



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday April 14, 2022

5:00 p.m. EST

Prepared by HAND Staff

In Person: The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom:

[https://bloomington.zoom.us/j/95852185508?](https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09)

[pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09](https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09) Meeting ID: 958 5218 5508

Passcode: 082945

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Bloomington Historic Preservation Commission Meeting

Hybrid Meeting

In person: The McCloskey Room #135, 401 N Morton ST STE 135, Bloomington IN 47404

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

Meeting ID: 958 5218 5508 **Passcode:** 082945

Thursday April 14, 5:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. March 24, 2022 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 22-26

516 S Highland Ave. (Elm Heights Historic District)

Petitioner: Elinor Okada

Solar Panel Installation

B. COA 22-28

511 W 3rd St. (Prospect Hill Historic District)

Petitioners: Teresa Miller and Daniel Allen

Solar Panel Installation

C. COA 22-29

2410 N Fritz Dr. (Matlock Heights Historic District)

Petitioner: Mary Ann Hart

Solar Panel Installation

D. COA 22-30

101 W Kirkwood Ave. (Courthouse Square Historic District)

Petitioner: Rebecca Ellison, CFC Properties

New signs

E. COA 22-31

912/910 E University St. (Elm Heights Historic District)

Petitioners: Russel Lyons and Joan Lauer

Shared fencing around two properties

F. COA 22-32

600 W Kirkwood Ave. (Near West Side Conservation District)

Petitioner: Dawn Grey, Springpoint Architects

Construction of a new building

G. COA 22-33

112 W 6th St. (Courthouse Square Historic District)

Petitioner: Nate Trueblood, Everywhere Design

Signage

V. DEMOLITION DELAY

Commission Review

A. DD 21-10

754 S Walnut St. (Contributing)

Petitioner: Kenneth Sciscoe

Full demolition of primary structure on the lot.

VI. NOMINATION TO LOCAL DISTRICT

Commission Review

200 E Kirkwood Ave. (Contributing)

Petitioner: Historic Preservation Commission

VII. BHPC Grant Nomination

Commission Review

805 S Rogers St. (Contributing)

Petitioner: Felisa Spinelli, Btown Beauty Supply and Salon LLC

Get an estimate done for building renovation, and additional square footage; design of another building on the property.

VIII. NEW BUSINESS

IX. OLD BUSINESS

X. COMMISSIONER COMMENTS

XI. PUBLIC COMMENTS

XII. ANNOUNCEMENTS

XII. ADJOURNMENT

Auxiliary aids for people with disabilities are available upon request with adequate notice.

Please call 812-349-3429 or email, human.rights@bloomington.in.gov.

Next meeting date is March 11, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 4/11/2022

Bloomington Historic Preservation Commission Meeting

Hybrid Meeting

In person: McCloskey Room, 401 N Morton St., Suite 135, Bloomington IN 47404

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

Meeting ID: 958 5218 5508 **Passcode:** 082945

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

MINUTES

I. CALL TO ORDER

Meeting was called to order by Chair **John Saunders @ 5:00 p.m.**

II. ROLL CALL

Commissioners Present:

John Saunders (Present)
Reynard Cross (Present)
Elizabeth Mitchell (Present)
Sam DeSollar (Present)
Matthew Seddon (Present)
Marleen Newman (Present)

Advisory Members Present:

Chris Sturbaum (Electronic)
Duncan Campbell (Electronic)
Ernesto Castaneda (Electronic)

Staff Present:

Gloria Colom, HAND (Present)
John Zody, HAND (Present)
Brent Pierce, HAND (Present)
Dee Wills, HAND (Electronic)
Mike Arnold, HAND (Present)
Daniel Dixon, City Legal Department (Electronic)

Guests Present:

CATS (Present)
Joseph Patrick (Electronic)
Paul Pruitt (Present)
Peter Dorfman (Electronic)
Marc Cornett (Present)
Janice Sorby (Electronic)
Dave Askins (Present)

Glenda & Patrick Murry (Electronic)
Christine Bartlett (Electronic)
Michael Cordaro (Electronic)
Karen Duffy (Electronic)
Paul Ash (Electronic)
Elizabeth Cox Ash (Electronic)
Greg Alexander (Electronic)
Karen Ellis (Present)
Steve Wyatt (Electronic)
Richard Lewis (Electronic)
Ryan Cohen (Electronic)
Pepper Mulherin (Electronic)
Mike (Electronic)
Blaine (Electronic)
Rob (Electronic)
Sandi (Electronic)

III. APPROVAL OF MINUTES

A. March 10, 2022 Minutes

Sam Desollar made a motion to approve **March 10, 2022 Minutes**.

Matthew Seddon seconded.

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

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 22-22

321 N Rogers St. (Second Baptist Church Historic District)

Petitioner: Hattie Johnson, Board of Trustees

Plaque Installation

Gloria Colom gave presentation. See packet for details.

Commission Review

B. COA 22-23

510 W Allen St. (McDoel Historic District)

Petitioner: Karen Ellis

Replace windows, siding, add insulation, remove porch ceiling.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if there was any comments from the neighborhood. **Elizabeth Cox Ash** commented that the work to be done was appropriate to the neighborhoods historic guidelines. **Paul Ash** commented that he was one hundred percent in favor of what the **Petitioner** was proposing.

Karen Ellis commented that with regards to the siding, the plan is to remove the vinyl and to restore the wood underneath and paint. **Sam DeSollar** commented that he thought this was a great project.

Sam DeSollar made a motion to approve **COA 22-23**.

Marleen Newman seconded

Motion Carries: 5 Yes (Newman, DeSollar, Saunders, Mitchell, Cross), 1 Recused (Seddon), 0 No, 0 Abstain.

C. COA 22-24

619 W Smith Ave. (Greater Prospect Hill Historic District)

Petitioner: Glenda and Patrick Murray

Extensive restoration and rehabilitation of the building with reconstruction and additions on the back.

Gloria Colom gave presentation. See packet for details.

Patrick Murray stated that he thought **Gloria Colom** did a good job of presenting their project. **Patrick Murray** gave details of the condition of the house and what is being proposed. See packet for details. **Elizabeth Cox Ash** stated that she really salutes **Glenda and Patrick Murray** for taking on this project.

Marleen Newman stated that she was concerned about the roofline and the slope of the roof. See packet for details. **Patrick Duffy** asked for clarification. **Sam DeSollar** explained the concern about the roofline. More discussion ensued. See packet for details. **Patrick Duffy** that this was just a model and that the roofline would slope properly and be raised at least a foot. Glenda Murry stated that there was another drawing sent in that better reflects the roofline.

Marleen Newman commented that there is still going to be a problem with the corner of the roof. **Chris Sturbaum** commented that they can make the roof to not leak. More discussion ensued. See packet for details. **Duncan Campbell** commented that this was a classic example of demolition by neglect that was caught in time and should be used as a model for how you can remodel a house that others think is too far gone. **Ernesto Castaneda** commented that he wanted to thank **Glenda** and **Patrick Duffy** for taking on this project, and seconds **Duncan Campbell's** comments. **John Saunders** asked if the **Petitioners** would document the progress of the house.

Matthew Seddon made a motion to approve **COA 22-24**.

Elizabeth Mitchell seconded.

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

D. COA 22-25

914 W Kirkwood Ave. (Near West Side Conservation District)

Petitioner: Paul Pruitt

New Construction.

Gloria Colom gave presentation. See packet for details.

Marc Cornett stated that to directly respond to the neighborhood, they have submitted an improved version, specifically to get rid of the board and baton on the upper third of the wall registry. They also want to use what the neighborhood preferred for the final approval. **Marc Cornett** also asked for an endorsement regarding the setback which they need a variance for. **Marc Cornett** stated that they also want to pursue a horizontal property regime which is called Condo light from a legal structure and it allows for **Paul Pruitt** to separate the property into two pieces which was one of the debates of the duplexing of neighborhoods. We would like to allow for ownership of each unit, so we would also like support from the preservation commission as we move forward with the **Planning Department** to fully discuss the opportunity to sell these. **Peter Dorfman** commented there was no issue with the Neighborhood Association concerning the floor plans or the rear view drawing, and that they would prefer to see clap board on the upper story. **Peter Dorfman** stated that it was their understanding of the setback was different. **Gloria Colom** presented a new drawing concerning the lap siding. More discussion ensued. See packet for details.

Marleen Newman asked about the front elevation where there is a bit of building sticking out. **Sam DeSollar** asked about the drip edge, and also asked a zoning question concerning a 20 foot buffer yard. **Matthew Seddon** asked for confirmation that the **Petitioners** asked the **Commissioners** to endorse a couple of things. **Matthew Seddon** asked **Daniel Dixon** if that was in their scope, and that he was not interested in the **Historic Preservation Commission** getting into the business of **Zoning** and **Planning**. **Daniel Dixon** commented that he did not know if there has ever been an endorsement in the past that was voted on, but that he knows that commissioners have in the past have gone to the Planning Department to voice support. More discussion ensued. See packet for details.

Marleen Newman commented that this looks like a great project. **Sam DeSollar** commented that he really liked this and how it fits into the neighborhood, but has some hesitancy about changing the lot line. **Matthew Seddon** commented that he would support this **COA**. **Elizabeth Mitchell** commented that if the **Neighborhood Association** supported this, then so did she. **Duncan Campbell** commented that he also thought this was a really good project and supports it. **Ernesto Castaneda** commented that this was a great project and it contributes to the whole neighborhood on the west side.

Chris Sturbaum commented that this was ground breaking in so many ways, and that the vision for **Kirkwood** is slowly coming to pass.

Sam DeSollar made a motion to approve **COA 22-25 with supporting setback areas.**

Matthew Seddon seconded.

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

E. COA 22-27

400 W. 7th St. (Johnson's Creamery)

Petitioner: Michael Cordaro

Partial demolition of the smokestack.

Gloria Colom gave presentation. See packet for details.

John Zody stated that on **March 10, 2022** the **HPC** recommended the creamery property be for **Historic Designation** from the **City Council** to create a **Local Historic District** with a recommended map. **John Zody** stated that following that meeting the **Petitioner** submitted a revised map which would narrow the scope a bit. Then late yesterday submitted an additional map that narrows it further which would remove the smokestack as part of the proposal. **John Zody** stated that when the **Historic Preservation Commission** recommended this for Historic Designation, the next opportunity for the **Council** to consider this was last night. If it is possible for the City Council to make this a Historical Designation happen on one, if they all agreed unanimously that it should be considered would need a two-thirds vote to make it happen. The **Council** chose not to do that. They are wanting to spend a little more time on this. Right now this would come up for vote, if the **Council** chooses to do so, on **April 06, 2022**. More discussion ensued about the revised map. See packet for details. Discussion ensued concerning the demolition of the smokestack down to 60 feet. **Michael Cordaro** stated that he did not submit a third map, we were just making sure that the map we did propose that follows the foundation includes the smokestack. The removal of the structure of the smokestack was just another consideration that we asked, but the boundary would still include it. **Michael Cordaro's** Attorney **Christine Bartlett** stated that they have an issue with how this is proposed as being a conditional approval. We do think that is beyond the power of what you can do. Certainly you can approve or deny **Certificates of Appropriateness**. That is within your rights under **City Code**, but your power does stem from that **City Code** and that **Code** doesn't say that you can put conditions on a **COA**. In turn the **City Code** has to align with **State Statute**, which also doesn't give you that power to make conditions. The other issue is that any requirement has to be in the power of **Historic Preservation**. That is in the **Bloomington Municipal Code** that you cannot make any requirement except for the purpose of preventing development, alteration or demolition in the **Historic District**.

Christine Bartlett stated that they think this goes too far, we think this goes beyond what you can do. **Daniel Dixon** stated that there may be a disagreement on positions between the **City** and **Peerless** on that question. The **City** looks at **Municipal Code Section 8.08.050**, that does talk about, with regard to Partial Demolition, take place in only a manner to preserve the historical and architectural character of the building. **Peter Dorfman** with the **Near West Side Neighborhood Association** stated that the **Neighborhood Association** has been on the record in support of **Historic Designation** of this site including the smokestack. Both to the **HPC** and directly to the **City Council**. **Peter Dorfman** stated that he wanted to urge the **HPC** not to approve or recommend any form of designation that does not include the smokestack. We think the smokestack is a critically important component of the historic site, it is crucial to the character of the site, and we would urge you not to designate that structure without the smokestack.

Marleen Newman asked about a tax credit, and stated that the smokestack has been a continuing problem since about 2000 or prior to that. More discussion ensued. See packet for details. **Reynard Cross** stated that he could not understand the objection to what was being referred to as a condition on a **COA**. **Sam DeSollar** stated that what the staff report recommends, in addition to giving them permission to demolish part of the smokestack, we are only doing that if they promise to put a proposal before us within 45 days, commemorating the smokestack in some way. More discussion ensued. **Greg Alexander** stated that he wanted to encourage the **Commission** to permit full demolition of the chimney as soon as possible because we are paying a significant cost. There is the cost of going before this board, the cost of doing more expensive maintenance. Then there is the reward, the esthetics, the cultural significance, the neighborhood cohesion. But underlying all of that the practical reward of having the building. A building where you can have people living, building businesses, children playing in the buildings. Nothing happens in a smokestack. All it is good for is looking at or holding up a cell phone tower. **Greg Alexander** stated that this smokestack is of no value whatsoever. If it goes down to 60 feet it will not be interesting esthetically anymore. It doesn't need to be commemorated. It is just a burden on a **Petitioner** that is attempting to build housing. And right now it is also a burden on people who are using the **B-Line**, and so I would really appreciate if you would take care of that as soon as possible, because even during this meeting, I went down the **B-Line**, and it is causing traffic congestion and then on the **B-Line** where people are using that ridiculous detour is causing danger because where people in the parking lot really behave ridiculously, and we are using it as part of **B-Line** now. **Michael Cordaro** stated that their issue with this is, we don't mind the idea of memorializing the smokestack. We take significant issue with the idea that were going to be forced to pay for this memorialization.

Michael Cordaro stated that they are happy to work with the **City** in terms of dedicating some land, giving an easement, to put up an art installation, but we were told this has to cost at least 100,000.00 to 150,000.00 dollars at minimum. We don't have the money to do that. We don't have the money to spend 350,000.00 dollars to demolish this. This was not in our budget. We do not feel that it is okay with the **HPC's** authority to force us to spend more money, to memorialize things. More discussion ensued. See packet for details. **Christine Bartlett** stated that the **Code** is very clear, and it states the **Commission** may not make any requirements except for the purpose of preventing development, alteration, or demolition in the **Historic District**. That is **Municipal Code 2.16.030**, and think that is clear an art installation, an interpretation or whatever is being asked of these owners do to. More discussion ensued. See packet for details.

Marleen Newman asked if 60 feet or 75 feet were two different proposals for the smokestack. **Daniel Dixon** stated that the **Unsafe Order** required it taken down to 60 feet. More discussion ensued. See packet for details. **Sam DeSollar** stated that part of the process of demolishing is tapping the tower with concrete. In one of the original Engineering Reports states that tapping it with concrete would trap moisture inside the smokestack and further let the segregation of the interior brick, are there mitigation measures that address further deterioration of the stack if you were going to tap it with concrete. **Joseph Patrick** the **Director of Development with Peerless Development** stated there are provisions for a vent at the top of the smokestack through the new proposed concrete lid that will allow air and moisture to escape from the smokestack. **Reynard Cross** asked if there was no option at all of keeping the smokestack at the height it is now and fixing it there. **John Zody** stated that the structural engineers assessment was it cannot be repaired intact. In order to build it back to 140 feet is not currently at building code so it would have to be dismantled all the way to the ground, the foundation would have to be dug out and stabilized, and redone. What would be built back is not a stack that looks much like what you see right now, because it does not meet code. **Reynard Cross** asked why we have settled on 60 feet instead of 75 feet. Is it purely because of cost, and whose cost would that be if the decision was made to have it at 75 feet. **Michael Cordaro** stated that the smokestack is leaning starting around the 30 foot mark. There is really not much that can be done to repair in place. The Code is another issue, and there is a financial issue with this. More discussion ensued. See packet for details. **Reynard Cross** asked for clarification, that the only difference between 60 feet and 75 feet is would be additional costs, and additional work, and that cost and that work could be done, and that cost would be borne by the property owner. **Daniel Dixon** stated that the existing unsafe building order limits this to 60 feet, and the reason is that the City looked at a lot of issues, stability issues and the risks of potential damage to the remaining stack.

Duncan Campbell asked **Daniel Dixon** to explain why the **City** has not stepped in with their police power since this was an unsafe structure. **Daniel Dixon** stated that there is a provision in the code for **Public Safety Demolitions** under **Historic Preservation**. The conditions for that are a structure that is an immediate danger to either persons or property, and is a danger such that there are no other reasonable steps that can be taken to mitigate that danger, before the **Historic Preservation Commission** has an opportunity to weigh in. **Daniel Dixon** stated that as they looked at the engineer study, and what we were hearing, that while it is certainly unsafe, it doesn't seem that there are immediate dangers, or that if there were immediate dangers, such as the spalling or things that were falling off of it right now could not be reasonably protected by steps that we have taken already such as cordoning off the area or if more immediate risks were to appear in the future, there are other steps the **City** could take under that statute to allow time for consideration by this **Commission**. **Chris Sturbaum** asked about the danger of the chimney. The engineering report said that from the day it was built, it did not meet code, which means it has been in danger of falling over whenever an earthquake happened since it was constructed, isn't that true. **Duncan Campbell** answered, No. More discussion ensued. See packet for details. More discussion ensued about the art installation in relation to the Petition. See packet for details.

Reynard Cross commented that he was puzzled as to the expressed frustration of the owners of this property which seems to be coming from the **HPC** exercising its function as it was duly constituted and mandated to perform. I understand that this may be costly, but every venture comes with some amount of risk. It has been mentioned here that this condition is not new, and it would have existed when the property was purchased. **Reynard Cross** commented about the comment he heard about the smokestack, it seemed to belittle the historical significance of this structure. Simply because it does not serve as some kind of practical purpose. **Matthew Seddon** commented about hearing from several members of the community at the last meeting in favor of preserving this and would like to hear more comments from the public before he made his comments. **Janice Sorby** commented that she did not think that cost was something the **HPC** was supposed to take into consideration, and thought essentially, the **HPC** speaks for the building. Or in this case the smokestack. It seems as though the smokestack has been an issue for a long time, and I've looked at the developer's portfolio and they seem to work on a lot of historic buildings. That said, it seems like they understand what is involved with a development that takes in a historic structure and if the cost were not anticipated, I find that surprising. More discussion ensued. See packet for details. **Dave Askins** with the **B-Square Bulletin** asked about the question concerning the percentage for arts. **Dave Askins** stated that he thought that was a piece of city code that applies just to city owned projects and it is BMC 2.12.021. As I understand it that would not apply to this particular endeavor.

Karen Duffy commented about a statement the **Board of Directors** of the Near West Side Neighborhood Association to support the Nomination of the **Johnson Complex** including the two buildings, the smokestack and the grounds immediately surrounding them, as a local historic district. But that they are not taking a stand on the safety issue, or what remedy needed to be taken. Our comment was that we want to see this property protected. **Matthew Seddon** commented on the proposed action and also whether there should be conditions with the proposal, referred back to the code. More discussion ensued. See packet for details.

Christine Bartlett stated that they do think the code is clear that the **Commission** may approve or deny **Certificates of Appropriateness**. There is no in between, there is no conditional. And the power that the Commission has derives directly from the **Bloomington Municipal Code**, and that code has to comply with **Indiana Statutes**. More discussion ensued. See packet for details. **Daniel Dixon** stated that from the **Cities** perspective, the code does allow for recommendations, and looking at 8.08.020C the last sections says the Commission may advise or make recommendations to the applicant before acting on an application for a **Certificate of Appropriateness**. **Sam DeSollar** commented about the smokestack being a landmark that strongly contributes to the identity of the creamery and to that section of Bloomington. Many members of the community have stated that they don't want any of the smokestack removed. Taking down the smokestack to 60 feet would diminish the historic integrity of the smokestack irreparably. That said, it is not safe. It wasn't built to last. It is the second one built there and it was used hard. It was built for a purpose and that purpose is gone. **Sam DeSollar** commented that he does not think it is worth the risk to public safety. More discussion ensued. See packet for details. More comments were made by the **Commissioners**. See packet for details. **Michael Cordaro** commented that they appreciate the roll of the **HPC**, but that they do not feel that they should be beholden to provide the funding for that purpose. More discussion ensued. See packet for details. More discussion ensued about the safety issues of the smokestack. See packet for details.

Matthew Seddon made a motion to approve **COA 22-27**

Sam DeSollar seconded.

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

Elizabeth Mitchell left meeting @ **9:00 p.m.**

V. DEMOLITION

DELAY

Commission Review

A. DD 22-09

200 E Kirkwood Ave. (Contributing)

Petitioner: Thomas Ritman

Full demolition of primary structure on the lot.

Gloria Colom gave presentation. See packet for details.

Tim Covern with **Studio Three Design** stated that he was representing the **Petitioner**, and stated that his understanding that the purpose of tonight is whether or not to designate this building. **Tim Covern** discussed some of the possible proposals that might be put before the board for adding an addition in the future.

