



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday July 28, 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?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

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Dial by your location

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Bloomington Historic Preservation Commission Meeting

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

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

Thursday July 28, 2022, 5:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**

A. July 14, 2022

IV. **CERTIFICATES OF APPROPRIATENESS**

Commission Review

A. **COA 22-54**

642 N Madison St. (Showers Brothers Furniture Complex Local Historic District)

Petitioner: Gretchen Knapp, Dimension Mill

BUEA Funds - Repairs to light fixtures

B. **COA 22-59**

521 W 4th St. (Greater Prospect Hill Historic District)

Petitioner: Jerry Sinks & Anita Bracalente

Solar Panels

C. **COA 22-60**

405 N Rogers St. (Cochran Helton Lindley House Historic District)

Petitioner: Teresa Hull, CFC Properties

Sidewalk replacement

D. **COA 22-61**

208 E 16th St. (Garden Hill Historic District)

Petitioner: Lisa Freeman

Addition to the house

E. **COA 22-62**

336 S Maple St. (Greater Prospect Hill Historic District)

Petitioner: Brook and Corey Rieman

Window Change

F. **COA 22-63**

206 S Maple St. (Greater Prospect Hill Historic District)

Petitioner: Derek Flynn

Full Demolition Garage

G. **COA 22-64**

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

Petitioner: Tim Cover

Addition

V. **DEMOLITION DELAY**

A. **DD 22-13**

1504 W Arlington Road (Contributing)

Petitioner: Robert Iatarola

Full demolition, garage

VI. **NEW BUSINESS**

VII. **OLD BUSINESS**

VIII. **COMMISSIONER COMMENTS**

IX. **PUBLIC COMMENTS ANNOUNCEMENTS**

X. **ADJOURNMENT**

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

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

Posted: 7/21/2022

Bloomington Historic Preservation Commission Meeting
Thursday July 14, 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:

Daniel Schlegel (Present)
John Saunders (Present)
Reynard Cross (Present)
Elizabeth Mitchell (Present)
Allison Chopra (Present) Leave @ 7:18.
Doug Bruce (Present)
Matthew Seddon (Present)

Advisory Members:

Duncan Campbell (Present)

Staff:

Gloria Colom, HAND (Present)
Eddie Wright, HAND (Present)
Dan Dixon, Legal (Virtual)
John Zody, HAND (Virtual)

Guests:

Roy Campbell (Present)
Linda Judd (Present)
Richard Judd (Present)
Taresah Youngman (Present)
David Askins (Virtual)
Nate Trueblood (Virtual)
Gretchen Knapp (Virtual)
Richard Lewis (Virtual)
Sara Howell (Virtual)
Terry Hays (Virtual)
Mary Catherine Carmichael (Virtual)
Holden Abshier (Virtual)
Valarie Grim (Virtual)
Mary Girard (Virtual)

III. APPROVAL OF MINUTES

A. June 30, 2022

Allison Copra made a motion to accept minutes from **June 30, 2022**, **Matthew Seddon** seconded. **Motion carried 5-0-3. Yes - Schlegel, Saunders, Mitchell, Chopra and Cross. No – None. Abstain – Bruce, DeSollar, and Seddon.**

IV. HISTORIC DISTRICT NOMINATION

A. HD 22-03

702 & 708 N Rogers St. (Bethel AME Church)

Petitioner: Bethel AME

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if the reps from the church have anything to add. **Taresh Youngman** stated the church would be happy to be designated. **Duncan Campbell** asked about the accuracy of the physical description. **Gloria Colom** clarified that she obtained the description from the historic register. **Duncan Campbell** asked that the description they are using for local designation be clarified to point out the unique architecture.

Matthew Seddon stated that congregation should all be proud of their church. **Doug Bruce** added that it was just a few years ago that the church came before the commission to save the parsonage, and this shows the care taken with the church. **Sam DeSollar** stated that the parsonage with the church makes the historic designation more powerful. **Daniel Dixon** stated that to go forward the need public comments. **John Saunders** asked for public comments and none were offered.

Matthew Seddon made a motion to amend the description to the description to include the architecture. **Sam DeSollar** seconded. **Motion carried 8-0-0. Yes – Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

Allison Chopra made a motion to send forward to the common council for designation. **Matthew Seddon** seconded. **Motion carried 8-0-0. Yes - Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

Matthew Seddon made a motion to place the property under interim protection. **Doug Bruce** seconded. **Motion carried 8-0-0. Yes - Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

V. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 22-49

1109 E 1St St. (Elm Heights Historic District)

Petitioner: John McEwan

Tree Removal

Gloria Colom gave presentation. See packet for details.

