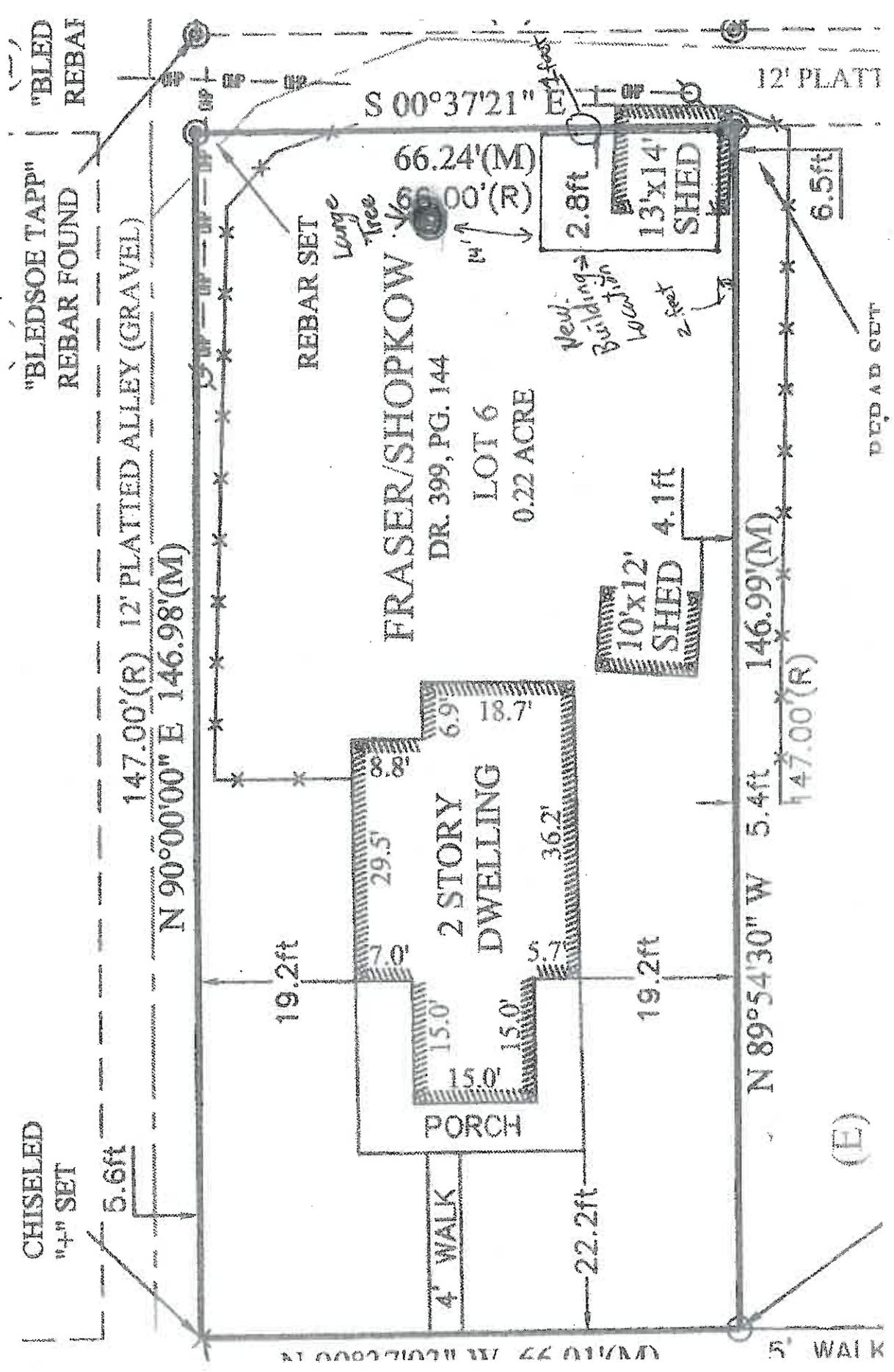
Building - corrugated steel roof  
 - vertical 10" board siding  
 - concrete foundation  
 - electricity

- Both side door and north doors vertical board construction
- Window on north side 6 panes approx. 28" by 36"
- Framing at corners, window and doors 1" x 4"



Alley side





"BLEDSOE TAPP"  
REBAR FOUND  
"BLEDSOE TAPP"  
REBAR

147.00'(R) 12' PLATTED ALLEY (GRAVEL)  
N 90°00'00" E 146.98'(M)

REBAR SET

Large Tree

FRASER/SHOPKOW

DR. 399, PG. 144  
LOT 6  
0.22 ACRE

2 STORY DWELLING

PORCH

13'x14' SHED

10'x12' SHED

New Building Location

12' PLATT

N 89°54'30" W 146.99'(M)

(E)

REBAR SET

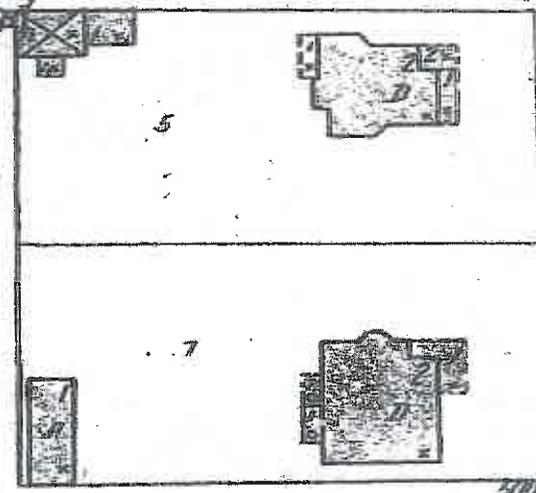
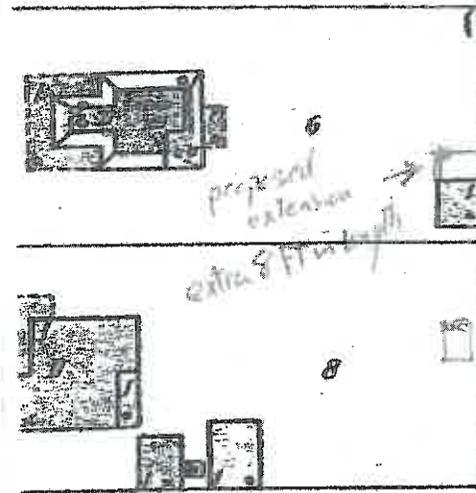
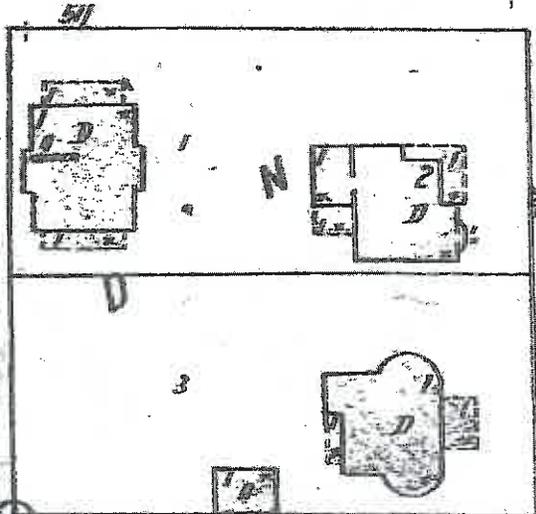
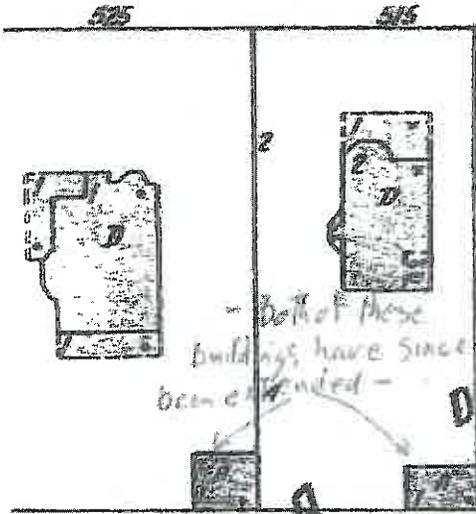
N 00°00'00" W 66.01'(M)