Duncan Campbell asked **Staff** to explain more about the criteria. **Gloria Colom** gave details. See packet for details. More discussion ensued concerning the time frame of designating.

Marleen Newman commented that she liked this building. **Reynard Cross** commented that he would vote for designation. **Sam DeSollar** commented that this was one of the few International Style Buildings that were left. **Matthew Seddon** commented that he would vote to designate. **John Saunders** agreed. **Ernesto Castaneda** commented that he really appreciates the architecture and would be supportive of designation. **Duncan Campbell** agreed that his needed to be sent to council.

Matthew Seddon made a motion to move **DD 22-09** for designation.

Sam DeSollar seconded.

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

A question came up in discussion about the vote for **COA 22-27** and what motion was actually made. Discussion ensued. See packet for details. **Reynard Cross** stated that he thought he had voted for the motion with conditions.

Matthew Seddon made a motion to reconsider and clarify the vote for **COA 22-27**.

Sam DeSollar seconded.

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

More discussion ensued. See packet for details.

Matthew Seddon made a motion to continue **COA 22-27 to the next meeting**.

John Saunders seconded.

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

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. ANNOUNCEMENTS

XII. RECESS

Matt Seddon made a motion to **Recess the March 24, 2022 Historic Preservation Meeting to March 31, 2022 @ 5:00 p.m. in the McCloskey Room.**
Reynard Cross seconded.
Motion Carries: 5 Yes (Newman, DeSollar, Seddon, Saunders, Cross), 0 No, 0 Abstain.

Bloomington Historic Preservation Commission Meeting
Hybrid Meeting

Thursday March 31, 2022 5:00 P.M.

I. RECONVENING MEETING

Meeting was reconvened by Chair **John Saunders @ 5:00 p.m.**

II. ROLL CALL

Commissioners Present:

Matthew Seddon (Present)
Marlene Newman (Present)
Doug Bruce (Electronic)
Reynard Cross (Present)
John Saunders (Present)
Elizabeth Mitchell (Present)
Sam DeSololar (Present)
Allison Chopra (Electronic) Entered Meeting @ 5:45 p.m.

Staff Present:

Gloria Colom (HAND), (Present)
John Zody (HAND), (Present)
Dee Wills (HAND), (Electronic)
Daniel Dixon (City of Bloomington Legal Department), (Present)

Guests Present:

David Askins (B-Square), (Present)

Karen Duffy (Present)
Michael Cordaro (Electronic)
Janice Sorby (Electronic)
Joseph Patrick (Electronic)
Christine Bartlett (Electronic)
Ryan Cohen (Electronic)
Blaine (Electronic)
Holden Abshier (Electronic)
Trinity Bloomington (Electronic)
Sam Dove (Electronic)
Natalia Galvan (Electronic)

CERTIFICATE OF APPROPRIATENESS

F. COA 22-27

400 W. 7th St. (Johnson's Creamery)

Petitioner: Michael Cordaro

Partial demolition of the smokestack.

John Zody gave an update of previous meeting and the explained the misunderstanding about the motion that was passed. See packet for details.

John Zody gave an update about the **City Council Meeting** from the previous evening, and also discussed what the options are and what the priorities are for the smokestack. See packet for details.

Michael Cordaro stated that they were in the same position that they were last week. **Michael Cordaro** stated that they want to bring the smokestack down to a safe height, and do not believe that additional conditions are within the mandate of the **HPC**. We are willing to work with the **HPC** and the City to allow an installation or commemorative piece on the property. We do not feel it is our obligation to pay for said items.

Matthew Seddon made a motion to approve **COA 22-27** without conditions.

Sam DeSollar seconded.

Marleen Newman asked if a variance would be needed to put anything on top of the tower at 60 feet. **Joseph Patrick** stated that the engineering report stated that anything placed on top of a 60 foot structure would jeopardize the integrity and that code compliance. **Elizabeth Mitchell** asked for **John Zody** to give here an idea of where 60 feet would be from the picture on the presentation. **Reynard Cross** asked for clarification as to the difference between the 60 feet and the 75 feet, and stated that his understanding of why the smokestack is not being kept at 75 feet is because of cost. **Michael Cordaro** stated that cost was one factor, and the

second factor is that while the engineer believes that while it could possibly be engineered to go back up to 75 feet, there are significant risks and unknowns with that plan, which could cause a full destruction of the tower. **Reynard Cross** stated that he is still trying to understand, why it is that after two studies within five years, why are we still speaking about what could happen. Why don't we know with some degree of certainty? **John Zody** and **Gloria Colom** explained in more detail. More discussion ensued. See packet for details. **Sam DeSollar** stated that by trying to keep 75 feet you open up a lot of risk on the existing structure, because when you do that kind of excavation, there is a potential to disturb the foundation and knock the whole thing down. There is a very different process for the 60 feet. It is not only the safety of the public, but the safety of the original structure is a stake if you go up to 75 feet. **Chris Sturbaum** stated that he agreed with the **Petitioner** and that they should approve this without conditions. I think we need to send a very clear message to the **Council**. See packet for details. **Duncan Campbell** commented that his reading of the engineers report was pretty much way **Gloria Colom** clarified it, and that he also supports approving the **COA** with no conditions. More discussion ensued. See packet for details. **Elizabeth Mitchell** stated that it seemed to her that the community wants that smokestack there, so wouldn't the community of **Bloomington** be willing to commemorate the smokestack because they love the smokestack. **Elizabeth Mitchell** asked if anyone has reached out to other communities to see what they have done to preserve smokestacks. More discussion ensued about rebuilding and replacing smokestacks. See packet for details. **Karen Duffy** read a statement from the **Neighborhood Association: Dear Commissioners, the Near Westside Neighborhood Association Board of Directors** offers the following thoughts on **COA 22-27**. We fully agree that the **Johnson's Creamery Smokestack** should be reduced to 60 feet. And that a commemorative should be created to stand beside it. We feel strongly that the most appropriate form would be an interpretive display rather than an art installation. We envision perhaps a standing panel whose design and production could match the marvelous series of informational panels that stand along the **B-Line Trail**, continuing through the new stretch of the **Switch Yard**. Such a panel already exists for the creamery near its office. The one we envision, would be added for the smokestack. We suggest the content for such a panel be composed to address no more than three basic areas. Such as one, the original function of the smokestack as a source of power for the creamery operations. The final section emphasizing the primacy of public safety. See packet for more details.

Reynard Cross commented that his primary concern is more of a public policy issue. More discussion ensued. See packet for details. **Janice Sorby** commented that they could not be the only community that has wrestled with ideas before. **Janice Sorby** gave examples. See packet for details. **Chris Sturbaum** asked about the continued maintenance after the smokestack is taken down to 60 feet and the cost. More discussion ensued. See packet for details. **Marleen Newman** commented that she thought it was a not logical to put a condition on the project. **Sam DeSollar**

addressed **Marleen Newman's** concerns. See packet for details. **Allison Chopra** asked if comments could be made to the **Chair**, it would be helpful. **Michael Cordaro** brought up **BMC 8.08.020**. **John Saunders** explained that they had all read and were aware of this. More discussion ensued between the **Commissioners** and **Staff**. See packet for details.

Matthew Seddon made a motion to approve **COA 22-27 with no Conditions**.

Sam DeSollar seconded.

Motion Carries: 7 Yes (Newman, Bruce, DeSollar, Seddon, Saunders, Mitchell, Cross), 0 No, 1 Abstain (Chopra)

Meeting was adjourned by **John Saunders @ 6:15 p.m.**

END OF MINUTES

Video record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 516 S Highland Ave.
COA 22-26	Petitioner: Elinor Okada
	Parcel: 53-01-54-013-000.000-009
RATING: CONTRIBUTING	Survey: c. 1910, Free Classic



Background: Elm Heights Historic District
Request: Solar Panel Installation
Subcommittee Comments: <i>pending</i>
<p>Guidelines: Elm Heights Historic District Guidelines</p> <ul style="list-style-type: none"> ● Construction of a passive solar energy collection system. <ul style="list-style-type: none"> ○ Due to the likelihood of significant alteration of a historic building with construction, locate a passive system in a secondary location such as a new wing or addition (pg 35).
<p>Staff Recommends Approval of COA 22-26</p> <ul style="list-style-type: none"> ● The proposed solar panels would be located away from the main right of way, towards the back of the lot complying with the historic district guidelines.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-26

Date Filed: 03/11/2022

Scheduled for Hearing: 04/14/2022

Address of Historic Property: 516 S Highland Ave, Bloomington, IN 47401

Petitioner's Name: Elinor Okada

Petitioner's Address: 516 S Highland Ave, Bloomington, IN 47401

Phone Number/e-mail: 812-679-7400, eokada@indiana.edu

Owner's Name: Elinor Okada

Owner's Address: 516 S Highland Ave, Bloomington, IN 47401

Phone Number/e-mail: 812-679-7400, eokada@indiana.edu

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. _____

2. A description of the nature of the proposed modifications or new construction:
[Add solar panels to south facing roof](#)

3. A description of the materials used.
[11 solar panels](#)

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

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

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

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









A custom proposal for: Elinor Okada
516 S Highland Ave
Bloomington, IN 47401

Created by MPI Solar, Amie McCarty, 1750 W 17th Street

Clean, cost-effective
energy is now
within your reach.

Disclaimers:

This proposal was prepared by and presented to you by your solar installer. The information provided in this proposal is a preliminary estimate for illustration purpose only and is not a binding agreement or obligation. Actual system production or savings is not guaranteed. The system design may change based on a detailed engineering site audit. A solar power system is customized for your home, so its pricing, actual system production and savings will vary based on the final location, system size, design, configuration, utility rates, applicable rebates, tax benefits realized, and your household's energy usage.

Financing terms may vary and are not available in all locations. Tax credits and incentives, if any, are not guaranteed. This proposal is not an approval for a loan, and all financing terms are subject to approval.

Key Proposal Assumptions:

The information provided in this proposal, such as savings calculations, is based on the following assumptions:

Utility Assumptions:

- Utility Company — Duke Energy Indiana Inc
- Current Utility Rate — RS Residential and Farm
- Current Estimated Annual Utility Bill — \$821
- Annual Utility Price Increase Rate — 3.0%

System Assumptions:

- System Size — 3.96kW
- Annual System Degradation due to soiling and general wear — 0.5%

System Cost	\$11,484
Grants	- \$0
National Incentive	- \$2,986
Net Cost	\$8,498

This contract is executed between the Purchaser and MPI Solar, Inc. Solarize Indiana, the Center for Sustainable Living (dba SIREN) and the City of Bloomington Indiana are not parties to the contract . Any claims losses, damages or disputes arising out of the contract are solely between MPI Solar and Purchaser. 26

MPI SOLAR - Your Hometown Solar Pros

Since 2008 MPI Solar has provided homeowners, businesses, schools, churches and governmental entities with custom designed solar solutions. Our solar pros have the experience and expertise to provide you with the highest quality products and service !

We believe in quality

A quality installation will generate clean energy and bill savings for years to come. We are here to help ensure that your system does just that.

We use the most advanced modeling software in the industry to create your estimates

Not all numbers are created equal. Your system proposal was carefully modeled on the Aurora platform, which conducts the most accurate performance simulations in the industry. The performance numbers we offer are what you can actually expect to get from your system.



Your system

Overview

System Size	3.96 kW
Number of Panels	11 Modules

Statistics

99%

Of your energy generated from solar

4,657

Estimated Annual Production (kWH)

Components (Your installation uses the latest in solar technology)



Solar Panels:

Hanwha Q-cells Q,PEAK DUO BLK-G10+ 360



Inverters:

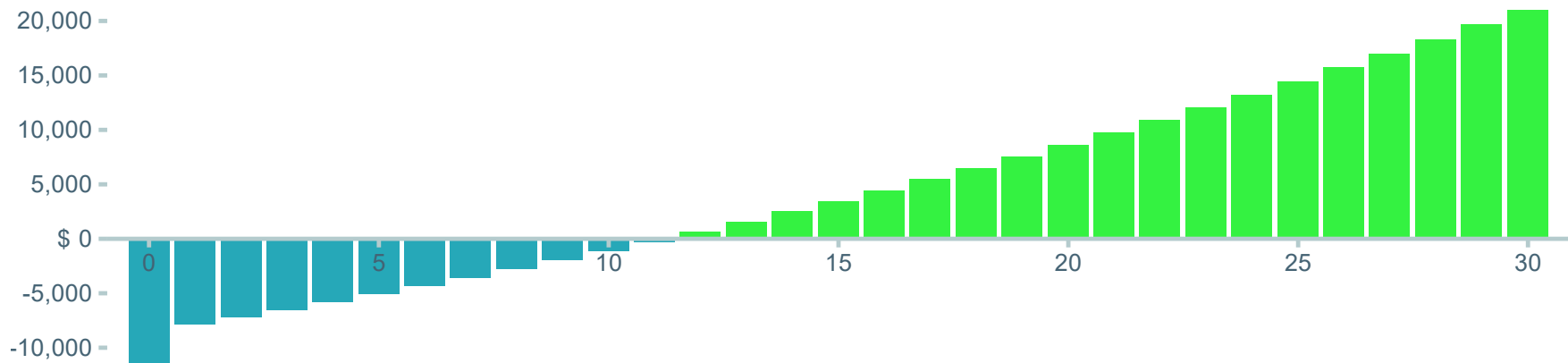
SolarEdge Technologies Inc. SE3800A-US (240V)



Cash

\$21,022 Estimated 30 year savings*

Est. total value generated by your system after each year over 30 years.



Year 1	Before	After
Est. Utility Bill	\$68	\$14
Est. Year 1 Monthly Savings		\$ 58

System Cost	\$11,484
Grants	- \$0
National Incentive	- \$2,986
Net Cost	\$8,498

*Estimated savings after system purchase, financing, and operating costs. Assumes utility rates increase 3.0% per year, and cashflows discounted at 5.0%.

Rebates and incentives

\$2,986	Amount you can save off your system
\$2,986	National Incentives (26% of a \$11,484 system)
\$0	Local Incentives

Receive a credit on your system

The 26% federal ITC starts to phase out after Dec 31, 2022.
Get solar now to take advantage of these discounts!

Warranty and insurance

Here are the terms of your warranty

MPI provides a 5 year workmanship warranty in addition to the manufacturer warranties; Solar panels have a 25 year power guarantee and inverters have either a 12 or 25 year warranty depending upon equipment selection. All warranty claims are handled through MPI



Why go solar?

Invest in your home



According to a study by Berkeley National Labs, a solar installation can improve a **home's market value by 20%***

Invest in the environment

The amount of clean energy you generate in each year compared to conventional utilities would be equivalent to:



Taking
1 passenger cars
off the road per year



Growing
3,038 tree seedlings
for 10 years



Driving
9,777 fewer miles

*"Selling Into the Sun: Price Premium Analysis of a Multi-State Dataset of Solar Homes". Hoen, Ben and Wiser, Ryan et al. Lawrence Berkeley National Laboratory for the U.S. Department of Energy"



Created by MPI Solar, Amie McCarty, 1750 W 17th Street

powered by

Q.ANTUM DUO Z

PRELIMINARY

Q.PEAK DUO BLK-G10+ 350-370

**ENDURING HIGH
PERFORMANCE**



Quality
Controlled PV

www.tuv.com
ID 1111232615



BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.9%.



THE MOST THOROUGH TESTING PROGRAMME IN THE INDUSTRY

Q CELLS is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².

¹ APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96h)

² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



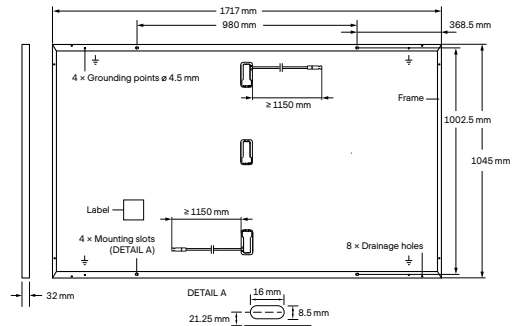
Rooftop arrays on
residential buildings

Engineered in Germany



MECHANICAL SPECIFICATION

Format	1717 mm × 1045 mm × 32 mm (including frame)
Weight	19.9 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 20 monocrystalline Q.ANTUM solar half cells
Junction box	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 1150 mm, (-) ≥ 1150 mm
Connector	Stäubli MC4; IP68

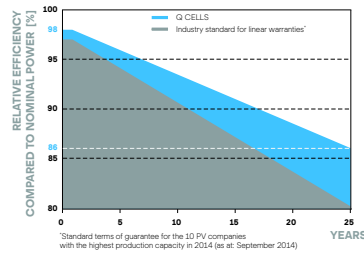


ELECTRICAL CHARACTERISTICS

POWER CLASS		350	355	360	365	370	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)							
Minimum	Power at MPP ¹	P_{MPP} [W]	350	355	360	365	370
	Short Circuit Current ¹	I_{SC} [A]	10.97	11.00	11.04	11.07	11.10
	Open Circuit Voltage ¹	V_{OC} [V]	41.11	41.14	41.18	41.21	41.24
	Current at MPP	I_{MPP} [A]	10.37	10.43	10.49	10.56	10.62
	Voltage at MPP	V_{MPP} [V]	33.76	34.03	34.31	34.58	34.84
	Efficiency ¹	η [%]	≥ 19.5	≥ 19.8	≥ 20.1	≥ 20.3	≥ 20.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²							
Minimum	Power at MPP	P_{MPP} [W]	262.6	266.3	270.1	273.8	277.6
	Short Circuit Current	I_{SC} [A]	8.84	8.87	8.89	8.92	8.95
	Open Circuit Voltage	V_{OC} [V]	38.77	38.80	38.83	38.86	38.90
	Current at MPP	I_{MPP} [A]	8.14	8.20	8.26	8.31	8.37
	Voltage at MPP	V_{MPP} [V]	32.24	32.48	32.71	32.94	33.17

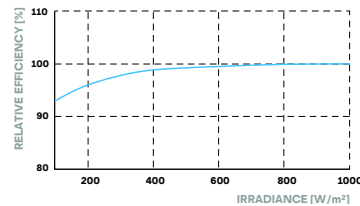
¹Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} ; $V_{OC} \pm 5\%$ at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • 2800 W/m², NMOT, spectrum AM 1.5

Q CELLS PERFORMANCE WARRANTY PERFORMANCE AT LOW IRRADIANCE



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS					
Temperature Coefficient of I_{SC}	α [%/K]	+0.04	Temperature Coefficient of V_{OC}	β [%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°C]	43 ± 3

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage	V_{SYS} [V]	1000	PV module classification	Class II
Maximum Reverse Current	I_R [A]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull	[Pa]	3600 / 2660	Permitted Module Temperature on Continuous Duty	-40 °C - +85 °C
Max. Test Load, Push / Pull	[Pa]	5400 / 4000		

QUALIFICATIONS AND CERTIFICATES

Quality Controlled PV - TÜV Rheinland;
IEC 61215:2016; IEC 61730:2016.
This data sheet complies
with DIN EN 50380.
QCPV Certification ongoing.



Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS GmbH

Sonnenallee 17-21, 06766 Bitterfeld-Wolfen, Germany | TEL +49 (0)3494 66 99-23444 | FAX +49 (0)3494 66 99-23000 | EMAIL sales@q-cells.com | WEB www.q-cells.com

Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US



Optimized installation with HD-Wave technology

- / Specifically designed to work with power optimizers
- / Record-breaking efficiency
- / Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- / Fixed voltage inverter for longer strings
- / Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- / UL1741 SA certified, for CPUC Rule 21 grid compliance
- / Extremely small
- / Built-in module-level monitoring
- / Outdoor and indoor installation
- / Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

/ Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXXXH-XXXXXBXX4							
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5 ⁽¹⁾							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
Power Factor	1, adjustable -0.85 to 0.85							
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380				400			Vdc
Maximum Input Current @240V ⁽²⁾	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V ⁽²⁾	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600k Ω Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W

⁽¹⁾ For other regional settings please contact SolarEdge support

⁽²⁾ A higher current source may be used; the inverter will limit its input current to the values stated

/ Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

SE3000H-US SE3800H-US SE5000H-US SE6000H-US SE7600H-US SE10000H-US SE11400H-US

ADDITIONAL FEATURES

Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)
Revenue Grade Data, ANSI C12.20	Optional ⁽³⁾
Inverter Commissioning	with the SetApp mobile application using built-in Wi-Fi station for local connection
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect

STANDARD COMPLIANCE

Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)
Emissions	FCC Part 15 Class B

INSTALLATION SPECIFICATIONS

AC Output Conduit Size / AWG Range	3/4" minimum / 14-6 AWG			3/4" minimum /14-4 AWG	
DC Input Conduit Size / # of Strings / AWG Range	3/4" minimum / 1-2 strings / 14-6 AWG			3/4" minimum / 1-3 strings / 14-6 AWG	
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174			21.3 x 14.6 x 7.3 / 540 x 370 x 185	in / mm
Weight with Safety Switch	22 / 10	25.1 / 11.4	26.2 / 11.9	38.8 / 17.6	lb / kg
Noise	< 25			<50	dBA
Cooling	Natural Convection				
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽⁴⁾				
Protection Rating	NEMA 4X (Inverter with Safety Switch)				

⁽³⁾ Revenue grade inverter P/N: SExxxxH-US000BNC4

⁽⁴⁾ Full power up to at least 50°C / 122°F; for power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>

STAFF RECOMMENDATIONS	Address: 511 W 3rd St.
COA 22-28	Petitioner: Teresa Miller and Daniel Allen
	Parcel: 53-05-32-422-003.000-005
RATING: NOTABLE	Survey: c. 1914, "Hazel House", Arts and crafts California bungalow



Background: Prospect Hill Historic District

Request: Solar Panel Installation

Guidelines: Prospect Hill Historic District Guidelines

- Locate service, mechanical, electrical, or technical equipment such as solar collectors, satellite dishes, central air conditioning equipment, or heat exchangers so that they are not visible from the street; screen them so they do not disrupt the integrity of the site or architecture (pg. 7).

