

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday February 28, 2019, 5:00 P.M.
AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. February 14, 2019 Minutes
- IV. CERTIFICATES OF APPROPRIATENESS**

Commission Review

- A. COA 19-05** (Resubmission)
341 S. Jackson (Greater Prospect Hill Historic District)
Petitioner: Chris Pelton
Modify accessory structure to create ADU.
- B. COA 19-09**
1111 E. Wylie (Elm Heights Historic District)
Petitioner: Malcolm Dalglish
Widen driveway and build shed roof covered parking space.
- C. COA 19-10**
642 N. Madison (Showers Furniture Factory Historic District)
Petitioner: Greg Lange (ESG)
Installation of photovoltaic array.
- D. COA 19-11**
512 W. Howe (Greater Prospect Hill Historic District)
Petitioners: Matthew Francisco and Selma Sabanovic
Construction of 400 sqft garage with living space on the second floor.

- V. DEMOLITION DELAY**
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call
812-349-3429 or email, human.rights@bloomington.in.gov.
Next meeting date is March 14, 2019 at 5:00 P.M. in the McCloskey Room. **Posted: 2/22/2019***

Bloomington Historic Preservation Commission
Showers City Hall McCloskey Room,
Thursday January 24, 2019, 5:00 P.M.
MINUTES

I. CALL TO ORDER

Meeting was called to order by **Conor Herterich**, at 5:00 pm.

II. ROLL CALL

Commissioners

John Saunders
Chris Sturbaum
Doug Bruce
Leslie Abshier
Lee Sandweiss

Absent:

Deb Hutton
Sam DeSollar
Jeff Goldin

Advisory

Duncan Campbell

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Eric Sader, HAND
Phillipa Guthrie, Staff
Eric Greulich, Planning

Guests

Kelly Jennings, Mirth
Ron Walker, CFC
Chris Pelton
Eric Masten

III. APPROVAL OF MINUTES

A. January 10, 2018 Minutes

Doug Bruce made a motion to approve January 10, 2018 Minutes, **Lee Sandweiss**

seconded.

Motion carried 4-0-1 (Yes-No-Abstain) John Saunders abstained.

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 19-04

101 W. Kirkwood (Courthouse Square)

Petitioner: Kelly Jennings

Install signage and lights.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum asked about the goose neck lighting, **Ron Walker** explained the placing of the lighting which fits within the current signboard, and the lights will be photocell lights.

Duncan Campbell stated that the material used for the wood sign doesn't hold up well to weathering. It will need to be sealed very well.

John Saunders made a motion to approve COA 19-04, **Doug Bruce** seconded.
Motion carried 5-0-0.

B. COA 19-05

341 ½ S. Jackson (Greater Prospect Hill)

Petitioner: Chris Pelton

Replace roof and steepen pitch on one side of the gable end. Replace aging wall studs. Replace vinyl siding with wood board and batten. Create new door and window openings.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Conor Herterich explained the drawings and **Eric Greulich** explained the non-conforming use of the structure. **Chris Pelton** explained that they want to get as much light into the structure as possible. **Duncan Campbell** asked if this is a contributing structure, and Conor replied that it was a contributing structure. **John Saunders** asked what style of windows would be used. **Chris Pelton** stated three over one.

Chris Sturbaum recommended they use four inch siding to remain consistent with other structures in the neighborhood. He recommended that they not use board and batten. **Duncan Campbell** had concerns that the changes would not match the

drawings. He had concerns that the Commission does not have enough information to make a decision. The Commission needs specs on the changes especially the windows. **Chris Pelton** stated that he would love to provide that information. **Duncan** stated that he believes the house is being improved. **Lee Sandweiss** stated they have to go with the neighborhood guidelines and they need to know what windows are being placed in the structure. **Doug Bruce** stated that what the petitioner is saying is different to what his drawings are showing.

Chris Sturbaum made a motion that the petitioner return with revised drawings showing the door/window specifications to include size, style, and material, **John Saunders** seconded.

Motion carried 5-0-0.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-02

529 E 1st

Petitioner: Eric Masten

Changes to siding and new windows. Replace roof in kind.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Eric Masten gave a brief explanation on the work and changes being done to the home. **Leslie Abshier** asked if this came before the Commission after work was started, **Conor Herterich** explained that it was not forwarded to him from planning. **Chris Sturbaum** asked if a permit was issued, and a permit has been issued.

Leslie Abshier made a motion to release and waive the demo delay period, **John Saunders** seconded.

Motion carried 5-0-0.

Discussion followed on the process for building permits in historic districts. **Eric Greulich** explained that the Planning Department is identifying these permits at the beginning of the permitting process. They then write the historic designation on the paper work to be sure that it is forwarded to **Conor** for review.

VI. NEW BUSINESS

State preservation conference in Evansville April 9th - 12th. **Conor Herterich** urged the Commissioners to participate in the conference. To maintain CLG status, the commissioners must partake in continuing education at least once a year. **Conor** stated that they don't have to participate in all four days, but urged the Commissioners to attend the CAMP session provided by the National Alliance of Preservation

Commissions on Tuesday April 9th. There are funding opportunities to help financially with participation in the conference. Eric Sader stated that the HAND department might have some funds available as well.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

Conor Herterich announced that **Flavia Burrell** will no longer be serving on the Commission and has been appointed to the Plan Commission. **Conor** read a letter from Flavia thanking the Commission and Commissioners.

Chris Stubaum mentioned the upcoming talk by Henry Glassie at Indiana University on Friday February 1st @ 4pm. **Duncan Campbell** explained there would be a question and answer period and the talk is presented by the Folklore Department.

XII. ADJOURNMENT

Meeting was adjourned at 5:49 pm.

END OF MINUTES

COA: 19-05

Address: 341 1/2 S. Jackson

Petitioner: Chris Pelton

Parcel #: 53-08-05-102-017.000-009

Property is Contributing

Circa. 1905



Background: The structure is a carriage house situated on the rear of Prospect Hill Lot 14. This is not the structure shown on the 1927 Sanborn Maps.

Request: Rebuild structure in place. Same footprint, but roof will be replaced and pitch steepen on one side of the gable end. Replace aging wall studs. Replace siding. Create new door and window openings.

Prospect Hill Design Guidelines p. 22

1. The GPH design guidelines defines the public right of way (PROW) as “the side of the house facing the street”. (p.25) This structure is hardly visible from the PROW under that definition.

Staff Decision: **Staff approves COA 19-05** for the following reasons:

1. The petitioner has met the requests of the HPC made at the 1/10/19 meeting by providing updated drawings that specify building materials and window/door measurements.
2. The GPH Design Review Committee approves of the updated design.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-05 (Amended)
Date Filed: 1/8/19 - 2/2/19
Scheduled for Hearing: 1/24/19 - 2/28/19

Address of Historic Property: 341 1/2 S Jackson St
Petitioner's Name: Chris Pelton
Petitioner's Address: 610 W 3rd St
Phone Number/e-mail: chris.pelton@gmail.com
Owner's Name: Chris Pelton
Owner's Address: 610 W 3rd St
Phone Number/e-mail: chris.pelton@gmail.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. 2 family

2. A description of the nature of the proposed modifications or new construction:
The existing structure will be rebuilt in place, keeping the existing footprint exactly. The roof is structurally unsound and needs completely replaced, which will necessitate the replacement of aging wall studs. The roof-line will be slightly adjusted (East Elev Review image attached) to more evenly support the new roof. Exterior siding will also be updated from existing vinyl siding; existing vinyl windows are falling apart and will also need replaced.

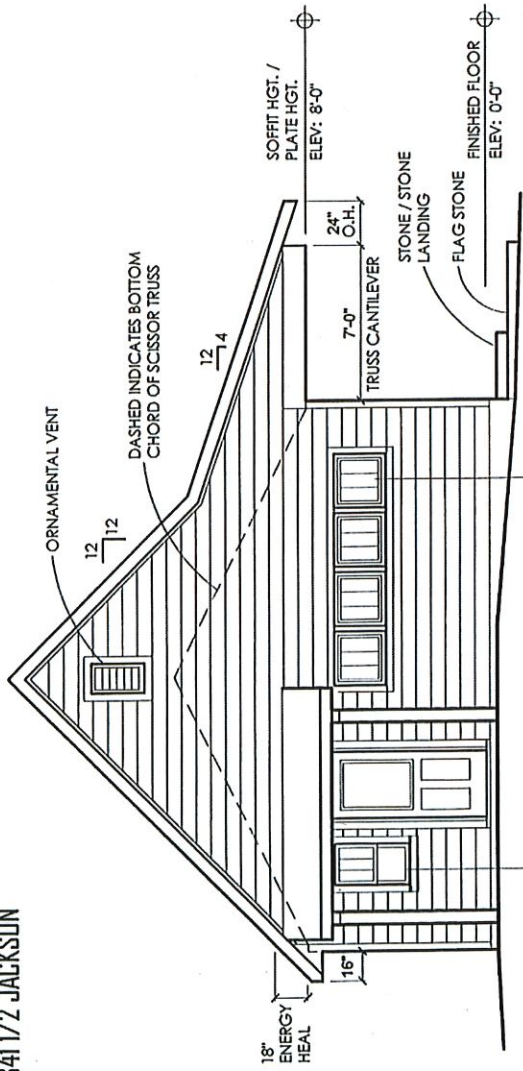
3. A description of the materials used.
Roof will be composite shingle, siding will be engineered wood board and batten, windows will be energy star compliant wood framed.

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.

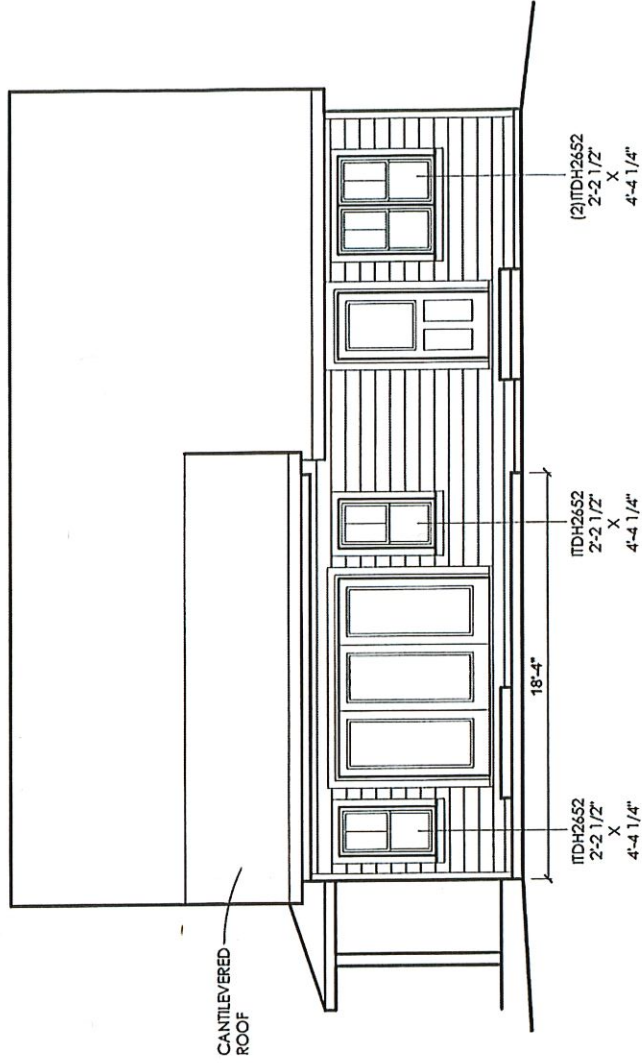


ITDH2240
1'-10 1/2"
X
3'-4 1/4"

ITDH2652
2'-2 1/2"
X
4'-4 1/4"

WEST FRONT ELEVATION

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



WINDOWS -
MARVIN INTEGRITY WOOD ULTIREX

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

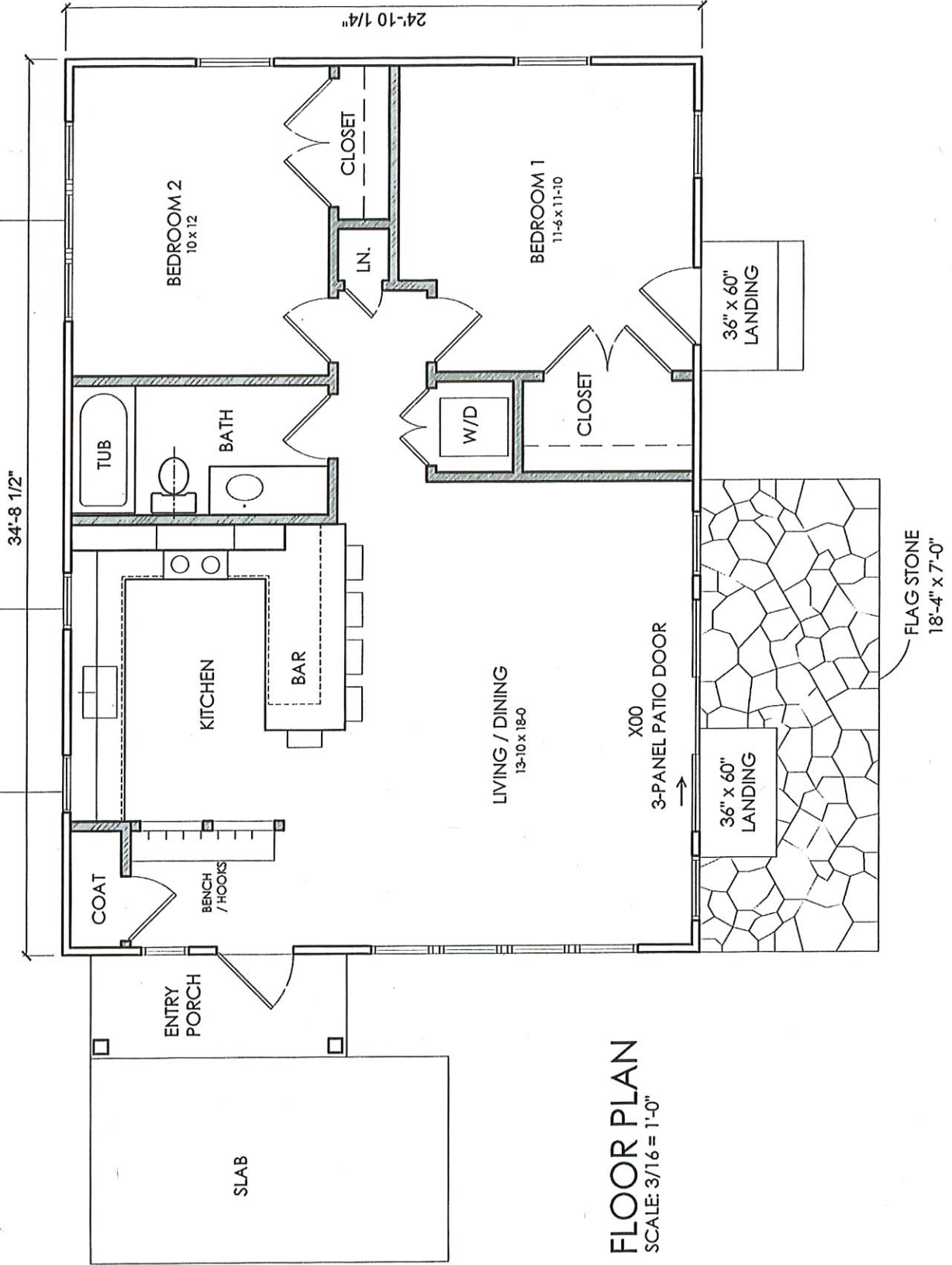
34 1/2 JACKSON

ITDH2240
1'-10 1/2"
X
3'-4 1/4"

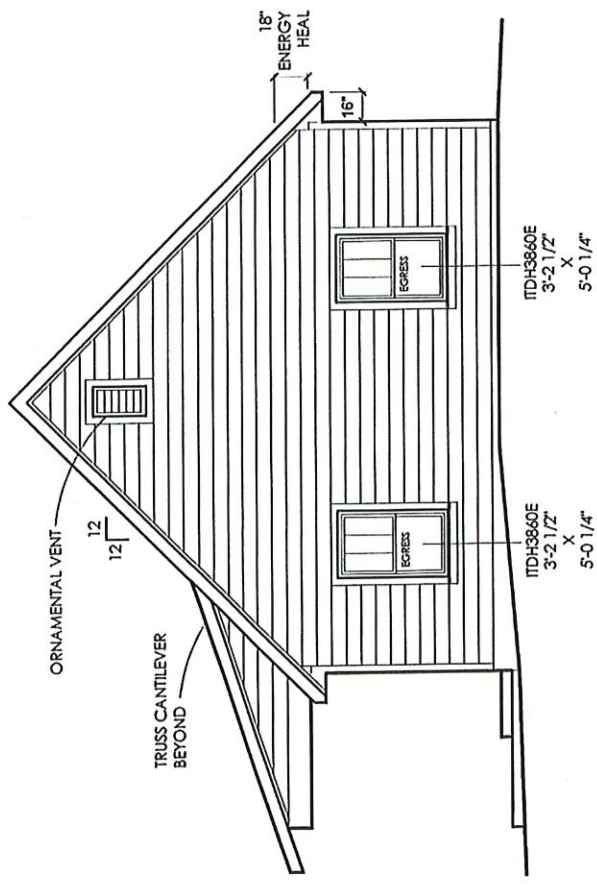
ITDH2240
1'-10 1/2"
X
3'-4 1/4"

