

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, May 12, 2016

5:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

April 14, 2016

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-16-23

402 S. Euclid Ave.: Greater Prospect Hill

Petitioner: David NaKarado

Replace front porch vinyl siding and vertical wood paneling with 5¼" horizontal fiber cement board.

B. COA 16-26

1101 E. Hunter: Elm Heights

Petitioner: Estela Vieira

Replacement of non-original garage door with steel overhead Clopay Coachman style door.

Commission Review

A. COA-16-24

208/210 N. Walnut: Courthouse Square

Petitioner: Restaurant Monet

Request for installation of a 3' x 5' LED internally lit colored sign.

B. COA-16-25

2920 E. 10th St.: Scattered Site

Petitioner: Bloomington Restorations Inc.

Request to replace current 3 tab shingles with wood shingles.

V. DEMOLITION DELAY

A. Demo Delay 16-14

1410 E. Hunter

Full demolition.

B. Demo Delay 16-15

106 E. Hillside Dr.

Full demolition.

VI. NEW BUSINESS

A. Approval of Findings of Fact for COA-16-15 and COA-16-22

B. Demolition Delay Update

VII. OLD BUSINESS

A. 5th Annual Old House Expo & Architectural Cake Contest

VIII. COMMISSIONERS' COMMENTS

- IX. PUBLIC COMMENTS
- X. ANNOUNCEMENTS
- XI. ADJOURNMENT

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

Next meeting date is Thursday, May 26, 2016 at 5:00 p.m. in the McCloskey Room

Posted: May 5, 2016

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, April 14, 2016

5:00 P.M.

Minutes

I. CALL TO ORDER

Meeting is called to order by Vice-Chairman Chris Cockerham at 5:07 p.m.

II. ROLL CALL

Commissioners:

Jeannine Butler
Chris Cockerham
Marjorie Hudgins
Marleen Newman – arrives at 5:07
Lee Sandweiss – arrives at 5:03

Advisory:

Leslie Abshier
Jeff Goldin

Staff:

Bethany Emenhiser – HAND
Doris Sims – HAND
Valerie Hosea – HAND
Jackie Moore – City Legal
Nate Nickel – Planning & Transportation Dept.

Guest(s):

Colin McGrath – 508 W 3rd St
Doug Horn – Stasny & Horn
Isabel Piedmont-Smith –
David Smith – 1108 S Rogers
Jane Potter Otten 435 E Kirkwood & 108 N Grant

Mill Krevzer – Dunhill
Steve Yaris – Dunhill
Charles Webb – David Jawks
Jonathan Hess – David Jawks
Chris Valliant – 338 S Buckner
Mike Carmin – RCR
Steven Ellis – Ellis & Company

III. APPROVAL OF MINUTES

A. March 10, 2016

Marjorie Hudgins made a motion to approve the minutes from March 10, 2016, with a correction. **Jeannine Butler** seconded. Motion carries **5/0/0**.

B. March 15, 2016

Marjorie Hudgins made a motion to approve the minutes from March 15, 2016. **Jeannine Butler** seconded. Motion carries **5/0/0**.

C. March 24, 2016

Marjorie Hudgins made a motion to approve the minutes from March 24, 2016. **Jeannine Butler** seconded. Motion carries **5/0/0**.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-16-16

812 W. 3rd St.: Greater Prospect Hill

Petitioner: Barry Kern

Reside entire house with 6" fiber cement board to match previously approved addition.

Bethany Emenhiser gave her presentation. See packet for details.

B. COA 16-21

509 W. Allen: McDoel Gardens

Petitioner: Craig Fehrman

Screen in side porch with framing inside existing structure and a salvaged porch door.

Bethany Emenhiser gave her presentation. See packet for details.

Commission Review

A. COA-16-15 (continued from March 24, 2016)

508 W. 3rd: Prospect Hill

Request to amend COA-36-14 approval for double-hung windows to casements windows in the new rear addition. Additionally requesting change of windows in the basement to a glass garage door.

Bethany Emenhiser gave her presentation. See packet for details.

Mesha Philley explained she wants to balance what was there before.

Jeannine Butler asked if staff discussed the matter with Prospect Hill.

Jeff Goldin said they approve.

Leslie Abshier asked if the Commission's purview is over the back window because of the City's right-of-way or the alley way.

Bethany Emenhiser said yes, it is visible.

Jeannine Butler made a motion to approve **COA-16-15**. **Marjorie Hudgins** seconded. **Motion carries 5/0/0**.

B. COA-16-17

1108 S. Rogers: McDoel Gardens

Petitioner: David Smith

Replace current wood siding with same size cement board siding.

Bethany Emenhiser gave her presentation. See packet for details.

Marjorie Hudgins explained

Jeannine Butler made a motion to approve **COA-16-17**. **Marleen Newman** seconded. **Motion carries 4/0/1**.

Marjories Hudgins made a motion to approve the **Proposed Findings of Fact for COA 16-17**. **Jeannine Butler** seconded. **Motion carries 5/0/0**.

C. COA-16-18

110 N. Walnut: Courthouse Square

Petitioner: Karen (Everywhere Signs)

Petition for replacement of current signage with a new lit LED sign.

Bethany Emenhiser gave her presentation. See packet for details.

Lee Sandweiss made a motion to approve **COA-16-18** with the condition that the owner coordinate with staff for the signage. **Marjorie Hudgins** seconded. **Motion carries 5/0/0**.

D. COA-16-19

803 S. Rogers: McDoel Gardens

Petitioner: Chris Bomba

Restore currently vacant house- replace all doors, replace missing or broken windows, remove non-original shutters, and replace missing or deteriorated wood siding.

Bethany Emenhiser gave her presentation. See packet for details.

Jeannine Butler made a motion to approve **COA-16-19**. **Lee Sandweiss** seconded. **Motion carries 5/0/0**.

Marjorie Hudgins made a motion to approve the **Proposed Findings of Fact for COA 16-19**. **Marleen Newman** seconded. **Motion carries 5/0/0**.

E. COA-16-20

338 S. Buckner: Greater Prospect Hill

Petitioner: Chris Valliant

Remove existing aluminum siding to expose original wood siding and repair or replace pending condition. Replace windows with Anderson double-hung windows. Extend shed roof to the cover the existing concrete slab. Rebuild shed addition and adding 4'.

Bethany Emenhiser gave her presentation. See packet for details.

Jeannine Butler made a motion to approve **COA-16-20**. **Lee Sandweiss** seconded. **Motion carries 5/0/0**.