The **Commissioners** discussed the neighborhood guidelines and how they applied to the staff approval. **Gloria Colom** clarified how she applies the guidelines and how they apply in this instance.

B. COA 22-51

721 N Fairview St (Maple Heights Historic District)

Petitioner: Jane Klausmeier

New roofing

Gloria Colom gave presentation. See packet for details.

Commission Review

C. COA 22-50

202 N Walnut St. (Courthouse Square Historic District)

Petitioner: Jerry Collins, Everywhere Signs

New Signage

Gloria Colom gave presentation. See packet for details.

Allison Chopra asked who designed the sign and if it's considered neon. **Nate Trueblood** did the design and explained the sign.

Allison Chopra stated that she wishes they could reject this sign for some reason as she doesn't like the design. **Nate Trueblood** explained that the person opening the shop asked for this design as she is on a short budget. Once she has had the shop open awhile she will be replacing the sign with a better design.

Sam DeSollar made a motion to accept this design. **Matthew Seddon** seconded. **Motion carried 8-0-0. Yes - Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

D. COA 22-52

108 W 4th St. (Courthouse Square Historic District)

Petitioner: Lauren Clemens c/o City of Bloomington

Replacement of the front door of FHB Radio Station

Petitioner not present, COA was tabled until the next meeting.

E. COA 22-53

908 W Howe St. (Greater Prospect Hill Historic District)

Petitioner: Mary G. Girard

Addition on the back of building

Gloria Colom gave presentation. See packet for details.

Mary Girard gave a little more background on the structure. She is trying to be mindful of the additions, as this will be her retirement home. She is working with an Indianapolis architecture firm on the designs of the home.

Allison Chopra asked if she has asked the architect if they can fit into a historic district. She has and they have worked on the façade. **Duncan Campbell** asked about the materials used on the siding. **Gloria Colom** clarified that they used the guidelines when choosing the siding. **Richard Lewis** recommended they use lap siding which is more with the neighborhood standards. **Matthew Seddon** thinks this is a sensible design. **Reynard Cross** asked if the designs are different to differentiate the addition from the main structure. **Sam DeSollar** stated that can be done in different ways, they are using a neck to differentiate the old and new sections and by using cement board they could avoid painting. **Doug Bruce** stated he likes the design he wonders if the commission even has purview and on the siding since the addition is not as visible. **Sam DeSollar** restated his previous comments and clarified that the addition will be visible from the street. **Duncan Campbell** stated that it is ship lap siding with no detail, and he questions the color of the siding. He was at first worried about the crest of the roof showing but he drove by and noticed that is not a problem. **Mary Girard** stated they are looking at a company that makes siding that doesn't need treatment for 99 years but she knows it will need painting. They are looking for something to match the house. She does not want to paint the siding, it will be a soft natural look but will not be charred.

Matthew Seddon made a motion to approve **COA 22-53**, **Reynard Cross** seconded. **Motion carried 8-0-0. Yes - Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

F. COA 22-54

642 N Madison St. (Showers Brothers Furniture Complex Local Historic District)

Petitioner: Gretchen Knapp, Dimension Mill

BUEA Funds - Repairing light fixture attachments and roof

Gloria Colom gave presentation. See packet for details.

Gretchen Knapp explained how the lights are pulling and damaging the bricks.

Sam DeSollar asked if she could explain how they will be doing the repairs. **Gretchen Knapp** gave a brief explanation. **Sam DeSollar** asked for documentation on the method of repairs. She explained that there was no way to do that at the present time. **Duncan Campbell** suggested an alternate method to repair without drilling directly into the bricks stating they could anchor into the mortar. He wants to be sure the lights are repaired correctly so they don't pull loose again, and he suggested they hold on approval for more information. **Allison Chopra** asked if this complies with the application process since there is lacking information. **Daniel Dixon** clarified the wording and requirements of title 8 as for document submission. **Alison Chopra** asked for clarification on what is being applied for, **Gloria Colom** clarified the oversight of the commission and what is being applied for. **Duncan Campbell** is not sure they have come up for BUEA grants, but the commission is here to comment and oversee.

