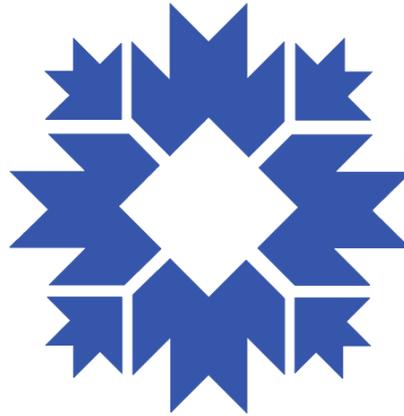


BHPC MEETING PACKET



Thursday February 24, 2022

5:00 p.m.

Prepared by HAND Staff

Zoom:

<https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

+13126266799,,95852185508# US (Chicago)

+19292056099,,95852185508# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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Bloomington Historic Preservation Commission Meeting

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday February 24, 2022, 5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. JANUARY 27, 2022**
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. COA 22-13**

414 W Dodds St. (McDoel Historic District)
Petitioner: Robert Shaw
Window replacement, non-contributing structure.
 - Commission Review**
 - B. COA 22-14**

820 W Kirkwood Ave. (Near West Side Conservation District)
Petitioner: Justin Fox
Addition to house - multi-family units.
 - C. COA 22-03**

2001 E Hillside Dr., Lot 8 (The Reverend James Faris House Historic District)
Petitioner: Jacob Bower-Bir
Partial Demolition and new construction.
 - D. COA 22-15**

600 W Howe St. (Greater Prospect Hill Historic District)
Petitioner: Julia A. Karr
Partial Demolition and new construction.
- V. DEMOLITION DELAY**
 - A. DD 22-08**

416 W 1st St. (653 S Rogers St.) (Contributing)
Petitioner: Melissa Brown
Full demolition.
 - B. DD 22-09**

200 E Kirkwood Ave. (Contributing)
Petitioner: Thomas Ritman
Full demolition.
- VI. NEW BUSINESS**
 - A. HPC Subcommittee - Maple Heights Historic District Guidelines**
 - B. Johnson's Creamery - nomination as local Historic District**
 - C. Neighborhood Input Guidelines**
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS ANNOUNCEMENTS**
- X. ADJOURNMENT**

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

Next meeting date is March 10, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 2/17/2022

**Bloomington Historic Preservation Commission, Teleconference Meeting, Thursday
January 27, 2022, 5:00 P.M.**

MINUTES

I. CALL TO ORDER

Meeting was called to order by Chair **John Saunders @ 5:03 p.m.**

II. ROLL CALL

Commissioners Present:

Matt Seddon
Marleen Newman
Reynard Cross
Sam DeSollar
John Saunders
Daniel Schlegel (Entered meeting @ 5:15 p.m.)

Advisory Members Present:

Duncan Campbell

Staff Present:

Gloria Colom, HAND
John Zody, HAND
Brent Pierce, HAND
Dee Wills, HAND
Daniel Dixon, City Legal Department
Lauren Clemens, Economic & Sustainable Development

Guests Present:

CATS
William Bianco
Amy Applegate
Glenda Murray
Henry Hoover
Jayne York
Brian Allen
Shawn Gobert
Rusty Peterson
Jacob Bower-Bir
Richard Lewis
Douglas Wissing
Eoban Binder
Ryan Strauser

Steve Wyatt
Karen Duffy

III. APPROVAL OF MINUTES

A. January 13, 2022 Minutes

Sam DeSollar made a motion to approve **January 13, 2022 Minutes**.

Marleen Newman seconded.

Motion Carries: 5 Yes (Saunders, DeSollar, Seddon, Cross, Newman)

0 No, 0 Abstain.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 22-10

520 S Hawthorne Dr. (Elm Heights Historic District)

Petitioner: John and Amy Applegate

Silver Maple Removal.

Gloria Colom gave presentation. See packet for details.

Commission Review

A. COA 22-03

2001 E Hillside Dr., Lot 8 (The Reverend James Faris House Historic District)

Petitioner: Jacob Bower-Bir

Partial Demolition and new construction.

Gloria Colom gave presentation. See packet for details.

William Bianco gave presentation. See packet for details.

Jacob Bower-Bir gave presentation. See packet for details.

Marleen Newman asked about the style of the windows for the kitchen.

William Bianco explained in more detail the plan for the windows. **Sam DeSollar** asked what the built date of the kitchen was. **William Bianco** stated that it was turn of the century but hard to tell the date. **Sam DeSollar** asked the **Petitioner** if he had any documentation of what the roof line was going to look like. **Jacob Bower-Bir** stated that he did not have any current drawings of what the roof line will look like. **Sam DeSollar** asked if there were any site plans showing the garden area that the **Petitioner** wants to preserve. More discussion ensued about the garden area in relation to the set back. **Sam DeSollar** asked about the deck from the previous pictures. **Jacob Bower-Bir** stated that the deck pictures were gone.

Duncan Campbell asked how extending the roof line alleviates the water issue. **William Bianco** explained in more detail how extending the roofline would help move the water farther away and it also covers the brick that is damaged

from water. **Duncan Campbell** asked how they would keep the water off of the windows. **William Bianco** explained how the new roofline would help. More discussion ensued about the roofline and the windows. See packet for details. **Jacob Bower-Bir** presented photos of the slope in the back yard. **Marleen Newman** agreed with **Duncan Campbell** about moving the roofline out and how it would not affect the windows.

Sam DeSollar stated that his issues were with the main house and how the addition connects and how it relates with the main existing house. **Sam DeSollar** commented that he did not think that moving the parapet out two feet would help with the water, and also stated that he would just change the roofline. More discussion ensued. See packet for details. Both **Duncan Campbell** and **Marleen Newman** chose the option one diagram. **Gloria Colom** spoke about granting an extension of the 30 day period. John Saunders asked **William Bianco** if he would be agreeable to come back in two weeks. **William Bianco** stated that he would be.

Sam DeSollar made a motion to extend **COA 22-03 for 30 days.**

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Saunders, DeSollar, Schlegel, Seddon, Cross, Newman) 0 No, 0 Abstain.

B. COA 22-07

622/624 E 8th St. (University Courts Historic District)

Petitioner: Brian Allen, Stasny & Horn, IGP

Full demolition of the garage.

Gloria Colom gave presentation. See packet for details.

Brian Allen explained the there was a storm in June which caused the tree to come down onto the garage.

No questions from the **Commissioners**

Sam DeSollar commented that he wanted the **Petitioner** to aware that if they ever want to put another structure up that they will be subject to the new setbacks.

Matt Seddon made a motion to approve **COA 22-07.**

Marlene Newman seconded.

Motion Carries: 6 Yes (Saunders, DeSollar, Schlegel, Seddon, Cross, Newman), 0 No, 0 Abstain.

C. COA 22-06

731 W 3rd St. (Greater Prospect Hills Historic District)

Petitioner: Doug Wissing

Add a half story with dormers to the garage.

Gloria Colom gave presentation. See packet for details.

Jane York stated that they really tried to pick up some of the detailing of the

original house, around the garage door openings, and some of the front porch detailing. **Jane York** explained the type and size of siding they will use, along with roof and gable detailing. **Sam DeSollar** asked if there was a drawing that would show the new garage relation to the existing house both in proximity and height. **Duncan Campbell** asked about the height of the new building and the house, and the house next door are.

Sam DeSollar asked for clarification for the existing peek of the house height and the new garage height.

Matt Seddon made a motion to approve **COA 22-06**.

Sam DeSollar seconded.

Motion Carries: 6 Yes (Saunders, DeSollar, Schlegel, Seddon, Cross, Newman), 0 No, 0 Abstain.

D. COA 22-08

322 W 2nd St. (Henley House Historic District)

Petitioner: Lauren Clemens % Mark DeLong, Amethyst House Director

Window replacement.

Gloria Colom gave presentation. See packet for details.

Staff recommendation is for the owners to come back with more documentation of the individual windows, including photographs, and if a commission study could be done.

John Saunders asked **Gloria Colom** if this was a situation where they should do a walk –through. **Gloria Colom** stated that she would highly recommend a site visit if possible. **Duncan Campbell** raised a concern with a walk through because it will take time to inspect every window. **John Saunders** suggested that they have the **Petitioner** to document what is there, where the **Commissioners** can review what is there, and then if they think there needs to be a site visit they can do it at that point. **Duncan Campbell** stated that his preference would be to have someone document the windows who is an authority, not a window vendor. More discussion ensued. See packet for details. **Lauren Clemens** stated that she was there on behalf of the **Amethyst House** and wanted to see what the concerns of the **Commissioners** were so she can discuss them with the **Owner**, and also discuss the cost of a window survey. **Gloria Colom** stated that there was facade grant that could be applied and there is the **Bloomington Historic Preservation Commission** fund that would offset the cost of an expert.

Sam DeSollar made a motion to continue **COA 22-08** to the next **Historic Preservation Commission Meeting**.

Marleen Newman seconded.

Motion Carries: 6 Yes (Saunders, DeSollar, Schlegel, Seddon, Cross, Newman), 0 No, 0 Abstain.

E. COA 22-12

215 n Rogers St. (Near West Side Conservation District)

Petitioner: Lauren Clemens c/o Mark DeLong, Amethyst House Director
Window replacement.

Gloria Colom gave presentation. See packet for details.

Marleen Newman asked if there any historic windows left and if they were in the front. **Lauren Clemens** stated that the historic windows were all in the front where all of the facade is original, but the rest becomes new construction because of a fire. **Sam DeSollar** asked what type of window the Petitioner was purposing to replace.

Duncan Campbell asked if there was any information about the condition of the current windows.

Sam DeSollar commented that this was a conservation district so that they only had prevue over the size and configuration of the windows, and would encourage the **Petitioner** to restore whatever Historic windows are left. **Marleen Newman** asked what was wrong with the windows, and if it was just that they do not slide well or if the strings have broken. **Matthew Seddon** commented that this **Petition** meets the guidelines, so he would approve.

Matt Seddon made a motion to approve **COA 22-12**.

Sam DeSollar seconded.

Motion Carries: 5 Yes (Sunders, DeSollar, Schlegel, Seddon, Cross), 0 No, 1 Abstain (Newman)

F. CA 22-09

500 W 7th St. (Near West Side Conservation District)

Petitioner: Glenda Murray

Yard Installation at school.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked what the height of the columns on the new structure was.

Gloria Colom stated that the size was 14' X 18'. **Glenda Murray** stated that she did not have an exact height, but it is about 12 or 14 feet total. **Duncan Campbell** asked why this was sited so far away from the school, and has the immediate adjacent neighbors talked about this. **Glenda Murray** stated that the neighbors they spoke with were quite happy about this combination. The reason they picked this site was because they did not have many other choices and because they wanted close to the swift tower and the garden that the students created.

Sam DeSollar commented that he really appreciated them building the site and incorporating the outdoors into the education.

Matthew Seddon made a motion to approve **COA 22-09**.

Sam DeSollar seconded.

Motion Carries: 6 Yes (Saunders, DeSollar, Schlegel, Seddon, Cross, Newman), 0 No, 0 Abstain.

G. COA 22-11

931 W Howe St. (Greater Prospect Hill Historic District)
Petitioner: Rusty Peterson
Room addition and deck on the rear of the house.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked about the roofline on the back and how it was arrived at. **Rusty Peterson** stated that currently there is a shed roof that falls towards the back of the house and they could get more pitch on the shed roof by going the other direction and also the home owners are interested in possibly extending the roof line over the deck area in the future.

Sam DeSollar stated that his main comment is about the roof and that it will be seen from the alley. This will seem odd.

Matt Seddon made a motion to approve **COA 22-11**.

Marleen Newman seconded.

