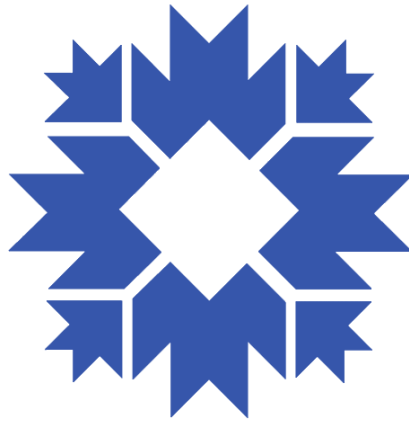


# **BHPC MEETING PACKET (Amended)**



**Thursday August 12, 2021  
5:00 p.m.  
Prepared by HAND Staff**

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**Bloomington Historic Preservation Commission, Teleconference  
Meeting, Thursday August 12, 2021, 5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. July 22, 2021 Minutes

**IV. STAFF REPORT**

**Staff Approvals**

**A. COA 21-32**

610 S Ballantine Road (Elm Heights Historic District)  
Petitioner: Apex Home Services, LLC  
*Add 98 square feet of deck on back of home to existing deck.*

**B. COA 21-33**

532 S Ballantine Road (Elm Heights Historic District)  
Petitioner: Mary Alice Rickert  
*Partial window replacement.*

**C. COA 21-34**

823 W 4<sup>th</sup> Street (Greater Prospect Hill Historic District)  
Petitioner: Alexandra Burlingame  
*Six foot vertical pine wood fencing in portion of backyard with two gates.*

**V. CERTIFICATES OF APPROPRIATENESS**

**Commission Review**

**D. COA 21-35**

744 S. Morton Street (McDoel Historic District)  
Petitioner: Sam DeSollar  
*New construction of a 2 story wood framed artist studio on empty lot.*

**E. COA 21-36**

2511 Fritz Drive (Matlock Heights Historic District)  
Petitioner: Tom Cooper  
*Detached garage next to the house.*

**F. COA 21-37**

408 E 4<sup>th</sup> Street  
Petitioner: Bruce Storm  
*Replacement of wooden Railing of existing patio, bring steps up to both existing patio levels for safety, add sun screen wooden arbor in patio area.*

**G. COA 21-38**

805/ 807 S. Rogers Street (McDoel Historic District)  
Petitioner: Terry Bradbury  
a) *Restore historic gas station (807 S. Rogers)*  
b) *Full demolition of structure (805 S. Rogers)*  
c) *New construction (805 S. Rogers)*

**VI. DEMOLITION DELAY**

**Commission Review**

**A. DD 21-11**

613 E. 12<sup>th</sup> St. (Contributing)  
Petitioner: Douglas McCoy  
*Full Demolition*

- B. DD 21-12**  
219 E 19<sup>th</sup> St. (Contributing)  
Petitioner: Ryan Strauser  
*Full Demolition*
- C. DD 21-13**  
1300 N Lincoln St. (Contributing)  
Petitioner: Ryan Strauser  
*Full Demolition*
- D. DD 21-14**  
757 S Lincoln St. (Notable)  
Petitioner: Alan J. Schertz  
*Partial Demolition*

**VII. NEW BUSINESS**

**VIII. OLD BUSINESS**

- A. Smith House update**
- B. Johnson Creamery updates**
- C. B.G. Pollard Lodge**

**IX. COMMISSIONER COMMENTS**

**X. PUBLIC COMMENTS**

**XI. 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](mailto:human.rights@bloomington.in.gov).*

Next meeting date is March 11, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted:** 2/18/2021

**Bloomington Historic Preservation Commission, Teleconference  
Meeting, Thursday July 22nd, 2021, 5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

Meeting was called to order by Chair, **Jeff Goldin @ 5:00 p.m.**

**II. ROLL CALL**

**Commissioners Present:**

Jeff Goldin  
John Sauners  
Chris Sturbaum  
Lee Sandweiss  
Sam DeSollar  
Matt Seddon

**Advisory Members Present:**

Duncan Campbell  
Jenny Southern

**Staff Present:**

Gloria Colom, HAND  
Brent Peirce, HAND  
John Zody, HAND  
Dee Wills, HAND  
Daniel Dixon, City Legal Dept.  
Keegan Gulick, City Planning and Transportation Dept.

**Guests Present:**

Del Backs  
John Rabold  
Sarah Murray  
Dawn Gray  
Jaclyn Ray  
Sam Dove  
CATS

**III. APPROVAL OF MINUTES**

**A. July 8, 2021 Minutes**

**Jeff Goldin** made a motion to approve **July 08, 2021 Minutes.**

**Sam DeSollar** seconded.

**Motion Carries: 5 Yes (Sturbaum, Saunders, DeSollar, Seddon, Goldin), 1 Abstain (Sandweiss) 0 No**

**IV. STAFF REPORT**

**V. CERTIFICATES OF APPROPRIATENESS**

**A. COA 21-28**

316 N. Washington Street (Washington Terrace Apartments)  
Petitioner: John Rabold (Granite Property Management)  
*Installation of wall signage to the building.*

**Gloria Colom** gave presentation. See packet for details.

**John Rabold** stated that he sent an alteration of the sign with a number and a URL and the removal of the logo. It is in the same location and the same size. **Sam DeSollar** asked if the sign had been physically moved. **John Rabold** stated That he had taken all of the signs down except for the number sign on the siding Portion. **Chris Sturbaum** asked if the **Petitioner** had considered a ground sign. **John Rabold** stated that it is something that they can consider, but in their experience these signs were quick to be picked up or vandalized. More discussion ensued about the types of signs that can be used. See packet for details. **John Rabold** stated that the **Owner** of the property was also considering a type of ground sign. **Matt Seddon** asked which sign they were to consider, and if it was the banana logo sign, or the number sign. Duncan Campbell asked for clarification of the parties involved with the property. More discussion ensued.

**Sam DeSollar** commented that his understanding was that the **Petitioner** would remove the existing signs and come back with a proposal before putting up another sign. **Jenny Southern** commented that she thought the **City Planning Department** had a limit on the amount of signage that could be put on a building or in a front yard for advertising. **Jenny Southern** commented that she would like to see something more residential in this historic district.

**Sam DeSollar** made a motion to **deny COA 21-28**.

**Matt Seddon** seconded.

**Motion carries: 6 Yes (Sandweiss, Sturbaum, Saunders, DeSollar, Seddon, Goldin) 0 No, 0 Abstain**

**B. COA 21-29**

811 W. Howe Street (Greater Prospect Hill Historic District)  
Petitioner: Sarah Murray & Eric Bumbalough  
*Stabilize a cistern and building an addition to the home.*

**Gloria Colom** gave presentation. See packet for details.

**Jeff Golding** stated that he was going to recuse himself from this petition because he is in the process of writing an appraisal for this properties new addition.

**Sarah Murray** stated that this was brought about due to the cistern under the back portion of the property which was causing part of the house to sink into the ground. They are hoping to repair this issue along with adding a slight addition. **Jenny Southern** asked if a piece of limestone added façade that was left on the original house would remain. **Sarah Murray** stated that it would make more sense to have all of the façade match, and did not see a problem with that.

**Sam DeSollar** commented that he thinks this addition is done eloquently in terms of mass and form. **Duncan Campbell** commented thought this seemed like an appropriate way to expand this house. See packet for details.

**Sam DeSollar** made a motion to approve **COA 21-29**.

**Lee Sandweiss** seconded.

**Motion Carries: 5 Yes (Sandweiss, Sturbaum, Saunders, DeSollar, Seddon) 0 No, 1 Abstain (Goldin)**

**C. COA 21-30**

904 W. 2<sup>nd</sup> Street (Greater Prospect Hill Historic District)

Petitioner: David Ondrik

*Removal and replacement of limestone retaining wall.*

**Gloria Colom** gave presentation. See packet for details.

**Jaclyn Ray** stated that the owners were out of town for a family emergency, and stated that the owners want to keep this as close to this design as possible.

They also want to use limestone if they have to replace any parts of it.

**Sam DeSollar** stated if they were going to use the PCV Pipe for weepholes or drainage, that he would ask that the PCV pipe to not protrude. **Sam DeSollar**

also asked if the petitioner was planning anything for the stairs as well, and

if so what was the intention for the railing. See packet for details. **Jaclyn Ray**

stated that she did not know about any plan for the railings. **Chris Sturbaum**

asked if the retaining wall was falling too much to repair instead of completely rebuilding. **Jaclyn Ray** stated that the **Owners** had gotten multiple quotes and received the same answer that it did need to be completely rebuilt instead of repaired.

**John Saunders** commented that after seeing the retaining wall that it definitely needs to be rebuilt completely. **Sam DeSollar** commented that he concurred with **John**

**Saunders** in that the retaining wall needed to be taken down and rebuilt with proper

drainage behind it. **Sam DeSollar** commented that he would support this project with the caveat that they don't extend the PCV pipe past the front face of the masonry, and that they come back to staff if they are going to change the rail in any way.

**Jenny Southern** commented that it looked like the left of the steps had been rebuilt

previously, and that a smooth faced stone had been used in the rebuild. **Jenny**

**Southern** commented that they probably should not go with smooth faced stones.

**Sam DeSollar** made a motion to approve **COA 21-30** with the **caveat** that PVC Weeps don't extend past the front face of the masonry and that the **Petitioner** comes back if they change the rail and to make sure that the split faced stone face is on the street façade.

**John Saunders** seconded.

**Motion Carries: 6 Yes (Sandweiss, Sturbaum, Saunders, DeSollar, Seddon, Goldin) 0 No, 0 Abstain**

**D. COA 21-31**

1016 W. Kirkwood Avenue (Near Westside Conservation District)

Petitioner: Dawn Gray – Springpoint Architects

*New Construction of a 1.5 story home and accessory garage*

**Gloria Colom** gave presentation. See packet for details.

**Dawn Gray** stated that she was present with owners of the property **Del** and **Kelly** Backs who were clients. Dawn Gray stated that the intent to have the inset porch to

have a bit of an extension that would look like a beam and actually project about 12 inches. Also the bay window that would also project 6 to 12 inches. **John Saunders**

asked if there would be enough space for two cars to get in and out of the garage from the alley. **Dawn Gray** stated that it may be a multiple point turn. **John Saunders** also

asked if there was an accessory dwelling as well. **Dawn Gray** stated that it was not an accessory dwelling, but an artist studio.

**Sam DeSollar** asked about the different types of cladding on the street elevation. **Dawn Gray** gave details about the types of cladding. See packet for details. **Sam DeSollar** asked about the height dimension of the property and if there was a piece of fiber cement trim that is hitting grade. **Dawn Gray** gave further details. More discussion ensued about the front face of the property. **Chris Sturbaum** asked why non-traditional materials were being used for a traditional front of a building, and questioned the large panel above. **Dawn Gray** explained the use of materials that were chosen. See packet for details. **Jenny Southern** stated that this read to her as quite modern, and asked if they could get some pictures of the materials that would be used for the front façade. **Dawn Gray** stated that they would be happy to do so. **Duncan Campbell** asked if the house was too big for this site. More discussion ensued. See packet for details.

**John Saunders** commented that he thought this design was towering over the other homes, and would like to see if it could be scaled down. **Sam DeSollar** commented that he thought the architect has done a very laudable job of minimizing the scale of the building, given the current building codes. **Matt Seddon** agreed with the **Sam DeSollar** and that it did meet the design guidelines. **Lee Sandweiss** commented that she thought this was very well thought out and respectful to the neighborhood. **Jenny Southern** commented that she would like a little more details. **Duncan Campbell** commented that he liked the contemporaneous of it without over-stepping either toward post modernism or away from it. See packet for more details and comments.

**Matt Seddon** made a motion to approve **COA 21-31**

**Lee Sanweiss** seconded.

**Motion Carries: 5 Yes (Sandweiss, Saunders, DeSollar, Seddon, Goldin) 1 No (Sturbaum), 0 Abstain**

#### **E. COA 21-32**

601 S. Ballantine Road (Elm Heights Historic District)

Petitioner: Apex Home Services

*Add 98 square feet of deck on back of home to existing deck.*

**Gloria Colom** gave presentation. See packet for details.

**Jeff Goldin** asked if the **Petitioner** was present. No response from the **Petitioner** was given. **Jeff Goldin** stated that they would have to move this to the next meeting.

**John Saunders** made a motion to continue **COA 21-32** to the next meeting.

**Sam DeSollar** seconded.

**Motion Carries: 6 Yes ( Sandweiss, Sturbaum, Saunders, DeSollar, Seddon, Goldin) 0 No, 0 Abstain**

#### **VI. RESOLUTIONS**

#### **VII. DEMOLITION DELAY**

#### **VIII. NEW BUSINESS**

#### **IX. OLD BUSINESS**

#### **X. COMMISSIONER COMMENTS**

**John Saunders** asked about a discussion about the **Johnson Creamery**.

**Jeff Goldin** stated that they could have a discussion now. Discussion ensued.

**See packet for details.**



**XI. PUBLIC COMMENTS**

**XII. ANNOUNCEMENTS**

**XII. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin @ 6:33 p.m.**

**END OF MINUTES**

**Video record of meeting available upon request.**

**COA: 21- 34**

**STAFF APPROVAL**

Address: 823 W. 4th St, Bloomington, IN

Petitioner: Alexandra Burlingame

Parcel #: 53-05-32-412-004.000-005

**Rating: CONTRIBUTING Structure: House, c. 1905, Gable Front, altered**



**Background:** The house is a contributing structure in the Greater Prospect Hill Local District

**Request:** Installation of tall vertical treated pine wood board fencing in the backyard with a 6' gate at exiting walkway and a 4' gate on the north side.

**Guidelines:** Greater Prospect Hill District Design Guidelines, pg. 21

- New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern.
- New structures should be placed, where possible, in a subordinate position to the primary building on the lot.

**Staff APPROVES COA 21-34**

W 4th ST

Bloomington

Bloomington



323









**823 W 4th Street South side facade  
from side alley  
(looking toward 4th Street)  
Entire length of lot with planned fence  
demarcated**



**COA: 21- 32**

Address: 601 S Ballantine RD

**Staff Recommendation**

Petitioner: O'Connor, Timothy W & Gail Joint Revocable Living Trust

**Rating:** Contributing

Parcel #: 53-08-04-115-016.000-009

**Structure:** House, Colonial Revival c. 1935



**Background:** Located on the corner of Ballantine Rd and 2nd St in the Elm Heights Local Historic District

**Request:** Build deck addition ( approximately 14' x 7', level with current deck 98 sq. ft.) and stairs from deck to the driveway below facing 2nd Street. Railing, lumber, posts, rim joists of treated wood to match existing deck.

**Guidelines:** Elm Heights Historic District Guidelines (pg. 30)

- Employ materials appropriate to the neighborhood, such as stone, brick, or materials suggested by the style of the house, when constructing any additions..
- Decks should be constructed well behind the primary facade. Although wood is the preferred building material, some composite decking materials may be considered.
- All new construction should be self-supporting, not anchored into masonry foundations, and be removable without destroying historic materials.