Jeannine Butler made a motion to approve the **Proposed Findings of Fact for COA 16-20** with a correction. **Marjorie Hudgins** seconded. **Motion carries 5/0/0**.

F. COA-16-22

Immediately east of 1203 E. 2nd St.: Elm Heights

Petitioner: Mark Webb representing David Jacobs

Bethany Emenhiser gave her presentation. See packet for details.

Marjorie Hudgins made a motion to approve **COA-16-22**. **Jeannine Butler** seconded. **Motion carries 5/0/0**.

V. DEMOLITION DELAY

A. Demo Delay 16-11

1405 N. Dunn St. (Dunnhill Development)]

Full demolition.

Bethany Emenhiser gave her presentation. See packet for details.

Jeanine Butler made a motion to waive the demolition delay waiting period for

Demo Delay 16-11. Marjorie Hudgins seconded. **Motion carries 5/0/0.**

B. Demo Delay 16-12

310 E. 19th St. (Dunnhill Development)

Full demolition.

Bethany Emehiser gave her presentation. See packet for details.

Will Krites explained the work would take place in the beginning of May, after graduation.

Lee Sandweiss made a motion to waive the demolition delay waiting period for **Demo Delay 16-12. Marleen Newman** seconded. **Motion carries 5/0/0.**

C. Demo Delay 16-13

522 S. Park St.

Full demolition of an accessory structure of the same era.

Bethany Emehiser gave her presentation. See packet for details.

The Commission was concerned about safety issues.

Jeannine Butler asked if this is a full demo.

Bethany Emehiser said this is only for the garage.

Lee Sandweiss made a motion to waive the demolition delay waiting period for **Demo Delay 16-13. Jeanine Butler** seconded. **Motion carries 5/0/0.**

VI. NEW BUSINESS

A. Public Hearing:

Local designation of 322 E. Kirkwood (Kirkwood Manor)

Bethany Emehiser gave her presentation. See packet for details.

Lee Sandweiss made a motion to **Recommend Designation of 322 E. Kirkwood** to the Common Council. **Marleen Newman** seconded. **Motion carries 5/0/0.**

Jeannine Butler made a motion to approve the map and report, forward to the Common Council. **Marleen Newman** seconded. **Motion carries 5/0/0.**

Jeannine Butler made a motion to place **322 E. Kirkwood under Interim Protection. Marjorie Hudgins** seconded. **Motion carries 5/0/0.**

B. Findings of Facts for COA-16-11

Marjorie Hudgins made a motion to approve the **Proposed Findings of Fact for COA 16-11**. **Jeannine Butler** seconded. Motion carries 5/0/0.

VIII. COMMISSIONERS' COMMENTS

Jeannine Butler asked for an update with the Demo Delay decision.

Bethany Emenhiser explained that it will be on the Council's Docket on May 27, 2016.

IX. PUBLIC COMMENTS

No comments.

X. ANNOUNCEMENTS

Bethany Emenhiser reminded everyone that the next meeting (April 28th, 2016) is cancelled. The next schedule meeting is May 12, 2016.

XI. ADJOURNMENT

Meeting is adjourned by Chris Cockerham at 6:36 p.m.

END OF MINUTES

Certificates of Appropriateness: Staff Review

A. COA-16-23

402 S. Euclid Ave.: Greater Prospect Hill
Contributing, c. 1930, California Bungalow

Petitioner: David NaKarado

Replace front porch vinyl siding and vertical wood paneling with 5¼" horizontal fiber cement board.

B. COA 16-26

1101 E. Hunter: Elm Heights
Notable, c. 1935, colonial revival

Petitioner: Estela Vieira

Replacement of non-original garage door with steel overhead Clopay Coachman style door.

SUMMARY

Request for installation of a 3' x 5' LED internally lit colored sign.

COA-16-24

208/210 N. Walnut
Courthouse Square
Petitioner: Restaurant Monet

Notable

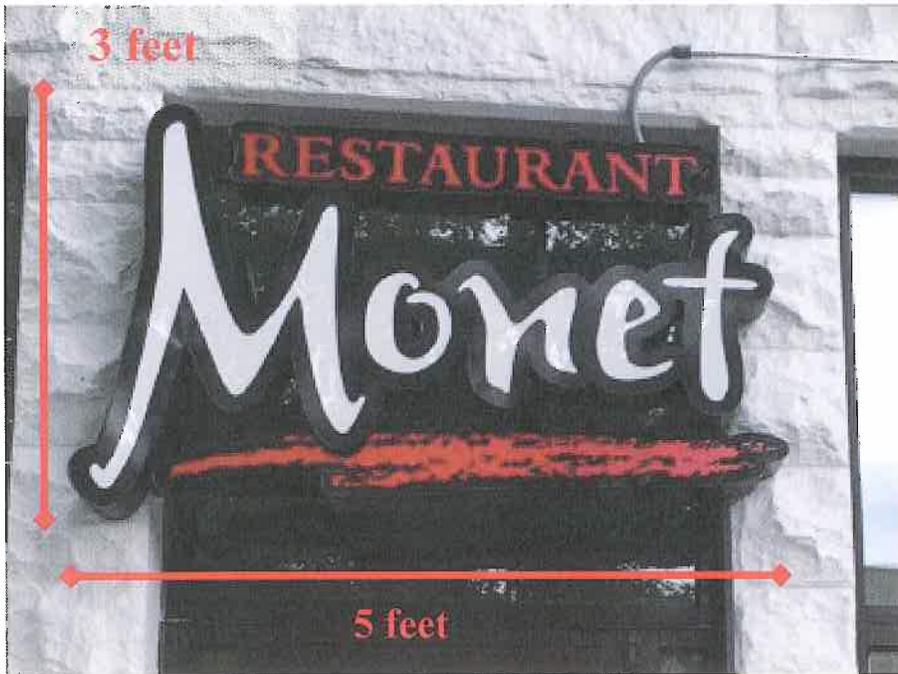
Commercial; Italianate, c. 1895



This is a c. 1895 slightly altered Italianate commercial structure in good condition. The property is located within the Courthouse Square local historic district. This is a proposal for installation of a 3' x 5' LED internally lit colored sign. It will be two color plastic covered sign in red and white, with an internal LED lighting system. The design guidelines have not been finalized yet, but from the draft, the language states that "care should be taken to conceal the mechanics of any kind from the public right of way." This sign was installed without a permit and therefore was attached directly into the limestone. Although other options would have been considered for sign attachment on this sign, staff doesn't want to further the problem since the holes have already been drilled. Staff is supportive of the sign itself, but the exposed mechanicals and method of attachment is against the design guidelines. Please see the image



below with a close up version of the sign measuring approximately 3' x 5' x 6" deep.



APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 03 2016
BY: BME

Case Number: COA-16-24

Date Filed: 5/3/16

Scheduled for Hearing: May 12, 2016

Address of Historic Property: 208/210 N Walnut Street

Petitioner's Name: 2BS LLC dba Restaurant Monet

Petitioner's Address: 208 N Walnut St, Bloomington, IN 47404

Phone Number/e-mail: (812) 330-9801, Qin@edenpi.com

Owner's Name: CFC Properties

Owner's Address: 320 W. 8th Street, Suite 200

Phone Number/e-mail: (812) 332-0053, ron.walker@cfcproperties.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. Attached
2. A description of the nature of the proposed modifications or new construction:
Exterior sign for restaurant
3. A description of the materials used.
The sign is affixed to the building with tapcons.
Lighting is LED.
Dimensions: 2' x 5' = 10 SF
Sign protrudes from building 10".
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.



G.S. RIDGWAY and associates, inc

- architect
- surveyor

11686 N. Spanger Road
P. O. Box 122 • Westphalia, Indiana 47596
Telephone 812.694.8787 • Fax 812.694.8788
Toll Free 1.866.477.2724 (1.866.GSR.Architect)
E-mail: gsr@mail.tds.net

LEGAL DESCRIPTION

Part of In Lot Two Hundred Twenty-nine (229) in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Commencing 92 feet North of the Southwest corner of said In Lot, running thence North 40 feet; thence East 66 feet; thence South 40 feet; thence West 66 feet to the place of beginning.

Also a part of In Lot Number Two Hundred Thirty (230) in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Commencing 92 feet North of the Southwest corner of said lot, running thence East 4 feet; thence North 40 feet to an alley; thence West 4 feet; thence South 40 feet to the place of beginning.

Also, all the right, title, and interest held by the grantor in and to the North half of the North wall of the brick building situated immediately South of and adjacent to the real estate above described as being part of In Lot Number Two Hundred Twenty-nine (229), such interest being set out in a deed from Robert G. Hardy to Charles Ross and recorded in Deed Record No. 46, page 325, in the Recorder's Office of Monroe County, Indiana.



[Handwritten Signature]
4.29.03



RESTAURANT

Monet

HOURS
MON-SAT
5-10PM
CLOSED SUNDAY







SUMMARY

Request to replace current 3 tab shingles with wood shingles.

COA-16-25

2920 E. 10th St. (Hinkle Garton Farmstead)
Scattered Site
Petitioner: Bloomington Restorations Inc.

Outstanding

House; Queen Anne, c. 1892



This is a c.1892 unaltered Queen Anne house in good condition. The property is a scattered site. This is a proposal for installation of sawn cedar shake shingles roofing system to replace the 3 tab shingles that are existing. This will include installation of a new flashing system that will be installed in a way as to not disturb the historic fabric. Staff recommends approval as it will match the rest of the house and repairs will be done in-kind to the remaining roof as flashing is installed.



APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-25

Date Filed: April 15th, 2016

Scheduled for Hearing: May 12th, 2016

RECEIVED
APR 15 2016

BY: BME

Address of Historic Property: 2820 E. Tenth St.

Petitioner's Name: Bloomington Restorations Inc.

Petitioner's Address: 2920 E. Tenth St., Bloomington, IN 47408

Phone Number/e-mail: 812 336 0909 bru@BloomingtonRestorations.org

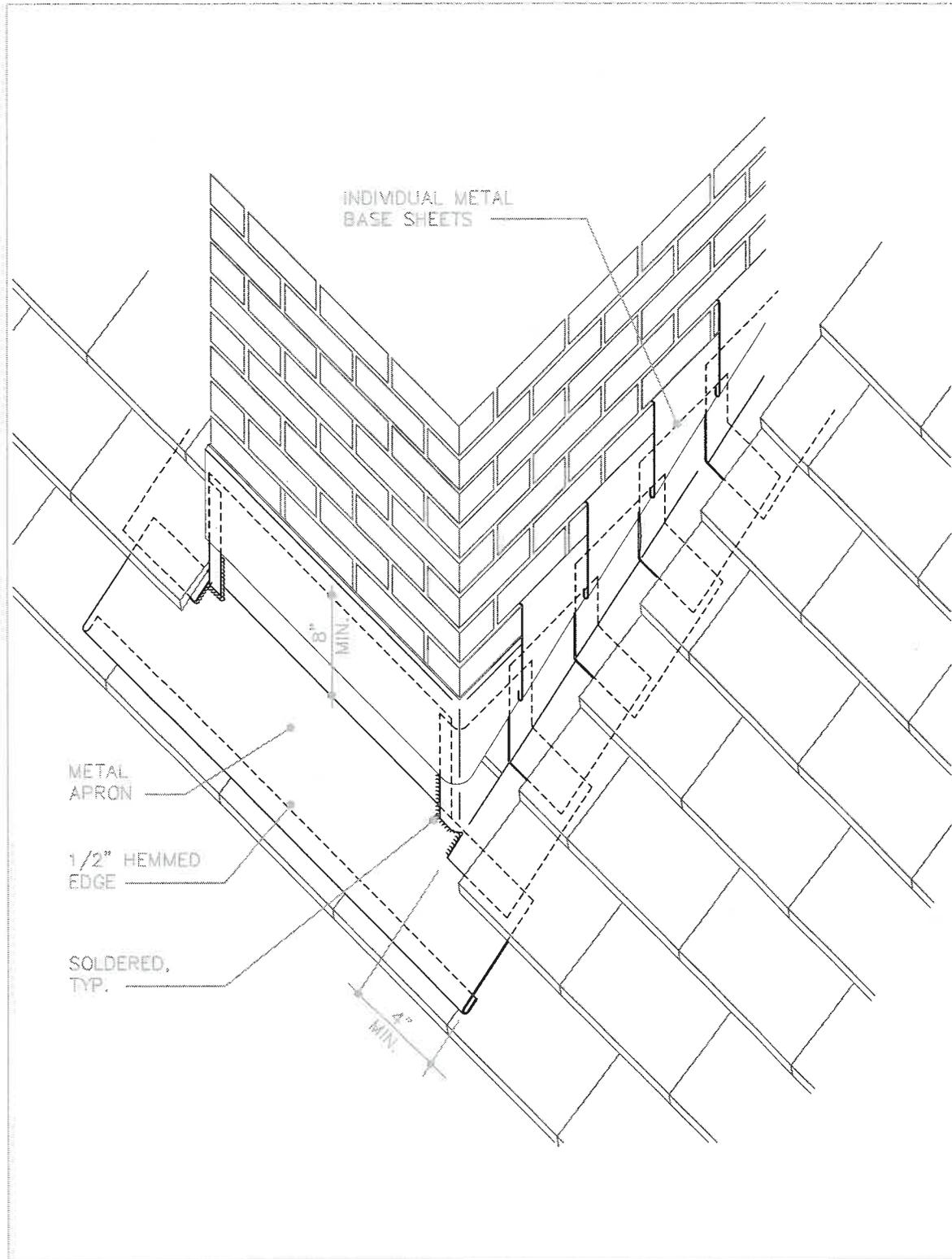
Owner's Name: same

Owner's Address: _____

Phone Number/e-mail: _____

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.