Motion Carries: 4 Yes (Saunders, Seddon, Cross, Newman), 0 No, 1 Abstain (DeSollar)

V. DEMOLITION DELAY

Commission Review

A. DD 22-07

311 W 7th St. (Notable)
Petitioner: Henry Hoover
Partial Demo of wood ramp.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if this proposal also included the construction of the new ramp as well as the demolition of the existing ramp. **Gloria Colom** stated that this was just a Demo-Delay. **Duncan Campbell** asked if this ramp was out of compliance.

Sam DeSollar made a motion to release **DD 22-07**.

John Saunders seconded.

Motion Carries: 5 Yes (Saunders, DeSollar, Seddon, Cross, Newman), 0 No, 0 Abstain.

B. DD 22-01

319 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

C. DD 22-02

401 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

D. DD 22-03
403 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

E. DD 22-04
405 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

F. DD 22-05
407 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

Gloria Colom Gave presentation for **DD 22-01, DD 22-02, DD 22-03, DD 22-04, DD 22-05**. See packet for details.

Matt Seddon made a motion to release **DD 22-01, DD 22-02, DD 22-03, DD 22-04, DD 22-05**.

Marlene Newman seconded.

Motion Carries: 5 Yes (Saunders, DeSollar, Seddon, Cross, Newman), 0 No, 0 Abstain.

G. DD 22-06
421 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

Gloria Colom gave presentation. See packet for details.

Matt Seddon thanked **Gloria Colom** for doing all of the extra work on finding out more information on these properties. **Marleen Newman** also thanked **Gloria Colom** for all of her work on these properties.

John Saunders made a motion to release **DD 22-06**.

Motion Carries: 5 Yes (Saunders, DeSollar, Seddon, Cross, Newman), 0 No, 0 Abstain.

VI. NEW BUSINESS

Gloria Colom announced that **Maple Heights** is elevating to **Historic District**. See packet for details.

Gloria Colom addressed updates about Historic Preservation Violations and issues in the **Elm Heights District**. See packet for details.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:41 p.m.**

END OF MINUTES

Video record of meeting available upon request.

STAFF APPROVAL	Address: 414 W Dodds St.
COA 22-13	Petitioner: Robert Shaw
	Parcel # 53-04-05-100-143.000-009
RATING: NON-CONTRIBUTING	Survey: 1980's; gambrel roof kit house



Background: McDoel Historic District

Request: Window replacement

Guidelines: McDoel Historic District Guidelines (pg. 12)

- **Non-Contributing Principle structures and additions (this section is reviewed by staff)**
Non-contributing principal structures are reviewed by staff for minor exterior changes.

STAFF APPROVAL : COA 22-13

- The house is a non-contributing structure with double hung aluminum windows with wood sash.
- Windows to be replaced with metal single hung windows of same size, color, and look.
- Staff consulted with the HPC chair to confirm the level of review.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-13

Date Filed: 1/20/2022

Scheduled for Hearing: 2/10/2022

Address of Historic Property: 414 W. Dodds St.

Petitioner's Name: Robert Shaw

Petitioner's Address: 2005 S. Rogers St.

Phone Number/e-mail: 812 340 0617 bobshaw@bluemarble.net

Owner's Name: Shaw Family LLC

Owner's Address: 2005 S. Rogers St.

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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. 015-16410-00 SEMINARY PT (40' X 150') LOT 38

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

In the process of maintenance and repair after the death of a longtime tenant, we discovered that the windows are fogged inside of the thermal glass. There is one aluminium clad casement which will remain. The other six double-hung windows are aluminium clad frames with wood sashes. The glass was built into the frames and can't be replaced. I propose to replace them with clad windows of the same brown color they are presently. They will remain exactly the same size and looks. Nothing on the exterior will change.

3. A description of the materials used.

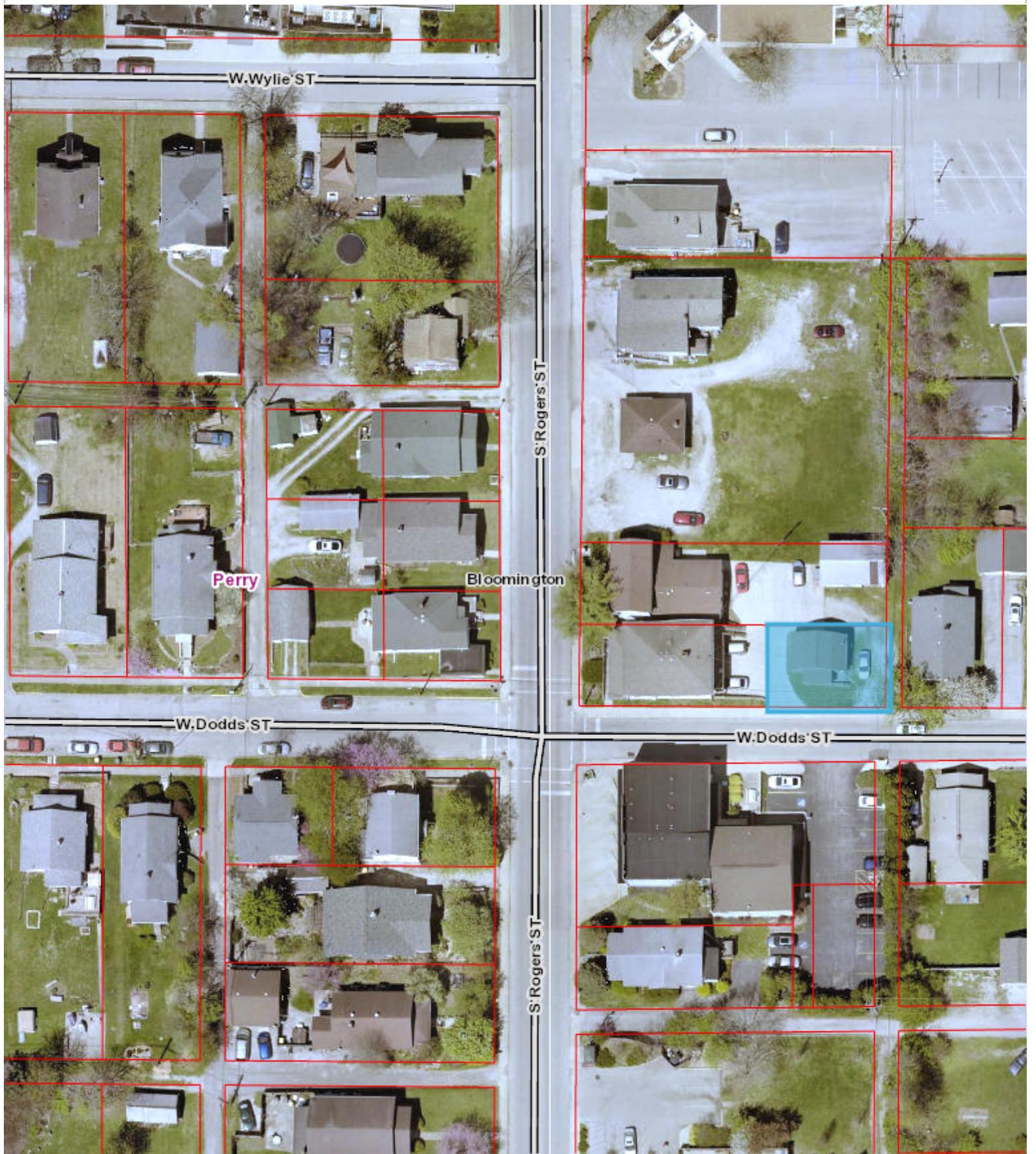
Quaker clad single hung Brighton Series

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.











BENDER LUMBER COMPANY

Quotation: Phone: 812-339-9737 6002 WEST STATE ROAD 46
 Fax: 1-812-935-7656 BLOOMINGTON, IN 47404

Quote Name: WESTPLEX 414 E DODDS **Quote #:** SQGZL005291_1
User Name: Terry Dodson **Cutoff Order Day - Monday 12 P.M. CST**

Quoted For: Contractor 1 **Ship-To:** BENDER LUMBER COMPANY
 Bloomington, IN
 US

Prepared By: Terry Dodson **Created On:** 1/19/2022
 tdodson@benderlumber.com **Available To:** 2/18/2022

Quote Information

Total Value: \$4,582.33 **Status:** Open

Header:

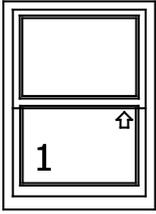
Terms:

Pricing:

All terms and conditions of this quote, including units, quantities, and accessories, are verified and accepted by the undersigned for purchase. Any changes made are rejected unless accepted and approved by Quaker.

Accepted By _____ Date _____ Po# _____

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		1	EA	Quaker Unit		\$689.36



** Viewed From Exterior **

Series: Brighton

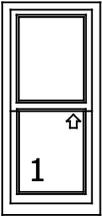
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Color:Toffee,Paint Type:2604,Interior Finish:Pre Painted White,Fill Nail Holes:Yes,
 Glass:EnergyBasic (Dual Silver),Argon Filled,
 Hardware:White,Sash:Sweep Lock,
 Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,
 Screen:Half Screen,Material:BetterVue (TM),Ship:Screen With Product,
 Install Acc:Extruded Fin - Jamb/Hinged Head and Sill,Depth:4 9/16" Jamb Depth,

Unit:1-Single Hung No Plough Exact Size: 29 1/2 X 40 1/2,NOT Egress,
 NFRC - U-Factor:0.31SHGC:0.29VT:0.49AL:≤0.3CR:55
 Rating: R-50
 Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass
 Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50

2		1	EA	Quaker Unit		\$668.04
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** Viewed From Exterior **

Series: Brighton

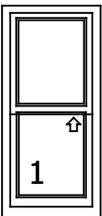
Exact Size: 21 7/8 X 47 1/2 Rough Opening: 22 5/8 X 48

Color:Toffee,Paint Type:2604,Interior Finish:Pre Painted White,Fill Nail Holes:Yes,
 Glass:EnergyBasic (Dual Silver),Argon Filled,
 Hardware:White,Sash:Sweep Lock,
 Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,
 Screen:Half Screen,Material:BetterVue (TM),Ship:Screen With Product,
 Install Acc:Extruded Fin - Jamb/Hinged Head and Sill,Depth:4 9/16" Jamb Depth,

Unit:1-Single Hung No Plough Exact Size: 21 7/8 X 47 1/2,NOT Egress,
 NFRC - U-Factor:0.31SHGC:0.29VT:0.49AL:≤0.3CR:55
 Rating: R-50
 Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass
 Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50

3		1	EA	Quaker Unit		\$668.85
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** Viewed From Exterior **

Series: Brighton

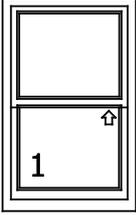
Exact Size: 22 X 47 1/2 Rough Opening: 22 3/4 X 48

Color:Toffee,Paint Type:2604,Interior Finish:Pre Painted White,Fill Nail Holes:Yes,
 Glass:EnergyBasic (Dual Silver),Argon Filled,
 Hardware:White,Sash:Sweep Lock,
 Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,
 Screen:Half Screen,Material:BetterVue (TM),Ship:Screen With Product,
 Install Acc:Extruded Fin - Jamb/Hinged Head and Sill,Depth:4 9/16" Jamb Depth,

Unit:1-Single Hung No Plough Exact Size: 22 X 47 1/2,NOT Egress,

NFRC - U-Factor:0.31**SHGC:**0.29**VT:**0.49**AL:**≤0.3**CR:**55
Rating: R-50
Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,**Strength:**Annealed Glass
Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,**Strength:**Annealed Glass
Overall Rating: DP-50

4	2	EA	Quaker Unit	\$720.13	\$1,440.26
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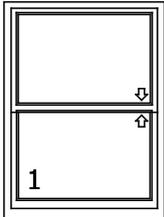


