BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday November 14, 2013
4:30 P.M.
AGENDA

I. CALL TO ORDER
II. ROLL CALL
III. APPROVAL OF MINUTES
IV. CERTIFICATE OF APPROPRIATENESS
A. COA-20-13
337 South Maple Owner Tim Laughlin
Request to build a house in the Prospect Hill Conservation District
B. COA-21-13
627 West 7th Street Owner Veda Stanfield and Steve Arnold
Representative Golden Hands Construction
Request to replace rear patio doors and replace artificial siding with cement board.
V. DEMO-DELAY
VI. NEW BUSINESS
A. Changes to Rules and Procedures
VII. OLD BUSINESS
A. Plans to remove houses in University Courts
B. Title 8 Revisions Council Ruling
C. Report of Paint/Materials Committee
VIII. COMMISSIONERS' COMMENTS
IX. PUBLIC COMMENTS
X. ANNOUNCEMENTS
XI. ADJOURNMENT

Next meeting date is Thursday December 12, 2013 at 4:30 p.m. in the McCloskey Room
Posted: November 7, 2013

Summary:
Construction of a new house

COA-20-13

337 South Maple
Prospect Hill Historic District
Owner Tim Laughlin

Zoning RC

This lot was owned by the First Church of the Nazarene for many years. It is one of the few developable lots left in Prospect Hill. This is the second design proposed by the owner. The first design was a two story residence with wall dormers and was not supported by the design subcommittee. This design reflects the style, massing and size of the typical form in Prospect Hill: the gabled-ell.

CONTEXT:
ISOLATED LOT
This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with few, if any other vacant lots in view.
Context The existing contributing buildings immediately adjacent and in the same block, and the facing block provide very strong context to which any new construction must primarily relate.
This lot is a classic single lot context with historic build out on either side. The 1927 Sanborn maps shows that it was formerly occupied by a single family house. That house was demolished in 1981. The neighborhood has a full complement of sidewalks and curbs at this location. The sidewalks in front of the lot are limestone WPA hexagonal tile. The lot is 100 feet deep and 59.25 feet wide and is bounded by an open east west alley on its north side. In the larger area, contours show that the ground elevation increases from 790 feet on the south side of the 300 block of Maple Street to 808 feet in the northwest corner of the block near 3rd.. So the top of the hill at Maple looks south to this site. Additionally some of the homes are on grade with the sidewalk, while others are banked

in front. The oldest house in this area (308 South Maple) is at the highest elevation, approximately 12' above the sidewalk.

MATERIALS

Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.

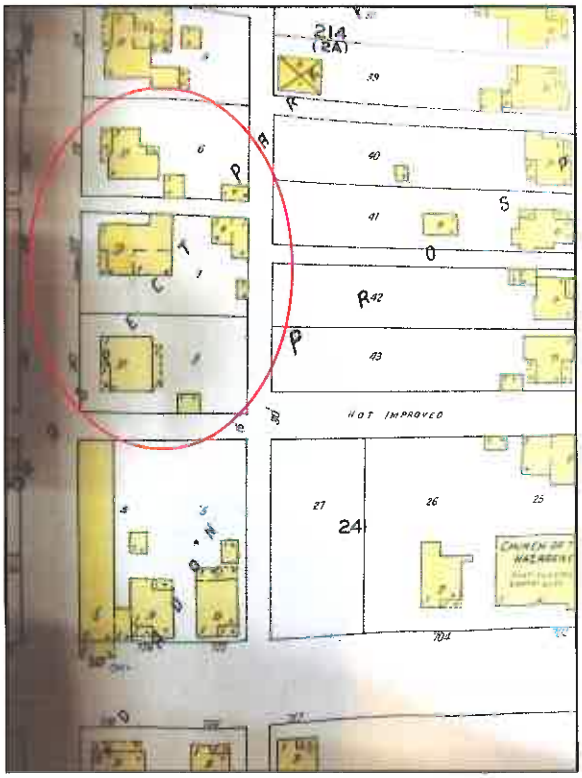
RECOMMENDED

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.

2. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used.

3. Brick, limestone, clapboard, cement board, wood, shingles stucco

The plans call for 5/4" cement board lap siding with use of other widths for vertical corner boards, drip edge and band boards. The windows will be metal clad wood double hung. The porch columns will be turned wood.



SETBACK

Definition: The distance a building is set back from a street, alley or property line.

RECOMMENDED

1. A new building's setback should conform to the set back pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed

2. On corner sites, the setbacks from both streets must conform to the context

3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

The owner has not yet established the setback and is in negotiation with the Planning Department. Planning indicates a 6' setback would be the average of the block face. But this includes a seriously substandard setback for a house at 313 South Maple (shotgun). The houses on either side are 9 ' from the sidewalk. The owner would like the 3 additional feet because it makes a more comfortable approach to the porch steps from the sidewalk. Sanborn evidence suggests that the previous house was exactly in line with its contiguous neighbors.