Staff Recommends approval of COA 22-28

- The solar panels are visible from the right of way, however they are to be installed parallel and close to the roof surface, mitigating the visual impact of the panels.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-27

Date Filed: 3/24/2022

Scheduled for Hearing: 4/14/2022

Address of Historic Property: 511 W 3RD ST, Bloomington, IN 47404

Petitioner's Name: Teresa Miller and Daniel Allen

Petitioner's Address: 511 W 3RD ST, Bloomington, IN 47404

Phone Number/e-mail: phone: (812) 332-6417 / email: tam511@me.com ; 812-327-9319 dna.511@me.com

Owner's Name: Teresa Miller and Daniel Allen

Owner's Address: 511 W 3RD ST, Bloomington, IN 47404

Phone Number/e-mail: phone: (812) 332-6417 / email: tam511@me.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. Prospect Hill Pt (W 47') Lot 1; & 14'x65' vacated alley W of Lot 1.

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

Install photovoltaic system (solar panels) on the east roof

3. A description of the materials used.

Panasonic EVPV36K solar modules (or similar);
Solar Edge central inverters and power optimizers (or similar)
SnapNrack racking system (or similar) with flashings, rails, clamps, L-feet,
and stainless steel hardware for flush mounting

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.

Signed
3-22-22

March 21st, 2022



Whole Sun Designs Inc.
N. Ryan Zaricki, President
6873 S Old State Road 37
Bloomington, IN 47403
c: (812) 783-2283
o: (812) 550-1251
ryanz@wholesundesigns.com

Whole Sun Designs Inc.
Abigail Reamer, Solar Guide
6873 S Old State Road 37
Bloomington, IN 47403
c: (812) 345-6343
o: (812) 550-1251
abigail@wholesundesigns.com

PHOTOVOLTAIC SYSTEM QUOTE

Teresa Miller & Dan Allen
511 W 3rd St
Bloomington, IN 47404
tam511@me.com, dna511@me.com
(812) 332-6417, (812) 327-9319

SYSTEM INCLUDES:

- Panasonic EVPV360K solar modules (or similar*) with 25 year production warranty.
- SolarEdge central inverters and power optimizers (or similar*) with 25 year manufacturer's warranties and online system monitoring.
- SnapNrack racking system (or similar*) with flashings, rails, clamps, L-feet, and stainless steel hardware for flush mounting.
- All conduit, wiring, combiner boxes, disconnects, production meter, etc. required for proper operation.
- All applicable permits and application fees.
- Turnkey installation.
- Ten years Installation Services Warranty by Whole Sun Designs Inc.
- SREC Credit Registration.
- System Manual.

SYSTEM COMPONENTS:

A 9.00kW system comprised of:

Model	Quantity
EVPV360K	25
P370	25
SE7600H-US RGM + CM	1

SYSTEM PRODUCTION:

This array will produce approximately 10,267 kWh in the first year, or 111 % of the home's current annual usage or 1000 kWh/kW.

SYSTEM COST :

Total System Cost:	\$26,133.00
System Cost after 10% Solarize Discount**:	\$23,519.70
Cost per Watt**:	\$2.61
Minus 26% Federal Tax Credit**:	\$6,115.12
Net Cost after Rebates**:	\$17,404.58



NOTES:

- \$500 non-refundable payment is due upon contract signing. Payment applied to System Cost.
- 50% of the Total System Cost is due at Engineering Survey. The remainder of the Total System Cost is due upon completion of inspection, commissioning, and close out of the system.
- All applicable steps for the interconnection application required by Duke Energy Indiana Inc will be completed before the start of the system installation.
- Customer is responsible for Federal Tax Credits, Utility incentives, Solar Renewable Energy Certificate (SREC) Credits, Property Tax Exemptions, and any other incentives applicable to the system. The Customer should consult their own tax adviser regarding incentives. Whole Sun Designs Inc. will assist with any information required for these incentives.
- Unseen and unusual costs incurred during installation may be billed as an extra on the final bill; however Whole Sun Designs Inc. will consult the Customer if any such cases arise.
- This contract is executed between the customer & Whole Sun Designs Inc. Solarize Indiana & The Center for Sustainable Living (dba SIREN) are not a party to the contract. Whole Sun Designs Inc. is solely liable for any claims, losses or damages arising out of the contract.
- This bid is valid for 30 days.
- *In rare circumstances, Whole Sun Designs reserves the right to change product offerings based on supply issues and availability. The customer will be consulted if such a need arises, and Whole Sun Designs will choose products that are as similar as possible to that of the originally quoted system.
- ****The 10% Solarize discount will be guaranteed if signed within 15 calendar days from the date of this Proposal.** If signed beyond 15 calendar days from the date of this Proposal, a discount of 0.5% per signed contract, up to a maximum of 10%, will be applied to the Total System Cost for each participant of the Solarize Bloomington Initiative.

Possible Additions to the Contract (to be finalized after Engineering Survey).

Adders	Included?
Batteries	No
Steep Roof (> 32° shingle, 20° metal)	No
Multiple Stories	No
Multiple Roof Planes (# of Roof Planes)	No
Ground Mount	No
Trenching Distance (feet)	No
Conduit Complication	No
Consumption Meter	Yes
Travel Distance	No
Extended Warranty	Yes
Other Add-Ons	No

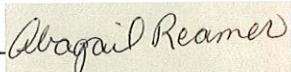
Disclaimer:

This proposal was prepared using remote site data. The information provided in this proposal is a preliminary design, and the final system design may change based on a detailed engineering site survey. Actual system production or savings may vary. Because a solar power system is customized for your home, its pricing, actual system production, and savings will vary based on the final location, system size, design, configuration, and your household's energy usage. Charges may be added or removed if changes are made to the project scope once an engineering survey has been completed.

In signing this document by both parties involved this becomes a binding contract.

Customer Signature:  Date Mar 22 2022 08:24 EDT

Printed Name: Teresa Miller

Whole Sun Designs Inc. Signature:  Date Mar 21 2022 21:14 EDT

Printed Name: Abigail Reamer

360W / 350W**TRUST. BUILT IN.**

The Panasonic Advantage

**Higher Module Efficiency**

Superior module efficiency of 20.6% and 20%, respectively, allows maximum power production with less roof space. With one of the industry's lowest annual degradation rates, power output of at least 92% is guaranteed after 25 years.

**AllGuard and TripleGuard 25-Year Warranty¹**

A long-term warranty is only as reliable as the company behind it. AllGuard and TripleGuard 25-year warranties cover EverVolt panels for performance, product, parts and labor for 25 years. Whether in year three or year 25, your Panasonic warranty will be there when you need it.

**High Efficiency in High Temperatures**

Produce more energy throughout the day even on the hottest days in the warmest climates. EverVolt solar panels outperform others when temperatures rise due to our industry-leading 0.26%/°C temperature coefficient.

**Heterojunction Cell Technology**

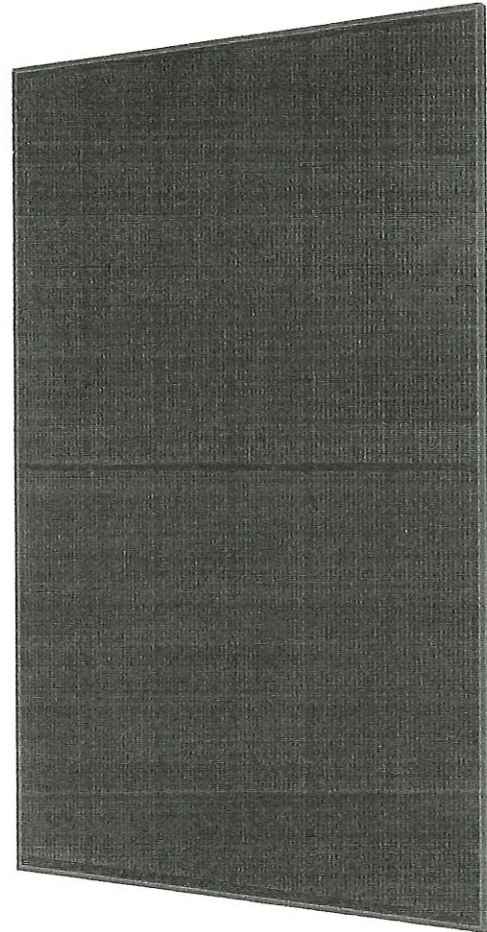
Half-cut cells with heterojunction technology minimizes electron loss, maximizes conversion efficiency, and produces considerably higher power output over conventional panels.

**Durability & Quality Assurance**

N-type cells result in minimal Low Induced degradation (LID) and Potential Induced degradation (PID), which supports reliability and longevity. As a solar pioneer for over 40 years, Panasonic EverVolt solar panels are backed by innovation, experience and a brand you can trust.

**Improved Performance When Shaded**

Continuous power production in shaded areas for greater energy yields and output. More sunlight absorption means more clean power to your home.



360W / 350W

ELECTRICAL SPECIFICATIONS

Model	EVPV360K	EVPV350K
Rated Power (Pmax) ¹	360W	350W
Maximum Power Voltage (Vpm)	36.7V	36.0V
Maximum Power Current (Ipm)	9.82A	9.73A
Open Circuit Voltage (Voc)	43.9V	43.2 V
Short Circuit Current (Isc)	10.49A	10.44A
Temperature Coefficient (Pmax)	-0.26 %/°C	
Temperature Coefficient (Voc)	-0.24 %/°C	
Temperature Coefficient (Isc)	0.04 %/°C	
NOCT	44°C (±2°C)	
CEC PTC Rating	340.3W	330.7W
Module Efficiency	20.6%	20.0%
Maximum System Voltage	1000V	
Maximum Series Fuse	25 A	
Watt Class Sorting	-0/+10W	

MECHANICAL SPECIFICATIONS

Junction Box	3-part, 3 bypass diodes, IP67 rated in accordance with UL 3730
Connector Type	Stäubli MC4 PV-KBT4/KST4 (4 mm ²) in accordance with UL 6703 IP68 only when connected
Cable Size / Type	4 mm ² solar cable, 1.0 m + 1.2 m in accordance with UL 4703
Max Snow Load (+) ²	146 psf (7000 Pa)*
Max Wind Load (-) ²	83 psf (4000 Pa)*
Dimensions LxWxH	67.8 x 40.0 x 1.2 in (1721 x 1016 x 30 mm)
Weight	43.0 lbs (19.5 kg)
Pallet Dimensions LxWxH	70 x 42 x 48 in
Quantity per Pallet / Pallet Weight	33 pcs./1512 lbs. (686 kg)
Quantity per 40' Container	858 pcs

*Test Load. Design Load should be multiplied by two thirds.

OPERATING CONDITIONS AND SAFETY RATINGS

	UL 61730
Certifications	IEC61215-2:2016 (Hailstone 35mm)
Operating Temperature	-40°F to 185°F [-40°C to 85°C]
Limited Warranty	25' Yrs Workmanship and Power Output (Linear) ³
Power Output in Year 1	98%
Annual Degradation	0.25%
Power Output in Year 25	92%

NOTE: Values at standard test conditions(STC: air mass AM1.5 irradiance 1000W/m², temperature 25°C).

* Maximum power at delivery. For guarantee conditions, please check our guarantee document.

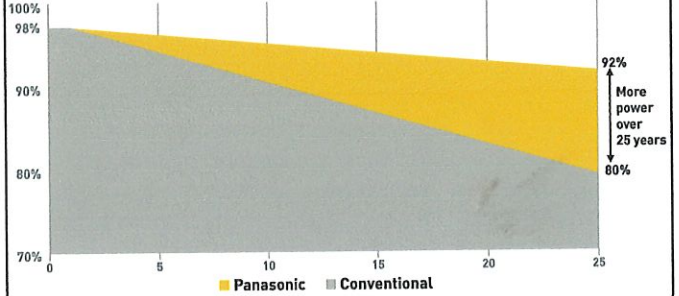
** Installation need to be registered through our website www.panasonicusahitwarranty.com within 60 days in order to receive twenty-five (25) year Product workmanship. Otherwise, Product Workmanship will be only fifteen (15) years.

¹Equipment must be installed by a Panasonic Authorized, Premium, or Elite installer and registered at www.panasonicusahitwarranty.com within 60 days in order to receive twenty-five (25) year AllGuard and TripleGuard warranty.

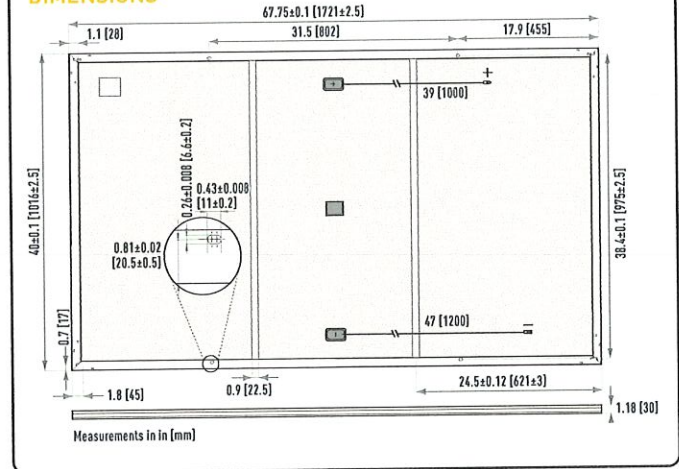
² Refer to installation manual for detailed mechanical loading information

³*** 1st year 98%, after 2nd year 0.25% annual degradation to year 25.

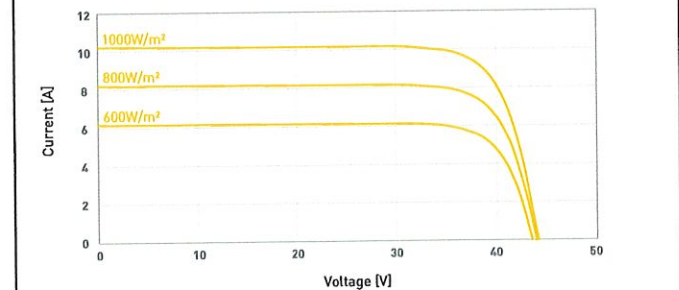
PERFORMANCE WARRANTY



DIMENSIONS



DEPENDENCE ON IRRADIANCE



Reference data for model : EVPV360
Cell temperature : 77°F (25°C)



NOTE: Specifications and information above may change without notice.

⚠ CAUTION! Please read the installation manual carefully before using the products.

Used electrical and electronic products must not be mixed with general household waste. For proper treatment, recovery and recycling of old products, please take them to applicable collection points in accordance with your national legislation.

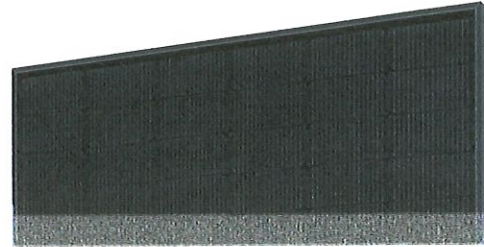
360W / 350W**TRUST. BUILT IN.**

The Panasonic Advantage

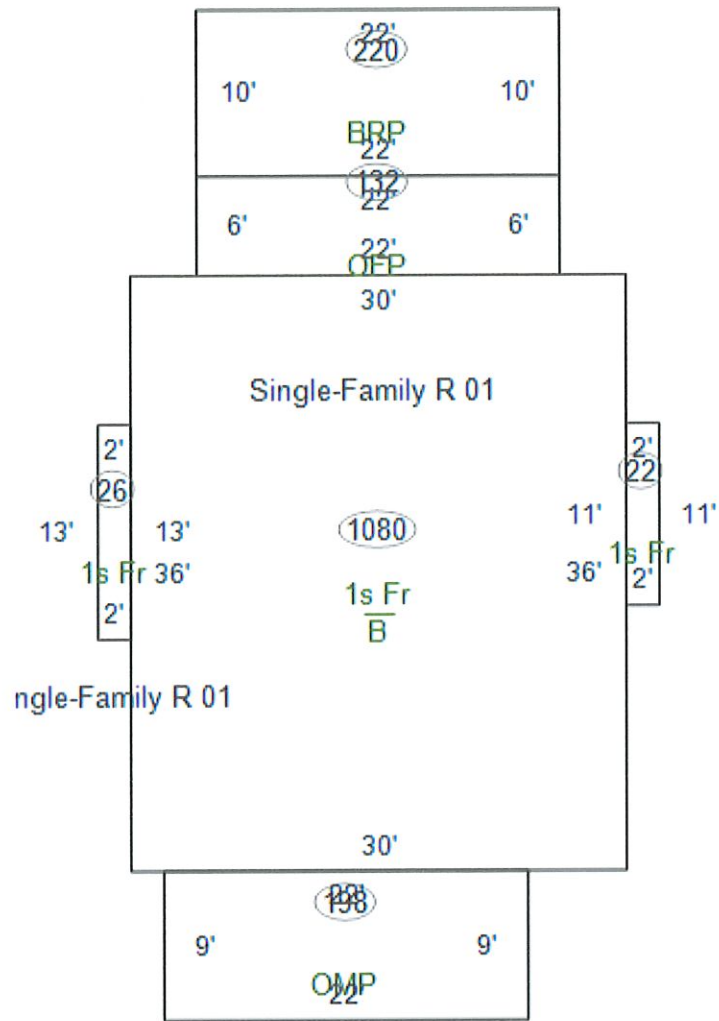


Higher Module Efficiency

Superior module efficiency of 20.6% and 20%, respectively, allows maximum power production with less roof space. With one of the industry's lowest annual degradation rates, power output of at least 92% is guaranteed after 25 years.



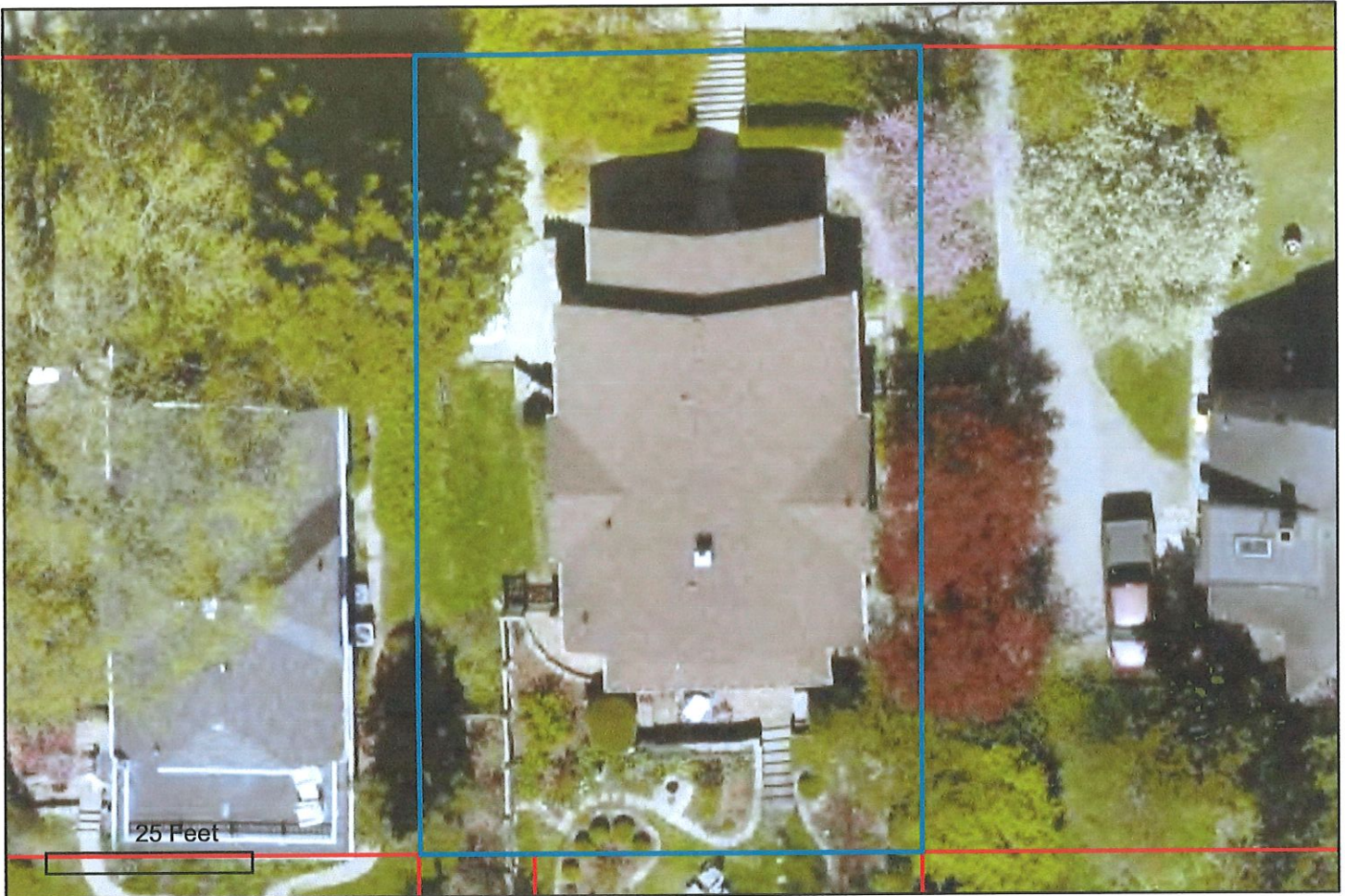






Monroe County, IN

511 W 3rd ST, Bloomington, IN 47404-5114
53-05-32-422-003.000-005



Parcel Information

Parcel Number: 53-05-32-422-003.000-005
Alt Parcel Number: 013-43790-00
Property Address: 511 W 3rd ST
Bloomington, IN 47404-5114
Neighborhood: 1313 Trending 2006 - A
Property Class: 1 Family Dwell - Platted Lot
Owner Name: Allen, Daniel N & Teresa Miller
Owner Address: 511 W 3rd St
Bloomington, IN 47404
Legal Description: 013-43790-00 PROSPECT HILL PT (W
47') LOT 1 & PT; VACA ALLEY

Taxing District

Township: BLOOMINGTON TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
F	None	61x98









Sample: installed panels
on neighbors house across
the street.