**Staff recommends towards Approval COA 21-32** for the following reasons:

- The addition is minimal and consists of an addition to an existing deck. It is distant from the secondary artery way (2nd street) and does not impact the primary façade in any way.
- Wood is used as the main material and to match the existing deck.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:**21-32

**Date Filed:**\_

**Scheduled for Hearing: July 22, 2021**

\_\_\_\_\_

\*\*\*\*\*

**Address of Historic Property:** \_\_\_\_\_

**Petitioner's Name:** \_\_\_\_\_

**Petitioner's Address:** \_\_\_\_\_

**Phone Number/e-mail:**\_\_\_\_\_

**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. \_\_\_\_\_

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

3. A description of the materials used.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.



Front of Building towards Ballantine Rd



Back facade - View from 2nd St



Apex Home Services, LLC  
PO Box 7256 Bloomington, IN 47407  
812.361.4365

## PROJECT SITE PLAN:

### JOB GIS INFO:

Owner Name	O'connor, Timothy W & Gail Joint Revocable Living Trust
Owner Address	601 S Ballantine Rd Bloomington, In 47401
Parcel Number	53-08-04-115-016.000-009
Alt Parcel Number	015-21510-00
Property Address	601 S Ballantine Rd, Bloomington, In 47401-5019
Property Class Code	510
Property Class	1 Family Dwell - Platted Lot
Neighborhood	158 Trending 2006 - A, 53009151-009
Legal Description	015-21510-00 Outlook Lots 15 & 16

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### JOB SITE:





Apex Home Services, LLC

PO Box 7256 Bloomington, IN 47407

812.361.4365

## **PROJECT CONSTRUCTION PLAN:**

**JOB:** Tim & Gail O'Connor

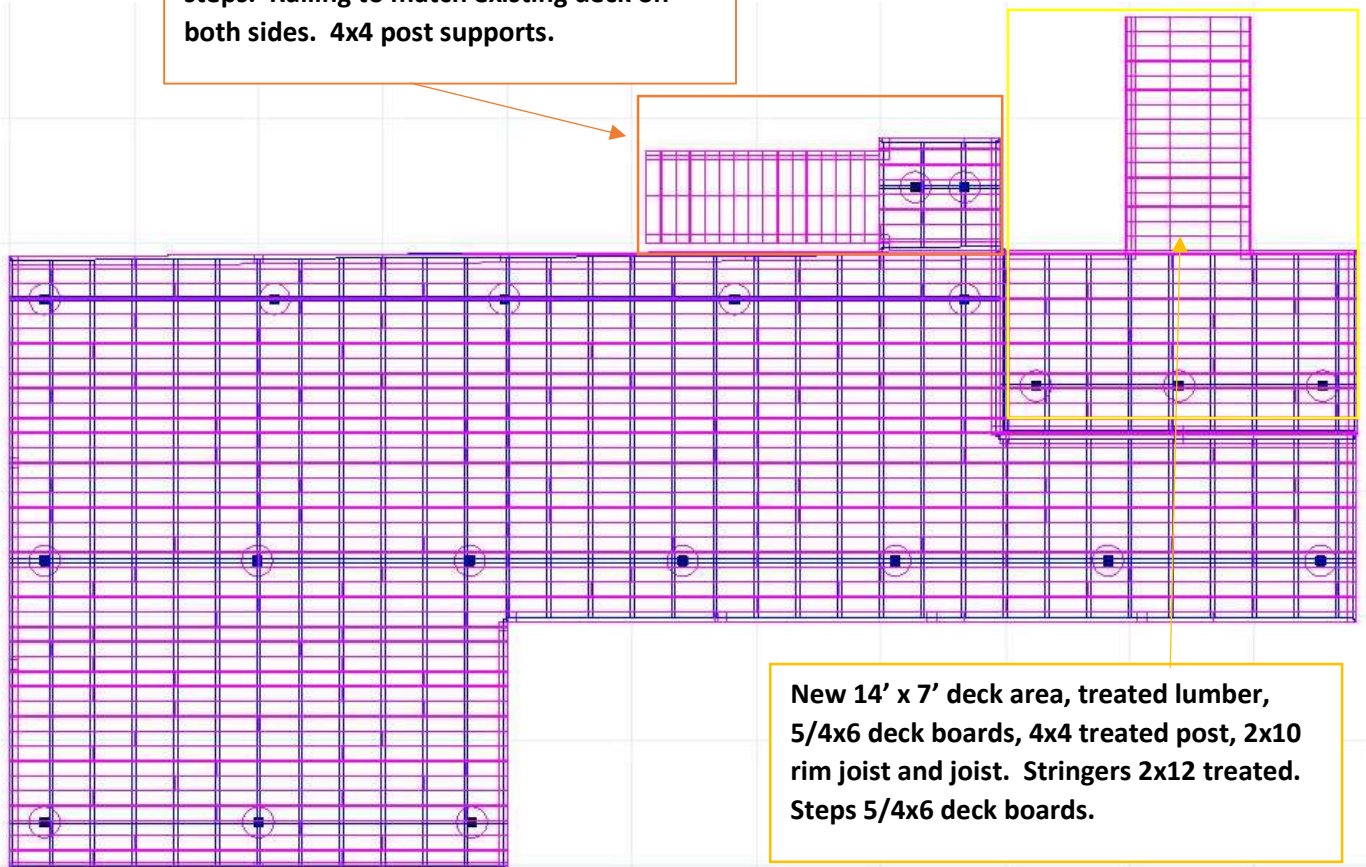
601 S Ballantine Road Bloomington, IN 47401

### **SCOPE OF WORK:**

Construct new deck area, approximately 14' x 7' level with current deck. Constructed of treated lumber with construction to match current deck. Build steps down to yard from new deck area. Construct a new set of stairs that goes from the current deck to the driveway below. Constructed of treated lumber with construction to match current deck.

### **PLANS:**

New stairs from deck down to driveway below. 2x12 stringers, 5/4 x 6 deck board steps. Railing to match existing deck on both sides. 4x4 post supports.



New 14' x 7' deck area, treated lumber, 5/4x6 deck boards, 4x4 treated post, 2x10 rim joist and joist. Stringers 2x12 treated. Steps 5/4x6 deck boards.

**COA: 21- 33**

Address: 532 S. Ballantine Rd

**Staff Recommendation**

Petitioner: Mary Alice Rickert

Parcel #: 53-08-04-102-052.000-009

**Rating: OUTSTANDING**

**Structure:** House, Colonial Revival, 1935



**Background:** The house is **Background:** The property is located in the Elm Heights local Historic District

**Request:** Replacement of windows: 1st Floor: 16 out of 20; 2nd Floor: 17 out of 18. No windows from the 3rd floor. The new windows will be made of solid wood with extruded aluminum exterior. They have simulated divided light with spacers and 1920's spoon style locks.

**Guidelines:** Elm Heights Historic District Design Guidelines, pg. 26

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- Replace missing elements based on accurate documentation of the original.
- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.

**Staff recommends Approval COA 21-33** with the following comments:

- The application calls for replacing highly deteriorated windows with customized replacements that are in keeping with the original.
- Only windows that are highly deteriorated should be considered for replacement.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Cowor Herterich  
Historic Preservation  
Manager

Case Number: COA 21-32

Date Filed: 7/12/2021

Scheduled for Hearing: August 12, 2021

\*\*\*\*\*

Address of Historic Property: 532 Ballantine

Petitioner's Name: Mary Alice Rickert

Petitioner's Address: 532 Ballantine

Phone Number/e-mail: (812) 345-3742      mrickert1123@gmail.com

Owner's Name: Mary Alice Rickert

Owner's Address: same

Phone Number/e-mail: same

Instructions to Petitioners

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

We want to replace windows. On floor one, 16 of 20 need to be replaced. On floor two, a ~~17~~ 17 of 18 need to be replaced. On floor 3, only ~~10~~ windows will be replaced.

We will use solid wood w/ extruded aluminum exterior windows. Windows have simulated divided light with spacers and 1920's spoon style locks.

3. A description of the materials used.

Pella Windows - Pella Reserve, Traditional, Double Hung  
see attached

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.



O = replace    X = not replace

FRONT

1



BACK 2



SOUTH



NORTH



# Proposal - Detailed

Pella Window and Door Showroom of Bloomington  
 223 S Pete Ellis Dr Ste 3  
 Bloomington, IN 47408  
 Phone: (812) 333-6371 Fax: (812) 333-8930

Sales Rep Name: Benson, Andrew  
 Sales Rep Phone: 812-320-9244  
 Sales Rep E-Mail: ajbenson@mccombpella.com  
 Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
<b>Mary Alice Rickert</b> 532 S Ballantine Rd  Bloomington, IN 47401-5018 <b>Primary Phone:</b> (812) 3453742 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> mrickert1123@gmail.com <b>Contact Name:</b>  <b>Great Plains #:</b> 1006129521 <b>Customer Number:</b> 1009969027 <b>Customer Account:</b> 1006129521	<b>Rickert, Mary Alice</b> 532 S Ballantine Rd  <b>Lot #</b> Bloomington, IN 47401-5018 <b>County:</b> <b>Owner Name:</b>  <b>Owner Phone:</b>	<b>Quote Name:</b> Pella Reserve Rickert, Mary Alice 1  <b>Order Number:</b> 120 <b>Quote Number:</b> <b>13758342</b> <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> <b>Tax Code:</b> 7%INDIANA <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 3/4/2021 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

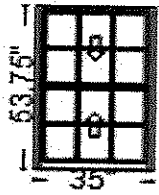
Line #	Location:	Attributes
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10 Front Dining

## Pella® Reserve, Traditional, Replacement Double Hung, 35 X 53.75, White

Qty

2



Viewed From Exterior

Rough Opening: 35 - 1/2" X 54 - 1/4"

PK #  
2091

1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 35 X 53 3/4

General Information: Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"

Exterior Color / Finish: Painted, Standard Enduraclad, White

Interior Color / Finish: Bright White Paint Interior

Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, White, Premium, InView™

Performance Information: U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

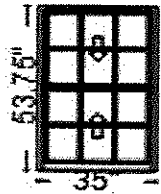
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee

Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 178".

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Line #	Location:	Attributes
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15 Side Dining



Viewed From Exterior

Rough Opening: 35 - 1/2" X 54 - 1/4"

PK#  
2091

**Pella® Reserve, Traditional, Replacement Double Hung, 35 X 53.75, White**

Qty  
2

**1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal**

**Frame Size:** 35 X 53 3/4

**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"

**Exterior Color / Finish:** Painted, Standard Enduraclad, White

**Interior Color / Finish:** Bright White Paint Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs

**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, Standard EnduraClad, White, Premium, InView™

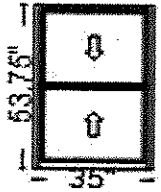
**Performance Information:** U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee

**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 178".

Line #	Location:	Attributes
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20 Kitchen



Viewed From Exterior

Rough Opening: 35 - 1/2" X 54 - 1/4"

PK#  
2091

**Pella® Reserve, Traditional, Replacement Double Hung, 35 X 53.75, White**

Qty  
1

**1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal**

**Frame Size:** 35 X 53 3/4

**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"

**Exterior Color / Finish:** Painted, Standard Enduraclad, White

**Interior Color / Finish:** Linen White Paint Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs

**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, Standard EnduraClad, White, Premium, InView™


**Performance Information:** U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** No Grille,

**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 178".

Line #	Location:	Attributes
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25 Kitchen



Viewed From Exterior  
Rough Opening: 34 - 1/4" X 84 - 1/2"

PK#  
2091

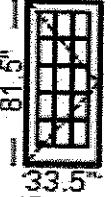
**Pella® Reserve, Traditional, Outswing Door, Left, 33.5 X 84, White**

Qty  
1

**1: Traditional, Non-Standard Size Non-Standard Size Left Outswing Door**  
**Frame Size:** 33 1/2 X 84  
**General Information:** Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Bronze Finish Sill, Standard Frame Stops, Black Composite Threshold  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Linen White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard  
**Glass:** Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Standard, Brown, Order Handle Set, Multipoint Lock, No Integrated Sensor, Aluminum Adjustable, White  
**Performance Information:** U-Factor 0.29, SHGC 0.19, VLT 0.33, CPD PEL-N-212-02863-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 65, Year Rated 11  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (3W5H), Putty Glaze, Ogee  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 7 11/16", 9", Factory Applied, Pella Recommended Clearance, Perimeter Length = 235".

Line #	Location:	Attributes
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35 Kitchen



Viewed From Exterior  
Rough Opening: 34 - 1/4" X 82"

PK#  
2091

**Pella® Reserve, Traditional, Inswing Door, Right, 33.5 X 81.5, White**

Qty  
1

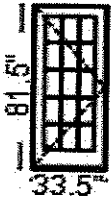
**1: Traditional, 3482 Right Inswing Door**  
**Frame Size:** 33 1/2 X 81 1/2  
**General Information:** Standard, Clad, Pine, 8", 6 11/16", Standard Sill, Bronze Finish Sill, Black Composite Threshold  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Linen White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard  
**Glass:** Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Standard, Brown, Order Handle Set, Multipoint Lock, No Integrated Sensor  
**Screen:** No Screen  
**Performance Information:** U-Factor 0.29, SHGC 0.19, VLT 0.33, CPD PEL-N-218-04199-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 11  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (3W5H), Putty Glaze, Ogee  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 6 11/16", 8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 230".

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)



Line #	Location:	Attributes
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40 Hall



PK #  
2091

Viewed From Exterior  
Rough Opening: 34 - 1/4" X 82"


**Pella® Reserve, Traditional, Inswing Door, Right, 33.5 X 81.5, White**

Qty  
1

**1: Traditional, 3482 Right Inswing Door**  
**Frame Size:** 33 1/2 X 81 1/2  
**General Information:** Standard, Clad, Pine, 8", 6 11/16", Standard Sill, Bronze Finish Sill, Black Composite Threshold  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Linen White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard  
**Glass:** Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Standard, Brown, Order Handle Set, Multipoint Lock, No Integrated Sensor  
**Screen:** No Screen  
**Performance Information:** U-Factor 0.29, SHGC 0.19, VLT 0.33, CPD PEL-N-218-04199-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 11  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (3W5H), Putty Glaze, Ogee  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 6 11/16", 8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 230".

Line #	Location:	Attributes
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45 Bathroom



PK #  
2091

Viewed From Exterior  
Rough Opening: 21" X 42.5"

**Pella® Reserve, Traditional, Replacement Double Hung, 20.5 X 42, White**

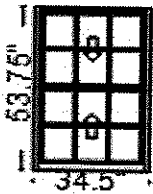
Qty  
1

**1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 20 1/2 X 42  
**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Bright White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Standard EnduraClad, White, Premium, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W2H / 2W2H), Putty Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 125".

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Line #	Location:	Attributes
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50 TV/Living Room



PK#  
2091

Viewed From Exterior  
Rough Opening: 35" X 54.25"

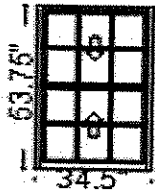
**Pella® Reserve, Traditional, Replacement Double Hung, 34.5 X 53.75, White**

Qty  
3

**1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 34 1/2 X 53 3/4  
**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Bright White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Standard EnduraClad, White, Premium, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 177".

Line #	Location:	Attributes
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65 Piano/Family Room



PK#  
2091

Viewed From Exterior  
Rough Opening: 35" X 54.25"

**Pella® Reserve, Traditional, Replacement Double Hung, 34.5 X 53.75, White**

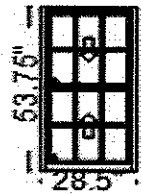
Qty  
2

**1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 34 1/2 X 53 3/4  
**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Bright White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Standard EnduraClad, White, Premium, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 177".

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Line #	Location:	Attributes
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75 Stairway



Viewed From Exterior

Rough Opening: 29" X 54.25"

PK#  
2091

**Pella® Reserve, Traditional, Replacement Double Hung, 28.5 X 53.75, White**

Qty  
2

1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 28 1/2 X 53 3/4

General Information: Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"

Exterior Color / Finish: Painted, Standard Enduraclad, White

Interior Color / Finish: Linen White Paint Interior

Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, White, Premium, InView™

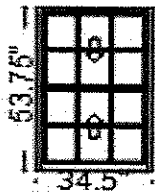
Performance Information: U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00259-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee

Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 165".

Line #	Location:	Attributes
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80 Bedroom 1



Viewed From Exterior

Rough Opening: 35" X 54.25"

PK#  
2091

**Pella® Reserve, Traditional, Replacement Double Hung, 34.5 X 53.75, White**

Qty  
3

1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 34 1/2 X 53 3/4

General Information: Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"

Exterior Color / Finish: Painted, Standard Enduraclad, White

Interior Color / Finish: Bright White Paint Interior

Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, White, Premium, InView™

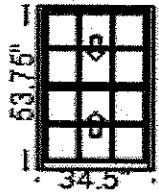
Performance Information: U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee

Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 177".

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Line #	Location:	Attributes	
85	Bedroom 2	<p><b>Pella® Reserve, Traditional, Replacement Double Hung, 34.5 X 53.75, White</b></p> <p>1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal  <b>Frame Size:</b> 34 1/2 X 53 3/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Bright White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 177".</p>	<p><b>Qty</b></p> <p>4</p>

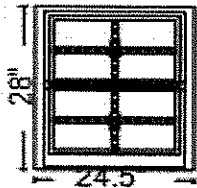


PK#  
2091

Viewed From Exterior

Rough Opening: 35" X 54.25"

Line #	Location:	Attributes	
90	Front Bathroom 2	<p><b>Pella® Reserve, Traditional, Replacement Double Hung, 24.5 X 28, White</b></p> <p>1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal  <b>Frame Size:</b> 24 1/2 X 28  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Bright White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (2W2H / 2W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 105".</p>	<p><b>Qty</b></p> <p>2</p>



PK#  
2091

Viewed From Exterior

Rough Opening: 25" X 28.5"

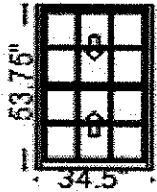
For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Line #	Location:	Attributes
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95 Front Bedroom 3

**Pella® Reserve, Traditional, Replacement Double Hung, 34.5 X 53.75, White**

Qty  
2



PK#  
2091

Viewed From Exterior

Rough Opening: 35" X 54.25"

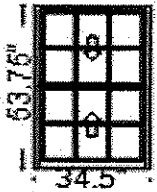
**1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 34 1/2 X 53 3/4  
**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Bright White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Standard EnduraClad, White, Premium, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 177".

Line #	Location:	Attributes
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100 Bedroom 3

**Pella® Reserve, Traditional, Replacement Double Hung, 34.5 X 53.75, White**

Qty  
1



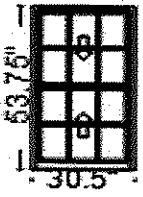
PK#  
2091

Viewed From Exterior

Rough Opening: 35" X 54.25"

**1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal**  
**Frame Size:** 34 1/2 X 53 3/4  
**General Information:** Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Bright White Paint Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Full Screen, Standard EnduraClad, White, Premium, InView™  
**Performance Information:** U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  
**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 177".