5' WALK

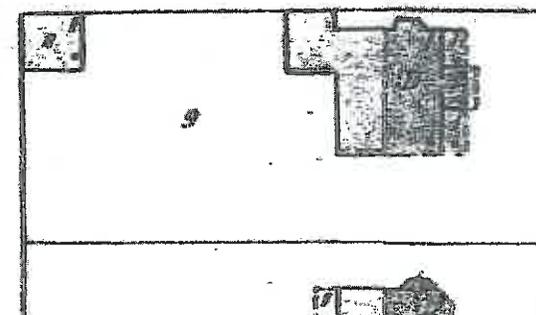
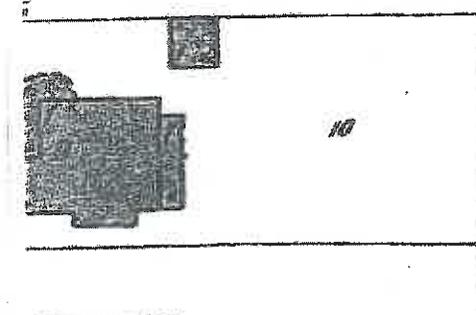
April 1927 Southern Fire map.

4" W. PIPE  
W. 3RD

4" W. PIPE  
ST.



PROSPECT



S. ROGERS

4" W. PIPE

4" W. PIPE

**Summary**

**This is a request to place photovoltaic panels on the roof of a mid-century modern home in the Elm Heights Historic District**

**COA-34-12:**

**1248 East Wylie Street Elm Heights Historic District**

**Zoning RC**

**Petitioner(s): Susan and Eric Schneider**

**Request for a COA in order to place solar panels on the roof of a contributing mid-century home.**

144

C

1248

House: Split/level, c. 1950/1980



This is a mid century split level home situated on a corner lot. The house has exposure on Highland and Wylie Streets. The house was first surveyed during the Elm Heights designation process in 2011.

The façade material mixes vertical board siding, concrete block and limestone veneer. The fenestration is interestingly characteristic of mid century homes, featuring casements, corner windows, and a picture window.

The lot slopes down sharply to the south. There are several later additions attached to the rear or south facade. The

house is surrounded by vegetation and is partially obscured. Many of the trees are not shade trees will do not obscure the roof.

Additionally, the entire roof system is flat, easily allowing the installation of solar panels on the south facing exposures.





The front of the house does have good architectural integrity. Staff compared the style of the house with the Indiana Landmarks reference material about mid-century styles. It is not the common form of split level, and the design has an international flare. Upon analysis it appears to be Populist Modern (see attached material). It would be unusual to have a split level home with a flat roof. Towards the rear there is a carport as well as a garage. The roof system is largely flat on the additions as well.



The installation will be affixed to the roof in a parallel plane about 6 inches above the surface. They intend to install 8 modules and have included information from either Bosch or Helios brands to show the appearance. Because of the manner of installation, they should be virtually invisible from most angles. They are similar to the panels installed on the north part of the Showers Building by the County.

The location of the panels is depicted on attached aerials. The house has a t-shaped flat roof and the location is on the eastern portion. The entire array should cover about 11 feet by 14 feet with the largest width being in the east-west direction. The installation will be 4 feet from the eastern edge of the roof, thereby limiting most visual access entirely. Because of the slope of the lot it may be visible from the rear at some locations.

From the Elm Heights Design Guidelines

## **Preservation Goals for Sustainability and Energy Retrofits**

To maintain, repair, restore, and enhance a building's historic sustainability features that promote production or conservation of energy and other resources.

To preserve the historic character of the building and its surroundings by balancing sensitive installation and efficient placement.

### *Guidelines for Sustainability and Energy Retrofits*

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

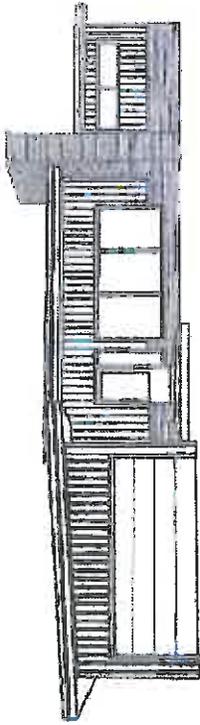
- I. **Installation of exterior mechanical systems, such as attic vents, heating systems, air conditioners, geothermal systems, or other utilities.**
  - Install and locate new systems to minimize alteration of the building's exterior facades, historic building fabric, and site features. Damaging, obscuring, or causing the removal of significant features, materials, or objects should be avoided.
  - When feasible, installations should be reversible so that they can be removed and the original character of the building and/or site restored.
  - New systems may be screened from view with plantings or low fencing.
- III. **Installation of solar attic fans, solar collectors, solar hot water systems, and other similar energy-generating technology.**
  - Install systems to avoid obscuring significant building or site features or adversely affecting the perception of the overall character of the property.
  - Installations visible from the street can be considered when placement elsewhere is not feasible. Consider installing retrofits on an addition, on a secondary structure (e.g., a garage or garden shed), in a side or rear yard, or on yard features (e.g., a pergola or arbor).
  - Minimize damage to or removal of significant features. Use the least invasive practical method to attach systems to a historic roof.
  - When mounting energy generation systems, consider threats to the structural integrity of the building, including load-bearing capacities, such as excessive weights, water infiltration, and forces generated by windstorms.
  - To minimize visibility, mount collectors below the ridgeline of a sloping roof and parallel to the roof slope. Reflective exposed hardware, frames, and piping should be consistent with the color scheme of the roof and/or primary structure; matte finishes of black, brown, or gray are suggested.

## Staff Analysis

As you may remember, the discussion of alternative energy installations in Elm Heights was subject to intense scrutiny. The guidelines delivered by the neighborhood were intended to reflect the endorsement of new technology as well as the recognition that continued use of the existing structures is in itself a goal of sustainability. This project is very straight forward. The building's design, with a large expanse of flat roofing, is ideal for the installation chosen. Although the panels will be elevated, they will be mounted parallel to the surface of the roof (TPO) and only elevated 6 inches rather than angled against the roof. This will minimize visual access. No significant features will be harmed by the project.