(3)ITDH2652
2'-2 1/2"
X
4'-4 1/4"

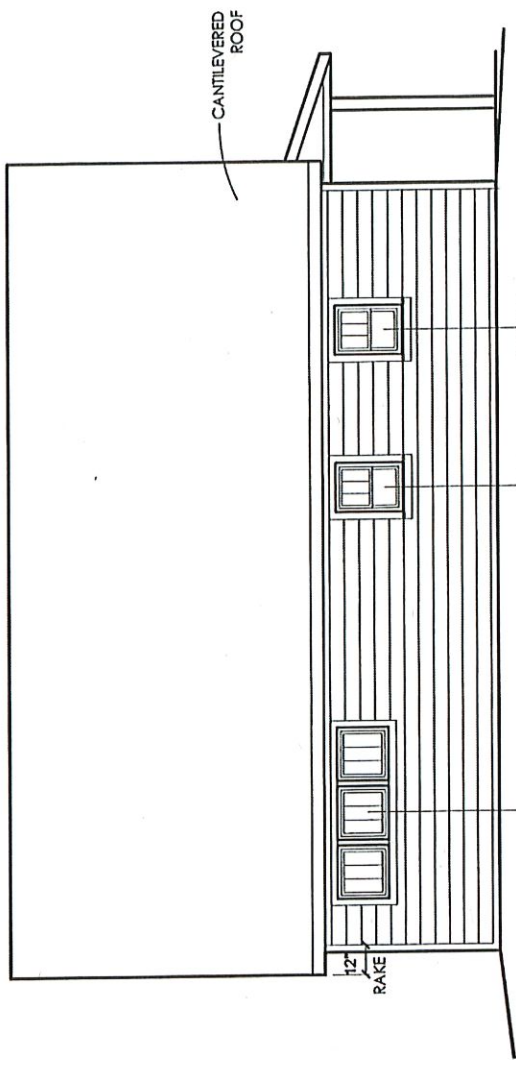
REVIEW 2 02.11.2019



FLOOR PLAN
SCALE: 3/16 = 1'-0"

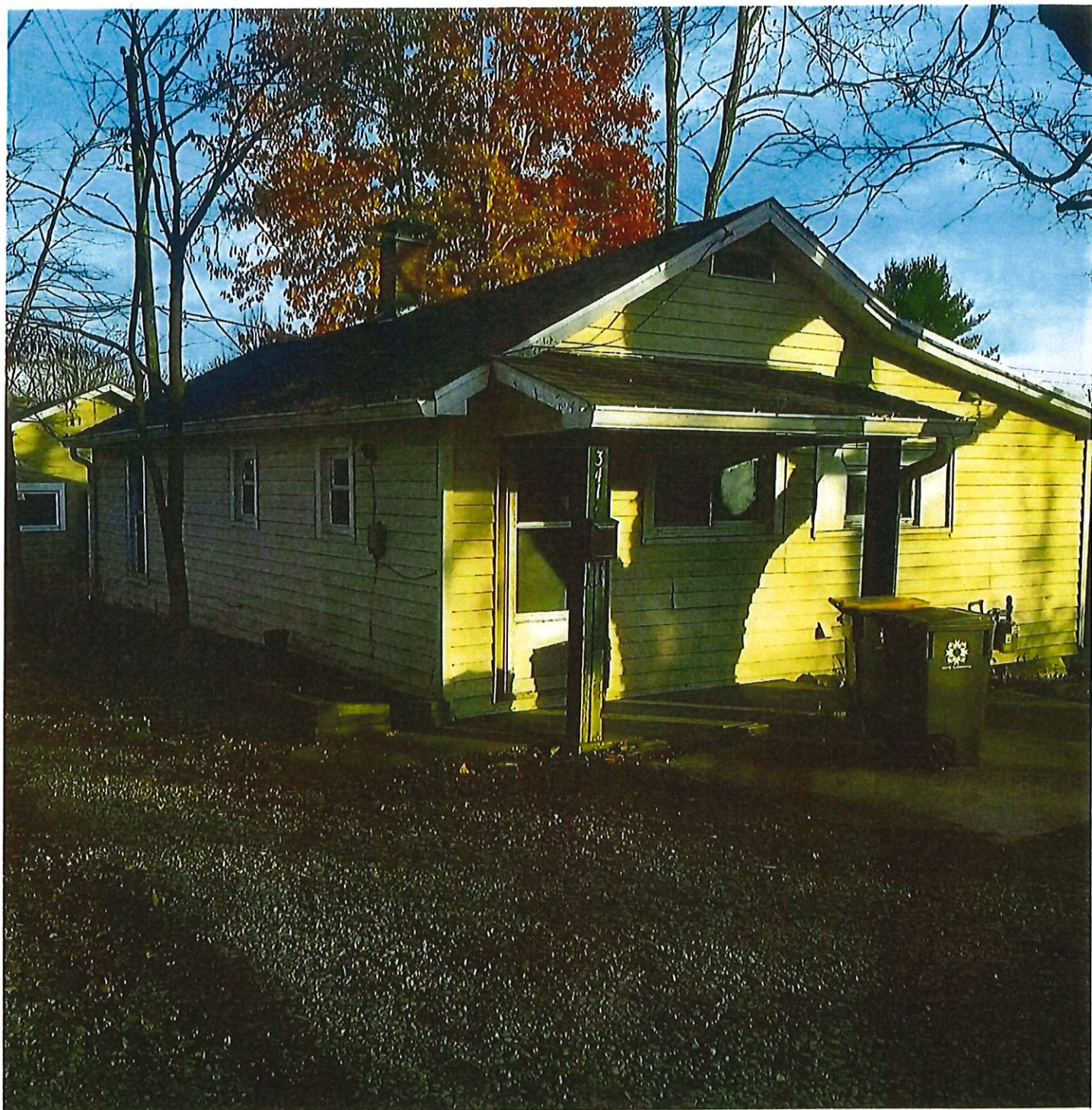


EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

WINDOWS -
MARVIN INTEGRITY WOOD ULTREX







COA: 19-09

Address: 1111 E. Wylie

Petitioner: Malcolm Dalglish

Parcel #: 53-08-04-117-004.000-009

Property is Contributing

Circa. 1925



Background: A limestone Tudor Revival style home located in the local Elm Heights historic district.

Request: Modifications as follows:

1. Widen driveway
2. Relocate the retaining wall to accommodate the wider driveway.
3. Construct a 15' X 9' shed roof attachment with translucent roof to create a protected space for a charging station.

Guidelines Elm Heights Design Guidelines p. 29

- ◆ Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
- ◆ Locate additions so as not to obscure the primary facade of the historic building.
- ◆ Retain significant building elements and site features, and minimize the loss of historic materials and details.

Staff decision on next page

COA: 19-09

Staff Decision: **Staff recommends approval of COA 19-09** for the following reasons:

1. The covered parking addition is non-permanent and does not damage or alter the original exterior wall of the home. The petitioner followed the HPC's advice to make the structure a pergola.
2. The translucent roofing material will allow light into the home and is recyclable.
3. Stone from the existing retaining wall will be reused and the two holly trees will not be disturbed.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 19-09

Date Filed: 2/8/19

Scheduled for Hearing: 2/28/19

Address of Historic Property: 1111 East Wy lie Bloomington IN 47401

Petitioner's Name: Malcolm Dalglish & Judy Klein

Petitioner's Address: 1111 East Wy lie Bloomington IN 47401

Phone Number/e-mail: 812 333 0838, 812 318 8110 maldal@malcolmdalglish.com

Owner's Name: Malcolm Dalglish & Judy Klein

Owner's Address: 1111 East Wy lie Bloomington IN 47401

Phone Number/e-mail: 812 333 0838, 812 318 8110 maldal@malcolmdalglish.com

Instructions to Petitioners

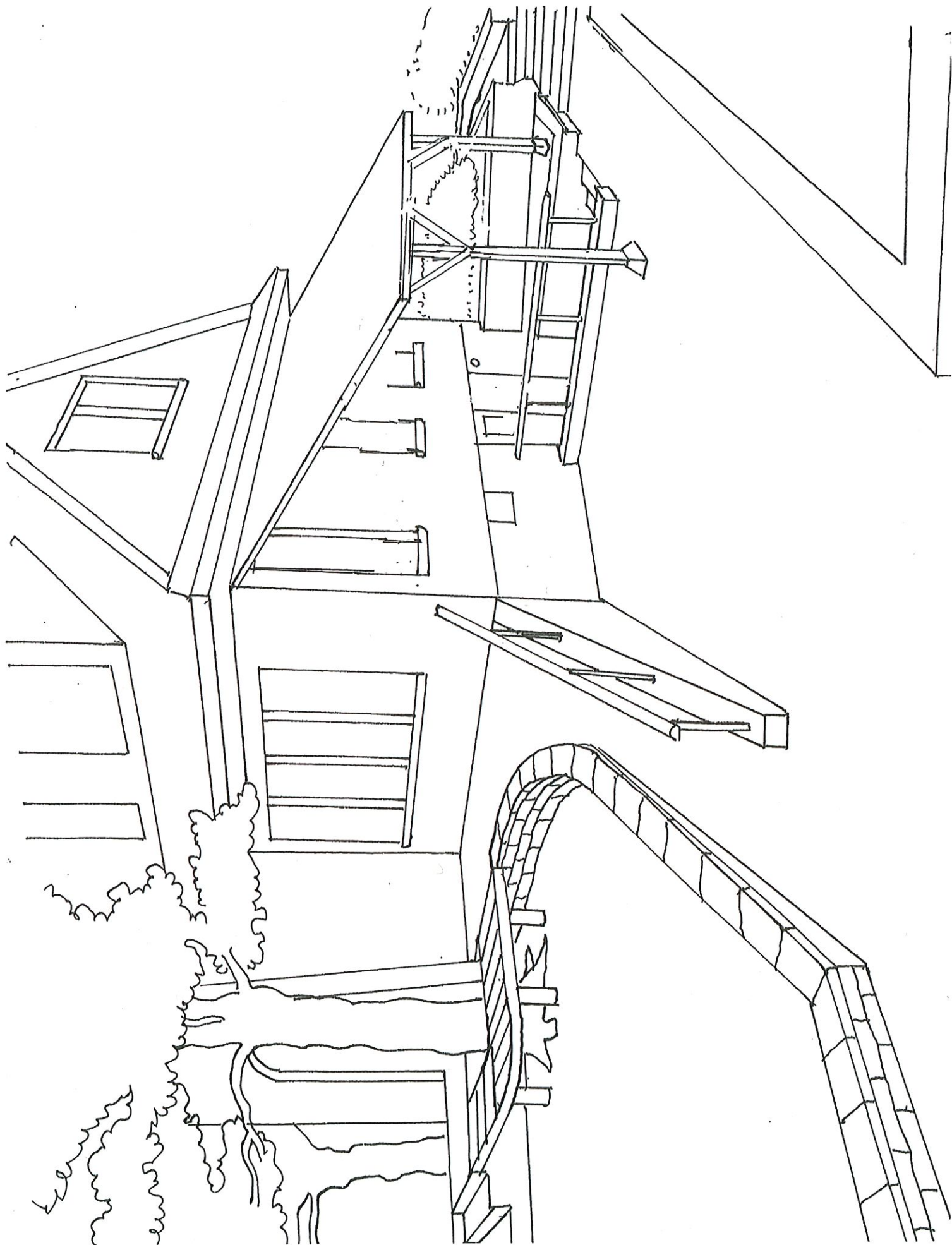
The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete 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.

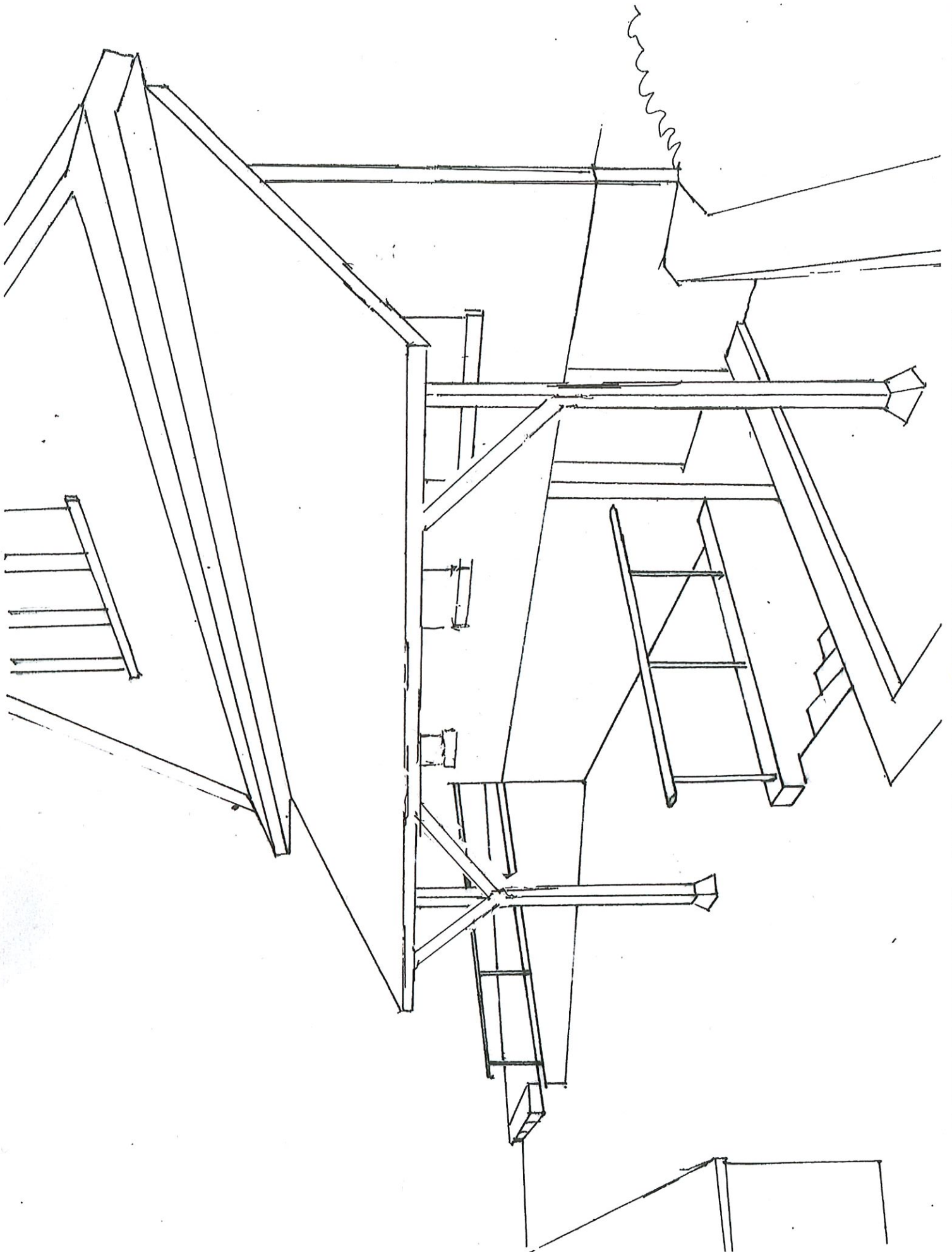
Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