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Line #	Location:	Attributes	
105	Bedroom 4	<b>Pella® Reserve, Traditional, Replacement Double Hung, 30.5 X 53.75, White</b>	
			<u>Qty</u> 3
	 <p>Viewed From Exterior Rough Opening: 31" X 54.25"</p>	<p>PK# 2091</p> <p><b>1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 30 1/2 X 53 3/4  <b>General Information:</b> Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"  <b>Exterior Color / Finish:</b> Painted, Standard EnduraClad, White  <b>Interior Color / Finish:</b> Bright White Paint Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, Standard EnduraClad, White, Premium, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.25, VLT 0.47, CPD PEL-N-233-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 169".</p>	

Line #	Location:	Attributes	
130	Exterior Sealant	<b>Installation Sealant, White</b>	
			<u>Qty</u> 3
	<p>Viewed From Exterior Rough Opening:</p>	<p>PK# 2091</p> <p><b>1: Accessory</b>  <b>Frame Size:</b> -1 X -1  <b>General Information:</b> Installation Sealant  <b>Exterior Color / Finish:</b> Painted, White  <b>Interior Color / Finish:</b> Not Applicable Interior  <b>Package:</b> Box 12 Tubes  <b>Wrapping Information:</b> Perimeter Length = 0".</p>	

Line #	Location:	Attributes	
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135 Aluminum Coil

**24" wide Aluminum Coil, Length: 600, White**

Qty

4

PK# 2091  
**1: Accessory**  
 Frame Size: -1 X -1  
 General Information: 24" wide Aluminum Coil  
 Exterior Color / Finish: Painted, Standard Enduraclad, White  
 Wrapping Information: Perimeter Length = 0".

Viewed From Exterior  
 Rough Opening:

Line #	Location:	Attributes	
--------	-----------	------------	--

140 Foam

**01HP0000 - Great Stuff Pro Gun Foam (1)**

Qty

12

Line #	Location:	Attributes	
--------	-----------	------------	--

145 Pella Tape

**01HM0000 - 3" Pella Installation Tape, 150 ft (1)**

Qty

7

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)













**COA: 21-35**

Address: 744 S. Morton, Bloomington, IN 47403

**Staff Recommendation**

Petitioner: Sam DeSollar

Parcel #: 53-08-05-401-035.004-009

**Rating: Non Contributing**

**Structure:** New construction on empty lot



**Background:** Located in the McDoel Historic District, north of Henderson House, in front of the B-Line

**Request:** Construction of new building

**Guidelines:** McDoel Historic District Guidelines pg. 9-10

**Placement** The contributing houses in McDoel are generally (although not exclusively) placed in the center of the lot in the side-to-side dimension, and somewhat forward of center in the front-to-back dimension, creating two approximately equal side yards, and a front yard smaller than the back yard. Where feasible this pattern is encouraged in placing new residential structures on their lots. New residential structures should be set back from the street a distance consistent with the set-back depths of contributing houses (that is, within the minimum and maximum set-back ranges)(pg. 9).

**Structure design (size, height, roof line, porch)** Design of new residential structures is encouraged to follow the basic design patterns of the contributing houses found in the neighborhood. **These include size ( ca. 800-1500 square feet on ground level, typically one to three bedrooms); height (one to two stories); and main roof configuration (gabled roofs, including single gable, two perpendicular gables, and pyramid styles).** Roof pitch for new residential structures should be within the range found on houses on that block (see illustration).

Front porches are encouraged as compatible with the neighborhood's character.

**Parking considerations** Typically, houses with off-street parking in the neighborhood feature straight driveways placed on one side of the house or are accessed by alleys. This configuration is compatible and acceptable in new construction.

**Materials** The contributing homes in the neighborhood feature a wide variety of materials. This variety is compatible and acceptable for new residential structures as well. **Typically, contributing homes feature a masonry foundation (stone or block) with exterior walls sided in wood, aluminum, fiber, vinyl, or composite materials. Design of the new residential structures is encouraged to follow this pattern.**

**Staff recommends APPROVAL for COA 21– 35** with the following observations and recommendations:

Observations:

- The new design occupies more than the 800—1500 sq ft that is recommended by the guidelines. However, it is not a residential building, it is located on a higher density lot, and respects the height, setbacks and front facing proportions of the neighboring buildings.
- The roof configuration respects the overall pitch of its immediate context although it takes creative license with the roof design.
- As a new structure, it does not overwhelm the scale but very clearly distinguishes itself from the neighboring structures. This is noteworthy as the proposed design is adjacent to the Henderson house, an outstanding I house with deep roots in the community.

Recommendations:

- The proposed materials used fall in line with the “wide variety of materials” found in the neighborhood. However, the wall patterning is very busy and does not respond to the scale or patterns seen within both the immediate and larger context. Staff recommends adjusting the pattern to fit the scale of the surrounding context.

**\*\*\*\*The McDoel Gardens Neighborhood Association Executive Committee and Jean Lave has given the project its support.**

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** 21-35

**Date Filed:** 7/26/2021

**Scheduled for Hearing:** August 12, 2021

\*\*\*\*\*

**Address of Historic Property:** 744 S. Morton Street, Bloomington, IN 47403

**Petitioner's Name:** Sam DeSollar

**Petitioner's Address:** 731 E. University Street, Bloomington, IN 47401

**Phone Number/e-mail:** 510.207.1588 samdesollar@gmail.com

**Owner's Name:** Sam DeSollar

**Owner's Address:** See above

**Phone Number/e-mail:** See above

Instructions to Petitioners

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

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

A **“Complete Application”** consists of the following:

1. A legal description of the lot. 015-62340-00 Stull Lot 4 & Part Lot 3 (N 11')
  
2. A description of the nature of the proposed modifications or new construction:  
The property is currently a vacant lot. I propose to build a new, 2-story, wood framed  
artist studio building, with a double sloped shed roof with shed dormer. The building will have  
attached stoops and porches, a pair of balconies, and a courtyard porch. Landscaping,  
paved walkways, bike parking, 2 loading/parking spaces, mechanical and trash  
enclosures, and fences are also part of the proposal.
  
3. A description of the materials used.  
The building exterior is clad primarily in painted fiber cement panels in 4' widths and  
varying heights, from 2'-8'. Balconies, fences, stoops, and trash and mechanical  
enclosures are to be unpainted treated lumber. Walks will be either concrete or  
limestone pavers. Windows will be clad, insulated, nail on fin windows. Clerestory  
will be insulated glass or polycarbonate panels. Glazing at the main stair will be  
comprised primarily of salvaged industrial sash steel windows. Awnings will be steel  
and/or treated lumber. Roof will be either standing seam metal or architectural  
composition shingle. Roof will also have PV panels. (Fillable PDF form is wonky)  
composition shingle. Roof will also have PV panels. (Fillable PDF form is wonky)
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.



Dear Bloomington HAND department,

It comes with great excitement to offer the McDoel Gardens Neighborhood Association's support of Sam DeSollar and his proposed artist studio building on 744 S Morton St. While there were a couple neighborly concerns of the parking situation and shed roof next to the Henderson House, the Neighborhood unanimously voted in approval of these plans at the July 1<sup>st</sup> meeting. Please let us know if there is anything else you need from us.

Kind regards,

McDoel Gardens Neighborhood Association Executive Committee

August 3, 2021

To: Members of the Bloomington Historic Preservation Commission:

I understand that you are considering approval of a new architecture project by Sam DeSollar, for the vacant lot at 744 S. Morton Street. I live next door at the Henderson House, 748 S. Morton Street. I've seen the drawings for the craft, studio art, and live work building. I know and admire other buildings designed by DeSollar. I think it is an exciting and original design.

I appreciated that the architect has taken time to talk over the plan with me, and I'm impressed by his thoughtful concern for the relation of the proposed building to my house. I know he has also talked with the McDoel Gardens Neighborhood Association and other neighbors as well.

Informally, I've heard nothing but enthusiasm. Before moving to Bloomington to 748 Morton Street in 2018, I lived in an old and lively mixed neighborhood of small businesses, live-work conversions of old factories, craft art studios and small restaurants. The new developments in Bloomington along the B-line, the wonderful Switchyard Park, and in both directions along Morton Street heterogeneous small businesses — they have a similar energy, which is one of the main reasons I chose this neighborhood over others in Bloomington. It seems to me that the building DeSollar proposes would fit with the wide variety of architectural styles in the neighborhood and add interesting cultural activities to an increasingly interesting part of Bloomington.

I very much hope that the Commission supports and encourages Sam DeSollar's project. Thanks for your attention.

Best regards,

Jean Lave  
Professor Emerita  
University of California, Berkeley



740-748 S. Morton Street from SE



Alley view to North from Dodds Street



**B Line Studio Building**  
744 South Morton Street  
Bloomington, Indiana

748 S. Morton Street



744 S. Morton Street



740 S. Morton Street

12 August 2021 -Bloomington Historic Preservation Commission Review

Sam DeSique  
architect  
751 E. University Street  
Bloomington, IN  
1910, 237, 1988

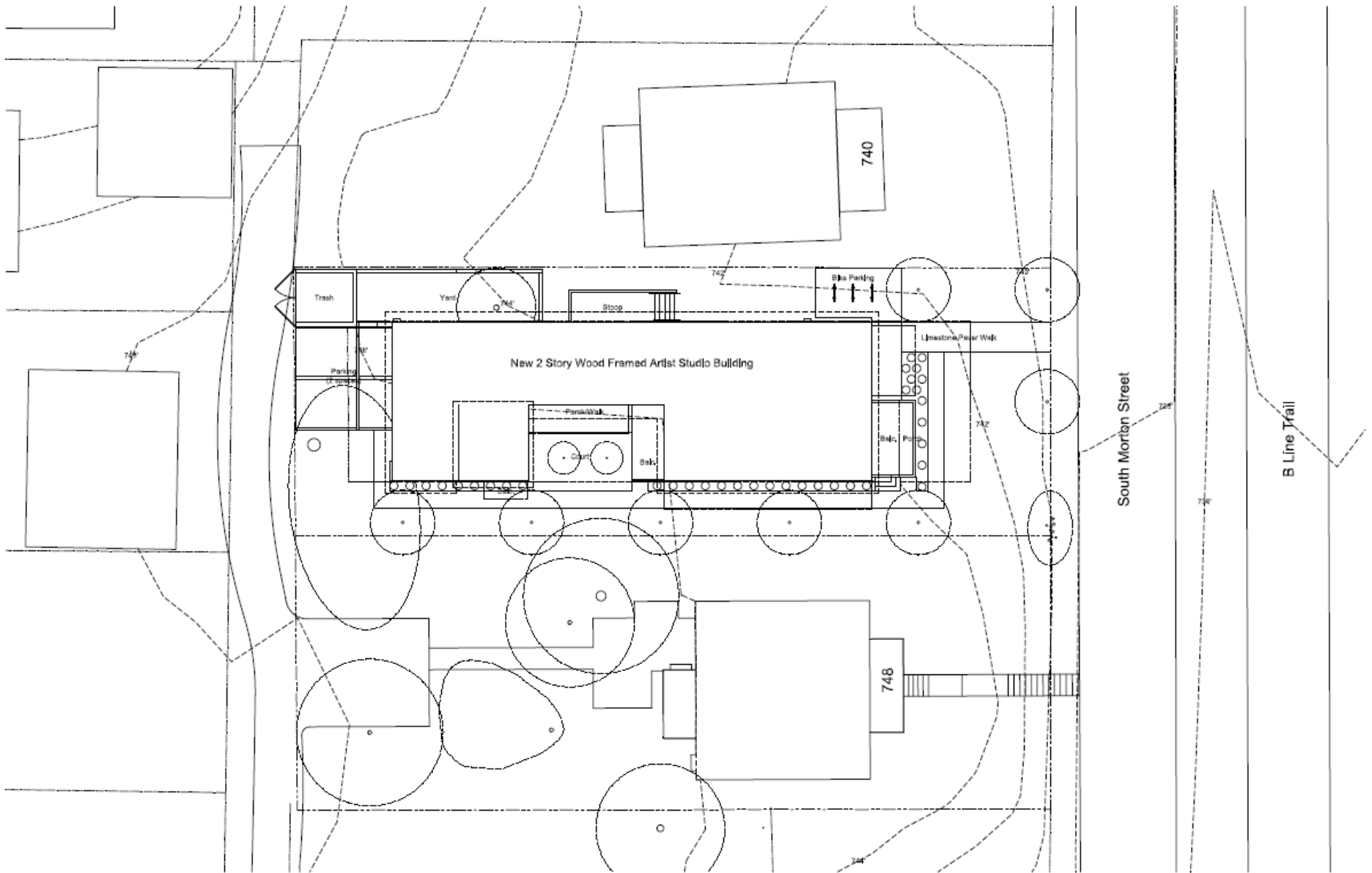


B Line Studio Building  
744 South Morton Street  
Bloomington, Indiana

12 August 2021 - Bloomington Historic Preservation Commission Review

east facade

Sam DeSigue  
architect  
751 E. University Street  
Bloomington, IN  
1916, 1917, 1988



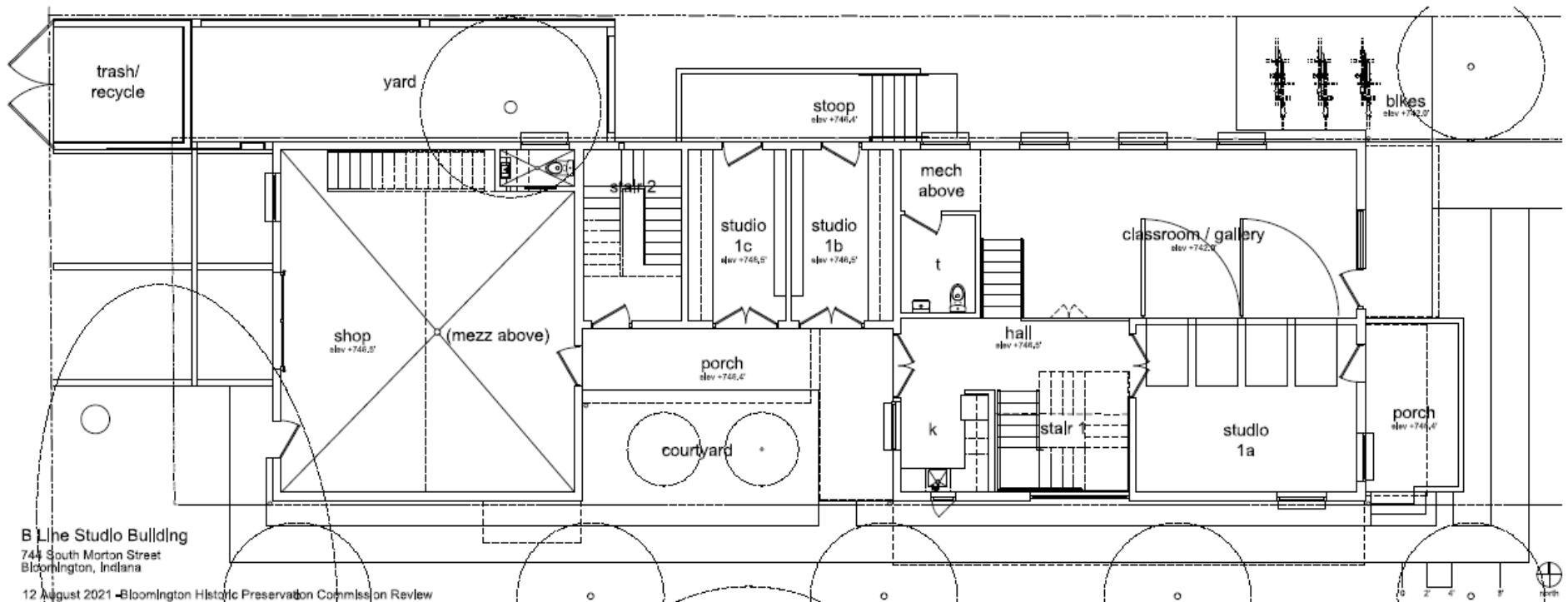
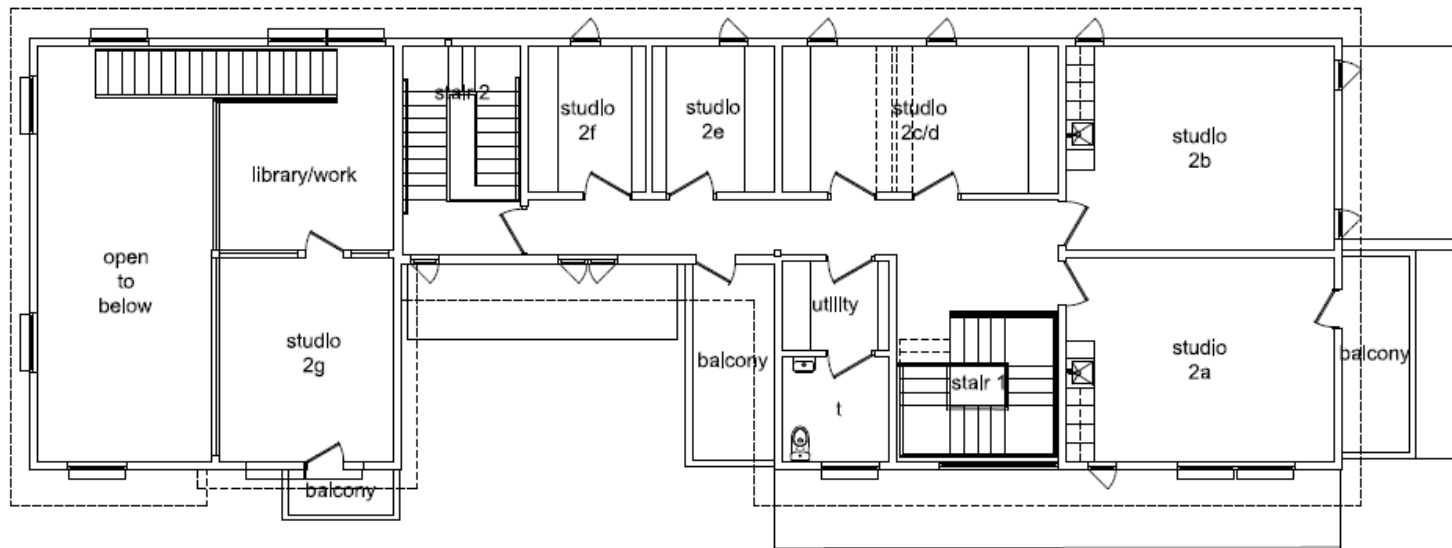
**B Line Studio Building**