ORIENTATION
Definition: The direction that a building faces.
RECOMMENDED
New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (The Introduction of the Design Guidelines contains information about the traditional forms in the neighborhood which have characteristic orientation to the street)
Orientation on this site is a straight forward issue. The house will face west in a line of houses on that block facing the same direction. Its rear and side yard will face alley right-of-ways. The primary entrance and porch are on the street, forming the repetitive line of porches characteristic of the area.

BUILDING ENTRY
Definition: The actual and visually perceived approach and entrance to a building.
RECOMMENDED
Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

The front entry on the new house faces west and the rear faces east towards the backyard. This house does not have the secondary paired door on the front porch as is typical of the gabled-ell form. Staff sees no need for exact replication.

SPACING
Definition: The distance between contiguous buildings along a block face.
RECOMMENDED
New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.
The plan shows s little over 6' setback for each side of the house. This is a single story house and all living space is on the first floor. Additional space would have to meet increased setback by zoning code. Because of the open alley on the north there is greater setback on that side. Side setbacks are not consistent through out the neighborhood although gabled el-forms (double pens) appear to consume more of the width of the lots than bungalows or shotguns.

The aerial view provides a glimpse of the nearby housing placement.

BUILDING HEIGHTS
Definition: The actual height of buildings and their various

components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces. NOTE: In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

As noted in the context discussion, the buildings immediately adjacent share commonalities that change just across the street. The owner has selected a classic single story design that is 20' 4 3/8" tall from the top of the sill plate. The foundation adds about 2 feet to this height. Photograph #4 shows the slight elevation above the sidewalk grade of this lot. The houses on either side: 347 (Photograph #1) and 331 (Photograph #5) are similarly at side walk grade. In contrast, the house directly across the street with a steeply pitched roof is directly across the street at 340 and is elevated 18" above sidewalk grade (Photograph #2). It is estimated to be about 26 feet tall at its peak. Because the owner has elected a single story form is comfortably in keeping with the neighborhood.

BUILDING HEIGHT/ SIDE SETBACK

Definition: The relationship between the height of the house and the distance between them

RECOMMENDED

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

The lot is 59.25 feet wide and the width of the house is 42' 41/2" wide. The plans provide about 8' on either side. This centers the plan and provides adequate and comparable buffer.

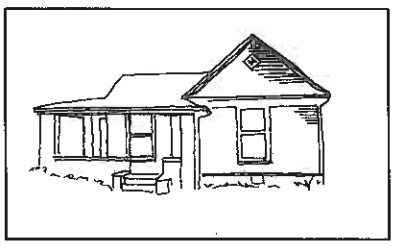
BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

RECOMMENDED

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

This is a gabled-el form which is one of four forms indigenous to the area as noted in the guidelines that describe historic and characteristic forms in Prospect Hill. (p.9)



ROOF SHAPE
RECOMMENDED
1. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.
The form used is the classic ell with intersecting gables and a shed porch roof. There are five others in this block of Maple.(photographs 11, 12,1, 5,16)

220	**C**	**317**	**House;** Carpenter Builder/ Gabled-ell, c.1900
221	**C**	**321**	**House;** Carpenter Builder/ Gabled-ell, c.1900
222	**C**	**329**	**House;** Carpenter Builder/ Gabled-ell, c.1900
223	**C**	**331**	**House;** Carpenter Builder/ Gabled-ell, c.1900
224	**C**	**347**	**House;** Queen Anne/ Gabled-ell, c.1900

MASS
Definition: The three dimensional outline of a building. Depending on the block face, buildings in Prospect Hill may reflect the traditional horizontal mass of the gabled-ell or the more vertical projection of the bungalow form. See the architectural description of traditional forms provided in the introduction for guidance.
RECOMMENDED
1. The total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new buildings should be characteristic of surrounding buildings.
Looking down on the roof shape one sees the characteristic square footprint of the ell form. This shape is also characteristic of pyramidal ell's. This form, from above, resembles the common footprint in the area. The height and setbacks are consistent within the variations seen nearby.

FOUNDATION/ FIRST FLOOR ELEVATION
Definition: The supporting base upon which a building sits and the finished elevation of the first floor living space.
RECOMMENDED
1. New construction first floor elevation and foundation height should be consistent with contiguous buildings.
This particular block shows more variation than most with ground floor elevation varying from just above grade (Photograph 5) to about 28 inches (Photograph 2). The new house falls within the continuum at 24 inches.

FENESTRATION
Definition: The arrangement, proportioning, and design of windows, doors and openings.
RECOMMENDED
1. Creative expression 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 of glass to solid which is 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.
Fenestration on the building is characteristic of the vernacular gabled-ell form, double hung sash. These are metal clad wood windows, paired at some locations and in two basic sizes. All sides show a traditional number of windows, there are no blank sides.

PARKING
Definition: Locations for overnight storage of vehicles
RECOMMENDED:
1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.
This site is framed by two alleys. The design shows a gravel parking pad on the northwest corner of the site. The area defined is 20 x 20', which is the maximum allowed by the zoning.

