

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday August 27, 2015

5:00 P.M.

AMENDED AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

April 23, 2015

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA-34-15

804 South Woodlawn

Owner Barbara Germano

Request to replace in-kind fence and rear garage door.

B. COA-35-15

300 E. 3rd St., Suite A

Representative: Bingbing Zhao

Request to add two new signs to property.

Commission Review

A. COA-36-15

700 N Walnut

Representative: Randy Sherman

Request to place an accessible ramp to the north side of the front porch, replace storm windows, replace block retaining wall, paint on rear dormer, and reroof.

B. COA-37-15

804 South Woodlawn

Owner: Barbara Germano

Request for replacing broken brick with a limestone slab and front concrete stoop.

C. COA-38-15

925 E. University

Owner: Jonathan Ready

Request for replacement of garage door, front window and door.

D. COA-39-15

610 W. 3rd St.

Representative: Frank Spence

Request for replacement of detached garage door with overhead door, two windows and door.

V. DEMOLITION DELAY

A. 801 W. 9th St. Near West Side

Owners: Lonnie and Judie McKinley

Request for addition to rear of house.

- VI. NEW BUSINESS
 - A. Garden Hill Historic District Guidelines
- VII. OLD BUSINESS
 - A. Courthouse Square Update
- VIII. COMMISSIONERS' COMMENTS
- IX. PUBLIC COMMENTS
- X. ANNOUNCEMENTS
- XI. ADJOURNMENT

Next meeting date is Thursday, September 10, 2015 at 5:00 p.m. in the McCloskey Room

Posted: August 20, 2015

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Thursday April 23, 2015
MINUTES

I. CALL TO ORDER

Meeting is called to order by Chairman, John Saunders, at 5:00 pm.

II. ROLL CALL

Commissioners:

Doug Bruce
Jeannine Butler
Chris Cockerham
Marjorie Hudgins
Marleen Newman
Chris Sturbaum

STAFF:

Nancy Hiestand - HAND
Lisa Abbott - HAND
Jacob Franklin - HAND
Patty Mulvihill - LEGAL
Nate Nickel - PLANNING AND TRANSPORTATION

Advisory:

Leslie Abshier
Jeff Goldin
Derek Richey

Guest(s):

Greg Anderson - Ambro Electric/1105 W. 3rd St.
Julie Anderson - Ambro Electric/1105 W. 3rd St.
John West - F.C. Tucker/1105 W. 3rd St.
Frank Spence - Herndon Designs/804 S. Hawthorne
Eva Mahan-Taylor - 606 E. University
Bob Meadows - 812 W. 8h St.

III. APPROVAL OF MINUTES October 23 2014, November 13, 2014, March 26, 2015

Jeannine Butler makes a motion to accept the minutes from October 23, 2014, November 13, 2014 with the change of spelling for Christen Mattheu and March 26, 2015. **Doug Bruce** seconded. **Motion carries 5/0/1 (yes/no/abstain).**

**IV. CERTIFICATES OF APPROPRIATENESS
STAFF APPROVALS**

A. COA-12-15 Greater Prospect Hill Historic District

317 South Euclid Owner Thomas Gallagher

Request to remove siding and non-original windows, to reestablish old window dimensions based upon evidence.

Nancy Hiestand gives her presentation. Please see the packet for further details.

B. COA-7-14 (Revision) Greater Prospect Hill Historic District

823 West 4th Street Petitioner BRI

Addition of 3 stone columns to support limestone porch structure.

Nancy Hiestand gives her presentation. Please see the packet for further details.

C. COA-13-15 Greater Prospect Hill Historic District

521 West Smith Owner: Doug Wissing

Creation of a rear window in the kitchen and addition of height and detail to a front limestone border.

Nancy Hiestand gives her presentation. Please see the packet for further details.

COMMISSION REVIEW

A. COA-11-15

1105 West 3rd Street Greater Prospect Hill Historic District

Owner: Greg Anderson

Request to demolish a church building that once housed the Gospel Tabernacle Church.

Nancy Hiestand gives her presentation. Discussion is held about the criteria for meeting and/or supporting demolition of this building.

Greg Anderson states his reason for seeking the demolition. Greg adds that he has no interest at all in demolishing the church, however they are trying to sell the property and he feels having the ability to demolish the church would be a selling point. His company purchased the property in 1981 and since then, it has not been a church. It has been a warehouse for his company. Greg adds that the structure is slowly falling down on itself.

John West states that he doesn't feel this structure has anything that is insurmountable. John adds that this structure is not well received as a refurbish and is getting in the way of getting anything done. John states they agree with the comments **Nancy Hiestand** made.

Question(s):

Jeannine Butler asks if subdividing the lot so the church is on it's own lot increase the likelihood of zoning changing from commercial to residential.

Nate Nickel answers that subdividing the lot would not change zoning. Nate suggests that separating the historic property would allow the rest of the lot to be opened up.

Discussion is held about zoning issues and adaptive use.

Doug Bruce asks if there are plans with the City that would affect the lot to the South, about extending the street past Walker.

Nate Nickel answers no, the street extension is not on the board.

Chris Sturbaum asks about the Prospect Hill Neighborhood Plan and if it would help influence the flexibility of zoning. Chris adds that he remembered the vision was to have more residential properties south of this structure.

Nate Nickel adds that he worked on the Prospect Hill Neighborhood Plan and stated that historically the Plan Commission and City Council support the neighborhoods, so if the support is there for this type of zoning change, it certainly doesn't hurt in making such a change in use

Jeff Golding asks what type of interest the petitioners are getting about the use of the property. **John West** answers that assumption is this property is zoned industrial due to its appearance. John further states that he does not know historically when that changed, because there had to be some sort of zoning when Ambro was there. John adds that they do not feel it is favorable zoning so they do not have that discussion. John states this has been a single user, owner operated business with ancillary use of the second lot to the south. The petitioners add that they have had thoughts of single family and multifamily use.

Discussion is held about the traffic flow and street use.

Derek Richey states that with so little traffic the Commission does not have to worry about a fast food chain appearing on the block. Derek asks if the church itself is hindering the sale of the property and why. **John West** answers that he can not answer to what is on other peoples minds however the three people that have walked through the building have questioned the cost to rehab the building and making it fit the guidelines becomes very expensive. John states they would rather start with a clean slate. As of now they have a building that is not adaptive.

Derek Richey asks if they are doing this so if a seller comes to the table they can entice them by saying, oh, and you can demolish this building as well. **John West**

states they are trying to take one thing off the table by getting the zoning and possible demolition allowed.

Doug Bruce states that he has had clients looking at the properties so he will abstain. Doug further adds that they need to have some kind of plan for the site before they decide.

Comment(s):

Marleen Newman states that if they own both lots there could be some sort of tax credits and there should be a way to use the property and keep the church.

Chris Sturbaum states that without a plan it would be irresponsible to let this go.

General consensus is that there needs to be a plan presented before deciding on this matter.

Chris Sturbaum makes a motion to deny **COA-11-15**, Request to demolish a church building that once housed the Gospel Tabernacle Church at 1105 West 3rd Street, Greater Prospect Hill Historic District. **Marleen Newman** seconded.

Motion carries 5/0/1 (yes/no/abstain).

Patty Mulvihill submits the **Proposed Findings of Fact for COA-11-15** (1105 West Third Street).

1. The Commission finds that the structure located at 1105 West Third Street is a substantial limestone block building with gabled front and rear parapets and corner piers, topped by a barrel vaulted roof, which is estimated to have been built between 1939 and 1940 as the Gospel Tabernacle Church.
2. The Commission finds that the owner of 1105 West Third Street has failed to provide the Commission with any documentation or plans which show how the property will be developed or how it will look if the structure therein is demolished.
3. The Commission finds that the Greater Prospect Hill Historic District has established Design Guidelines that give guidance to the Commission on under what conditions the Commission should issue a Certificate of Appropriateness for the demolition of a building within said District. Specifically, the Commission notes that section III of the Design Guidelines state that this Commission shall only issue a Certificate of Appropriateness for the demolition of a structure located within the Greater Prospect Hill Historic District if it finds any of the following below-listed criteria to be true.
 - The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair and

structural stability of the structure.

- The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
 - The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, of portion thereof, for which demolition is sought.
 - The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
 - The structure is accidentally damaged by storm, fire or flood.
4. The Commission finds that while the structure located at 1105 West Third Street is not in pristine condition, it does not pose an immediate and substantial threat to public safety.
 5. The Commission finds the structure located at 1105 West Third Street does contribute to the historic character of the Greater Prospect Hill Historic District in that it is an architecturally contributing structure whose form and substance is still readily visible and identifiable and may represent one of the first Pentecostal denominations established in the Bloomington community.
 6. The Commission has seen no evidence or documentation to suggest or imply that the demolition of the structure at 1105 West Third Street and possible redevelopment of said site is of greater significance of the overall Greater Prospect Hill Historic District than retaining the present structure.
 7. The Commission has seen no evidence or documentation to suggest or imply, much less prove, that the structure or property located at 1105 West Third Street cannot be put to any reasonably economical benefit use unless demolition of the structure is permitted.
 8. The Commission finds that the structure located at 1105 West Third Street has not been accidentally damaged by storm, flood or fire to such an extent that would warrant demolition of the structure.
 9. The Commission finds that since none of the criteria listed for demolition in Article III of the Greater Prospect Hill Historic District Design Guideline have been found, the Commission cannot issue a Certificate of Appropriateness for the demolition of 1105 West Third Street.
 10. The Commission finds that the demolition of the structure located at 1105 West Third Street would not be in the best interest of the preservation of the Greater Prospect Hill Historic District or in the best interests of preserving the contributing structure itself, and as such, is not consistent with the mandates outlined in Title 8 of the Bloomington Municipal Code.
 11. The Commission finds that the Design Subcommittee of the Greater Prospect Hill Historic District has reached the same conclusion noted above and it too does not believe the demolition of the structure located at 1105 West Third Street is appropriate or consistent with the goals of historic preservation.

Marjorie Hudgins makes a motion to accept the **Proposed Findings of Fact for COA-11-15**, Request to demolish a church building that once housed the Gospel Tabernacle Church at 1105 West 3rd Street, Greater Prospect Hill Historic District. **Jeannine Butler** seconded. **Motion carries 5/0/1 (yes/no/abstain).**

B. COA-14-15

804 South Hawthorne Owner: Sara Topoligus and Bryan Absher
Representative Herndon Design

Construction of an addition to a non-contributing house, removal of gables and change of roof line, adding craftsman details, new windows.

Nancy Hiestand gives her presentation. Nancy adds that if this was a contributing house this petition would not even be considered. Nancy sites the Design Guidelines. Nancy further adds that she feel this is an addition and will add that this is supportable and will contribute to the neighborhood. **Nancy Hiestand** adds that she recommends approval.

Question(s):

Marjorie Hudgins asks **Frank Spence** if he had a chance to see the Elm Heights responses to this petition. Frank answers that he has. Marjorie asks if he had any comments regarding the recommendation(s). Frank states the concerns for the tree will be handled by an arborist and that they intend to save it. Frank adds that regarding the retaining wall, the petitioners are wanting to establish some sort of lot for the family that might move in. Frank adds this creates more of a level ground. Marjorie asks their position regarding the recommendation about the window casings. Frank adds they have and are wanting to make them wider.

Doug Bruce asks **Nancy Hiestand** about the noncontributing factor regarding this property, how binding are the Design Guidelines. Nancy answers that they are not, the petitioners would have to agree to whatever decisions are made.

Discussion is held regarding the design and span of the front porch.

Chris Sturbaum asks **Nancy Hiestand** if this was a new infill, would the Commission be reviewing it. Nancy answers yes. Chris adds that he is looking at this petition in that way. Chris adds that if this was a new infill project, the Commission would probably approve this petition.

Comment(s):

Doug Bruce comments that he likes the design and that Frank has done a good job. Doug adds that there should be a vertical support, due to the span between the columns. Doug further adds that he agrees with the comments of the neighborhood regarding the driveway.

General consensus of the Commission is favorable to this project.

Jeannine Butler makes a motion to accept **COA-14-15**, Construction of an addition to a non-contributing house, removal of gables and change of roof line, adding craftsman details, new windows at 804 South Hawthorne. **Doug Bruce** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

Patty Mulvihill submits the **Proposed Findings of Fact for COA-14-15** (804 S Hawthorne).

1. The Commission finds that the structure located at 804 South Hawthorne has been remodeled with two addition, which probably occurred in the 1960's and 1970's, to the point that the original features of the original structure are virtually nonexistent; in general, the structure has very little integrity of materials, shape or features.
2. The Commission finds that the structure located at 804 South Hawthorne is covered with vinyl siding and vinyl windows.
3. The Commission finds that the structure located at 804 South Hawthorne is a Non-Contributing structure in the Elm Heights Historic district.
4. The Commission finds that Section 1.5 of the Elm Heights Historic District Design Guidelines states that non-contributing structures are not held to the same standards as structures with historic value and that a Certificate of Appropriateness is only needed if an addition to the structure will affect the general setting and historic value of the Elm Heights Historic District.
5. The Commission finds that the proposed remodeling of the structure located at 84 South Hawthorne, along with the newly proposed porch, will fit seamlessly into the Elm Heights Historic District in terms of its scale, the materials being used, and its overall design; specifically noting the replacement of vinyl siding with cement board; replacement of vinyl of vinyl windows with three over one wood cladded windows; installation of carriage style doors on garage; modification of irregular roof line with a simple gable; and creation of a craftsman style front porch.
6. The Commission finds that the proposed remodeling of the structure located at 804 South Hawthorne, along with the newly proposed porch, will enhance the overall historic nature of both 804 South Hawthorne and the Elm Heights Historic District.
7. The Commission finds that the proposed remodeling of the structure located at 804 South Hawthorne, along with the newly proposed porch, is consistent with both the Elm Heights Historic District Design Guidelines and Title 8 of the Bloomington Municipal Code.

Marjorie Hudgins makes a motion to accept the Findings of Fact for **COA-14-15**, Construction of an addition to a non-contributing house, removal of gables and change of roof line, adding craftsman details, new windows at 804 South

Hawthorne. **Jeannine Butler** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

V. DEMOLITION DELAY

A. 606 East University Owner Rebecca Mahan (VIOLATION)

Request to enlarge a basement window in order to provide egress for a bedroom.

Nancy Hiestand gives her presentation.

Eva Mahan-Taylor states that her mother did not know they needed a permit to build in the basement. Eva adds that aside from a window and the basement remodel the structure has remained unchanged. Eva further adds that they had no idea the home was historic.

Question(s):

Marjorie Hudgins asks why they would add a window for egress of a bedroom because they have the full amount of bedrooms and by doing this they are adding a fourth bedroom.

Eva Mahan-Taylor answers that it could turn it into a four bedroom house. Marjorie states that they are restricted per zoning. **Patty Mulvihill** states they are limited in occupancy not bedroom count. Marjorie asks what the purpose would be. Eva states that though there are three bedrooms upstairs, one is very small.

Discussion is held on occupancy of a rental versus owner occupied.

Marleen Newman asks if there are two bedrooms in the front of the house. **Eva Mahan-Taylor** explains the bedroom layout of the house.

Jeff Goldin asks if this is currently being used as a rental. Eva responds that it is.

Leslie Abshier asks how many square feet is in the home. Eva answers around 1200 square feet.