744 South Morton Street  
 Bloomington, Indiana

12 August 2021 -Bloomington Historic Preservation Commission Review

Site Design  
 architect  
 751 E. University Street  
 Bloomington, IN  
 1510.207.1548





B Line Studio Building  
 744 South Morton Street  
 Bloomington, Indiana

12 August 2021 - Bloomington Historic Preservation Commission Review

Sam DeBorja  
 architect  
 751 E. University Street  
 Bloomington, IN  
 1/9/10, 2017, 1988



B Line Studio Building  
744 South Morton Street  
Bloomington, Indiana

12 August 2021 - Bloomington Historic Preservation Commission Review

view from northeast on B Line

San DeSique  
architect  
751 E. University Street  
Bloomington, IN  
1915, 2017, 2021



**B Line Studio Building**

744 South Morton Street  
Bloomington, Indiana

12 August 2021 -Bloomington Historic Preservation Commission Review

view from southeast on B Line

Site Design  
Architect  
731 E. University Street  
Bloomington, IN  
1515, 237, 1588





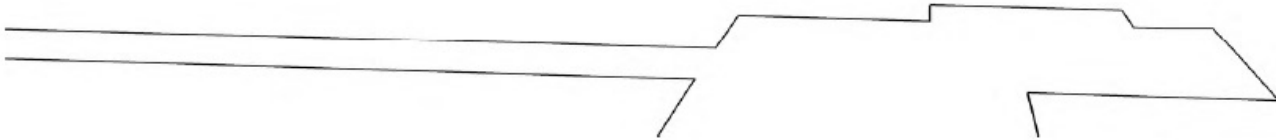
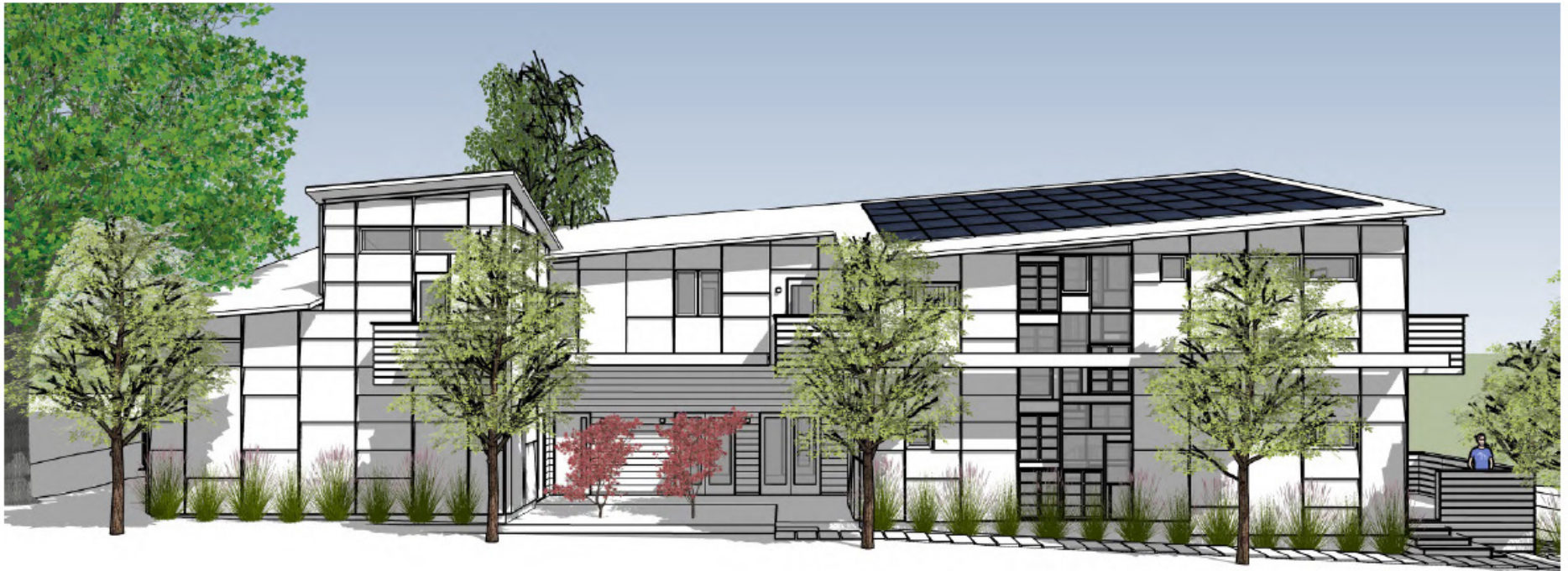
**B Line Studio Building**

744 South Morton Street  
Bloomington, Indiana

12 August 2021 -Bloomington Historic Preservation Commission Review

view from West Dodds Street to north

Ben DeSique  
architect  
751 E. University Street  
Bloomington, IN  
1970, 2017, 1988



B Line Studio Building  
744 South Morton Street  
Bloomington, Indiana

12 August 2021 -Bloomington Historic Preservation Commission Review

south facade

Ben DeSique  
architect  
751 E. University Street  
Bloomington, IN  
1910, 2017, 2018



B Line Studio Building  
744 South Morton Street  
Bloomington, Indiana

12 August 2021 -Bloomington Historic Preservation Commission Review

north facade

Sam DeSiqueira  
architect  
751 E. University Street  
Bloomington, IN  
1-317-337-1588

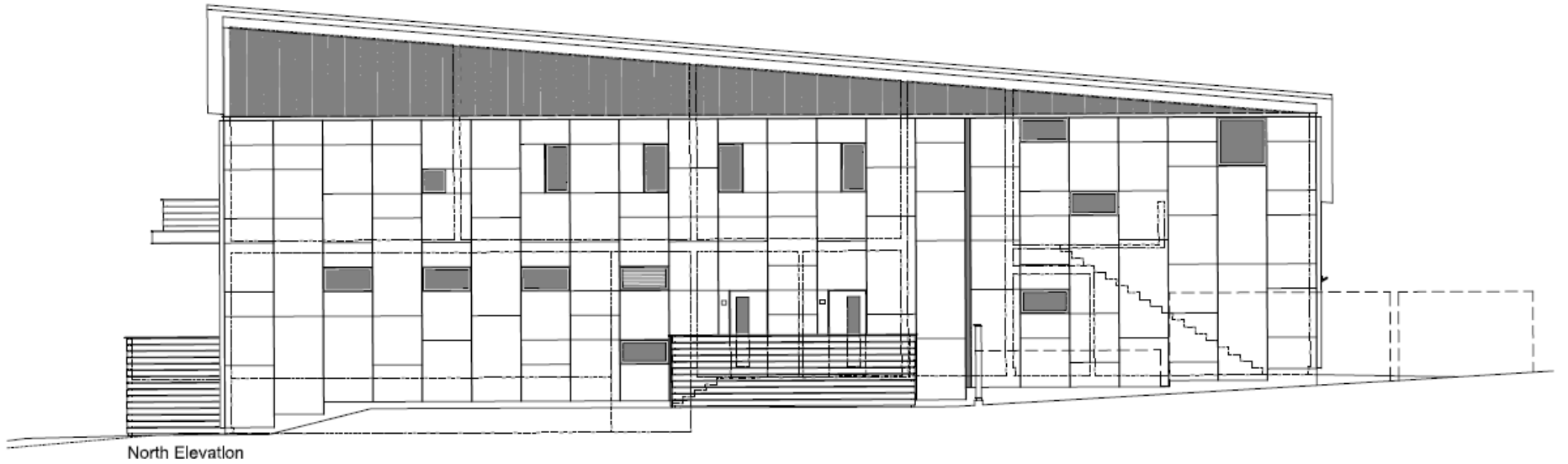


B Line Studio Building  
744 South Morton Street  
Bloomington, Indiana

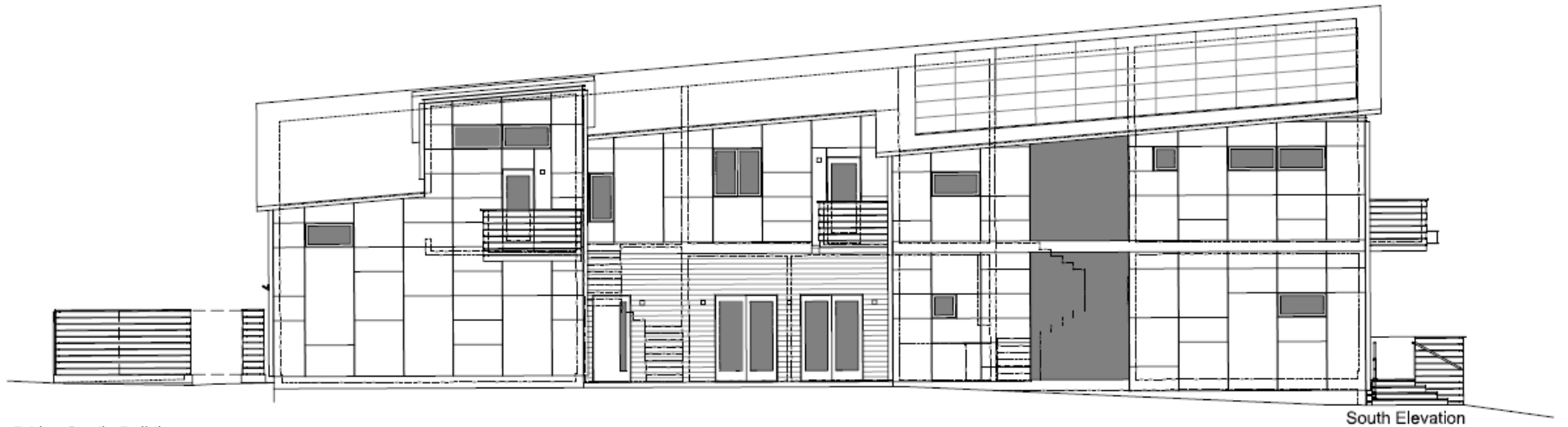
12 August 2021 -Bloomington Historic Preservation Commission Review

west facade

Sam DeSiger  
architect  
751 E. University Street  
Bloomington, IN  
1916, 2017, 2021



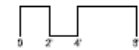
North Elevation



South Elevation

B Line Studio Building  
 744 South Morton Street  
 Bloomington, Indiana

12 August 2021 - Bloomington Historic Preservation Commission Review



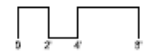
Sam DeSalle  
 architect  
 731 E. University Street  
 Bloomington, IN  
 (317) 337-1088



West Elevation



East Elevation



**B Line Studio Building**

744 South Morton Street  
Bloomington, Indiana

12 August 2021 -Bloomington Historic Preservation Commission Review

Sam DeBorja  
architect  
751 E. University Street  
Bloomington, IN  
1-315-237-1588



**COA: 21-36**

Address: 2511 N Fritz Dr, Bloomington, IN 47408

**Staff Recommendation**

Petitioner: Tom Cooper

Date: August 12, 2021

Parcel #: 53-05-28-203-036.000-005

**Structure:** House, c. 1955, Ranch



**Background:** The house is located in the Maple Heights Historic District

**Request:** New construction of a detached metal prefab garage 20'x 30'

**Guidelines:** Maple Heights Historic District Design Guidelines, pg. 33

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley
3. The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.

**Recommendation: Staff Approval COA 21-36 :** with the following recommendations

- The new structure needs to be considerably setback from the main structure so as not to compete with it visually.



**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case**

**Number:** 21-36

**Date Filed:** 7/26/2021

**Scheduled for Hearing:** August 12, 2021

\*\*\*\*\*

**Address of Historic Property:** \_\_\_\_\_

**Petitioner's Name:** \_\_\_\_\_

**Petitioner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

**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. \_\_\_\_\_

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

3. A description of the materials used.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

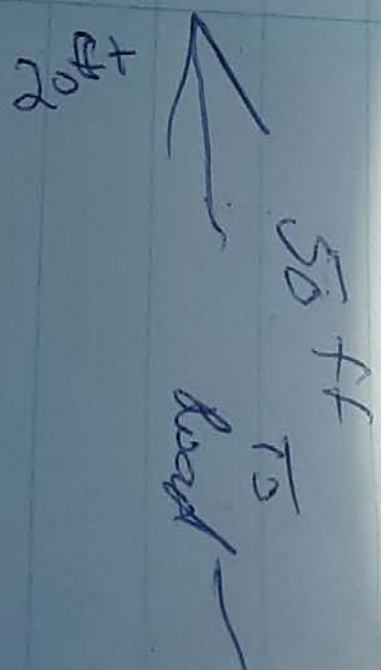
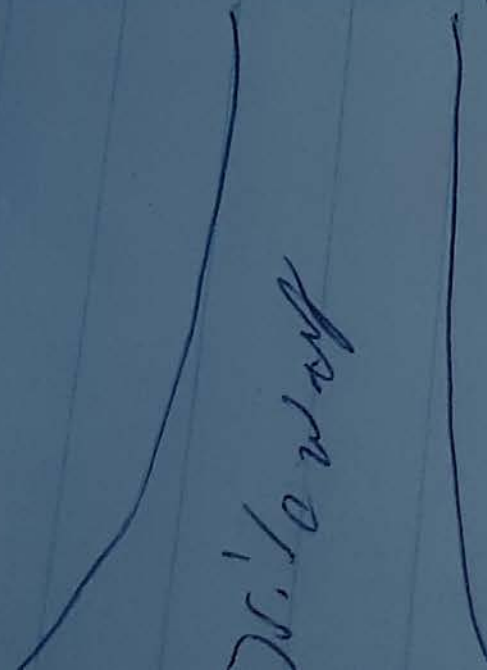
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

\*\*\*\*\*

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.

HOVSE

25/11 Fri-2 Drive





**Powerbilt Steel Buildings Inc**

1559 Laskin Rd Virginia Beach  
 Sales@garagebuildings.com  
 8882340475

**Sales: Jeff Morehead**

1559 Laskin Rd Virginia Beach  
 jeffm@powerbiltsteel.com

Building Quote  
**QTE-052254**

Date  
**06/25/2021**

Total  
**\$9,491.87**

**CUSTOMER DETAILS**

**Tom Cooper**

Billing Address  
 Bloomington, IN, 47404  
 Shipping Address  
 Bloomington, IN, 47404  
 cooperconstruction13@gmail.com  
 (812) 272-4859

**Standard Garages - 20 x 31 x 10**

- Roof Color: Barn Red
- Trim Color: Barn Red
- Sides/Ends Color: Barn Red
- Wainscot Color: NA



Ready for Installation? Yes    Jobsite Level? Yes    Permit Required? Yes    Inside City Limit? Yes    Electricity Available? Yes    Installation Surface? Concrete

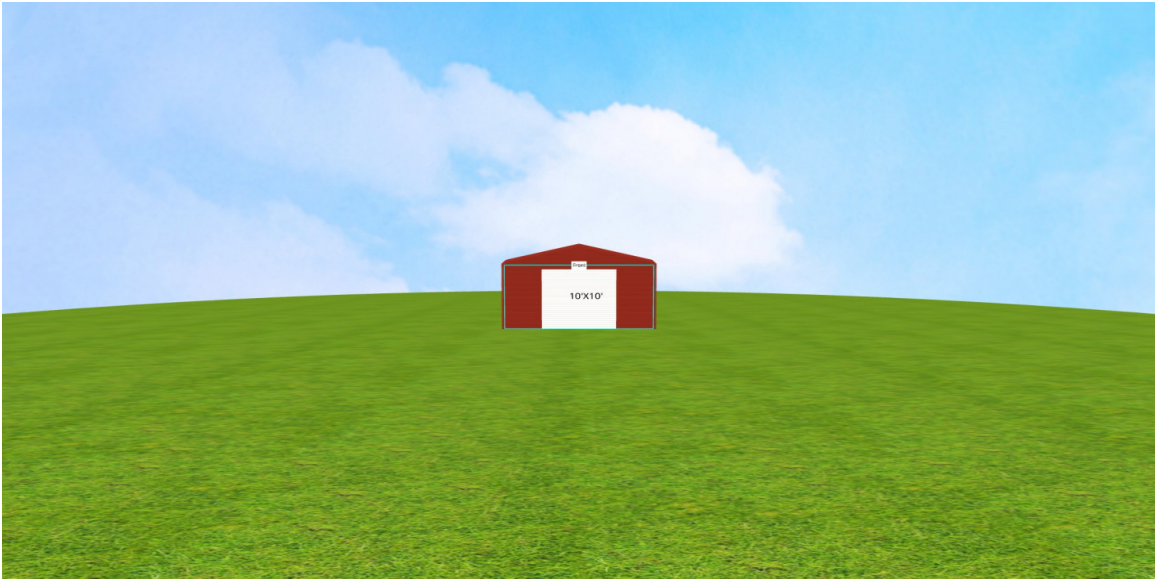
Building Dimension: **20'W x31'L x10'H**    Roof Style: **Standard**    Gauge: **14 Gauge**    Wind/Snow Rating: **130 MPH +40 PSF Snow Load Certified**    Distance on Center: **5 Feet**