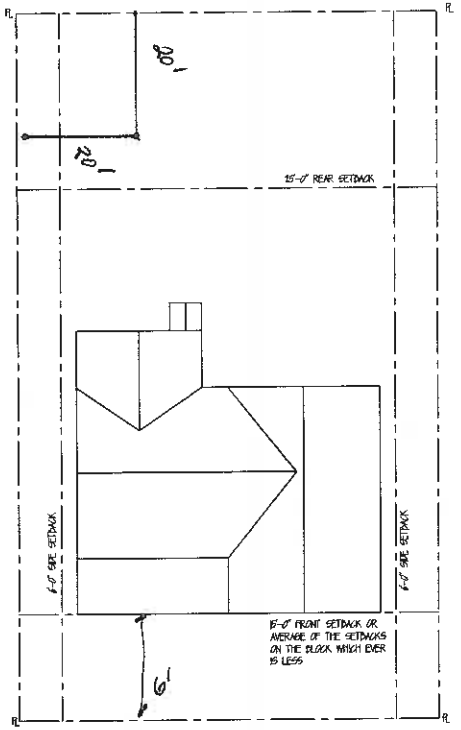
STYLE AND DESIGN
Definition: The creative and aesthetic expression of the designer.
RECOMMENDED
1. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

With very small adjustments, the owner has replicated the form and earlier style (turned posts) of the most typical form in Prospect Hill. Most of the vernacular front porches in Prospect Hill were built like this and later, as the wood elements deteriorated, were replaced by brick bungalow-type porches.

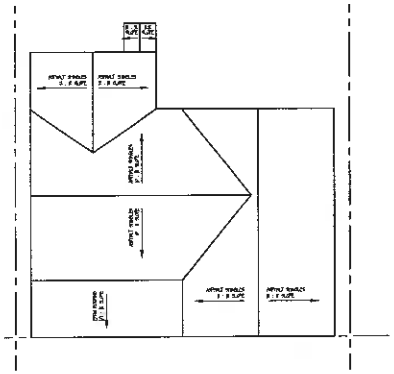
Staff will relay the comments of the Design Subcommittee as soon as they are received. This is the second design submitted by this owner. Upon receiving comments, the owner agreed to modify his design. The new plans went to the Subcommittee on Monday the 4th and it will take some time to organize a meeting.

Staff is prepared to recommend approval

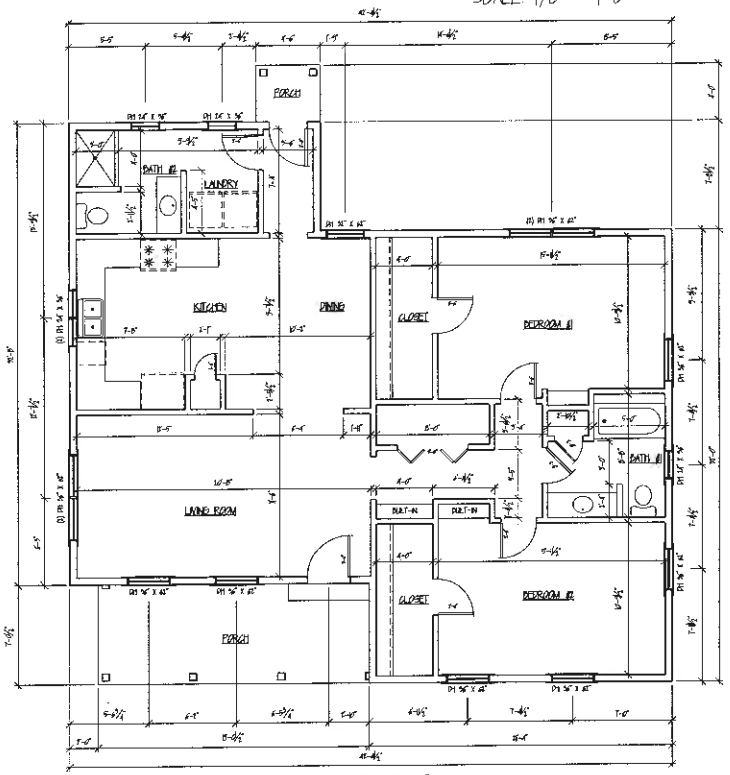
PARKING PAD



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



ROOF PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EAST

CERTIFIED

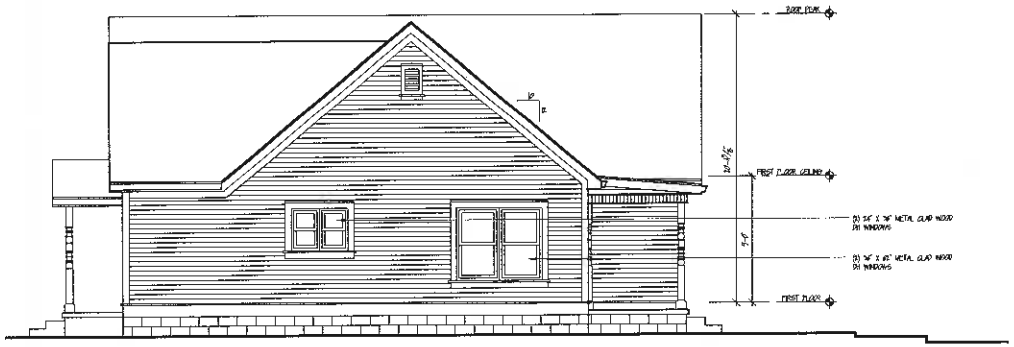
Christine Matheu, Architect
205 N. College Ave.
Suite 010
Bloomington
IN 47404
Tele: 812.339.3135
Fax: 812.339.1238