General consensus is favorable for this project.

Jeannine Butler makes a motion that today, regarding the property located at 606 E. University St., the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed partial demolition, and,
- after today's discussion, sees no need to review that 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. **Motion carries 6/0/0 (yes/no/abstain).**

B. 812 West 8th Street Owner Robert Meadows

Creating a second floor rear addition and reshaping a roofline. Adding design details, new windows, openings, siding.

Nancy Hiestand gives her presentation.

Robert Meadows discusses his plans to rehab this property.

Discussion is held on the neighborhood and the direction that the Commission wants to see it progress. **Robert Meadows** adds that this will be owner occupied.

General consensus is highly favorable for this project.

Chris Sturbaum makes a motion that today, regarding the property located at 812 W. 8th St., the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed partial demolition, and,
- after today's discussion, sees no need to review that 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. **Marleen Newman** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

VI. NEW BUSINESS

Chris Cockerham discusses the Bethel AME Parsonage outcome. The project is complete with new appliances, separate bedrooms, countertops etc. The Herald-Times was present to report on the project.

VII. OLD BUSINESS

A. Awards and Preservation Month Plans May 2

Nancy Hiestand discusses activities during Preservation Month, dedication of the Monon Clock at City Hall and the Cake Contest.

B. Design Guidelines Subcommittee Showers Buildings

Discussion is held with the consensus being favorable within the Commission and community.

VIII. COMMISSIONERS' COMMENTS

No comments

IX. PUBLIC COMMENTS

No comments

X. ANNOUNCEMENTS

No announcements

XI. ADJOURNMENT

Meeting is adjourned at

END OF MINUTES

APPROVED BECAUSE COA APPLICATION HAS PASSED THE 30 DAY LIMIT

SUMMARY

Request for replacement of rear wooden garage door.

COA-34-15

804 S. Woodlawn
Elm Heights Historic District
Petitioner: Barbara Germano

RC Zoning
105-055-77043 C

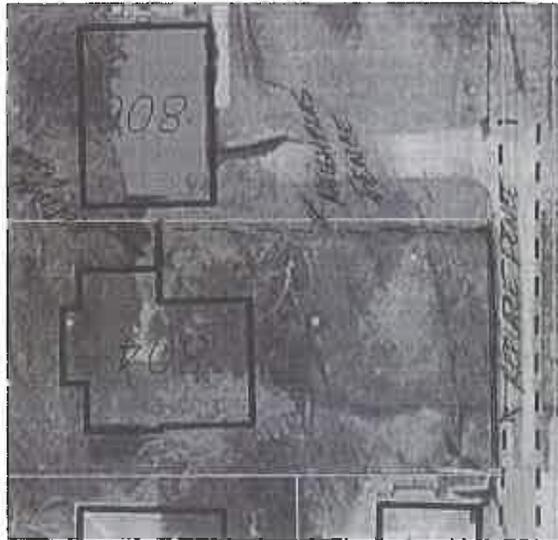
House; Tutor Revival, c. 1925



This is a request to replace the rear wood garage door with a C.H.I. raised panel steel series. The proposed door will feature long panel window inserts in the Madison style with plain glass (see packet details). The request is also to replace the fence in-kind.

The fence is currently rotted and broken (see below image). The replacement fence is of same material and style and thus in-kind.





Fencing will match the neighbors and her current style.
(See above)



The petitioner is also proposing replacing the rear garage door that is currently really not functional. It has to be braced shut and has some rot. Additionally, she intends to use the garage and would like a door that she could open with a remote control.



The request is to replace the rear wood garage door with a C.H.I. raised panel steel series. The proposed door will feature long panel window inserts in the Madison style with plain glass (see packet details). The current garage doors appear to be the original wood sunken vertical panel doors with six-light windows per door in the same era as the house. The garage is in the rear,

which is typical of Elm Heights. It is only visible from the alley. The proposed replacement garage door is a steel overhead raised long horizontal double panel door. This will also include the Madison style windows with plain glass lights and will be painted hunter green that will match the trim.

Per the Elm Heights Historic District Design Guidelines, the goal is to retain and restore original garages when possible and with their inherent materials. However, the Elm Heights guidelines address energy efficiency and aim to take a flexible approach with energy-conserving retrofitting.



View from the alley of garage door.

Staff realizes the fence was included in the application, but since it repair and replacement in-kind, is not reviewed.

Staff has consulted with the owner and she has agreed to donate the garage doors to salvage if the new door is approved. Staff is also consulting with the Elm Heights Neighborhood Subcommittee and will have a report at the meeting on Thursday.

COA-34-15

804 S. Woodlawn
Elm Heights Historic District
Petitioner: Barbara Germano

After discussions with the Elm Heights neighborhood subcommittee. They are giving approval from them for the replacement of the garage door, given she donate the wood doors to salvage, which she has agreed.

Based on discussion with the neighborhood subcommittee, staff recommends approval of the replacement of the rear garage door.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 84-15

Date Filed: 7/24/15

Scheduled for Hearing: 8/13/15

Address of Historic Property: 804 S. Wood/actn

Petitioner's Name: BARBARA GERMANO

Petitioner's Address: 5236 Mosswood Dr. Indpls IN 46254

Phone Number/e-mail: (317) 294-8220 bgermano@g-lawfirm.com

Owner's Name: BARBARA GERMANO

Owner's Address: Same as above

Phone Number/e-mail: Same as above

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. FINLEY LOT #2
Parcel # 53-08-04-114-020-000-009
2. A description of the nature of the proposed modifications or new construction:

REPLACE THE NONFUNCTIONAL AND NONENERGICALLY
EFFICIENT GARAGE DOOR. (PICTURES ATTACHED)

REPLACE ROTTED AND BROKEN FENCE. (PICTURES ATTACHED)

3. A description of the materials used.

I HAVE ATTACHED PICTURES FOR THE NEW GARAGE
DOOR. IT IS MADE OF STEEL. IT WILL HAVE
WIDE PANEL AND A ROW OF WINDOWS WITH
PLAIN GLASS WITH MADISON INSERTS. IT WILL
BE HUNTER GREEN TO MATCH THE TRIM WHICH
WE INTEND TO PAINT HUNTER GREEN.

I HAVE ATTACHED PICTURES OF THE NEXT DOOR
NEIGHBORS FENCE. THE NEW SECTIONS OF THE FENCE WILL

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

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.







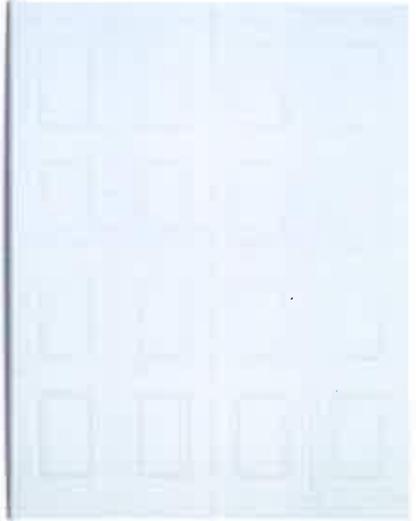
Raised Panel Steel Series



804 S. Woodlawn COA-34-15 2

C.H.I. Raised Panel Steel Series

Model numbers beginning with 22 are short panel and 42 are long panel.



Short Panel



Long Panel

MODEL INSULATIONS



Non-Insulated

- Models: 2250, 4250, 3151
- 2240/4241
- R-value 0.0



9/16" CFC Free
Polystyrene with vinyl back

- Models: 2255, 4255
- R-value 0.55



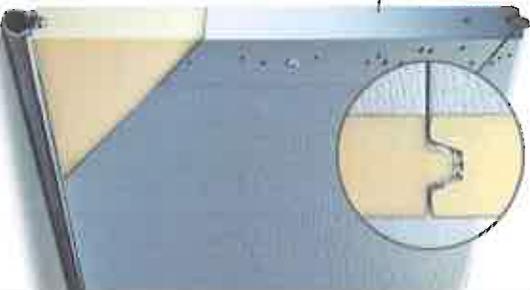
1-3/8" CFC Free
Polystyrene with vinyl back

- Models: 2251, 4251 and
2211, 4211
- R-value 1.04



1-13/16" CFC Free
Polystyrene with steel back

- Models: 2283, 4283
- R-value 9.35

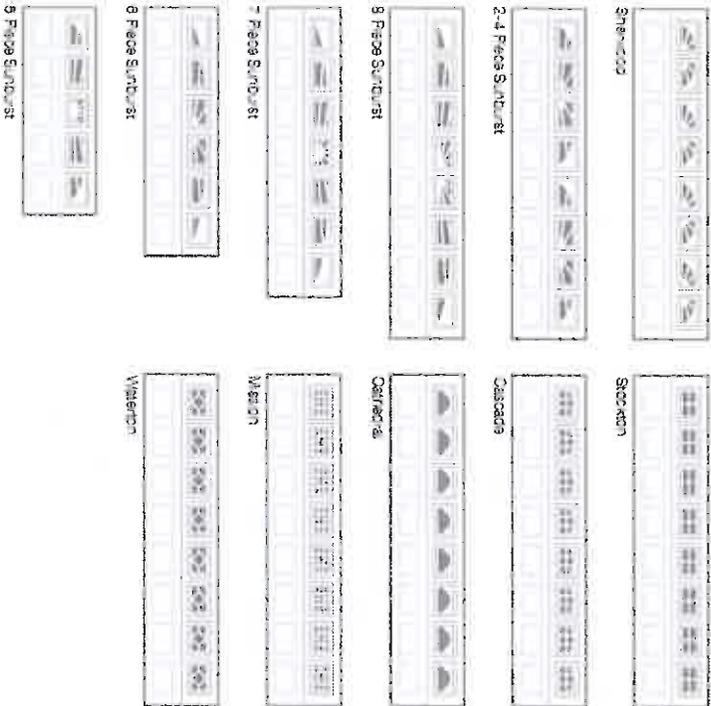


1-7/8" CFC Free
Urethane with steel back

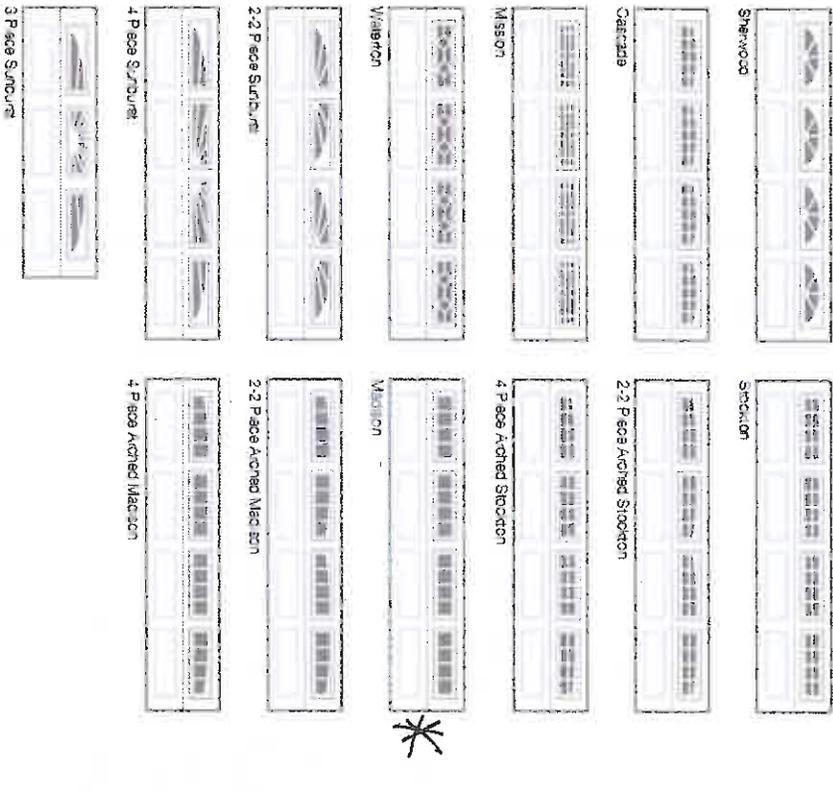
- Models: 201, 6421, 6
- Thermally broken
- R-value 17.19

OPTIONS

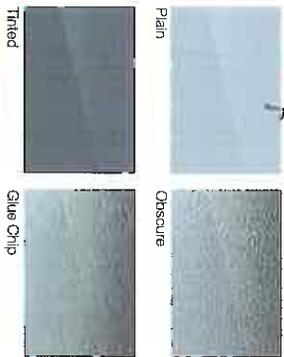
Short Panel Window Inserts



Long Panel Window Inserts



Glass⁴
Short/Long



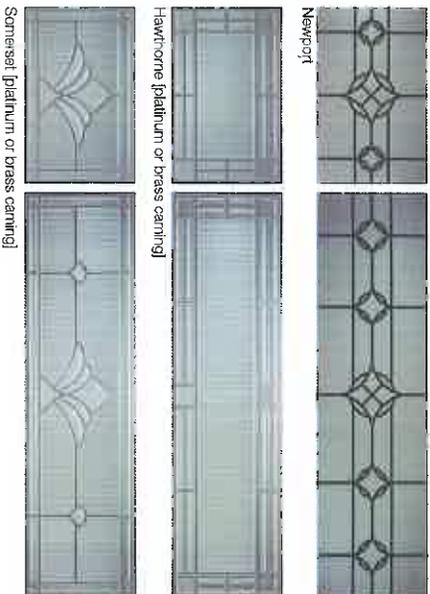
Designer Glass
Short



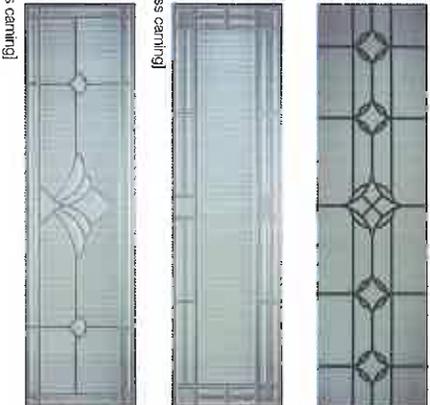
Long



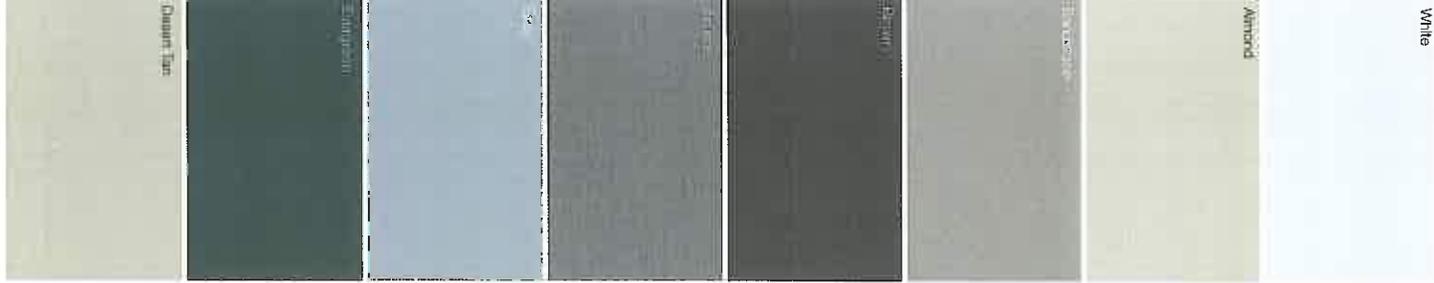
Short



Long



COLORS²





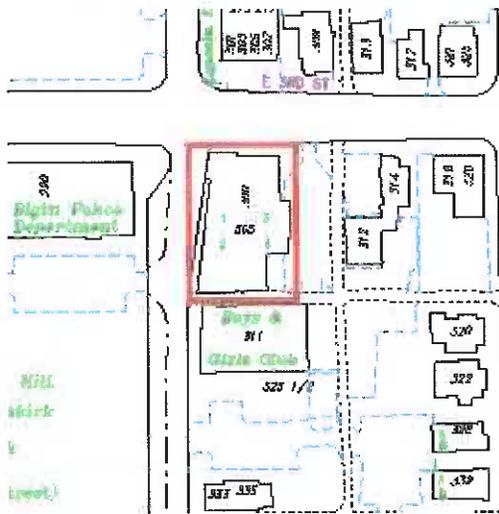
Summary

STAFF APPROVAL
Request for a wall signs.