** Viewed From Exterior **

Series: Brighton
Exact Size: 29 1/2 X 47 **Rough Opening:** 30 1/4 X 47 1/2
Color:Toffee,**Paint Type:**2604,**Interior Finish:**Pre Painted White,**Fill Nail Holes:**Yes,
Glass:EnergyBasic (Dual Silver),Argon Filled,
Hardware:White,**Sash:**Sweep Lock,
Jamb Liner:Beige,**Jamb Liner Cover Exterior:**Yes,
Screen:Half Screen,**Material:**BetterVue (TM),**Ship:**Screen With Product,
Install Acc:Extruded Fin - Jambs/Hinged Head and Sill,**Depth:**4 9/16" Jamb Depth,

Unit:1-Single Hung No Plough **Exact Size:** 29 1/2 X 47,**NOT Egress**,
NFRC - U-Factor:0.31**SHGC:**0.29**VT:**0.49**AL:**≤0.3**CR:**55
Rating: R-50
Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,**Strength:**Annealed Glass
Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,**Strength:**Annealed Glass
Overall Rating: DP-50

5	56 Meets Egress	1	EA Quaker Unit	\$816.04	\$816.04
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** Viewed From Exterior **

Series: Brighton
Exact Size: 41 1/2 X 56 **Rough Opening:** 42 1/4 X 56 1/2
Color:Toffee,**Paint Type:**2604,**Interior Finish:**Pre Painted White,**Fill Nail Holes:**Yes,
Glass:EnergyBasic (Dual Silver),Argon Filled,
Hardware:White,**Sash:**Sweep Lock,
Jamb Liner:Beige,**Jamb Liner Cover Exterior:**Yes,
Screen:Half Screen,**Material:**BetterVue (TM),**Ship:**Screen With Product,
Install Acc:Extruded Fin - Jambs/Hinged Head and Sill,**Depth:**4 9/16" Jamb Depth,

Unit:1-Double Hung No Plough **Exact Size:** 41 1/2 X 56,**Meets Egress**
NFRC - U-Factor:0.31**SHGC:**0.29**VT:**0.49**AL:**≤0.3**CR:**55
Rating: DP-45 *
Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,**Strength:**Annealed Glass
Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,**Strength:**Annealed Glass
Overall Rating: DP-45

All Prices in USD	Quote Subtotal	\$4,282.55
	Estimated Tax (if included)	7.000 % \$299.78
	Total Quote Value	\$4,582.33

Quote Grand Total \$4,582.33
(may be subject to sales tax)

Terms:

- CUSTOMER REVIEW: This quote is based on the products as listed. Customer must review quote and verify, including but not limited to: quantities, sizes, types, finishes, glazing, and adherence to specifications and job requirements and any relevant local or national codes.
- PRICE ADJUSTMENTS: Quaker reserves the right to adjust its pricing in any of the following circumstances:
 - if this quote expires prior to Customer approval;
 - if changes are made to quantities, products, or other terms and conditions of this quote;
 - if the Customer requests delivery dates extending beyond agreed timeframes or beyond 6 months from the date of this quote;
 - if the order is not fully defined for entry (if applicable, shop drawings must be approved within 30 days after Customer submits its purchase order or otherwise approves this quote); or
 - in the event of any extraordinary increase in cost associated with manufacturing, supplying, or distributing the quoted products, upon notice to the Customer at any time prior to Quaker's entry of Customer's order.
- ORDERING PROCESS: This quote is an offer by Quaker Window Products Co. ("Quaker"), a Missouri corporation, to sell to the Customer the products described herein at the prices indicated, subject to the terms and conditions stated in this document, including the referenced Quaker warranty and the limitations of liability described therein. Unless otherwise agreed, this offer shall expire after the quote availability date listed on the quote. In order to accept such offer, and before Quaker begins to fabricate such products, Customer must:
 - Review and approve this quote;
 - Provide any additional details or information Quaker requires regarding the job or the Customer;
 - If applicable, complete and submit a credit application subject to approval by Quaker's credit department; and
 - If applicable, submit approved Shop Drawings which are incorporated into the order.
- Quaker's entry of a sales order will serve to acknowledge completion of these steps. Any purchase order or other document that Customer may use to indicate acceptance of this quote, shall be considered for Customer's internal purposes only, and notwithstanding any language to the contrary in any such document, any resulting order shall remain subject to the governing terms and conditions stated in this quote. Quaker expressly objects to, and does not accept, any conflicting, modified, or additional terms or conditions proposed by Customer unless such proposed terms and conditions are specifically approved in writing by Quaker's credit department, legal counsel, or an appropriate officer of the company.
- TAXES: Unless otherwise indicated, sales or use taxes are not included in this quote. If taxes are not included, it shall be Customer's responsibility to ensure payment of any applicable state, municipal, or local sales or use or other taxes, and Customer shall indemnify Quaker against any claimed failure to pay such taxes when due.
- PAYMENT TERMS: Payment terms are subject to approval by Quaker's credit department, based in part on Customer's credit application and its terms and conditions, including interest of 18% per annum plus all costs of collection, such as attorney fees and court costs. It is understood and agreed that the goods quoted are specially manufactured or fabricated to order, and will be paid for by Customer in accordance with these terms and conditions.
- LEAD TIME ESTIMATES: Any lead times provided are estimates only. An estimated delivery date will be established by Quaker and communicated to Customer once the sales order is entered. Quaker shall not be responsible for any delay damages or any other associated costs resulting from the delivery of goods after the estimated delivery date.
- CHANGE ORDERS: If the Customer requests any change to an order after placing an order, then the Customer will be responsible for all costs incurred by Quaker in processing such change, and Quaker may require submittal of a written change order documenting the requested changes.
- WARRANTY: The sale of the quoted products is subject to [Quaker's Limited Warranty for Single-Family Dwellings dated 1/1/2022](#), which contains the relevant manufacturer's warranty and various limitations of liability, and is hereby incorporated by reference. This warranty may be enclosed with this quote and is available at www.quakerwindows.com/warranty-information/. Customer will provide this warranty to the end user as appropriate. This warranty is not applicable to orders involving parts or service for purposes of repair or replacement.
- UNDELIVERABLE PRODUCT STORAGE FEE: If Customer is not willing or able to accept delivery of an order that is ready for shipment, then for any delivery delayed by more than 14 calendar days from the estimated delivery date, an undeliverable product storage fee of \$1,000 per trailer per week will be added to the order, which may be invoiced at that time. For deliveries delayed beyond 4 weeks, such fee shall increase to \$1,500 per week.
- DELIVERY & DETAINAGE FEE: Upon delivery, the Driver is responsible for removing straps and otherwise preparing products to be unloaded, unless Customer performs such tasks. Upon request, Customer must assist Driver inside the trailer when necessary to handle large items or otherwise ensure safety and avoid product damage. Customer will provide Driver sufficient opportunity to scan each item in an orderly fashion during the unloading process, in order to properly document which items were delivered and whether any products were damaged during transit. Any damaged product must be photographed and documented using Driver's electronic scanner or the paper delivery ticket. Customer is responsible for inspecting products during delivery, and unloading products from the trailer in a safe and efficient manner. If Customer is unable or unwilling to do so, and the Driver opts to assist or unload such products, then Customer assumed all risk and shall be responsible for any resulting damage or loss. If offloading time exceeds 4 hours for a full trailer at a jobsite, or 2 hours for other deliveries, then Customer will be responsible for payment of detention fees in the amount of \$150 per hour. Quaker is not responsible for any product loss or damage occurring after delivery.
- PRODUCT HANDLING & STORAGE: Customer is solely responsible for proper handling and storage of the product after delivery. In order to retain warranty coverage, products must be stored in an upright and secured position not exposed to outside weather, both during and after delivery. Specifically, QUAKER window and door units must be kept in an upright / vertical position, and may be damaged by laying in a flat or horizontal position. For pre-fabricated wall panels, such panels must be erected and installed before QUAKER window and door units are installed and incorporated into the building envelope.
- PRODUCT RATING INFORMATION: Individual units greater than gateway size may have a reduced rating per Quaker's calculations based on AAMA 2502-07 Comparative Analysis Procedure for Window and Door Products. Overall Design Pressure of mulls/assemblies may be less than the computed values of

individual units per Quaker's calculations based on AAMA 450-10 Voluntary Performance Rating Method for Muller Fenestration Assemblies. Thermal ratings are based on NFRC test size.

- Any vertical or horizontal mulling system is designed for lateral wind loading only and does not provide structural down loading. Headers must be sized to allow for a maximum deflection of 1/8 of an inch. Please consult an architect or engineer for design requirements and building code compliance, particularly when combining multiple units together.
- FIELD TESTING: In order to be warranted for performance by Quaker, any field testing of QUAKER products must be conducted as specified in the above-described warranty.
- FORCE MAJEURE: Quaker will not be liable for any nonperformance, delay in performance, or damage that results from any cause beyond Quaker's reasonable control, including, without limitation, any: Act of God; pandemic or other public health emergency; act of the Customer; restraint of government, such as embargo or other trade restrictions or governmental regulations or demands (whether or not later proven to be invalid); fire; flood; vehicle accident; strike or other labor disturbance; machinery or equipment breakdown; plant shutdown or slowdown; war; riot; terrorist act; delay in transportation; delays of suppliers or carriers; or inability to obtain necessary labor, materials or manufacturing facilities at customary prices ("Force Majeure Events").
- CREDIT CARD SURCHARGE: Payments made by credit card will be assessed a surcharge of at least 3%.
- COASTAL AREAS: In coastal environments, there is greater than normal risk of corrosion or deterioration, which shall not be Quaker's responsibility, except for manufacturing defects causing abnormal corrosion or deterioration beyond what is expected for a coastal environment based on the products selected and proper maintenance. Customer is responsible for appropriate product selection based on the project location.
- ALTITUDE LIMITATIONS: Products to be installed over 3,000 feet above sea level are subject to maximum altitude limitations based on the dimensions of the glass, its thickness, and whether it is annealed or tempered. Customer is responsible for confirming that such limitations are not exceeded based on local elevation. Contact Quaker for additional details.
- SPECIAL COLORS: Certain colors or finishes (such as dark or special colors, micas, metallics, and high chroma shades of red, orange and yellow) have shortened warranty periods or require a clear top coat to achieve the necessary performance requirements to qualify for full warranty coverage. Please consult your Quaker representative to confirm based on your selection.

STAFF RECOMMENDATIONS	Address: 820 W Kirkwood Ave.
COA 22-14	Petitioner: Justin Fox
	Parcel: 53-05-32-410-035.000-005
RATING: CONTRIBUTING	Survey: c. 1895, T-plan Cottage, slightly altered



Background: Near West Side Conservation District

Request: Rehabilitation and new addition

Guidelines: Near West Side Conservation District Guidelines

- Recommended Building Height and Side Setback: A new house that is taller than the house next to it must be set back further from the side property line than existing houses (pg. 30).
- Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area (pg. 32).
- Recommended Building Height: (NOTE: In areas governed by this plan, building height should be determined using these guidelines rather than those noted in the zoning ordinance.)
 - 1. A zoning variance may be required to accommodate an appropriate height.
 - 2. Consideration should be given to historic structures that previously occupied the site.
 - 3. Varied building heights may be appropriate depending upon the context of a particular area or zone.
 - a. 30 feet and two story height maximum.
 - b. New construction at the end of a block should take into account building heights on adjacent blocks.