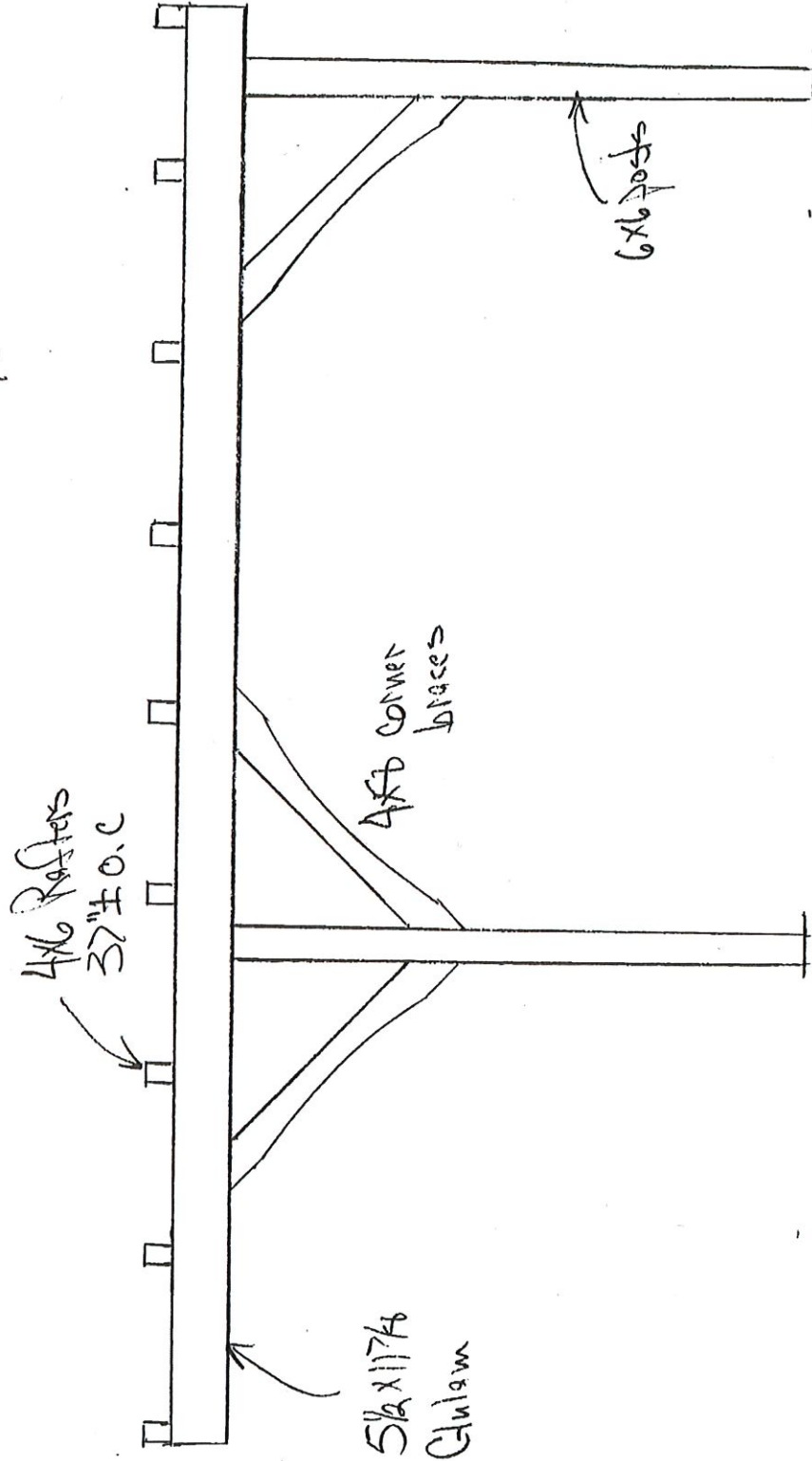
1. A legal description of the lot. (015-03940-00 Hawthorne Lot 6)
2. A description of the nature of the proposed modifications or new construction:
We are seniors wanting to grow old in this our home of over 30 years. We would like to widen our driveway from it's current useless width of 8 feet, relocate a useless retaining wall to provide both a 25 foot long open shed like awning designed to provide cover for a car, bikes and an outdoor basement stairway on the east side of our residence, as well as an aesthetically pleasing and integrated accessibility ramp from the driveway through the front entry to the downstairs of our house. We've chosen this design to provide the necessities mentioned in the attached variance petition.
3. A description of the materials used.
We will be reusing stone from the existing wall for the ramp, combined with weather resistant wood to avoid harm to the root system of two beautiful aging holly trees fronting the property. The driveway will be repaved with cement to help alleviate drainage probs, address a hazardous incline into the basement, provide a 15'X9' protected space for the charging station of our plug in auto, a polycarb translucent cover that will provide shelter, natural morning light to the ground floor of our house, and privacy to the downstairs bedroom from our driveway sharing neighbor's windows 20 feet away. Please refer to the variance petition for more detail
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.





$3\frac{1}{8}'' = 1'$

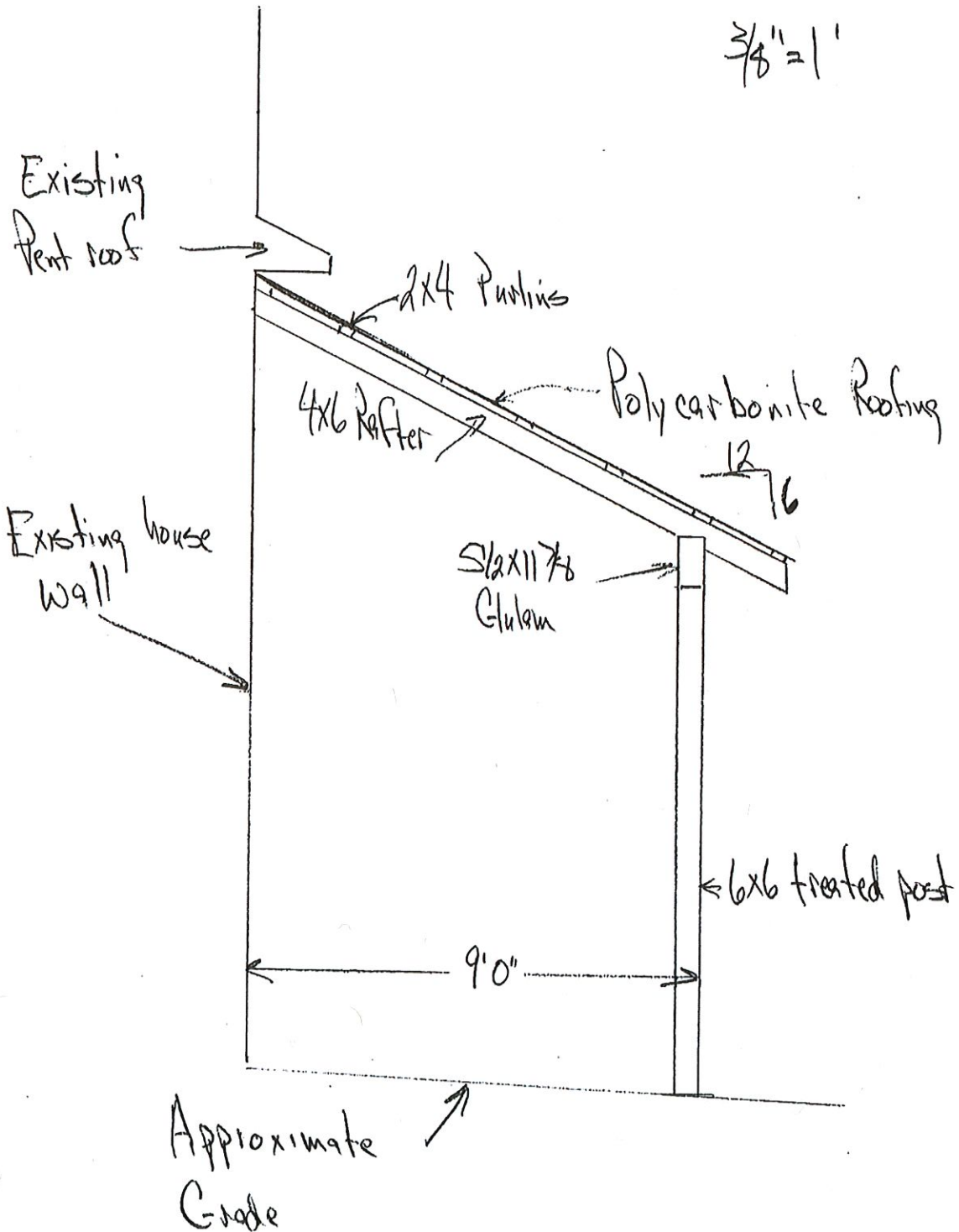


8'4"

16'8"

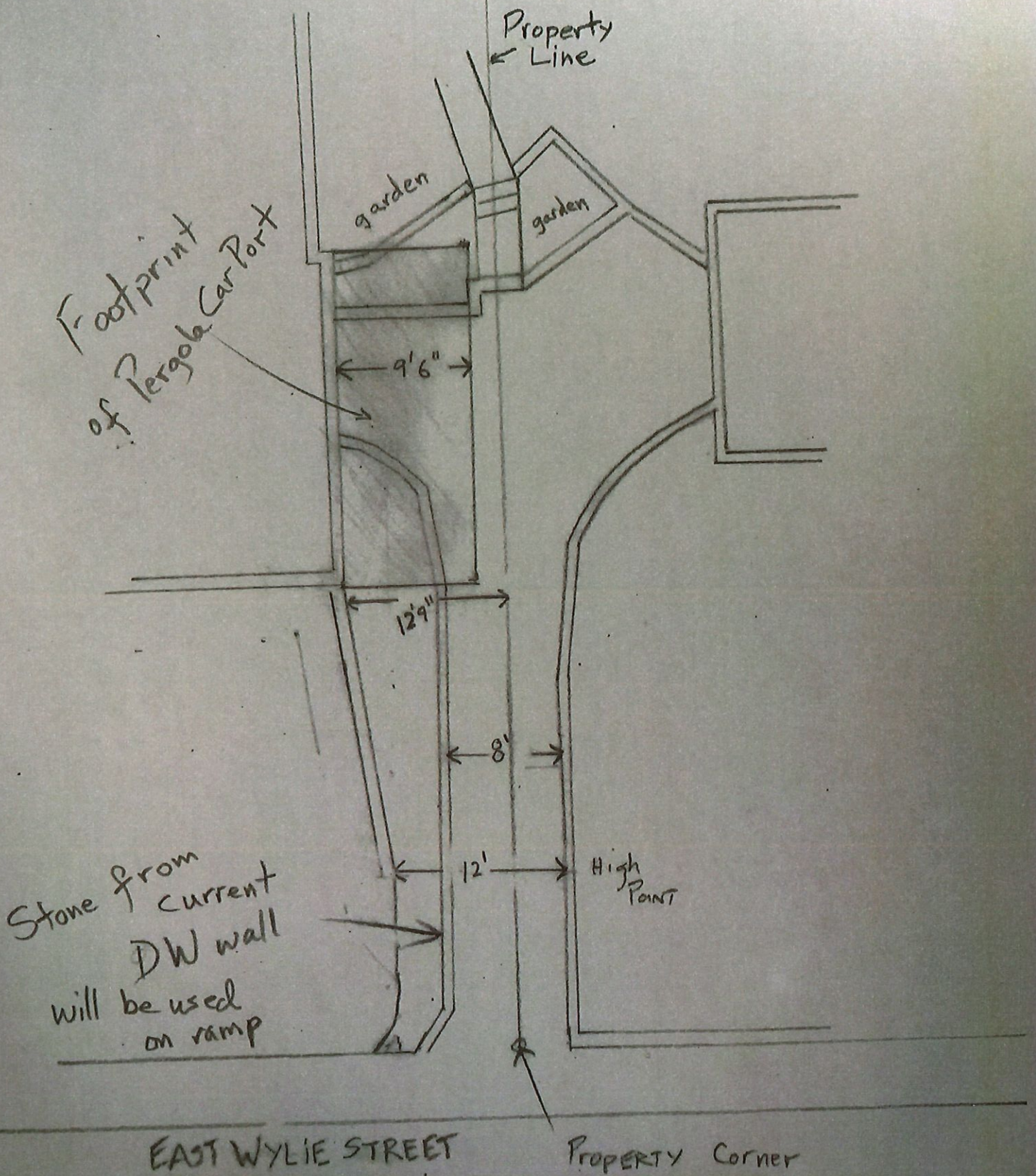
Dalqish/Klein carport elevation

$\frac{3}{8}'' = 1'$



SITE PLAN
1111 EAST WYLIE ST,
Bloomington IN 47401

1" = 10 Ft



Petition for Variance revised 2/2/19

Malcolm Dalglish & Judy Klein

1111 East Wylie St. (015-03940-00 Hawthorne Lot 6)

1. Setback code

2. Non-permitted roofing material for 25 foot long open pergola like awning designed to provide cover for a car, bikes an outdoor basement stairway on the east side of our residence, as well as allow light to the first floor of our house and the plantings in the garden at the end of our shared driveway.

Goal / Overview:

We are seniors wanting to grow old in this our home of over 30 years. We've chosen this design to provide the following necessities:

- **Safety & Accessibility** The current shared 8 foot wide driveway is useless. There is high risk of scraping the sides of our compact car and no room for car doors to be opened nor the passage of a bicycle past a car parked in the driveway. There is an extremely steep descent down to the only secure bike storage, the basement. It's treacherous even when not covered by ice or snow and quite hazardous for an elderly person. This design would alleviate these factors.

- **Proper Drainage** from 3 neighboring houses- the 100 year floods that are now occurring frequently throughout the year cause the water from 3 adjacent houses to flow into our driveway and into our basement. This design proposed along with water deviations in our backyard will greatly alleviate this problem.

- **Historical Preservation & Ecology**- We live in a neighborhood in which bicycles easily provide 60% of our in-town travel. We own one small car and plan to utilize, when feasible, a plug-in low emission vehicle. An old coal shoot would be repurposed as a charging station. Our aesthetic in our 30+ years of ownership of this home has been to restore and preserve the historical integrity of its original design; elements such as the original double hung windows, storms, floors & moldings, and lath plaster walls. In keeping with the times though, we have made quite a few environmental upgrades not available in 1927; such as foam insulation, safer and more energy efficient utilities, improved kitchen & bathroom and more

- **Beauty-Privacy and Light** As we age, and spend more time indoors, natural light, with privacy is extremely important to our wellbeing. Transforming an unsharable useless ugly narrow driveway into a pergola rock garden sheltered safe space for gatherings, tricycles, bicycles, where small cars from both homeowners have equal access and passage to off street parking...It's a beautiful project, that will allow us to age in our home.

1. Setback Variance:

We would widen the driveway on our side and relocate our wall to provide space for our car, bicycles, as well as a

sheltered basement stairway entrance. **We'd need a support post 3 feet 9 inches from the property line rather than the 6 foot requirement.** Our proposed support post would not be any closer to the property line than the existing masonry walls on both sides of the shared driveway. The current masonry retaining wall on our side of the driveway serves no function and is crumbling.

2. Non-permitted roofing material:

We've been told by the Historic Preservation Committee that this pergola needs to be a non-permanent structure that will in no way compromise the integrity of the original exterior of the house when removed. All the permitted roofing options are non-recyclable and would end up in a land fill once removed. They are also opaque and if used, would darken all the windows on the east side of our house and block all the morning light coming through those windows, a prospect that would be unacceptable for age in place livability of the ground floor of our house. Our only viable options for a translucent cover would be a polycarbonate roof. **We would like a translucent PC material for the following reasons:**

- **New improved polycarbonate technology** is not only recyclable, one can sell it, as it is easily reconstituted back into usable PC. This roofing material has a life span of 10-25 years depending on its manufacture, design, usage and installation technique. It's got a wide temperature range and is easier and cheaper to install, maintain, replace or remove than asphalt shingles, thereby facilitating any historic restoration a future owner may have.

- **Natural light:** The material would not only allow light and the changing colors of trees to come into our living room, but the distortion would offer our downstairs bedroom an acceptable amount of privacy from our driveway sharing neighbor's windows just 20 feet away. The driveway ends in a rock garden. Plantings there and hanging from the pergola would be allowed to thrive with plenty of sunlight.

- **Neighborhood Aesthetics** The transparent nature of the material would also allow neighbors to enjoy the sturdy timber joinery of the open pergola lattice structure. (See curated example images) Our neighborhood has many shoddy looking temporary structures and carports. The inspiration for our structure came from a beautiful side-of-the-house project across the street on the east side of an equally old historic designated house.

- **Safety** In low light periods of the day, it would be easier to see our way around without lightbulbs.

- **Importance of Translucence** We feel that the semitransparency of this covering is a keystone requirement in the design of this entire project. We would not be able to give up the morning light coming into our home and would cancel this age-in-place scheme of ours if we were required to use the opaque nonrecyclable permitted roofing materials on this awning structure.





COA: 19-10

Address: 642 N. Madison (The Dimension Mill)

Petitioner: Greg Lange (ESG)

Parcel #: 53-08-04-117-004.000-009

Property is Contributing

Circa. 1915



Background: This is a slightly altered commercial building built in 1915. Known as the Planing Mill, it is located in the Showers Brothers Furniture Factory Historic District and is also listed as a contributing building in the West Side National Register Historic District. The building has recently been rehabilitated into a co-working and business incubator space and rebranded as “The Dimension Mill”.

Request: Install solar photovoltaic (PV) on the pitched roofing of the saw tooth roof structure. Similar to the system installed on the Showers City Hall building. The installation includes:

1. 226 PV panels
2. A 33” x 26” transformer on the south wall.
3. Electrical systems equipment and conduit on the east wall

Guidance: Showers Furniture Factory Design Guidelines p. 16
Rooftop additions that contribute to sustainability, energy conservation and efficiency, or alternative energy generation of the building will receive favorable consideration during the review of items in *Criterion #2*.

COA: 19-10

Criterion #2: Where permitted, care should be taken to make the rooftop addition minimally visible from existing or proposed streets and ways open to public travel. Minimum visibility is defined as any rooftop addition which, when views from public ways, due to its placement and size does not call attention to itself nor detract from any significant architectural features.

The Secretary of the Interior's Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings pg. 14

Recommended: Installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way.

Staff Decision: **Staff recommends approval of COA 19-10** for the following reasons:

1. The PV panels are inconspicuously located on the structures saw-tooth roof feature.
2. The majority of the electrical equipment will be on the alley (east) side of the building which is the least visible façade of the structure.
3. Landscaping will be utilized to screen the transformer on the south wall.
4. The implementation of the PV system on this structure is almost identical to the system on Showers City Hall which was approved by the HPC in 2017.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-10
Date Filed: 2/14/19
Scheduled for Hearing: 2/28/19

Address of Historic Property: 642 N Madison St, Bloomington, IN 47404
Petitioner's Name: ESG - (Greg Lange, PE)
Petitioner's Address: 8910 Purdue Rd., Suite 200, Indianapolis, IN 46268
Phone Number/e-mail: (317) 879-2003 / glange@esg.email
Owner's Name: City of Bloomington Redevelopment Commission (Brian Payne)
Owner's Address: 401 N Morton St., Bloomington, IN 47404
Phone Number/e-mail: (812) 349-3419 / payneb@bloomington.in.gov

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. Dimension Mill is a coworking and business incubator space located in the Trades District.