COA-35-15

300 E 3rd St., Suite A (Home Laundry)
Scattered Site- SR, NR
Bingbing Zhao

105-055-90173 O
Zoning CD
Commercial, c. 1922



This is an application for Gourmet Garden signage on the Home Laundry Building. In 2008, we approved two oval wood painted (3'x6') wall signs for Rachel's Café. The new request is for the tenants of Suite A in the retail floor of the building. They are requesting two oval 37" x 56" wooden wall signs. The signs will be the old signs repainted with the new business name. The signs meet zoning standards.

The signs will be placed on the north and east façades of the building, with the north fronting the street. They plan to place the signs in the same two locations the previous "Rachel's" signs were located. There is currently no signage in these locations.





Proposed sign with measurements.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 35-15

Date Filed: 7/31/15

Scheduled for Hearing: 8/13/15

Address of Historic Property: 300 E 3RD ST, STE A, Bloomington, IN, 47401

Petitioner's Name: Bingbing Zhao

Petitioner's Address: 703 W Grouley Pike, Apt 133, 47404

Phone Number/e-mail: 812-606-6537 tiffany5719@gmail.com

Owner's Name: Full House Food LLC DBA Gourmet Garden

Owner's Address: 300 E 3RD ST, STE A, 47401

Phone Number/e-mail: gourmetgarden@fullhousefoods.com

Instructions to Petitioners

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

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. * please see attachment behind.
2. A description of the nature of the proposed modifications or new construction:
Replace the old sign with a new sign at the same place. Simply take off the old sign board and re-paint it, change the name of the business, put the sign back to the original place.
3. A description of the materials used.
The sign board is made of wood, painted in white with wood letters on the board.
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.

DULY ENTERED
FOR TAXATION

APR 15 2007

Subscribed and sworn to before me this 15th day of April, 2007, at Bloomington, Indiana.
Auditor Monroe County, Indiana

Grantee's Address:
P.O. Box 1605
Bloomington, IN 47402-1605
Duplicate #013-27540-00

2007005977 MAR \$10.00
04/15/2007 03:36:38P 2 PGS
Monroe County Recorder IN
Recorded as Presented

LLC WARRANTY DEED

THIS INDENTURE WITNESSETH, That N & N ENTERPRISES, LLC, ("Grantor"), a limited liability company organized and existing under the laws of the State of Indiana, under Control Number 20040030800389 CONVEYS AND WARRANTS to THE PLAZA AT THIRD AND LINCOLN LLC, an Indiana Limited Liability Company, Under Control Number 2007022700205, of Monroe County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Monroe County, in the State of Indiana:

Lots Numbered Five (5) and Six (6) in Orchard Addition to the City of Bloomington, Indiana as shown in Plat Cabinet C, Envelope 214, in the office of the Recorder of Monroe County, Indiana. EXCEPT that part of the real estate taken by The City of Bloomington for the right-of-way of Lincoln Street.

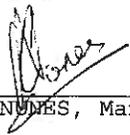
SUBJECT TO taxes for 2006, due and payable in May, 2007, and all subsequent taxes.

The Grantor hereby certifies that there is no Indiana adjusted gross income tax due at this time as a result of this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the Managing Member of Grantor and has been fully empowered, by proper resolution of the Grantor, to execute and deliver this deed; that Grantor has full authority and capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 2nd day of April, 2007.

N & N ENTERPRISES, LLC

By: 
CLAYTON NUNES, Managing Member

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CLAYTON NUNES, Managing Member, for N & N ENTERPRISES, LLC, who acknowledged the execution of the foregoing LLC Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 2nd day of April, 2007.

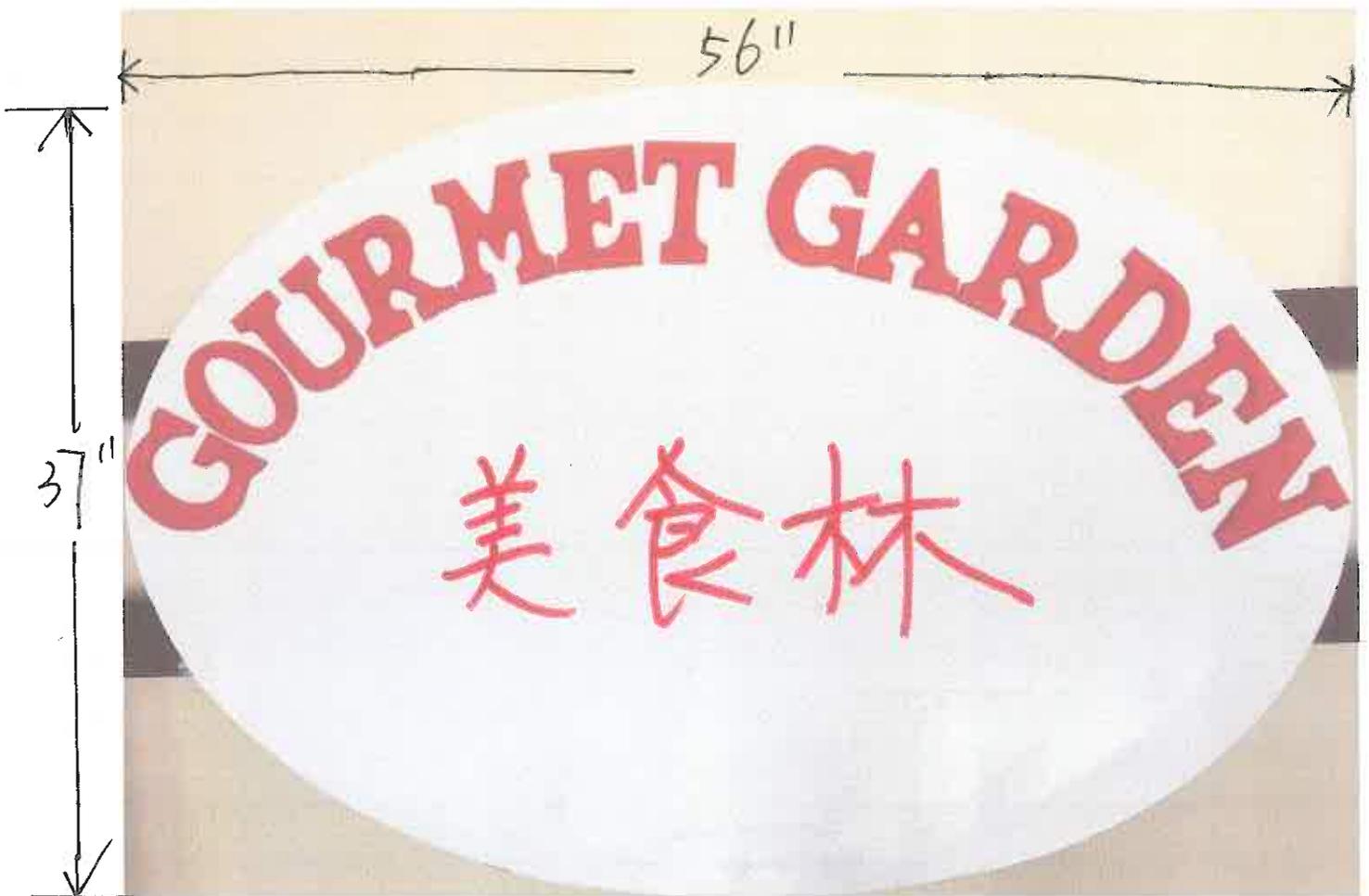


Jill D. Boruff
Jill D. Boruff, Notary Public
Residing in Monroe County, IN
My Commission Expires: 08-02-07

I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

HERBERT L. KILMER

This Instrument prepared by Herbert L. Kilmer, Attorney, Bloomington, IN



Note: This is the sign we are planning to use in the place where the old sign was. This board is made of wood.

The length is 56"

The width is 37"



Note = This is what the old sign looked like.
There ~~are~~ were two in total.

Note = This is the place where the old sign was and
the place we plan to put our new sign.



We will be replacing both signs.

Summary

Construction of an ADA ramp to the north side of the building, replacement of storm windows, removal of back porch windows, repair to limestone retaining wall and replacement of block retaining wall to lower level, reroofing.

COA-36-15

700 N. Walnut Street
Representative Randy Sherman
Weaver Sherman Design

105-055-61063 C 700 House; Craftsman/ Dormer Front Bungalow, c.1915



This property was designated during the discussions leading to the High Point Office Park sale and redevelopment. The Commission saw the designs for the apartment construction in April of 2014. The house on the corner of Walnut and Cottage Grove was designated in order to prevent its removal during a demolition delay process in 2012.

This dormer front bungalow has unique textured brick and many original architectural features which are unusual or rare in town. The plan is to reuse the building as a leasing office and club house for the apartment complex.





Because it must be an accessible building, the owner is required to bring those with limited mobility into the house in the most efficient way possible. The entire house sits above grade on a hill, which is seen plainly in the photographs provided. Both the front and rear access are substantially above the grade (5 steps front, 4 steps

rear) that they are contiguous to. The basement is at grade but this floor will not be used publically, only for storage.

There are two possible approaches, the rear or front porches. They are proposing it be along the north line of the building from a handicapped space to the front porch and through the kneewall of the front porch (per previous commission discussions). This wall is about 18" high. This approach would not require balusters and could be a simple concrete ramp hidden by shrubs.



The owner has expressed other plans for the rear porch (mudroom) which is a more complex discussion about original materials, infill design and when materials accrue a status of significance even if they are not original. The owner wishes to remove the rear porch roof and make this an open porch rather than a mudroom. The window pattern on the porch structure is similar to the original prairie style windows on the first floor. There are other similar windows in town of the same era. These windows were infill at a very early era. There is evidence that the porch was retrofitted with windows and that it was originally open.

The owner requests the path through the north wall of the front porch for the ADA ramp. (see design in packet) They explain that both side arches are failing structurally and will require repair. The owner plans to use the brick removed from the kneewall for repairs on the wingwalls on the porch steps and the arch on the south face of the building.



The owner has also requested approval on storm window replacement. The proposed window selected is based on prior commission discussion at the July 23rd meeting. The owner is proposing the Larson bronze series fixed panel storm windows in a bronze finish with clear glazing panels. The existing windows are a mix of double hung and casement types but all storm windows will be picture window type with blind stop installation where possible. (see supporting brochure in application COA-36-15)

The owner has requested an exterior building paint color change. The trim will be Sherwin Williams SW7047 Porpoise and the rear dormer shingles and overhung soffit to a lighter accent color of Sherwin Williams SW 7044 Amazing Grey. (see paint colors in application materials)

The owner has taken into account the discussions with the commission regarding the limestone and block retaining walls. They have since removed the vegetation on the limestone section. (see below pictures) The plan to repair the ashlar limestone as needed and repair and replace the block section in-kind and if budget allows, will replace with limestone.



Staff concurs with the front placement of the ramp, because it will minimize the appearance of the ramp structure, even though it involves removal of historic brick.

Staff concurs with previous July 23rd BHPC meeting discussion regarding the rear porch removal of retrofitted windows and recommends approval of request.

Staff recommends approval of the roofing material as proposed.

Staff recommends approval of the proposed paint colors.

Staff recommends approval of the storm window replacement with integration of commission recommendations from prior meeting.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 36-15
Date Filed: 8/4/15
Scheduled for Hearing: 8/13/15

Address of Historic Property: 700 North Walnut Street
Petitioner's Name: Randy Sherman of Weaver Sherman Design
Petitioner's Address: 6201 North Carrollton Avenue Indianapolis, IN 46220
Phone Number/e-mail: 317-202-0661 rsherman@weaversherman.com
Owner's Name: Todd May of the J.C. Hart Company, Inc.
Owner's Address: 805 City Center Drive, Suite 120 Carmel, IN 46032
Phone Number/e-mail: 317-573-4800 todd@homeisjchart.com

Instructions to Petitioners

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

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. See attached legal description civil drawing.
2. A description of the nature of the proposed modifications or new construction:

Inclined Walkway Addition: Addition of an accessible inclined walkway to provide an accessible approach to the front door of the existing home by way of a poured concrete inclined walkway along the north side of the home from an accessible parking area at the rear of the home accessed off of the alley. This walkway will enter the north side of the front porch under a brick archway on the side of the porch. The brick knee wall on this side of the porch will be removed and the brick will be saved for repairs to the masonry elsewhere on the structure. The inclined walkway will consist of 6" tall concrete curbs at a 1 in 20 slope to prevent the need for guardrails and railings. The inclined walkway will be created on an elevated grade with a landscape hedgerow provided on its western edge to conceal the ramp from view from North Walnut Street the home's front elevation. The inclined walkway location on the north side will also protect the existing home's basement from site water runoff from the adjacent parcel to the north which has been a known issue for water intrusion into the basement of the home. This walkway will serve all residents of the 82 apartment units to be constructed north of this site as the front door and accessible entry to the existing home that will serve as the leasing office and community amenity space for the property. This walkway will satisfy required accessibility to the amenity space of the property as required by the 2010 ADA Standards for Accessible Design and the Fair Housing Act.

Storm Window Replacement: Due to the various states of disrepair of the storm windows in-place in the home and the owners desire to replace the storm windows with non-mirrored glass panels.

Rear Porch Infill Window removal: The owner would like to remove the windows in the rear porch of the home to make the rear porch open up to the rear patio amenity that will be built behind the existing home. The windows and the common pairing jambs would be removed and the continuous wood porch beam and brick piers, knee walls and limestone knee wall caps would remain.

Roof Shingle Replacement: The roof is in very poor condition. The owner would like to replace the roof shingles with new fiberglass architectural shingles.

Retaining Wall Repair: The existing random ashlar limestone mortared retaining walls along Cottage Grove will need extensive repair. The owner will repair the existing limestone retaining walls and will replace the block retaining walls returning to the lower level entry of the home with matching block construction. If it fits the owners budget, the owner may replace the block retaining walls returning to the home with limestone.

3. A description of the materials used.

Inclined Walkway Addition: The inclined walkway will be of poured concrete 4" thick with 6" tall curbs on each side. The inclined walkway will be constructed on elevated finished grade and will have a landscape hedgerow on its western edge facing North Walnut Street. The exposed concrete curb facing North Walnut will not exceed 18" in height and the landscape hedge row planting will have a flat surface in which they will be planted next to this curb facing North Walnut Street.