- c. Cornice heights, porch heights, and foundation heights in the same block face and opposing block face should be considered when designing new construction.
 - d. New construction at the end of a block should also take into account building heights on adjacent blocks.
 - e. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.
 - f. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.
 - g. Foundation and floor line heights should be consistent with contiguous properties.
- Not Recommended building Height
 - 1. Any building height that appears either diminutive or overscale in relation to its context.
- Recommended Windows:
 - 1. Creative ornamentation with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
 - 2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
 - 3. The basic proportions and distribution of glass to solid found on surrounding contributing buildings should be reflected in new construction.
 - 4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Staff Recommendation: Approval of COA 22-14

- The proposal consists of a substantial new addition to a preexisting structure in a developed site.
- The roof line is higher in the addition, however, there is a 1.5' setback on the west and a 5.5' setback on the east of the building where the addition begins.
- The proposed addition would share roof pitch as well as roofing and cladding materials.
- The new windows comply with the sizing and scaling recommendations within the guidelines. These would barely be visible from the main right of way.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-14

Date Filed: 1/27/2022

Scheduled for Hearing: 2/10/2022

Address of Historic Property: 820 West Kirkwood

Petitioner's Name: Justin Fox

Petitioner's Address: 1419 S. Sare Road

Phone Number/e-mail: (773) 454-9538 Foxtrading1@gmail.com

Owner's Name: Justin Fox

Owner's Address: 1419 S. Sare Road

Phone Number/e-mail: (773) 454-9538 Foxtrading1@gmail.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. 013-46230-000 AVIS LOT 17

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

- To do a rehab of the existing structure and add onto the rear of the building. The new structure and existing structure will have a total of six studios focusing on professionals and NOT undergraduates.

3. A description of the materials used.

- Horizontal wood lap siding with a 4"-5" reveal
- 3 Tab asphalt shingles
- Higher quality vinyl windows with consistent sizing to existing structure. (see photos)
aprox 30" x 60"
- Extensive exterior wood 1/4 wood trim on entire house.

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.

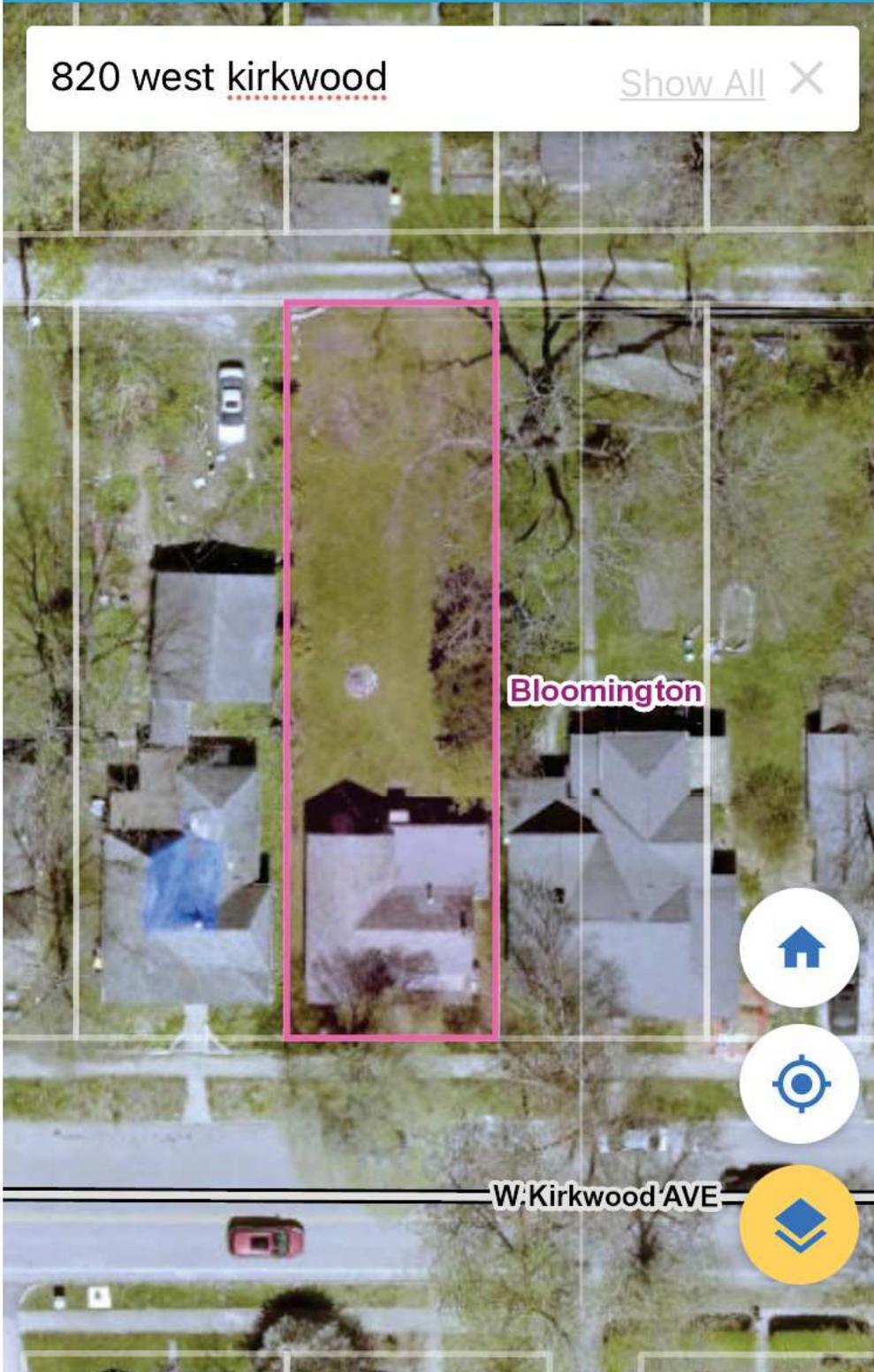
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



Monroe County, IN

820 west kirkwood

Show All X



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REVISIONS

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PROJECT

NEW REMODEL DESIGN FOR
1820 W. KIRKWOOD
820 W. KIRKWOOD, BLOOMINGTON, INDIANA

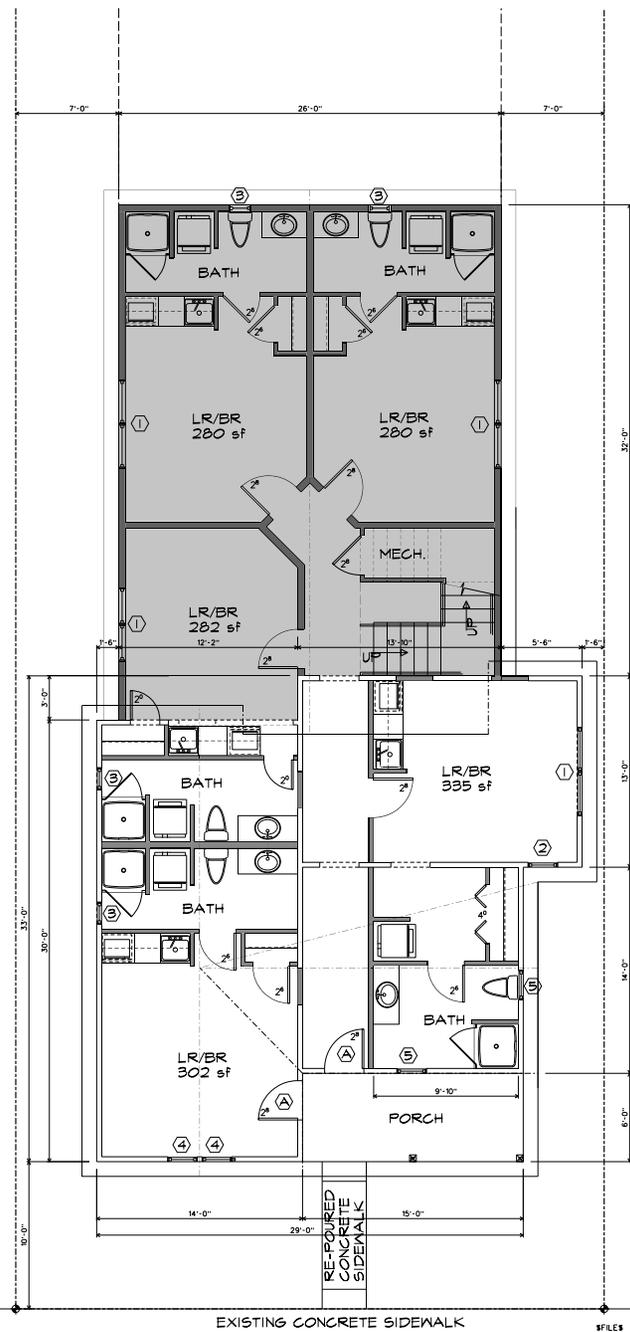
CERTIFIED BY

FILE NUMBER
202192

DRAWN BY D. HARDEN
CHECKED BY S. V. MILLER
ISSUE DATE 09.23.21

FLOOR PLAN

A1



- ① 24" X 36" X 18" DOUBLE HANG, WHITE EXTERIOR
- ② 24" X 30" X 60" DOUBLE HANG, WHITE EXTERIOR
- ③ 30" X 60" DOUBLE HANG, WHITE EXTERIOR
- ④ 18" X 36" DOUBLE HANG, WHITE EXTERIOR
- ⑤ 24" X 12" DOUBLE HANG, WHITE EXTERIOR
- ⑥ 24" X 66" DOUBLE HANG, WHITE EXTERIOR
- Ⓐ 32" X 80" 6 PANEL, INSL. METAL, COLOR EXTERIOR

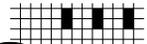
PROPOSED
ADDITION

REMODELLED
EXISTING
HOUSE



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

EXISTING CONCRETE SIDEWALK



MILLER ARCHITECTS

PO BOX 586
104 SOUTH SPRINGSTON ST
NASHVILLE, INDIANA 47448
PHONE: 765 206-1100
FAX: 765 206-1101
WWW.MILLERARCHITECTS.COM

ARCHITECTURE DESIGN PLANNING

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REVISIONS

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PROJECT
NEW REMODEL DESIGN FOR 820 W. KIRKWOOD
820 W. KIRKWOOD, BLOOMINGTON, INDIANA

CERTIFIED BY

FILE NUMBER
202192

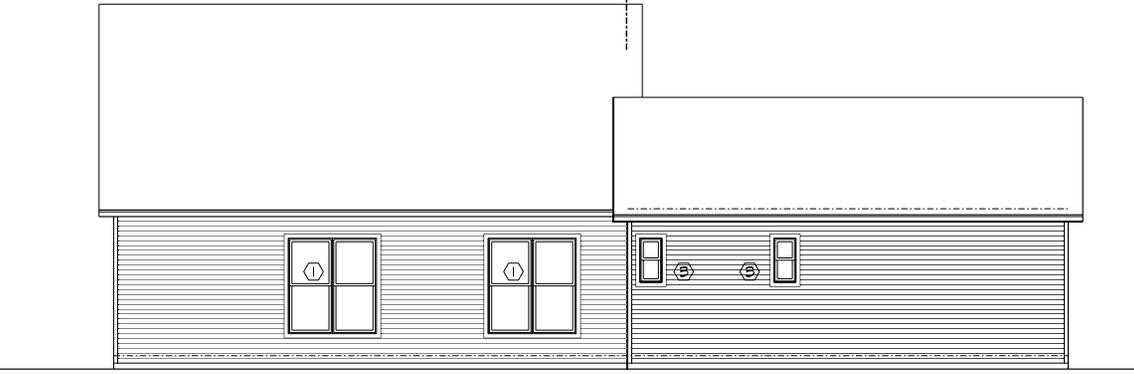
DRAWN BY: **D. HARDEN**
CHECKED BY: **S. W. MILLER**
ISSUE DATE: **09.23.21**