20X31' Standard Roof	1	<b>\$3,395.00</b>
10' Height	1	<b>\$395</b>
130 MPH +40 PSF Snow Load Certified	1	<b>\$0</b>
3/12' Roof Pitch	1	<b>\$0</b>
Front Wall Closed	1	<b>\$1045</b>
Back Wall Closed	1	<b>\$1045</b>
Left Closed	1	<b>\$525</b>
Right Closed	1	<b>\$525</b>
10x10ft Garage Door on Front	1	<b>\$725.00</b>
36x80in Walk-in Door on Right	1	<b>\$320.00</b>
10% Steel Surcharge	1	<b>\$797.50</b>
Inside City Limit : Yes		
Installation Ready : Yes		
Installation Surface Leveled : Yes		
Electricity : Yes		
Permit Required : Yes		

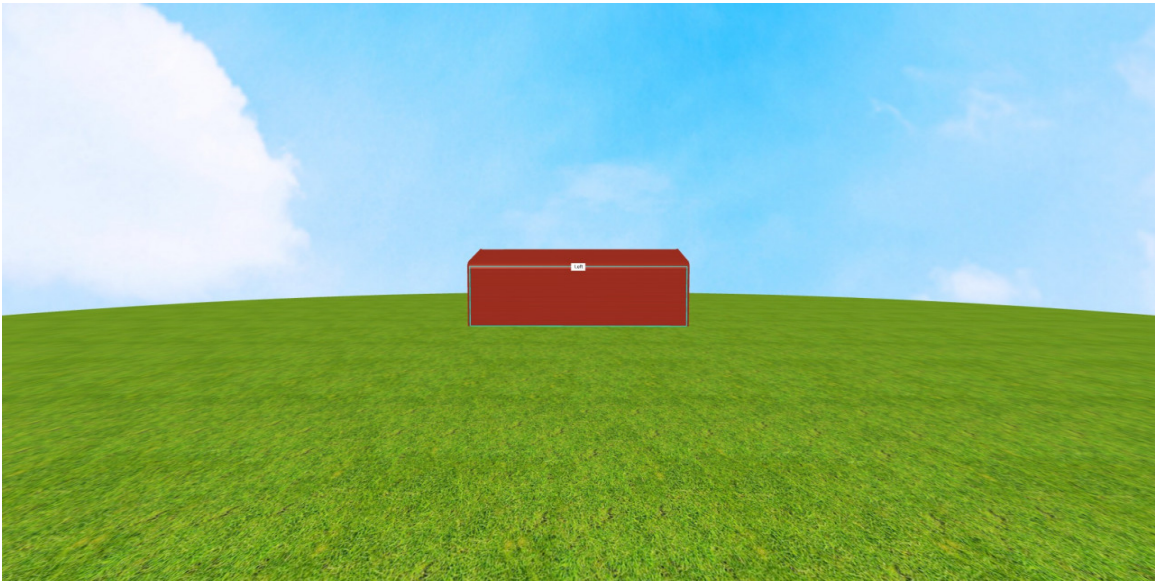
**NOTES**

Sub Total:	<b>\$8,772.50</b>
Down Payment	<b>\$1,368.52</b>
Processing Fee	<b>\$52.64</b>
Additional Charges	<b>\$0.00</b>
<b>Due Upon Installation:</b>	<b>\$8,123.35</b>
<b>Grand Total:</b>	<b>\$9,491.87</b>

**BUILDING VIEW**

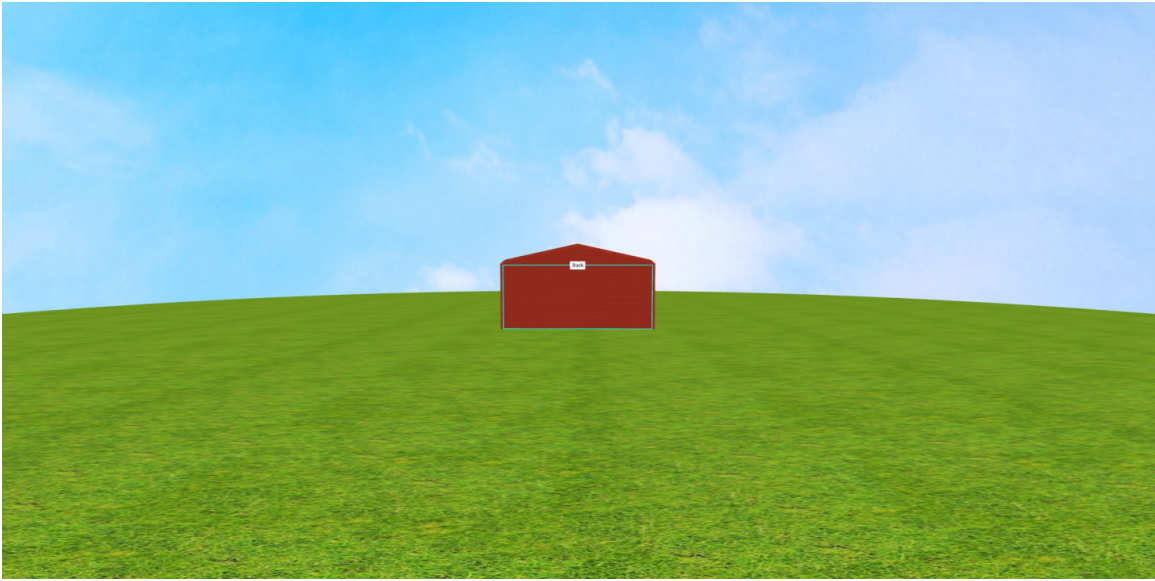


**FRONT**

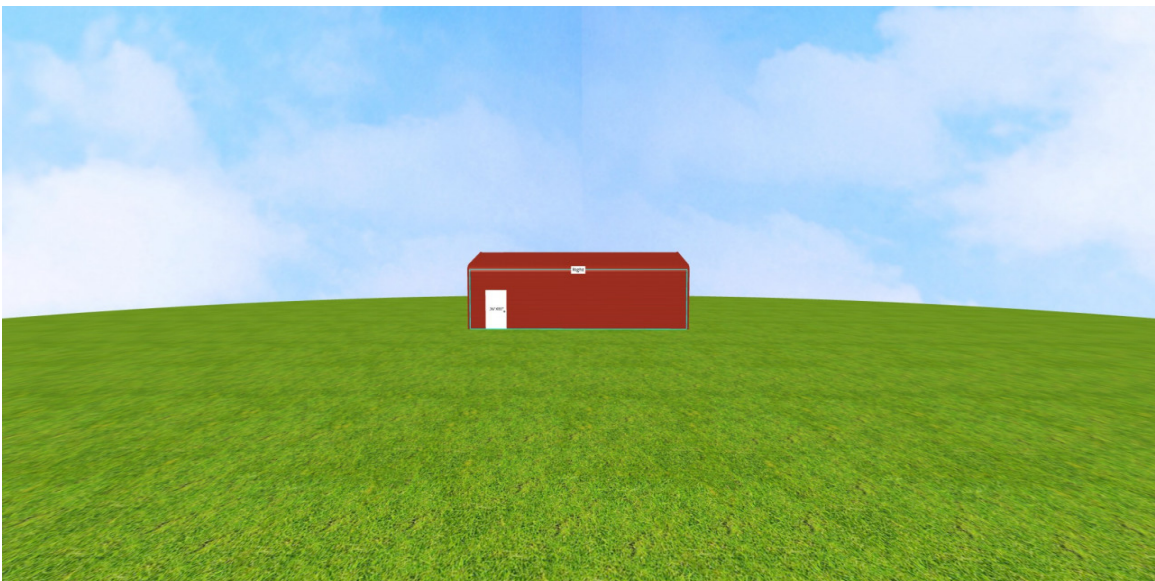


**LEFT**

**BUILDING VIEW**

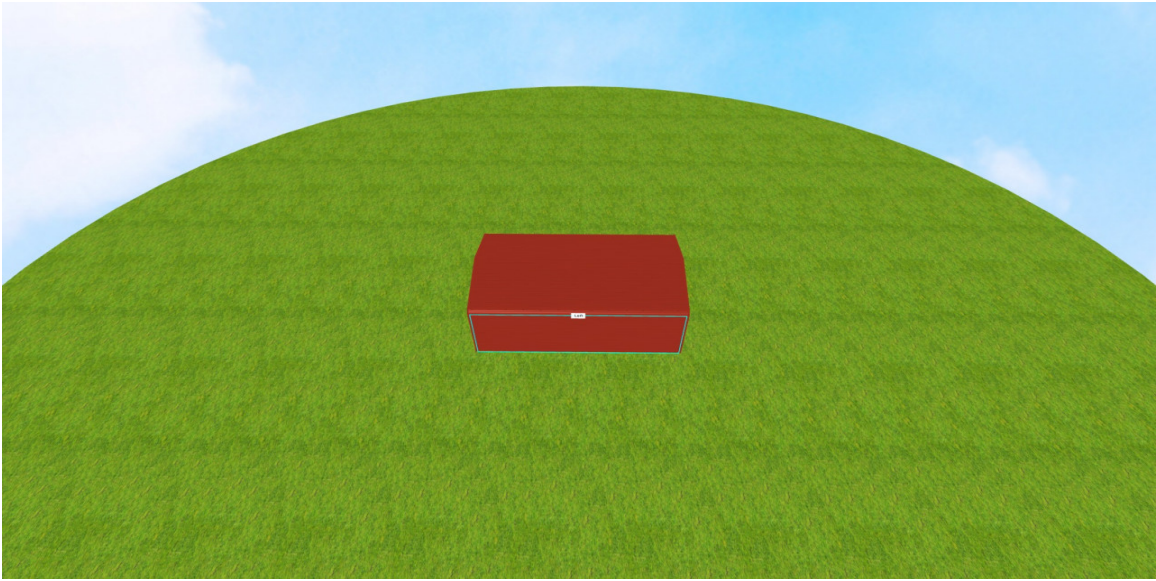


**BACK**



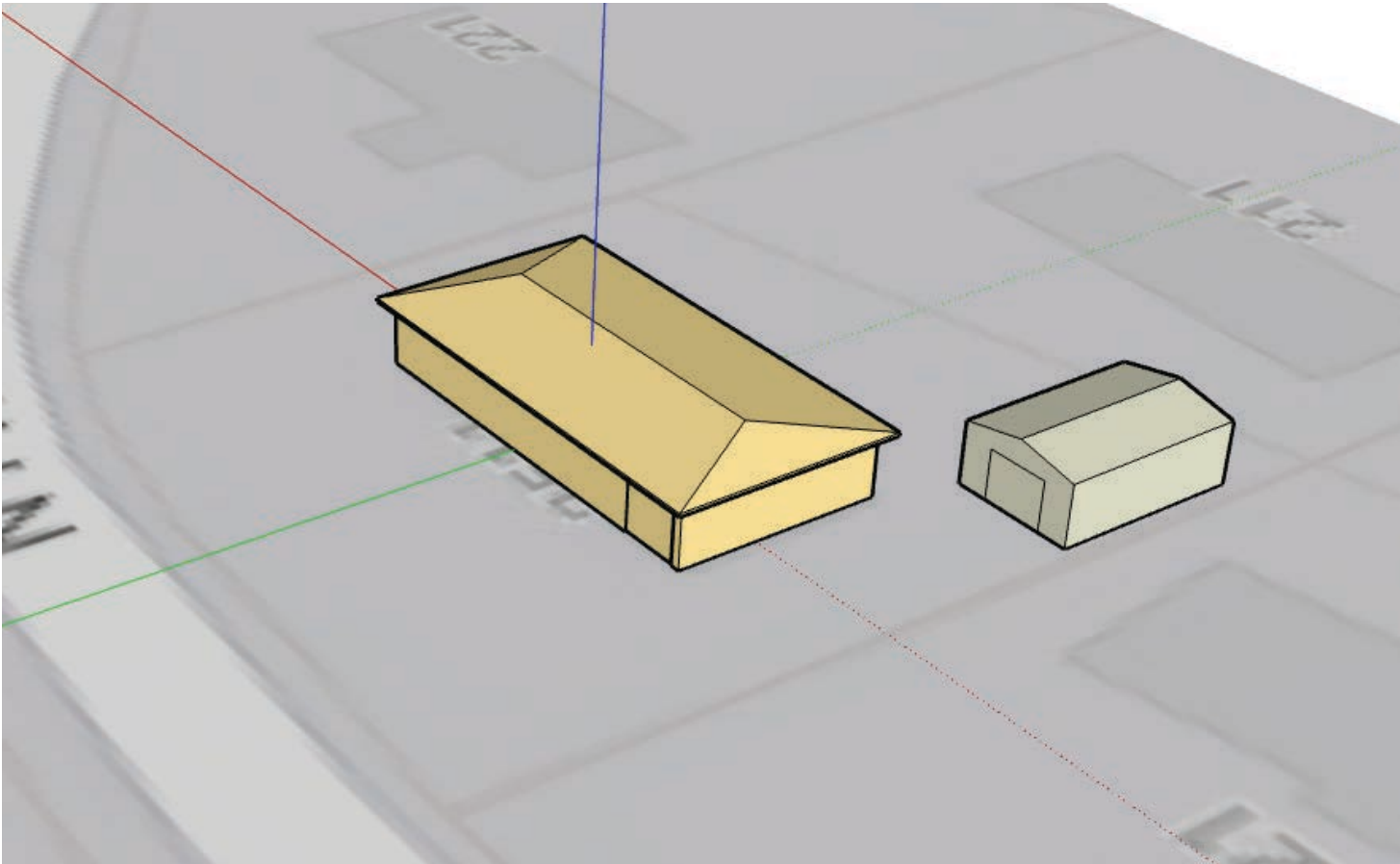
**RIGHT**

**BUILDING VIEW**



**TOP**

Staff Recommendation:





**COA: 21-37**

Address: 408 E 4th St, Bloomington, IN

**STAFF RECOMMENDATIONS**

Petitioner: Bruce Storm

Parcel #: 53-05-33-310-289.000-005

**Rating: CONTRIBUTING**

Survey: Queen Anne/ Gabled-ell c. 1898



**Background:** The commercial structure is located in the Restaurant Row Historic District

**Request:** Pergolas on the yard, steps for ADA compliance, handrails, and rails.

**Guidelines: Restaurant Row Historic District Guidelines pp. 22-23**

**2.7 Outdoor Seating & Fencing**

**Compatible**

- The materials, finishes, colors and other character-defining elements of temporary fences and planters or plantings should complement the building.
- Outdoor seating areas are designed in ways that do not obstruct movement, create safety hazards, or restrict other public activities.

**Incompatible:**

- Fencing or any feature of the outdoor seating area that permanently obstructs the street facing facade of a building.

**2.8 Decks, Pergolas, Landscaping**

- It is important that these [Decks, pergolas, landscaping] features be appropriately scaled and the landscaping (soft and hard) are designed and managed in a way that enhances rather than hides the building's front facades.

**Recommendation: Staff recommends CONDITIONAL APPROVAL of COA 21-37 with the following:**

- Eliminate the wood screen as it obstructs the building's front facade.
- Use a wood deck stair railing consistent with the rest of the proposed wood railing instead of the proposed metal railing

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-37

Date Filed: 7/30

Scheduled for Hearing: \_\_\_\_\_

\*\*\*\*\*

Address of Historic Property: 408 EAST FOURTH STREET

Petitioner's Name: Bruce Storm Real Estate & Management LLC

Petitioner's Address: 320 East Fourth Street

Phone Number/e-mail: 812-327-2222 BSTORM6@hotmail.com

Owner's Name: Bruce and Shannon Storm Revocable Living Trust

Owner's Address: 320 East Fourth at Grant St.

Phone Number/e-mail: 812-327-2222 BSTORM6@hotmail.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. 013-10890-00 Orig Plat E 1/2 5 & E 1/2 6

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

- 1) no modification of existing exterior siding
- 2) Replacement of wooden railings of existing outside patio spaces
- 3) Bring steps up to both existing patio levels up to correct code for safety and add handrails to steps.
- 4) Add sun screen wooden arbor over existing patio areas.

3. A description of the materials used. Treated lumber

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.