STAFF RECOMMENDATIONS	Address: 2410 N Fritz Dr.
COA 22-29	Petitioner: Mary Ann Hart
	Parcel: 53-05-28-203-057.000-005
RATING: CONTRIBUTING	Survey: c. 1955, Ranch



Background: Matlock Heights Historic District

Request: Solar Panel Installation

Guidelines: Matlock Heights Historic District Guidelines

- “Recommended” Locate solar panels on the house roof at the same pitch as the existing roof. Position close to the roof surface and as inconspicuously as possible. Alternatively place solar panels in the backyard or on the garage roof. Creative use and placement of alternative energy sources is encouraged (pg 37).

Staff Recommends approval of COA 22-29

- The solar panels are proposed for the back of the house and would not be visible from the street.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-28

Date Filed: 3/28/2022

Scheduled for Hearing: 4/14/2022

Address of Historic Property: 2410 N FRITZ DR

Petitioner's Name: MARY ANN HART

Petitioner's Address: 2410 N FRITZ DR

Phone Number/e-mail: 812 360-5074 maahart@indiana.edu

Owner's Name: MARY ANN HART

Owner's Address: 2410 N FRITZ DR

Phone Number/e-mail: 812 360-5074

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. MATLOCK HEIGHTS LOT 42 PARCEL 53-05-28-203-057-.000-005 013-19510-00

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

Solar panels to be installed on the rear (east-facing) side of the house.

INSTALLER: JEFFERSON ELECTRIC

3. A description of the materials used.

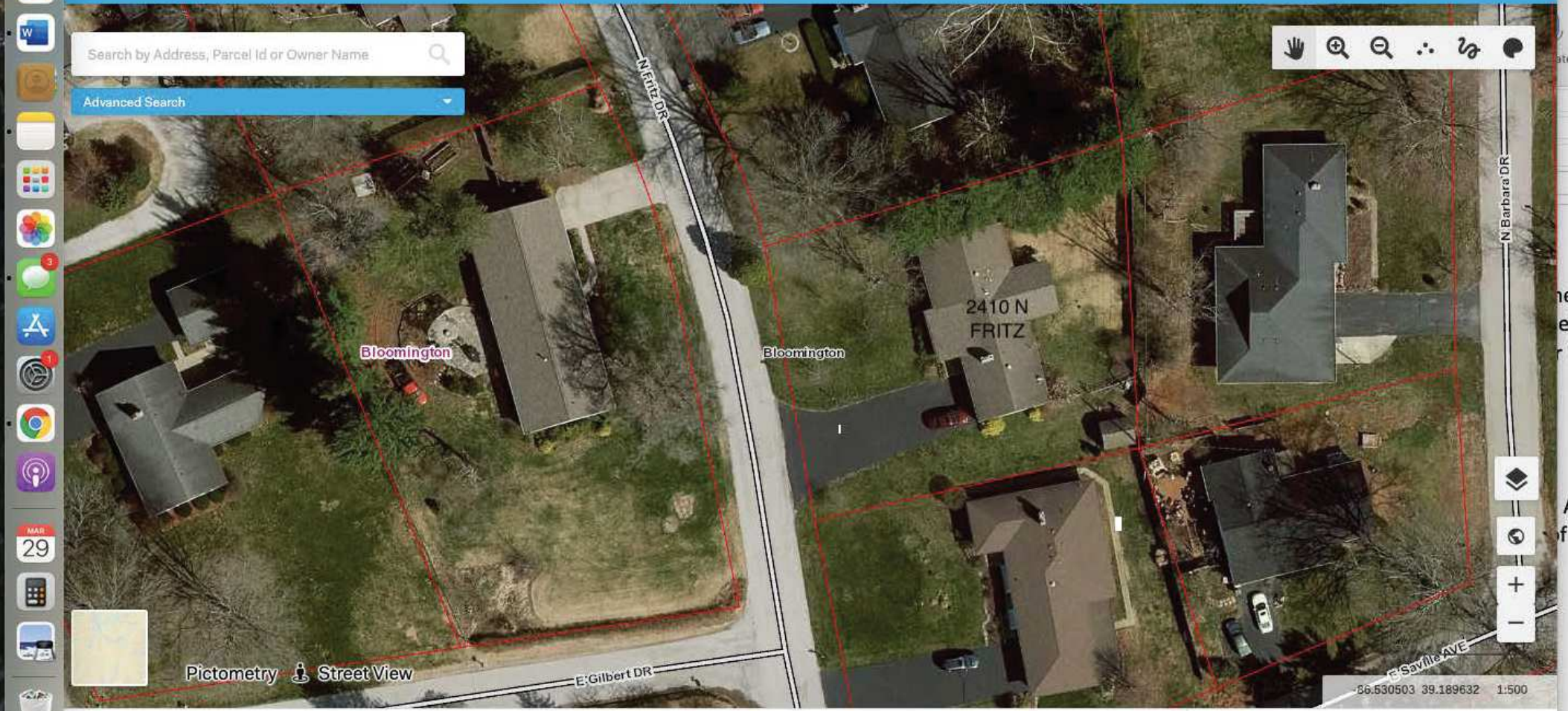
See project PDF

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.





Real Estate
Listing
Call 555-555-5555

60
2
4







Mary Ann Hart - Design 2

Electric Vehicle (kWh):	0	n/a
House Annual Energy Use (kWh):	10,524	Estimated
Total:	10,524	



**2114 E Washington St
Indianapolis, IN 46201**

3/18/2022

Project Scope:

Jefferson Electric to provide design, engineering, utility interconnection, labor, and materials for the photovoltaic system as described below.

System Details:

Recommended Number of Panels:	25		
Type of Panel:	370 Watt	Panasonic EverVolt	Black
Total System Size (DC):	9.25 kW		

Estimated Energy Generation:

This system will generate:	11,034	kWh per year
% of Your Home Powered by Solar:	105%	
% of Your Home Powered by Utility:	0%	

Estimated Environmental Benefits:

Your Carbon Footprint Without Solar:	6.59	Metric Tons of CO2
Your Carbon Footprint With Solar:	-0.32	Metric Tons of CO2

Estimated Financial Benefits:

Your 2022 Federal Tax Credit:	\$8,417.50
Adding Solar will Save You:	\$29,715.77

Project Costs:

Solar Subtotal:	\$32,375.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Gross Project Cost:	\$32,375.00
Federal Tax Credit:	\$8,417.50 ITC 26%
Cost After Tax Credit:	<u>\$23,957.50</u>

Accepted:

To accept this bid and to reserve an installation deposit and sign below:
 Signature: Mary Ann Hart Date: 3/18/2022
 Printed: Mary Ann Hart

DS

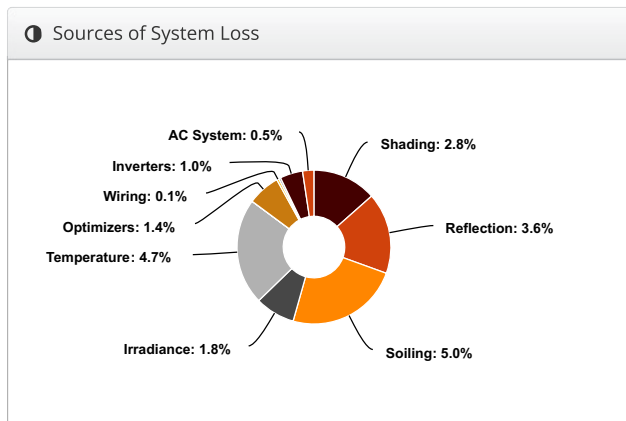
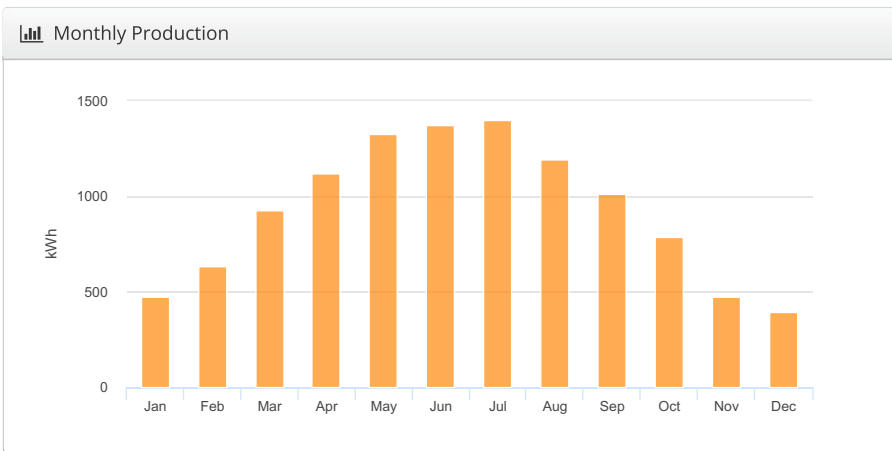
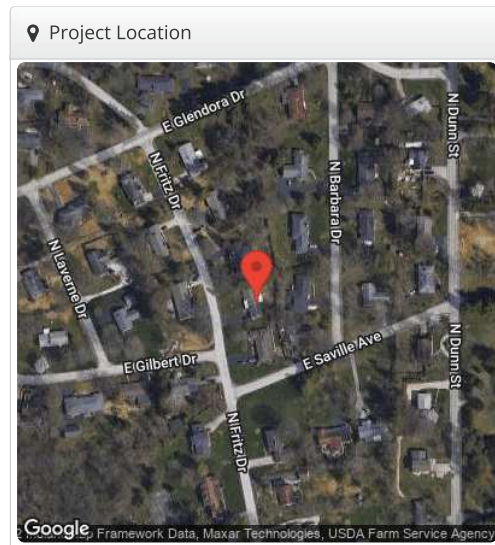
*This estimate is valid for 30 days from the date of quote.
 *Project is subject to Historic District and Financing Approval.

Installation Deposit: \$1,500.00
 Battery Storage Deposit: NA

Design 2 Mary Ann Hart, 2410 North Fritz Drive Bloomington IN

Report	
Project Name	Mary Ann Hart
Project Address	2410 North Fritz Drive Bloomington IN
Prepared By	Max Kennerk max@jeffersonelectricllc.com

System Metrics	
Design	Design 2
Module DC Nameplate	9.25 kW
Inverter AC Nameplate	7.60 kW Load Ratio: 1.22
Annual Production	11.10 MWh
Performance Ratio	80.7%
kWh/kWp	1,200.3
Weather Dataset	TMY, INDIANAPOLIS INTL AP, NSRDB (tmy3, I)
Simulator Version	7e02d8377c-9b339ea0ec-1f5b03aa72-3b96383fff



Annual Production			
	Description	Output	% Delta
Irradiance (kWh/m ²)	Annual Global Horizontal Irradiance	1,500.5	
	POA Irradiance	1,487.0	-0.9%
	Shaded Irradiance	1,445.0	-2.8%
	Irradiance after Reflection	1,393.4	-3.6%
	Irradiance after Soiling	1,323.7	-5.0%
	Total Collector Irradiance	1,321.6	-0.2%
Energy (kWh)	Nameplate	12,234.6	
	Output at Irradiance Levels	12,020.1	-1.8%
	Output at Cell Temperature Derate	11,455.6	-4.7%
	Output After Mismatch	11,455.6	0.0%
	Optimizer Output	11,291.5	-1.4%
	Optimal DC Output	11,280.3	-0.1%
	Constrained DC Output	11,271.1	-0.1%
	Inverter Output	11,158.4	-1.0%
	Energy to Grid	11,102.6	-0.5%
Temperature Metrics			
	Avg. Operating Ambient Temp		14.0 °C
	Avg. Operating Cell Temp		27.8 °C
Simulation Metrics			
	Operating Hours	4676	
	Solved Hours	4676	

Detailed Layout



370W / 360W

TRUST. BUILT IN.

The Panasonic Advantage



Higher Module Efficiency

Superior module efficiency of 21.2% and 20.6%, respectively, allows maximum power production with less roof space. With one of the industry's lowest annual degradation rates, power output of at least 92% is guaranteed after 25 years.



AllGuard and TripleGuard 25-Year Warranty¹

A long-term warranty is only as reliable as the company behind it. AllGuard and TripleGuard 25-year warranties cover EverVolt panels for performance, product, parts and labor for 25 years. Whether in year three or year 25, your Panasonic warranty will be there when you need it.



High Efficiency in High Temperatures

Produce more energy throughout the day even on the hottest days in the warmest climates. EverVolt solar panels outperform others when temperatures rise due to our industry-leading 0.26%/°C temperature coefficient.



Heterojunction Cell Technology

Half-cut cells with heterojunction technology minimizes electron loss, maximizes conversion efficiency, and produces considerably higher power output over conventional panels.



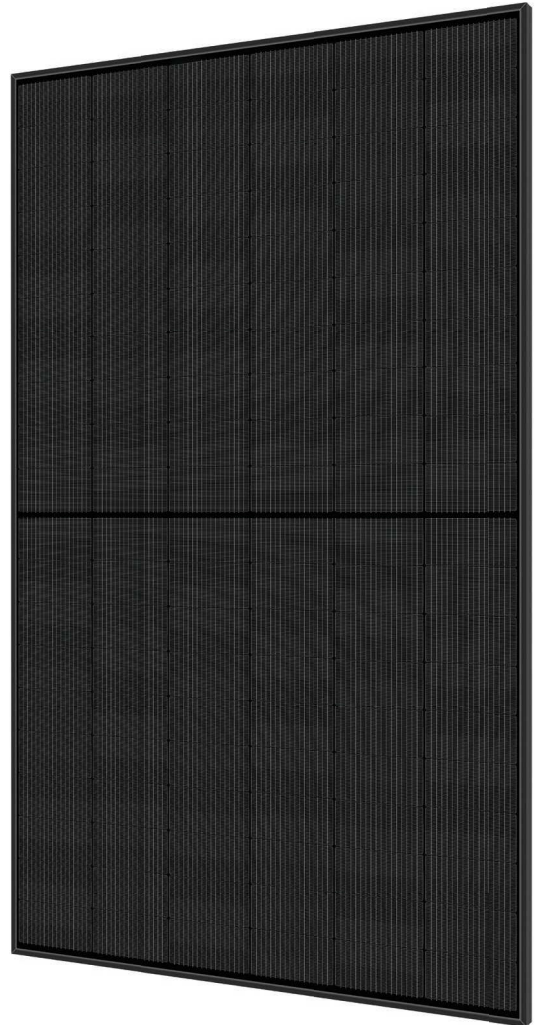
Durability & Quality Assurance

N-type cells result in minimal Low Induced degradation (LID) and Potential Induced degradation (PID), which supports reliability and longevity. As a solar pioneer for over 40 years, Panasonic EverVolt solar panels are backed by innovation, experience and a brand you can trust.



Improved Performance When Shaded

Continuous power production in shaded areas for greater energy yields and output. More sunlight absorption means more clean power to your home.



ELECTRICAL SPECIFICATIONS

Model	EVPV370K	EVPV360K
Rated Power (Pmax) ¹	370W	360W
Maximum Power Voltage (Vpm)	37.4V	36.7V
Maximum Power Current (Ipm)	9.90A	9.82A
Open Circuit Voltage (Voc)	44.1V	43.9V
Short Circuit Current (Isc)	10.55A	10.49A
Temperature Coefficient (Pmax)	-0.26 %/°C	
Temperature Coefficient (Voc)	-0.24 %/°C	
Temperature Coefficient (Isc)	0.04 %/°C	
NOCT	44°C (±2°C)	
CEC PTC Rating	350.7W	340.3W
Module Efficiency	21.2%	20.6%
Maximum System Voltage	1000V	
Maximum Series Fuse	25 A	
Watt Class Sorting	-0/+10W	

MECHANICAL SPECIFICATIONS

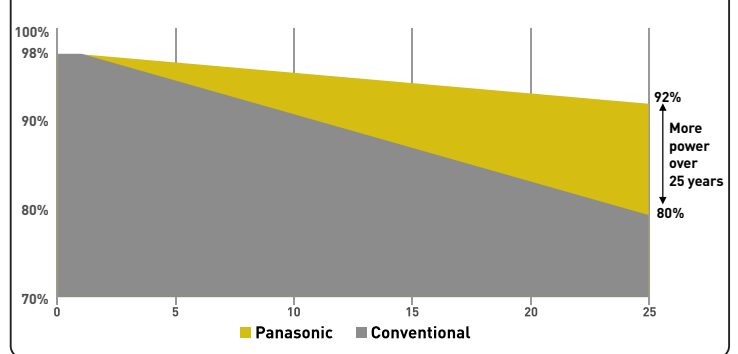
Junction Box	3-part, 3 bypass diodes, IP67 rated in accordance with UL 3730
Connector Type	Stäubli MC4 PV-KBT4/KST4 (4 mm ²) in accordance with UL 6703 IP68 only when connected
Cable Size / Type	4 mm ² solar cable, 1.0 m + 1.2 m in accordance with UL 4703
Max Snow Load (+) ²	146 psf (7000 Pa) ⁺
Max Wind Load (-) ²	83 psf (4000 Pa) ⁺
Dimensions LxWxH	67.8 x 40.0 x 1.2 in (1721 x 1016 x 30 mm)
Weight	43.0 lbs (19.5 kg)
Pallet Dimensions LxWxH	70 x 42 x 48 in
Quantity per Pallet / Pallet Weight	33 pcs./1512 lbs. (686 kg)
Quantity per 40' Container	858 pcs

⁺Test Load. Design Load should be multiplied by two thirds.

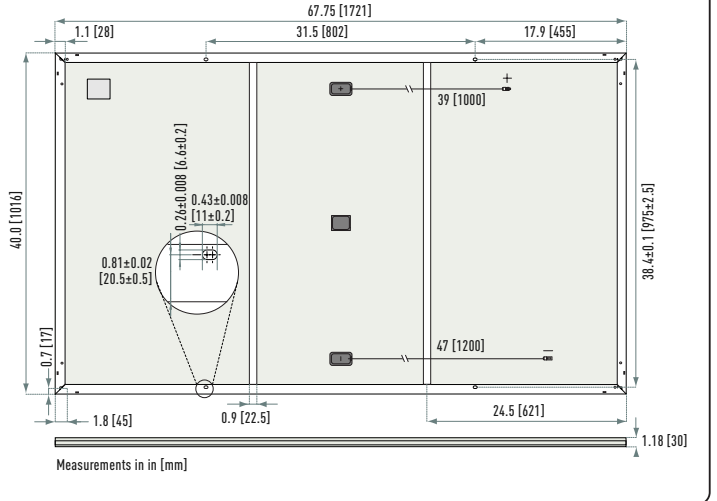
OPERATING CONDITIONS AND SAFETY RATINGS

Certifications	UL 61730
	IEC61215-2:2016 [Hailstone 35mm]
	Fire Type 2 (UL 61730)
	Salt Mist [IEC 61701]
	PID [IEC 62804]
Operating Temperature	Ammonia Resistance [IEC 62716]
	-40°F to 185°F (-40°C to 85°C)
Limited Warranty	25' Yrs Workmanship and Power Output (Linear) ^{***}
Power Output in Year 1	98%
Annual Degradation	0.25%
Power Output in Year 25	92%

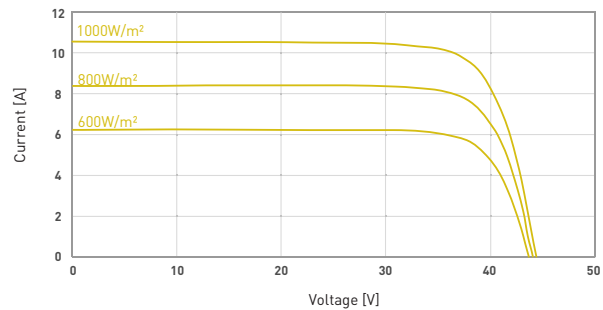
PERFORMANCE WARRANTY



DIMENSIONS



DEPENDENCE ON IRRADIANCE



Reference data for model : EVPV370K
Cell temperature : 77°F (25°C)



NOTE: Specifications and information above may change without notice.