REVISIONS

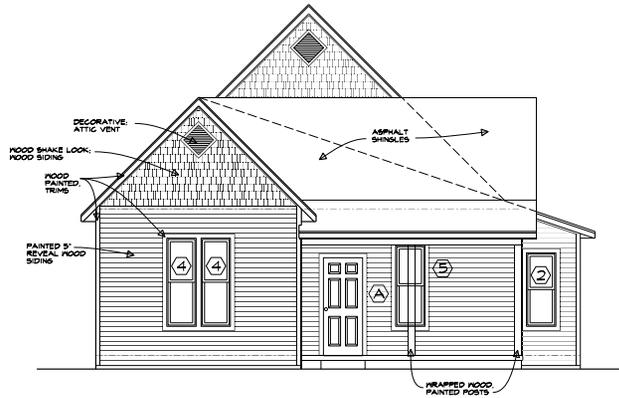


FILES DATES TIMES

PROPOSED ADDITION REMODELLED EXISTING HOUSE



WEST ELEVATION
SCALE 1/4" = 1'-0"



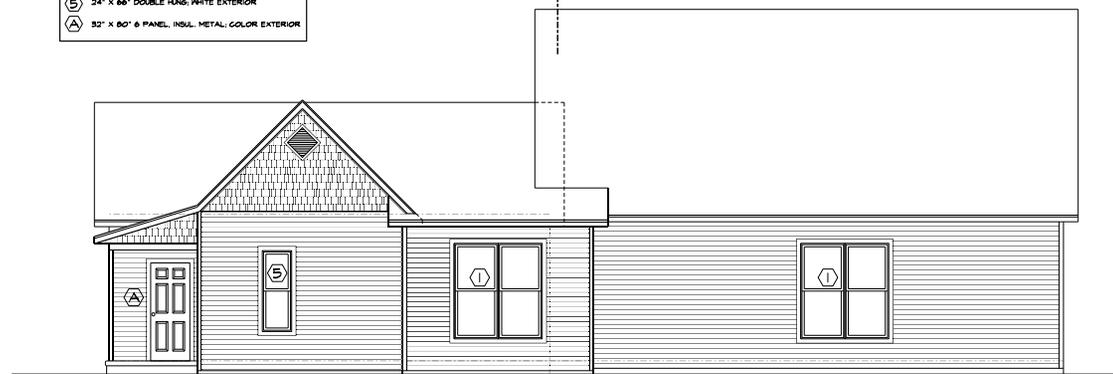
SOUTH ELEVATION
SCALE 1/4" = 1'-0"

- ① 24" X 80" DOUBLE HUNG, WHITE EXTERIOR
- ② 24" X 60" DOUBLE HUNG, WHITE EXTERIOR
- ③ 18" X 80" DOUBLE HUNG, WHITE EXTERIOR
- ④ 18" X 36" DOUBLE HUNG, WHITE EXTERIOR
- ⑤ 24" X 12" DOUBLE HUNG, WHITE EXTERIOR
- ⑥ 32" X 80" PANEL, INSUL. METAL, COLOR EXTERIOR

REMODELLED EXISTING HOUSE PROPOSED ADDITION



NORTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



AVAILABLE
AUGUST
4-8 Beds
773-454-9538
FastHomeFinder.com

820







STAFF RECOMMENDATIONS	Address: 2001 E Hillside Dr., Lot 8
COA 22-03	Petitioner: Jacob Bower-Bir
	Parcel: 53-08-03-300-001.000-009
RATING: NOTABLE	Survey: C. 1842, Federal Style, I-House



Background: Rev. James Faris House Historic District

Request: Partial demolition, stabilization of foundation, and new construction.

Guidelines: The Secretary of the Interior’s Standards for the Treatment of Historic Properties

- New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged. New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building. New construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In urban or other built-up areas, new construction that appears as infill within the existing pattern of development can also preserve the historic character of the building, its site, and setting (pg. 26).

Staff Recommendation: Conditional approval COA 22-03

- The proposal entails minimal impact on the historic material of the original house.
- The proposed addition balances the needs of the owners while respecting the original building's form and proportions. The new space reads as new, and due to its placement does not detract from the prominence of the original building.
- Although the garage does not have a setback, the connecting porch and height differential, as well as the approach to the house conveys the primary site hierarchy of the historic building.
- The porch reconstruction's design is respectful of the current porch.
- Staff's main concern is with the proposed porch extension connecting with the existing window sash and proposes that the porch be set back three inches to avoid vulnerable materials connecting.

STAFF RECOMMENDATIONS	Address: 600 W Howe St.
COA 22-15	Petitioner: Julia A. Karr
	Parcel: 53-08-05-104-001.000-009
RATING: CONTRIBUTING	Survey: c. 1910, pyramid roof cottage



Background: Greater Prospect Hill Historic District

Request: Partial Demolition and new construction

Guidelines: Greater Prospect Hill Historic District Guidelines

Criteria for Demolition (pg. 12)

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.

5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

Removal of Historic Material (pg. 26)

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.
2. Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.

Recommended for New Construction:

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Recommended Massing:

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

Materials:

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
2. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
3. Brick, limestone, clapboard, cement board, wood, shingles, stucco

Staff Recommendation: Conditional approval of COA 22-15

- The new construction consists of an addition to the back of the primary building in a developed site.
- The proposed extended roof would be covered in the same shingles as the house.
- The proposed beadboard is vertical instead of horizontal which breaks with the patterning of the rest of the house. However, it is also replacing the identical existing beadboard currently installed on the later addition of the building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-15

Date Filed: 2/2/2022

Scheduled for Hearing: 2/24/2022

Address of Historic Property: 600 W Howe St.

Petitioner's Name: Julia A. Karr

Petitioner's Address: 600 W Howe St.

Phone Number/e-mail: 812-325-1181/Juliarts2003@yahoo.co

Owner's Name: Julia A. Karr

Owner's Address: 600 W. Howe St.

Phone Number/e-mail: 812-325-1181/Juliarts2003@yahoo.co

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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. 015-19470-00 East & Marshall Lot 20

2. A description of the nature of the proposed modifications or new construction:
Remove old added rooms from the back & pour a foundation & rebuild rooms on back in the same style as what was there with an additional 5' out onto what is now deck and adju to allow a door out onto the deck.

3. A description of the materials used.
Wood bead board or board and batten LP Smart Siding, Pella windows and french doors, asphalt shingles to match existing.

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.



The dark line is around the section that will be taken down and have foundation put under it and replaced.









KARR RESIDENCE

ARCHITECT'S PROJECT NUMBER 2021-08 SEPTEMBER 14, 2021

PH. 812.320.8845
lroggledesign@gmail.com

DRAWING SET INDEX

- S.1 COVER / INDEX / SITE PLAN / SCHEDULES
- A.1 DEMOLITION PLAN & FOUNDATION PLAN
- A.2 MAIN FLOOR AND SECOND FLOOR/ ROOF PLAN
- A.3 EXTERIOR ELEVATIONS
- A.4 INTERIOR ELEVATIONS

OPT.2 OPTIONAL SECOND FLOOR PLAN & ELEVATIONS

E.1 ELECTRICAL PLANS

GENERAL PLAN NOTES

- A. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUD WALLS WITH SPRAY FOAM INSULATION
- B. ALL INTERIOR WALLS ARE TO BE 2X4 INSULATED WOOD STUD WALLS UNLESS OTHERWISE NOTED.
- C. CONSTRUCTION AND INSTALLATIONS ARE TO CONFORM WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- D. FIELD VERIFY ALL DIMENSIONS IN FLOOR PLAN PRIOR TO FABRICATION OF ANY CASEWORK TO BE SURE OF PROPER FIT.
- E. REPORT ANY DISCREPANCIES ENCOUNTERED ON THESE DRAWINGS PRIOR TO CONSTRUCTION, TO THE ARCHITECT.
- F. DIMENSIONS ON FLOOR PLANS ARE MEASURED FROM FACE OF STUD TO FACE OF STUD.
- G. PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED BEHIND ALL CASEWORK, HOOKS, SHELVS, ETC.
- H. PLUMBING, ELECTRIC, MECHANICAL CONTRACTORS TO PROVIDE ALL LAYOUT, SIZING AS REQUIRED.
- J. FINAL SHELVSING DESIGN AND LAYOUT (CLOSETS, STORAGE CLOSETS, PANTRY) TO BE DETERMINED BY OWNER AND CONTRACTOR.
- K. FINAL KITCHEN AND PANTRY FINISHES, APPLIANCES, MATERIALS AND FIXTURES TO BE DETERMINED BY OWNER AND CONTRACTOR

WINDOW SCHEDULE

OPENING NO.	R.O. WIDTH	R.O. HEIGHT	TYPE	QUANTITY	REMARKS
A	2'-6"	7'-2"	SINGLE IN-SWING PATIO DOOR	1	
B	2'-6"	6'-0"	DOUBLE HUNG	5	
C	(2) - 2'-6"	7'-2"	FRENCH DOORS	1	
D	2'-6"	4'-0"	DOUBLE HUNG	5	
E	3'-0"	3'-6"	CASEMENT	1	VERIFY EGRESS SIZE FOR ATTIC BEDROOM

WINDOW SCHEDULE NOTES:

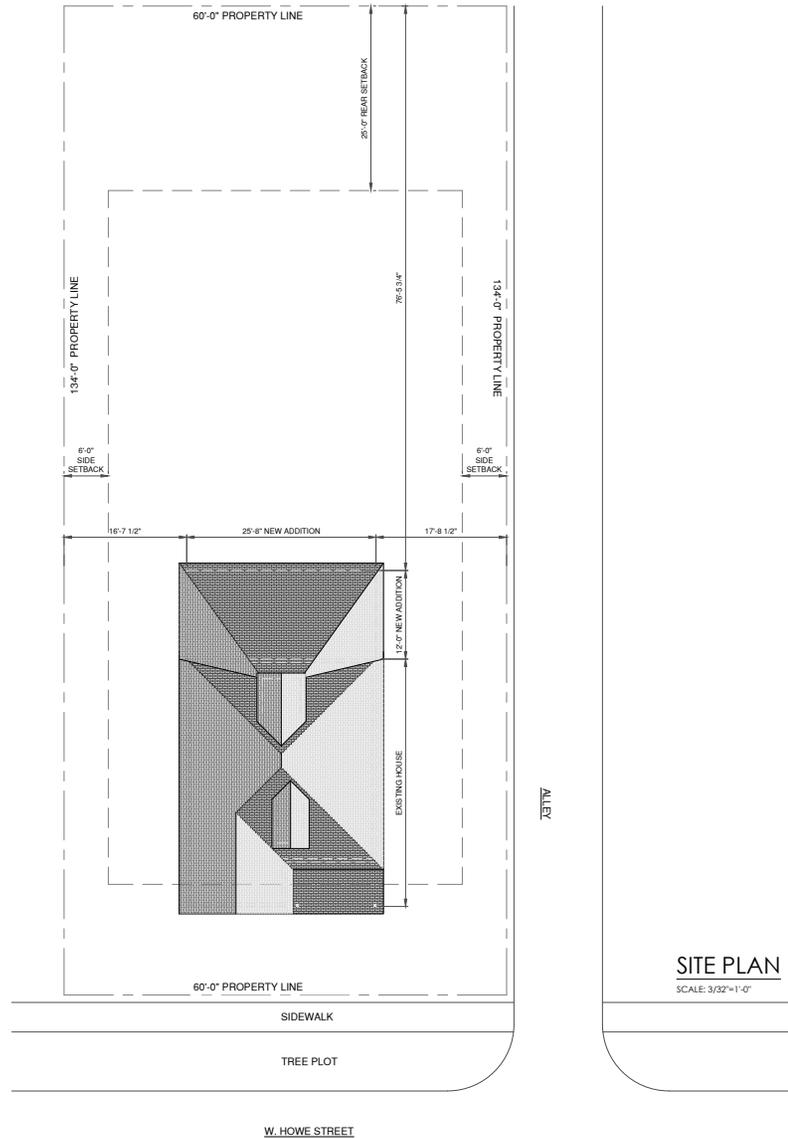
1. VERIFY WINDOW MANUFACTURER WITH CONTRACTOR AND OWNER
2. VERIFY HARDWARE/OTHER OPTIONS WITH OWNER
3. VERIFY WALL THICKNESS FOR PROPER JAMB EXTENSIONS