2. A description of the nature of the proposed modifications or new construction:
Similar to the Showers City Hall facility, the City of Bloomington would like for ESG to install solar photovoltaic (PV), on the pitched roofing of the sawtooth roof structure at the Dimension Mill facility. As shown in the attached IFC drawings and pictures showing proposed conduit routing on the southeast facade and NE facade facing the alley.
The installation includes (226) 315W solar PV panels, (2) 40 kW AC inverters, a supplemental grounding system, a transformer located on a pad just south and slightly west of the SE corner of the facility. This system will provide 80 kW AC with a first year production of 91,602 kWh (30-35% of overall all energy usage). We have also included the a letter from the structural engineer approving the loading of the structure with the proposed solar PV system.

3. A description of the materials used.
The transformer lies on a concrete pad 12" off the south wall and is 33" x 26". The transformer itself is a galvanized metal painted box that is 31"W x 24"D x 46"T. The City of Bloomington Redevelopment plans to plant shrubs to help hide the transformer from public view. The solar PV electrical panel is (20"W x 6.5"D x 38"T) and will sit on the east facade between the existing disconnect and the utility meter. The solar PV meter will be installed below the utility meter and the conduits raceways as drawn on the pictures and shown in the updated IFC drawings. There are (2) small 1/2" conduits serving as supplemental grounding (grounding of racking). These will be installed 1 column to the north of the SE corner and 1 column south of the NE corner. The conduit used will be EMT conduit for the conduits.

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.



Solar PV Disconnect w/ 4" C serving transformer

1-1/2" C from Transformer

1/2" C for Ground to Ground rod (System Power Ground)

Locus Solar PV Meter

1" C for Communication to Inverters & 1-1/2" C from meter to panel

New Panelboard 38"Hx20"Wx6.5"D

12"x12" Pullbox per NEC

(2) 1-1/2" C Serving Inverters

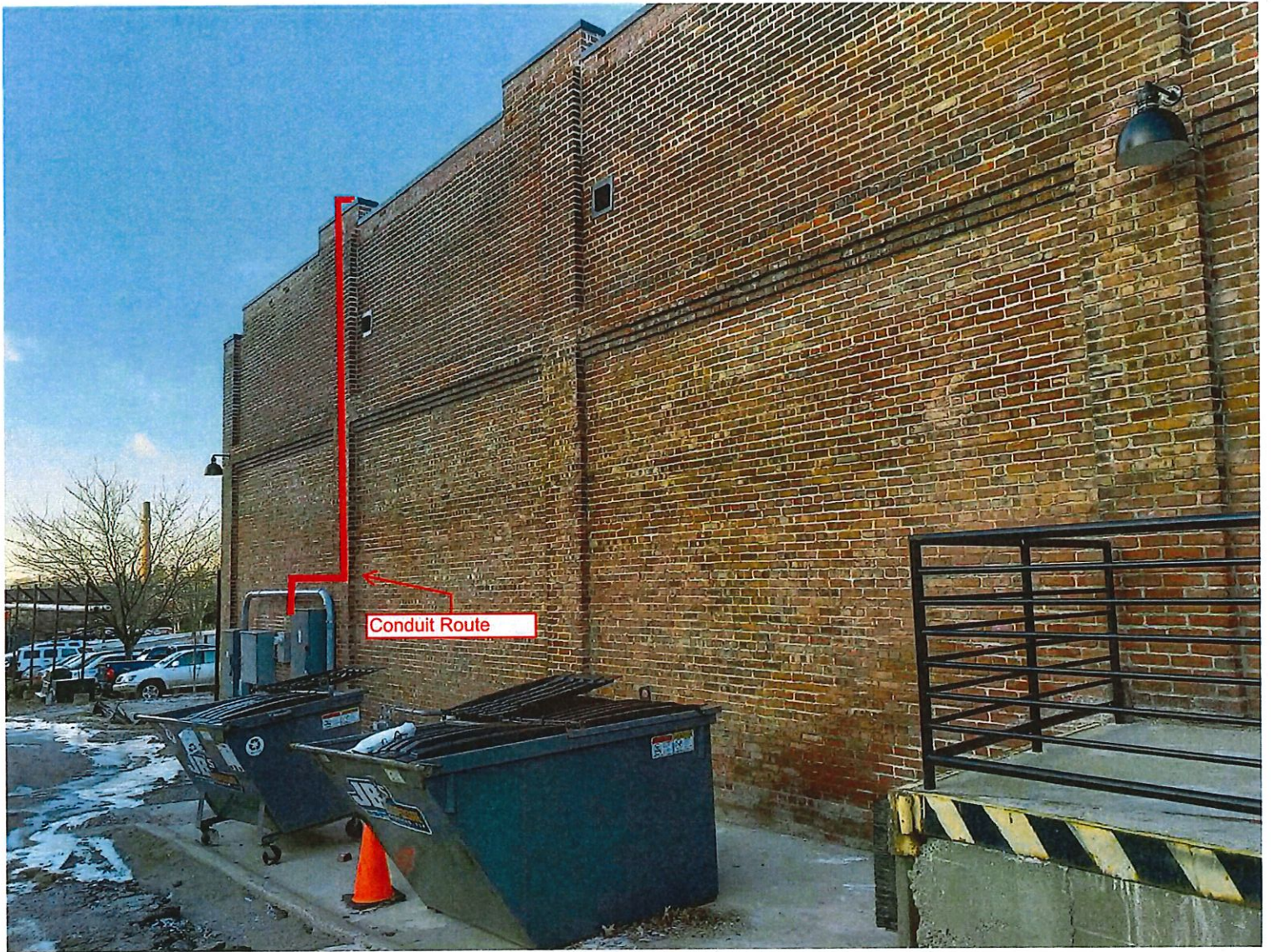
1/2" C for Supplemental Ground to Ground rod (Racking Ground)



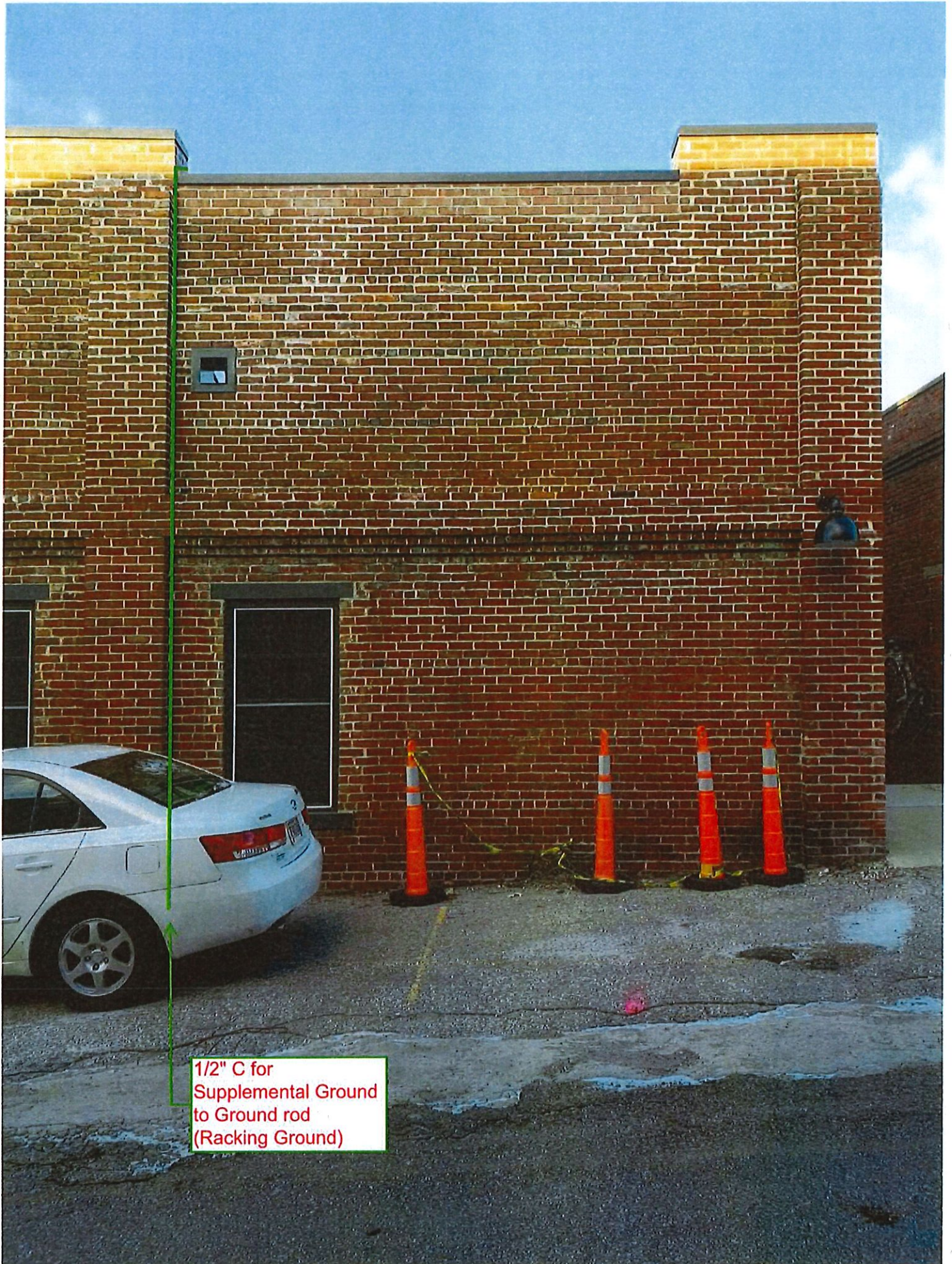
Roof Scupper,
drains when it rain

Can't install below
roof scupper

Can't install above /
near natural gas
utility meter



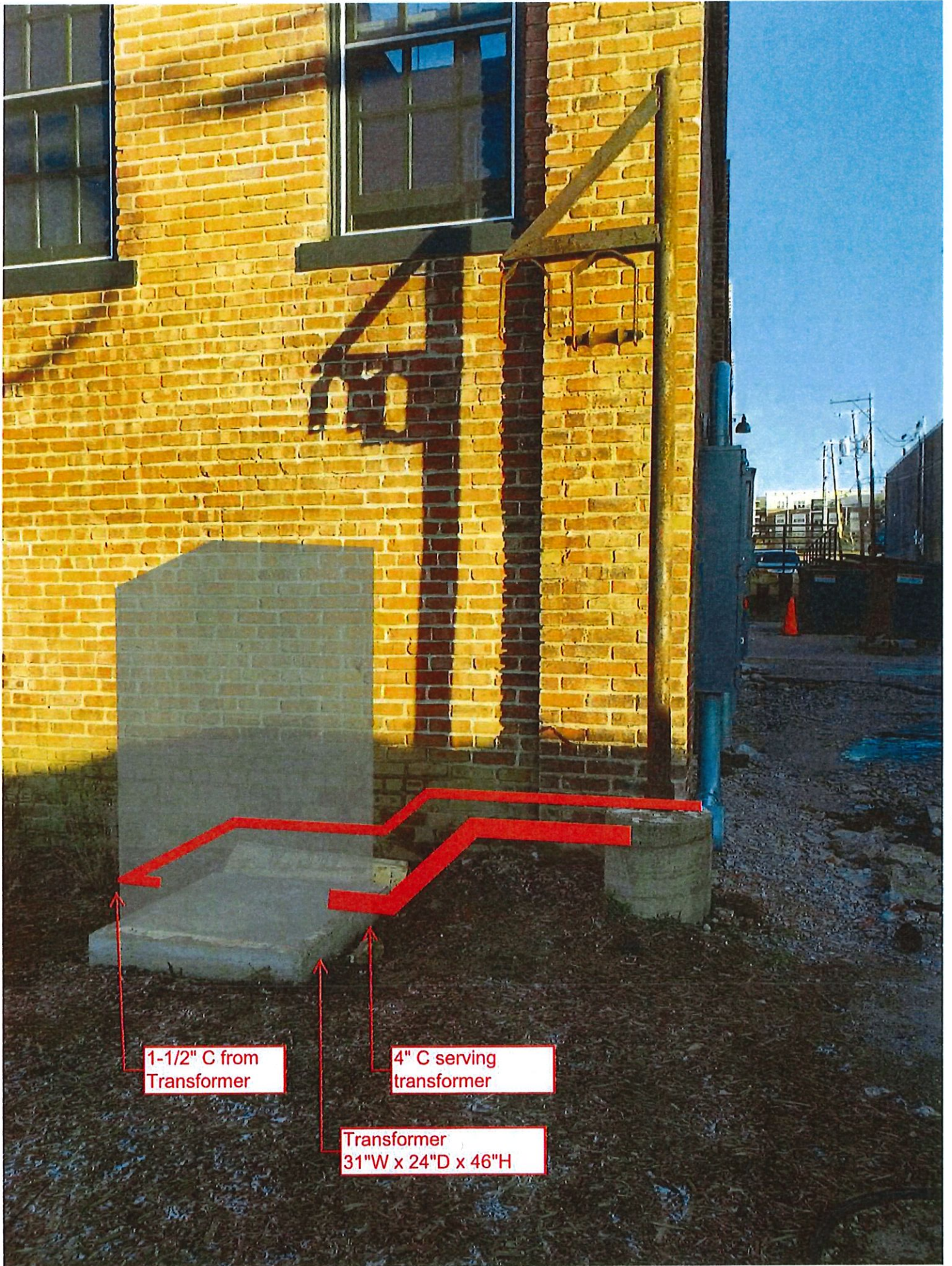
Conduit Route



1/2" C for
Supplemental Ground
to Ground rod
(Racking Ground)



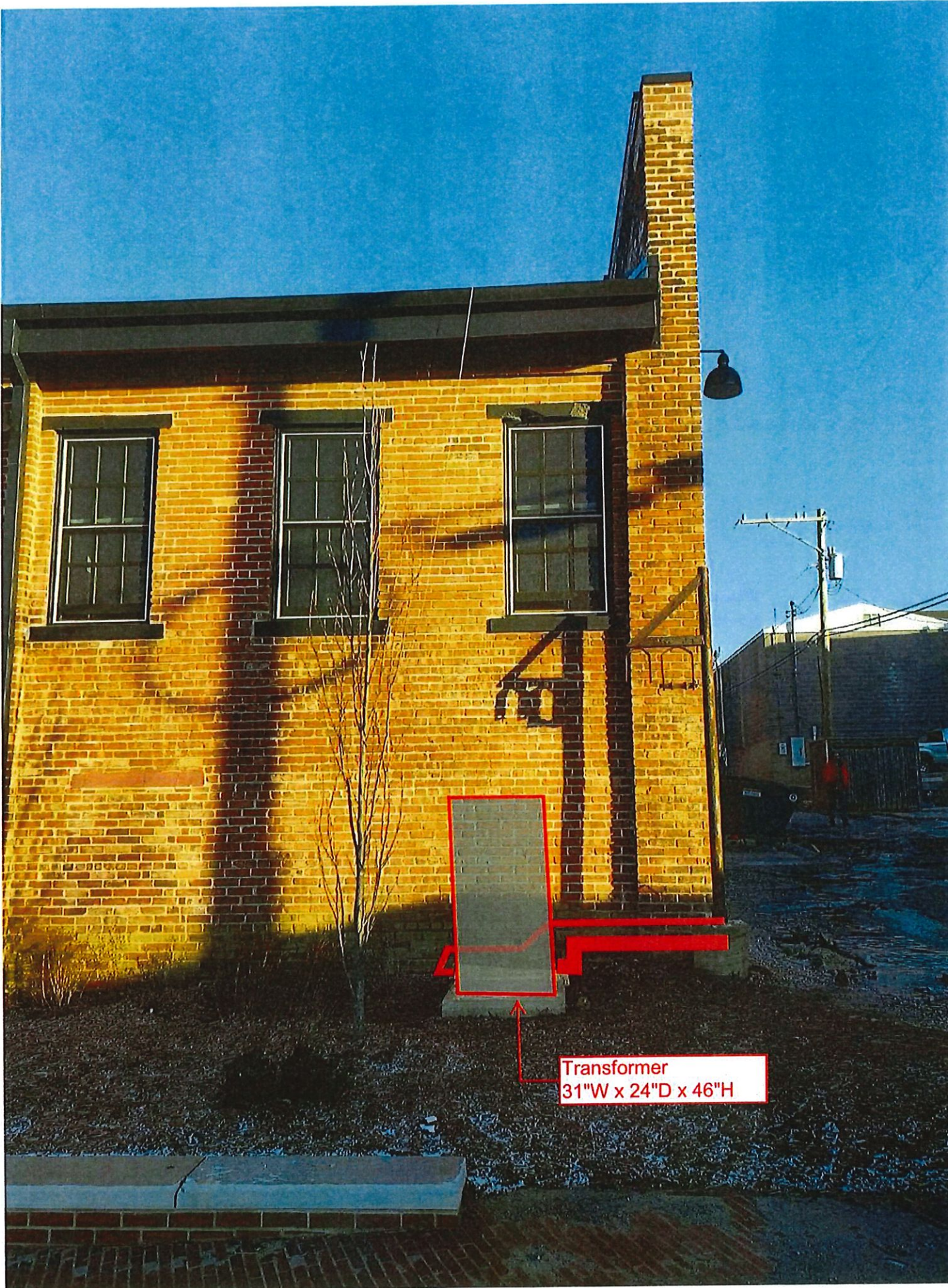
1/2" C for
Supplemental Ground
to Ground rod
(Racking Ground)



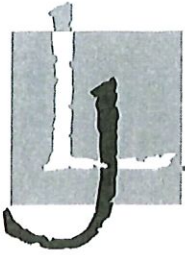
1-1/2" C from
Transformer

4" C serving
transformer

Transformer
31"W x 24"D x 46"H



Transformer
31"W x 24"D x 46"H



L. J. ENGINEERING

P.O.Box 1365 ♦ Columbus, IN 47202
engineeringLJ@cs.com ♦ 812.372.3732 ♦ fax: 812.372.6160

May 8, 2018

Blackline
North Meridian St.
Indianapolis, IN

RE: The Dimension Mill, Bloomington, IN

Craig McCormick,

It has been requested that I review the roof support structure to ascertain whether solar panels can be installed on the roof of the Dimension Mill and to determine if a proposed solar panel system can be installed as submitted.