337 SOUTH MAPLE STREET
TIM LAUGHLIN
BLOOMINGTON – INDIANA

ARCHITECT'S PROJECT NO: 1305
DATE: JULY 22, 2013
REV. JULY 23, 2013
REV. SEPT. 18, 2013

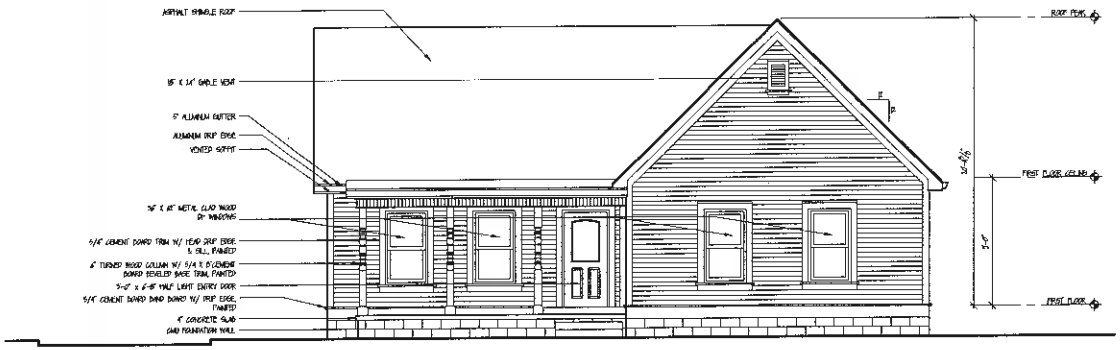
FIRST FLOOR PLAN & ROOF PLAN

SHEET NO.
A201



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

Christine Matheu, Architect
205 N. College Ave.
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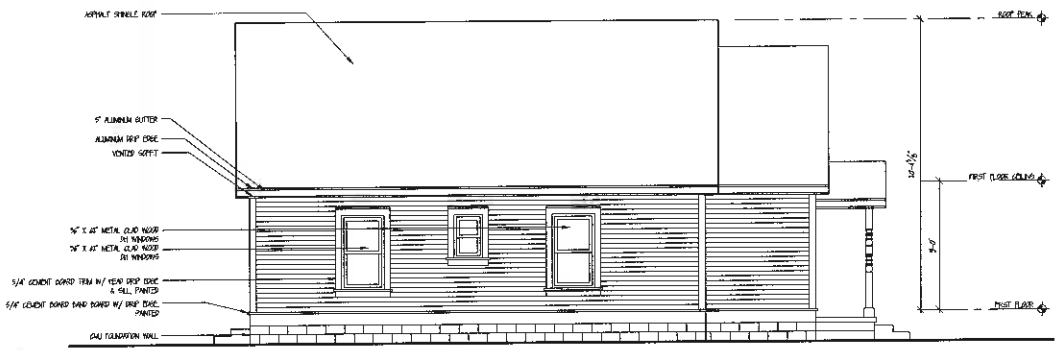
Tele: 812.339.1235
Fax: 812.339.1238

337 SOUTH MAPLE STREET
TIM LAUGHLIN
BLOOMINGTON - INDIANA

ARCHITECT'S PROJECT No.: 1305
DATE: JULY 22, 2013
REV. JULY 23, 2013
REV. JULY 25, 2013

NORTH & WEST ELEVATIONS

SHEET NO.
A301



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EAST ELEVATION

SCALE: 1/4" = 1'-0"