Doug Bruce agreed with **Duncan Campbell** that they need to be certain that the repairs are done correctly. The mounts need to be in the mortar joint as opposed to the bricks. **Sam DeSollar** reiterated previous comments. He wants to be sure this doesn't get automatically approved if they don't vote tonight. The commissioners would need to extend the approval period for more information if they don't vote tonight.

Sam DeSollar made a motion to extend the approval period for **COA 22-54**, **Elizabeth Mitchell** seconded. **Motion carried 8-0-0. Yes - Bruce, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross.**

G. COA 22-55

923 E University St. (Elm Heights Historic District)

Petitioner: Sara Howell and Terry Hays

Demolition and reconstruction of garage

Doug Bruce represents the petitioners and therefore recused himself from discussion and voting.

Gloria Colom gave presentation. See packet for details.

Doug Bruce clarified that the inside of the garage is too narrow to park, and the garage is actually behind the house. They are going to try to reuse as much of the brick as they can. It should remain in scale as the house is two story.

Matthew Seddon asked when the property was purchased, January 2021 and the garage was in this condition when purchased. **Matthew** asked about neighborhood guideline about changing the size of outbuildings. **Gloria Colom** clarified the guidelines for the district. The question is if the rebuilding of the garage would be good for the community and that is up to the commissioners. **Reynard Cross** asked if the garage would be attached or detached. **Doug Bruce** stated that a deck would be removed and the garage connected in its place. **Reynard Cross** asked if the garage was built at the same time as the house and

Doug is not certain, but he knows it was once hit by a car. **Reynard** asked if the structure could be repaired and expanded and meet historic requirements. **Doug** stated that adding on would create something that is not compatible. **Daniel Schlegel** asked for a photo of the area for clarification of what is planned. **Sam DeSollar** clarified that the neighborhood committee is split on this project.

Matthew Seddon would be comfortable with approval because it is not demolition by neglect. But he has concerns about the change from a one car to a two car garage. But he thinks it will be benefit to the community. **Reynard Cross** would be comfortable if it were a single care garage because you are doubling the size of the garage. **Elizabeth Mitchell** understands that a one care garage wouldn't be a favorable a two care garage. **Daniel Schlegel** understands how everything is tied together and the owners inherited the property in this shape. **Sam DeSollar** stated that the guidelines are clear and the garage doesn't pose a hazard but it needs a lot of work. But this property gives the neighborhood a certain flavor and the guidelines clearly protect this type of building. **Duncan Campbell** stated that he has restored building in worse shape than this. He understands they want to connect to the house. He understands the need for a garage, but he would vote for protect rather than replace. **Allison Chopra** would not like to see the structure rebuilt with the current materials, and states that the changes need to be minimal,

Mary Catherine Carmichael spoke on behalf of the public. She stated they parked in the garage when she owned the property. The owners bought the home knowing it's in a historic district, so it wasn't a bait and switch. It requires a little more work to work around when in a historic district. She hopes the commission will vote to keep the garage. **Sara Howell** stated they are happy to have the home and were in a bidding war when they purchased. They have a person living in the home who is 75 and they need a larger garage and attached would be helpful.

Sam DeSollar made a motion to deny **COA 22-55**, **Allison Chopra** seconded. **Motion carried 5-2-1. Yes- Schlegel, DeSollar, Saunders, Chopra, Cross. No – Seddon, Mitchell. Abstain – Bruce.**

H. COA 22-56

123 S College Ave. (Courthouse Square Historic District)

Petitioner: Nate Trueblood, Everywhere Signs

New Signage

Gloria Colom gave presentation. See packet for details.

Nate Trueblood asked about flag mounted signs in the downtown area which was stated in an article by the Mayor. **Daniel Dixon** was unfamiliar with such an article.

Allison Chopra asked about the city's direction on such a matter. No one present could answer this question. **John Zody** stated that he would check but he believes a flag sign

might require a variance from planning. **Gloria Colom** stated the guidelines for signage and that the building is not historic even though it's in a historic district. **Daniel Schlegel** asked if the size of the sign is a problem. **Gloria Colom** stated that it is and that it's mounted to the bricks. **Duncan Campbell** understands the placement of the signs but he thinks the branding signs are too big. Also they are not allowed a sign in the right away.