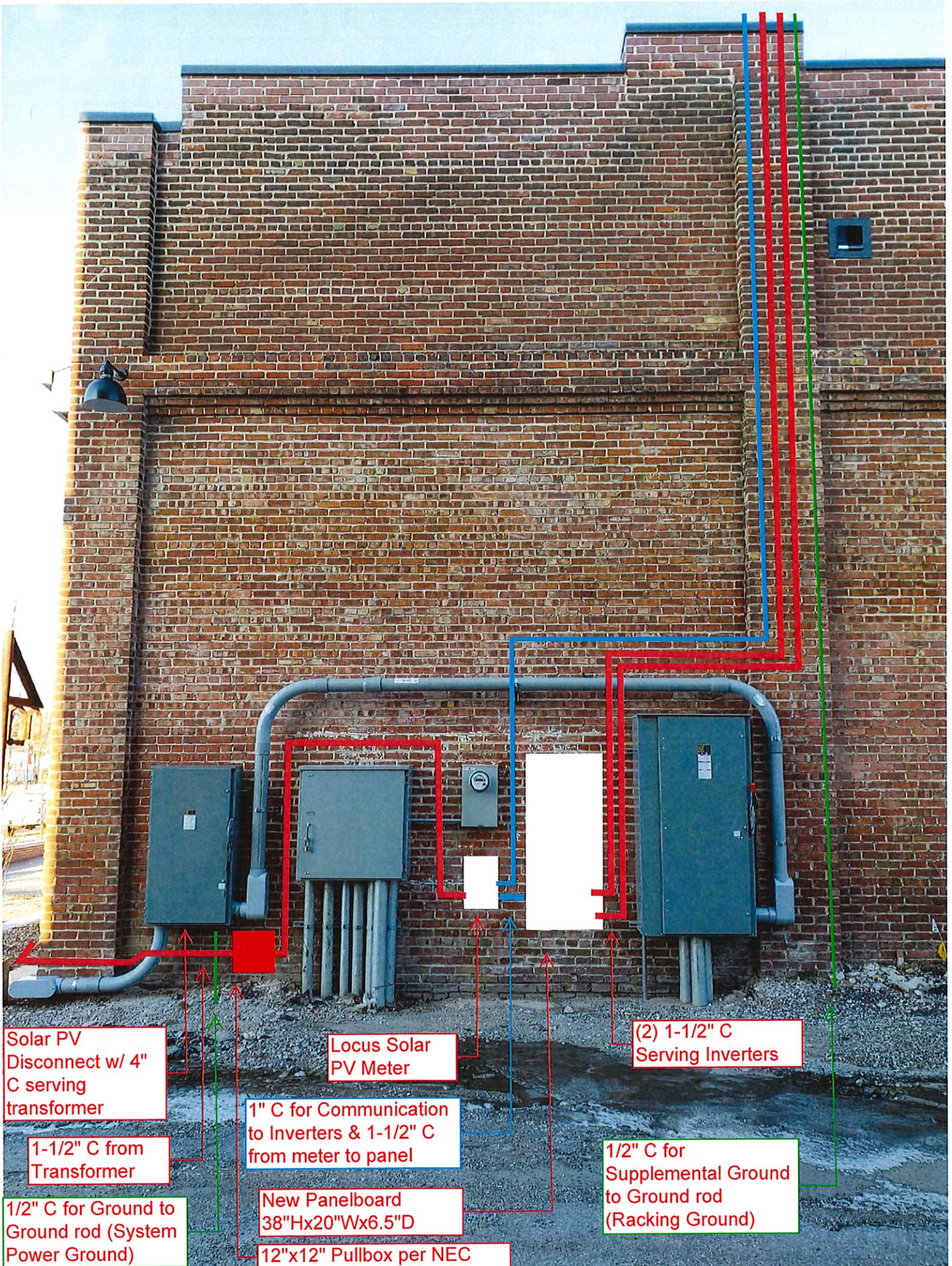
The analysis took into consideration the new skylight panels and the new roof membrane system. Snow load cases for the balanced and unbalanced snow conditions were included as required per the Indiana Building Code. The exact wood species of the main trusses was not determined in detail, however, the wood density and material properties were based upon similar hardwood characteristics.

The analysis results using the proposed solar panels of 3.1psf resulted in the roof and truss system falling just within acceptable design limits based upon the established design criteria. Therefore, it is my opinion that a maximum solar load limit of 3.1psf based on the proposed solar panel layout can be used on this building.

If there are any questions regarding this matter, just let me know.

Sincerely,

Jim Lewis, S.E., P.E.



Solar PV Disconnect w/ 4" C serving transformer

1-1/2" C from Transformer

1/2" C for Ground to Ground rod (System Power Ground)

Locus Solar PV Meter

1" C for Communication to Inverters & 1-1/2" C from meter to panel

New Panelboard 38"Hx20"Wx6.5"D

12"x12" Pullbox per NEC

(2) 1-1/2" C Serving Inverters

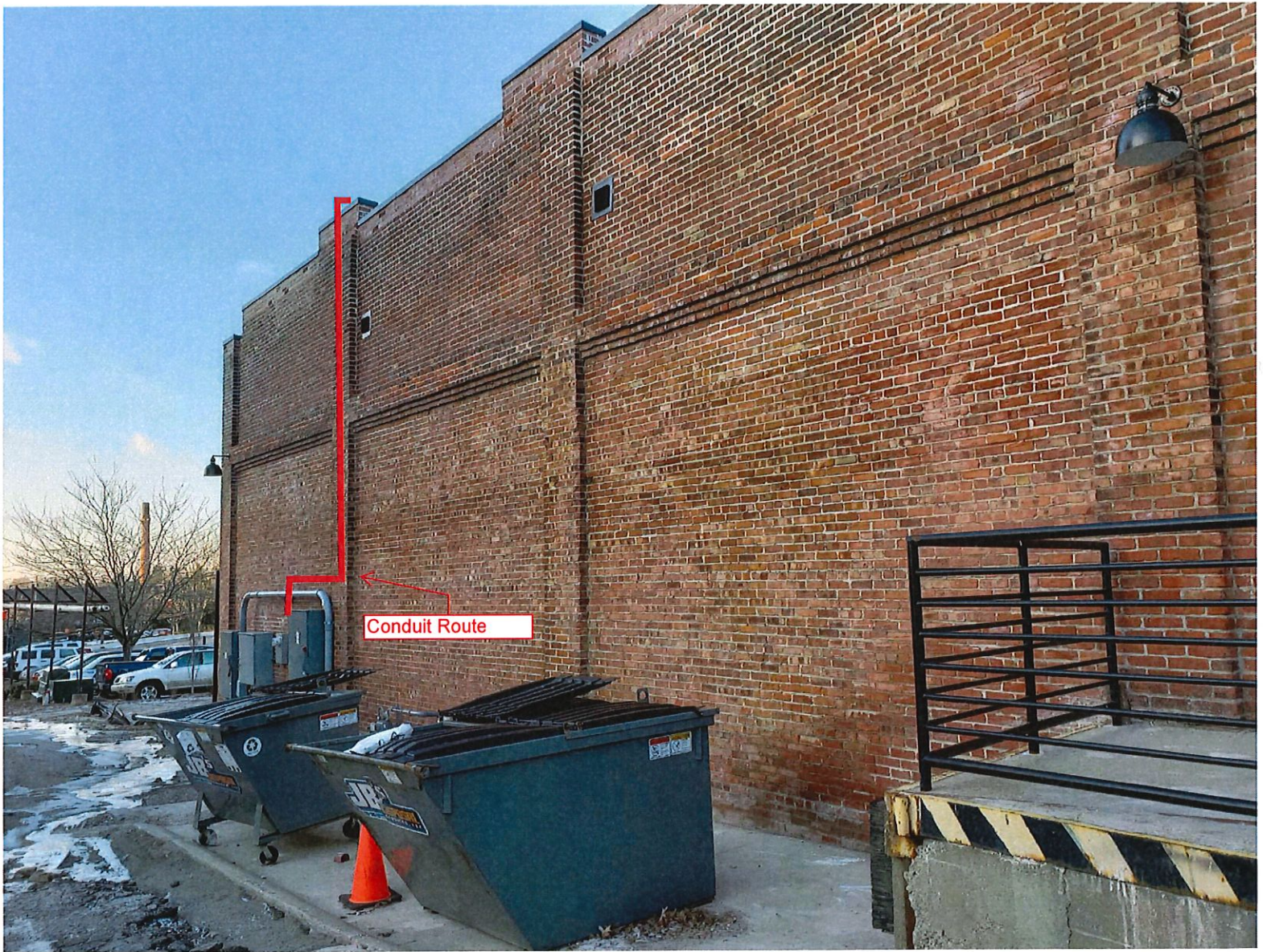
1/2" C for Supplemental Ground to Ground rod (Racking Ground)



Roof Scupper,
drains when it rain

Can't install below
roof scupper

Can't install above /
near natural gas
utility meter



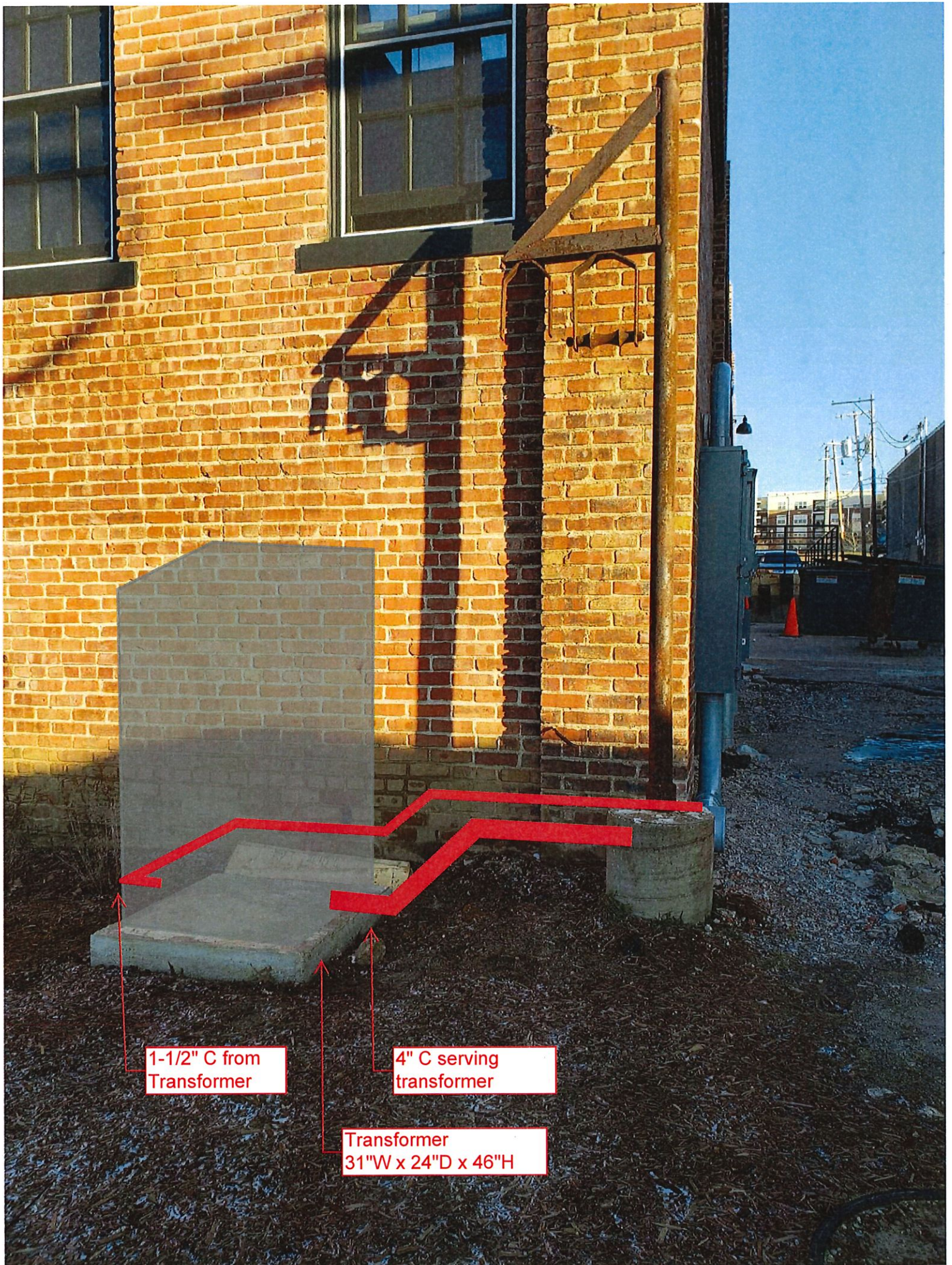
Conduit Route



1/2" C for
Supplemental Ground
to Ground rod
(Racking Ground)



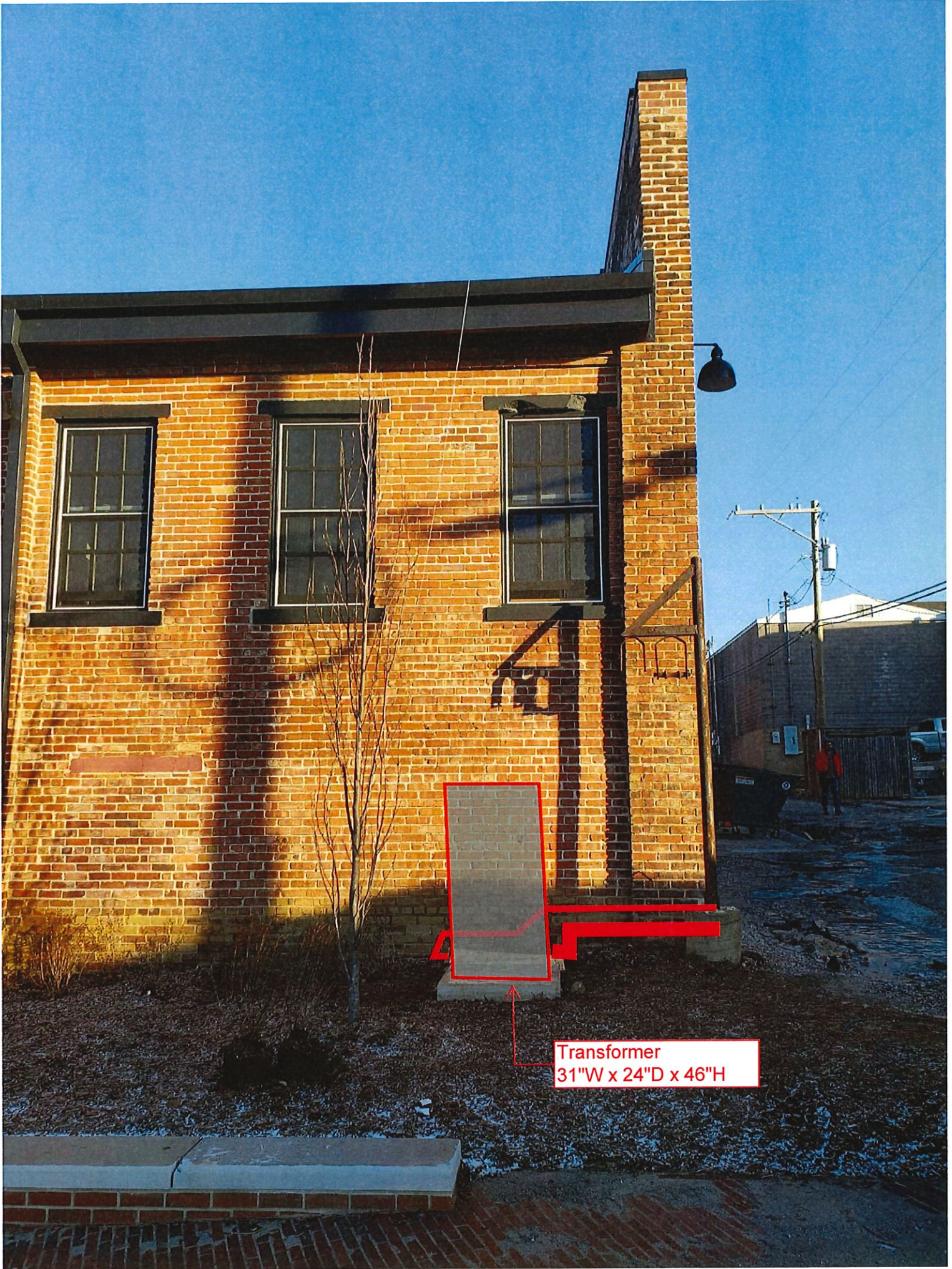
1/2" C for
Supplemental Ground
to Ground rod
(Racking Ground)



1-1/2" C from
Transformer

4" C serving
transformer

Transformer
31"W x 24"D x 46"H



Transformer
31"W x 24"D x 46"H



ELECTRICAL SITE PLAN
SCALE: 1" = 20' (NOT PLOTTED AT 1/8"=1')



OVERALL PROJECT SUMMARY	
SYSTEM SIZE DC (kW)	25.2kW NOMINAL
SYSTEM SIZE AC (kW)	80.0kW NOMINAL
MODULE INFORMATION	(250) SOLAR TRANSFORM-315
STRING INFORMATION	(1) PARALLELED STRINGS OF (10) (2) PARALLELED STRINGS OF (10) (2) PARALLELED STRINGS OF (10)
INVERTER INFORMATION	(2) 50kW SOLAR-DC/AC 40kW STRING INVERTERS
MOUNTING DETAILS	ROOF MOUNTED RACKING SYSTEM
TILT OF MODULES (°)	VARIABLE TRUE AZIMUTH (°) 135.5°
	SITE LATITUDE 38.17° N

- ELECTRICAL GENERAL NOTES:**
- LOCATION OF EXISTING ELECTRICAL EQUIPMENT SHOWN ON PREVIOUS SETS. FIELD VERIFY EXISTING CONDITIONS BEFORE ROUGH-IN WORK.
 - VERIFY SUITABILITY OF FINAL SOLAR PV LAYOUT WITH STRUCTURAL ENGINEER BEFORE INSTALLATION.
 - FINAL PLACEMENT AND LAYOUT OF SOLAR PV ARRAY OR RACKING ROOF SHALL COMPLY WITH FIC CODE SECTION 605.11.2 THROUGH 605.11.3.2.4. COORDINATE AND GET APPROVAL WITH LOCAL FIRE CODE OFFICIAL AS NEEDED.
 - MAINTAIN MIN. 3'-0" SEPARATION BETWEEN POWER AND COMMUNICATION WIRING.