DOOR SCHEDULE

OPENING NO.	ROOM NAME	R.O. WIDTH	R.O. HEIGHT	TYPE / LOCKSET	REMARKS
1	BUTLER'S PANTRY	2'-6"	6'-8"	POCKET DOOR	

DOOR SCHEDULE NOTES:

1. VERIFY ALL DOOR STYLES, COLORS AND HARDWARE WITH OWNER

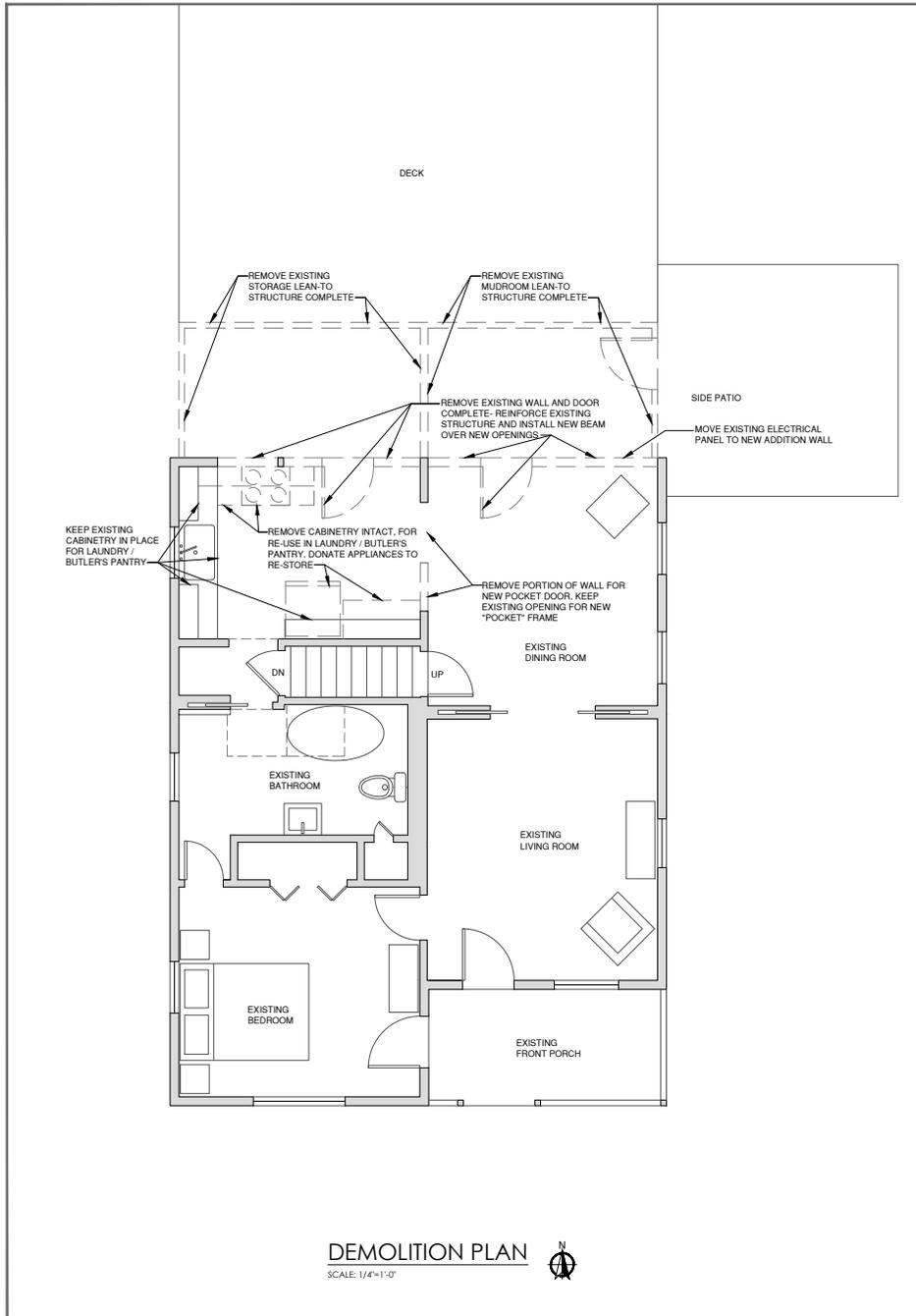


L. NOGGLE DESIGNS
Architectural Design

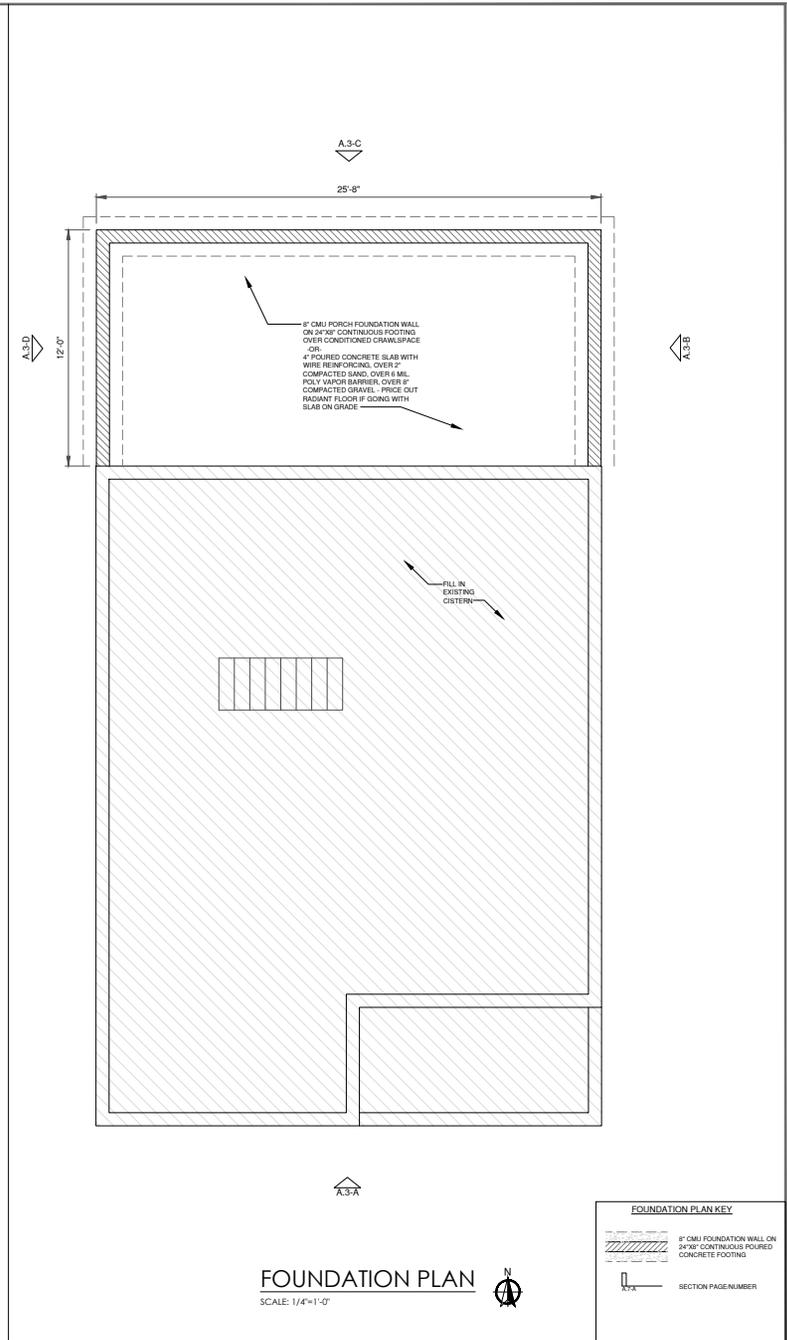
RESIDENTIAL ADDITION AND RENOVATION
KARR RESIDENCE
400 W. HOWE ST.
BLOOMINGTON
INDIANA

PROJECT NUMBER:
2108
DATE:
SEPTEMBER 14, 2021
DRAWN BY:
L. NOGGLE

S.1



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



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

FOUNDATION PLAN KEY	
	8" CMU FOUNDATION WALL ON 24"X8" CONTINUOUS POURED CONCRETE FOOTING
	SECTION PAGE NUMBER

PH. 812.320.9845
lnoggedesign@gmail.com

L. NOGGLE DESIGNS
Architectural Design

INDIANA

RESIDENTIAL ADDITION AND RENOVATION
KARR RESIDENCE
400 W. HOWE ST.
BLOOMINGTON

PROJECT NUMBER: 2108
DATE: SEPTEMBER 14, 2021
DRAWN BY: L. NOGGLE

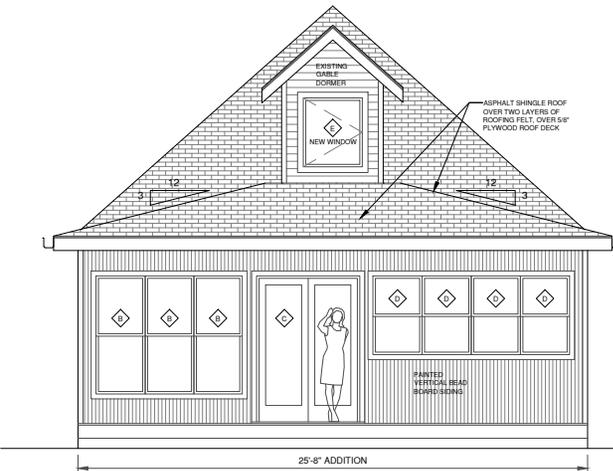
A.1



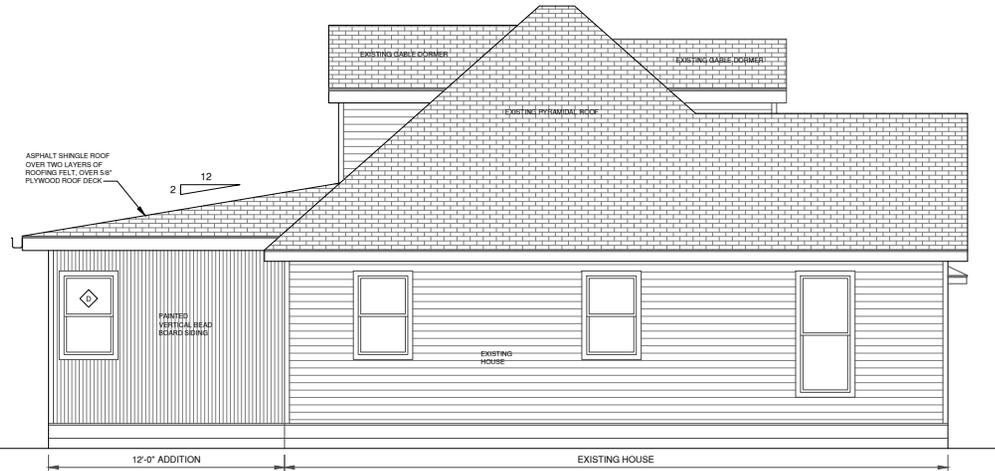
A SOUTH ELEVATION
FRONT EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