Staff recommends approval

POPULIST MODERN (1950-1980)



The Populist Modern style first emerged in the United States after World War II and was popular into the mid-1980s and continues to be built today. The Populist Modern style evolved from Modernist trends and the International Style of the 1920s and 1930s. In the years following World War II, architects began to reinvent and reconfigure Modern architecture to create a more contemporary style.<sup>11</sup> By integrating the characteristics of the International Style with the influences of Wright and the popular ranch form, architects emerged with a new popularized residential style.<sup>12</sup>

Populist Modern residences are typically characterized by flat or low-pitched roofs with broad, deep eaves. Walls are characterized by single-pane window openings on the façade and large expanses of glass on the rear, typically with steel or aluminum frames. Wall finishes are smooth, and wall panels are typically finished with flush mounted or tongue-in-groove siding or stucco, and often feature exposed wood or steel supports beneath the eave. Architects also made use of materials that became readily available during the 1950s: plate glass, stainless steel, concrete, new alloys and laminates, etc.<sup>13</sup> These structures have clean, simple building profiles with minimal exterior decoration. Although unique Populist Modern forms exist, this style was also modified to accentuate the many ranch houses (including Split-levels, Bi-levels, etc.) produced during the mid-20<sup>th</sup> century.

FEATURES TO LOOK FOR:

- OVERALL IRREGULAR SHAPE/PLAN
- EMPHASIS ON GEOMETRIC SHAPES IN DESIGN; MOST OFTEN ANGULAR/TRIANGLES
- LARGE, SINGLE-PANE WINDOWS ON FAÇADE
- MINIMAL DECORATION OR ORNAMENTATION
- STONE, STUCCO, AND/OR CONCRETE COMMON
- SENSUAL APPEALS OF ROUGH WOOD PLANKING
- CONNECTED TO SURROUNDING LANDSCAPE THROUGH LOW, SWEEPING HORIZONTALS
- 1 TO 1 1/2 STORIES
- LARGE EXPANSES OF GLASS ON REAR
- LANDSCAPING INCORPORATED INTO OVERALL DESIGN



Rensselaer, IN



Carmel, IN



West Lafayette, IN



Google earth

feet 70  
meters 20

Duke Energy Meter

1248 E Wylie





# Powerful performance – high stability.

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- ▶ 10 year product warranty
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- ▶ Product certification to UL 1703
- ▶ CE registered
- ▶ Product certification to IEC 61215 (ed. 2)
- ▶ Protection class II / IEC 61730
- ▶ CE conformity



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### Bosch Solar Module c-Si M 60 36 in Bosch Solar Energy

Dimensions	Weight	Area	Power	Efficiency	Temp. Coef.	Temp. Range
64.57 in 1 640.0	39.37 in 1 000.0	1.05 in 42.0	51.01 lb 23.5	Typo Solarlok	99.37 in 1 000.0	Structured

If not stated differently, x, y, z, 1 in mm, 22 mm; weight in kg ±0.5

### Performance classes

- ▶ 225 Wp, 230 Wp, 235 Wp, 240 Wp
- ▶ 42.5 Wp
- ▶ Classed laminate
- ▶ Anodized aluminum frame
- ▶ Junction box (IP 65) with 3 bypass diodes
- ▶ Weather-resistant back sheet (white)
- ▶ Cable 12 AWG (6mm<sup>2</sup>)

**Cells**  
60x monocrystalline solar cells in 156 mm x 156 mm format

**Mechanical load**  
5400 Pa superimposed load, 2400 Pa suction load, in accordance with IEC 61215 (extended test)

### Electrical characteristics for STC<sup>1)</sup>:

Designation	Power (Wp)	V <sub>oc</sub> (V)	V <sub>m</sub> (V)	I <sub>sc</sub> (A)	I <sub>m</sub> (A)
M240 9BB	240	28.52	8.11	36.75	6.56
M235 9BB	235	28.11	7.99	36.04	6.47
M230 9BB	230	28.20	7.89	35.22	6.38
M225 9BB	225	28.00	7.76	34.56	6.29

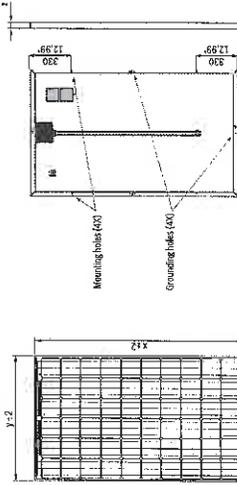
Reduction in module efficiency with decrease in irradiation level from 1000 W/m<sup>2</sup> to 200 W/m<sup>2</sup> (at 25 °C):  
-0.65% (absolute), measuring tolerance P ±3%

### Electrical characteristics for NOCT<sup>2)</sup>:

Designation	Power (Wp)	V <sub>oc</sub> (V)	V <sub>m</sub> (V)	I <sub>sc</sub> (A)	I <sub>m</sub> (A)
M240 9BB	184	27.44	8.09	34.09	6.84
M235 9BB	169	27.24	8.09	33.89	6.74
M230 9BB	160	27.04	8.09	33.69	6.64
M225 9BB	167	26.83	8.09	33.48	6.60

NOCT: Normal Operation Cell Temperature 48.4 °C, irradiation level 800 W/m<sup>2</sup>, AM 1.5, temperature 20 °C, wind speed 1 m/s, electrical open circuit operation

### Dimensions<sup>3)</sup>:



Electrical parameters are typical mean values from historical production data. Bosch Solar Energy assumes no liability for the accuracy of this data for future production batches.

<sup>1)</sup> Drawings are not to scale. For detailed dimensions and tolerances, see above.

**Bosch Solar Energy Corporation**  
2988 Campus Dr, Suite 100  
San Mateo, CA 94403  
USA  
Phone: +1 650 275 2450  
Fax: +1 650 525 0830  
sales.us@us.bosch.com  
www.boschsolarenergy.com

Version: June 2011

The assembly and operating instructions must be followed. Bosch Solar Energy accepts no liability for damage to equipment operated in conjunction with solar modules from Bosch Solar Energy without regard to the technical datasheets. Subject to technical modifications in the course of product development and mistakes/errors.



Manufactured in Milwaukee, WI

- ☐ High-performance solar modules offering higher efficiency, lower installation costs
- ☐ 60 high-quality mono-crystalline cells per module
- ☐ Tested to UL 1703 and CECC with a Class G see-sawing
- ☐ 25-year linear performance warranty
- ☐ Manufactured end-to-end in Milwaukee, Wisconsin (USA) using Helios Solar Works automated, automated platform

## 6T SERIES

Helios Solar Works manufactures high-performance mono-crystalline solar modules for solar electric systems. We use only high-quality components and an advanced, automated manufacturing platform to offer modules that deliver higher efficiency, lower installation costs, and a smaller system footprint.

Helios Solar Works is headquartered in Milwaukee, Wisconsin. We manufacture our modules using materials sourced from regional and U.S. suppliers whenever possible.