Storm Window Replacment: Larson bronze series fixed panel storm windows in a bronze finish with clear glazing panels. The existing windows are a mix of double hung and casement types but all storm windows will be picture window type with blind stop installation where possible.

Rear Porch Infill Removal: The existing wood porch beam trim would be repaired or replaced as needed and the limestone porch knee wall caps would be cleaned.

Roof Shingle Replacement: The owner would like to replace the roof with a Tamco Heritage Premium Shingle Series in the Weathered Wood Color.

Retaining Wall Repair: The owner will re-stablize the limestone retaining wall along Cottage Grove and reposition the wall so that it does not tilt over the existing sidewalk. The mortar joints will be repaired and a drainage system will be installed behind the repaired wall to help prevent future failure of the wall. The block retaining wall sections returning back to the lower level of the existing home will be removed and replaced with similar block construction with proper drainage installed behind the new walls.

Building Exterior Color Change: The owner would like to change the trim color to Sherwin Williams SW7047 Porpoise and the rear dormer shingles and overhang soffit to a lighter accent color of Sherwin Williams SW 7044 Amazing Gray.

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.

BY DATE:

DESIGNED BY: DUB
CHECKED BY: JSF
SHEET NO: 001
PROJECT NO: 49462

PROJECT NO: 49462
SHEET NO: 001
CHECKED BY: JSF
DESIGNED BY: DUB

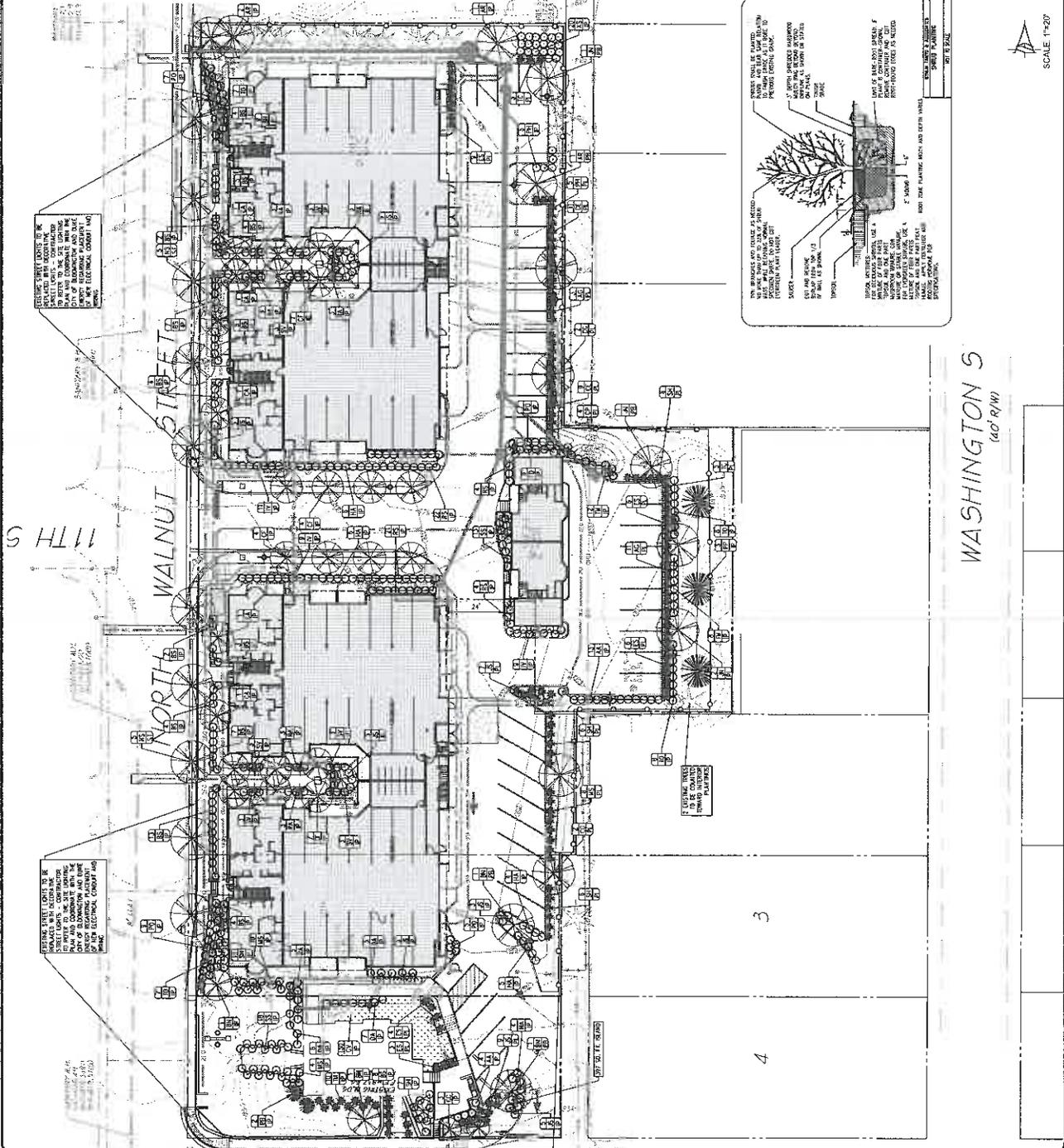
ARCHITECTURE
GENERAL CONTRACTOR
228 NORTH WASHINGTON STREET
BLOOMINGTON, INDIANA 47404
(317) 336-2800 (Fax)



HIGH POINT APARTMENTS
NORTH WALNUT STREET
BLOOMINGTON, INDIANA

THE SITE LANDSCAPING
PLAN

LEGEND		SYMBOL	DESCRIPTION
1	1	1	1
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WASHINGTON S
140' R/W

17TH S

NORTH WALNUT STREET

3

4

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

NOTE TO CONTRACTOR

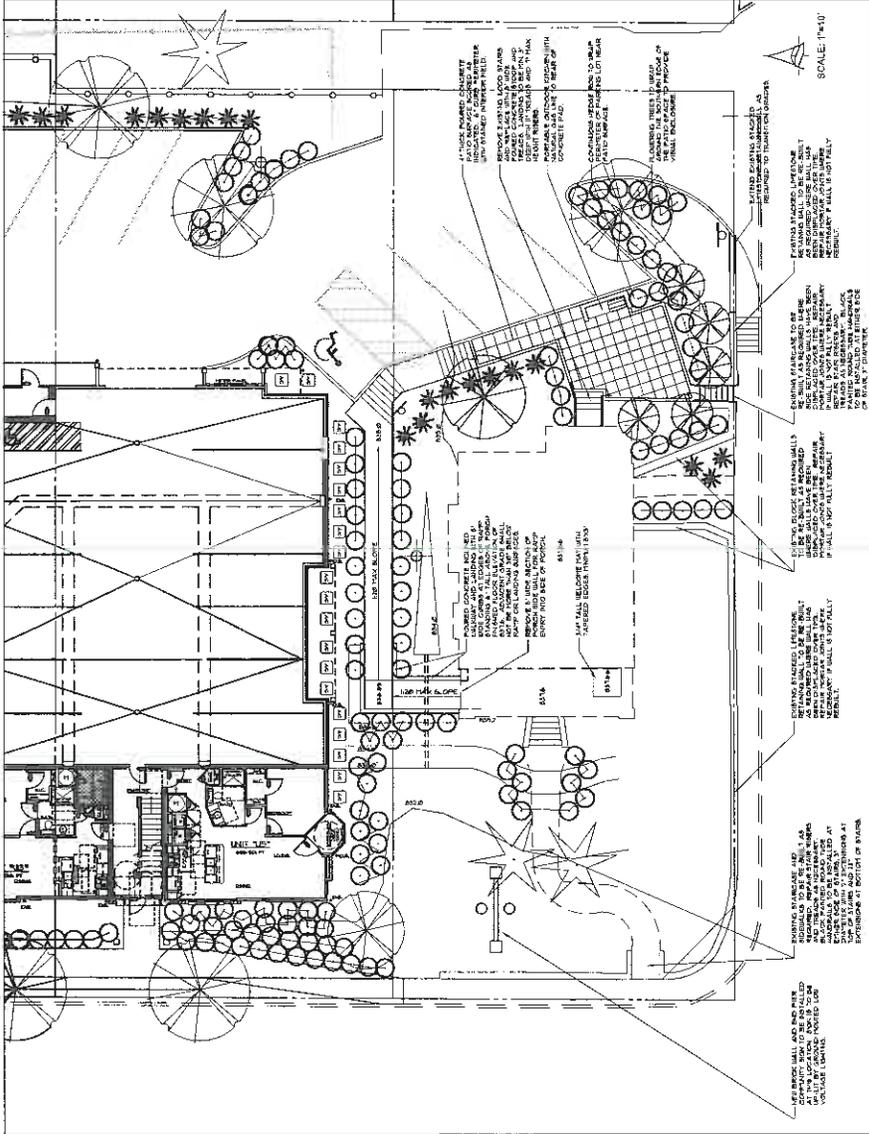
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY OTHER INFORMATION THAT MAY AFFECT THE PROJECT. ANY CHANGES TO CONTRACTOR'S UTILITY DESIGNATION OR UNDERGROUND CONDITIONS REQUIRED DUE TO CONFLICTING ELEVATIONS.



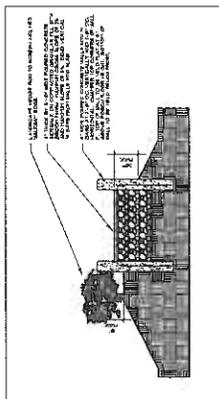
Weaver Sherman design
 1201 Cambridge Avenue
 Indianapolis, IN 46220
 Phone: 317.292.0861
 Fax: 317.292.0862
 Email: office@weavershermandesign.com

REVISIONS	PROJ. NO.

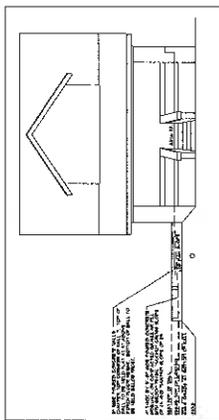
BLOOMINGTON HIGH POINT
 BLOOMINGTON, INDIANA
 SITE SIGNAGE, PIERS AND AMENITY DETAILS
 DATE: 04/2015
 SHEET NO. A301



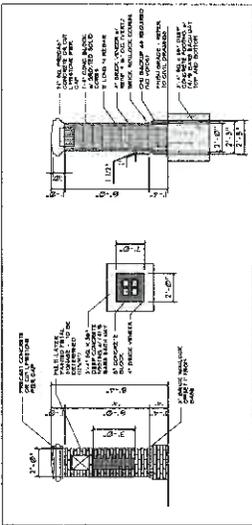
1 CLUBHOUSE AND AMENITY AREA SITE DETAILS
 SCALE: 1" = 10'-0"



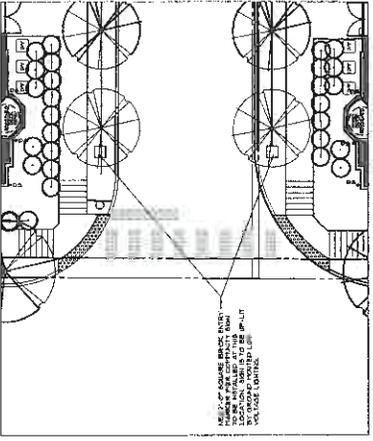
3 CLUBHOUSE INCLINED WALK SECTION DETAIL
 SCALE: 1/8" = 1'-0"



2 CLUBHOUSE INCLINED WALK WEST ELEVATION
 SCALE: 1/8" = 1'-0"



4 BRICK SIGN WALL W/ PIERS - DETAILS
 SCALE: 1/4" = 1'-0"



5 BRICK ENTRY PIERS - SITE LOCATIONS
 SCALE: 1" = 10'-0"



6 CLUBHOUSE INCLINED WALK NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

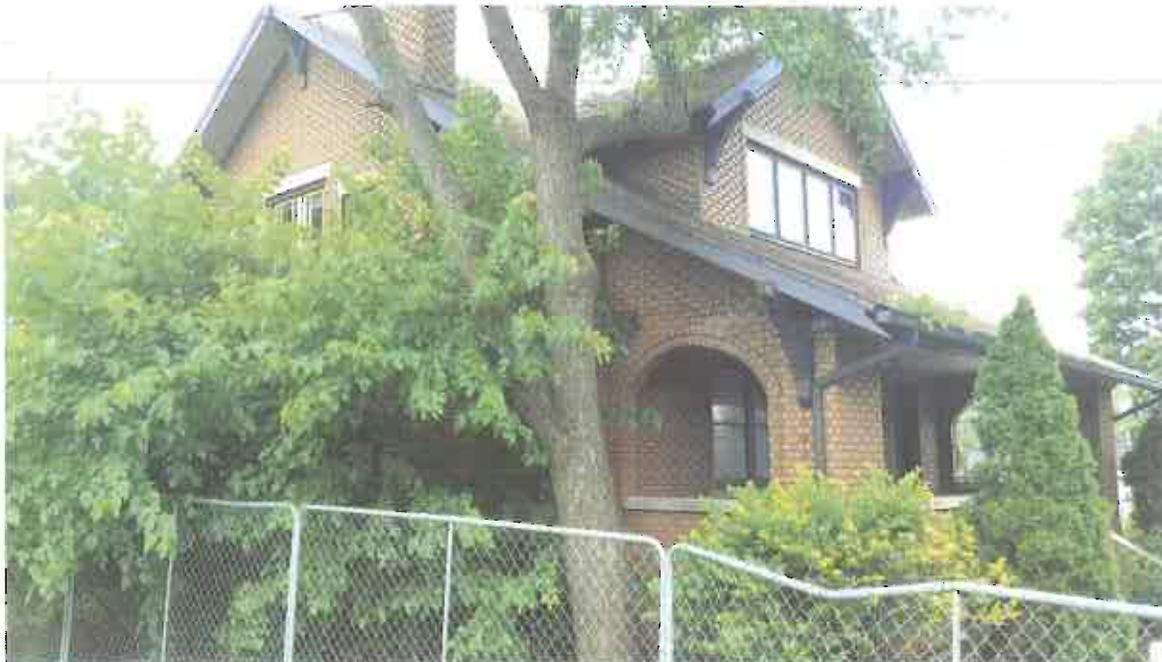
APPLICATION FORM

CERTIFICATE OF APPROPRIATENESS – SUPPORTING PHOTOGRAPHS

Inclined Walkway Addition on north side of building showing existing grade to north which will approximate the inclined walk elevation:



Inclined Walkway Addition on north side of building showing north brick archway which will be kept and repaired, and brick knee wall which will be removed and brick salvaged for repair work at other façade locations:



42

Window Repair example of various states of window repair and mullion removal of existing windows: (see previous photo page for exterior storm window examples)



No horizontal mullions



No Mullions



Rebuilt frames with square profiles / Original frames with ogee profiles, but rot and temporary reinforcement

Larson Bronze Series Storm Windows, picture window with clear glass, earth tone brown



Our top performing window is built to last.