- ELECTRICAL REVISED NOTES:**
- EXISTING 800VVA, 120/208V PAD MOUNTED UTILITY TRANSFORMER TO REMAIN.
 - EXISTING UTILITY CT CHANCE TO REMAIN.
 - EXISTING UTILITY ELECTRIC METERS REPLACE WITH BI-DIRECTIONAL METER IF NECESSARY.
 - EXISTING FACILITY 1200A, 120/208V MAIN DISCONNECT SWITCH. CONNECT NEW SOLAR PV SYSTEM 120/208V POWER FEEDERS TO SPARE LUGS UTILITY SIDE OF DISCONNECT SWITCH.
 - SOLAR PV 120/208V MAIN UTILITY AC DISCONNECT SWITCH, MOUNTED TO STRUCT ON FACILITY EAST EXTERIOR WALL, GRADE LEVEL.
 - SOLAR PV 277/480V 200V STEP-DOWN PAD MOUNT TRANSFORMER.
 - SOLAR PV 277/480V MAIN AC COLLECTOR PANEBOARD, MOUNTED TO STRUCT ON FACILITY SOUTH-EAST EXTERIOR WALL, GRADE LEVEL.
 - 40kW SOLAR PV INVERTER MOUNTED ON FACILITY ROOF.
 - SOLAR PV SYSTEM RACKING, PV MODULES, DC STRING BOXES, AC OUTPUT CORDS, AND CROWDING ON ROOF OF BUILDING TYPICAL.
 - SOLAR PV METER AND RACK PANEL MOUNTED TO STRUCT ON FACILITY EAST SIDE OF WALL, BELOW EXISTING UTILITY ELECTRIC METER, GRADE LEVEL.



#	Date	Description
1	03-18-18	PRELIMINARY DESIGN FOR INTERCONNECT APPLICATION
2	03-18-18	REVISED PRELIMINARY DESIGN FOR INTERCONNECT APPLICATION
3	01-26-19	ISSUE FOR CONSTRUCTION DRAWINGS
4	03-19-19	REVISED PFC DRAWINGS

THE DIMENSION
MILL
BLOOMINGTON, IN

Solar Photovoltaic
Systems

ELECTRICAL
SITE PLAN
E1

ELECTRICAL GENERAL NOTES

- A. LOCATION OF EXISTING ELECTRICAL EQUIPMENT SHOWN IS APPLICABLE. FIELD VERIFY EXISTING CONDITIONS BEFORE ROOM-IN WORK.
- B. VERIFY STABILITY OF FINAL SOLAR PV LAYOUT WITH STRUCTURAL ENGINEER BEFORE INSTALLATION.
- C. FINAL PLACEMENT AND LAYOUT OF SOLAR PV ARRAY ON SLOPED ROOF SHALL COMPLY WITH IFC 2012 SECTION 904.15 THROUGH 904.15.2.4. COORDINATE AND GET APPROVAL WITH LOCAL FIRE CODE OFFICIAL AS NEEDED.
- D. MAINTAIN MIN. 3'-0" SEPARATION BETWEEN POWER AND COMMUNICATION WIRING.

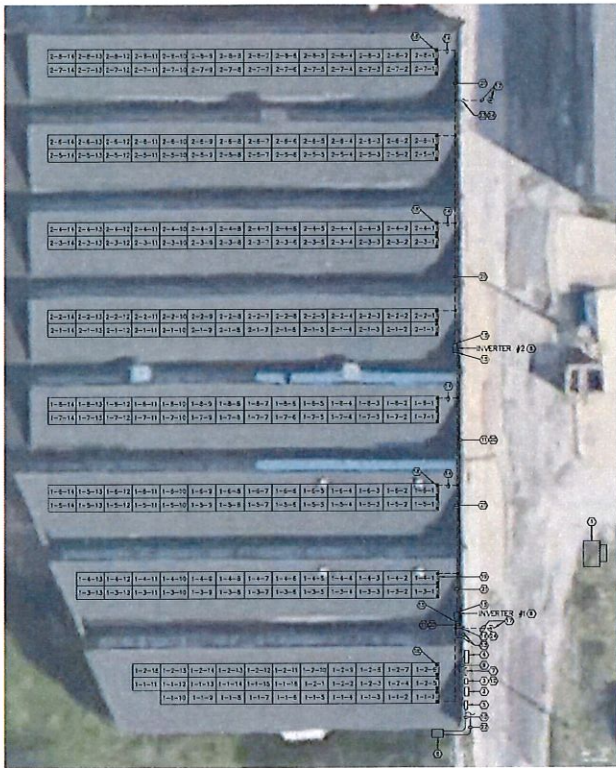
- E. MAINTAIN MIN. 3'-0" CLEARANCE FRONT SIDE OF ALL 120V ELECTRICAL EQUIPMENT, MIN. 3'-6" CLEARANCE FRONT SIDE OF ALL 208/240/277V ELECTRICAL EQUIPMENT.
- F. FOR ALL #6 BARE CU GROUNDING BONDING (SUPPLEMENTAL GROUNDING) WIRE, PROTECT IN 1/2" EMT CONDUIT WITH 3/16" ANNS EXPOSED, WHERE SECURELY ATTACHED TO AND PHYSICALLY PROTECTED BY PV MODULE RACKING STRUCTURE, #6 BARE CU WIRE MAY BE NON-WAIVED CONDUIT.
- G. FOR ALL RACEWAY INSTALLED ON ROOF, DO NOT EXCEED 90° OF BEND. PROVIDE MEDIA OR FIBERBOSS AS NEEDED.

- H. FOR ALL CONDUIT INSTALLED ON ROOF, PROVIDE MEANS OF EXPANSION FOR ANY STRAIGHT CONDUIT RUN 10' OR LONGER IN EXTERIOR WEATHER-RESISTANT UL OUTDOOR RATED BUT SUPPORTED FITTINGS OR IN SOLAR SEAL-TITE RAYOUT OF PULLBOX MAY BE USED.
- I. FOR ALL RACEWAY INSTALLED ON ROOF, USE SEAL-TITE PVC 1/2" X 1/2" FLEXIBLE METAL CONDUIT FOR FINAL CONNECTIONS TO EQUIPMENT, TRANSITIONS FROM RACEWAY TO RACKING CONNECTIONS TO PULLBOXES, AND BONDS IN RACEWAY TO ALLOW FOR EXPANSION AND CONTRACTION.
- J. FOR PV2000V/DC WIRING SPANNING SMALL CAPS BETWEEN PV RACKS, USE REDUCED FAN-SPLIT-DUCT RACEWAY MAY BE USED. DO NOT EXCEED SPLIT-DUCT DRILLED ON ROOF, OR USE SPLIT-DUCT WHERE SUBJECT TO DAMAGE.

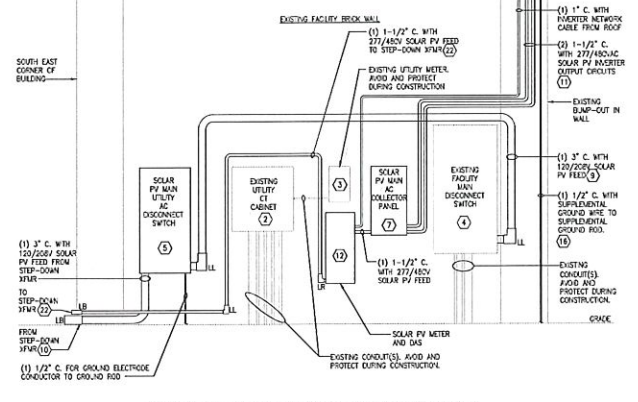
- K. ALL LONG STRAIGHT RUNS OF RACEWAY INSTALLED EXTERIOR OF BUILDING SHALL BE ENT W/IN UL OUTDOOR RATED COMPRESSION FITTING.
- L. ELEVATE ALL RACEWAY INSTALLED HORIZONTAL ON ROOF MIN. 4" USING DURABLE OR OTHER MOUNTING HARDWARE. COORDINATE WITH EXISTING ROOF TYPE AND CONDITIONS AS NEEDED.

ELECTRICAL REVISION NOTES

- 1. EXISTING 200VAC 120/208V PAD MOUNTED UTILITY TRANSFORMER TO REMAIN, NO WORK THIS PROJECT.
- 2. EXISTING UTILITY OF CABINET TO REMAIN, NO WORK THIS PROJECT.
- 3. EXISTING UTILITY ELECTRIC METER, REPLACE WITH BI-DIRECTIONAL METER IF NECESSARY.
- 4. EXISTING FACILITY 120VAC 120/208V MAIN DISCONNECT SWITCH, CONNECT NEW SOLAR PV SYSTEM 120/208V POWER FEEDS TO SPARE LOWER UTILITY SIDE OF DISCONNECT SWITCH.
- 5. SOLAR PV 120/208V MAIN UTILITY AC DISCONNECT SWITCH, MOUNTED TO INSTRUCT ON FACILITY EAST EXTERIOR WALL, GRADE LEVEL.
- 6. SOLAR PV 277V/480V STEP-DOWN PAD MOUNTED TRANSFORMER.
- 7. SOLAR PV 277V/480V MAIN AC COLLECTOR PANELBOARD, MOUNTED TO FACILITY EAST EXTERIOR WALL, GRADE LEVEL.
- 8. 400W SOLAR PV INVERTER MOUNTED ON FACILITY ROOF, MOUNT INVERTER UPRIGHT (VERTICALLY) ON INVERTER EQUIPMENT RACK.
- 9. SOLAR PV 120/208V POWER FEED FROM SOLAR PV 120/208V MAIN UTILITY AC DISCONNECT SWITCH TO EXISTING FACILITY 120/208V MAIN DISCONNECT SWITCH.
- 10. SOLAR PV 208V POWER FEED FROM SOLAR PV STEP-DOWN TRANSFORMER TO SOLAR PV 120/208V MAIN UTILITY AC DISCONNECT SWITCH.
- 11. SOLAR PV 277V/480V OUTPUT CIRCUITS IN CONDUIT FROM ROOF MOUNTED INVERTERS TO SOLAR PV COLLECTOR PANELBOARD.
- 12. SOLAR PV METER AND DIS PANEL, MOUNTED TO INSTRUCT ON FACILITY EAST EXTERIOR WALL, BELOW EXISTING UTILITY ELECTRIC METER, GRADE LEVEL.
- 13. TRANSITION CONDUITS WITH 277V/480VAC SOLAR PV INVERTER OUTPUT CIRCUITS FROM HORIZONTAL ON ROOF TO VERTICAL, EAST EXTERIOR WALL USING USE, RUN VERTICAL CONDUITS DOWN EAST WALL BUMP-OUT (SEE EQUIPMENT ELEVATION THIS SHEET).
- 14. #6 BARE CU SUPPLEMENTAL GROUND WIRE, 1/2" C. BOND TO PV RACKING, TYPICAL.
- 15. BOND SUPPLEMENTAL GROUND WIRES TO INVERTER INVERTER EQUIPMENT RACK.
- 16. #6 BARE CU SUPPLEMENTAL GND WIRE IN 1/2" C. VERTICALLY TRANSITION FROM ROOF TO BELOW GRADE, RUN VERTICAL CONDUIT DOWN EAST WALL BUMP-OUT (SEE EQUIPMENT ELEVATION THIS SHEET).
- 17. #6 BARE CU GROUND WIRE UNDERGROUND TO (1) 5/8" EMT CU-CLAD GND ROD FOR SUPPLEMENTAL GROUNDING, BURIED TOP OF GND ROD 12" BELOW GRADE, 5/8" OUT AND REPAIR EXISTING PAVEMENT.
- 18. BOND TOGETHER PARALLEL PV RACK RAILS, (2) RAILS PER EACH EAST-WEST ROW OF PV MODULES, BOND RAILS NORTH-SOUTH WITH #6 BARE CU SUPPLEMENTAL GROUND WIRE, TYPICAL.
- 19. STRING 1-1-1 INVERTER (A), STRING (A), PV MODULE (B), HOMERUN (C) FOR (A) AND (C) W/IN PV 2000V AC WIRE TO INVERTER (D), RACEWAY W/IN WIRE NOT SECURED AND PROTECTED BY PV RACKING RUN CONDUITS WITH DC STRING HOMERUNS (NOT SHOWN) TO INVERTER ON WEST SIDE OF EAST EXTERIOR ROOF PARAPET WALL, TYPICAL.
- 20. RUN CONDUIT WITH 277V/480VAC OUTPUT CIRCUITS WEST SIDE OF EXTERIOR ROOF PARAPET WALL, TYPICAL.
- 21. RUN CONDUIT WITH #6 BARE CU SUPPLEMENTAL GROUND WEST SIDE OF EXTERIOR ROOF PARAPET WALL, TYPICAL.
- 22. SOLAR PV 277V/480V POWER FEED FROM SOLAR PV METER AND DIS TO SOLAR PV STEP-DOWN TRANSFORMER.
- 23. #6 BARE CU SUPPLEMENTAL GROUND WIRE IN 1/2" C. VERTICALLY TRANSITION FROM ROOF TO BELOW GRADE, RUN VERTICAL CONDUIT ON EAST WALL, IMMEDIATELY NORTH OF WALL BUMP-OUT.
- 24. USE LB TO TRANSITION CONDUIT FROM HORIZONTAL ON ROOF TO VERTICAL ON EAST WALL.