CERTIFIED

Christine Matheu, Architect
205 N. College Ave.
Suite 010
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IN 47404
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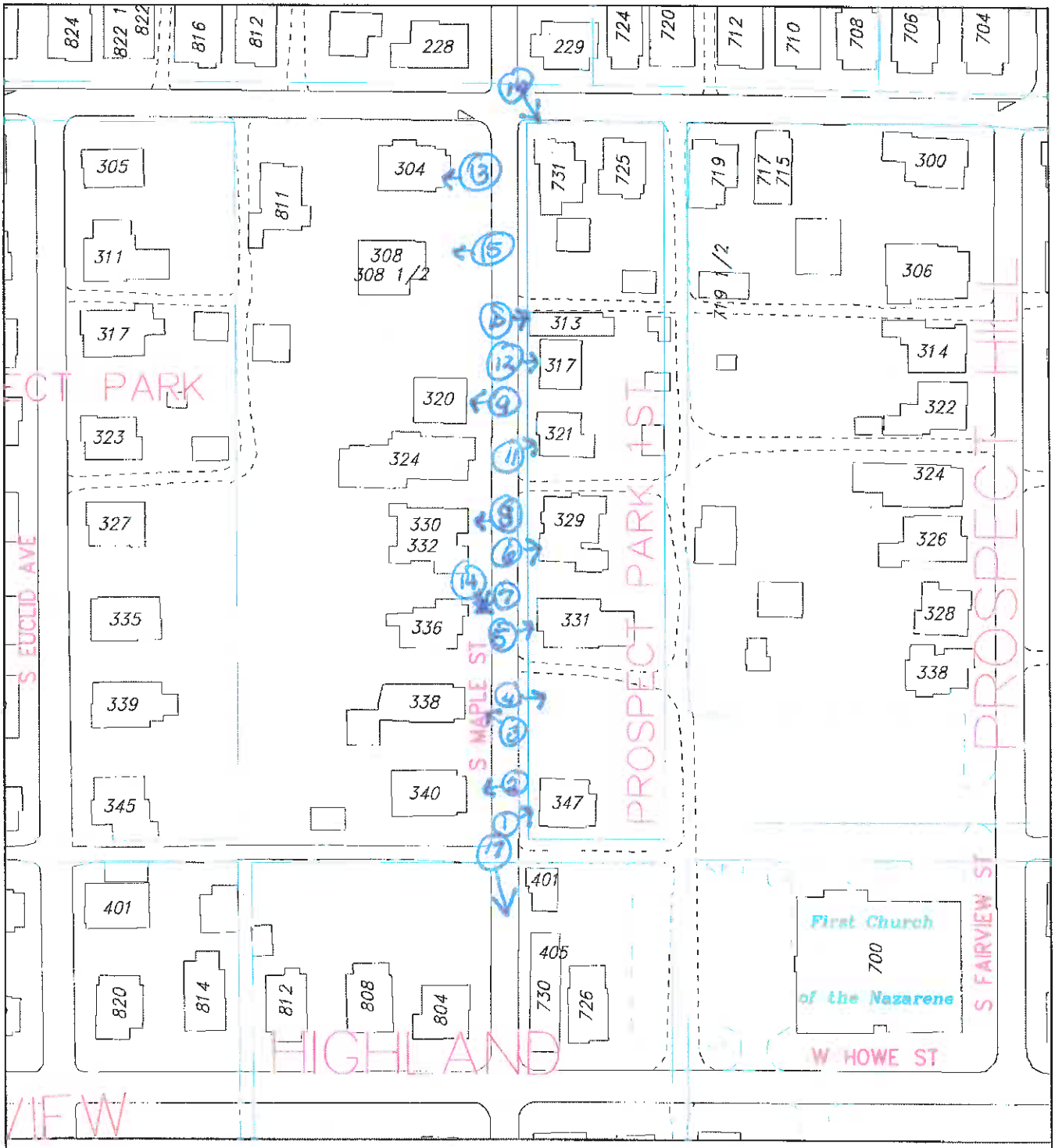
337 SOUTH MAPLE STREET
TIM LAUGHLIN
BLOOMINGTON - INDIANA

ARCHITECT'S PROJECT NO: 1305
DATE: JULY 22, 2013
REV. JULY 23, 2013
REV. JULY 25, 2013

EAST & SOUTH ELEVATIONS

SHEET NO.
A302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S MAPLE ST
PROSPECT PARK 1ST
PROSPECT HILL
S FAIRVIEW ST
W HOWE ST
HIGHLAND
VIEW
ECT PARK
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By: hiestann
14 Jun 13
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200
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City of Bloomington
Scale: 1" = 100'
For reference only; map information NOT warranted.

(1) 347

(2) 340

(3) 338

(4) 337 SITE

(5)

331

(6)

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336

330 - 332

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(10)

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(11)

321

(12)

317

(13) 304

(14) LOOKING SOUTH

(15) 308 - 308 ½

(16) 731

Summary:
Request for new doors and windows on the rear of a house in the Fairview Historic District

COA-21-13 **627 West 7th Street**
Owners Veda Stanfield
Fairview Historic District

Zoning RC
105-055-64105 C **627** **House;** Carpenter-Builder/ Queen Anne, c.1900 NR, BHD

This is a basic T-Plan cottage with rear additions. It is located in the Fairview Historic District which is part of the Near West Side National Register District. As opposed to the recently discuss property at 714 West 7th, this property has reduced integrity and contributes to the district through its basic form.

EXISTING CONIDITIONS
The area affected by the proposed remodel is located on the rear of the house which faces an open alley. The view is partially obscured by a 4' fence. The house has had many modifications. It is currently sided with aluminum and the rear part on which the work will occur has no existing original windows. There is a large deck on the southwest corner. The front porch balustrade and some columns are not original to the house. There are some original windows in the front section of the house. The window in the gable is an obvious replacement on the front.

PROPOSED WORK
On the west side of the house, the owner wishes to change the existing tripartite windows into french doors, leading to the existing deck. In the mid section of the rear a vertical rectangular window and single leaf door will be changed to a single horizontal rectangular window with vertical muntins. On the east side a paired casement window will be changed to an identical horizontal window with muntins and a single leaf divided light door leading to a new extension of the deck. The contractor has submitted a drawing overlaid on a photograph

of the rear elevation showing the work. (see next page).