Matthew Seddon stated that he doesn't have a problem with designs A, B & D. **Reynard Cross** agrees with **Duncan Campbell** on the signs, and that anyone who wants to find a bank can find one pretty easily. **Elizabeth Mitchell** likes design A only. **Doug Bruce** asked about sign C being directly on the building. **Daniel Schlegel** agrees with the staff recommendations. **Sam DeSollar** doesn't disagree with any of the signs, and he would approve as is. **John Zody** stated that these are projecting signs but the UDO allows this type of sign. Any sign that projects out further than 12 inches is prohibited is not allowed. See the UDO for further information.

Allison Chopra left the meeting during discussion.

Matthew Seddon made a motion to approve with the addition of staff recommendations, **Reynard Cross** seconded. **Motion carried 6-1-0. Yes - Bruce, Schlegel, Seddon, Saunders, Mitchell, Cross. No – DeSollar.**

I. COA 22-57 (and 22-43 Appeal)

811 W Kirkwood Ave. (Greater Prospect Hill Historic District)

Petitioner: Roy Campbell

Changing roof materials and appealing the siding

Gloria Colom gave presentation. See packet for details.

Daniel Dixon clarified why a new COA was needed.

Roy Campbell brought a sample of the siding they are hoping to use.

Reynard Cross asked about the color of the siding, it will white. **Sam DeSollar** asked **Daniel Dixon** if they could consider the appeal an alteration of the existing COA. **Roy Campbell** stated that when he decided to go with a metal roof he inquired about that in the neighborhood and found that there are several metal roofs in the neighborhood. **Gloria Colom** read comments from the neighborhood concerning the siding and metal roof. See packet for details **Reynard Cross** asked if non-textured siding were used would the project still meet guidelines. **Gloria Colom** stated that it would. **Duncan Campbell** does not have a problem with the siding or the metal roof but the petitioner would need to get staff approval for the color.

Elizabeth Mitchell made a motion to approve **COA 22-57 (and 22-43 Appeal)**, **Daniel Schlegel** seconded. **Motion carried 7-0-0. Yes - Bruce, Schlegel, Seddon, Saunders, Mitchell, Cross, DeSollar.**

J. COA 22-58

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

Petitioner: Richard M. Judd

New landing and staircase

Gloria Colom gave presentation. See packet for details.

Richard Judd stated that the variance was approved in 2015 and he is following through with the process.

Sam DeSollar made a motion to approve **COA 22-58**, **Reynard Cross** seconded. **Motion carried 7-0-0 Yes - Bruce, Schlegel, Seddon, Saunders, Mitchell, Cross, DeSollar.**

VI. NEW BUSINESS

A. Provide Feedback - HPC as a consulting party

“Programmatic Agreement among the City of Bloomington and the Indiana State Historic Preservation Officer Regarding the Administration of Certain HUD-Assisted Projects and Programs subject to 24 CFR Part 58 in the State of Indiana.”

Gloria Colom gave a brief presentation, see packet for details.

Duncan Campbell stated this is standard and the HPC has been a consulting party to the state for years. They have to be a consulting party if they want to remain in the loop.

VII. OLD BUSINESS

A. BHPC Grant 22-02

400 W 7th St. (Johnson’s Creamery Historic District)

Petitioner: Mike Cordaro

BUEA Facade Grant and BHPC Consulting Grant

Gloria Colom gave a presentation on the status of the grant process. See packet for details.

Duncan Campbell stated that the grant has been used in the past to pay for a design consultant. But it is not normally used for engineering. **Sam DeSollar** stated that they haven’t always agreed with Peerless, who is involved with this project, but they are trying with this project.

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:53 p.m.**

END OF MINUTES

Video record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 642 N Madison St.
COA 22-54	Petitioner: Gretchen Knapp, Dimension Mill
	Parcel: 53-05-33-200-012.004-005
RATING: NOTABLE	Survey: c. 1910/c. 1940, 20th Century Industrial



Background: Showers Brothers Furniture Complex Local Historic District

Request: BUEA Funds - Repairing the light fixture attachments and the roof

Guidelines: Showers Brothers Furniture Complex Local Historic District Guidelines

A. Activities that are not subject to review by the Commission and do not require an application for a Certificate of Appropriateness:

1. Activities associated with routine maintenance or which do not result in any permanent alterations or attached fixtures, including such items as in-kind replacement of broken glass, window washing, and holiday decorations.
2. Alterations which are not visible from any existing or proposed street or way that is open to public travel.