Glass Type

- High Performance Low-E Coating 
- Cuts energy loss by up to 60%¹ and reduces heat passing through
- Protects floors and furniture from fading

Wind Resistance

- Built to withstand winds up to 80 mph
- Bow guides prevent movement in severe winds
- Marine glazing for optimum seal

Air Infiltration

- Reduces air infiltration 2X the rate of our Bronze Window
- Interlocking sash adds stability
- Bottom expander creates a tight fit²
- Marine glazing for optimum seal

Weatherstrip

- Woolpile weatherstripping adds thermal barrier

Frame Strength

- Riv cap corners and center stabilizer bar add strength

Warranty

- LIMITED LIFETIME WARRANTY for your peace of mind
- Meets AAMA³ Certification Standards

For a more comfortable home.

Glass Type

- High Performance Low-E Coating 
- Cuts energy loss by up to 60%¹
- Protects floors and furniture from fading

Air Infiltration

- Bottom Expander creates a tight fit
- Marine glazing for optimum seal

Weatherstrip

- Woolpile weatherstripping adds thermal barrier

Frame Strength

- Maintenance-free heavy duty aluminum

Warranty

- LIMITED LIFETIME WARRANTY for your peace of mind



¹ Based on independent lab testing of low-E windows when applied over vertical double-hung single-glazed windows. Actual energy savings may vary.
² Expander not available with other options.
³ American Architectural Manufacturers Association

Larson Bronze Series Storm Windows, mounting options

Home > Products > Storm Windows > Installing > LARSON Storm Windows

Page 1 of 2



1-800-854-2222

[Home](#) | [Storm Windows](#) | [Accessories & Supplies](#) | [How to Buy](#) | [Learning Experience](#) | [Customer Care](#)

[For Professionals](#) | [For Contractors](#) | [For Dealers](#) | [For Distributors](#) | [For Architects](#) | [For Engineers](#) | [For Builders](#) | [For Installers](#) | [For Maintenance](#)

How to Buy - Measuring



When window order the storm kit by measuring the existing window opening in inches. Round opening width & height up to nearest 1/8" inch. From side to side measure 1/2".

Many storm windows can be custom fit using special tools. If you do not have the tools, you can use the back of a utility knife.



Outside Mount



Inside Mount

How to Measure Your Window



Storm Window Installation Process



Storm Window Mounting



Overlapping Installation (Outside Mount)



http://www.larsoncorp.com/storm_windows/how_to_buy_measuring

45

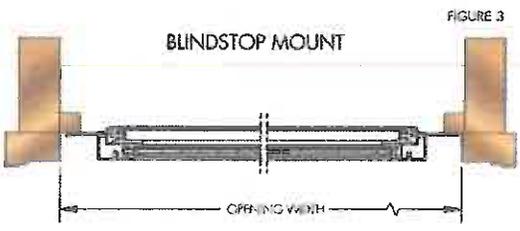
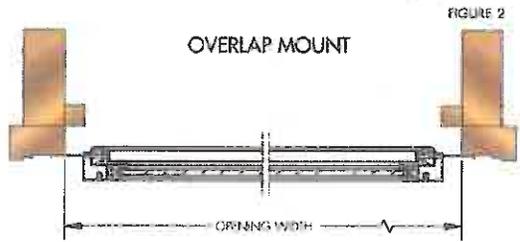
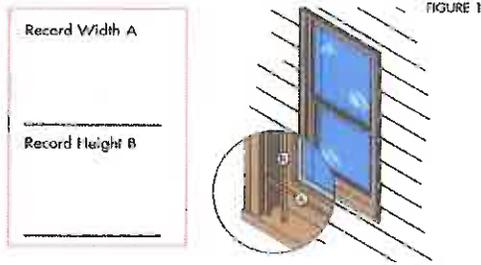
Larson Bronze Series Storm Windows, mounting options



Exterior Storm Windows

Storm window sizes are determined by measuring your existing window opening as shown in Figure 1. Record opening width A first and opening height B second. Round down to the nearest 1/8"

LARSON® Storm Windows can be installed Overlap (figure 2 outside mount), or Blindstop (figure 3 inside mount), or you can have the windows made to the exact lip-to-lip measurement desired.



Patio Storm Windows are measured lip-to-lip.
insider™ Storm Windows refer to page 5.
 10

EXTERIOR Energy Solutions for your windows

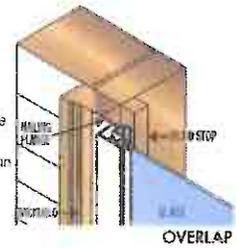
Ordering Exterior Insulating Storm Window

Exact Tip-to-Tip

Tell us when your storm window measures lip-to-lip with or without the expander, and we will manufacture the window to your specifications.

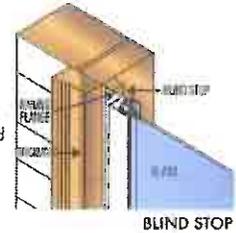
Overlap Installation "outside mount"

Measure your existing window opening listing width first and height second. One inch will automatically be added to the width and 3/4" to the height allowing an overlap for a proper fit.



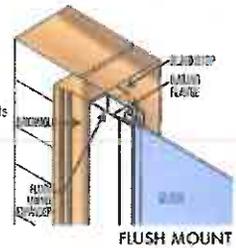
Blind Stop Installation "inside mount"

Measure your existing window opening listing width first and height second. The window will be automatically downsized to ensure proper clearance and fit.



Flush Mount Installation Gold Series Windows

The Flush Mount Window features an expander that goes all the way around the window. In addition to great benefits of the GOLD Series storm windows, the flush mount brings the outside surface of the storm window flush with the prime window casing. Measure existing window opening and record width first and height second. Necessary unit size adjustments will automatically be made from opening measurements.



Cottage Style (select models)

Cottage style windows allow the meeting rail to align with the prime window meeting rail. Take a third measurement from the top of window opening to center of prime window meeting rail.

46

Rear Porch Infill Window removal:



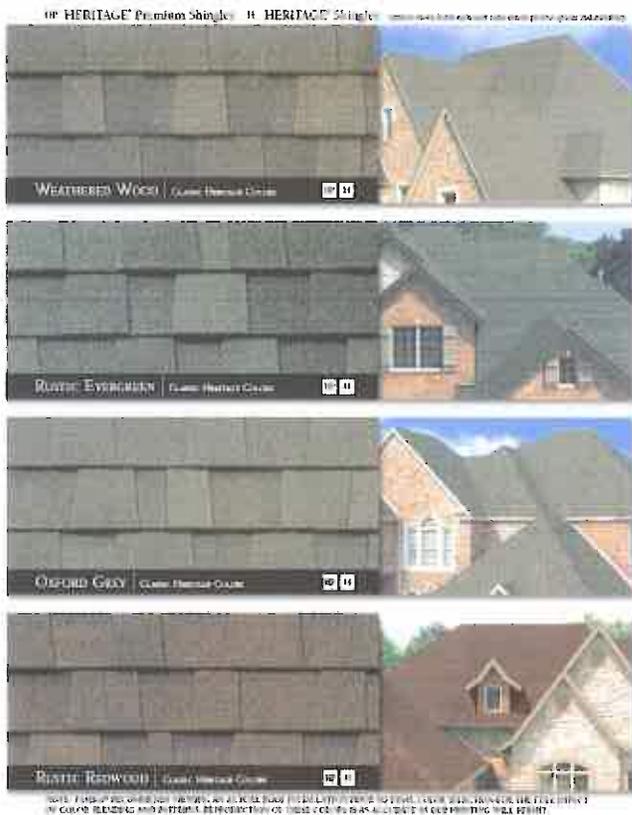
Window and door infill requested to be removed by owner



Roof Shingle Replacement: Existing condition



Proposed Tamko Heritage Premium Shingles – weathered wood color



Proposed Trim Color: SW7047 Porpoise



Proposed Accent Color: SW7044 Amazing Gray



Retaining Wall Repair:

Existing wall condition



Existing wall condition



SUMMARY

Request for replacing broken brick with a limestone slab and front concrete stoop.

COA-37-15

804 S. Woodlawn
Elm Heights Historic District
Petitioner: Barbara Germano

RC Zoning
105-055-77043 C

House; Tutor Revival, c. 1925



This is a request to replace broken half bricks on the front gable roof above with a single piece of limestone from the chimney to the corner of the window. The limestone will be cut in the same manner as other limestone pieces in the façade. This is also a request for construction of a new concrete stoop and steps that are up to code and follow the ghost marks of the original stoop.



The half brick along the roof from the chimney to the door has been damaged and has pulled away from the house due to freeze-thaw action and has caused water damage. The owner considered the reuse of the existing brick, but after discussion with a mason, has decided to propose replacement with a single slab of limestone. The limestone will be easier material to adhere the rubber roof flashing to help with the freeze-thaw deterioration in the future.



Request to construct a new concrete stoop and steps that will follow the ghost marks on the brick from the original stoop. The previous stairs were not up to code and these will be.

There is currently no stoop or steps leading into the house and the request is to put back a concrete stoop that matches the original ghost marks on the masonry. Staff recommends approval of construction of a new concrete stoop and steps.

The owner has many projects she has brought to the BHPC and has done a good job at retaining integrity of the house. In regards to the deteriorated half bricks, she is requesting replacement of broken half bricks with a limestone slabs which matches other limestone elements in the façade already. The limestone will also serve as a better base for a new rubber flashing as a new roof membrane is installed. Staff recommends approval of the brick replacement with the limestone slab.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-37-15

Date Filed: 8/7/15

Scheduled for Hearing: 8/27/15

Address of Historic Property: 804 S. Woodlawn

Petitioner's Name: BARBARA GERMANO

Petitioner's Address: 5236 Mosswood Dr. Indpls IN 46254

Phone Number/e-mail: (317) 294-8220 bgermano@jg-lawfirm.com

Owner's Name: BARBARA GERMANO

Owner's Address: Same as above

Phone Number/e-mail: Same as above

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

PHOTOS TO FOLLOW

1. A legal description of the lot. Finley Lot #2

2. A description of the nature of the proposed modifications or new construction:
Parcel # 53-08-04-114-020-000-009

① REPLACE BROKEN HALF BRICK OVER SMALL WINDOW TO THE LEFT OF FRONT DOOR. (PICTURES ATTACHED)

② REPLACE CONCRETE FRONT STOOP WITH LARGER FRONT STOOP.

3. A description of the materials used.

① THE HALF BRICK WHICH EXTENDS FROM THE BOTTOM OF THE CHIMNEY DOWN TOWARD THE FRONT DOOR HAS PULLED AWAY FROM THE HOUSE BECAUSE OF WATER AND ICE DAMAGE. A MASON HAS RECOMMENDED REPLACING THE BRICK WITH A PIECE OF LIMESTONE. IT IS A BETTER MATERIAL TO ATTACH THE RUBBER ROOF FLASHING TO. THE LIMESTONE ELIMINATES THE CHANCE OF FREEZING AND THAWING DETERIORATION IN THE FUTURE

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

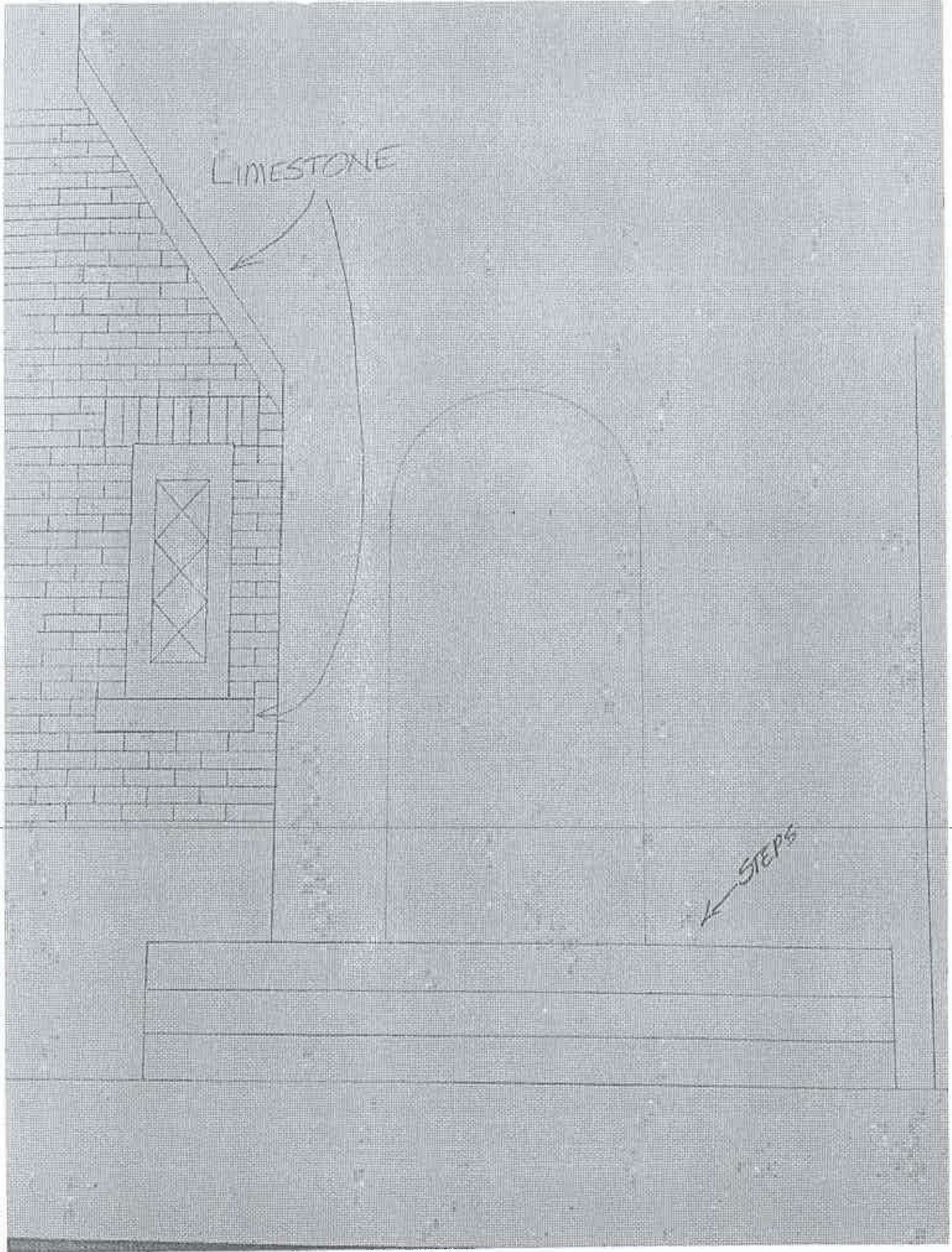
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