### CATEGORY

Mono-crystalline Solar Panel Cells

### CHARACTERISTICS

Dimensions: 1,000 mm x 600 mm  
 (60.34" x 23.62")  
 Area: 1.166 m<sup>2</sup> (13.47 Sq Ft)  
 Thickness: 45 mm (1.57")  
 Weight: 24.1kg (53.13 lbs)

### OUTPUT CLASSES

6T 240, 6T 245, 6T 250

### WARRANTY

25-year linear performance warranty  
 10-year workmanship warranty

Helios USA, LLC  
 2200 W. Canal Street, Milwaukee, WI 53233  
[www.heliossolarworks.com](http://www.heliossolarworks.com)

[sales@helios-usa.com](http://sales@helios-usa.com)  
 877.443.3467

## 6T SERIES

(Unit: mm)

#### ELECTRICAL DATA STC

	6T 240	6T 245	6T 250	6T 245	6T 240
Rated Power PMPP (W)	= 280	255	250	245	240
MPP Voltage (V)	= 30.84	30.65	30.30	30.03	30.00
MPP Current (A)	= 8.46	8.32	8.22	8.18	8.00
Open Circuit Voltage (V)	= 37.73	37.50	37.40	37.26	36.80
Short Circuit Current (A)	= 8.90	8.86	8.72	8.71	8.70

Measured at (STC) Standard Test Conditions 25° C, irradiation 1,000 W/m<sup>2</sup>, AM 1.5.

#### ELECTRICAL DATA NOCT

	6T 260	6T 255	6T 250	6T 245	6T 240
Rated Power PMPP (W)	= 190	187.00	183.00	179.00	175.00
MPP Voltage (V)	= 27.77	27.50	27.30	27.10	27.00
MPP Current (A)	= 6.84	6.80	6.70	6.60	6.50
Open Circuit Voltage (V)	= 34.90	34.80	34.50	34.40	34.30
Short Circuit Current (A)	= 7.32	7.30	7.25	7.20	7.15

Nominal Operating Cell Temperature (NOCT) values are typical values, 45°C.  
 Typical cell temperature: irradiation 800W/m<sup>2</sup>, ambient temperature 20°C, wind speed 1m/s.

#### OTHER ELECTRICAL PARAMETERS

System Voltage (V)	= 600/1,000	Temp. Coefficient: PMPP (% / °C)	= -0.41
Temp. Coefficient ISC (% / °C)	= 0.03	Temp. Coefficient UOC (% / °C)	= -0.32

#### DESIGN

Cells	= 60 mono-crystalline, 3 bus bar	Backside	= Multilayer sheet
Cell Dimensions	= 156 mm x 156 mm, pseudo-square	Frame	= Anodized aluminum (clear or black)
Front glass	= 4mm solar glass, highly transparent and anti-reflective	Connection	= 2 x 1.2 m solar cables with MC4 connectors or compatible
Encapsulation	= EVA - Solar Cells - EVA	Bypass Diodes	= 3 pieces

#### LIMIT VALUES

Module Temperature -40°C to +80°C

#### QUALIFICATIONS

IEC 61215, IEC 61730, ULC/ORD-C1703-01, CECC, FSEC, TÜV NORD, CE

#### WARRANTY

25-year linear performance warranty. Also 10 years workmanship.

#### PERFORMANCE OUTPUT

-0.43 percent

# CERTIFICATE OF APPROPRIATENESS

Issued by the  
Staff of the  
Bloomington Historic Preservation Commission

**ADDRESS** 500 South Hawthorne Drive Elm Heights  
Historic District

For the following work:

Reroof with Eco-Star tiles with the appearance of wood shake shingles

A copy of the complete approved plans may be obtained from the City of Bloomington, 401 N. Morton, Department of Department of Housing and Neighborhood Development under case number COA-35-12

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



Nancy Hiestand  
Staff

Bloomington Historic Preservation Commission

Approved November 2, 2012

**Summary:**

**Request to resurface an existing roof with specialized eco shingling.**

**COA-35-12**

**500 South Hawthorne Drive "Woolery House"  
Elm Heights Historic District  
Owner: Wendy Calman and Homer Hogle**

**Request to re-roof an existing asphalt roof shingle roof with EcoStar Tiles. The owner is sensitive to the waste involved in asphalt shingle roofing, and wants to use roofing that is more durable and recyclable.**

**Zoning RC**

**105-055-761264**  
Architect, c.1915

**500 Charles Woolery House; Arts and Crafts, H.B. Roach,**

**Case Background:**



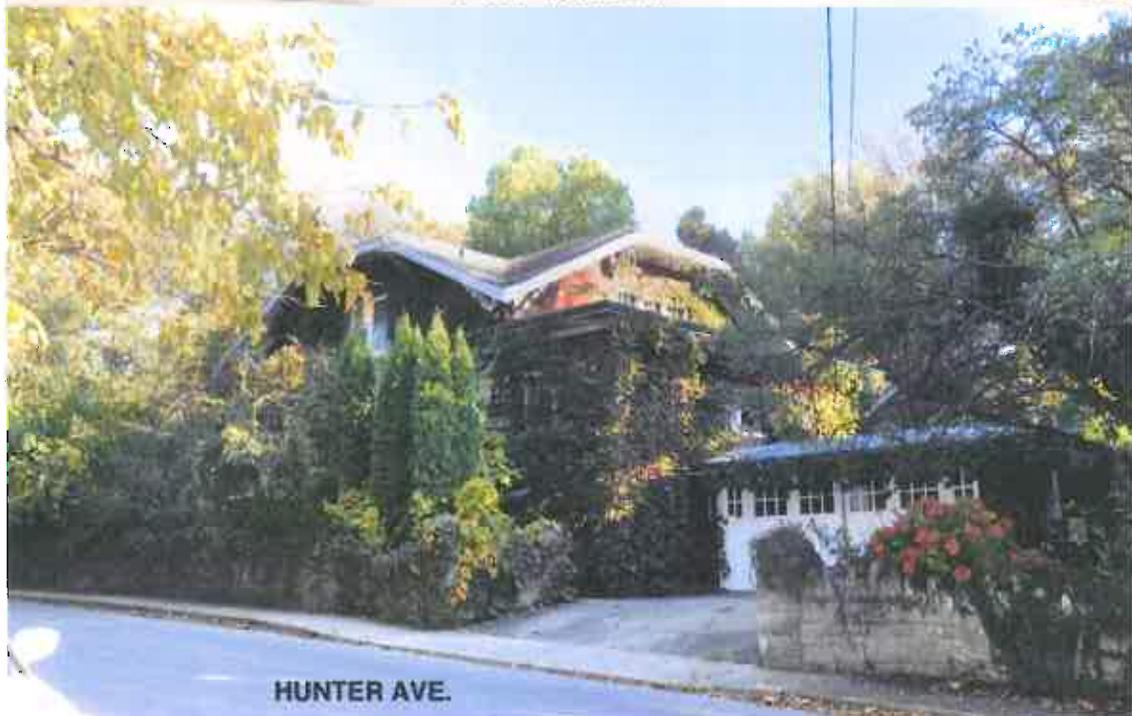
The owners have been researching materials for their roof for many months. Their inquiries included clay tile, slate tile, and metal standing seam. All of these were rejected, some based upon the carrying capacity of the structure, other on appropriateness of materials. They wished to have a roofing material that was composed of post-industrial recycled materials and was appropriate for the era of the house. To this end they researched the original plans of the house which call for asbestos shingling. This kind of shingling, common in the 20's is no longer used and can be a hazard when it deteriorates. Asbestos roofing was normally used to create dimension and texture in imitation of other roofing materials. Therefore the most common shapes were in imitation of slate tile, clay tile and wood shake. The owners have selected a shake style shingling and documented the history of its use of Craftsman style bungalows. The material is 80% post-industrial recycled materials of rubber and plastic. The owners have provided manufacturers information to staff. It is expected to be a long term roof with an appearance that is more in keeping with the intention of the builder.