B EAST ELEVATION
SIDE EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



C NORTH ELEVATION
REAR EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



D WEST ELEVATION
SIDE EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

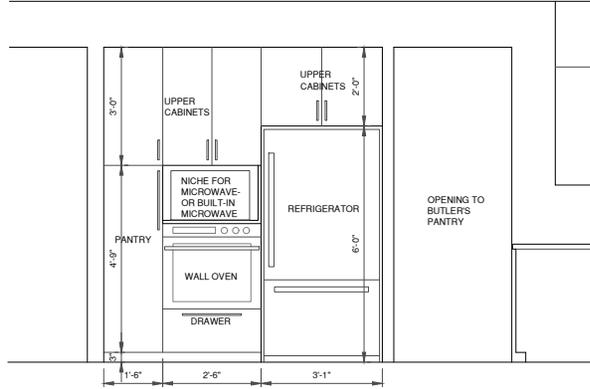
L. NOGGLE DESIGNS
Architectural Design

PH. 812.320.9845
lnozzle@gmail.com

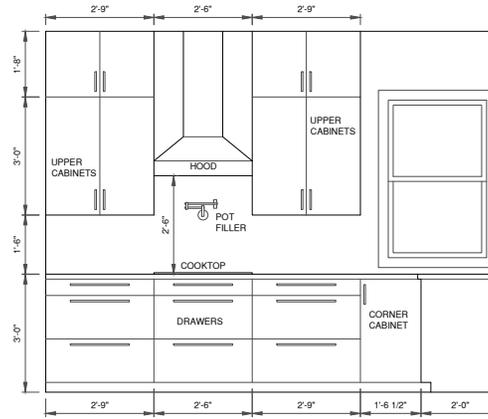
RESIDENTIAL ADDITION AND RENOVATION
KARR RESIDENCE
400 W. HOWE ST.
ELICONGON, INDIANA

PROJECT NUMBER:
2108
DATE:
SEPTEMBER 14, 2021
DRAWN BY:
L. NOGGLE

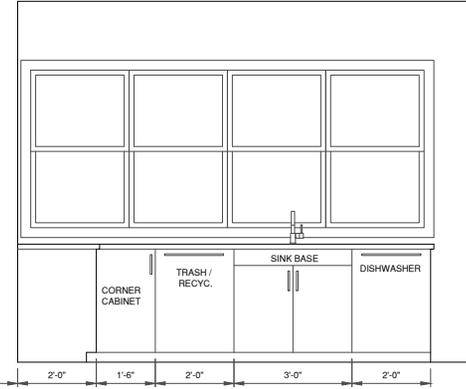
A.3



A NEW KITCHEN
SOUTH WALL
SCALE: 1/2"=1'-0"

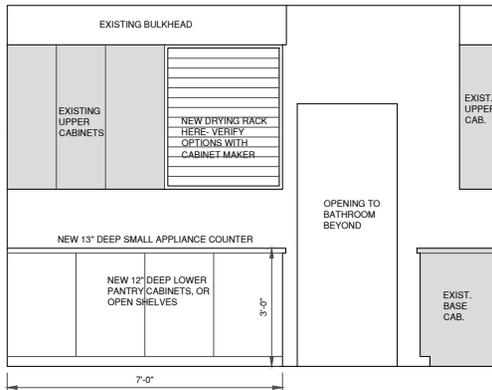


B NEW KITCHEN
WEST WALL
SCALE: 1/2"=1'-0"

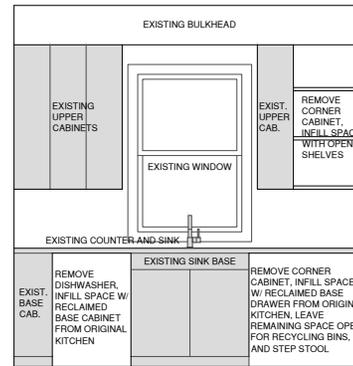


C NEW KITCHEN
NORTH WALL
SCALE: 1/2"=1'-0"

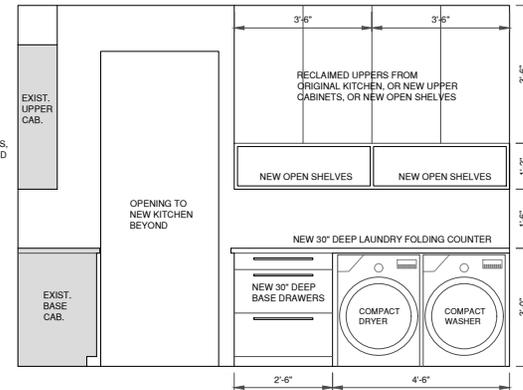
FINAL SHELVING DESIGN AND LAYOUT (CLOSETS, STORAGE CLOSETS, PANTRY) TO BE DETERMINED BY OWNER AND CONTRACTOR.
FINAL KITCHEN AND PANTRY LAYOUT, FINISHES, APPLIANCES, MATERIALS AND FIXTURES TO BE DETERMINED BY OWNER AND CONTRACTOR



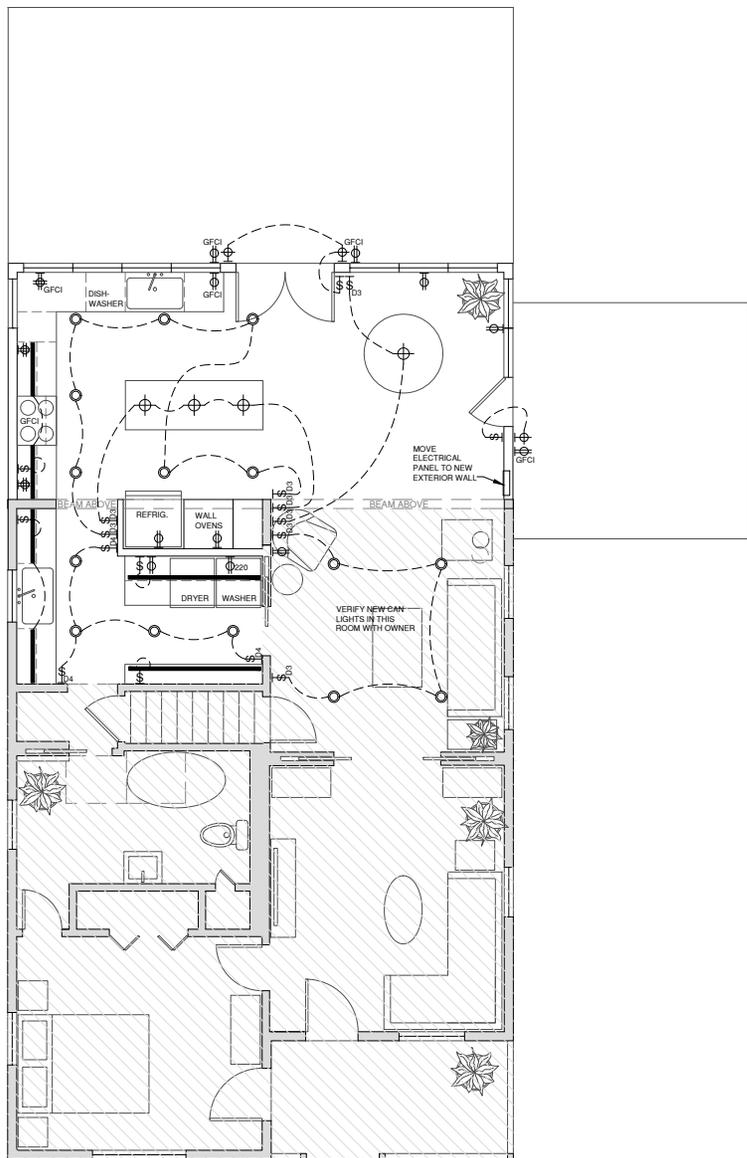
D LAUNDRY / BUTLER'S PANTRY
SOUTH WALL
SCALE: 1/2"=1'-0"



E LAUNDRY / BUTLER'S PANTRY
WEST WALL
SCALE: 1/2"=1'-0"



F LAUNDRY / BUTLER'S PANTRY
NORTH WALL
SCALE: 1/2"=1'-0"



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

ELECTRICAL KEY

	CAN LIGHT WITH SQUARE TRIM
	PENDANT/CHANDELIER
	SCONCE LIGHT
	UNDER OR INTERIOR CABINET STRIP LED LIGHTING
	OUTLET
	GFCI OUTLET
	QUAD OUTLET
	SWITCH
	THREE-WAY SWITCH
	DIMMER SWITCH

L. NOGGLE DESIGNS
Architectural Design

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lnoggedesign@gmail.com

RESIDENTIAL ADDITION AND RENOVATION
KARR RESIDENCE
400 W. HOWE ST.
BLOOMINGTON

INDIANA

PROJECT NUMBER:
2108
DATE:
SEPTEMBER 14, 2021
DRAWN BY:
L. NOGGLE

E.1

STAFF RECOMMENDATIONS	Address: 416 W 1st St (653 S Rogers)
DD 22-08	Petitioner: Karen Valiquett
Start Date: 1/13/2022	Parcel: 53-08-05-100-034.000-009
RATING: CONTRIBUTING	Survey: c. 1925, Dormer Front Bungalow



Background: Structure is in slightly altered and in good condition

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.

Staff Recommendation: Release of DD 22-08

The building is in good condition, but does not meet the architectural criteria for single property designation.

STAFF RECOMMENDATIONS	Address: 200 E Kirkwood Ave.
DD 22-09	Petitioner: Thomas Ritman
Start Date: 1/25/2022	Parcel: 53-05-33-310-227.000-005
RATING: CONTRIBUTING	Survey: Not in SHAARD - c. 1961, Mid-century, international style



Background: The structure has always been a bank, originally built for the Bloomington National Savings & Loan Association. The facade has barely been altered, mainly the addition of a red curtain and an ATM machine. The limestone facing on the west facade maintains the palimpsest of the original National Savings sign.

The bank along with the buildings around it are representative of the localized interpretations of the International style of modernist architecture using locally sourced limestone.

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.

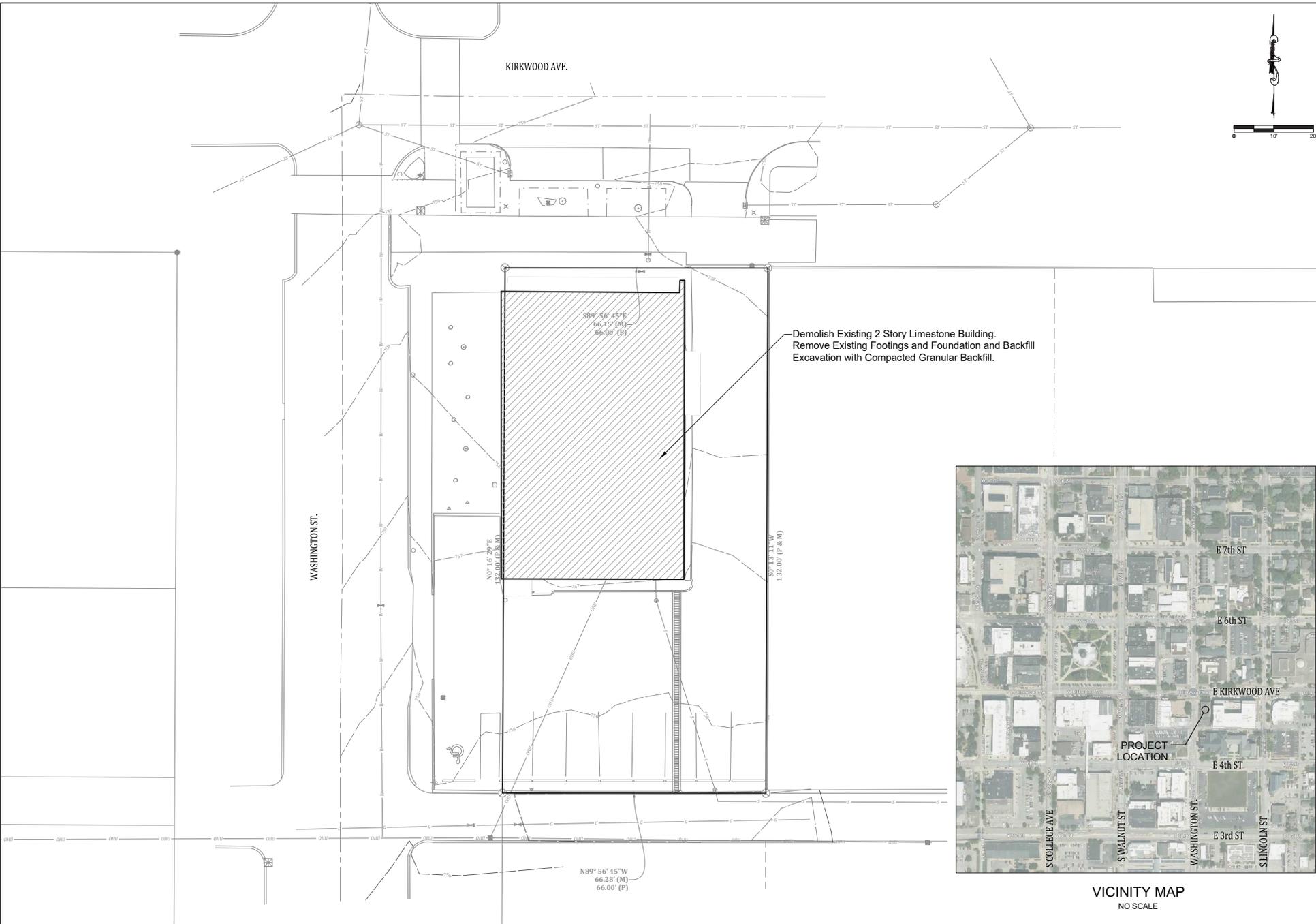
Staff Recommendation: Have a discussion about the possibility of nominating 200 E Kirkwood Ave. as a local historic district.