(B) CHIMNEY FLASHING DETAIL

Scope of Work 2820 E. Tenth Improvements

HVAC

1. Install new air conditioner and evaporator coil to existing ductwork and existing gas furnace with new line set, pad, disconnect and electrical. Equipment to be Carrier 13 SEER air conditioner 24ABB324A003 or equivalent, with Carrier evaporator coil CNPVP3017ALA or equivalent. Provide new thermostat, Carrier TCNAC or equivalent. Provide 35 foot line set.
2. For the upstairs living space, install Gree mini-split system or equivalent. Provide 1½ ton 16 SEER heat pump outdoor unit at ground level. Provide two ¾ ton 22 SEER indoor wall units. Gree NEO09HP230V1AH indoor units and Gree GWHD18N3CO outdoor unit, or equivalents. Include pad, disconnect, electric whip to unit and line set cover.

ROOFING

BASE BID FOR ALL SLOPES WITH OLDER SHINGLES

1. Remove existing metal gutters and downspouts.
2. Remove existing asphalt shingles and cedar shake shingles to expose wood roof deck and nailers.
3. Inspect roof deck and repair damaged or missing areas with nominal 1" thick wood boards to match existing width and spacing.
4. Install new step flashing at chimney and at locations where sloping roof meets vertical wall surface. Coordinate installation with owner's masonry repair contractor.
5. Provide for adequate ventilation under new cedar shake shingles. Verify with owner's representative size and spacing of nailer boards.
6. Install new sawn cedar shake shingles, 18 inches long x maximum 6 inches wide with 5 inch exposure over entire roof surface.
7. Install new, seamless, galvanized half-round gutters and 4 inch round downspouts. Hang from straps, no fascia board. Provide concrete splash blocks at each downspout.
8. All new flashing, half-round gutters and downspouts to be hot dipped galvanized steel. Seal all joints property to prevent leakage.

ALTERNATE BID #1

1. Provide bid amount for providing the roofing, gutters etc. (as shown in the base bid) for the entire roof instead of just the slopes with the older shingles.

ALTERNATE BID #2

Substitute the following for the roof of the outbuilding adjoining the south end of the house:

Three tab fiberglass shingle roofing

1. Remove existing asphalt shingles and cedar shake shingles to expose wood roof deck and nailers. Remove existing gutters and downspouts. Dispose of removed materials.
2. Install plywood sheathing, synthetic felt and composition three tab shingles with ridge vent. Shingles to be standard three tab, 20 year warranty, color as selected by the Owner. Underlayment to be No. 15 asphalt impregnated, unperforated felt, 36 inch wide rolls.

3. Install all flashing necessary. Install aluminum flashing at roofing to vertical surfaces and at valley. Install aluminum drip edge at gable ends and eaves, color similar to finish trim color. Provide 36 inch wide Grace "Ice & Water Shield" membrane at roof edge or valleys.
4. Install new, seamless, galvanized half-round gutters and 4 inch round downspouts. Hang from straps, no fascia board. Provide concrete splash blocks at each downspout.

MASONRY

1. Repoint brick chimney. Above roof area, cut out mortar at least ½ inch deep, removing all loose material, and repointing using mortar to match existing mortar in substance, color and profile as closely as possible.
2. Clean out basement window wells to remove accumulated soil.
3. Regrade the ground near the foundation to ensure water runoff.
4. Repoint limestone foundation inside the cellar and above grade outside. Match existing mortar in substance, color, tooling and profile as closely as possible.

SECTION 07631

GUTTERS AND DOWNSPOUTS

PART 1 - GENERAL

1.01 WORK INCLUDES

- A. Gutters and downspouts.

1.02 RELATED SECTIONS

- A. Section 07313 – Wood Shingle Roofing

1.03 REFERENCES

- A. ANSI/ASTM A446 - Steel Sheet, Zinc Coated, (Galvanized) by the Hot-Dip Process.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Galvanized Steel: ASTM A525, 26 gauge.

2.02 COMPONENTS

- A. Gutters: 6" wide half-round style profile.
- B. Downspouts: 3" plain round section.
- C. Gutter support brackets, downspout straps and strainers; profiled to suit gutters and downspouts.
- D. Solder: FS QQ-S-571, ASNI/ASTM B23, 50/50 type.
- E. Flux: FS 0-F-506.

2.03 FABRICATION

- A. Form gutters and downspouts of profiles and sizes indicated.
- B. Field measure site conditions prior to fabricating work.
- C. Fabricate with required connection pieces.
- D. Form sections square, true, and accurate in size, in maximum possible lengths and free of distortion or defects detrimental to appearance or performance.
- E. Hem exposed edges of metal.

- F. Seal metal joints.
- G. Fabricate gutter and downspout accessories.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work.
- B. Beginning of installation means acceptance of existing conditions.

3.02 INSTALLATION

- A. Install gutters, downspouts, and accessories in accordance with manufacturer's instructions. Provide hangers at 24 inches on center maximum and no more than 8 inches from ends.
- B. Join lengths with formed seams sealed watertight. Flash and solder gutters to downspouts and accessories. After soldering, wash metal clean with neutralizer solution and rinse with water.
- C. Provide galvanized steel wire cage "bird nests" at each downspout inlet.
- D. Apply bituminous protective backing on surfaces in contact with dissimilar materials.
- E. Seal metal joints watertight.

END OF SECTION

SECTION 07313

WOOD SHINGLE ROOFING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cedar shingle roofing.
- B. Ice dam moisture protection.
- C. Metal ridge, metal valley and metal flashing.
- D. Wood structure repairs.