## Certificate of Zoning Compliance

Application #: C06-353

Date: Wednesday, May 31, 2006

Property Address: 1100 S Smith Rd - Deckard Subdivision Perry  
Township 01SW  
Section #

Zoning: PUD - Gentry Honours PUD

Proposed Use: Single Family Residential - Grading - Engineering Permit #C06-GRD-017

The attached plans have been reviewed for compliance with applicable provisions of Title 20, Zoning, of the Bloomington Municipal Code and conformance with the terms of any approvals which have been granted under authority of the Zoning Ordinance, the Subdivision Regulations, or the Site Planning Regulations of Title 21. The Planning Department finds the plans to be in compliance:

- As submitted
- With modifications or conditions as follows:

1. Approved per terms and conditions of Plan Commission case #PUD-02-06.
2. A final plat must be recorded prior to issuance of any building permits. This plat must include all required right-of-way dedications, and utility and conservancy easements.
3. Only grading necessary for construction of the road and infrastructure is authorized. No mass grading of lots is permitted.
4. No signage is approved with this permit. All signage must first receive a subsequent permit.
5. All trees required to be preserved must be protected with "snow fencing" at the drip line throughout construction. An on-site inspection by Planning staff is required prior to the start of grading. Please call (812) 349-3423 to arrange an inspection.
6. Disturbance for the sanitary sewer line within the tree conservation area is restricted to within the 15' easement, contact Planning Staff prior to installation.
7. No removal of trees within the Tree Preservation area or common area lot is allowed without prior approval from the Planning Department.
8. Five-foot wide sidewalks and street trees placed not more than 40' from center are required along all streets. No more than 25 trees of the same species can be used and must be a native species.
9. No grading or disturbance is allowed within the karst preservation easement on lots #32 & 33, erosion control fencing is required at and around the easement line.
10. Erosion control fencing is required along the 25' tree preservation area along lots #35-37

This Certificate of Zoning Compliance pertains only to the attached plans and the specific use proposed, exactly as submitted and reviewed. This Certificate does not constitute the issuance of any required permit nor exempt the property from compliance with any other requirements.

Eric Greulich  
Zoning Planner  
City of Bloomington  
Planning Department

To: Eric Greulich

FROM: Bruce Storm, Bruce Storm Real Estate & Mgmt,  
RE: 408 East Fourth Street Permit Release

I have personally met with Jim Hersthauer and was told that plans submitted for Pergola and replacement rails over and around existing outdoor patios do not even require a building permit. Pergola is just for sun screen shade and not an enclosed new space. There is no change to exterior siding of house. He wanted detail drawing for up to code steps and handrails to replace both existing steps. Tabor Bruce has updated and submitted per his requests. He sees no reason rehab permit should ~~be~~ not be released.

Picture of garden/patio area update is herewith submitted.

The main business located here on this site is an international grocery store and carry out deli.

Also submitted is a completed application form for certificate of appropriateness. Please inform me when I can be scheduled.

Shannon and I continue to enhance the ambiance of Restaurant Row.

Thank you. Bruce Storm

BSTORM6@hotmail.com cell 812-327-2222

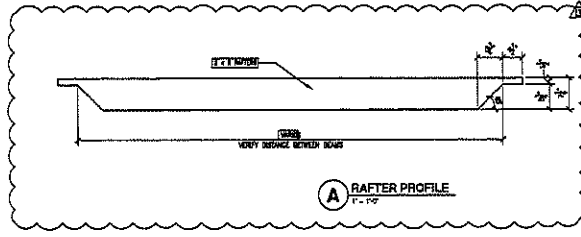
REVISIONS

AN EXTERIOR PATIO RENOVATION FOR:  
**DAT'S**  
 408 E 4TH ST  
 BLOOMINGTON, INDIANA 47401

DATE	3/21
DATE	04/01/21
DESIGNER	W. WEHMAN
CHECKER	D. BRUCE
DATE	

EXTERIOR ELEVATIONS

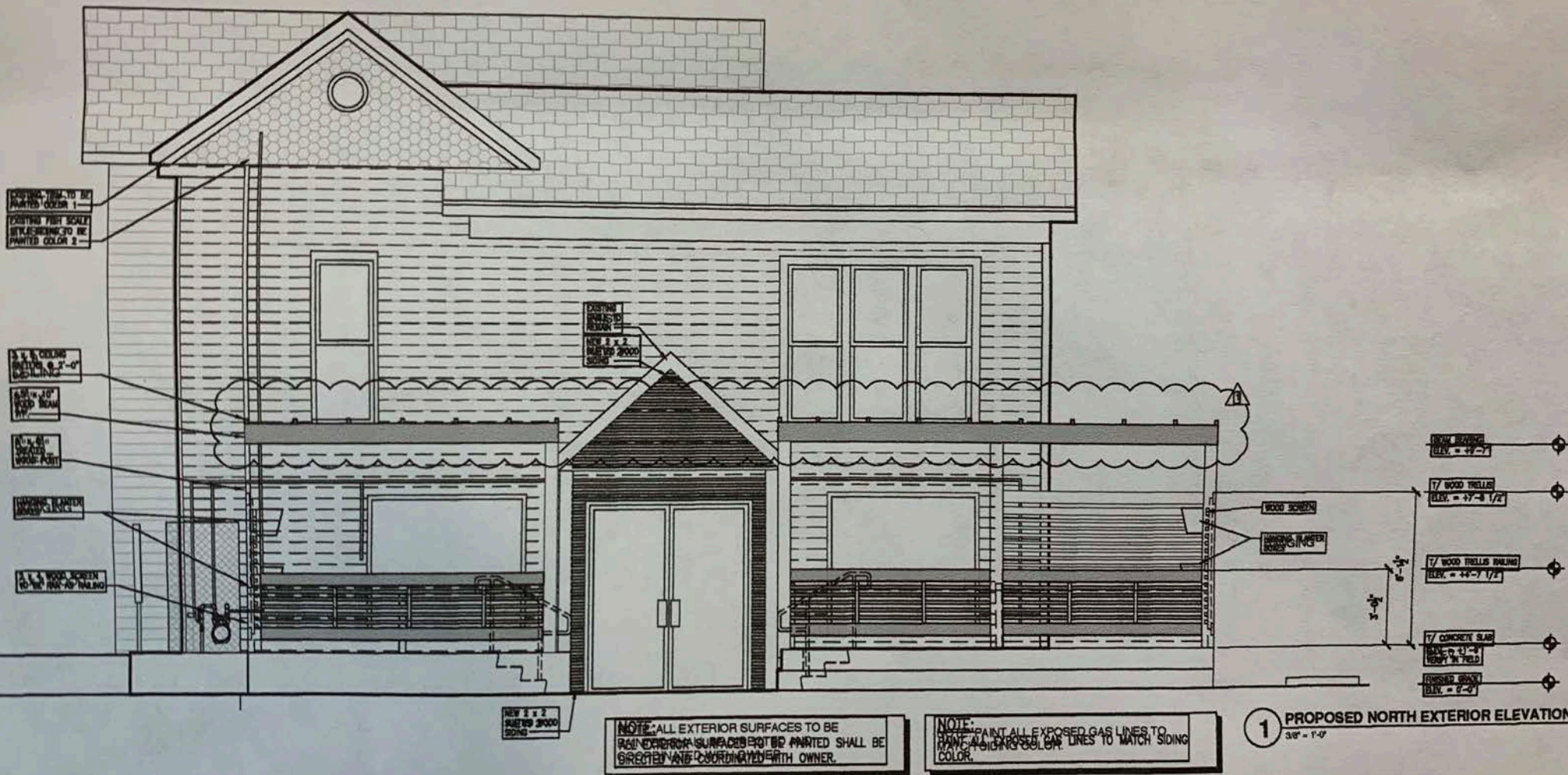
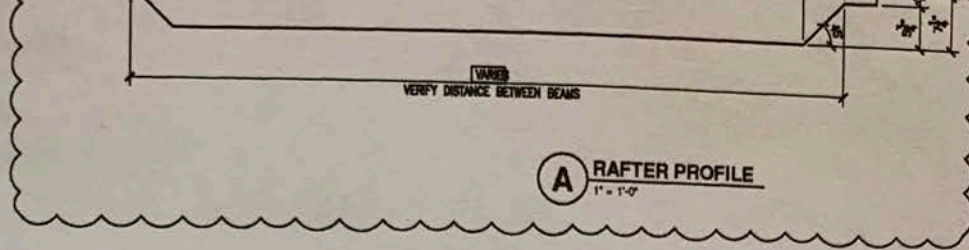
**AE201**



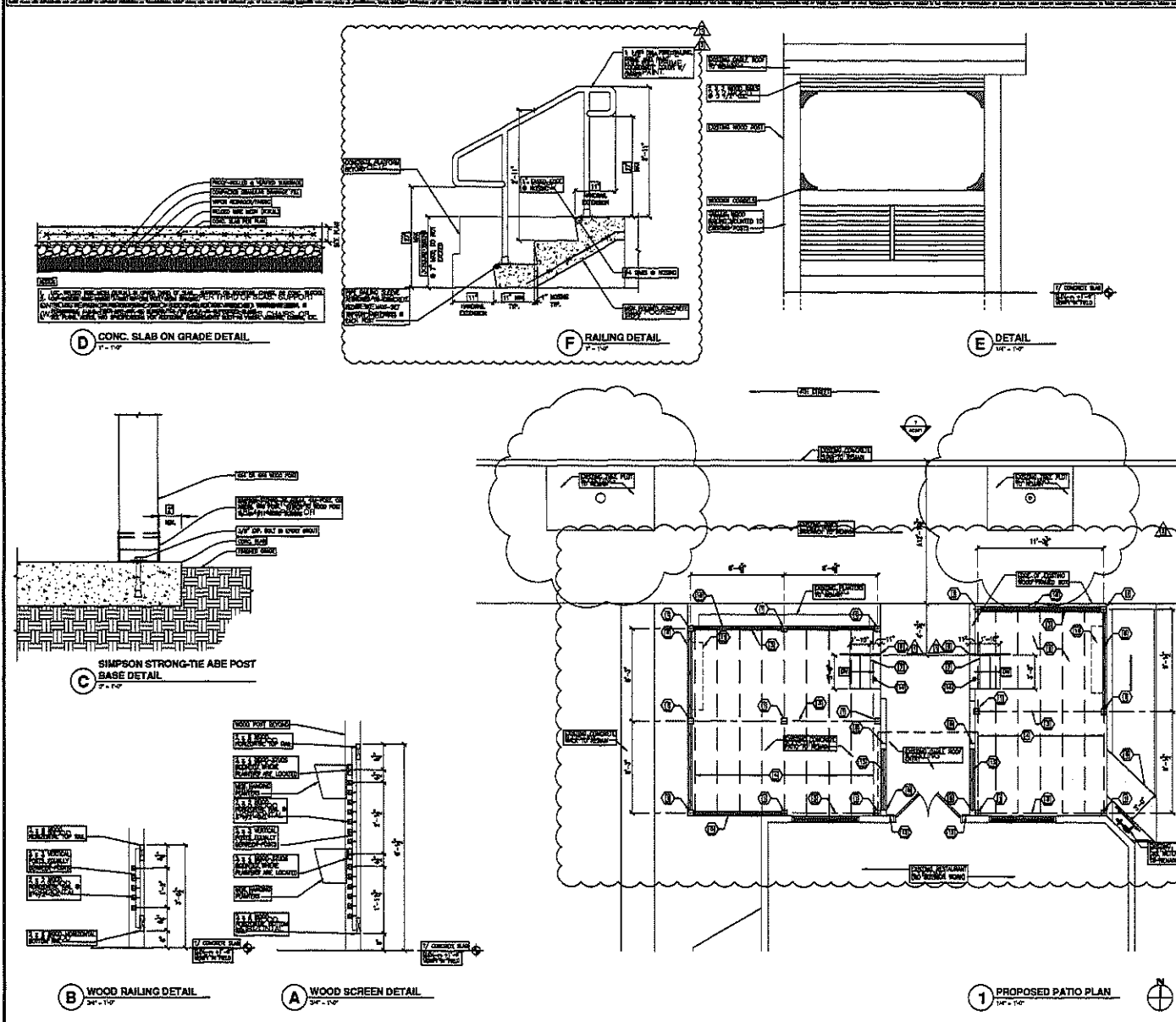
NOTE: ALL EXTERIOR SURFACES TO BE PAINTED IN UNIFORM COLOR. UNPAINTED SURFACES SHALL BE FINISHED AND COORDINATED WITH OWNER.

NOTE: PAINT ALL EXTERIOR GLASS UNITS TO MATCH EXISTING GLASS UNITS TO MATCH EXISTING COLOR.

1 PROPOSED NORTH EXTERIOR ELEVATION  
 3/21 - 1/21







- FLOOR PLAN KEYNOTES:**
- 1) 1/2" TYP. THICK WOOD GRILL
  - 2) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 3) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 4) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 5) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 6) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 7) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 8) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 9) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 10) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 11) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 12) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 13) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 14) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE
  - 15) 1/4" WOOD BRACKET BY OTHER TRADES, BRIDGE PLATE

- GENERAL FLOOR PLAN NOTES:**
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED TO BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2012 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC).
3. ALL MATERIALS TO BE USED SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THESE NOTES.
4. ALL NEW CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE BUILDING CODES AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
6. ALL WORK SHALL BE COMPLETED AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT BEFORE OBTAINING A FINAL INSPECTION APPROVAL.
7. ALL WORK SHALL BE COMPLETED AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT BEFORE OBTAINING A FINAL INSPECTION APPROVAL.
8. ALL WORK SHALL BE COMPLETED AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT BEFORE OBTAINING A FINAL INSPECTION APPROVAL.

**SYMBOLS LEGEND:**

- 1. EXISTING WALL
- 2. EXISTING DOOR
- 3. EXISTING WINDOW
- 4. EXISTING PATIO
- 5. EXISTING PORCH
- 6. EXISTING DECK
- 7. EXISTING STAIRS
- 8. EXISTING ROOF
- 9. EXISTING FLOOR
- 10. EXISTING CEILING
- 11. EXISTING PARTITION
- 12. EXISTING SINK
- 13. EXISTING TOILET
- 14. EXISTING BATHTUB
- 15. EXISTING SHOWER
- 16. EXISTING SLEEPING PORCH
- 17. EXISTING BUNK BEDS
- 18. EXISTING CLOSET
- 19. EXISTING BREAK ROOM
- 20. EXISTING STORAGE
- 21. EXISTING GARAGE
- 22. EXISTING DRIVEWAY
- 23. EXISTING PATIO
- 24. EXISTING PORCH
- 25. EXISTING DECK
- 26. EXISTING STAIRS
- 27. EXISTING ROOF
- 28. EXISTING FLOOR
- 29. EXISTING CEILING
- 30. EXISTING PARTITION
- 31. EXISTING SINK
- 32. EXISTING TOILET
- 33. EXISTING BATHTUB
- 34. EXISTING SHOWER
- 35. EXISTING SLEEPING PORCH
- 36. EXISTING BUNK BEDS
- 37. EXISTING CLOSET
- 38. EXISTING BREAK ROOM
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- 40. EXISTING GARAGE
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- 51. EXISTING TOILET
- 52. EXISTING BATHTUB
- 53. EXISTING SHOWER
- 54. EXISTING SLEEPING PORCH
- 55. EXISTING BUNK BEDS
- 56. EXISTING CLOSET
- 57. EXISTING BREAK ROOM
- 58. EXISTING STORAGE
- 59. EXISTING GARAGE
- 60. EXISTING DRIVEWAY

**LABOR ARCHITECTURE & DESIGN, INC.**  
 110 S. WASHINGTON ST.  
 BLOOMINGTON, IN 47401

AN EXTERIOR PATIO RENOVATION FOR:

**DAT'S**  
 408 E 4TH ST  
 BLOOMINGTON, INDIANA 47401

**AE101**





gardenholic.com



Save



**COA: 21-38(a)**

Address: 807 S. Rogers St

**STAFF RECOMMENDATIONS**

Petitioner: Terry Bradbury

Parcel #: 53-08-05-100-092.000-009

**Rating: CONTRIBUTING**

Survey: Filling Station, Prairie, c. 1927 BHD



**Background: The property is located in the McDoel Historic District**

**Request: Renovate Historic Gas Station and an addition behind the building, sympathetic in scale and roof form. Existing beauty shop located in 807 S. Rogers St will be moved to the historic gas station.**

**Guidelines: McDoel Historic District Guidelines, Pg. 7-11**

**Materials in Existing Buildings:**

Preferred

If underlying original materials are in good condition, match with the same materials.

Acceptable

Use materials that will provide a similar look. This may include vinyl or aluminum or cement-board siding of comparable dimension. Match the house trim details.

**Windows:**

Preferred

Retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.

### Acceptable

Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

### **Doors:**

#### Preferable

Keep doors that are original to the house in place and add storm doors for weatherization. Replacement doors should closely match the design of original doors.

#### Acceptable

Replacement doors should be the same style and size as the originals. When retrofitting for accessibility, entries may be enlarged.

### **Additions:**

#### Preferable

Additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those on the existing structure.

#### Acceptable

Additions should maintain the style and massing of contributing property in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original structure.

### **Staff recommends APPROVAL of COA 21-38(a) with the following comments and conditions:**

- The staff recognizes that the structure in question is commercial rather than residential, therefore the owner's needs vary from the domestic architecture based recommendations.
- Staff commends using the Secretary of the Interiors Standards for Rehabilitation and recommends careful reading through the Standards' recommendations regarding power washing as it is considered too abrasive for many wall materials.
- *Submit the new construction plans to the McDoel Neighborhood Association and to the BHPC when they are more formalized for a second round of approval.*

**COA: 21-38(b)**

Address: 805 S. Rogers St

**STAFF RECOMMENDATIONS**

Petitioner: Terry Bradbury

Parcel #: 53-08-05-100-092.000-009

**Rating: NON CONTRIBUTING**

Survey: Commercial, Vernacular, C. 1927 BHD



**Background: The property is located on S. Rogers St in the McDoel Historic District**

**Request: Full Demolition**

**Guidelines: McDoel Historic District Guidelines, Pg. 8**

If a structure is non-contributing, but is a part of the neighborhood's residential context, a certificate of appropriateness may be given if demolition contributes to the public good of the neighborhood.