ENLARGED ELECTRICAL ROOF PLAN
SCALE: 1" = 10' (40X PLOTTED @ 24X36")



SOLAR PV EQUIPMENT ELEVATION LOOKING WEST
SCALE: 1/2" = 1'-0"



Project No.	2018246
Project Date	02-15-2019
Project	TECH

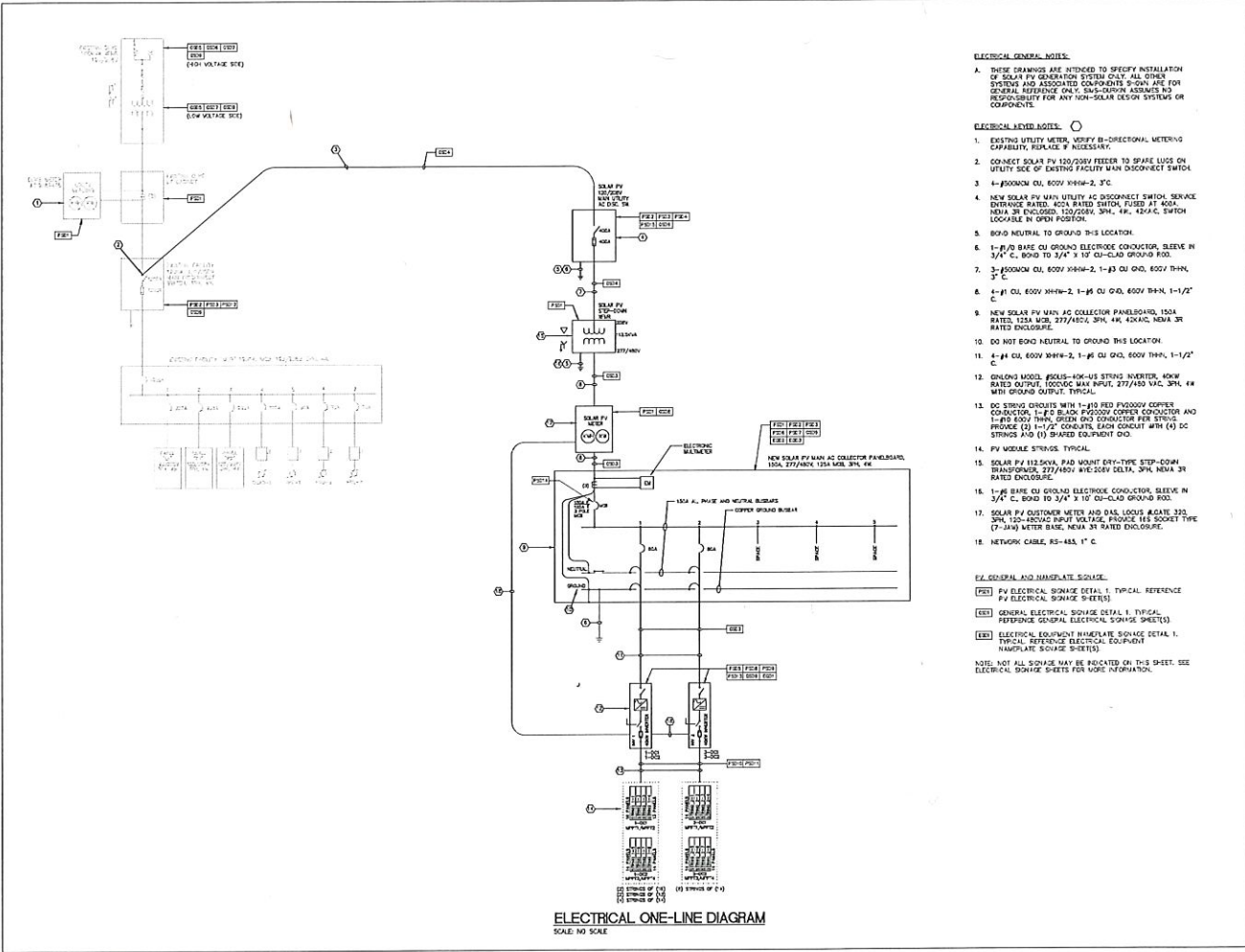
#	Date	Description
1	03-31-18	PRELIMINARY DESIGN FOR INTERCONNECT APPLICATION
2	09-14-18	REVISED PRELIMINARY DESIGN FOR INTERCONNECT APPLICATION
3	01-24-19	UPDATE FOR CONSTRUCTION DRAWINGS
4	03-15-19	REVISED PG DRAWINGS

THE DIMENSION MILL
BLOOMINGTON, IN

Solar Photovoltaic Systems

ENLARGED ELECTRICAL ROOF PLAN

E2



ELECTRICAL GENERAL NOTES:

A. THESE DRAWINGS ARE INTENDED TO SPECIFY INSTALLATION OF SOLAR PV GENERATION SYSTEM ONLY. ALL OTHER SYSTEMS AND ASSOCIATED COMPONENTS SHOWN ARE FOR GENERAL REFERENCE ONLY. SUB-CONTRACTORS ASSUME NO RESPONSIBILITY FOR ANY NON-SOLAR DESIGN SYSTEMS OR COMPONENTS.

ELECTRICAL SYMBOLS:

- EXISTING UTILITY METER. VERIFY BI-DIRECTIONAL METERING CAPABILITY, PER NOTE # NEEDED.
- CONNECT SOLAR PV 120V/200V FEEDER TO SPARE LUGS ON UTILITY SIDE OF EXISTING FACILITY MAIN DISCONNECT SWITCH.
- 4-#1000MM CU, 600V XHHW-2, 3-C.
- NEW SOLAR PV MAIN UTILITY AC DISCONNECT SWITCH. SERVICE ENTRANCE RATED. 60A RATED SWITCH, FUSED AT 40A. NEMA 3R ENCLOSURE, 120/208V, 3PH, 4W, 45KVA. SWITCH LOCKABLE IN OPEN POSITION.
- 800-0 NEUTRAL TO GROUND THIS LOCATION.
- 1-#1/0 BARE CU GROUND ELECTRODE CONDUCTOR, SLEEVE IN 3/4" C, BOND TO 3/4" X 1/2" CU-CLAD GROUND ROD.
- 3-#500MM CU, 600V XHHW-2, 1-#3 CU GND, 600V THHN, 3-C.
- 2-#1 CU, 600V XHHW-2, 1-#6 CU GND, 600V THHN, 1-1/2" C.
- NEW SOLAR PV MAIN AC COLLECTOR PANELBOARD, 150A RATED, 120V AC, 277/480V, 3PH, 4W, 45KVA, NEMA 3R RATED ENCLOSURE.
- DO NOT 800-0 NEUTRAL TO GROUND THIS LOCATION.
- 2-#1 CU, 600V XHHW-2, 1-#6 CU GND, 600V THHN, 1-1/2" C.
- ONLINE MODEL #SOLIS-HK-45 STRING INVERTER, 400W RATED OUTPUT, 120/208V AC INPUT, 277/480 VAC, 3PH, 4W WITH GROUND OUTPUT. TYPICAL.
- DC STRING CIRCUITS WITH 1-#10 RED PIGTAIL COPPER CONDUCTOR, 1-#10 BLACK PIGTAIL COPPER CONDUCTOR AND 1-#10 600V THHN GREEN GND CONDUCTOR PER STRING. FUSING (S) 1-1/2" CONDUIT, EACH CONDUIT WITH (4) DC STRINGS AND (1) SHARED EQUIPMENT GND.
- PV MODULE STRINGS TYPICAL.
- SOLAR PV 112.50VA, PAD MOUNT EPOXY-TYPE STEP-DOWN TRANSFORMER, 277/480V, 480/208V, 3PH, NEMA 3R RATED ENCLOSURE.
- 1-#6 BARE CU GROUND ELECTRODE CONDUCTOR, SLEEVE IN 3/4" C, BOND TO 3/4" X 1/2" CU-CLAD GROUND ROD.
- SOLAR PV CUSTOMER METER AND DIAL LOGIC #GATE 325 3PH, 120-208VAC INPUT VOLTAGE, FUSING 1/2" SOCKET TYPE (7-24A) METER BASE, NEMA 3R RATED ENCLOSURE.
- NETWORK CABLE, RS-485, 1" C.

PV GENERAL AND INSTALLATION:

- (P) PV ELECTRICAL SCHEDULE DETAIL 1. TYPICAL REFERENCE PV ELECTRICAL SCHEDULE SHEETS.
- (G) GENERAL ELECTRICAL SCHEDULE DETAIL 1. TYPICAL REFERENCE GENERAL ELECTRICAL SCHEDULE SHEETS.
- (E) ELECTRICAL EQUIPMENT NAMEPLATE SCHEDULE DETAIL 1. TYPICAL REFERENCE ELECTRICAL EQUIPMENT NAMEPLATE SCHEDULE SHEETS.

NOTE: NOT ALL SCHEDULES MAY BE INDICATED ON THIS SHEET. SEE ELECTRICAL SCHEDULE SHEETS FOR MORE INFORMATION.



#	Date	Description
1	09-18-18	PRELIMINARY DESIGN FOR INTERCONNECT APPLICATION
2	09-18-18	REVISED PRELIMINARY DESIGN FOR INTERCONNECT APPLICATION
3	01-24-19	ISSUE FOR CONSTRUCTION DRAWINGS
4	02-19-19	REVISED P&ID DRAWINGS

THE DIMENSION MILL
BLOOMINGTON, IN

Solar Photovoltaic Systems

ELECTRICAL ONE-LINE DIAGRAM
E3

COA: 19-11

Address: 512 W. Howe

Petitioner: Matthew Francisco & Selma Sabanovic

Parcel #: 53-08-04-117-004.000-009

Property is New Infill

Circa. 2011



Background: Built in 2011 in the Greater Prospect Hill Historic District, this home was designed to reflect the Gable Ell form.

Request: Construct a 400sqft garage with a 322sqft ADU unit on the second floor. This will be sited on the back of the lot with a gravel driveway connecting the structure to W. Smith Avenue.

Guidance: Greater Prospect Hill Design Guidelines

1. *Accessory Structures* (pg. 21): New structures accessory to primary buildings should be visually compatible with existing neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern.
2. *Orientation* (pg. 17): New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings.
3. *Building Entry* (pg. 17): New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.
4. *Height/Setback* (pg. 18): A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

Staff Decision: **Staff defers to the HPC regarding COA 19-11** for the following reasons:

1. The new construction is visually compatible with the primary structure on the lot, however; staff has concern that the building orientation and entry is incompatible with the surrounding structures because the entrance does not face the street.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-11

Date Filed: 2/15/19

Scheduled for Hearing: 2/28/19

Address of Historic Property: 512 W Howe St.

Petitioner's Name: Matthew Francisco and Selma Sabanovic

Petitioner's Address: 512 W Howe St. / Bloomington, IN 47403

Phone Number/e-mail: 8123613039 matthew.francisco@gmail.com

Owner's Name: " "

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.

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, 015-26800-00 HOWE LOT 11

2. A description of the nature of the proposed modifications or new construction:
We are proposing a 400sqft garage with an 322sqft ADU unit on the second floor.
Our plan for the unit is to house an au pair or nanny for the next several years. This use
will transition to quarters for our children as they get older and then as a house for an as
for aging parents when they come to live in Bloomington.

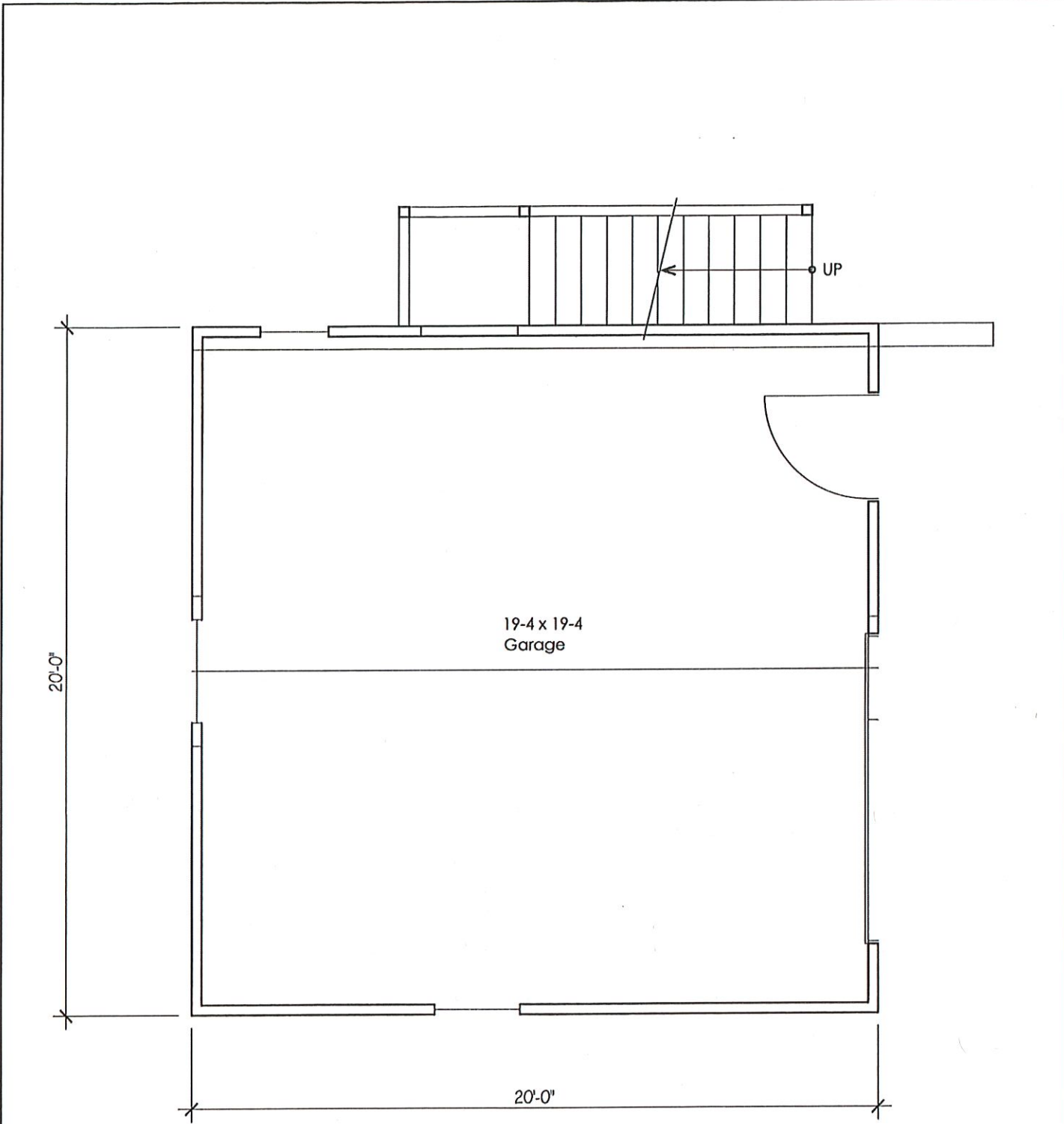
3. A description of the materials used.
See material list on drawings. Some major exterior features include cement compozize
Tap siding, double-hung and awning windows, exposed rafter tails made from cedar or f
and 3-tab asphalt shingles for the roof.

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.

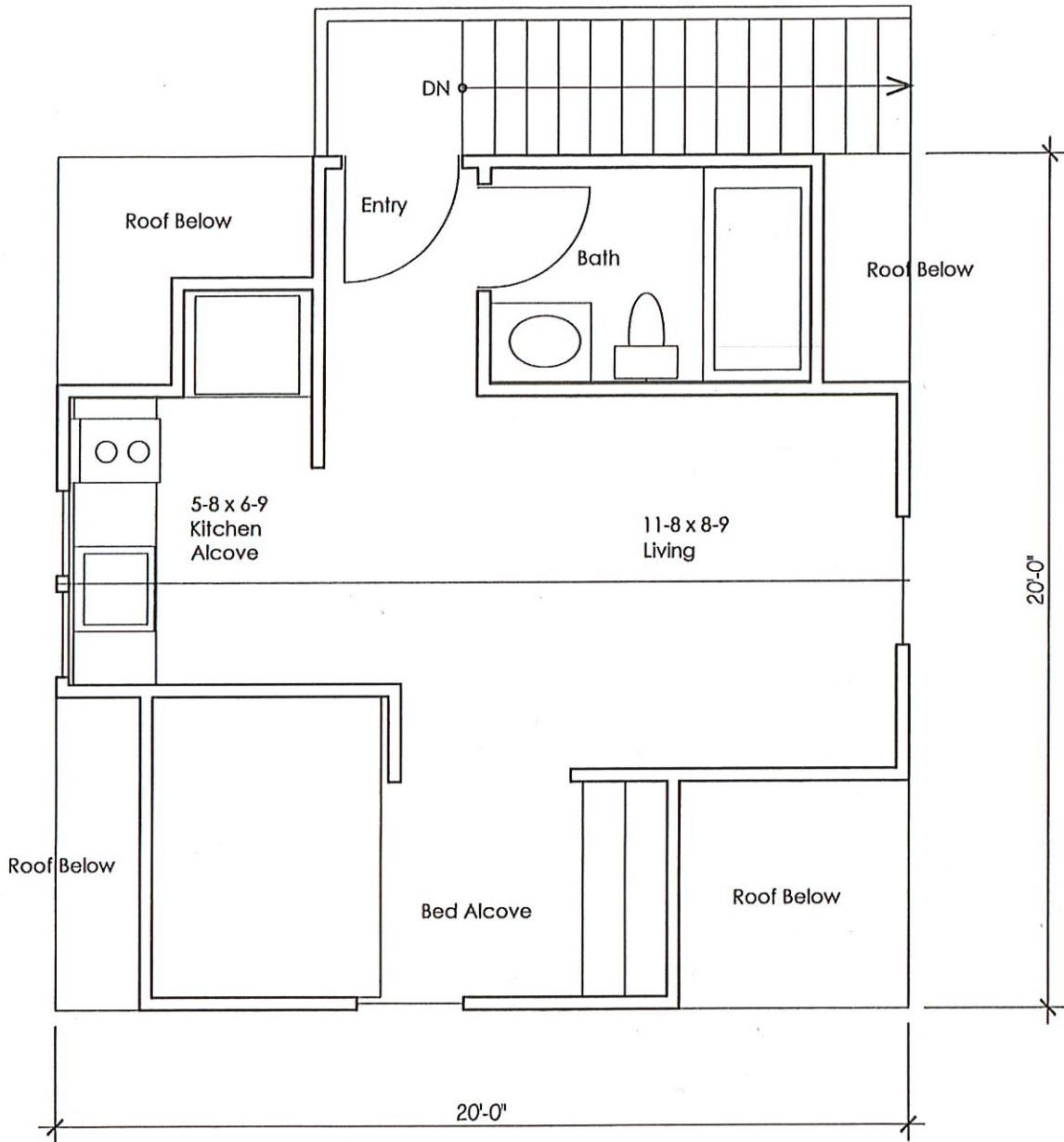
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.