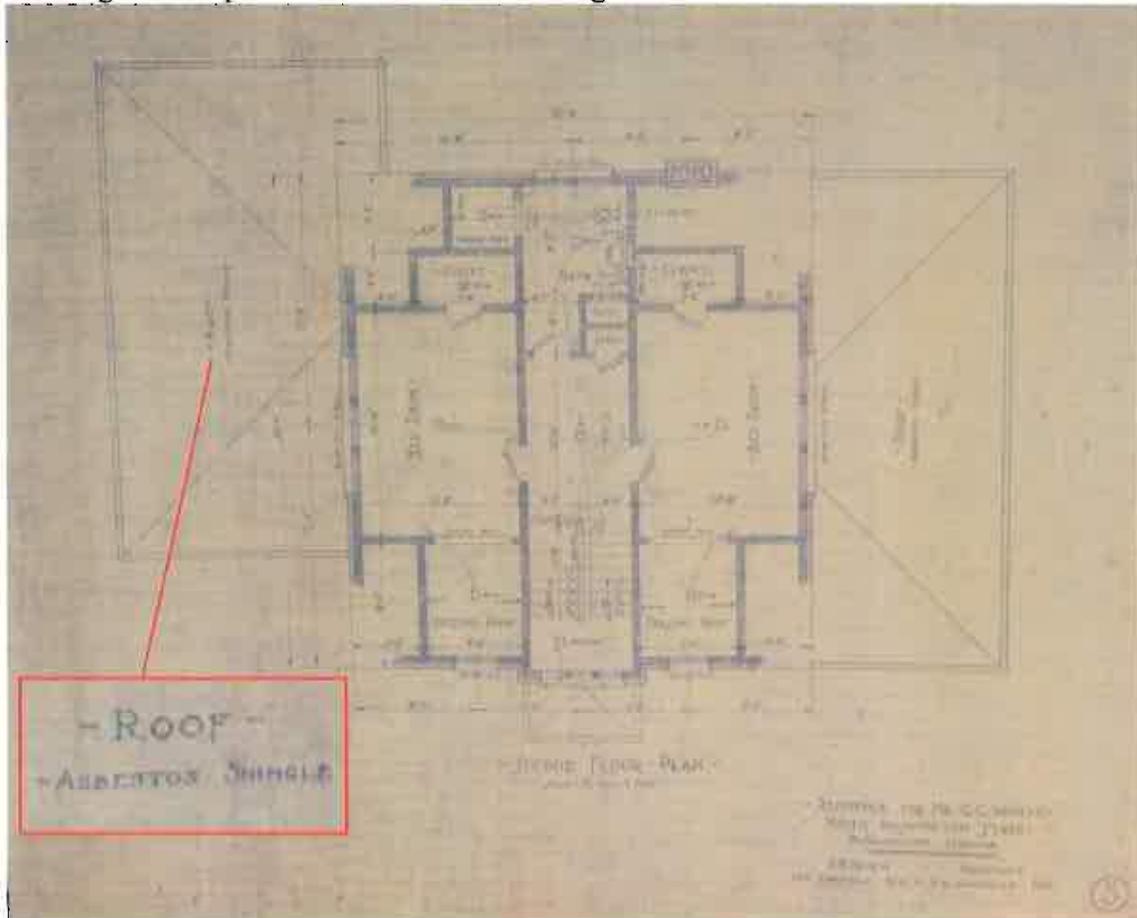
Staff will provide a COA on the basis of this being a modest change to an asphalt shingle roof.

Wendy Calman & Homer Hogle  
500 South Hawthorne Drive  
Roof Project

Our 1.5 story house has one main roof, and four smaller roofs that extend over the kitchen, porch, garage, and portico. It was built in 1925 by Charles and Mable Woolery.



The original blueprint states that asbestos shingle was the first material used



and this material is now obsolete. We purchased the home directly from Mrs. Woolery in 1983 with the current asphalt shingle roof, and have replaced and repaired some of the smaller roofs over the years with that material. Being more informed about the impact of petroleum based products on our environment than we were 29 years ago, we are strongly opposed to using asphalt shingle again, because it is not a recyclable material in Indiana. As it is, our present roof is destined for the landfill.

We are proposing a change of roofing material from asphalt shingle to EcoStar Tiles that are “made from 80% post-industrial recycled materials using some of today’s strongest, most flexible recycled rubber and plastic.” The profile we intend to use is shake. This is in keeping with the Craftsman style of our home. Our research has shown that shake shingles were a characteristic roofing material for classic craftsman

homes.

# Craftsman Houses

## What to look for in your "Craftsman Home Hunt"

Illustrated are just three of the over 200 Craftsman homes that appeared in The Craftsman magazine in the period 1904-1916. They represent Gustav Stickley's "mature period" of home design, and most houses that can be found exhibit a combination of the features illustrated here. If you think you've found a true Craftsman house, knock on the door, people love to find out things about their homes. A quick look inside should tell you if you've made a discovery. If you find one, please contact Ray Stubblebine at 201-599-2906, or write and send a snapshot to 86.5 Midland Rd., Oradell, NJ 07649. Good hunting!



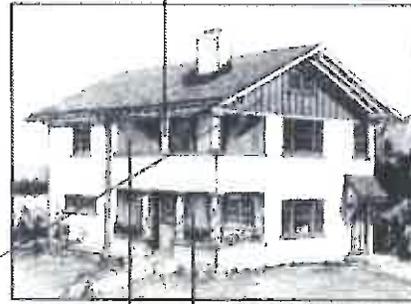
Chimney: often a mix of materials, stone at bottom becoming brick towards top

Columns: if wood, almost always round and plain. Stone columns rare and usually square

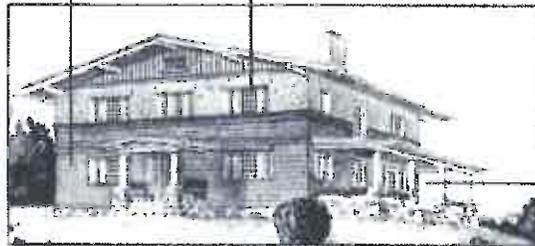
**Roof:** extremely large, overhanging eaves with rafters exposed and usually cut at an angle at the end. Support beams extend out beyond the ends of the rafters. Triangle type supports rarely used. Tile and slate as well as natural cedar shingles favored; other materials, such as "Hubbard's," probably long since fallen into disrepair and replaced.

**Windows:** usually grouped, either double hung or casement. Look for small casement windows on either side of chimney that indicate an inglenook.

**Exterior walls:** ground floor and upper floors often of different materials (e.g., clapboard or shingle over stone, or shingle over clapboard) and area under roof may have vertical tongue-and-groove boards cut at bottom like a saw tooth. Textures and colors of natural materials emphasized. Use your imagination to see beneath that new aluminum siding!