1.02 REFERENCES

- A. ASTM A123 – Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products
- B. ANSI/ASTM D2822 - Asphalt Roof Cement
- C. Cedar Shake & Shingle Bureau - Grading Rules for Red Cedar Shingles and Handsplit Shakes (www.cedarbureau.org)
- D. SMACNA – Architectural Manual
- E. U.S. General Services Administration – Historic Preservation Technical Procedures: Preservation Brief #19: The Replacement of Historic Wooden Shingle Roofs.

1.03 SUBMITTALS

- A. Product Data: Provide Manufacturer's product data sheets including preparation and installation procedures.

1.04 QUALITY ASSURANCE

- A. Contractor to have minimum five (5) years experience in application of cedar shingle roofing.

PART 2 PRODUCTS

2.01 SHINGLES

- A. Certigrade - Perfection Shingles, No. 1 – Blue label, 18 inches long, sawn.

2.02 ACCESSORIES

- A. Ice Dam Membrane: Grace Ice and Water Shield

- B. Nails: Standard round wire shingle type, hot dipped zinc coated steel of sufficient length to penetrate through roof decking and nailers.
- C. Plastic Cement: ANSI/ASTM D2822; asphalt type with mineral fiber components, free of toxic solvents, capable of setting within 24 hours at temperatures of 75 degrees F.
- D. Nailers: Nominal 2 x 6 Southern Yellow Pine.
- E. Solid Decking: ¾ inch thick Southern Yellow Pine or Fir, tongue and groove "Car Siding" shaped profile similar to existing shape and profile.

2.04 SHEET METAL

- A. Sheet Metal Flashing: Open valley, step flashing and ridge – minimum 24 gauge galvanized sheet metal.
- B. Water Diverter Gutter: 24 gauge galvanized sheet metal
- C. Cleats, braces and miscellaneous metal: 22 gauge galvanized sheet metal.
- D. Round Downspouts and Half-Round Gutters: 22 gauge galvanized sheet metal.

PART 3 EXECUTION

3.01 PREPARATION

- A. Inspect solid roof sheathing. Repair minor damage or report major deficiencies to Owner's Representative except where complete replacement is noted on drawings.
- B. Provide nailers to replace missing or damaged members. Rip 2x material to match existing width and thickness and fasten to rafters.

3.03 ICE DAM MEMBRANE

- A. Apply 18 inch wide ice dam membrane strip with eave edge flush with face of wood decking.
- B. At hip and ridge cap locations, provide 18 inch wide strip of ice dam membrane sheet centered on ridge.
- C. Provide ice dam membrane protection at chimney and vent pipe penetrations.

3.04 INSTALLATION - METAL FABRICATIONS

- A. See appendix drawings at the end of this section for standard details.
- B. Provide continuous flashing at junction of low and steep slope roofs. Overlap ends 12 inches at valley locations. Set in roof cement and secure in place.
- C. Install ridge flashing in longest practical pieces. Set in roof cement as required and secure in place.
- D. Provide step flashing and counter flashing at brick chimney. Coordinate installation of flashing with masonry tuck pointing work.
- E. Provide step flashing where porch roof meets wood siding and continuous flashing at top edge.

3.05 INSTALLATION - SHINGLES

- A. Install shingles in accordance with manufacturer's instructions. Note that shingles are to be installed without felt underlayment. Provide chalk line or straight edge every two or three courses to verify alignment.
- B. Provide double course at eaves with the joints properly broken. Use 12 inch long shingles for starter course. Blend in with water diverter gutter.
- C. Project first course a minimum of 1-1/2 to 2 inches beyond face of metal roof edge.
- D. Provide 5 inch exposure on steep slope roof unless otherwise directed by Owner's Representative.
- E. Secure shingles to nailers with a minimum of two nails per shingle and sufficient length to penetrate nailers.
- F. Stagger vertical joints between rows of shingles a minimum distance of 1-1/2 inches horizontally. Allow 1/8" gap between individual shingles. Split shingles over 6 inches in width.
- G. Saw or cut shingles to fit open valleys. Install sheet metal flashing with nails well back from the edges of the shingles. Follow recommendations of SMACNA.

3.06 INSTALLATION - RIDGE CAP

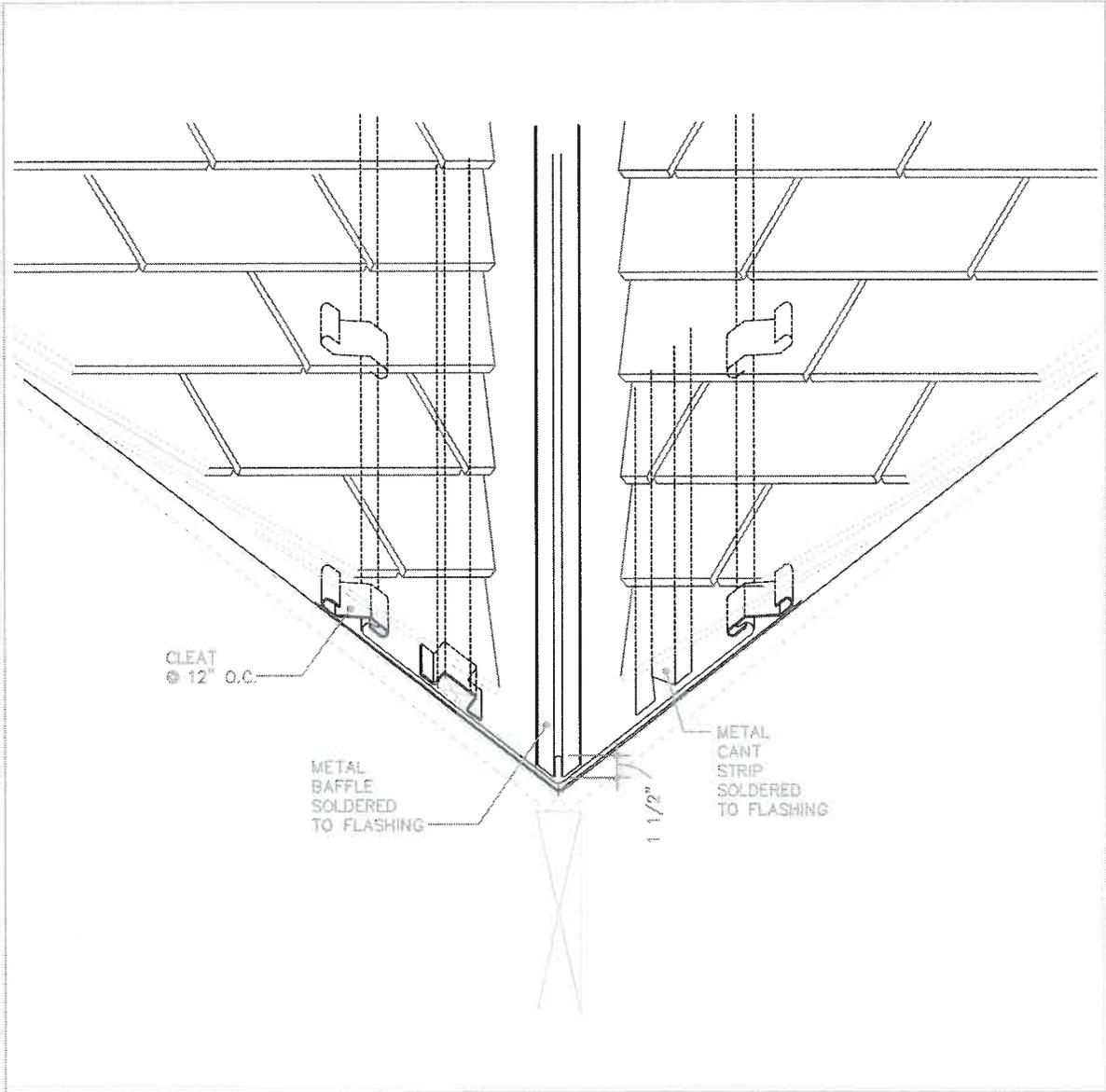
- A. Fabricate last course of shingles at ridge from select shakes without knots or defects.