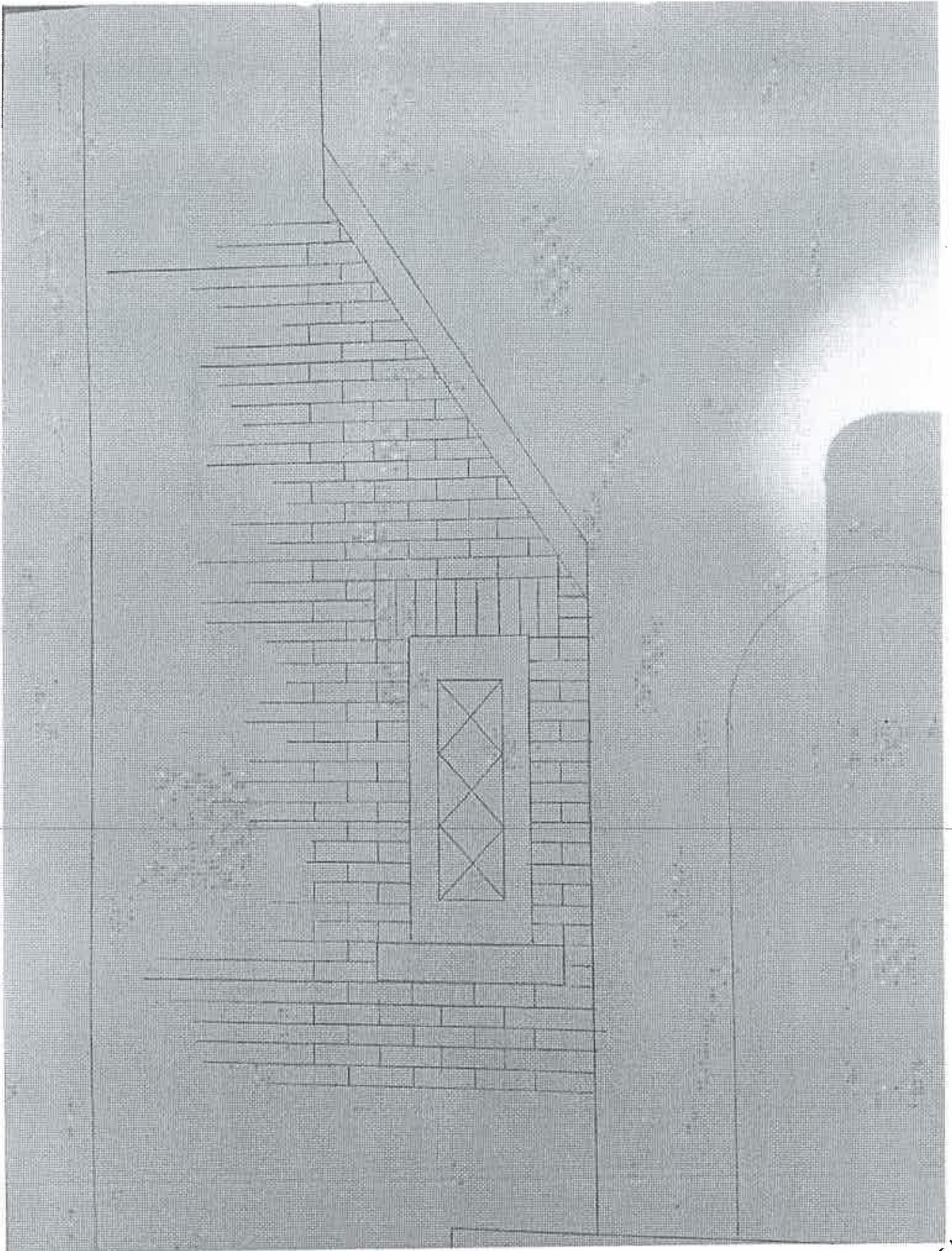
② THE CONCRETE STEPS ARE DETERIORATED AND NOT ORIGINAL OR EVEN TO CODE. THE PROPOSAL IS TO REPLACE THEM WITH WIDER CONCRETE STEPS. YOU CAN SEE THE OLD FOOTPRINT OF THE STEPS WAS MUCH WIDER IN THE PHOTOS. THE NEW STEPS WILL BE CONSISTENT

WITH THE ORIGINAL FOOTPRINT.
SA

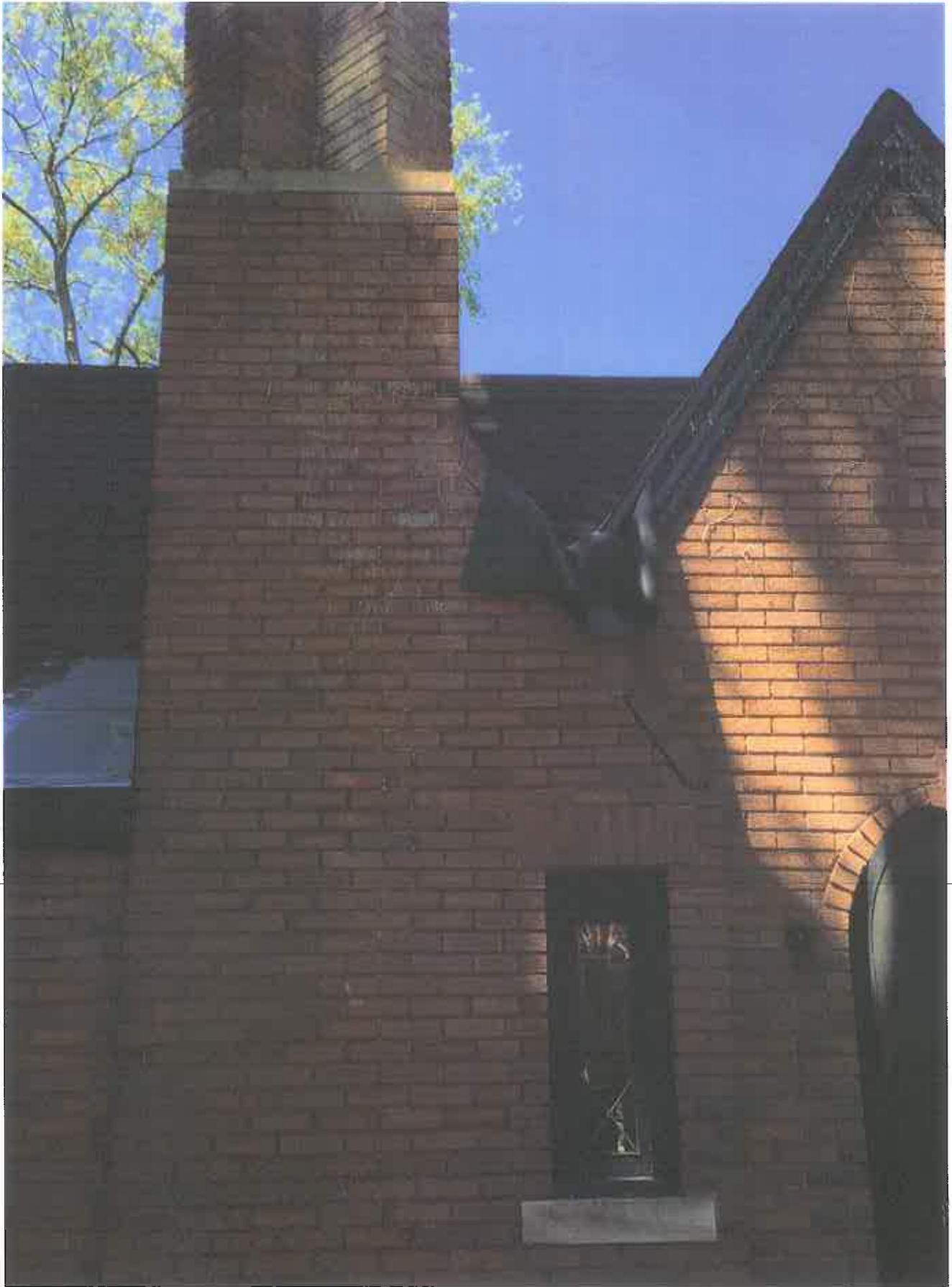


LIMESTONE

STEPS



804 S. Woodlawn



57

SUMMARY

Request for replacement of garage door, front window and door.

COA-38-15

925 E. University
Elm Heights Historic District
Owner: Jonathan Ready

RC Zoning
NC

House: Ranch, c. 1950

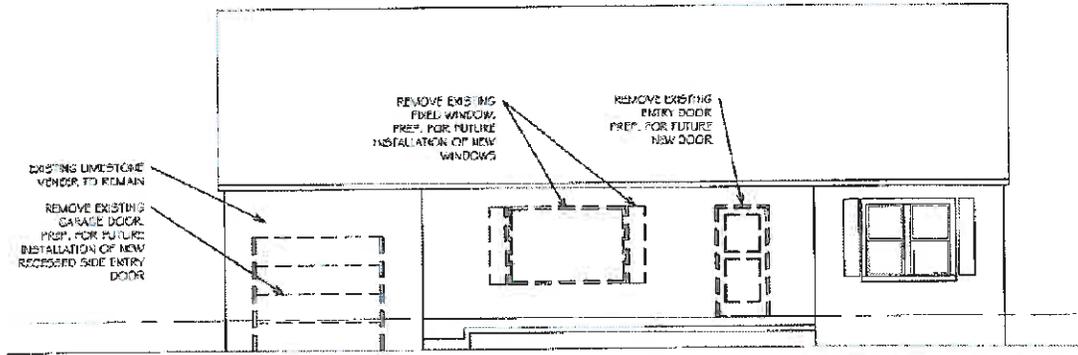


This is a request to replace the existing aluminum garage door and create additional livable space. There is a request to replace the existing picture window with a tripartite window. There is also a request to replace the front door with a glass door. This house is non-contributing and not on the survey, but located within the Elm Heights local historic district. It is a good example of the continuing timeline of the neighborhood and 1950s ranch style house.

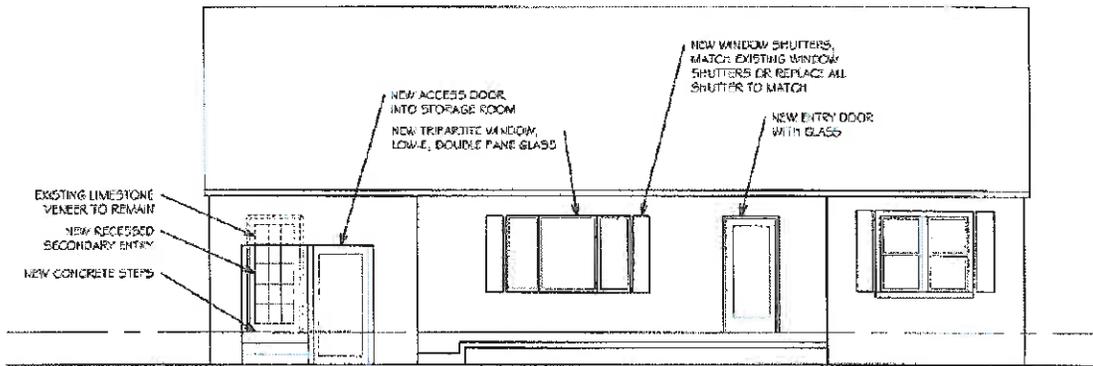


The petitioner is proposing closing in the current garage with a mudroom/utilities space and creating a storage shed. The proposed replacement includes a recessed entry with steps that are level with the rest of the house and a storage shed in the front (see drawings below). The storage space will be infilled with board and batten material matching the material on the front porch.

The petitioner is also proposing replacing the replacement picture window and door. The non-operable picture window will be replaced by three casement windows. The door will be replaced by a full-lite glass door (see drawings and example materials below).



A EXISTING/DEMOLITION
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



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

There was a meeting between the Elm Heights Neighborhood subcommittee, the petitioner and the BHPC staff. The petitioner explained with further details about adding usable living space and the need for the proposed changes. Examples of proposed materials were submitted and included below. He also explained the replacement shed door would be board and batten to match the house with a pocket door entrance in the recessed entry. The subcommittee is comfortable with the proposed changes to the garage door, window and front door.

Staff agrees with the subcommittee and recommends approval.



Proposed secondary recessed door



Proposed front door



Casement window replacements

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-38-15

Date Filed: 8/12/15

Scheduled for Hearing: 8/27/15

Address of Historic Property: 925 E University St Bloomington IN 47401

Petitioner's Name: Jonathan Ready and Margaret Foster

Petitioner's Address: same

Phone Number/e-mail: 812-360-7287//jonathanready@yahoo.com

Owner's Name: same

Owner's Address: same

Phone Number/e-mail: same

Instructions to Petitioners

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

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before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A "Complete Application" consists of the following:

1. A legal description of the lot. Seminary Lot L99 015-29940-00

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

(1) Replace existing aluminum garage door with (a) recessed entryway, concrete steps, door; and (b) storage closet door. Storage closet door will match existing board and batten siding in texture and color. There will be no hardware visible on the door. (2) Replace ~~bay windows~~ ^{Picture} on front with tripartite window. (3) Replace existing front door with glass door.

3. A description of the materials used.

Lumber, paint, drywall, concrete, glass.

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

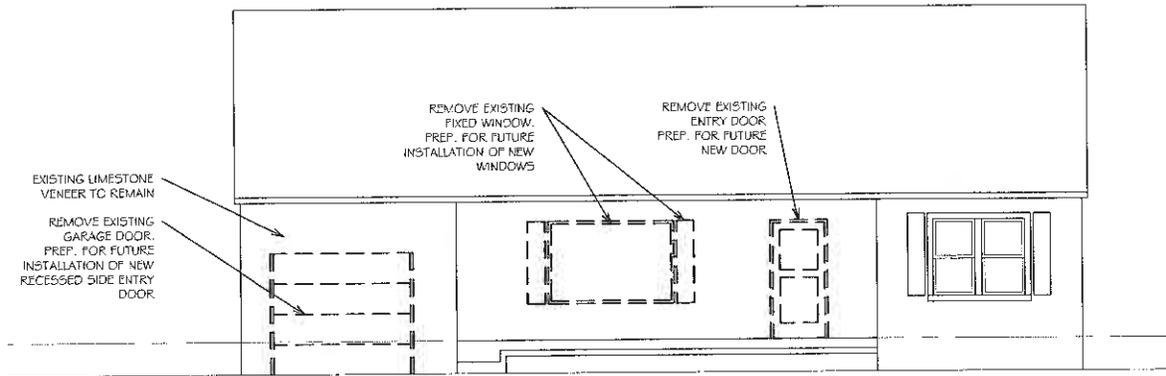
See attachments to email of August 12: Existing 8.12.15 and Proposed 8.12.15

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.

See attachment to email of August 12: See page 1 of document entitled "Existing footprint 925 E University"

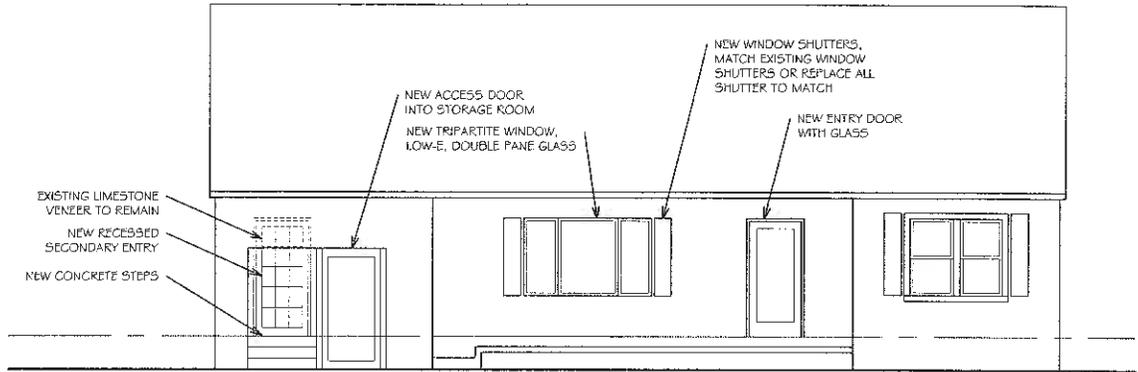
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure. See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

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.