**Staff DOES NOT RECOMMEND APPROVAL of COA 21-38(b) with the following comments:**

- The proposed new design COA 21-38(c) needs revision in order to be in compliance with the McDoel Historic District Guidelines.
- The structure, although historic, has been highly altered throughout the years to the point that it is not considered contributing anymore. However, its scale and placement are consistent with the neighborhood's residential context.
- There is not enough evidence that the demolition contributes to the public good of the neighborhood on its own.

**COA: 21-38(c)**

Address: 805 S. Rogers St

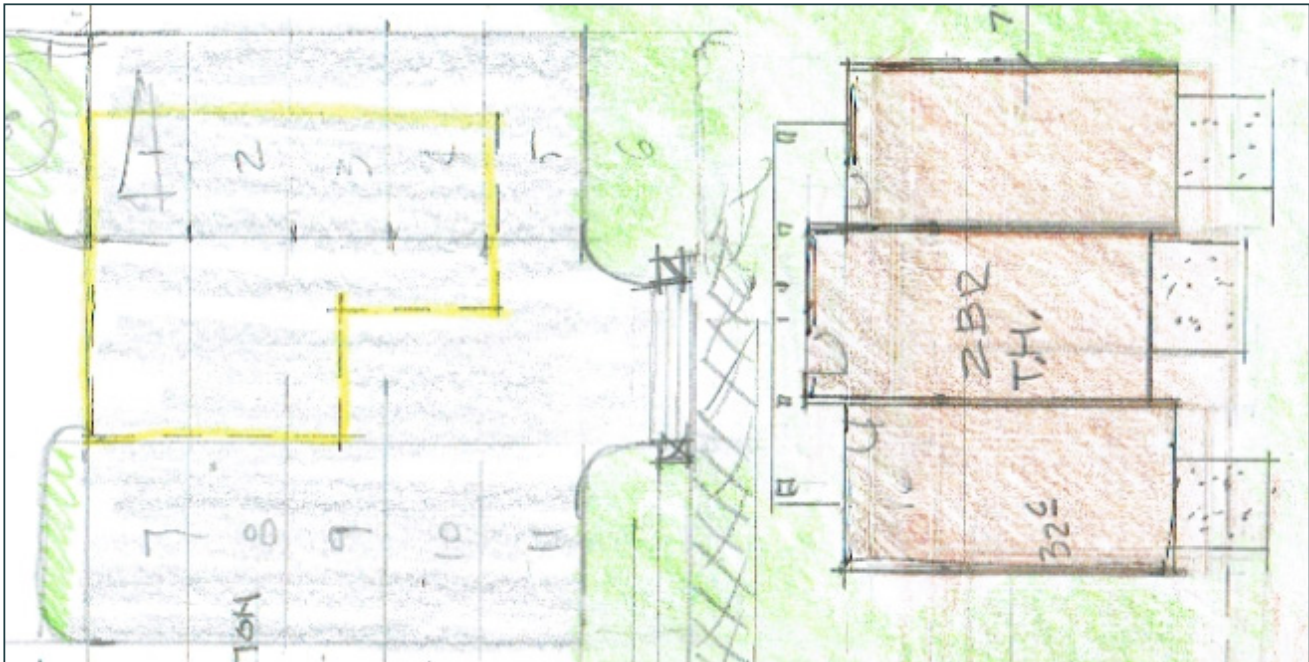
**STAFF RECOMMENDATIONS**

Petitioner: Terry Bradbury

Parcel #: 53-08-05-100-092.000-009

**Rating: NON CONTRIBUTING**

Survey: Commercial, Vernacular, C. 1927 BHD



**Background:** The property is located on S. Rogers St in the McDoel Historic District

**Request:** Construction of New Structure

**Guidelines:** McDoel Historic District Guidelines, Pg. 9-10

**Guiding principles**

New construction of residential structures should be visually compatible with contributing house types found in the neighborhood.

Definition of principal residential structures

A principal residential structure is the residential structure on the lot.

**Placement on the lot**

The contributing houses in McDoel are generally (although not exclusively) placed in the center of the lot in the side-to-side dimension, and somewhat forward of center in the front-to-back dimension, creating two approximately equal side yards, and a front yard smaller than the back yard. Where feasible this pattern is encouraged in placing new residential structures on their lots. New residential structures should be set back from the street a distance consistent with the set-back depths of contributing houses (that is, within the minimum and maximum set-back ranges; see illustration).

Structure design (size, height, roof line, porch)

Design of new residential structures is encouraged to follow the basic design patterns of the contributing houses found in the neighborhood. These include size ( ca. 800-1500 square feet on ground level, typically one to three bedrooms); height (one to two stories); and main roof configuration (gabled roofs, including single gable, two perpendicular gables, and pyramid styles). Roof pitch for new residential structures should be within the range found on houses on that block (see illustration). **In cases where a new residential structure is built to replace a house formerly located on the lot, the new structure should follow the same footprint (placement and outline on the lot) as the former house.** Exceptions may be made if the original house was placed off center (side to side) or its set-back was not in the range of contributing houses. If the original house was exceedingly small, the replacement house may be larger but should be within the size range of contributing houses. Front porches are encouraged as compatible with the neighborhood's character.

### **Parking considerations**

Typically, houses with off-street parking in the neighborhood feature straight driveways placed on one side of the house or are accessed by alleys. This configuration is compatible and acceptable in new construction.

### **Materials**

The contributing homes in the neighborhood feature a wide variety of materials. The variety is compatible and acceptable for new residential structures as well. Typically, contributing homes feature a masonry foundation (stone or block) with exterior walls sided in wood, aluminum, fiber, vinyl, or composite materials. Design of the new residential structures is encouraged to follow this pattern.

**Staff DOES NOT RECOMMEND APPROVAL of COA 21-38(b) with the following comments:**

- Resubmit a design with a similar setback and frontal scale as the existing structure on 805 S. Rogers Street.
- The parking should be placed on the side of the building or towards the back.
- Resubmit the design to the McDoel Gardens Neighborhood Association and the Housing and Neighborhood Department with revisions.



APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: \_\_\_\_\_

Date Filed: 7-29-21

Scheduled for Hearing: AUG 12, 2021

\*\*\*\*\*

Address of Historic Property: 805/7 S. ROGERS ST.

Petitioner's Name: TERRY BRADBURY AIA - ARCHITECT

Petitioner's Address: 335 N. EAST ST - INDIANAPOLIS IND

Phone Number/e-mail: 317-634-3366 tbradbury48@gmail.com

Owner's Name: SHAW FAMILY LLC.

Owner's Address: 2065 S. ROGERS ST - BLAUNTINGTON - 47403

Phone Number/e-mail: 812-340-0617 BOB@SHAW@BLUEMARBLE.NET

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. EXHIBIT "A" & B
2. A description of the nature of the proposed modifications or new construction:  
RENOVATE HISTORIC GAS STATION (807) &  
ADD NEW STRUCTURE BEHIND STATION  
NEW DESIGN TO BE SIM. IN SCALE & SYMPATHETIC  
TO SCALE & ROOF FORM - GAS STATION & ADDITION TO  
REPLACE 1ST. FLOOR SPACE (EXIST. BEAUTY SHOP IN  
805 BLDG - WHICH IS TO BE REMOVED  
FUTURE HOUSING UNITS CONSTRUCTED ON BACK HALF OF LOT
3. A description of the materials used.  
EXIST 805 BLDG HAS BEEN SUBSTANTIALLY REMODELED  
OVER MANY YEAR & ALL HISTORIC CHARACTER REMOVED  
NEW ADDITION TO HISTORIC GAS STATION WILL USE  
MATERIALS THAT REFLECT ART-GRAPHS CHARACTER  
GAS STATION WALLS ARE STUCCO - EXIST WOOD WINDOWS  
WILL BE RESTORED - (NOT REPLACED) POSSIBLE NEW  
SASH W/ INSUL. GLASS - NEW WINDOWS IN ADDITION TO  
BE METAL (NOT VINYL) CLAD WOOD WINDOW - SHINGLE  
ROOF TO BE NEW ASPHALT ON GAS STATION & ADDITION
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate. PROJECT CONCEPT - EXHIBIT "C"
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. EXHIBIT "C & D"
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.

## EXHIBIT E

### Certificate of Appropriateness

805-807 S. Rogers St.

#### Project Summary:

This application requests approval of the renovations and addition to the historic gas station located at 807 S. Rogers and demolition of the adjacent two-story structure located at 805 S Rogers Street. Both buildings are in the Mc Doel Historic District. It is also anticipated that a small number (7-8) of 1 & 2BR housing units will be constructed at the rear of the site in future (1-2 years).

The 1<sup>st</sup> floor of 805 S Rogers is a commercial space with a long-time tenant of a beauty shop. The second floor is a living unit. The addition and renovated gas station will be new space to relocate the beauty shop tenant. The addition and renovation will be done first, then relocate the business and remove the 805 S. Rogers structure.

#### Renovation of gas station:

The renovation of the gas station will follow the Secretary of the Interiors Standards for Rehabilitation.

The historic gas station retains much of its exterior features. The exterior walls are stucco on stud walls, majority of the wood frames for windows and doors are intact; cantilevered hip roof and beadboard soffit are intact, although not in great repairs. All will be repaired or replaced with like material

The exterior will be prepared by scraping and power washing and painted. The window sash will be evaluated and possible replaced with new wood sash where too deteriorated for repairs. New entry door will be installed on front. The rear door will be connected to the addition. Shingle roofing will be replaced. Some reinforcing of the roof framing will be required since the cantilevered overhang has significant deflection in some sections.

The building is a very small (20x18). The original interior consisted of one large room and a bathroom. The plaster and lath interior has been removed at some point in the past. The exterior walls will be insulated and finished to the requirements of the tenant.

The addition will be sympathetic in scale and general design to the historic structure. The design will reflect the vernacular “Arts and Crafts” architecture of the neighborhood. The size of the addition will be to replace the existing retail space of the 805 bldg. that will be removed after the new structure is built and occupied. The connection to the existing structure will be designed to not significantly impact the historic character of the gas station.

#### Demolition of 805 S Rogers:

The applicant recognizes that any demolition of structures in historic districts is a substantive decision which requires evaluation of several considerations.

The two-story structure at 805 S. Rogers has been significantly altered over many decades. It does not have any historic characteristics of the neighborhood nor is possible to discern any of the original character due to the substantial remodeling done in prior years. It appears there was a large addition to the south side of the original structure and roof was significantly altered to accommodate that addition. On the front elevation, a balcony, brick piers and stair to second floor apartment have been added at some point... probably in the 70-80's based on the railing details.

The structure has a commercial tenant who has been in business for quite some time (a beauty shop) on first floor. The intent is to add space to and renovate the gas station to allow this long-term tenant to relocate to that new space.

There is an apartment on the second floor. The typical apartment renter doesn't usually remain for long periods. Although the building is maintained, the remodeling appears to have been less substantial than what might have been done in the original construction. It is not of a quality of construction that would indicate a remodeling to be a good alternative.

#### New housing on east side of site: (See Exhibit C)

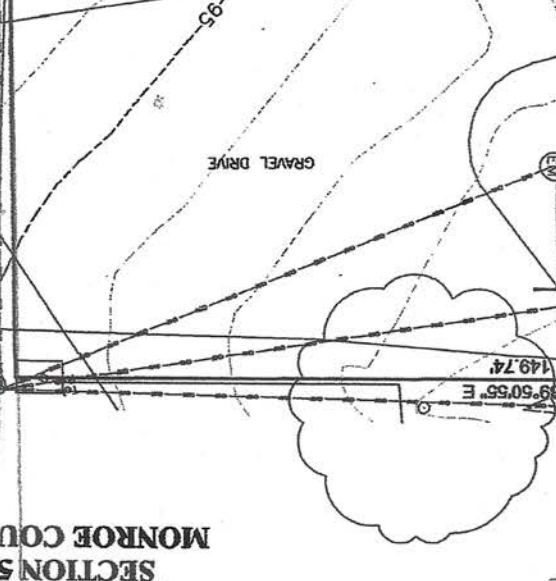
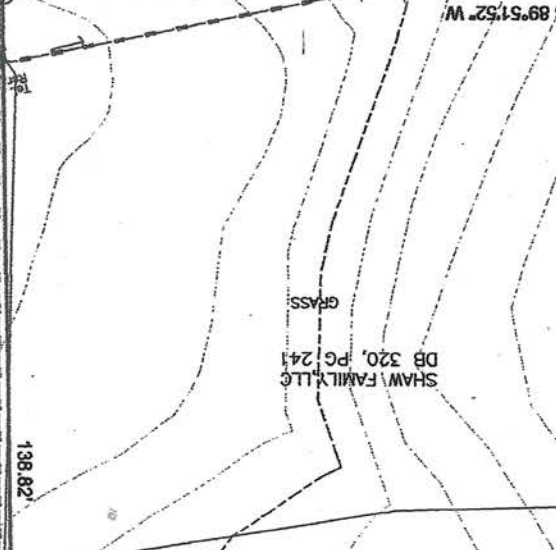
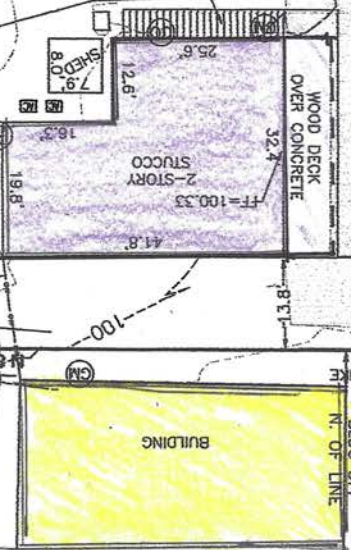
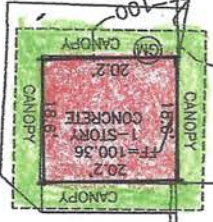
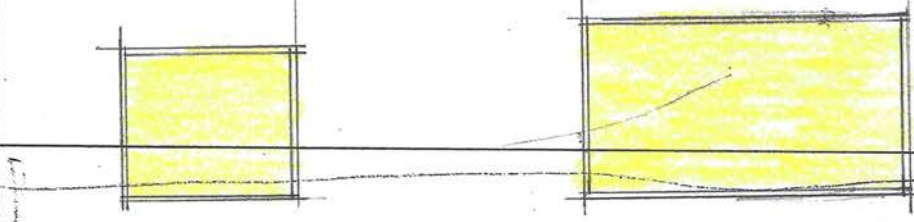
The site concept plan indicates a small development of townhouses and 1BR apartments to be constructed in near future. A high priority is given to shared green space between TH's and apartments. These new housing units should help provide reasonably priced housing in the historic district.