CAUTION! Please read the installation manual carefully before using the products.

Used electrical and electronic products must not be mixed with general household waste. For proper treatment, recovery and recycling of old products, please take them to applicable collection points in accordance with your national legislation.

NOTE: Values at standard test conditions (STC: air mass AM1.5 irradiance 1000W/m², temperature 25°C).

¹ Maximum power at delivery. For guarantee conditions, please check our guarantee document.

² Installation need to be registered through our website www.panasonicusahtwarranty.com within 60 days in order to receive twenty-five (25) year Product workmanship. Otherwise, Product Workmanship will be only fifteen (15) years.

³ Equipment must be installed by a Panasonic Authorized, Premium, or Elite installer and registered at www.panasonicusahtwarranty.com within 60 days in order to receive twenty-five (25) year AllGuard and TripleGuard warranty.

⁴ Refer to installation manual for detailed mechanical loading information

⁵ ^{***} 1st year 98%, after 2nd year 0.25% annual degradation to year 25.

Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US



Optimized installation with HD-Wave technology

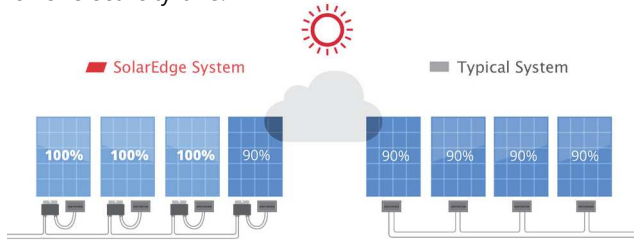
- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

Power Your Home with SolarEdge

More Energy

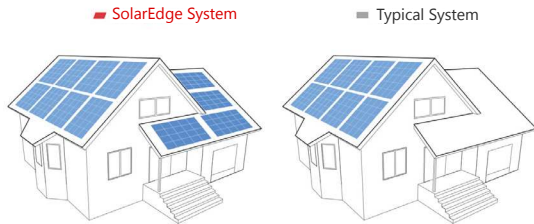
Install SolarEdge to maximize production from each solar module by eliminating power losses that can be caused by soiling, shading, or snow.

More power = more revenue for faster system payback and lower electricity bills.



More Aesthetic Rooftops

SolarEdge enables optimal rooftop utilization, resulting in more modules on the roof for more energy, more savings, and more aesthetic rooftops.



Full System Monitoring

Monitor your real-time system performance from the palm of your hand. Accessible for free, anytime, anywhere, from your computer or mobile device.



Advanced Safety

SolarEdge provides peace of mind with built-in safety features compliant with the most advanced safety standards, for maximum protection of people and property.

Long-Term Warranties

SolarEdge products are built for lasting performance. Protect your investment with warranties amongst the longest in the industry: 25 years for power optimizers, 12 years for inverters (extendable to 20 or 25 years for an additional cost).



Future-Proofed Solutions

Put a down payment on your future with SolarEdge. Enjoy easy upgrades to battery storage, EV charging, and other cutting-edge smart energy capabilities.

About SolarEdge

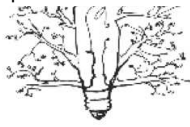
SolarEdge is a global leader in smart energy technology. By deploying world-class engineering capabilities and a relentless focus on innovation, we create smart energy products and solutions that power our lives and drive future progress.

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Making Solar Systems Smarter

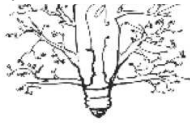




General Terms and Conditions of Installation

The relationship between Jefferson Electric, LLC ("Contractor") and "Customer" shall be based on the General Terms and Conditions of Sale, as defined below:

1. **Turn Key Service:** Contractor is providing a "turn-key" system which includes all applicable standard hardware, materials, and supplies required to provide a fully-operational photovoltaic system as described in Proposal and Project Summary attached hereto. Contractor shall provide proper bonding and grounding and properly waterproof all penetrations.
2. **Compliance to Building Codes:** All work shall be completed in a workmanship like manner and in compliance with all building codes and other applicable laws.
3. **License Status:** To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
4. **Use of Subcontractors:** Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract.
5. **Change Order (Mid-Performance Amendments):** The Contractor and Customer recognize that Contractor's original cost and time estimates may need to be adjusted due to unforeseen events, or to factors unknown to the Contractor when the contract was made; Customer may desire a mid-job change in the specifications that would add time and cost to the specified work possibly inconvenience the Contractor; or Other provisions of the contract may be difficult to carry out because of unforeseen events, such as a materials availability and pricing, shipping delays, labor strikes. If these or other events beyond the control of the parties reasonable require adjustments to this contract, the parties shall make a good faith attempt to agree on all necessary particulars. Such agreements shall be put in writing, signed by the parties and added to this contract. Failure to reach agreement shall be deemed a dispute to be resolved as agreed herein.
6. **Liability Waiver:** Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees and subcontractors.
7. **Permits and Approvals:** Contractor shall at its own expense obtain a permit for the work to be performed.
8. **Additional Costs:** Any alterations and additional costs required or recommended by the local utility to ensure safe and proper interconnection shall be the responsibility of the Customer. Additional costs to the customer may include, but are not limited to: requested customer upgrades, roof repairs, ground trenching, landscaping, electrical panel upgrades, sub-panel installations, and extended conduit runs.
9. **Governing Law:** This Agreement and any disputes shall be governed in accordance with the laws of the State of Indiana.
10. **Force Majeure:** Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty or general unavailability of materials. Any starting or completion dates stated by us shall be subject to clarification of all technical details. Moreover, Contractor's obligation to meet any deadlines shall be based on the punctual and proper fulfillment of the customer's, utility's, and local



JEFFERSON ELECTRIC

government's obligations. In the event of strikes, lockouts, Force Majeure, delayed shipments by suppliers or subcontractors or other causes hindering punctual Completion for reasons that Contractor is not accountable for, Contractor shall be entitled to extend the estimated completion date by a reasonable amount of time.

11. **Materials:** All materials shall be new, in compliance with all applicable laws and codes, and shall be covered by a manufacturer's warranty if appropriate.
12. **What Constitutes Completion:** The work specified herein shall be considered completed upon approval by Customer, provided that Customer's approval shall not be unreasonably withheld. Substantial performance of the specified work in a workmanlike manner shall be considered sufficient grounds for Contractor to require final payment by Customer. Any delays caused by the local utility, any authorities having jurisdiction, or SREC related entities shall not be grounds for the customer to withhold final payment.
13. **Warranties:** See Workmanship Warranty [attached]
14. **Payment:**
 - Customer signature and \$1500 deposit required to start permitting and utility approval process.
 - Payment of 50% is due after approvals are received and prior to scheduling of installation.
 - Payment of 95% is due immediately upon completion of Contractor's installation of solar equipment.
 - The remaining is due upon the utility's installation of the bi-directional meter and full system generation.

A 3% surcharge is applied to credit card payments.

Lifetime Workmanship Warranty

Jefferson Electric LLC (“Jefferson Electric”) offers a limited warranty (“Workmanship Warranty”) for any defects in the workmanship carried out by its qualified installers when installing a solar energy system (“SES”).

Beneficiary of this Workmanship Warranty

This warranty applies to the customer named in the solar array installation agreement entered into with Jefferson Electric. Where the installation premises has been transferred, Jefferson Electric will transfer this Workmanship Warranty to the new owner of the premises for the balance of the warranty period on the same terms.

Scope of this Workmanship Warranty

The Workmanship Warranty covers any defects that arise from the workmanship at the premises specified in the solar array installation agreement.

The Workmanship Warranty does not cover any of its components, which may be covered by separate manufacturer warranties.

Where the Workmanship Warranty applies, Jefferson Electric will, at its discretion and cost, rework or repair the SES. Comparable parts shall be new or refurbished in order to restore the SES.

Limitations and Exclusions of the Workmanship Warranty:

To the extent permitted by law, claims are excluded from the Workmanship Warranty where the defect or loss is or has been caused or contributed by:

- improper use of the solar SES;
- failure to comply with manufacturer instructions;
- work performed on the SES (including modifying, moving or relocating any part of the system, even if temporarily) by anyone other than Jefferson Electric;
- non-adherence to maintenance requirements set out by Jefferson Electric or component manufacturers;
- any act, omission, misuse, abuse, or damage (whether wilful, accidental or negligent) caused by the customer or a third party;

- any extreme weather at the location in which the array was installed (lightning, floods, excessive rain, power surges, animal or insect damage, corrosion, land or building movement);
- interference from other devices or site modification;
- general wear and tear;
- events outside of design specifications caused by the utility, distributor or network operator;
- failure to promptly notify Jefferson Electric of any system defects or adverse conditions;
- any work or parts which were not part of the installation agreement.

You must provide all reasonable assistance, including remote site monitoring, to Jefferson Electric to help us diagnose and remedy any defects. If you do not do so, costs to attend your premises may not be covered by the Workmanship Warranty. Any repairs excluded under the Workmanship Warranty may and shall be completed using current labor and material rates. Jefferson Electric reserves the right to charge current labor and material rates for travel expenses and onsite inspections.

Claims under this Workmanship Warranty

To claim under this Workmanship Warranty, please contact Jefferson Electric by one of the following means:

2114 East Washington Street, Indianapolis, Indiana 46201
Support@JeffersonElectricLLC.com
(317)624-2795

You will need to provide:

Your name, address and contact telephone number;
Outline of the nature of the defect;
Evidence of the defect.

This Workmanship Warranty replaces and supersedes any and all previous warranties or guarantees from Jefferson Electric, both written and verbal.

This Workmanship Warranty is provided by Jefferson Electric LLC, as the entity that entered into the solar installation services agreement with you.

STAFF RECOMMENDATIONS	Address: 101 W Kirkwood Ave.
COA 22-30	Petitioner: Rebecca Ellison, CFC Properties
	Parcel: 53-05-33-310-237.000-005
RATING: NON-CONTRIBUTING, CONTRIBUTING, NOTABLE, OUTSTANDING	Survey: c. 1875-1980, multiple building styles including Italianate and Queen Anne



Background: Courthouse Square Historic District

Request: Installation of three new signs and respective lighting

Guidelines: Courthouse Square Historic District Guidelines

- I. Guidelines for Signage and Awnings
 - A. Signage General
 1. Care should be taken with the attachment of signage to historic buildings.
 2. The scale of signage should be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
 3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
 4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.
 5. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly

into stone or brick. It is encouraged that signage be placed where signage has historically been located.

6. Signage which is out of scale, boxy or detracts from the historic facade is discouraged.
7. Care should be taken to conceal the mechanics of any kind from the public right of way.

B. Wall Signs

1. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
3. Signs in other locations will be reviewed on a case-by-case basis.

Staff Recommends approval of COA 22-30

- The petitioner has met with the Planning and Transportation Department and is working through the process to ensure that compliance is met with both the HPC and the Unified Development Ordinance.
- The three proposed signs maintain the materials, location, and theme of the existing signs.
- The proposed lighting maintains the theme and scope of existing lighting features found on the different storefronts.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 22-29 _____

Date Filed: _____ 3/28/2022 _____

Scheduled for Hearing: _____ 4/14/2022 _____

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 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. _____

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.

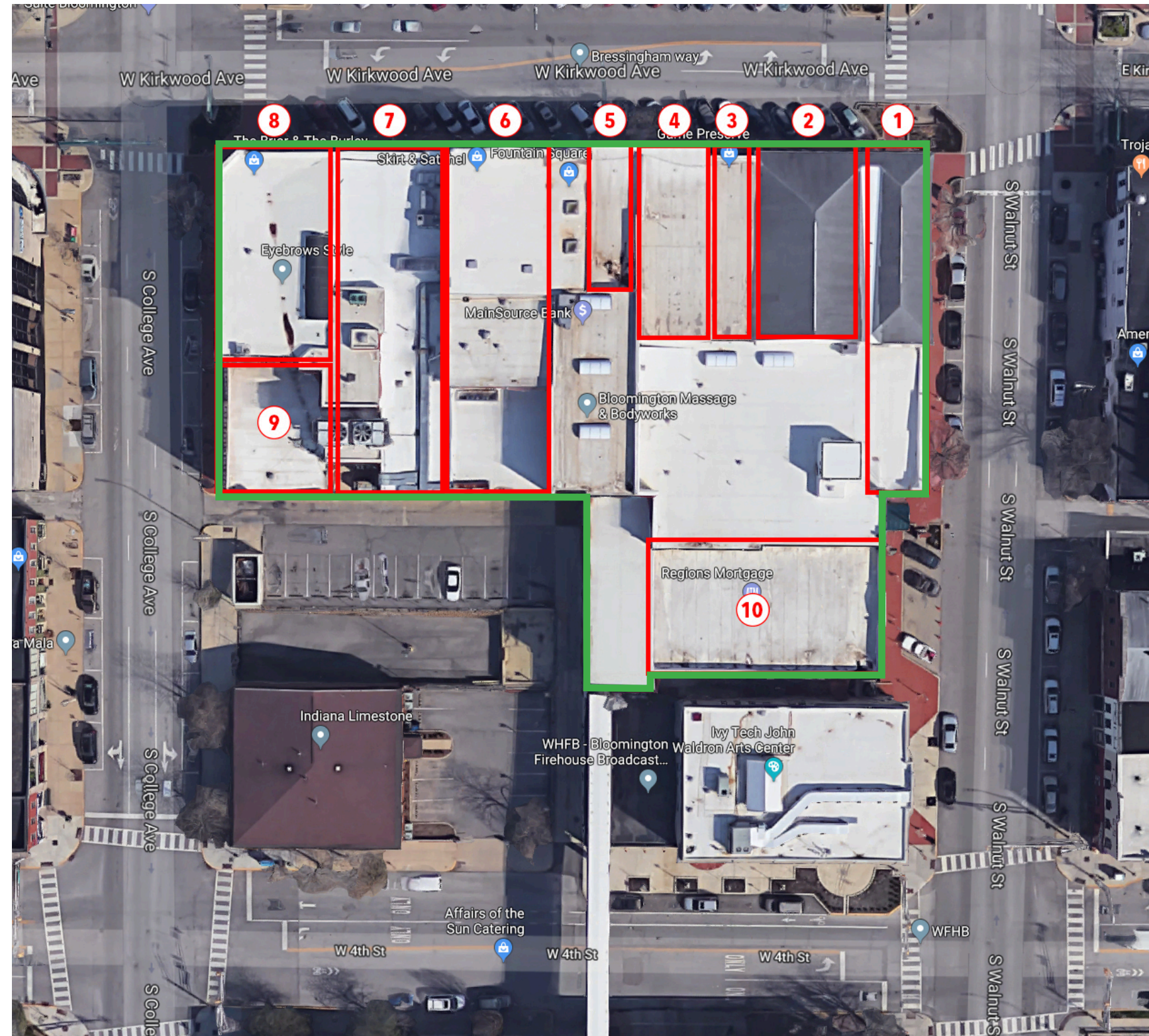
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

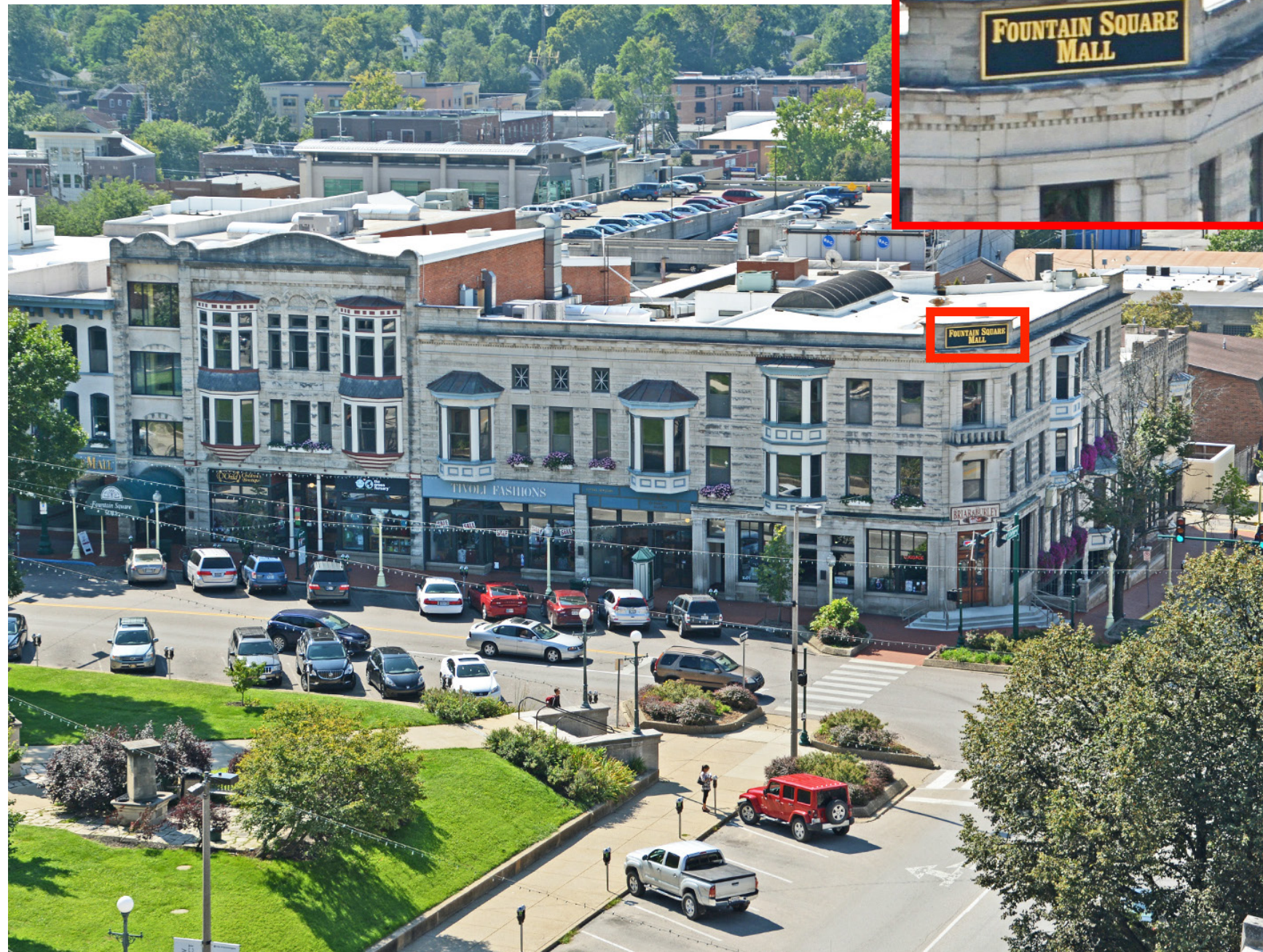
FOUNTAIN SQUARE

Building Identification Numbers



FOUNTAIN SQUARE

College Avenue Sign Mockup



Updated Sign Mockup proposes using the existing signage structure and updating the lettering using the same type of formed plastic or acrylic (currently used in the historic district). There is potential the sign backer may need to be replaced. If a replacement is required, a similar material or High Density Urethane (HDU) will be used (also used in the district). HDU is a synthetic material used in place of wood because it does not attract insects and it weighs less. If the existing material remains, it will be painted.