- B. Adjust previous courses by increasing or decreasing exposure to achieve a uniform exposure of the final layer of shingles under the roof cap.
- C. Use longer nails to in order to penetrate at least 1/2 inch into the nailers or deck.
- D. Pre-drill holes before nailing. Discard and redo any split or damaged shingles resulting from nailing.
- E. Fabricate metal ridge cap sized to cover exposed nails on top edge of shingles. Install as illustrated in SMACNA manual with galvanized ring shank nails or stainless steel screws. Provide neoprene washer for exposed fasteners.

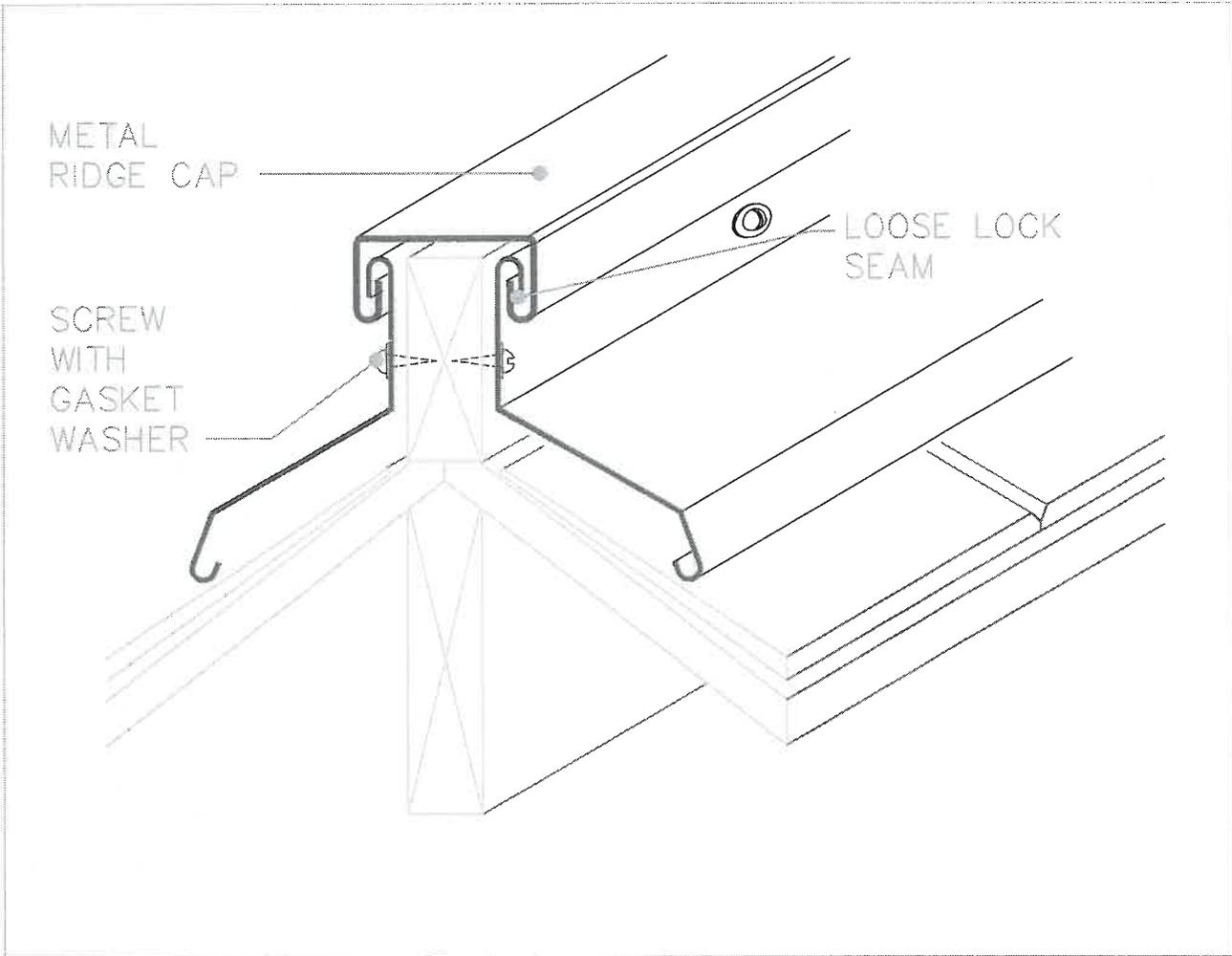
3.07 APPENDEX DRAWINGS

- A. Chimney Step Flashing: Base and counter flashings.
- B. Valley flashings: Provide with "V" crimp illustrated.
- C. Ridge Flashing: Provide with closed ends and mitered intersections.

END OF SECTION



© OPEN VALLEY FLASHING DETAIL



D RIDGE FLASHING DETAIL











DEMOLITION DELAY-16-14

Summary

Full demolition.