MATERIALS
All new doors and windows will have finelight mullions between the glass and be made of fibrex (a wood fiber and thermo plastic polymer composite product). The windows and doors are the Andersen Series 100. They meet energy star standards and use recycled material. All windows and doors will then match. The owner submitted cost difference for the slider unit: $920 versus $3,250. All the windows and doors are made of the same material and match each other.

Cement board siding will replace the aluminum siding on the back with a 4 inch reveal to match the aluminum reveal (and also the original siding). The trim pieces will be made of boral (fly ash and resin composite)

From the Fairview Historic District Design Guidelines:
These suggestions are taken from several locations in the document.

EXISTING BUILDINGS

WINDOWS AND DOORS

Windows or doors with unusual shapes, colors, or glazing patterns or that are of unusual material are character-defining features of a building. Because rehabilitation projects frequently include proposals to replace doors, window sashes, or even entire windows in the name of improved security, thermal efficiency, or new appearance, it is essential that the contribution of the doors and windows to the overall historic character of the building be assessed together with the physical condition before specific repair or replacement work is undertaken.

Appropriate

Original windows and doors and their characteristic elements including sashes, lintels, sills, shutters, transoms, pediments, molding, hardware, muntins, and decorative glass should be retained and repaired rather than replaced. If original windows and doors are deteriorated beyond repair, replacements should duplicate the original in size and scale. Design, material, color, and texture should be duplicated as faithfully as possible.

Inappropriate

If original windows, doors, and hardware can be restored and reused in place, they should not be replaced. Inappropriate treatments of windows and

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

GUIDELINES FOR EXISTING BUILDINGS
BUILDING MATERIALS

Paint color and exterior finish materials give a building distinct texture, presentation and character. Alterations to buildings and structures should take into consideration the careful balance that is achieved through selection of building materials.

WOOD

Appropriate

Retain and restore original exterior wood siding materials (typically clapboard) through repair, cleaning, painting, and routine maintenance. If original architectural details and trim features are deteriorated beyond repair, they should be replaced with components of the same material and design.

Inappropriate

Avoid application of siding materials not consistent with the character or style of the building, or materials that were unavailable at the time the building was constructed.

COMMENTARY

This is a difficult case because some of the proposed changes are not in keeping with the language of the guidelines. However, the guidelines also presume that the property reviewed contains original features to be preserved. In this case, the property, on its south elevation, has already been remodeled once. Realistically nothing on the back elevation recalls the era of construction by window size or materials. The elevation is only visible along an open alley that partially obscures it.

The redesign of the rear area cannot be called preservation but it does bring the design of the rear with its many kinds of windows into better visual accord. The question for the commission is whether this secondary and more personal space at the rear should be held to the same high standard as modifications in the front where some original details exist.

The proposed windows and doors are made of a new composite material that fuses wood and polymers, The guidelines were developed over a decade ago, and do not anticipate approvable alternative materials, but they assume that a great deal of original material is present. The original frame that underlies the siding has already been cut into on multiple occasions and scabbing -in of new boards would be necessary.

The owner's proposal to re-side this elevation with cement board would be an improvement from the existing aluminum siding, and avoids the shadow of past remodels with awkward matches and seams.

The other issue is the use of interior grilles on the Anderson 100 ES, which is based upon economy. The grills show some dimension but they are fixed within the thermal glass, not on the exterior. The question would be whether thee rear standard which is a general improvement should meet the front standard.

Most of the changes should be assessed against visual access, and lack of original material. These changes which would not be appropriate on a front or side facade, or an elevation which great integrity. In this case these issues do not dominate the argument enough to sway the decision.

Similar changes were made in the Prospect Hill neighborhood when an owner created a rear yard addition and outdoor space on South Rogers.

Staff recommends approval acknowledging the open discussion on siding and trim replacement which was to be discussed on a case by case basis according to Commission comments.


BEWARE
OF THE
DOG


627

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

A **"Complete Application"** consists of the following:

1. A legal description of the lot: 627 W 7th

2. A description of the nature of the proposed modifications or new construction:
We are changing two windows to doors and replacing a door & window with a single window and adding a single window. We will extend the decks and replace aluminum siding with cement siding

3. A description of the materials used:
We will trim new windows & doors with "Boral" (a composite of Resin & Fly Ash). The smooth-faced cement bevel siding is planned to replace the damaged aluminum siding. The windows and doors are to be Andersen, Series 100.

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

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

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

****

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


Add window
Replace window & door


BEFORE

COLOR

Choose the right color to enhance the beauty of your home.

Dark Bronze

Cocoa Bean

Terratone®

Sandtone

White

EXTERIOR COLORS

Andersen® 100 Series products come in five exterior colors, including Dark Bronze and Cocoa Bean — colors that are darker and richer than most vinyl windows.

WHITE INTERIORS

Andersen® 100 Series windows and doors feature an attractive matte white finish inside. This gives you the ability to select the exterior color without compromising options for interior decorating.

Painting limitations present when using dark exterior colors. See your Andersen dealer for actual color samples.

GRILLES

Customize the look of your windows and doors with Andersen® grilles.