**S. ROGERS STREET**

79.34  
00'29'45" W  
198.78' N 00°39'48" W  
52.02' S 00°28'36" E

ROBERT & NANCY SHAW  
2001021121

SHAW FAMILY, LLC  
DB 320, PG 241



**EXHIBIT "X"**

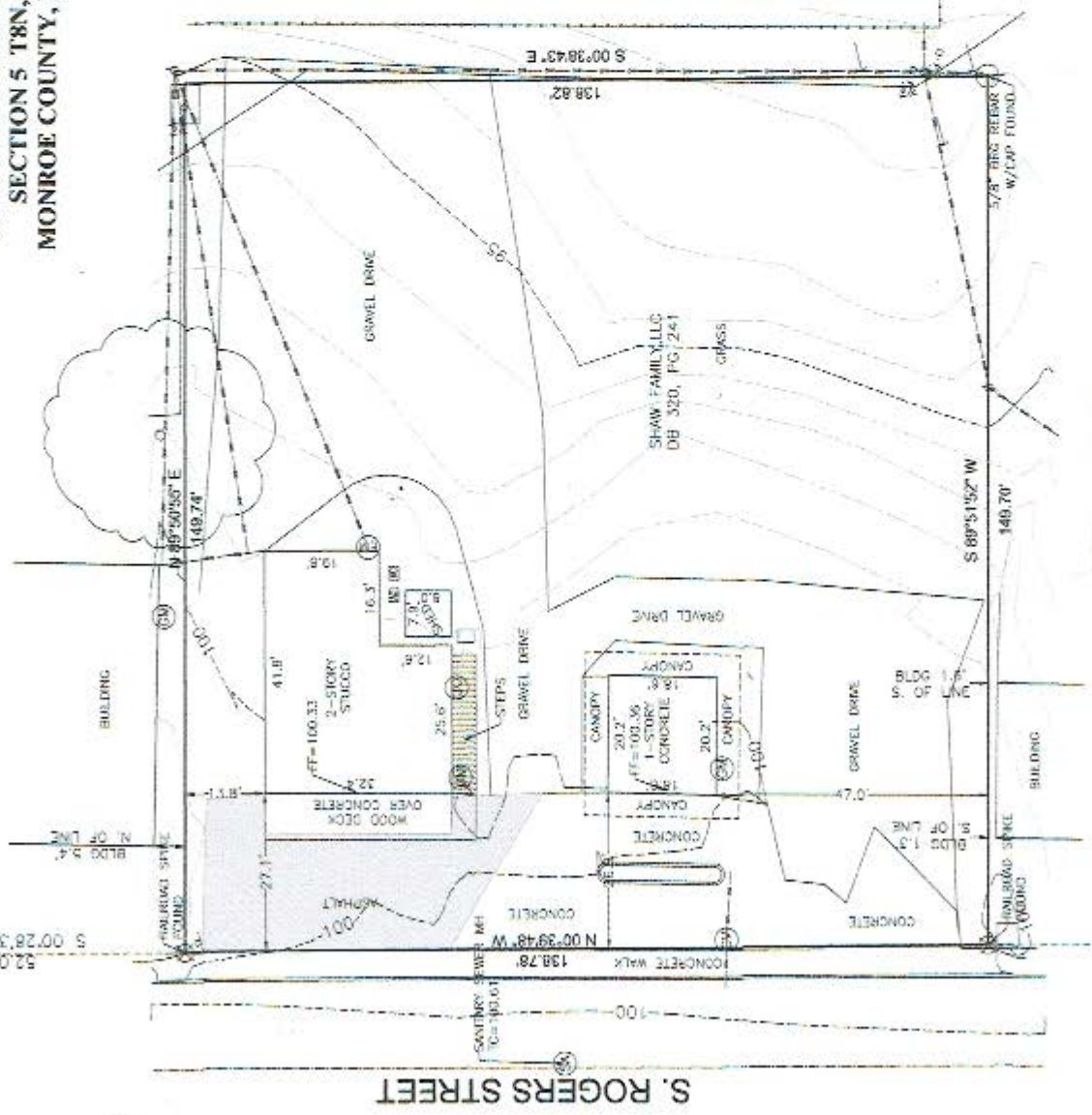
COA APPLICATION

SCALE 1" = 20' 0"

PART OF SEMINARY LOT  
SECTION 5 T8N, R 1W  
MONROE COUNTY, INDIANA

**TOPOGRAPHY SURVEY  
PART OF SEMINARY LOT 38  
SECTION 5 T8N, R1W  
MONROE COUNTY, INDIANA.**

REBECCA JIMBLEZ HOWARD  
2002030140



ROBERT & NANCY SHAW  
2001021112

79.24  
00°29'45\"/>

EXHIBIT "B"

1	
2	

- LEGEND:**
- 1. 1" = 100'
  - 2. 1" = 200'
  - 3. 1" = 300'
  - 4. 1" = 400'
  - 5. 1" = 500'
  - 6. 1" = 600'
  - 7. 1" = 700'
  - 8. 1" = 800'
  - 9. 1" = 900'
  - 10. 1" = 1000'
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  - 43. 1" = 4300'
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  - 46. 1" = 4600'
  - 47. 1" = 4700'
  - 48. 1" = 4800'
  - 49. 1" = 4900'
  - 50. 1" = 5000'

**Madison Riggs & Associates**  
180 West 10th Street  
Indianapolis, Indiana 46204  
317.634.1111  
www.madisonriggs.com

**TOPOGRAPHY SURVEY**  
FOR  
**S. ROGERS STREET**  
FOR  
**BOB SHAW**

DATE: 03/15/10  
DRAWN BY: JWH  
CHECKED BY: JWH  
SCALE: AS SHOWN  
SHEET NO. 1 OF 1  
PROJECT NO. 6485

S. ROGERS STR.



EXHIBIT "C"

PROJECT CONCEPT

SITE PLAN

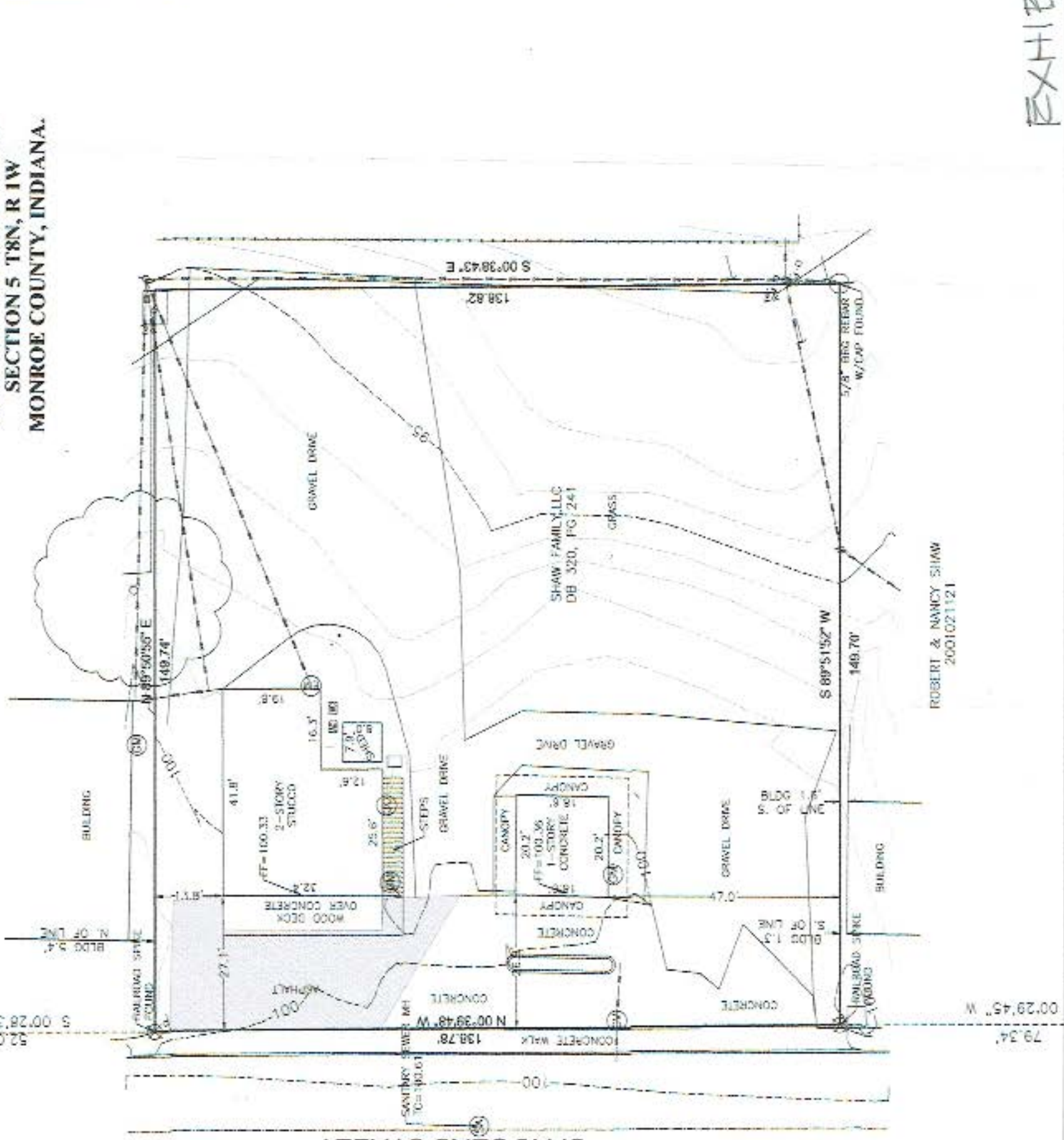
SCALE 1" = 20'-0"



7-29-21

**SECTION 5 T8N, R 1W  
MONROE COUNTY, INDIANA.**

	<p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li>1. LOT CORNER</li> <li>2. CORNER</li> <li>3. EASEMENT</li> <li>4. DRIVE</li> <li>5. DRIVE</li> <li>6. DRIVE</li> <li>7. DRIVE</li> <li>8. DRIVE</li> <li>9. DRIVE</li> <li>10. DRIVE</li> <li>11. DRIVE</li> <li>12. DRIVE</li> <li>13. DRIVE</li> <li>14. DRIVE</li> <li>15. DRIVE</li> <li>16. DRIVE</li> <li>17. DRIVE</li> <li>18. DRIVE</li> <li>19. DRIVE</li> <li>20. DRIVE</li> <li>21. DRIVE</li> <li>22. DRIVE</li> <li>23. DRIVE</li> <li>24. DRIVE</li> <li>25. DRIVE</li> <li>26. DRIVE</li> <li>27. DRIVE</li> <li>28. DRIVE</li> <li>29. DRIVE</li> <li>30. DRIVE</li> <li>31. DRIVE</li> <li>32. DRIVE</li> <li>33. DRIVE</li> <li>34. DRIVE</li> <li>35. DRIVE</li> <li>36. DRIVE</li> <li>37. DRIVE</li> <li>38. DRIVE</li> <li>39. DRIVE</li> <li>40. DRIVE</li> <li>41. DRIVE</li> <li>42. DRIVE</li> <li>43. DRIVE</li> <li>44. DRIVE</li> <li>45. DRIVE</li> <li>46. DRIVE</li> <li>47. DRIVE</li> <li>48. DRIVE</li> <li>49. DRIVE</li> <li>50. DRIVE</li> <li>51. DRIVE</li> <li>52. DRIVE</li> <li>53. DRIVE</li> <li>54. DRIVE</li> <li>55. DRIVE</li> <li>56. DRIVE</li> <li>57. DRIVE</li> <li>58. DRIVE</li> <li>59. DRIVE</li> <li>60. DRIVE</li> <li>61. DRIVE</li> <li>62. DRIVE</li> <li>63. DRIVE</li> <li>64. DRIVE</li> <li>65. DRIVE</li> <li>66. DRIVE</li> <li>67. DRIVE</li> <li>68. DRIVE</li> <li>69. DRIVE</li> <li>70. DRIVE</li> <li>71. DRIVE</li> <li>72. DRIVE</li> <li>73. DRIVE</li> <li>74. DRIVE</li> <li>75. DRIVE</li> <li>76. DRIVE</li> <li>77. DRIVE</li> <li>78. DRIVE</li> <li>79. DRIVE</li> <li>80. DRIVE</li> <li>81. DRIVE</li> <li>82. DRIVE</li> <li>83. DRIVE</li> <li>84. DRIVE</li> <li>85. DRIVE</li> <li>86. DRIVE</li> <li>87. DRIVE</li> <li>88. DRIVE</li> <li>89. DRIVE</li> <li>90. DRIVE</li> <li>91. DRIVE</li> <li>92. DRIVE</li> <li>93. DRIVE</li> <li>94. DRIVE</li> <li>95. DRIVE</li> <li>96. DRIVE</li> <li>97. DRIVE</li> <li>98. DRIVE</li> <li>99. DRIVE</li> <li>100. DRIVE</li> </ul>	<p><b>Bladenge Riggett Quarries</b> LAND SURVEYING &amp; ENGINEERING 100 West 13th Ave Bloomington, Indiana 47403 317.329.2017 2 EIGHTH STREET</p> <p><b>TOPOGRAPHY SURVEY</b> FOR S. ROGERS STREET BOB SHAW</p> <p>DATE: 12/12/11 PROJECT: 111 SHEET: 1 OF 1 FIGURE: 6485</p>
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**S. ROGERS STREET**

79.34' 00°29'45" W

138.82' S 00°38'43" E

149.70' S 89°51'52" W

149.74' N 89°50'56" E

79.34'

52.0' S 00°28'31" W

**EXHIBIT "B"**

ROBERT & NANCY SHAW  
2001021121



**Demo Delay: 21- 11**  
**Staff Recommendation**

Address: 613 E 12th St, Bloomington, IN  
Petitioner: Douglas McCory  
Parcel Number: 53-05-33-105-118.000-005

Property is Contributing

**Structure:** House, c. 1900, hip roof



*Background:* The single family house, built around 1900 has been slightly altered and is in good condition. It has a newer shed built on the back. The house belonged to prominent living Bloomington artist, Dale Enochs.

*Request:* Full demolition.

*Guidelines:* According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

*Recommendation:* Staff recommends releasing **Demo Delay 20-11**. The house, although in good state, does not comply with any of the City of Bloomington’s Code of Ordinance Historic District Criteria 8.08.010 (e) without being part of a greater multi structure historic district.



8/5/2021



Grant Properties  
www.grantprops.com  
812-333-9579

8/5/2021



8/5/2021

**Demo Delay: 21-12**  
**Commission Decision**

Address: 219 E 19 St  
Petitioner: Ryan Strauser  
Parcel Number: 53-05-28-300-121.000-005

Property is Contributing

**Structure:** House, 1940, mid century cottage



*Background:* The structure, located on the intersection of 19th St and Lincoln St, is in good condition although slightly altered. The doors are original although some of the ground floor windows have been replaced.

*Request:* Full demolition.

*Guidelines:* According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

*Recommendation:* Staff recommends releasing **Demo Delay 20-12**. At a cursory glance the home does not meet historic or architectural criteria for individual designation.



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**Demo Delay: 21- 13**  
**Commission Decision**

Address: 1300 N Lincoln St

Petitioner: Ryan Strauser

Parcel Number: 53-05-28-317-009.000-005

Property is Contributing

**Structure:** House, c 1950, hip roof



*Background:* The house is a rectangular cinder block mid century structure.

*Request:* Full demolition.

*Guidelines:* According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

*Recommendation:* Staff recommends releasing **Demo Delay 20-.13** At a cursory glance the home does not meet historic or architectural criteria for individual designation.





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**Demo Delay: 21- 14**  
**Commission Decision**

Address: 757 S Lincoln St, Bloomington, IN  
Petitioner: Alan J. Schertz  
Parcel Number: 53-08-04-200-032.000-009

Property is Notable

**Structure:** House, c. 1900, Cross-gabled



*Background:* The house is located in Bryan Park. The early twentieth century structure has it's original windows and doors

*Request:* Partial Demolition

*Guidelines:* According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

*Recommendation:* Staff recommends releasing **Demo Delay 20-14**. The partial demolition is being proposed is based on creating living improvements for the current residents and is based on changing the roof on the back of the house to correct a poorly designed enclosed roof porch and to turn the garage into a climate controlled studio space. The interventions will be realized by the owner and maintain the style and proportions of the property.

**R-21-557**

Residential Building Permit

**GARAGE**

**Status:** Active

**Date Created:** Jun 17, 2021

**Applicant**

alan schertz  
orders@annschertz.com  
757 s lincoln st  
bloomington, IN 47401  
812 360 2909

**Location**

757 S Lincoln ST  
Bloomington, IN 47401-4709

**Owner:**

SCHERTZ, ALAN JAY  
757 S LINCOLN ST BLOOMINGTON, IN 47401-4709

**Project Info**

**Remodel**



**Remodel Sq ft**

780

**Scope of Project**

Repair and remodel Kitchen/dining room (300 Sq ft) convert existing garage into climate controlled studio/workshop space (504 Sq ft) Including a different style roof on garage. Also changing the back half of the houses existing roof to correct a poorly designed enclosed porch roof.

**Estimated Project Cost (Do not include the dollar symbol [\$].)**

100,000

**Building Type**

Single Family (1 unit)

**Primary Contractor**

**Contractor Name**

alan schertz (self)

**Contractor Email**

orders@annschertz.com

**Contractor Phone #**

812 360 2909

**Project Details**

**First Floor Sq. Ft**

300

**Second Floor Sq. Ft**

0

**Deck sq.ft (30" + above grade)**

0

**Covered Porch(es) Sq. Ft**

0

**Attached Garage Sq. Ft**

0

**Detached Garage Sq. Ft**

504

**Basement Sq. Ft**

0

**Number of Bedrooms (Proposed)**

0

**Number of Bedrooms (Current)**

0

**Energy/Insulation Information**

Prescriptive

**Floor System**

Wood Joist

**Total Square Footage of project area**

804

## R-21-557

Residential Building Permit

**Status:** Active

**Date Created:** Jun 17, 2021

### Applicant

alan schertz  
orders@annschertz.com  
757 s lincoln st  
bloomington, IN 47401  
812 360 2909

### Location

757 S Lincoln ST  
Bloomington, IN 47401-4709

### Owner:

SCHERTZ, ALAN JAY  
757 S LINCOLN ST BLOOMINGTON, IN 47401-4709

### Project Info

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#### Remodel Sq ft

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#### Estimated Project Cost (Do not include the dollar symbol [\$].)

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### Project Details

#### First Floor Sq. Ft

300

#### Second Floor Sq. Ft

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#### Deck sq.ft (30" + above grade)

0

#### Covered Porch(es) Sq. Ft

0

#### Attached Garage Sq. Ft

0

#### Detached Garage Sq. Ft

504

#### Basement Sq. Ft

0

#### Number of Bedrooms (Proposed)

0

#### Number of Bedrooms (Current)

0

#### Energy/Insulation Information

Prescriptive

#### Floor System

Wood Joist

#### Total Square Footage of project area

804

S Lincoln ST

Perry

E Dodds ST



68 ft



24 ft

21 ft

13 ft

24 ft

132 ft

- Garage remodel of existing structure
- Kitchen/dining remodel/repair of existing structure
- Change of roof to slope to the east
- Property line of 757 S Lincoln ST



8/5/2021





8/5/2021



8/5/2021