Staff believes that the building falls under at least one of the following categories stipulated in Title 8 of the City Ordinances (8.08.010(C)): (1)Historic:

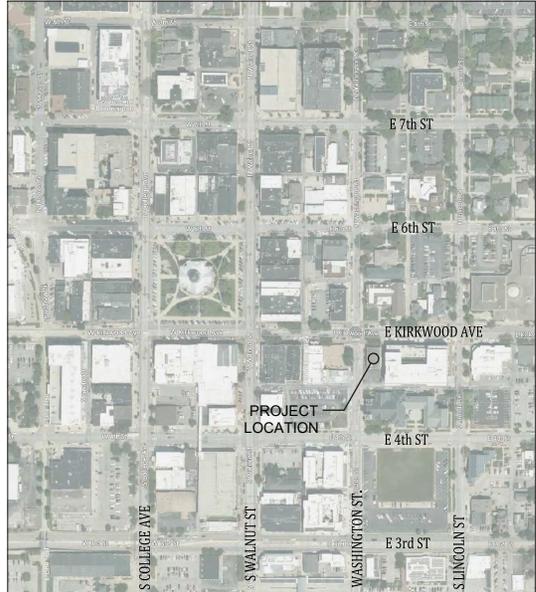
- (A) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or
- (B) Is the site of an historic event; or
- (C) Exemplifies the cultural, political, economic, social, or historic heritage of the community.**

(2) Architecturally worthy:

- (A) Embodies distinguishing characteristics of an architectural or engineering type; or**
- (B) Is the work of a designer whose individual work has significantly influenced the development of the community; or
- (C) Is the work of a designer of such prominence that such work gains its value from the designee's reputation; or
- (D) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- (E) Contains any architectural style, detail, or other element in danger of being lost; or
- (F) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or
- (G) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.**



Demolish Existing 2 Story Limestone Building. Remove Existing Footings and Foundation and Backfill. Excavation with Compacted Granular Backfill.



VICINITY MAP
NO SCALE



Drawn	SB	Scale	1" = 10'
Checked		Date	12-2-21
Designed		Sheet No.	12-2-21
Client	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	Project No.	XXXXXXXXXXXXXXXXXXXXXXXXXXXX

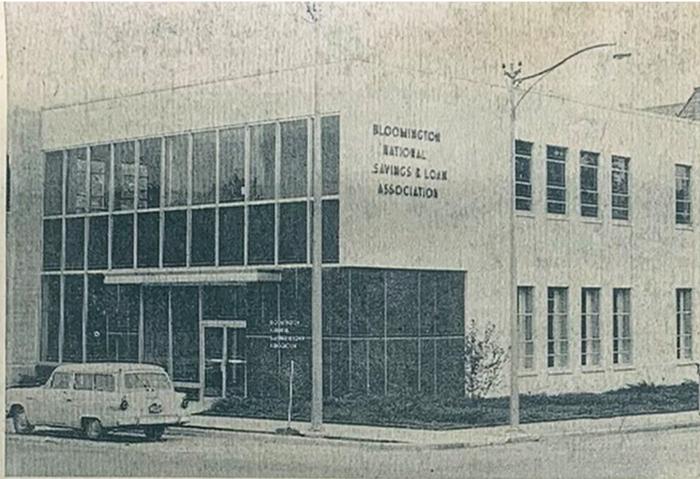
PEOPLES STATE BANK
BUILDING DEMOLITION PLAN
200 E. KIRKWOOD AVE.
BLOOMINGTON, INDIANA

NOT FOR CONSTRUCTION

BANNING
ENGINEERING
863 COLMANFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@banningengineering.com
WEB: www.banningengineering.com

Project No: 21317
Sheet No:

EXHIBIT



NEW CONVENIENCE — The Bloomington National Savings and Loan Association offers convenience and beauty to its customers at its new building, 200 E. Kirkwood Ave. The limestone office has its own parking area, a drive-in window, and night depository. The association will have open house from 5 to 9 p.m. Thursday and Friday nights. A special showing of the building for realtors, contractors, and public and bank officials will be tonight.

(H-T Photo)

To Give Away Money!

Savings, Loan Firm Sets Open House At New Home

Free money anyone? The Bloomington National Savings and Loan Association will give away \$200 worth of savings accounts Friday at 8:30 p.m. in their new office building at 200 E. Kirkwood Ave.

Guests may register for the \$100, \$50, \$25, \$15, and \$10 savings accounts during the association's open house from 5 to 9 p.m. Thursday or Friday. Registration will also be conducted during regular office hours on Thursday and Friday. Winners do not have to be present.

The firm, which moved from the 100 block of S. College Ave. where it was located for 67 years, will have a private showing of the building tonight for realtors, contractors, and bank and public officials.

Guests at the private showing will also attend a dinner at the

Van Orman Suburban Hotel. Built and furnished at a cost of \$270,000, the new office building was planned by Monical and Wolverton, Inc. The firm has ample space on the second floor for expansion.

At its new location the loan association offers to its customers free parking space, air conditioning, a drive-in window, and an after-hours depository.

The glass and limestone building's interior is decorated in a color scheme of brown, blue, and yellow. The main business lobby is partially wood paneled and has blue and brown upholstered chairs for customers.

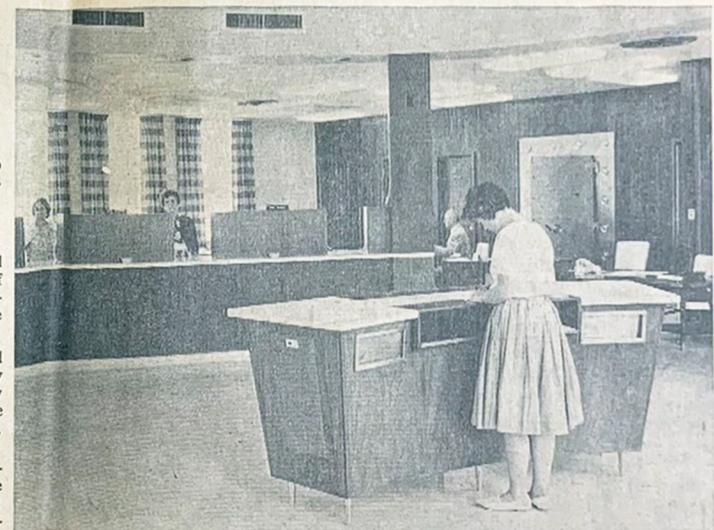
A conference room in the front of the building continues the color scheme with blue and brown carpet, a round wood conference table, and armchairs in blue and brown. One

wall has diamond-shaped wood panels. The private office of Richard Monfort, secretary-treasurer of the loan association and managing officer, is decorated like the conference room.

The building was constructed by Curry Construction Company and furnished by Bynum Supply Company Inc. Decorators were Danny Brunm, Henry G. Meier, and Richard Monfort.

Members of the board of directors of the association are Charles C. Woolery, president; Roger Black and Woody Stogsdill, vice-presidents; Robert F. Allen, Irvin Thrasher, Robert L. Siebenthal, and Sylvan Tackitt. Staff members are Opal Schwab, Leannah McNay, Evelyn L. Branam and Jerry L. Drake.

Assets of the association now exceed \$4,700,000.



COOL AND SPACIOUS—The interior of the Bloomington National Savings and Loan Association's new building is air-conditioned and spacious. Staff members in the picture are, standing at counter, Mrs. Opal Schwab (left) and Mrs. Leannah McNay. Seated at his desk is Richard Monfort, secretary-treasurer and managing officer of the association. The main business lobby is decorated in brown, blue, and yellow. The building has space for expansion.

Daily Herald-Telephone, Wed., 21 JUNE 1961

HISTORIC & CONSERVATION DISTRICT NEIGHBORHOOD ASSOCIATION INVOLVEMENT



Elm Heights



Pg. 9- “In the Elm Heights neighborhood, plans are also presented to a neighborhood design subcommittee for its comment before the public hearing at which a decision is to be made. The BHPC will consider these comments along with the regular staff report in their deliberations.”

Garden Hill



Pg. 5 – “Applications for a COA are referred to the Bloomington Historic Preservation Commission (BHPC). Staff members of Housing & Neighborhood Development (HAND) or BHPC members review the applications for any potential conflicts. If none are found, the Certificate of Appropriateness is issued. Otherwise, the application is reviewed by the Garden Hill Design Review Committee to suggest changes to bring the application into compliance.”

Greater Prospect Hill



The Design Review Committee will review items that require BHPC approval (Demolition, New Construction, Additions, Moving of a Structure). Other items reviewed by HAND staff (Changes to Public Way Façade, Removal of Original Materials) do not require review by the Design Review Committee, unless either 1) in the case of denial by HAND, the homeowner wishes to appeal to BHPC – which triggers Design Review Committee review – or 2) HAND staff feel they need extra assistance from BHPC, at which point either the homeowner or HAND can enlist the Design Review Committee before the “appeal” moves on to BHPC.

Matlock Heights



The Neighborhood Design Review Committee will review items that require BHPC approval (Demolition, New Construction, Additions, Moving of a Structure). Please consult the MHH Design Guidelines when beginning a project and then consult with HAND. Other items reviewed by HAND staff do not require review by the Neighborhood Design Review Committee, unless either 1) in the case of denial by HAND, the homeowner wishes to appeal to BHPC – which triggers Neighborhood Design Review Committee review – or 2) HAND staff feel they need extra assistance from BHPC, at which point either the homeowner or HAND can enlist the Neighborhood Design Review Committee before the “appeal” moves on to BHPC.

McDoel Gardens



Pg. 5 “The Historic Preservation Commission should interpret the guidelines flexibly rather than rigidly and should seek the input of residential owners when reviewing projects where the guidelines are applicable”

Near West Side



While a COA application must be submitted to staff, the petitioner always has the option to first consult with the neighborhood design review committee. This group can be reached at nwsna.btown@gmail.com . The design review committee will provide feedback based on the district design guidelines and will advise the petitioner on the appropriateness of the project. It is important to note that while this is not a required first step, the design review committee will always be consulted on the appropriateness of a proposed COA. This typically occurs after staff has received the COA application and written a report, but before the Historic Preservation Commission formally discusses the project. Staff will relay any feedback to the Commissioners during discussion of the item at the meeting, although design review committee members sometimes attend the meeting themselves to give their feedback. Please see the above flow chart for clarification.”