B. Activities that may be approved by Staff (whether submitted for review via an application to the Commission or in consultation with Staff :

1. Maintenance, repair, and in-kind replacement involving no change in design, material, color and outward appearance, including such items as tuck pointing of masonry.
2. Work which is required to comply with Bloomington Municipal Code 8.12.020 Public Safety.

3. Replacement of non-original materials with a design or product previously approved, as for example, windows, lighting fixtures and canopies, when the feature has already been approved by the Commission or is the adopted design used in a successful tax credit project on a comparable Showers Building.

Masonry pg. 9

1. Miscellaneous equipment such as security cameras, door buzzers and the like that require attachment to exterior walls shall be fastened so as to avoid damage to historic fabric. When such equipment is removed, patching with appropriate material will be required.

Exterior lighting pg 13

8. Light fixtures shall be attached so as to avoid damage to historic fabric.

Staff Recommendation to approve COA 22-54 with a recommendation in favor of the BUEA Facade Grant.

- The petitioner provided additional information regarding how the fixtures will be placed. They will be using the preexisting holes that had been drilled during the original fixture unless the brick itself has to be replaced. In this case staff recommends not drilling the replacement fixtures in favor of drilling the mortar
- The proposed project would go towards the protection of the historic brick, which is currently being quickly deteriorated by the existing fixtures.
- The completed roof repairs (falls under maintenance that does not require a COA) contributes towards the overall health of the building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-54

Date Filed: 6/24/2022

Scheduled for Hearing: 7/14/2022

Address of Historic Property: 642 N Madison St

Petitioner's Name: Dimension Mill

Petitioner's Address: 642 N Madison St

Phone Number/e-mail: 812-250-9714 / 812-369-1399 cell gretchen@dimensionmill.org

Owner's Name: City of Bloomington Dept of Redevelopment

Owner's Address: Po Box 100 Bloomington, In 47402

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. 013-74430-04 Trades District Amendment 1 Lot 4

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

The exterior lights will be unscrewed and re-attached to the brick. Visually, nothing will change. All of the work will take place
behind the lights to support them. A total of 20 lights will be checked and reattached as needed on all sides
of the building.

3. A description of the materials used.

Masonry screws and anchors

Electrical box housing for wires

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.

GOLDEN HANDS CONSTRUCTION
334 SOUTH JACKSON
BLOOMINGTON IN 47403
CHRIS STURBAUM /PHONE/FAX: 812-336-9171

Date: 7 / 16 / 22

PROPOSAL SUBMITTED TO: THE MILL C/ O GRETCHEN KNAPP
PROJECT ADDRESS: 642 N MADISON

We hereby propose to furnish the materials and the labor necessary for the completion of:

ANCHORING AND REINSTALLATION OF 20 LIGHTS ON THE MILL BUILDING'S EXTERIOR

The existing lights are currently held by anchors loosely installed in holes that are already drilled in the original brick. Our proposal is to use the existing anchor holes but set stainless all thread bolts into the holes using epoxe. We will make no new holes in the brick to anchor the lights. We will then use stainless nuts to fasten the existing lights to the newly anchored threaded bolts. If we encounter damaged brick we will replace the brick, but reusing the existing holes is the most practical way to anchor the lights that are attached primarily using holes already drilled in the bricks.

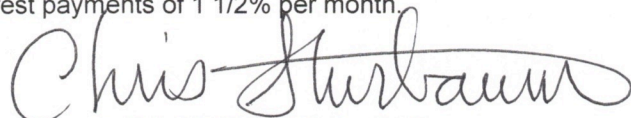
COST OF COMPLETION: \$ 2,450

JOB TIMING AND PROJECT SCHEDULE: Work to be performed this fall.

PAYMENTS TO BE MADE AS FOLLOWS :

Full payment will be made upon satisfactory completion. Any alteration or deviation from above specification involving extra costs will become an extra charge over and above the estimate. Owner to carry fire, tornado, and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Golden Hands Construction, Inc. Any unpaid balance after the end of the job may be subject to interest payments of 1 1/2% per month.