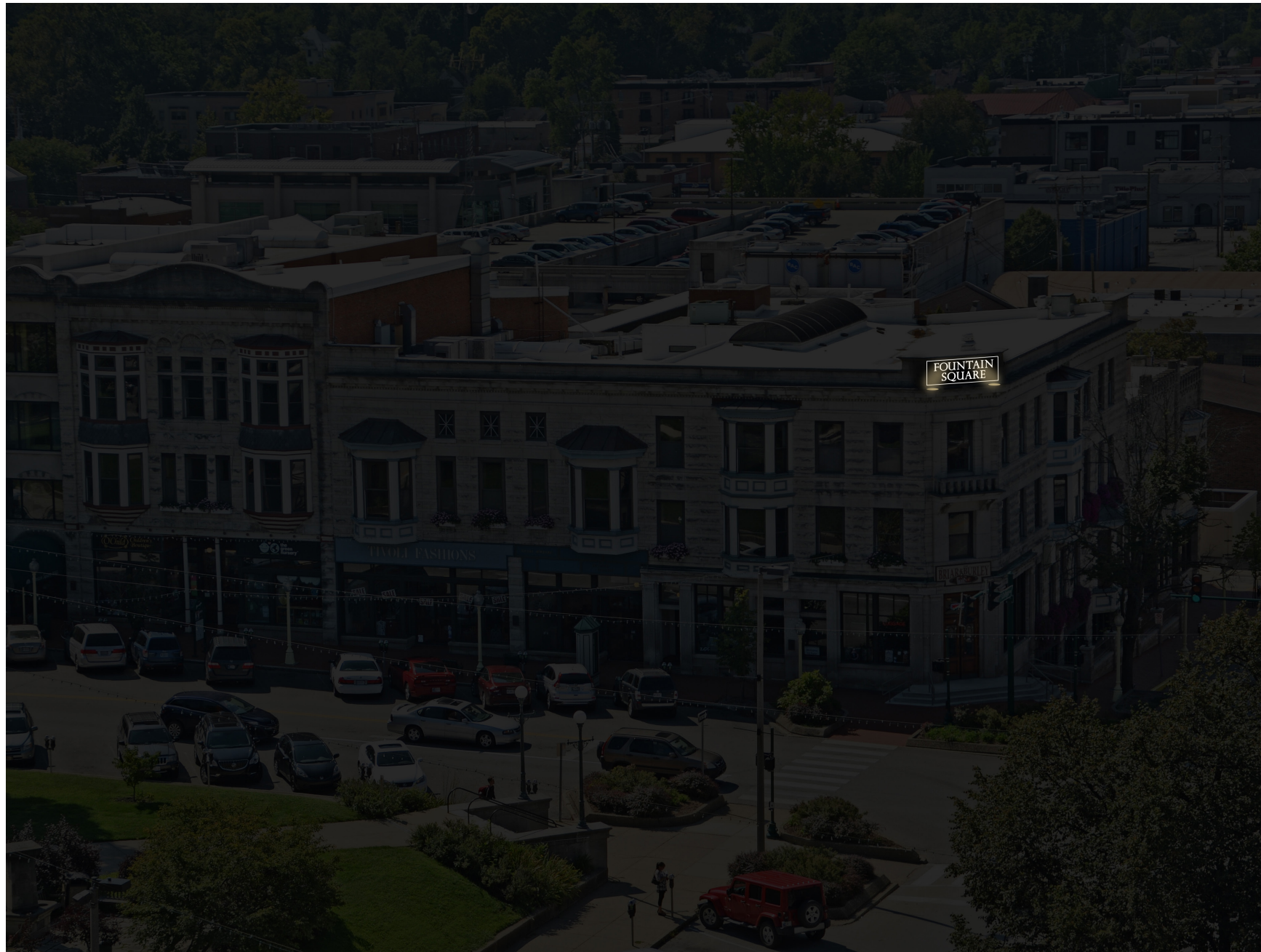
Existing Sign, Corner of Building 8 (Kirkwood Ave & College Ave), **Estimated Size** 111”w x 36”h

Existing Materials Include dimensional letters adhered to a wooden backer with wood trim.

Maintenance for all signage will occur roughly every 5 years or on an as-needed basis.

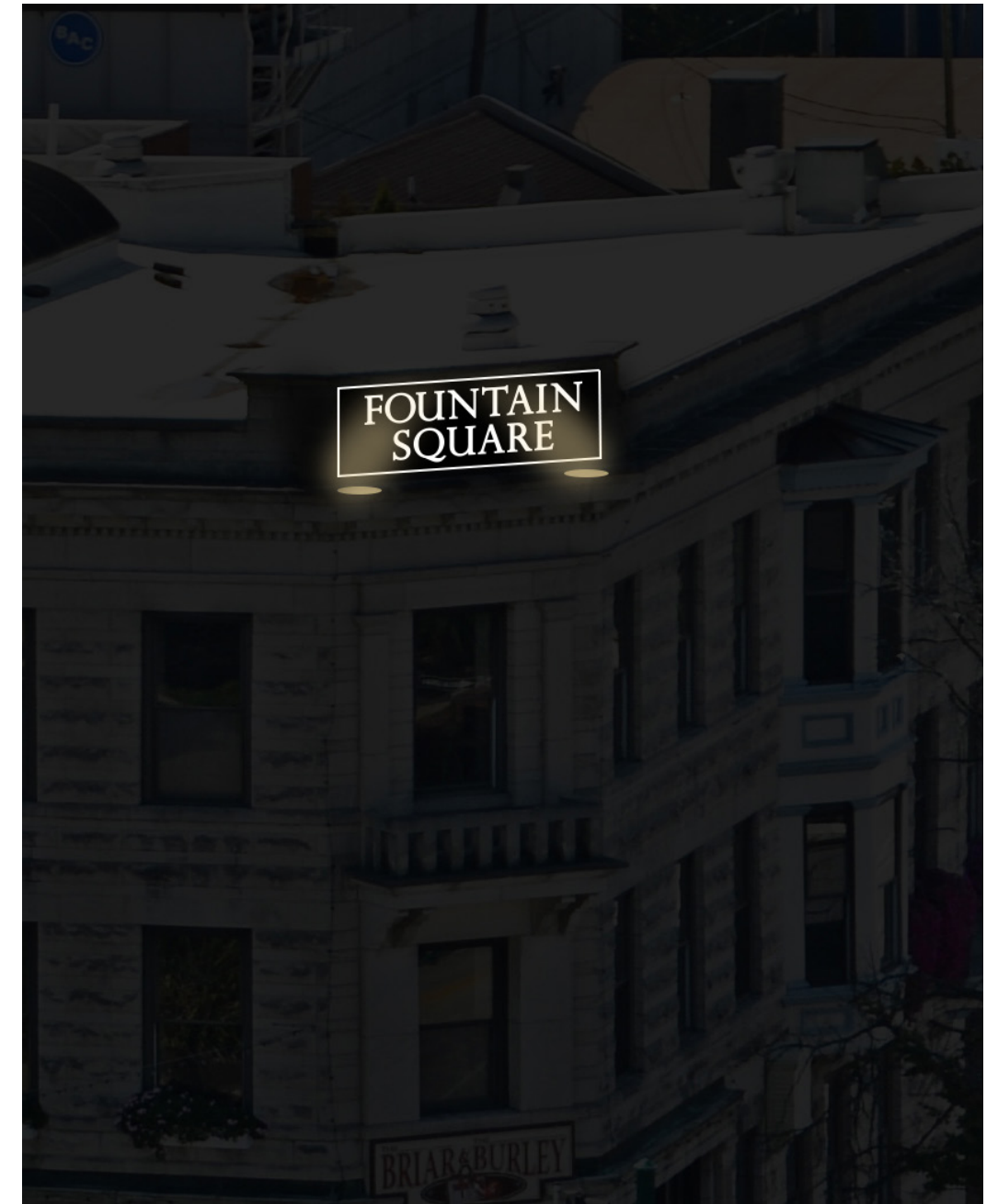
FOUNTAIN SQUARE

College Avenue Sign Mockup Continued... Lighting



Updated Sign Mockup with Lighting

Proposing to illuminate the sign from the base using 2 lights.



Proposed Lighting Style

Low rising ground lights.

FOUNTAIN SQUARE

Fountain Window Sign Board Mockup



Existing Sign Board, Size 244”w x 34”h
Existing Materials Include painted formed plastic letters that are stud mounted.



Updated Sign Mockup proposes to use the existing signage structure. New dimensional letters (172”w x 24”h) will be stud mounted. The lettering will either be the same type of formed plastic or acrylic. Any holes will be patched, and the board will be painted. The sign will also include two raised elongated bars.

FOUNTAIN SQUARE

Fountain Window Sign Board Mockup Continued... Lighting



Location of Sign Board, Facing South

Proposing to illuminate the sign using 3 - 4 similar existing light fixtures.



Proposed Lighting Style

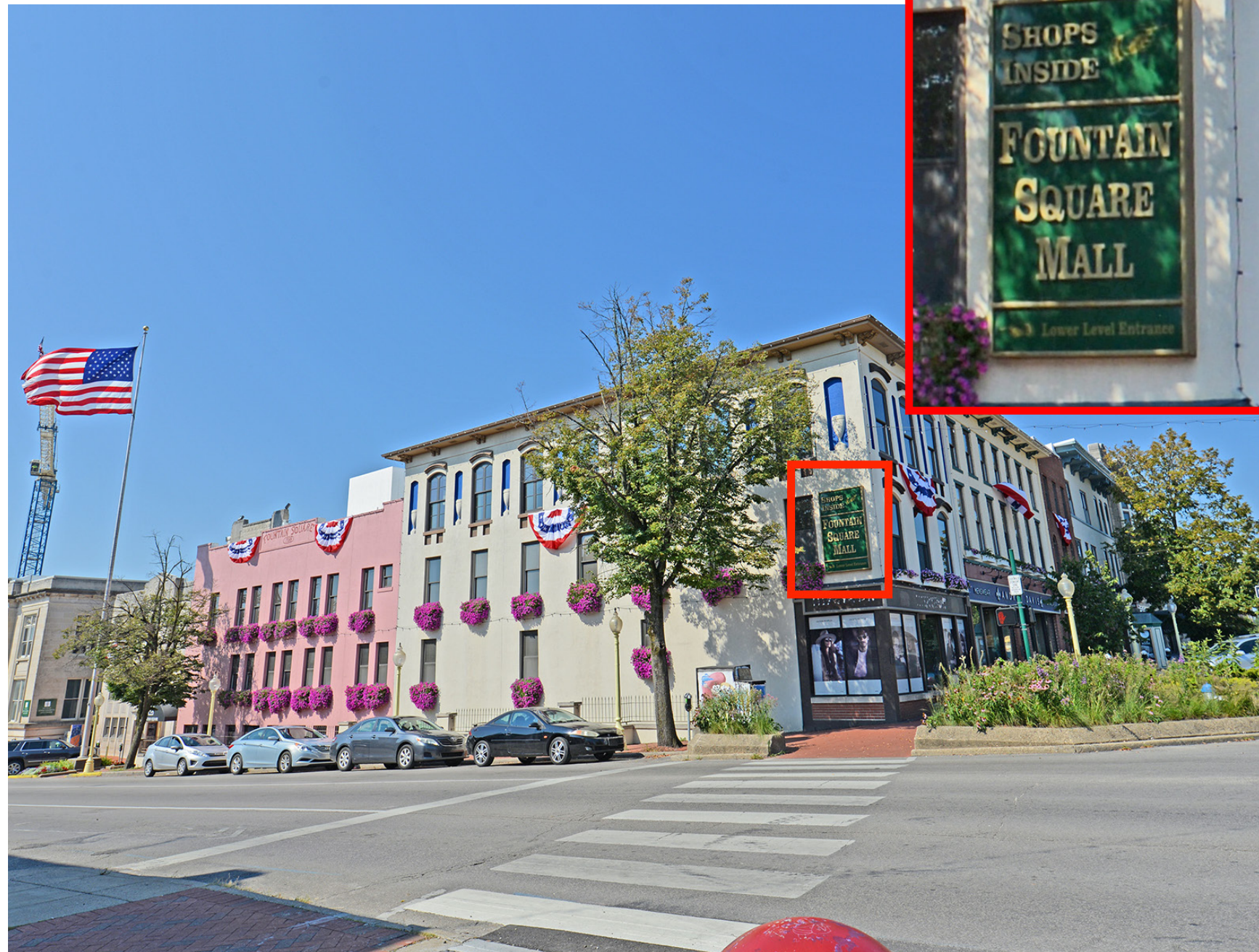
Currently above
EllieMae's Boutique.

Proposed Install Location

Will remain within the light blue
panel just above the storefront.

FOUNTAIN SQUARE

Walnut Street Sign 1 Mockup



Existing Sign, Side of Building 1 (Kirkwood Ave & Walnut St), **Size** 55”w x 96”h

Existing Materials Include a wood framed sign with a green metal backer and raised dimensional letters.



Updated Sign Mockup proposes to use the existing signage structure by repositioning the bars to fit new elements. If the metal backer needs to be replaced, it will be updated with a new black metal backer. If salvageable, the existing metal backer will be painted. The top logo and directional arrows will be raised. New dimensional lettering will be installed and the lettering will be formed plastic or acrylic.

FOUNTAIN SQUARE

Walnut Street Sign 1 Mockup Continued... Lighting



Location of Sign, Facing South West

Proposing to illuminate the sign using 2 similar existing light fixtures.



Proposed Lighting Style

Currently above
EllieMae's Boutique.



Proposed Install Location

Above the existing sign.

FOUNTAIN SQUARE

Walnut Street Sign 2 Mockup



Existing Sign, South Side of Building 1 (Walnut St Entrance), **Size** 60”w x 50”h

Proposing to replace the existing sign with a new sign that is 60”w x 96”h with the same thickness. **Materials will Include** a black metal backer (or HDU) panel mounted to an aluminum tube frame with a border. The lettering will be formed plastic or acrylic (same as existing exterior signs). All items will be painted. Building will be patched as needed following the removal of the current sign.



Enhanced Sign Size will improve visibility for drivers, passengers, and pedestrians. Furthermore, the sign will benefit tourists, the lower-level food and beverage establishment, including additional business owners, and the main-level retail storefronts.

FOUNTAIN SQUARE

Walnut Street Sign 2 Mockup Continued... Lighting



Location of Sign, Facing North West

Proposing to illuminate the sign using 2 similar existing light fixtures.



Proposed Lighting Style

Currently above
EllieMae's Boutique.



Proposed Install Location

Above the existing sign.

THANK YOU

STAFF RECOMMENDATIONS	Address: 912/910 E University St.
COA 22-31	Petitioner: Russel Lyons and Joan Lauer
	Parcel: 910: 53-08-04-110-014.000-009, 912: 53-08-04-100-046.000-009
RATING: CONTRIBUTING,	Survey: 910: c. 1930, Dutch Colonial 912: c. 1960, Ranch



Background: Elm Heights Historic District

Request: Shared fencing around two properties

Subcommittee Comments:

- No objections to the fence proposal on the 900 block of University for Russ Lyons.

Guidelines: Elm Heights Historic District Guidelines

Installation or removal of walls or fences visible from the public right-of-way.

- For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.
- New retaining walls should be appropriate in height to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility, and design.
- Install new walls or fences so the total height does not obscure the primary facade of the building.
- Installation of rear yard fences should begin no further forward than a point midway between the front and rear facades of the house (pg 14).

Staff Recommends approval of COA 22-31

- Two property owners are collaborating to erect fencing around their yards.
- According to the submitted drawing, the fence between the two structures is located towards the front of the two buildings, however, the historic district construction subcommittee supports the proposal.
- The materials and proportions comply with the historic district guidelines.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 22-31 _____

Date Filed: _____ 3/29/2022 _____

Scheduled for Hearing: _____ 4/14/2022 _____

Address of Historic Property: 912 E University St/910 E University St

Petitioner's Name: Russell Lyons/Joan Lauer

Petitioner's Address: 912 E University St/910 E University St

Phone Number/e-mail: 812-671-0312/812-339-0591

Owner's Name: Russell Lyons/Joan Lauer

Owner's Address: 912 E University St/910 E University St

Phone Number/e-mail: 812-671-0312 lyons.russell@gmail.com/812-339-0591 jlauer@iupui.edu

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. 015-23650-00 Seminary Pt L99/015-52710-00 Merkers L19

2. A description of the nature of the proposed modifications or new construction:
Trellis fence with post tops, walk gates, and part privacy fence

3. A description of the materials used.
Treated wood

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

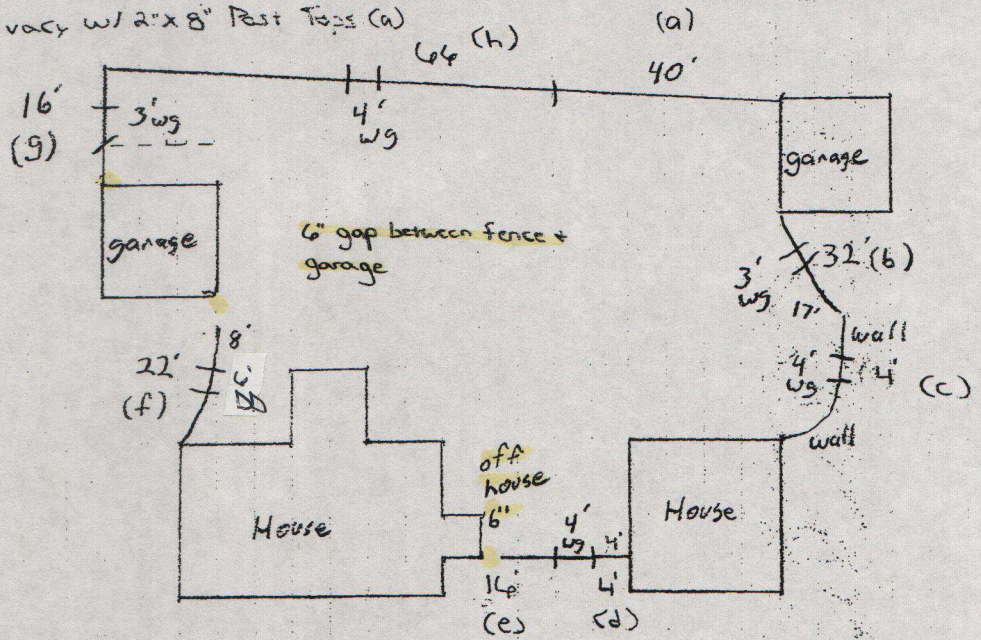
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

Name Russ Lyons Address 912 E. University St.
 City Bloomington State In Zip 47401 County Monroe
 Twp. Perry Phone 671-0312 Email Lyons.russell@gmail.com
 Cross St. S. Woodlawn Ave. Dig# _____ Dates _____ To _____
 Affordable Fence Agrees to the following _____

- Install
 - 6' Custom Trellis Fence w/ 2" x 8" Post Tops (b-h)
 - (2) 3' Walk gates (1) 6' Double Drive Gate
 - (3) 4' Walk gates
 - 6' Custom Wood Privacy w/ 2" x 8" Post Tops (a)



- * Hang one foot above Grade
- * All wood is treated
- * All posts set in concrete
 - Max spacing 8'
- * Trellis
 - 4" x 6" posts
 - 2" x 4" Framing (gate)
 - 2" x 2" Accent (4" x 6" openings)
 - 1" x 4" Trim (Both Sides of fence)
 - 2" x 4" Top Plate
 - Fasten w/ screws
- * 1 year warranty on labor
- * Core drilling additional unless specified in illustration (\$50 ea)

Core drill Section (F, C)
 existing wall - - - - -

- * Privacy
 - 6" x 6" post
 - (3) 2" x 4" per section
 - 1" x 6" Trim Top & Bottom
 - 2" x 6" Top plate
 - Fasten w/ screws
 - 6" 5/8" x 5/2" x 6' pickets

Top Rail	<u>NA</u>
Term Posts	<u> </u>
Gate Posts	<u> </u>
Line Posts	<u> </u>
Wire Gauge	<u> </u>

22' (a,b,c,d) \$9350.00 50% Deposit / Balance Due on Complete!
 118' (e,f,g,h) \$15,250.00

At the Above Address for the Price of _____
 Any Independent line locates; Approvals from the City, State, or Homeowners Association are the responsibility of the owner.

Owners _____ Date _____ Affordable Fence Derrin Turpin Date 3/23/12











Fence Inspiration 919 E University St.



STAFF RECOMMENDATIONS	Address: 600 W Kirkwood Ave.
COA 22-32	Petitioner: Dawn Grey, Springpoint Architects
	Parcel: empty lot
RATING: NON-CONTRIBUTING	Survey: 53-05-32-416-007.000-005



Background: Near West Side Conservation District

Request: Construction of a new building

Subcommittee Comments:

- The project is a proposed single-family house in which the owners intend to live. It is located in the MN zone on the north side of West Kirkwood at the corner of Jackson Street. We find that the project is consistent with the Neighborhood Guidelines for the Near West Side Conservation District, and we find nothing to object to on historic preservation grounds. We commend the owners for requesting a meeting with us well in advance of their CoA application.

It is our understanding that the project would require variances regarding the setback of the house from Jackson Street and the parking setback (also off Jackson). A

determinate sidewalk variance also would be required to relieve the owner of the burden of building a sidewalk along Jackson. The Design Review Committee does not object to any of these variances.

Further, in the Near West Side, sidewalks on north-south streets are the exception and not the general pattern of development. While this is outside the specific purview of the Design Review Committee, it is our perception that most neighborhood residents would oppose requiring homeowners or landlords to build sidewalks where they do not now exist on north-south streets. The NWS Neighborhood Association has in the past opposed requiring sidewalks to be added to north-south streets in our neighborhood.