1410 E. Hunter Ave.

Contributing

105-055-61295

House, Minimal Ranch, c. 1940



This is a contributing c. 1940 minimal ranch house within the Elm Heights neighborhood. It is surrounded by many similar era homes. This property is slightly altered, but represents a standard Banker's home form. Although this house and surrounding area represents a particular era, staff is not recommending this as a possible locally designated property. The house will be replaced with a new construction home that is consistent with the surrounding homes.

DEMOLITION DELAY-16-15

Summary

Full demolition.

106 E. Hillside

Contributing

105-055-52208

House, Bungalow/Craftsman, c. 1925



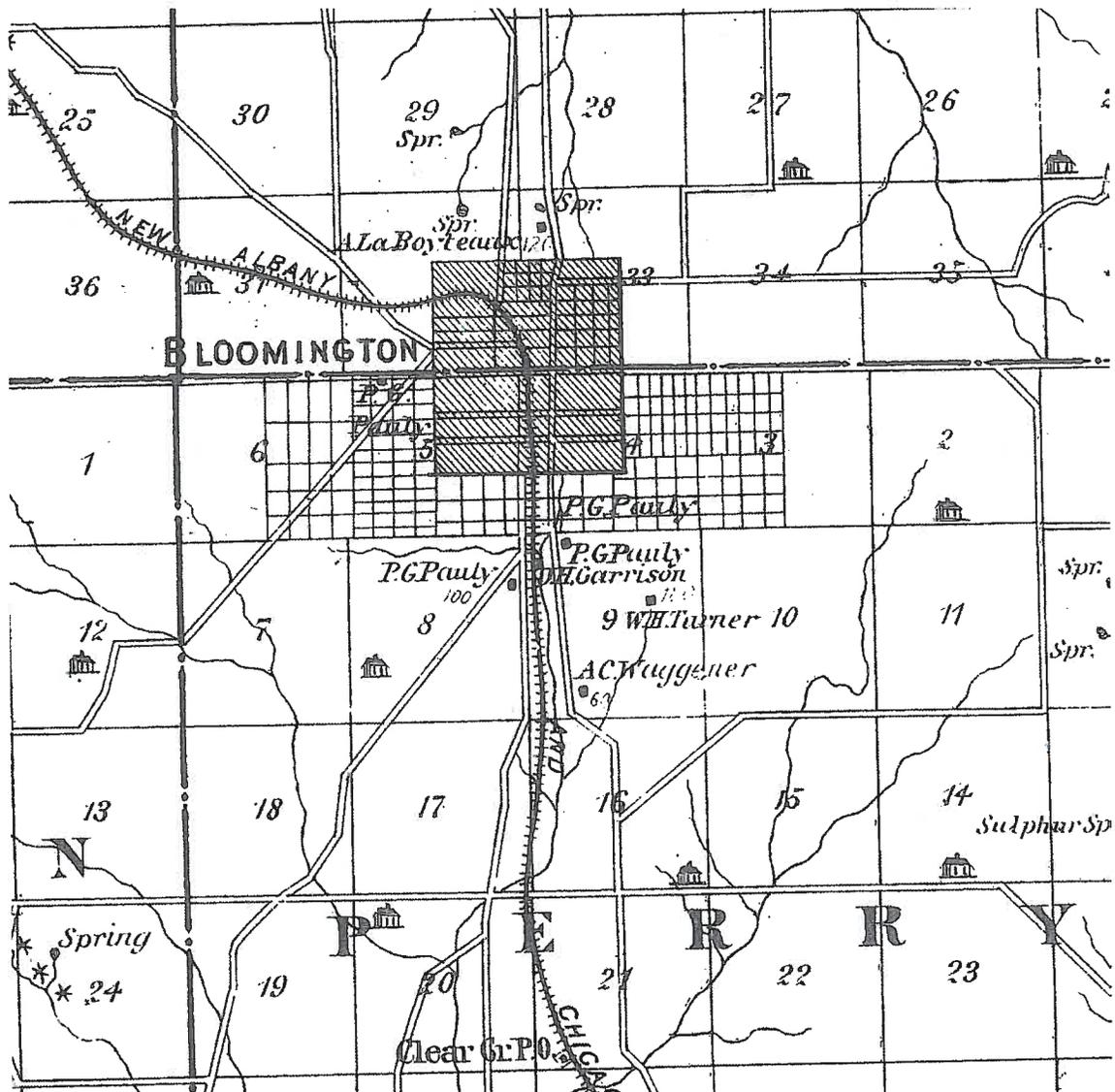
This is a contributing c.1925 bungalow/craftsman style house. It is slightly altered, but highly deteriorated from years of deferred maintenance. The land that now comprises the Monon Study Area was created from Seminary Lots 66 and 67. The oldest residential neighborhood was Railroad Park (1891), located adjacent to the Monon Railroad Round House. In these early days the extension of Hillside west of Walnut was called Railroad Street, leading as it did, to the Monon yards. Walnut Street was simply called South Pike and Rogers was named

Bedford Pike. Sarah and Phreborn Pauley, who were significant landholders in Perry Township and descended from its earliest settlers, owned the undeveloped land. When the Driscoll Plat was recorded in February of 1916 there were only two houses in the area. One was a farmstead with a barn on the east side of Walnut north of Driscoll, which had become a service station by 1929 and the other is the existing house at 106 East Hillside. The land for 239 lots was subdivided by the Driscoll Land Company, whose president was William Graham, later the owner of Graham Motor Sales and developer of the Graham Hotel (1929).

Perry Township formed later 1830, October 1827 land sale to Abraham Pauley (section 7 Perry township and Isaac Pauley Section 17. In town members of the family attended the First United Methodist Church (Phreborn) was the name on an early map. There is a map with the name Phreborn Pauley over this parcel before the 20th century. At the time of the Driscoll subdivision (1917) I believe it was still in the hands of the Pauleys.