**Sleeping and dining porches:** open or screened-in "sleeping porches" off one or more bedrooms common. Often later enclosed for extra rooms. An inset open porch often designed off dining room or kitchen for summertime open air dining.

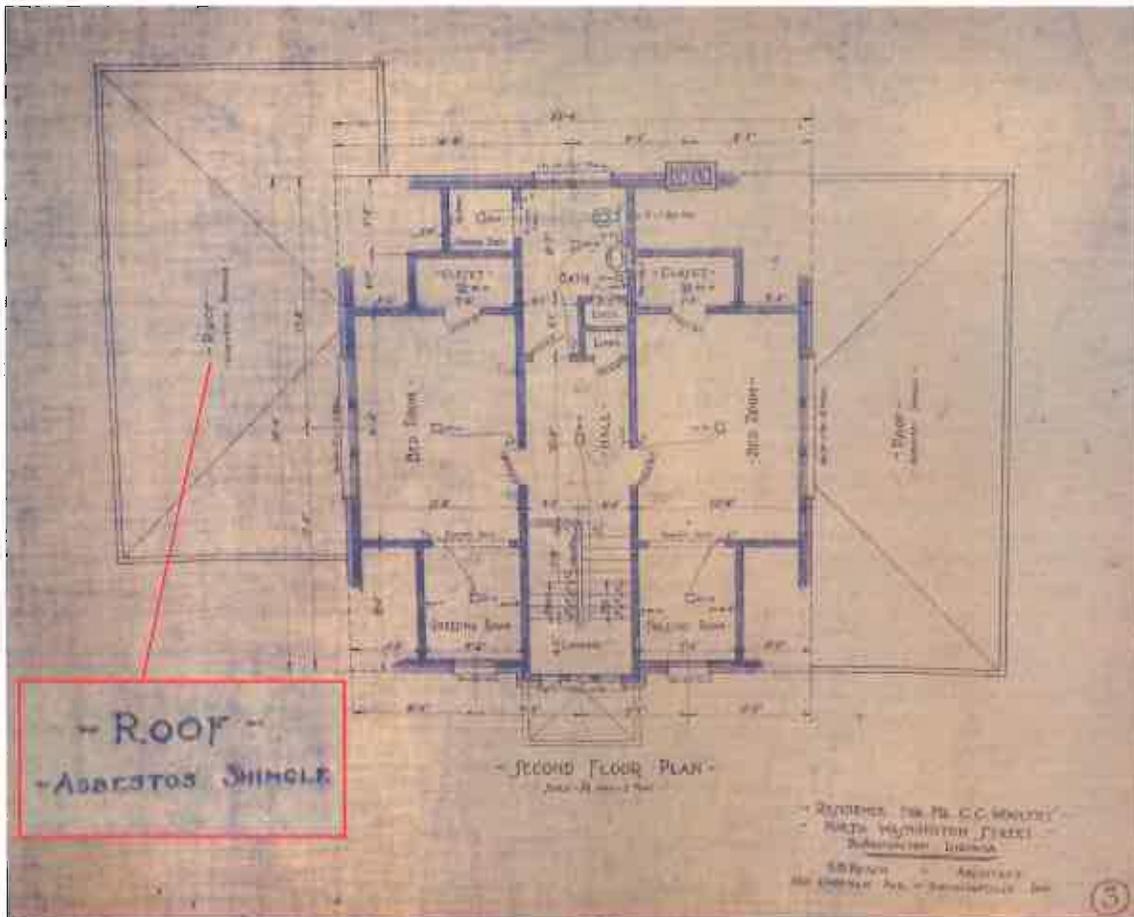


**Pergola:** attached pergolas original to house often removed or enclosed. Sometimes room additions built over them.

ILLUSTRATIONS BY JAMES AND HELEN S. COE © Ray Stubblebine, 1992. Graphics & Design: Suzanne Jones

These are the steps we took in making our final decision:

Our original plan was to use either real slate or, preferably, Ludowici ceramic tile, like that on the Roger's house on 506 S. High Street. We met with the owner, David MacKay, who told us that the tile was not the original roof material, but Mr. Rogers was partial to it, and had to make considerable structural additions to the attic of the house to hold the weight of the tiles. We then spoke with the Ludowici Tile Company, who could not recommend their ceramic tile on any roof lower than 3/10 pitch, and said that most tile roofs are steeply pitched for proper runoff. If we used tile on the main roof, we



would have to use a different material on all our low-sloped roofs. There is a copper roof presently over the garage. We considered copper for the whole house, but ultimately it is impractical, and not in keeping with the Craftsman style. Another important consideration is that of painting the house, which consists mainly of trim. To reach the windows, a person needs to be able to walk and use ladders on the roof, and walking improperly on it can easily damage a copper roof. According to the painters we have used, the terrain surrounding the house does not lend itself to simple scaffolds.

Next, we consulted with a local structural engineer, Kevin Potter. He assessed the house both inside and out, and concluded that neither tile nor slate could be recommended on the main roof. Both the irregular layout of the interior walls, as well the generous overhang of the roof itself could not support the weight of either. We discussed the remaining options, which were metal, asphalt or synthetic materials like EcoStar.

After consulting and receiving bids from four different roofers, and months of research, we have concluded that the EcoStar Gold Star Roof System will best suit our needs and is most compatible with the Craftsman style architecture of our home. EcoStar Seneca Shake Tiles offer Class C fire resistance ( recommended for residential use), Class 4 impact resistance, with a 50-year product warranty (transferable to subsequent owners) and a 110 mph wind warranty.

<http://www.ecostarllc.com/Media/Files/1168.pdf>

<http://www.ecostarllc.com/Media/Files/16.pdf>

Of utmost importance to us, it meets the protocol for a sustainable product. We think that this technology would be in keeping with the way Woolery built the house, and will add value to the property and be more in keeping with the historical aesthetic of Elm Heights.

Selected Bibliography:

Craftsman bungalows: 59 homes from the Craftsman / edited by Gustav Stickley;  
New York: Dover Publications, 1988.)

Bungalow Details: Exterior; Powell, Jane  
Salt Lake City, Utah; Gibbs Smith; London; Hi Marketing, 2004

Small Bungalows, Gladu, Christian  
Salt Lake City, Utah; Gibbs Smith 2007

Bungalow Nation, Maddex, Diane  
New York: Harry N. Abrams, 2003

The following websites also provided information:

<http://architecture.about.com/od/artsandcrafts/ig/Craftsman-Houses/>

<http://www.thisoldhouse.com/toh/article/0,,198504,00.html>

[http://www.craftsmanhomes.org/Features\\_of\\_a\\_Stickley\\_designed\\_Home.html](http://www.craftsmanhomes.org/Features_of_a_Stickley_designed_Home.html)

<http://customtileroofing.com/AsbestosShinglesTransite.asp>

**SUMMARY**

**This is a partial demolition of a contributing house in the Elm Heights Survey District in order to provide more second story space on a story and a half bungalow.**

**Partial Demolition  
714 South Park Avenue**

**11-1-12  
Owner: Catherine DuBois  
Representative Kris Floyd**

**RS**

**Removal or a portion of the roof to create a gabled roof expansion of the existing house.**

**105-055-76204 C      714      House; Arts and Crafts/ Dormer Front Bungalow, c.1920**



This house is a shed roof dormer front bungalow with a replacement porch. The house retains its Arts and Crafts front windows (9 over 1) and door on the Park Street side. A cement block foundation on the front (beneath the porch) and the rear suggest that there has been some reconstruction in the past. The house is sided with vinyl which the owner intends to remove at a later time.