Guidelines: Near West Side Conservation District Guidelines

- ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view (pg. 19).
- Siding Materials (pg 20)
 - Clapboard, fiber cement board, wood, decorative wood shingles, or brick when there is another brick structure on the block.
 - When cement fiber siding such as Hardie board is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
- Recommended Foundation (pg. 21)
 - Limestone
 - Split faced concrete block to mimic rusticated limestone
 - Ground face block (grey/tan)
 - Rock face block
- Recommended Roofing Material (pg. 21)
 - Asphalt shingle
 - Standing seam metal
 - Each roof material should be one color.
- Roof Shapes (pg. 22)
 - The basic outline of a new building should reflect building outlines typical of the area.
 - The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.
- Setback (pg. 23-22)
 - Front build to: 15 feet or the median front setback of abutting residential structures, whichever is less.
 - Side: 1st floor 6 feet. Each story above the ground floor 10 feet.
 - Rear: 25 feet.
 - A new building’s setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
 - On corner sites, the setbacks from both streets must conform to the context.
 - Structures that are much closer to or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.
- Orientation (pg. 24)

- New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for information about the traditional forms in the neighborhood.)
- Entry (pg. 25)
 - The front entry should face the street of its designated legal address. New buildings should reflect a similar sense of entry to that expressed by surrounding historic buildings.
 - Many of the early 20th century houses in the Near West Side have side facing doors that open onto the porches.
 - Accessibility for all new buildings is encouraged (see “Accessibility” guidelines for New Construction).
- Porch (pg. 27)
 - Inclusion of a front porch is recommended.
 - Porch height should not exceed a single story.
 - Solid masonry foundation
 - Lattice or visual barrier below porch.
 - Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance.
 - Columns and posts should be an appropriate type for the style of house. For example, turned or square posts. Note that square posts (which historically were handmade) may be especially suitable for the plain-style houses that abound in the neighborhood.
 - Enclosed porches are preferable in the rear of home. If enclosing the front porch, use of screens rather than walls is encouraged.
- Building Height (pg. 29)
 - 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.
- Fenestration (pg. 32)
 - Creative ornamentation with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.

- Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
- The basic proportions and distribution of glass to solid found on surrounding contributing buildings should be reflected in new construction.
- Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Staff Recommends approval of COA 22-32 with support for sidewalk variance to maintain neighborhood patterning

- The proposal meets the NWS Conservation District guidelines.
- The neighborhood does not object to the proposal.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-32

Date Filed: 3/31/2022

Scheduled for Hearing: 4/14/2022

Address of Historic Property: 600 W Kirkwood Avenue

Petitioner's Name: Dawn Gray, Springpoint Architects

Petitioner's Address: 213 S. Rogers Street, suite 5, Bloomington, IN

Phone Number/e-mail: 812 219-1271/dawn@springpointarchitects.com

Owner's Name: Chris & Betsy Smith

Owner's Address: 3702 Devonshire Ln, Bloomington, IN

Phone Number/e-mail: 812 219-3030/cdsmith3030@gmail.com

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 013-30970-00 CARMICHAEL LOT 14

2. A description of the nature of the proposed modifications or new construction:
New construction of a 2-story, single family home with full basement and attached garage.

3. A description of the materials used.

- Horizontal siding: fiber cement board lap siding, 4" exposure, smooth side out, painted.
- Vertical siding: fiber cement board panels w/reglet reveals, smooth side out, painted.
- Boral composite trim, painted. Standard window timre 1x4 jamb, 1x6 head w/ 1 1/2"cap, 1xsill, 6" corner bd.
- Asphalt shingle roof system, 10:12 pitch
- Ground face cmu at exposed foundation/basement walls, smooth face, integral color landscape block at retaining walls
- Metal clad wood windows with simulated divided lites
- 3/4 lite front door, fiberglass or wood, painted
- Decorative metal raings and gate at front porch and basement exterior entry
- Decorative metal raings and gate at front porch and basement exterior entry

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.



608 W KIRKWOOD - GRAVE MORRISON HOUSE, OUTSTANDING



600 W. KIRKWOOD - SUBJECT PROPERTY, STREET VIEW (TO NORTH)



520 W KIRKWOOD AVE - CONTRIBUTING



601 W 6TH -CONTRIBUTING

117 N JACKSON - NON-CONTRIBUTING



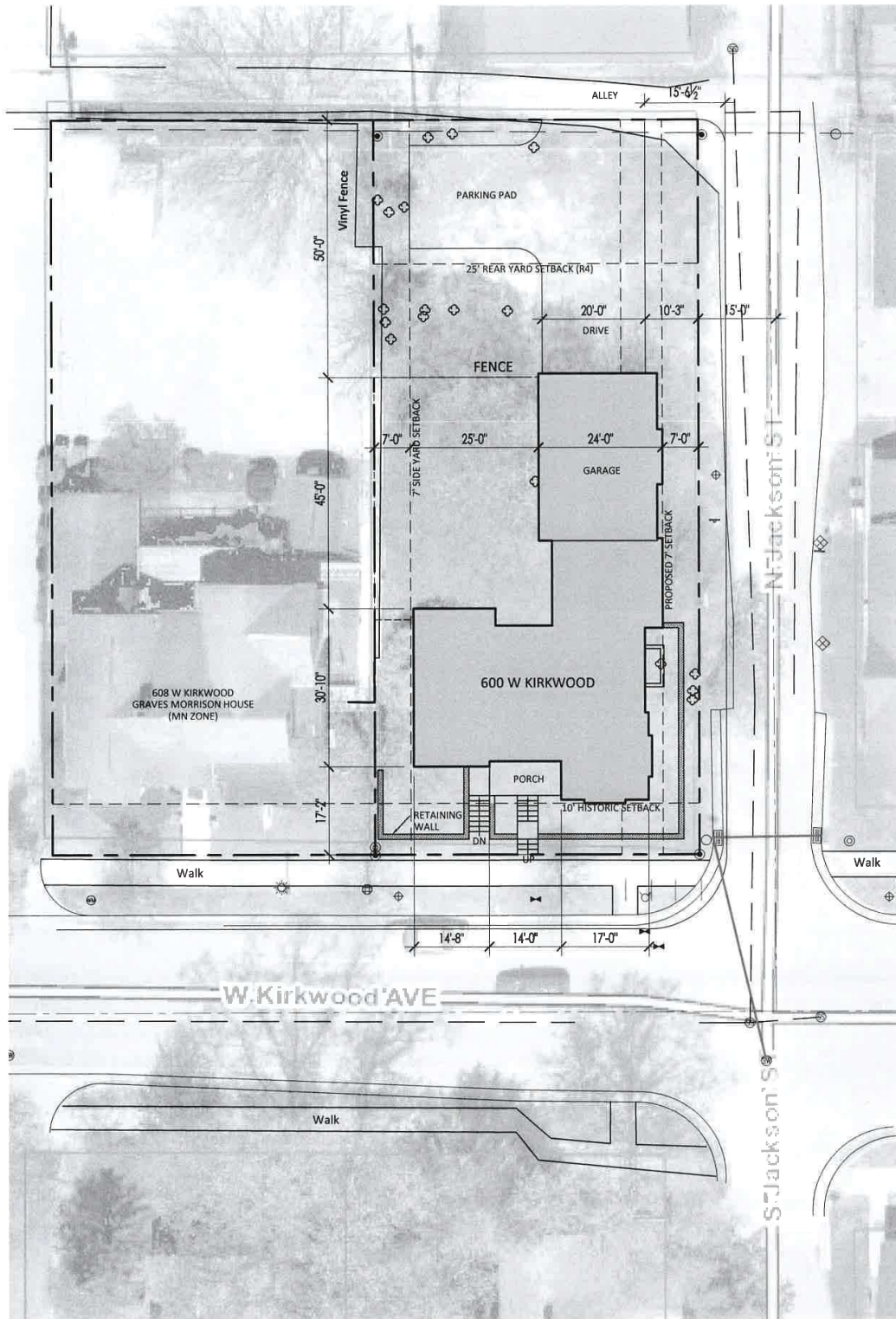
1898 SANBORN MAP



514 W KIRKWOOD - PARKER-HAWKINS HOUSE, OUTSTANDING



STREET ELEVATION
SCALE: 1/16" = 1'-0"



SITE PLAN

SCALE: 1"=20'



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



EAST ELEVATION

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



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



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

STAFF RECOMMENDATIONS	Address: 112 W 6th St.
COA 22-33	Petitioner: Nate Trueblood, Everywhere Design
	Parcel: 53-05-33-310-267.000-005
RATING: NOTABLE	Survey: c. 1910, Neoclassical



Background: Courthouse Square Historic District

Request: New Sign

Guidelines: Courthouse Square Historic District Guidelines

II. Guidelines for Signage and Awnings

A. Signage General

1. Care should be taken with the attachment of signage to historic buildings.
2. The scale of signage should be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.
5. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new

tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.

6. Signage which is out of scale, boxy or detracts from the historic facade is discouraged.
7. Care should be taken to conceal the mechanics of any kind from the public right of way.

B. Wall Signs

1. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
3. Signs in other locations will be reviewed on a case-by-case basis.

Staff Recommends Approval of 22-33, conditional that the attachments not harm the limestone

- The proposed sign in aluminum with acrylic letters would be located above the windows and below the second floor.
- The proposed sign is larger than the existing sign and would be covering historic limestone. Staff's main concern is that the sign be removable in the future without boring directly into the historic material.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-33

Date Filed: 4/1/2022

Scheduled for Hearing: 4/28/2022

CORRECTION: 112 W 6TH ST

Address of Historic Property: 403 E 6th St Bloomington, In 47408

Petitioner's Name: Nate Trueblood / Everywhere Signs

Petitioner's Address: 2630 N Walnut St. Bloomington, IN 47404

Phone Number/e-mail: everywheresigns@gmail.com

Owner's Name: Olympus Properties Stardust Development Llc & Sweeney, Amy Ferguson & Seeber, John E & Seeber, Thomas M

Owner's Address: 403 E 6th St Bloomington, In 47408

Phone Number/e-mail: Mack Bell projects@olympusproperties.com 812-947-1255

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. 013-07380-00 ORIG PLAT PT 226; 226B 112 W 6TH ST

2. A description of the nature of the proposed modifications or new construction:
welded aluminum tube frame with painted front and acrylic letters mounted to the panel

3. A description of the materials used.
aluminum / acrylic letters / navy paint

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.

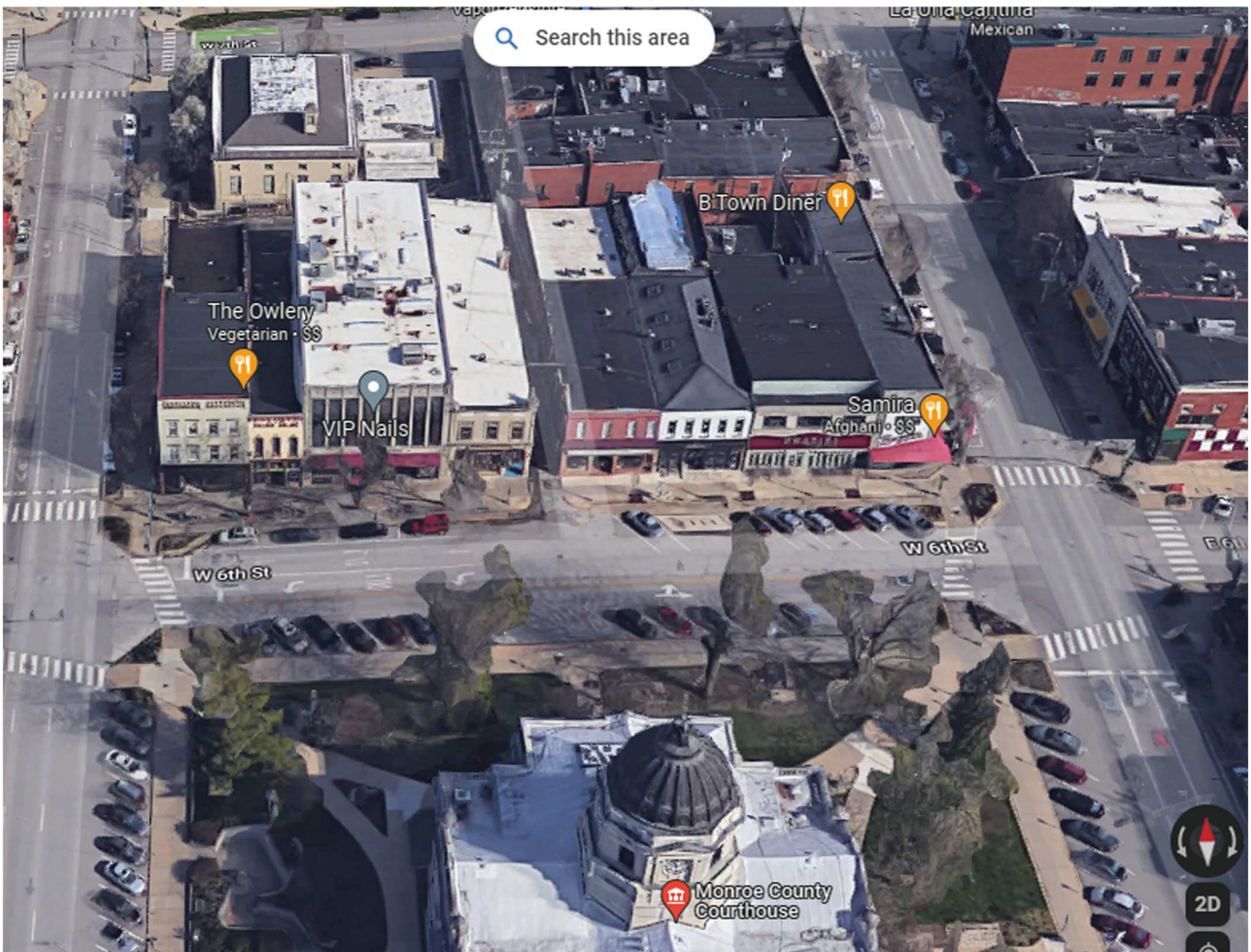
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

21"x104" 15.2 sq ft - non lit letters

bonne fête



bonne fête





CITY OF BLOOMINGTON
Planning and Transportation Department
401 N. Morton St., Bloomington, Indiana 47404



Phone: 812-349-3423

Fax: 812-349-3520

Email: planning@bloomington.in.gov

APPLICATION FOR PERMANENT SIGN PERMIT

*** MAKE CHECKS PAYABLE TO THE CITY OF BLOOMINGTON**

Date Applied: 3/31/22
 Name of Business: Bonne Fete
 Type of Business Use: GIFT SHOP
 Address of Business: 112 W. 6th St. Bloom IN 47404
 Business Phone: NA
 Alternative Phone/Fax: _____
 Name of Applicant: NATE TRUE BLOOD EVERYWHERE *signs*
 Applicant Phone: 812-323-1471

(OFFICE USE ONLY)
Application #: _____
Permit Fee: <u>\$125.00 per sign</u>
Total Fee: _____
Date Issued: _____
Permit Reviewer: _____

A SCALED SITE PLAN IS REQUIRED WITH YOUR APPLICATION.

In order to receive a **permanent sign permit**, the applicant shall submit a site plan containing the following elements:

1. Scale and North arrow;
2. Location of building(s), driveway(s), and parking area(s);
3. Location and size (in square feet) of all existing sign(s);
4. Indicate type of existing sign(s): wall, pole, or ground signage;
5. Location and dimensions of proposed sign(s);
6. Distance between building and proposed sign location(s);
7. Name and location of adjacent street frontage(s), if applicable; and
8. Distance between curb edge and sign location.

CERTIFICATION

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, and occupancy.
3. Any changes made to sign dimensions or location shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.
5. No sign installation is allowed until a permit has been issued by the Planning and Transportation Department.

Applicant's Signature

Date 3/31/22

If you have questions about sign ordinance requirements, please call the **Bloomington Planning and Transportation Department @ 812-349-3423.**

STAFF RECOMMENDATIONS	Address: 754 S Walnut St.
DD 22-10	Petitioner: Randy Sciscoe
Start Date: 3/28/2022	Parcel: 53-08-04-200-184.000-009
RATING: CONTRIBUTING	Survey: c. 1900, Gable front



Background: The early twentieth century property was severely damaged by a fire on January 14, 2022. Housing and Neighborhood Development emitted an order to seal.

Request: Full demolition of primary structure on the lot.

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 Recommends the release of DD 22-10

- The openings consist of a replacement 1/1 window upstairs with two double hung replacement windows on the diagonal near outer eaves; two original doors flanked by replacement 1/1 windows on the first floor (SHAARD).
- The structure has been deemed unsafe by the Housing and Neighborhood Development Department (HAND). HAND has issued an Unsafe Building Order to Sea.
- The building suffers from severe fire damage.

February 11, 2022

Daniel Caridi
32 Cutler Rd
Greenwich Ct 06831

**UNSAFE BUILDING
ORDER TO SEAL**

RE: Structure(s) located at 754 S Walnut St, Bloomington IN, 47401
Legal description of relevant property: 015-22510-00 Seminary Pt Lot 63

Information received by this office indicates you may be the owner of the aforementioned property ("Property"). A recent inspection determined the Property to contain an unsafe structure(s) and revealed violations of Bloomington Municipal Code ("B.M.C.") Chapter 17.16 and Indiana Code ("I.C.") Chapter 36-7-9. Pursuant to B.M.C. Chapter 17.16 and I.C. § 36-7-9-5(a)(2), you are hereby **ORDERED** to **SEAL THE STRUCTURE(S)** against intrusion by unauthorized persons in accordance with the uniform standards established in Chapter 17.16 of the B.M.C. within **10** days, to wit: by 12 midnight local time on **February 25, 2022**. This Order to Seal Expires on February 2, 2024.

The following steps are required for compliance with this Order:

- 1. Contact Monroe County Building Department to determine if any permits are required for the work to be completed**
- 2. Contact city Historic Preservation Program Manager to determine if the work to be conducted meets Historic Preservation Requirements**
- 3. Properly seal all openings in the structure to prevent unauthorized access (See the attached information below)**
- 4. Remove all trash and debris from the premises**
- 5. Contact Housing and Neighborhood Development upon compliance with this Order**

Note: An Order to Repair or Remove the structure may be issued at a future date

The structure referenced above is being declared unsafe in accordance with B.M.C. Chapter 17.16 and I.C. § 36-7-9-4(a) and this **ORDER TO SEAL** is being issued as a result of inspection(s) conducted by HAND on January 14, 2022. The inspection(s) revealed that the property is:

- In an impaired structural condition that makes it unsafe to a person or property;
- A fire hazard;

- A hazard to the public health;
- A public nuisance;
- Dangerous to a person or property because of a violation of the below listed statute or ordinance concerning building condition or maintenance:
; and/or
- Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of the below listed statute or ordinance:

The Order to Seal becomes final ten (10) days after notice is given (given is defined to mean the person to whom the Order was issued actually received the notice). The law does not require a hearing prior to this Order being issued.

As the owner you *may* request a hearing regarding this Order. Any request for a hearing must be in writing, be submitted to the HAND Department (401 N. Morton Street, Bloomington, Indiana 47404), and be submitted within ten (10) days of receipt of this Order. If a proper request for a hearing is received, the hearing will be held by the City of Bloomington's ("City") Board of Public Works ("Board") during one of the Board's regularly scheduled meetings. You will be provided the date, time and location of the Board's hearing. If you request a hearing either you or your legal counsel may present evidence, cross-examine witnesses, and present arguments.

Failure to comply with this Order by the deadline(s) imposed may result in the City issuing citations for violations of the B.M.C., civil penalties being assessed against you, a civil suit being filed against you, the City making the necessary repairs (either by itself or via the use of an independent third-party contractor) and placing a lien on the Property to recover costs associated with this action, and/or demolition of the Property.

You must notify the City's HAND Department within five (5) days if you transfer title, or if another person or entity agrees to take a substantial interest in the Property. This notification shall include the full name, address and telephone number of the person or entity taking title of or substantial interest in the Property. The legal instrument used in the transfer must also be supplied to the HAND Department. Failure to comply with this notification requirement may render you liable to the City if a judgment is entered for the failure of the City to provide notice to persons holding an interest in the Property.

If you have questions regarding this Order, please feel free to contact Neighborhood Compliance Officer Mike Arnold during normal business hours at the address, telephone number, and/or email herein provided:

Michael Arnold
Neighborhood Compliance Officer
Housing & Neighborhood Development Department (HAND)
401 N. Morton Street/P.O. Box 100
Bloomington, Indiana 47402
(812) 349-3401
arnoldm@bloomington.in.gov.