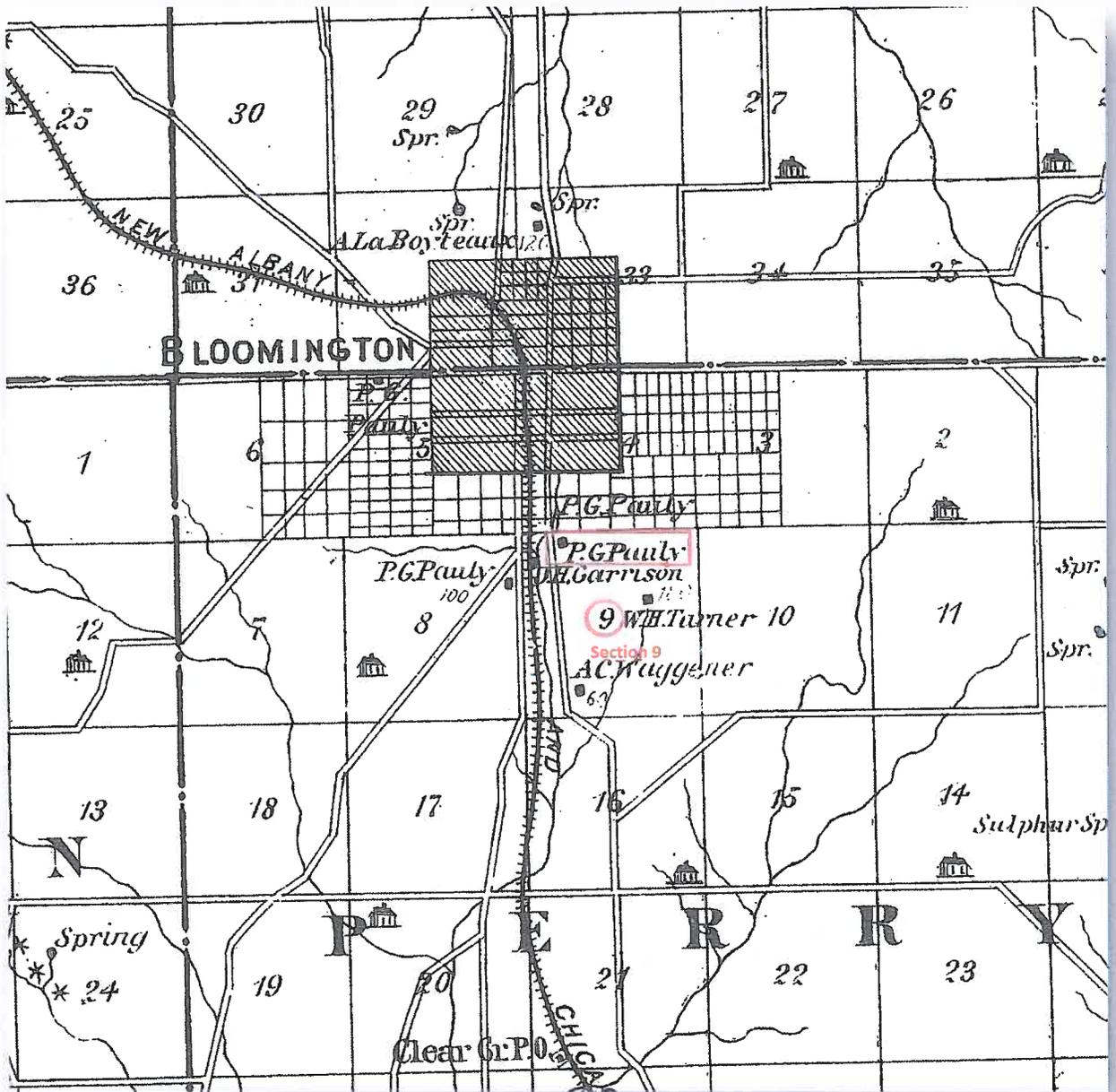
The land that now comprises the Monon Study Area was created from Seminary Lots 66 and 67. The oldest residential neighborhood was Railroad Park (1891), located adjacent to the Monon Railroad Round House. In these early days the extension of Hillside west of Walnut was called Railroad Street, leading as it did, to the Monon yards. Walnut Street was simply called South Pike and Rogers was named Bedford Pike. Sarah and Phreborn Garrison (PG) Pauley, who were significant landholders in Perry Township and descended from its earliest settlers, owned the undeveloped land. When the Driscoll Plat was recorded in February of 1916 there were only

two houses in the area. One was a farmstead with a barn on the east side of Walnut north of Driscoll, which had become a service station by 1929 and the other is the existing house at 106 East Hillside. The land for 239 lots was subdivided by the Driscoll Land Company, whose president was William Graham, later the owner of Graham Motor Sales and developer of the Graham Hotel (1929). "



1876 Atlas of Monroe County

Although there is no documentation showing the transition of this site due to the Sanborn mapping not expanding this far south, the site is assumed to have held a hotel for Monon workers at some point. This property may have been "bungalowized" at some point in the early 1920s, but has fallen into such disrepair that staff recommends release of this demolition permit.



Proposed Findings of Fact
COA-16-15, 508 W. 3rd Street
(Amending COA-36-14)

1. The Commission finds that the structure located at 508 W. 3rd Street is rated “Contributing” and is a slightly altered free classic/gabled-ell, circa 1895 in good condition.
2. The Commission finds that the property located at 503 W. 3rd is within the Greater Prospect Hill Historic District.
3. The Commission finds that the use of a variety Marvin infinity series Ultrex fiberglass windows is acceptable on the non-original additions in the rear of the house, which is minimally visible from the front sidewalk and rear alleys.
4. The Commission finds the use of these windows is consistent with the Design Guidelines and will not detract from the form or historic character of the overall Historic District.
5. The Commission finds that amending COA-36-14, installing a metal and glass overhead garage door, is consistent with the Greater Prospect Hill Design Guidelines.
6. The Commission finds that the petitioners’ request under COA-16-15 for the property located at 503 W. 3rd Street is consistent with Title 8 of the Bloomington Municipal Code and the Greater Prospect Hill Historic District Design Guidelines.

Proposed Findings of Fact
COA-16-22, Property Located Immediately East of 1203 E. 2nd Street

1. The Commission finds that the property located immediately east of 1203 E. 2nd Street is located within the Elm Heights Historic District.
2. The Commission finds that the petitioner is planning to construct a 1 ½ story English cottage-style home at this location.
3. The Commission finds that the home as proposed is consistent with the Design Guideline for new construction, which reads “Additions and new accessory structures should be consistent in style and scale with the main structure. New residences should be compatible with surrounding contributing properties in placement, proportion, scale, materials, features, and setting.”
4. The Commission finds that the petitioner will construct the home in such a manner that the magnolia tree located on the property will be preserved.
5. The Commission finds that the standing seam metal roof is an acceptable material on the single story portion of the property.
6. The Commission finds that upon final approval by the City’s Planning and Transportation Department of the petitioner’s design plans as presented to the Commission, the petitioner’s request under COA-16-22 to construct a new home on the property located immediately east of 1203 E. 2nd Street is consistent with Title 8 of the Bloomington Municipal Code and the Elm Heights Historic District Design Guidelines.