The house is located outside the Elm Heights local Historic District, but as a contributing property, it will be reviewed under demolition delay. All proposed work will be to the rear of the property which is bounded on two sides

by alleyways. The lot slopes down to the west. The rear of the house is heavily modified. (see below) with inappropriate windows. The owner proposes to create a more compatible addition on the footprint of the existing addition with an additional deck area.

This entails the removal of a portion of the west roof and reconstruction of a gable facing west to reroof the existing space..



At some point in the past the rear roof was extended over an awkward addition. The existing rear fenestration is dramatically different and will be replaced with Arts and Crafts style windows consistent with the

originals on the front of the house. The dining room area adds about two feet of interior space to the west (a site plan is included) which is covered by a smaller gable. Since the house is vinyl sided and the owner does not wish to continue use of the material, the exterior will be cement board lap siding in anticipation of work on the rest of the house in the future.



The west or rear elevation shows a combination of paired and single Arts and Crafts style windows, including fixed windows that are a form extant on the original house. The width of the gable is the same as the house and its peak is drawn off the ridge of the existing gable. Because of the slop of the lot and the existence of a privacy fence, the work should be partially obscured from both alleys. From the south side the link to the new addition should be apparent, but an improvement.

Christine Mathew,  
Architect



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Bloomington IN 47404  
Tel: 812.339.1235  
Fax: 812.339.1238

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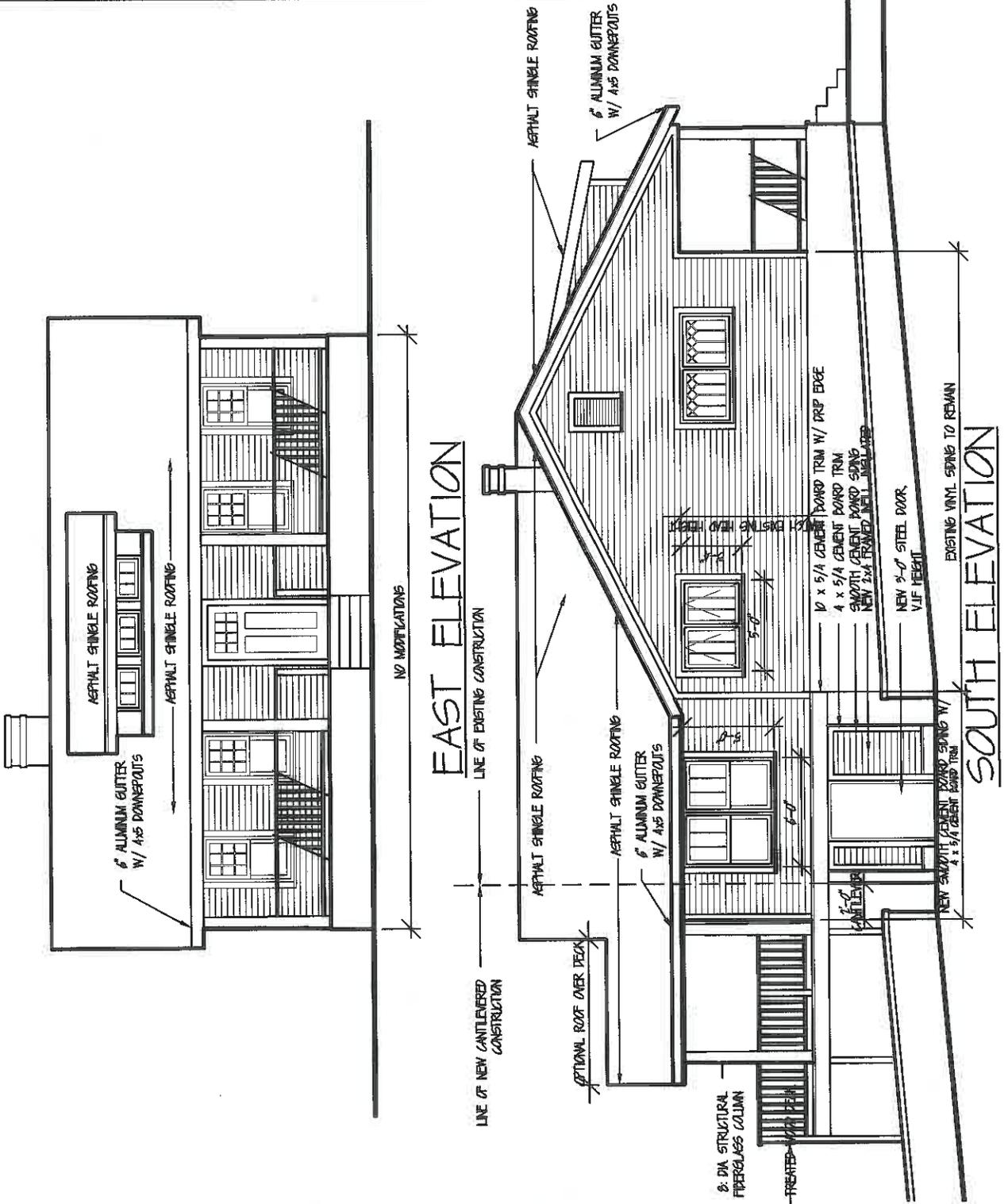