Andersen® 100 Series products are available with **FiberLight™** between-the-glass grilles that make window and patio door glass easy to clean. They have an elegant, sculpted profile, plus they offer a **two-sided color scheme**, allowing the grilles to match not only the white interior but also the exterior color.

Colonial

Modified Colonial

Prairie 4

Short Fractional

Tall Fractional

Perimeter

Perimeter

Sunburst

SPECIFIED EQUAL GRILLS?
Any number of same-size rectangles across or down. Same dimensions equal.

(2 x 2)

(2 x 4)

(1 x 2)

(1 x 3)

HARDWARE

You get attractive hardware that performs reliably for years.*

WINDOW HARDWARE

All window hardware is white to match the interior of the window.

Casement and **awning** hardware folds down so it doesn't interfere with window treatments.

Single-hung and **gliding windows** feature hardware that automatically locks when windows are closed. A Window Opening Control Device is available, which limits raising the sash to less than 4" when the window is first opened.

Optional single-hung (shown) gliding window handle

PATIO DOOR HARDWARE

Exterior patio door handles match the door's exterior color, while interior handles are white to match the interior. Also available with an optional auxiliary foot lock that locks the gliding panel into the track.

Exterior Handle (Shown in Dark Bronze)

Interior Handle

ENERGY EFFICIENCY

It pays to understand performance.

Look for the National Fenestration Rating Council® (NFRC) performance information. It's your assurance you're getting accurate energy performance ratings from a nonpartisan, nonprofit organization. Here's what the numbers mean:

U-Factor measures the window's insulating capability. The lower the value, the less heat is lost through the entire product.

Visible Transmittance refers to how much visible light comes through a product. The higher the number, the better.

Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. The lower the number, the more it helps reduce air conditioning bills.

Visit **andersenwindows.com/100series** for details. Click on "Windows" or "Doors" underneath the Andersen logo, then click on the NFRC link on the right hand side.

Custom sizes for a weathertight fit.

Andersen® 100 Series windows and patio doors are available in custom sizes, which helps provide a more weathertight fit for any replacement project.

ENERGY STAR AWARD 2011
PARTNER OF THE YEAR

Save money by saving energy.

Andersen® 100 Series products with optional SmartSun™ glass* meet ENERGY STAR® qualifications throughout the United States to help **lower heating and cooling bills.** What's more, the Fibrex® material used for Andersen® 100 Series frames and sash blocks thermal transfer nearly 700 times better than aluminum.

RELIABILITY

Easy operation for years* to come.

All Andersen® 100 Series products are **tested to the extreme** to deliver years* of smooth, reliable operation.

Take comfort in superior weather resistance.

Our weather-resistant construction **seals out drafts, wind and water** so well, you can relax in comfort whatever the weather. We carefully select weatherstripping to match each style of window and door to make sure you enjoy superior comfort and reliability.

owner2owner LIMITED WARRANTY

Quality so solid, the warranty is transferable.*

Most other window and door warranties end when a home is sold, but Andersen® 100 Series products' 10-year coverage transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner.**

Never needs painting.

Andersen® 100 Series windows and doors **won't fade, flake, blister, chalk or peel,*** no matter what the climate.

BEAUTY

Virtually seamless corners.

To give your windows, patio doors and your home a beautiful, clean look, Andersen® 100 Series products feature virtually seamless corners.

100 Series corner seam | Vinyl corner seam

Five colors for beautiful curb appeal.

From White and Sandtone to deep, rich Cocoa Brown, Dark Bronze and Terratone® colors, 100 Series windows and doors complement any home.

Improve your view with TruScene® insect screens.

With **over 50% more clarity** than conventional insect screens, optional TruScene® insect screens for windows give you beautifully unobstructed views. They let more sunlight and fresh air into the home while keeping some of the smallest insects out.**

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*See limited warranty for details. **NFRC simulations made for comparable Andersen® tilt-wash windows. †Excludes units with optional SmartSun glass. See your dealer for details.

Robert W Milroy
503 E. Cottage Grove #2
Bloomington, IN 47408
(812) 332-1337
milroy41@ gmail.com

Bloomington, IN
October 30, 2013

Ms. Nancy Hiestand
Director Historic Preservation
Housing and Neighborhood Department
City of Bloomington
P.O. Box 100
Bloomington, IN 47402

Dear Nancy:

I am writing to you on behalf of the Old Northeast Downtown Neighborhood Association to thank you for coming to our October, 2013 meeting. I personally and our members appreciated all the information you and Lisa gave us on the designation of our neighborhood. We realize you have other to issues to work on and we appreciate the extra effort.

I will send you a formal letter from the Old Northeast Downtown Neighborhood Association requesting your efforts in establishing the proper designation but I did want to get a thank you note to you and let you know you are a "precious" resource. We look forward to working with you.

If you have questions you may contact me at the addresses and phone number in the letterhead of this letter or Marge at the business address below:

Marge Hudgins
Spencer-Hudgins Real Estate
321 E. 6th
Bloomington, IN 47408
(812) 336-1188
margehudgins @sbcglobal.net

Once again thanks for attending our meeting.