A Garage Floor Plan
 Scale: 1/4" = 1'-0" 2-13-2019 400 SF

	Proposed Francisco / Sabanovic GARAGE/ADU 512 West Howe Street Bloomington, IN	<h1>A-2</h1>
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A

ADU/Apartment Floor Plan

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

2-13-2019

322 SF

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
 Bloomington, IN

A-3

EXTERIOR MATERIALS LIST:

Foundation: 8" CMU block, to match main house
Siding: Cement composite lap siding, painted, 4" and 6" exposure, to match main house
Trim: Composite or cedar, painted, 4" and 6" profiles, to match main house
Windows: Double-hung and Awning, to match main house
Doors: to match main house
Stairwell: KDAT treated wood or cedar, painted, (corn-crib skip board look)
Exposed Rafter Tails: KDAT or cedar, to match main house
Roofing: Asphalt Shingles, 3-tab, to match main house



A

South Elevation - Yard

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

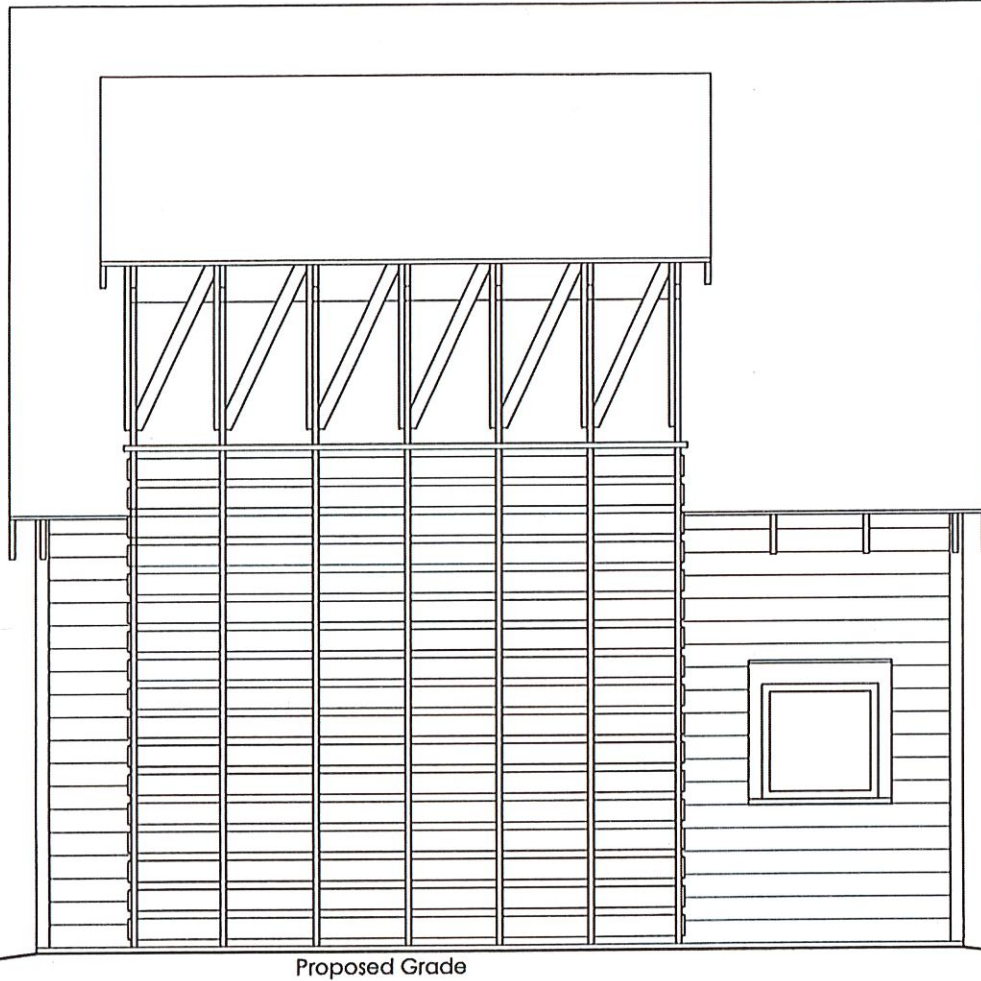
2-14-19

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
Bloomington, IN

A-4

EXTERIOR MATERIALS LIST:

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Roofing: Asphalt Shingles, 3-tab, to match main house



A

North Elevation - Smith Ave.

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

2-13-2019

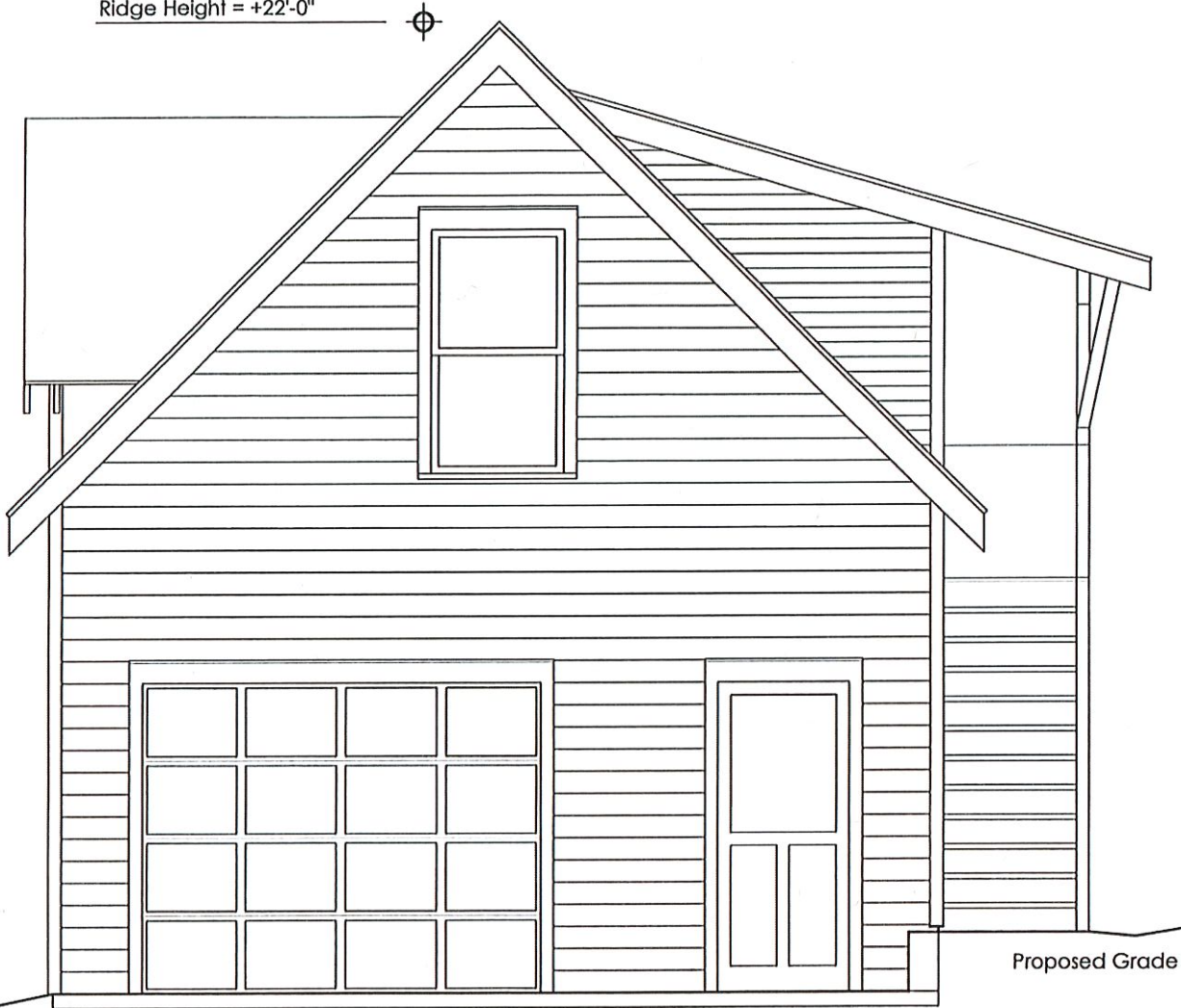
Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
Bloomington, IN

A-5

EXTERIOR MATERIALS LIST:

- Foundation: 8" CMU block, to match main house
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- Stairwell: KDAT treated wood or cedar, painted, (corn-crib skip board look)
- Exposed Rafter Tails: KDAT or cedar, to match main house
- Roofing: Asphalt Shingles, 3-tab, to match main house

Ridge Height = +22'-0"



A

East Elevation

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

2-13-2019

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
Bloomington, IN

A-6

EXTERIOR MATERIALS LIST:

- Foundation: 8" CMU block, to match main house
- Siding: Cement composite lap siding, painted, 4" and 6" exposure, to match main house
- Trim: Composite or cedar, painted, 4" and 6" profiles, to match main house
- Windows: Double-hung and Awning, to match main house
- Doors: to match main house
- Stairwell: KDAT treated wood or cedar, painted, (corn-crib skip board look)
- Exposed Rafter Tails: KDAT or cedar, to match main house
- Roofing: Asphalt Shingles, 3-tab, to match main house

Ridge Height = +22'-0"



A

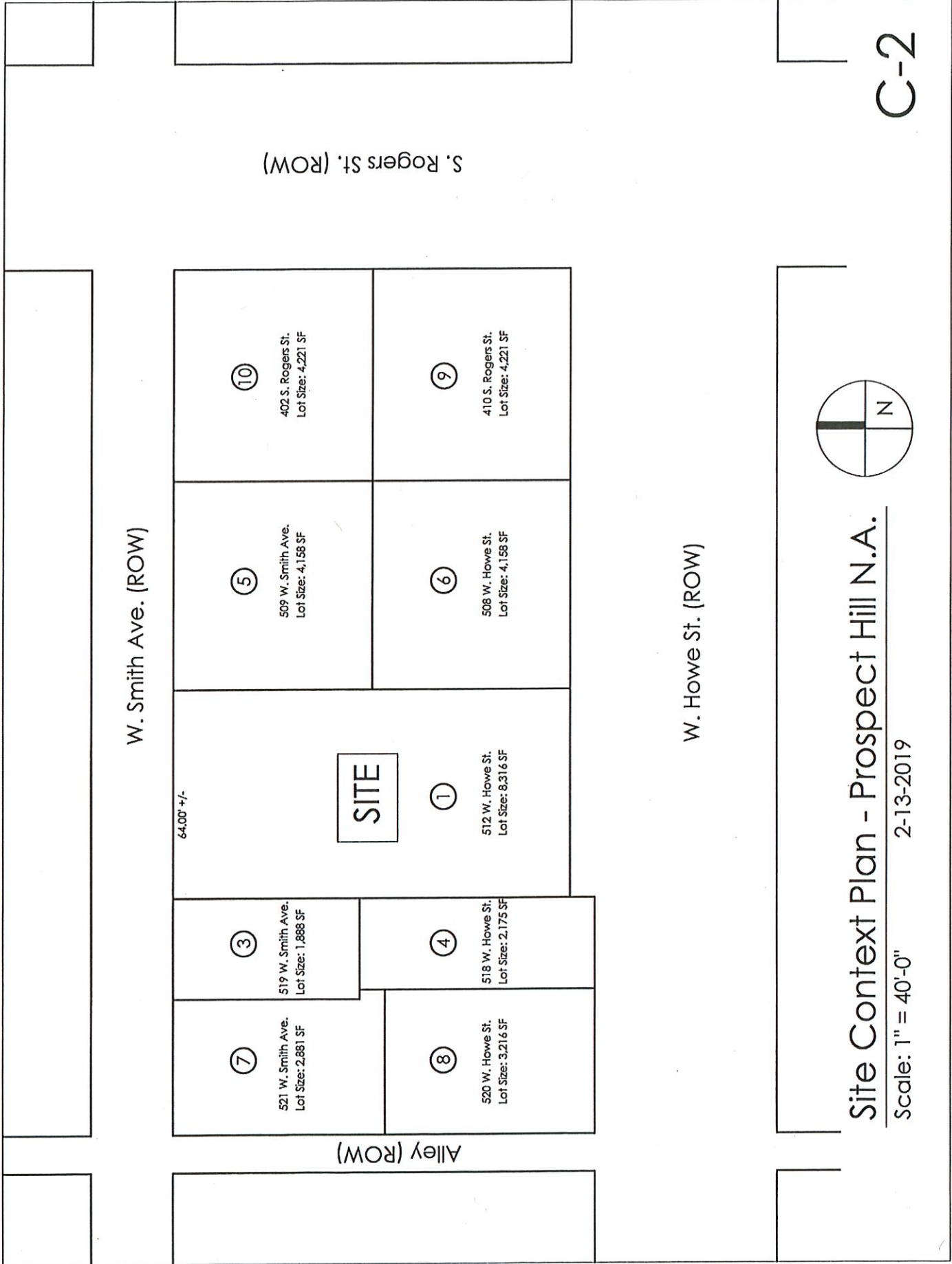
West Elevation

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

2-13-2019

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
Bloomington, IN

A-7

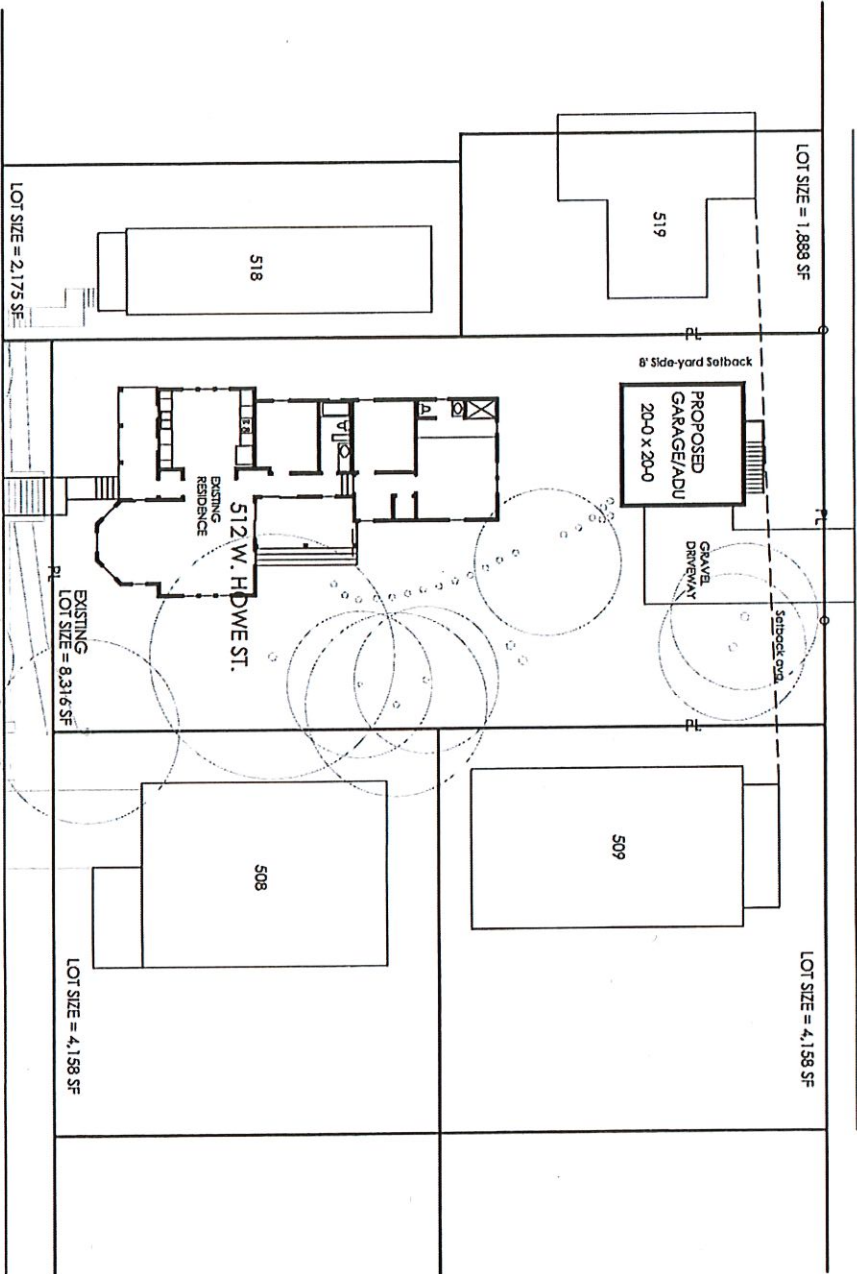


Site Context Plan - Prospect Hill N.A.

Scale: 1" = 40'-0" 2-13-2019

C-2

W. SMITH AVE.



PROPOSED SITE PLAN

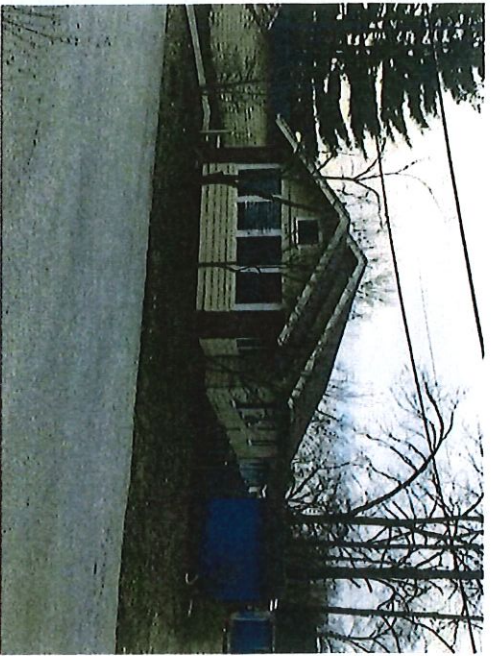
SCALE: 1" = 30'-0"

1-13-2019

Proposed Francisco / Sabanovic In-law Garage Apartment
512 West Howe Street
Bloomington, IN

MCA architects / 101 E. Kirkwood Av. / Bloomington, IN 47408 / 812.325.5964 / marccornett@yhoo.com

C-1



509 W Smith Ave.



Location of ADU, 512 W Howe viewed from Smith Ave.



520 W Smith Ave.



519 W Smith Ave.