DU BOIS HOUSE  
ADDITION & RENOVATION  
714 SOUTH PARK AVE

ARCHITECT'S PROJECT NO: 1245  
SCALE: 1/8"=1'-0"  
DATE: NOVEMBER 2, 2012

EAST & SOUTH  
ELEVATIONS

SHEET NO. A301



Christine Mathew, Architect



205 N. College Ave.  
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812.338.1235  
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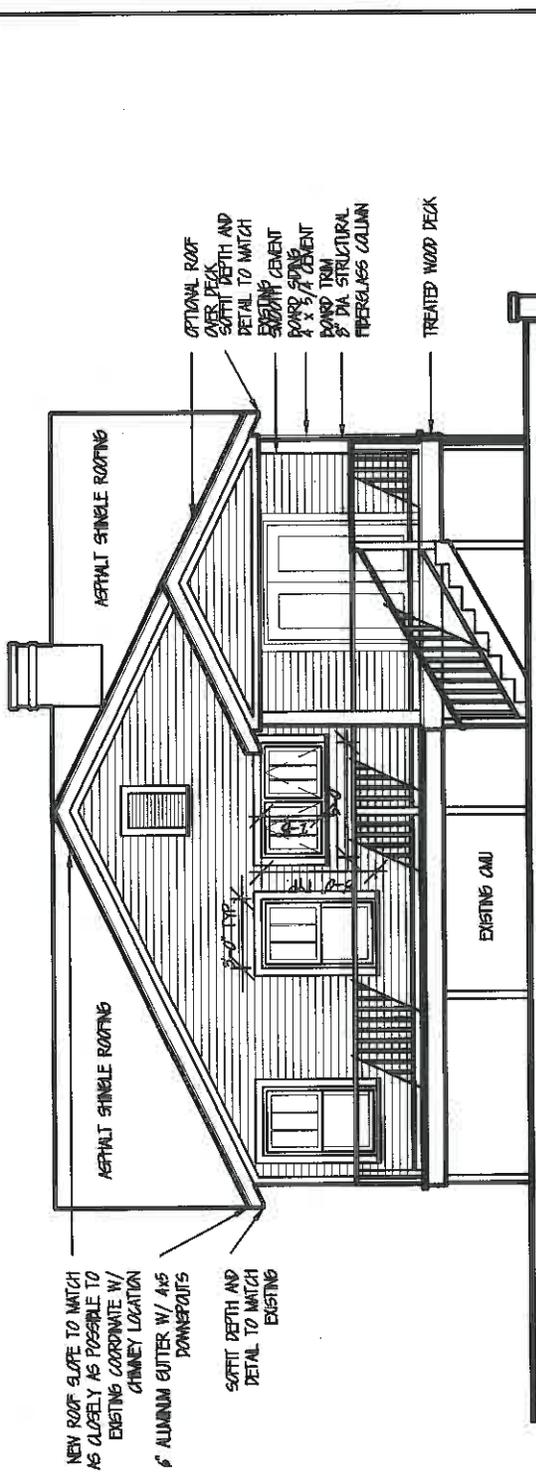
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**DU BOIS HOUSE  
ADDITION & RENOVATION**  
714 SOUTH PARK AVE  
BLOOMINGTON - INDIANA

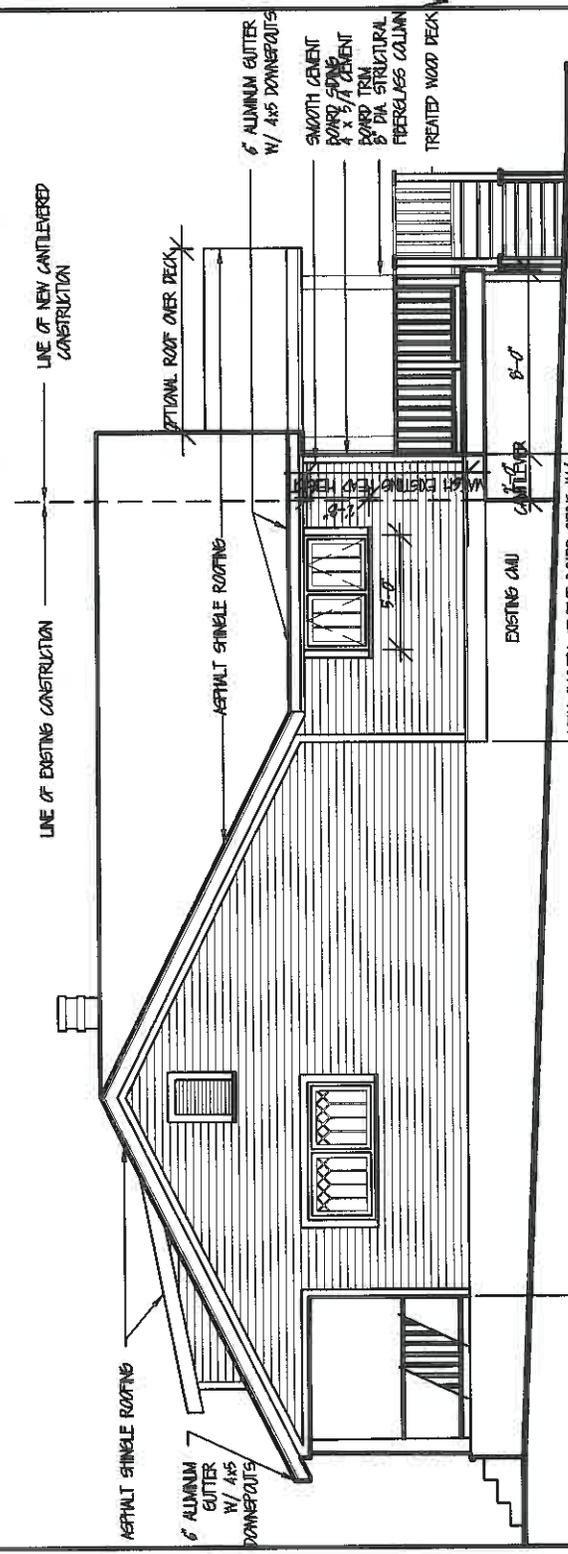
ARCHITECT'S PROJECT NO: 1215  
SCALE: 1/8"=1'-0"  
DATE: NOVEMBER 2, 2012

**WEST & NORTH  
ELEVATIONS**

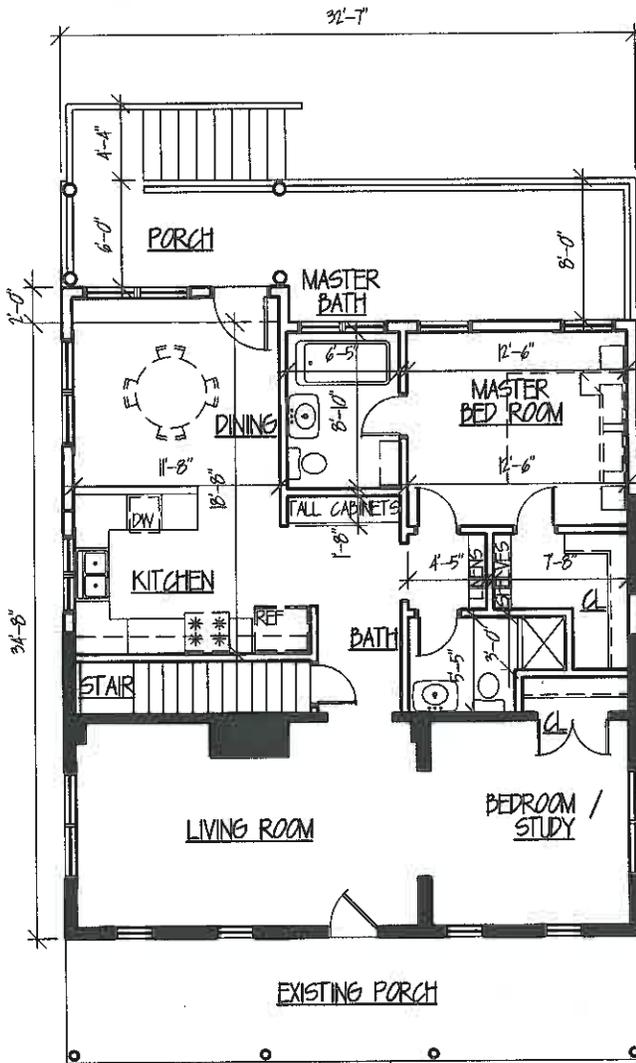
SHEET NO: **A302**



**WEST ELEVATION**



**NORTH ELEVATION**



**Christine Mathew,**  
Architect



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**DU BOIS HOUSE  
ADDITION & RENOVATION**  
714 SOUTH PARK AVE  
BLOOMINGTON - INDIANA

ARCHITECT'S PROJECT NO: 125  
SCALE: 1/8"=1'-0"  
DATE: OCTOBER 30, 2012

**PROPOSED  
PLAN**

DRAWING NO: **A201**