Sincerely,

Marge Hudgins /RWM
Marge Hudgins
President
Hand Delivered-October 30, 2013

Bill Milroy
Bill Milroy
Treasurer

CC: Marge Hudgins

PUBLIC INFORMATION SESSIONS FOR THE PROPOSED UNIVERSITY COURTS HISTORIC DISTRICT

University Courts, one of Bloomington's most historically significant areas, is listed on the National Register of Historic Places. To provide better protection, the Old Northeast Downtown Neighborhood Association (ONE) is sponsoring a series of meetings to inform property owners about a potential new local historic district in the area (map included). These meetings are held for the purpose of providing information about the district, the process of designation and answering questions. You are being contacted because you are listed as an owner of property within the proposed boundaries.

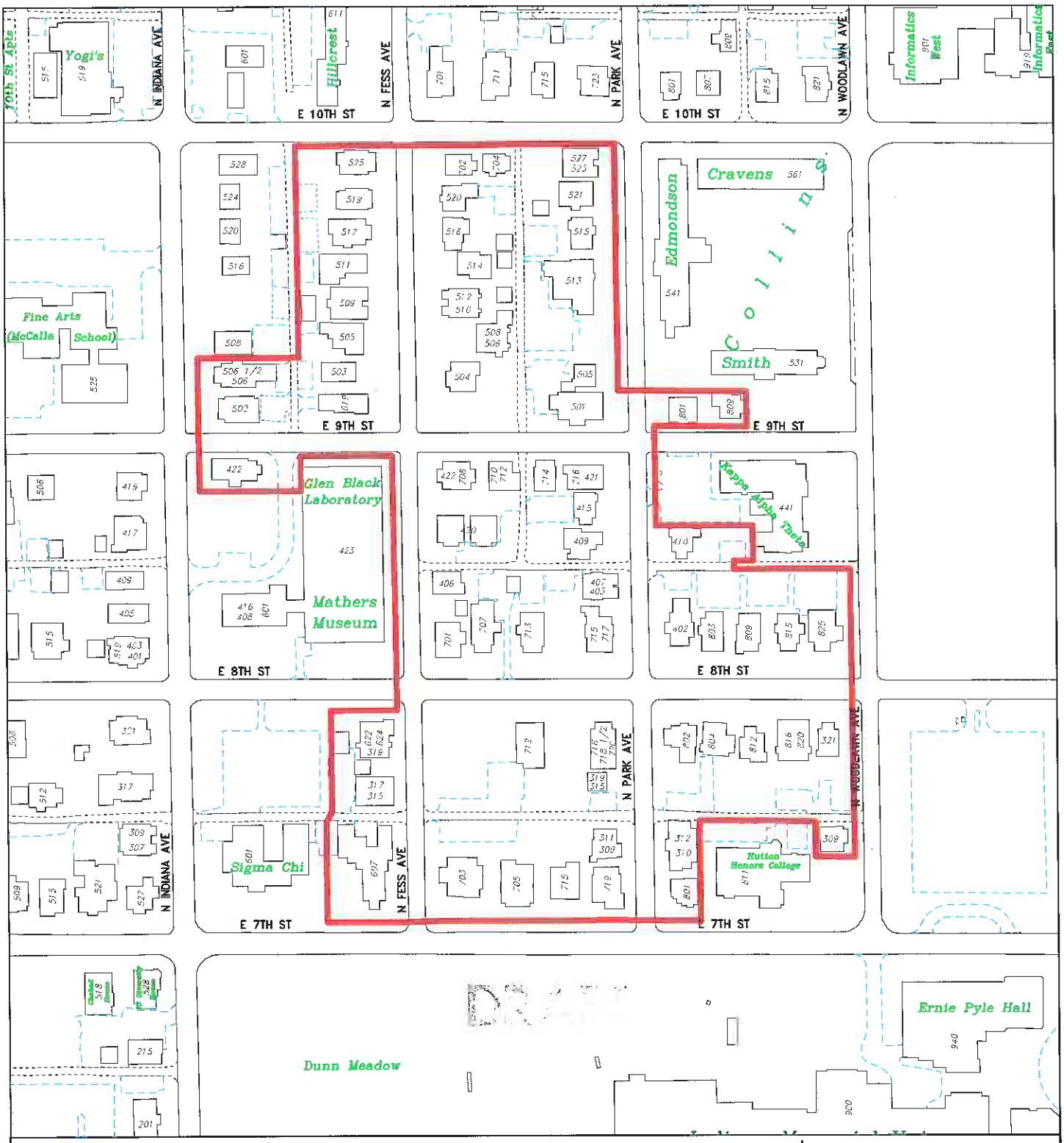
November 18th at 7:00 PM
Monroe County Public Library Room 1C

December 2nd at 7:00 PM
Monroe County Public Library Room 1B

City staff will be available to answer questions about the proposed district guidelines and historic districts in general. For information about the meetings call Marjorie Hudgins, president ONE at 336-1188.

Public input welcome!
Please attend to have your questions or concerns heard.

DRAFT



University Courts District

For use as map information only. Information is NOT warranted.

Nov 8, 2013

Scale: 1" =200'

200 0 200

TzhpsL (Municrts)

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