EXISTING/DEMOLITION
A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

6/2



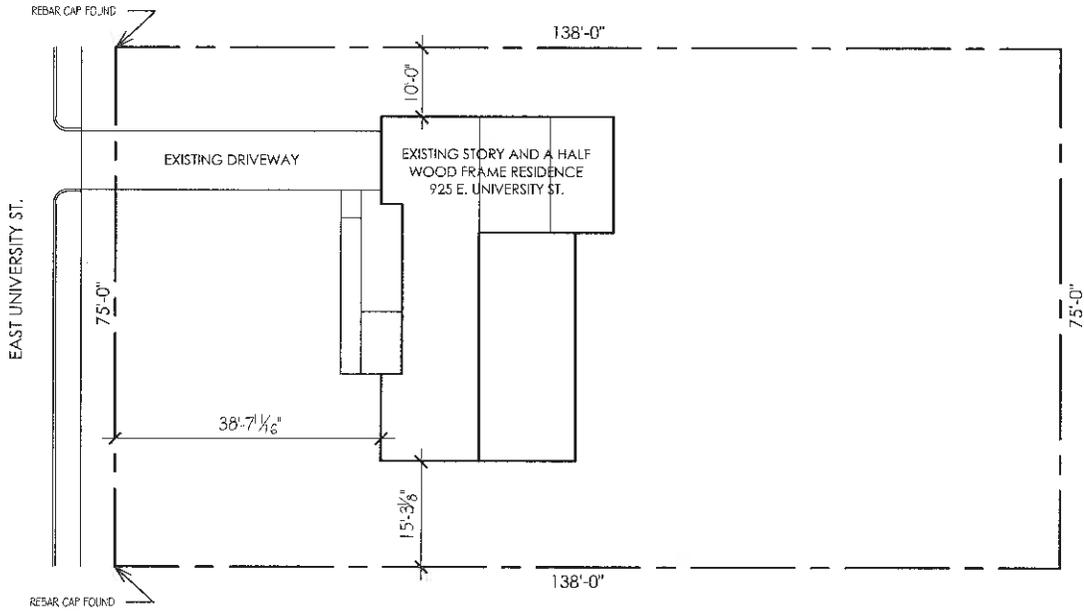
PROPOSED
A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DECEMBER 15, 2012
APRIL 3, 2013

READY FOSTER RESIDENCE

925 EAST UNIVERSITY STREET - BLOOMINGTON, IND

S1



A EXISTING SITE PLAN

SCALE: 1"=20'-0"

Lab



Mastercraft® E-214 Embossed 36" x 80" Primed Steel 6-Lite Exterior Door Slab

Product Specifications:

Variation: Primed White Steel & White

Exterior Grilles

Dimensions: Actual Size: 35-13/16" W x 79" H

Model Number: 4096776

Menard SKU: 4096776

Online Price

Sale: \$135.00

Everyday Low Price: \$151.00

You Save: \$16.00

Sale Price Good Through 08-30-2015

Online Availability

Ship to Home

Available for shipment as soon as 2 days.

Ship to Store - Free!

Store Availability

Product Description

Add beauty and quality to your entryway with this unique design two-panel, six-lite steel door from Mastercraft's Embossed Collection. The Embossed Collection features a wide variety of door styles, and this model's energy-saving core and high-performance weatherstripping stands up to even the most extreme temperatures. This door slab does not come prebored for a knob or routed for hinges so you can determine the placement of your hardware.

- Door slab only - no door knob bore holes and no routing on the edge-stile for hinges
- 24-gauge steel primed white and ready to paint
- Includes flexible double-bulb bottom sweep that seals by keeping out hot and cold air
- Panels feature deep embossing which is sharp and detailed on both sides of door
- Door is reversible for right or left inswing applications
- 1" thick, insulated glass measuring 22" x 14" with external, white, 6-lite grille
- Interior wood lock block ready to bore for lockset (purchased separately)
- 1-3/4" thick energy-saving insulating foam-in-place polyurethane core also reduces sound transfer
- Nominal size of 36" W x 80" H
- ENERGY STAR® qualified

Brand Name: Mastercraft®

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 8/20/2015 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards® store.

Menards®
 5106 Menard Drive
 Eau Claire, WI, 54703, USA
 customerservice@menardsoc.com

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MENARDS

Dedicated to Service & Quality™



Crestline® New Construction 24" x 36" White Vinyl Clad Wood Left Hinged Casement Window with Zo-E5 Glass (outside view)

Product Specifications:
Variation: White Vinyl

Online Price
Dimensions: 24" W x 36" H Rough Opening

\$294.99
Model Number:

4000203_CSMT24x36_S500WH_L_ZO_E5

Menard SKU: 4000203

Interior Color: Raw Pine Interior

Exterior Color: White

Frame Depth: 4-9/16"

Frame Height: 35-1/2"

Rough Opening Dimensions: 24" W x 36"H

Glazing Type: Insulated Zo-E5 w/Argon

U Factor: 0.26

Visible Light VT Rating: 0.46

Solar Heat Gain Coefficient: 0.20

Energy Star Qualified: Northern, North-Central, South-Central, Southern

Nail Fin or Pocket: Nail Fin

Hardware Type: Multipoint lock

Handle Type: Tan

Sash Material: Pine

Screen Material : High Visibility Screen

Screen Color: White

Product Warranty: Limited Lifetime Warranty

Glass Warranty: 30 Year Wood-Shield Warranty

Swing Direction: Left

Weight lbs: 31

Special Features: Includes Screen

Online Availability
Ship to Home

Not eligible for Ship to Home

Ship to Store - Free!
Store Availability

Product Description

Whether building new, remodeling or replacing windows, Crestline Windows and Doors offers unparalleled flexibility, reliability and energy efficiency. Crestline Select 500 offers the best of both worlds. Maintenance free vinyl exteriors with solid wood interiors all at an affordable price provides function and beauty.

- Zo-E 5 glass is made up of 2 panes of glass along with a triple layer of Lo-E coatings for optimum energy efficiency. It also comes standard with an Easy Care coating that causes dirt and water to run off on their own, thus giving you a better view and keeping the exterior glass clean at all times.
- Maintenance free vinyl exterior
- Ready-to-finish stain-grade pine interior
- Multipoint lock for greater security and a tight seal
- Frame depth measures 4-9/16" and provides superior strength
- High visibility screen included for great views and fresh air circulation
- Unit is left hinged as viewed from the exterior (inside view is shown)
- Includes a nailing fin for complete installation and a tight seal
- ENERGY STAR® qualified
- Proudly made in the USA and covered by a lifetime warranty
- Unit size actually measures 23-1/2" W x 35-1/2" H

Brand Name: Crestline®



Dedicated to Service & Quality™



Crestline® New Construction 30" x 48" Vinyl Right-Hinged (outside view) Casement Window with EasyCare Lo-E Insulated Glass

Product Specifications:

Variation: White Vinyl Window

Online Price

Dimensions: 30" W x 48" H Rough Opening

\$229.00

Model Number:

30X48_VNYL_CSMT_EASY_CARE_RT

Menard SKU: 4043279

Exterior Color: White

Interior Color: White

Frame Width : 29-1/2"

Frame Depth : 3-1/4"

Frame Height: 47-1/2"

Rough Opening Dimensions: 30" W x 48"H

Glazing Type: Insulated Low-E w/Easy Care w/Argon

U Factor: 0.27

Visible Light VT Rating: 0.47

Solar Heat Gain Coefficient: 0.28

Air Filtration Rating: 0.05

Energy Star Qualified: Northern, North-Central

Nail Fin or Pocket: Nail Fin

Handle Type: White

Sash Material: Vinyl

Screen Material: Fiberglass

Screen Color: White

Grid Pattern: None

Product Warranty: Lifetime Warranty

Glass Warranty: Glass Breakage Warranty

Swing Direction: Right

Weight lbs: 49

Special Features: Includes Screen

Online Availability

Ship to Home

Not eligible for Ship to Home

Ship to Store - Free!

Store Availability

Product Description

Whether building new, remodeling or replacing windows, Crestline Windows and Doors offers unparalleled flexibility, reliability and energy efficiency. Fusion-welded frames and sashes, steel stiffeners, maintenance-free exteriors, contoured glazing beads -- all of these ensure Crestline's matchless quality and long life. This particular unit features the innovative EasyCare glass with a low-E glazing, allowing dirt, debris and water to glide off your window with ease to maintain a crystal clear view.

- Inside view is shown
- Built with a maintenance-free vinyl frame and sash for hassle-free operation
- EasyCare; glass features a smoother exterior for better dirt and water runoff
- Lo-E glazing helps reduce energy costs and resists UV damage
- Clear opening complies with national egress code (see your own local codes for specifications)
- Screen included for great fresh air circulation
- Unit is right-hinged as viewed from the exterior (inside view is shown)
- Includes a nailing fin for complete installation and a tight seal
- ENERGY STAR® qualified
- Proudly made in the USA and covered by a lifetime warranty
- Unit size actually measures 29-1/2" W x 47-1/2" H

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Dedicated to Service & Quality™



Mastercraft® P-8 Premier 36" x 80" Steel Full-Lite Prehung Exterior Door - Right Inswing

Product Specifications:

Variation: Primed White Steel Full-Lite - Right Inswing Online Price
\$259.00

Dimensions: Rough Opening: 38-1/4" W x 82" H and Brick Opening: 40" W x 82-3/4" H

Model Number: 4142204

Menard SKU: 4142204

Online Availability

Ship to Home

Available for shipment as soon as 2 days.

Ship to Store - Free!

Store Availability

Product Description

Enjoy the beauty of natural light with this full-lite door from Mastercraft®. Low-E glass is a proven energy saver that reduces water, heating and air conditioning costs by 25-35% (US Green Building Council). It reduces solar transmission in summer and heat lost to the outside in winter, allowing solar energy to pass inside and keep you and your loved ones toasty warm. This ENERGY STAR® qualified door has a right inswing, which means the knob is on the right side of the door when you are pulling it toward you.

- Right inswing
- 24-gauge steel primed white and ready to finish with 1-3/4" thick energy-saving insulating foam core
- Prehung with 4-9/16" primed wood frame and high-performance weatherstrip
- 1-3/4" thick foam core also reduces sound transfer
- Inswing adjustable aluminum no-rot sill and 3 dull Brass hinges
- 1" thick, clear, insulated glass measuring 22" x 64"
- Prebored with 2-3/4" backset for easy handle installation (handle set purchased separately)
- Double bored and prepped for deadbolt (purchased separately)
- 1-3/4" thick foam core also reduces sound transfer
- Nominal size of 36" W x 80" H with right inswing

Brand Name: Mastercraft®

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Menards®
5106 Menard Drive
Eau Claire, WI, 54703, USA
customerservice@menardsoc.com

SUMMARY

Request for replacing garage door, two windows and east door into garage.

COA-39-15

610 W. 3rd Street
Prospect Hill Historic District
Owner: Chris Pelton and Dina Okamoto
Representative: Frank Spence (Herndon Design)

RC Zoning
105-055-66006

Notable 610 House;
Spanish Colonial Revival/ Kit Home, c.1920 NR, BHD



This is a request for replacement of existing carriage garage doors with a carriage style overhead garage door. The request is for replacement of two existing windows and door from the yard to the garage.



EXISTING GARAGE DOOR

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The petitioner plans to replace the original wood carriage style four-panel garage door with a historically sensitive wood carriage style overhead garage door (see proposed in packet).



There is a request for replacement of two existing wood 4 over 4 awning windows on the west and north with matching 4 over 4 divided lite wood clad awning windows.



The request is also proposing replacing a non-original steel door facing east toward the interior garden. It is to be replaced with a 1/2 lite paneled door.

Per the Prospect Hill design guidelines, garage door and windows should maintain original materials, if possible. The petitioner has done their best to find matching wood four over four awning windows. Again the petitioner has taken every effort to match the existing garage door with an overhead door that has more function than the existing one.

Staff does not recommend approval of replacement of the windows or garage door as they are character defining features in this notable structure. Staff recommends approval of the non-original steel door.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-39-15
Date Filed: 8/20/15
Scheduled for Hearing: 8/27/15

Address of Historic Property: 610 WEST 3RD ST. BLOOMINGTON 47404
Petitioner's Name: FRANK SPENCE (Herdum Design)
Petitioner's Address: 511 W. 4th ST BLOOMINGTON 47404
Phone Number: 812 922 1919
Owner's Name: CHRIS PELTON, DIWA OKAMOTO
Owner's Address: 610 W. 3RD ST BLOOMINGTON IN 47404
Phone Number: 646 280 8363

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. OUTLOT^A legal description of the lot. PT 1 013-146000-00

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

TO REPLACE EXISTING CARRIAGE STYLE 4 PANEL GARAGE DOOR WITH HISTORICALLY SENSITIVE SIMULATED CARRIAGE STYLE OVERHEAD DOOR. REPLACE 2 AWNING WINDOWS. REPLACE STEEL DOOR TO THE EAST WITH 1/2 LITE PANNELLED DOOR.

3. A description of the materials used.

WOOD PAINTED GARAGE DOOR
WOOD CLAD WINDOWS (AWNING) 1/4 LITE
1/2 LITE STEEL PANNELLED DOOR

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

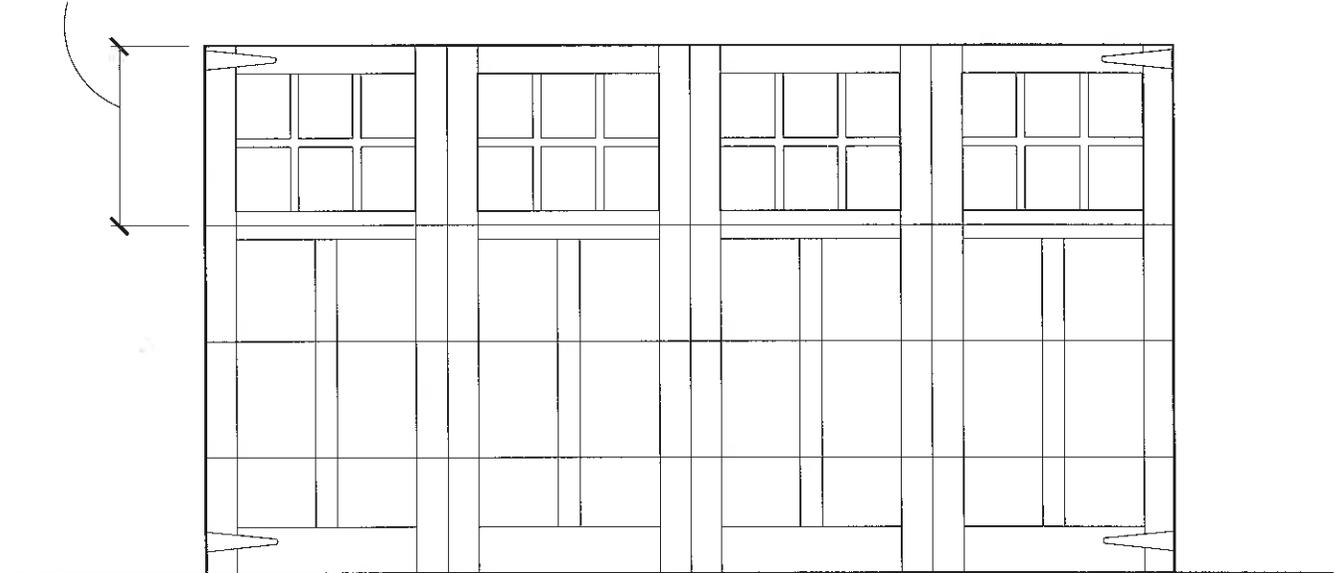
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