John Zody, Director
City of Bloomington
Housing & Neighborhood Development (HAND)
401 N. Morton Street/P.O. Box 100
Bloomington, Indiana 47402

Date

**754 S Walnut St
January 14, 2022**





17.16.060 Uniform standards for sealing an unsafe building.

Pursuant to Indiana Code §§ 36-7-9-5(a)(2) and 36-7-9-5(a)(8), this section hereby establishes a uniform standard for sealing an unsafe building against intrusion by unauthorized persons when such an order is issued by the housing and neighborhood development department or the board of public works:

- (a) All openings of a building shall be closed.
- (b) Openings that are more than one square foot in area and located less than twenty feet above the ground or that are accessible from a part of the building such as a fire escape or other means of access shall be secured by the following means:
 - (1) Plywood or oriented strand board, covered with a weatherproofing substance such as exterior paint or varnish, similar in color to the exterior of the building and cut to the inside dimension of the exterior of the opening, shall be placed in all openings in such a way that no portion of the plywood or oriented strand board extends outside the existing frame.
 - (A) The plywood or oriented strand board shall be placed against any existing exterior window slide trim or a furring strip.
 - (B) If there is no slide trim or furring strip, an equivalent block shall be installed.
 - (C) The slide trim, furring strip or block shall be sufficient to prevent the plywood or oriented strand board from being pushed inward.
 - (D) The plywood or oriented strand board shall be affixed to the exterior frame by use of two and three-quarters-inch or longer ring nails spaced a maximum of eight inches apart.
 - (2) Where the inside dimension of the opening exceeds twenty-six square feet in area, additional exterior support shall be provided by placing continuous pieces of nominal two-inch by four-inch framing grade lumber on the outside of the plywood or oriented strand board in such a manner that every carriage bolt used in the opening passes through and joins such a piece of nominal two-inch by four-inch lumber, the plywood or oriented strand board and the interior brace.
 - (A) The round head of the bolt shall be on the outside of such pieces of nominal two-inch by four-inch lumber that gives exterior support.
 - (B) The pieces of nominal two-inch by four-inch framing grade lumber shall be covered with a weatherproofing substance such as exterior paint or varnish, similar in color to the exterior of the building.
 - (3) In case of a ground level door the following method of securing shall be used:
 - (A) The door shall be placed in good repair including, but not limited to, closing any openings in the door, repairing hinges on the door and providing for an adequate closure to the opening; and
 - (B) The door shall be locked by the use of not less than two hasp locks and padlocks to be located equidistant from the top and bottom casing and each other.
 - (C) If no door exists, or if it is impractical to repair the existing door, the opening shall be secured in the manner described in this subsection, substituting, however, a piece of plywood or oriented strand board for the door. The plywood or oriented strand board shall be covered with a weatherproofing substance such as exterior paint or varnish, similar in color to the exterior of the building.

- (c) Any opening that is less than one square foot in area or that is both more than twenty feet above the ground and not accessible from a part of the building shall be covered so as to prevent the entry of birds, rats or other animals and shall be made weather tight. The covering shall be painted in color similar to the exterior of the building.
 - (d) The materials used to secure the openings of a building pursuant to these standards shall meet the following specifications:
 - (1) Plywood or oriented strand board: no less than one-half-inch exterior grade;
 - (2) Braces: no less than nominal two-inch by four-inch framing grade lumber; and
 - (3) Bolts: no less than three-eighths-inch carriage bolts.
 - (e) The housing and neighborhood development department or board of public works may allow the use of other materials and methods of securing openings, including the use of existing doors, if it is shown that, as related to the particular circumstances, the objectives of these standards would be met by the use of such materials and methods.
- (Ord. No. 14-23, § 1, 10-29-2014)

200 E Kirkwood Ave. (Bloomington National Savings and Loan Association)

Staff Report:

Bloomington Historic Preservation Commission

The property at 200 E Kirkwood Ave. qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a // (2) b, g

- 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) Architectural:
 - 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 designer'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 the city; or
 - g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style

Case Background

The proposed district consists of one building on the lot legally recorded as 53-05-33-310-227.000-005, the Bloomington National Savings and Loan Association (referred to as the bank) is located in the heart of Bloomington's urban center. The lot is currently zoned as Mixed-Use Downtown University Village (MD-UV) and is located just one block east of the city's courthouse square. The bank was inaugurated in the summer of 1961 and specialized in mortgage and loan distribution.

Bloomington National Savings and Loan Association had originally been located on the 100 S College Ave block facing the courthouse, where it served Bloomington's community since the turn of the twentieth century. They relocated four blocks to the east on Kirkwood Ave to its current location in 1961. The bank changed hands in 1987 and has been functioning as the

People's State Bank to the present.

The firm Monical and Wolverton, Inc. was an architectural and engineering firm that specialized primarily in institutional and public work designs including public schools, prisons, banks, bridges, and roadways throughout Indiana. Based in Indianapolis during the 1950's and 1960's the firm designed at least two banks with drive throughs, the Bloomington National Savings and Loan Association as well as another bank in Jasper Indiana in 1964 (The Daily Herald 1964, 1-2).

Kirkwood Avenue, especially the zone marked between the Sample Gates and the historic courthouse, connects Indiana University with the courthouse square, Bloomington's center. This area was originally built up with houses, most of which were later replaced with shops, banks, restaurants, and institutions such as churches and the county library. Locally sourced Indiana limestone was used as the principle material to cover most of the facades. The bank is one of the two remaining international style bank structures on Kirkwood Avenue outside of the Courthouse Square historic district. The other is 121 E Kirkwood Ave. built in c. 1955, that served as the Workingmen's Federal Savings & Loan Association (Old National Bank) and which currently houses the CVS Pharmacy.

Historic surveys rating and designations:

The Bank has been rated as Contributing in the 2018 Bloomington Historical Building Survey. The survey indicates that the building typology is in risk of disappearing.

Staff proposes changing the rating of the structure to Notable due to the rarity of the architectural typology in Bloomington and integrity of the building components, including the metal and glass windows, and the limestone and marble veneer. The original drive through carport has been replaced with a canvas awning. A matching red canvas awning was installed on the front facade at some point between 2007 and 2013 according to Google Street View (Google). An ATM machine has also been installed on the front facade. The wall maintains a relatively minimalist aesthetic, the side windows facing Washington St. echoing earlier art deco style patterning.

Historic, 1 (a): exemplifies the cultural, political, economic, social, or historic heritage of the community.

The Bank's relocation to 200 E Kirkwood, on a corner lot provided customer parking and a drive through for customers at the time when both car and house sales were booming in the United States. Bloomington was expanding at this time with neighborhoods featuring mid-century ranch style houses at further distances from the urban center. People who wanted to purchase houses through the mortgages offered by the bank could now come via car. Smaller transactions such as payments, deposits, and withdrawals could be done without ever having to leave the car in the drive-through.

Architectural Significance, 2 (a): Embodies distinguishing characteristics of an architectural or engineering type

The architecture and engineering firm of Monical and Wolverton was hired to design the Bank. Based in Indianapolis, the design firm was at its peak of projects during this time, working on large scale government projects throughout Indiana between the late 1950's and early 1960's including doing large studies of buildings for the purposes of fallout shelters, studies of road and bridge conditions and designing banks, schools, and prisons. The firm drew inspiration for

the bank's design from the post World War II proliferation of International Style open and transparent design popularized throughout the United States.

"Banks offered mortgages, loans for automobiles and appliances, money for new business start-ups, and retirement savings plans. This new emphasis on customer service went hand-in-hand with the Modern aesthetic of architecture that was sweeping the architecture world. In March 1945, a panel of bank leaders and experts from Banking, The Journal of American Bankers Association charged with future planning for the banking industry unanimously agreed that "the bank building as well as the banker, must get rid of the 'stiff collar and fishy eye' and meet the customer at least as engagingly as a first-rate retail store." With such a proclamation retail merchandising became the model for the modern bank, being "open, friendly, warm and unimposing; no more marble and bronze, no more columns, grills and cages." A bank's exterior should have large windows to show that showed customers happily conducting their business is a colorful, well-lit, modern interior. Banking took on a more "homey" feel, with welcoming interiors, community meeting rooms and a lobby for exhibits (Kellerhals 2013, 4-5) ."

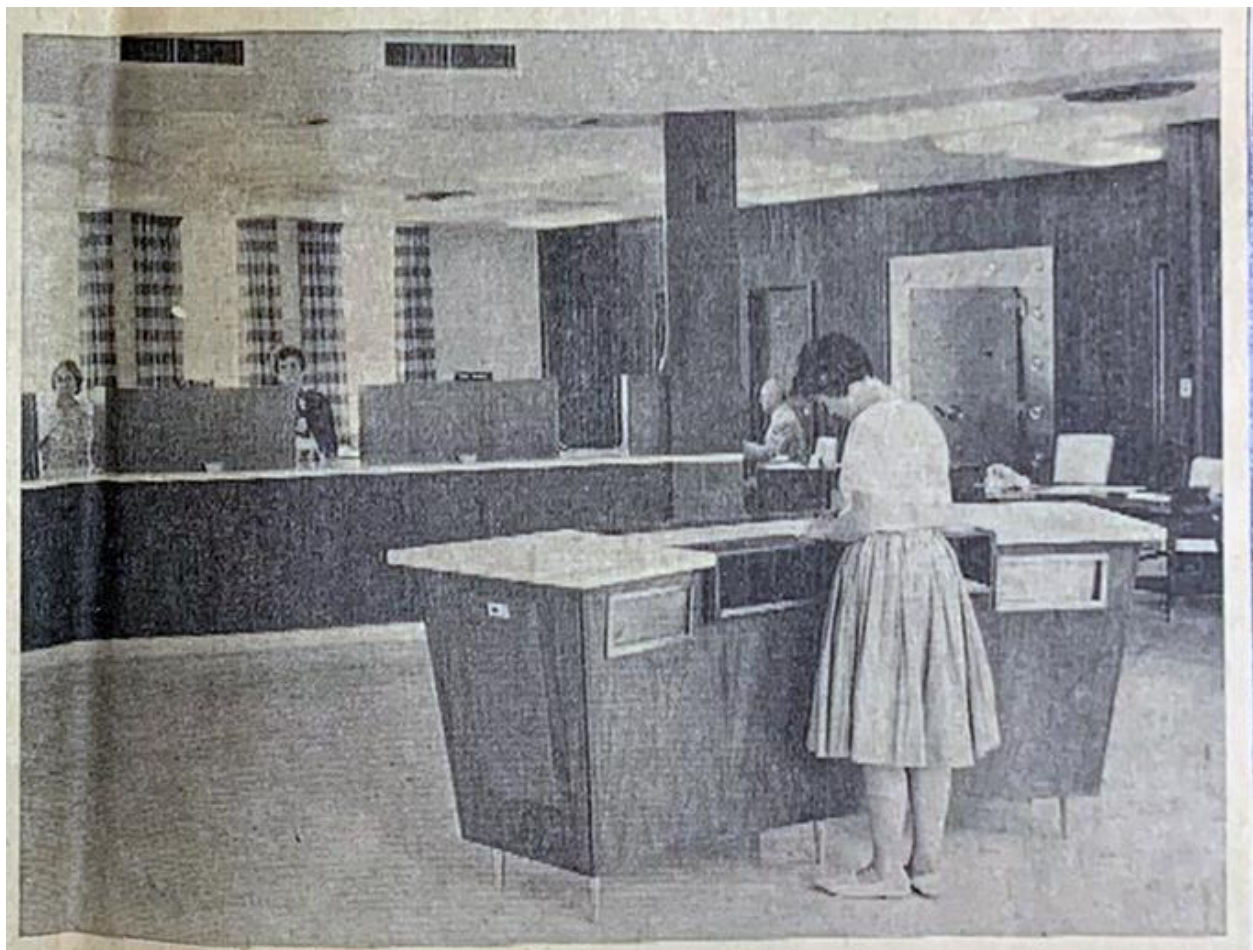


Figure 1: Daily Herald 1961. The interior image reflects the changing norms in bank design during the mid-twentieth century that encouraged an open and engaging space for clients.

The bank's design reflects all of these principles while maintaining a sense of privacy and even a sense of minimal aesthetic ornamentation through the window patterning and material textures on the side and back facades. The building conveys its use as a bank and a clean, almost

monumental use of materials and proportions while being relatively small in scale.

Indiana limestone was used as a veneer material, with large slabs used to cover the two main facades, facing Kirkwood Avenue and Washington St. Black marble was used as a contrasting material on the front facade. A random coursed ashlar pattern was used for the back facades which would be less viewable by the public.



Figure 2: Aerial Photo of Bloomington National Savings and Loan Association 1961

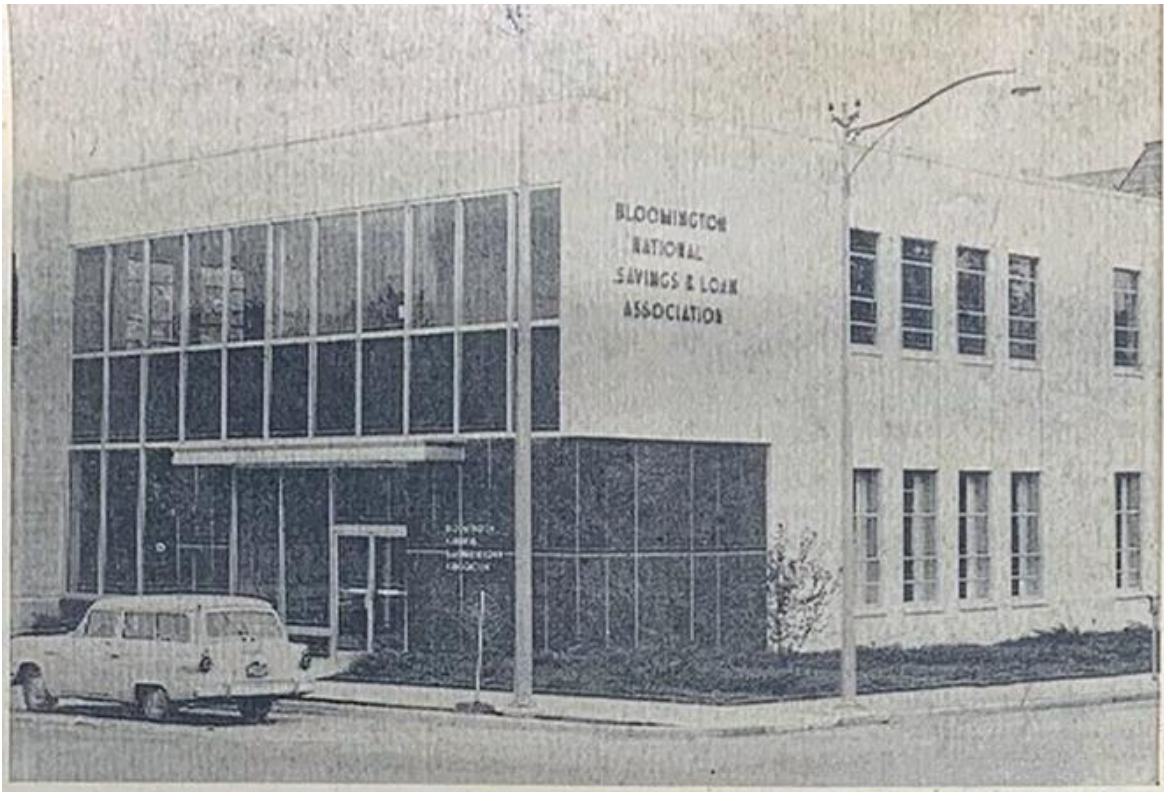


Figure 3: Daily Herald. 1961



Figure 4: Google Street View Image from 2007 with the original metal canopy intact



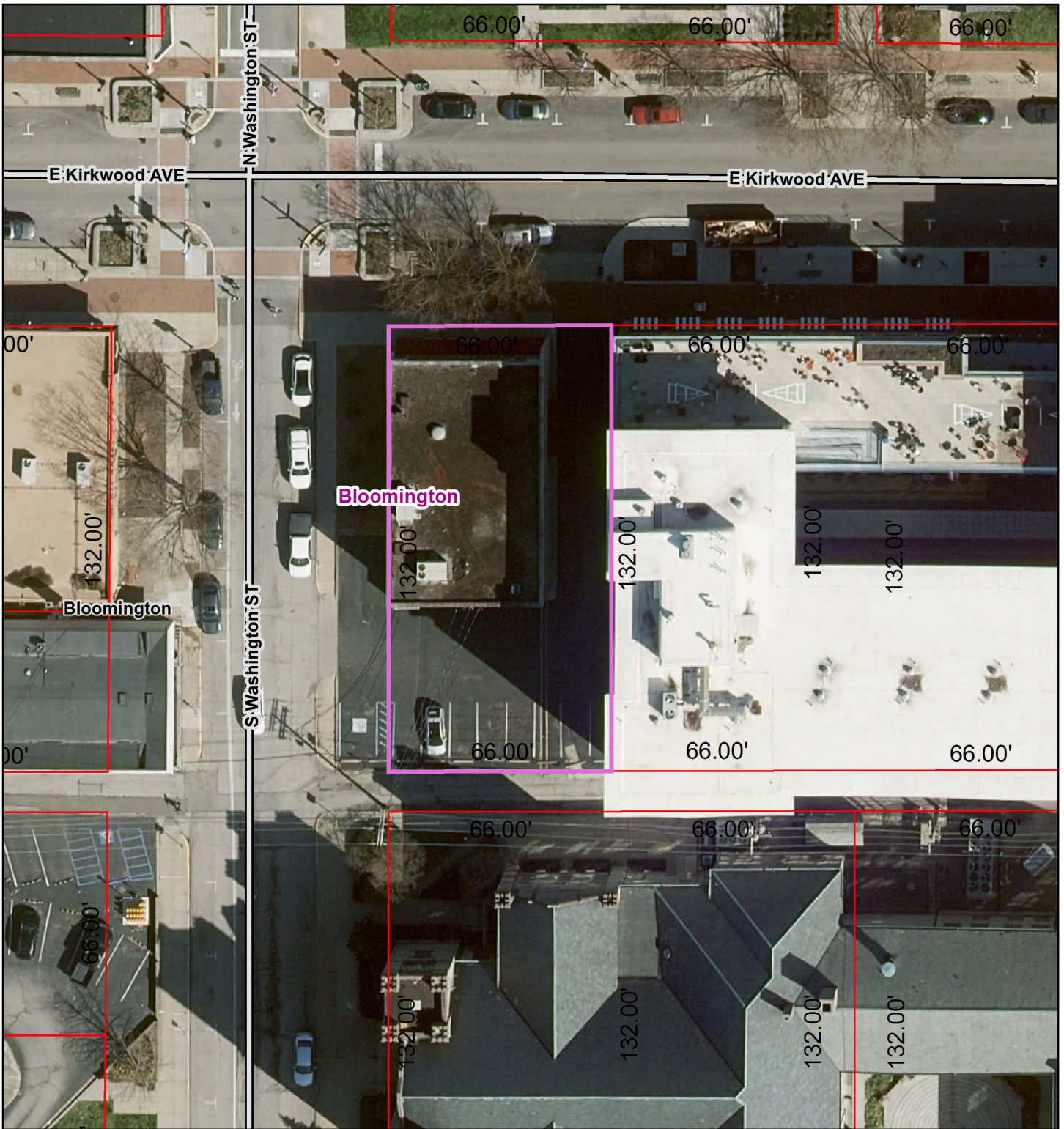
Figure 5: Facade facing Kirkwood Avenue and the drive through



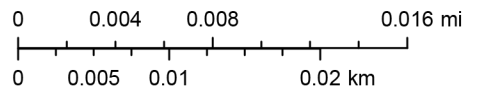
Figure 6: Facades facing Washington Street and the parking lot



Figure 7: The lines and drilled holes from the original sign create a palimpsest of the bank's original name.



1:500



**CITY OF
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT



Boundary Line

200 E Kirkwood Ave Historic District Proposed Boundary Map

Recommendation: Approval Staff recommends property parcel 53-05-33-310-227.000-005 "Bloomington National Savings and Loan Association" be designated as a local historic district. After careful consideration of the application and review of the Historic District Criteria as found in Ordinance 95-20 of the Municipal Code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.

The property meets Criteria 1(c) as the bank represents an era of dynamic change when a larger segment of the population could afford to buy both a car and a house, as shown by the bank moving location and offering additional services to car based clients.

The property meets Criteria 2(a) The building reflects the clean lines of the International Style modernist aesthetics and Post-War open spaces while retaining a small scale and using the locally sourced Indiana limestone as the primary facade material.

Bibliography

1961. "Savings, Loan Firm Sets Open House at New Home." *Daily Herald*, June 21, 1961.

1964. "New Drive-In Bank Is Ready To Open." *The Daily Herald*, May, 6 1964.

2007. "2007 Google Map Street View."

https://www.google.com/maps/place/200+E+Kirkwood+Ave,+Bloomington,+IN+47408/@39.1665605,-86.5321058,3a,75y,182.98h,90t/data=!3m6!1e1!3m4!1sTeAiLBI702esExj3Rm_NvA!2e0!7i3328!8i1664!4m5!3m4!1s0x886c66dd73e69c63:0x420fbf860e842e6a!8m2!3d39.1663499!4d-86.5321374

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STAFF RECOMMENDATIONS	Address: 805 S Rogers St.
BHPC 22-01	Petitioner: Felisa Spinelli, Btown Beauty Supply and Salon LLC
	Parcel: 53-08-05-100-092.000-009
RATING: CONTRIBUTING	Survey: c. 1927, commercial, vernacular



Background: McDoel Historic District

Request: Get an estimate done for building renovation, and additional square footage. Also for the design of another building on the property.

Staff Recommendation: Approval of BHPC 22-01

Recommends that the grant money be used to offset the cost of hiring the architectural firm Tabor Bruce to do consulting work related to the rehabilitation of the exterior of the building.