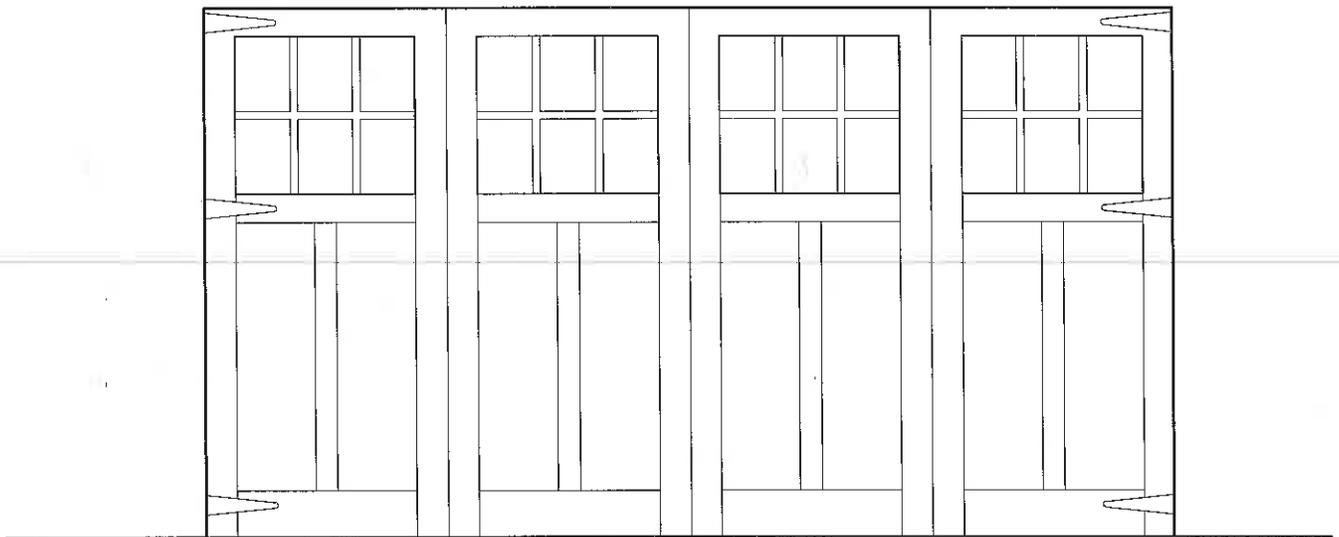
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

610 W. 3rd Street Bloomington IN 47404

32" MAXIMUM PANEL
HEIGHT AVAILABLE



PROPOSED SIMULATED 4-PANEL
CARRIAGE STYLE PAINTED WOOD DOOR BY OVERHEAD DOOR
SCALE: 3/8" = 1'-0"



EXISTING 4-PANEL CARRIAGE STYLE PAINTED WOOD DOOR
SCALE: 3/8" = 1'-0"

HERNDON DESIGN

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610 W. 3rd Street Bloomington IN 47404



EXISTING GARAGE DOOR



(2)EXISTING WOOD AWNING WINDOWS
TO THE WEST AND NORTH TO
BE REPLACE WITH MATCHING
4 OVER 4 DIVIDED LITE
WOOD AWNING WINDOWS



NON-ORIGINAL STEEL DOOR FACING
EAST TOWARDS THE INTERIOR GARDEN
TO BE REPLACE WITH A
1/2 LITE paneled door

HERNDON DESIGN

DEMOLITION DELAY

Summary

Addition to the rear of the existing structure.

8-19-15

**801 W 9th St. Near West Side Survey District
Owner: Lonnie and Judie McKinney**

Zoning RC
Contributing

House; Near West Side NR 105-055-64008



EXISTING CONDITIONS:

This property is a circa 1915 pyramidal cottage on the corner of W 9th St. and N Maple St. The current house is about 1800 square feet and the proposed addition is about 1000 square feet. This will make the total square footage about 2800 square feet. The majority of houses in the neighborhood are similar era and range from similar cottages to simple gabled-L houses. Most of the houses are around 1800 square feet with about three houses that are close to 3000 square feet.



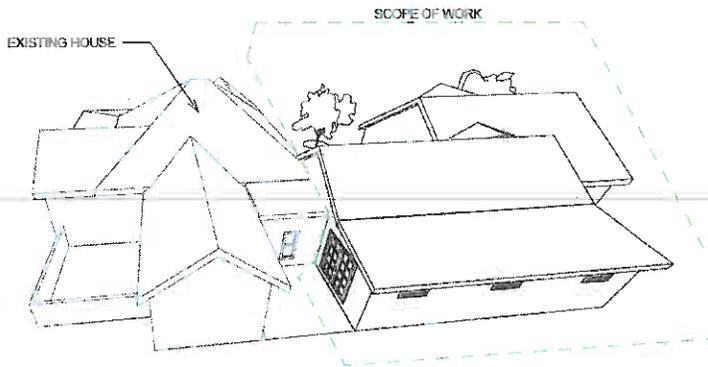
PROPOSED:

The owners are proposing an addition to be constructed adjacent to the back of the existing structure. All interior and exterior walls of the existing structure will remain in the current location. The addition will include a master bedroom and attached double garage.

The owners are trying to remain consistent with the existing materials and style with the new addition. The siding will be cement board lap similar to the size and dimension of the existing siding. The windows and doors will be stained to match the existing color stain on the existing windows.



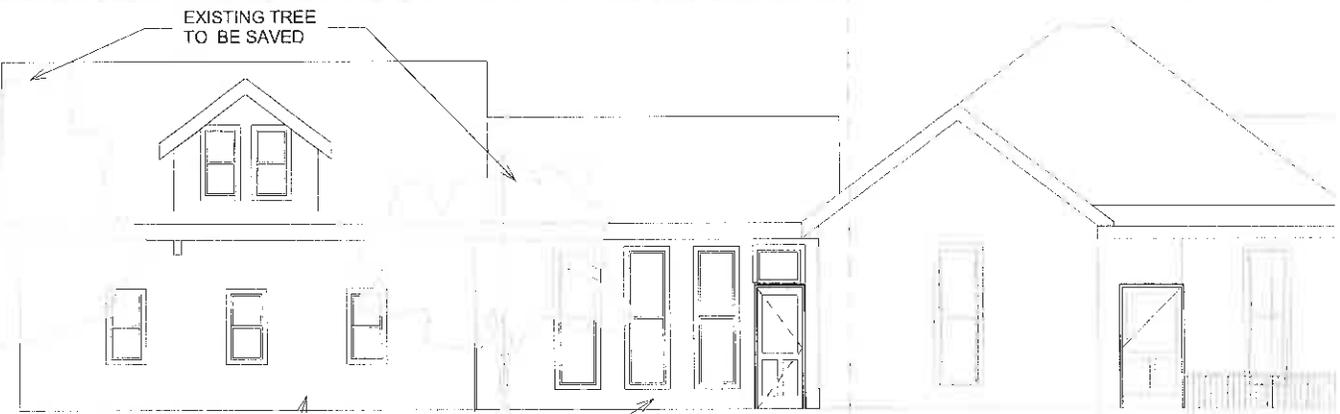
① WEST ELEV
1/8" = 1'-0"



① VIEW OF BACK OF ADDITION

7.30.2015
NOT FOR CONSTRUCTION

SCOPE OF WORK



①
 SIDING, SHINGLES & TRIM
 TO MATCH EXISTING HOUSE
 SOUTH ELEVATION
 1/8" = 1'-0"

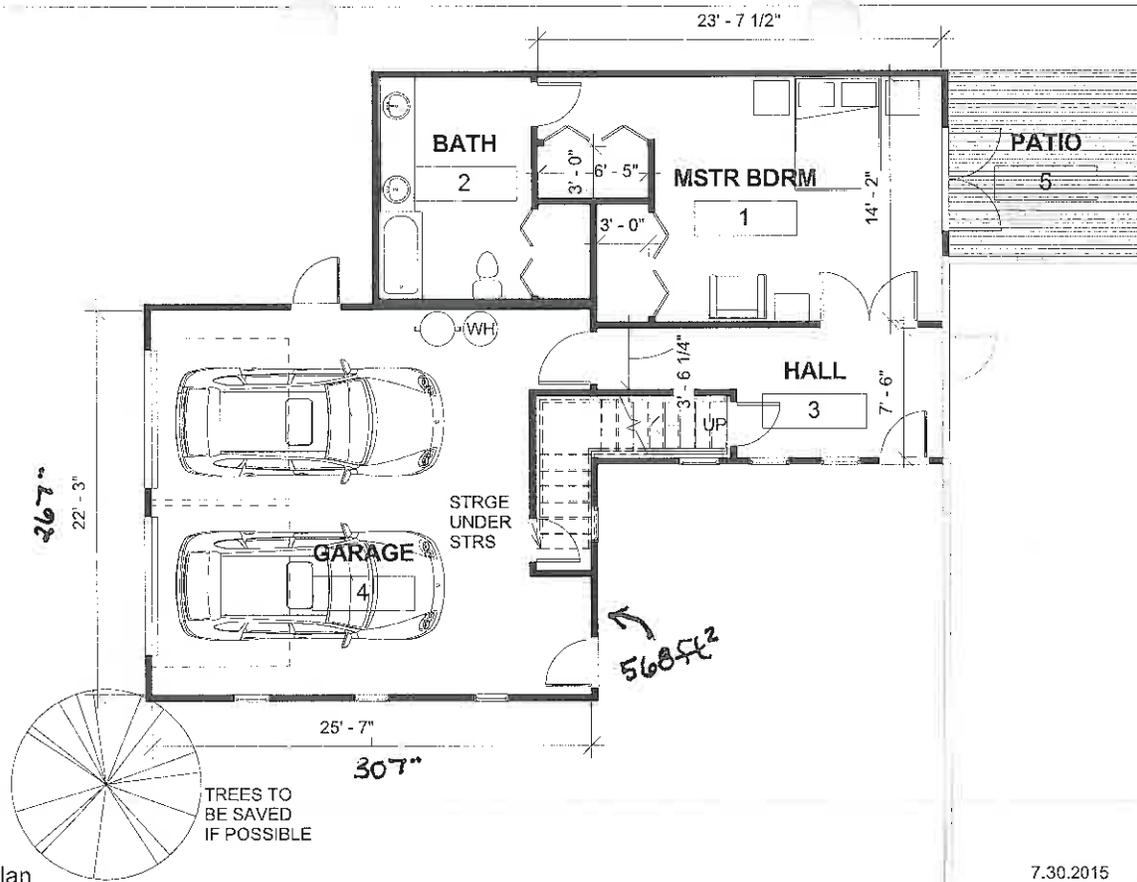
7.30.2015
 NOT FOR CONSTRUCTION

McKinney
 801 W 9th Street

No.	Description	Date

ELEVATIONS		
Project number	Project Number	A2.1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1/8" = 1'-0"

7/31/2015 7:13:02 AM



1 1st Floor Plan
1/8" = 1'-0"

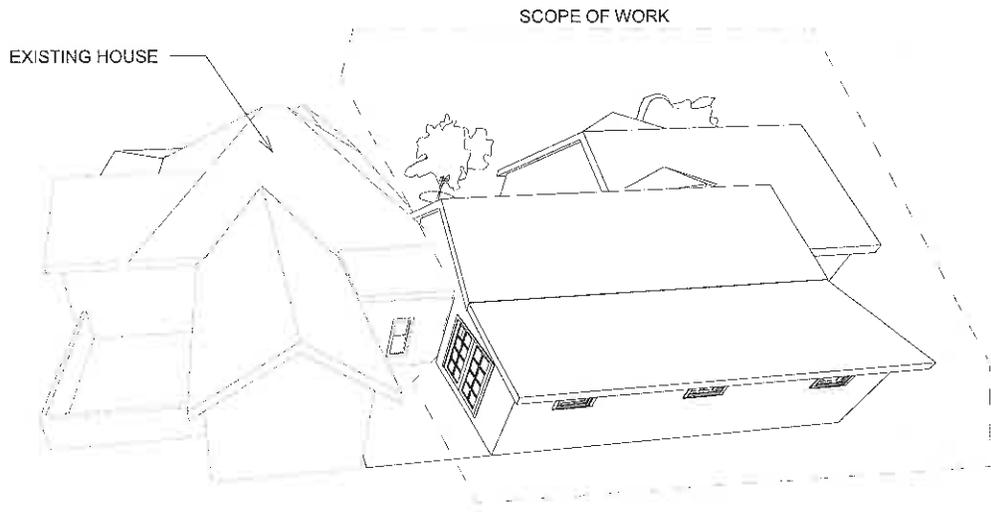
7.30.2015
NOT FOR CONSTRUCTION

McKinney
801 W 9th Street

No.	Description	Date

1ST FLOOR PLAN		A1.1
Project number	Project Number	
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

7/31/2015 7:13:02 AM



① VIEW OF BACK OF ADDITION

7.30.2015
NOT FOR CONSTRUCTION

McKinney
801 W 9th Street

No.	Description	Date

PERSPECTIVE

Project number	Project Number	A7.2
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale

7/31/2015 7:13:03 AM

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① WEST ELEV
 1/8" = 1'-0"

McKinney
 801 W 9th Street

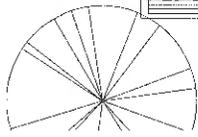
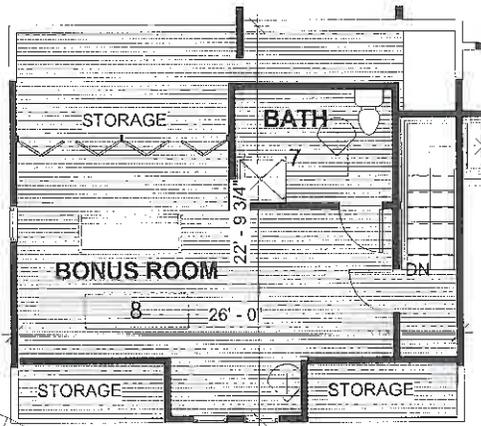
No.	Description	Date

ELEVATIONS

Project number	Project Number	A2.2
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		

7/31/2015 7:13:02 AM

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① Attic
1/8" = 1'-0"

7.30.2015
NOT FOR CONSTRUCTION

McKinney 801 W 9th Street	ATTIC FLOOR PLAN		A1.2
	Project number	Project Number	
	Date	Issue Date	
	Drawn by	Author	
	Checked by	Checker	

No.	Description	Date

7/31/2015 7:13:02 AM

85

SCC JF WORK

CRICKET

DRIVEWAY
ACCESS
USING EXST
UNUSED
ALLEY

① Site
1" = 10'-0"

7.30.2015
NOT FOR CONSTRUCTION

McKinney
801 W 9th Street

No.	Description	Date

SITE/ROOF PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A1.3

Scale 1" = 10'-0"

7/31/2015 7:13:02 AM

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Google

471 N Maple St

Proposed addition will go here.



Image capture: Jul 2014 © 2015 Google

Bloomington, Indiana

Street View - Jul 2014

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