Respectfully Submitted: _


CHRIS STURBAUM for GHC

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____ Signature _____



Dimension Mill Inc.
642 N Madison Street
Bloomington, IN 47404

Exterior Light & Roofing Repair

LIGHTS

The Mill has 22 exterior lights that were installed as part of the original building renovation in 2018 (11 on the west/front wall; 5 on the north and east walls; and 3 on the south wall). The lights themselves are fine. However, the bricks to which they are attached are old and soft. In the original installation, the lights were attached to the masonry incorrectly, using the wrong screws and inadequate support behind the fixtures to house the wires. Over time, the screws slowly pull out of the soft brick, and the lights start to sag. Eventually the lights fall off the brick and dangle, held only by hazardous exposed wires (see photos). Special masonry screws, anchors, and fixture boxes are needed behind the lights to provide adequate support.

The cost to have a mason from Golden Hands Construction correctly re-affix 2 existing lights that became hazardous was \$250. There are 20 remaining lights, some of which are already sagging. Because exposed electrical wire is a safety hazard, the attachment of the remaining lights needs to be proactively addressed. It is uncertain if all of the fixtures will need reattaching. If they were, the total cost of the project to reaffix 20 lights, based on the previous cost for 2, would be \$2,500. The three lights on the south side of the building will require work on a two-story ladder and might be more difficult to repair, so the total cost could be a little higher (around \$3,000). Since it's unknown whether any of the lights were correctly installed, until the lights are removed, an exact cost can't be estimated.

ROOFING

The Mill's roof had several leaks that were repaired earlier this year. On March 22, 2022, Steve's Roofing and Sheet Metal made the following repairs:

- Second to last bay, 6 spots were re-welded
- On the flat roof part, an additional 6 spots/corners needed to be re-welded and patched
- Far end (bays 4 & 5) had a 2ft and 1ft spot that needed welded and patched
- Around 42 patches were used

The total bill was \$2,100, which The Mill has paid and requests reimbursement for.

TOTAL REQUEST

- \$250 reimbursement for repair of 2 dangling exterior lights
- \$3,000 for repair of other 20 lights
- \$2,100 reimbursement for roof patches
- **TOTAL: \$5,350**

Pat East
Executive Director
pat@dimensionmill.org
317.965.2155 (c)

Jason Whitney
Chair of the Board
jaswhitn@iu.edu
765.994.0086 (c)

DIMENSIONMILL.ORG
@ dimension_mill
dimension_mill
DimensionMill

SRS

Steve's Roofing & Sheet Metal

SRS Invoice

5108 S Commercial St - Bloomington, IN 47403-8821
Located in Robinson Industrial Park at the Southwest Corner of Victor Pike & South Hwy 37
Phone (812) 824-3006 ~ Fax (812) 824-3009

BILL TO:

**Dimension Mill
642 N Madison
Bloomington, IN 47404**

DATE	3/22/22
INVOICE #	19081
TERMS	Due Upon Rece...

NOTICE: Warranties are NOT Valid until Invoices are Paid In Full.
A Finance Charge based on 24% APR will be charged on all amounts over 10 days.
A \$25.00 Monthly Statement Fee will assessed on all accounts over 30 days.

P.O. #: contract/Patrick East

PROJECT: 3210

DESCRIPTION OF WORK COMPLETED	AMOUNT
Repaired the peak flashing on four affected "Saw Tooth". Repaired the leak at the HVAC unit on the West side. Mailed past due on 6/2/822 e-mailed invoice on 3/22/22	2,100.00
Past Due PLEASE SEND CH IMMEDIATELY	
<i>Thank You! We Appreciate Your Business!</i>	TOTAL AMOUNT DUE \$2,100.00

Tired of Hassling with Gutter Cleaning? Our No-Clog Gutter Shield is a Solid Aluminum Shield that is Custom Fabricated to fit your Existing Gutters to create a Self-Flushing Gutter System that is Guaranteed! This System eliminates seasonal gutter cleaning and protects your home from the damages of overflowing gutters and excessive ice build-up due to clogged gutter systems!
Call to Schedule Your Free Estimate Today!
 Our Services also include Certified Velux Skylight & Roof Window Installation, Roof Stain Removal & Treatment, Custom Copper Roofing, and Annual Roof & Gutter Maintenance.

Please detach and return this section with your payment for proper credit. Retain this invoice for your permanent records.

Dimension Mill
642 N Madison
Bloomington, IN 47404

Payment Type: Check Visa Mastercard

Name on Card _____ 20

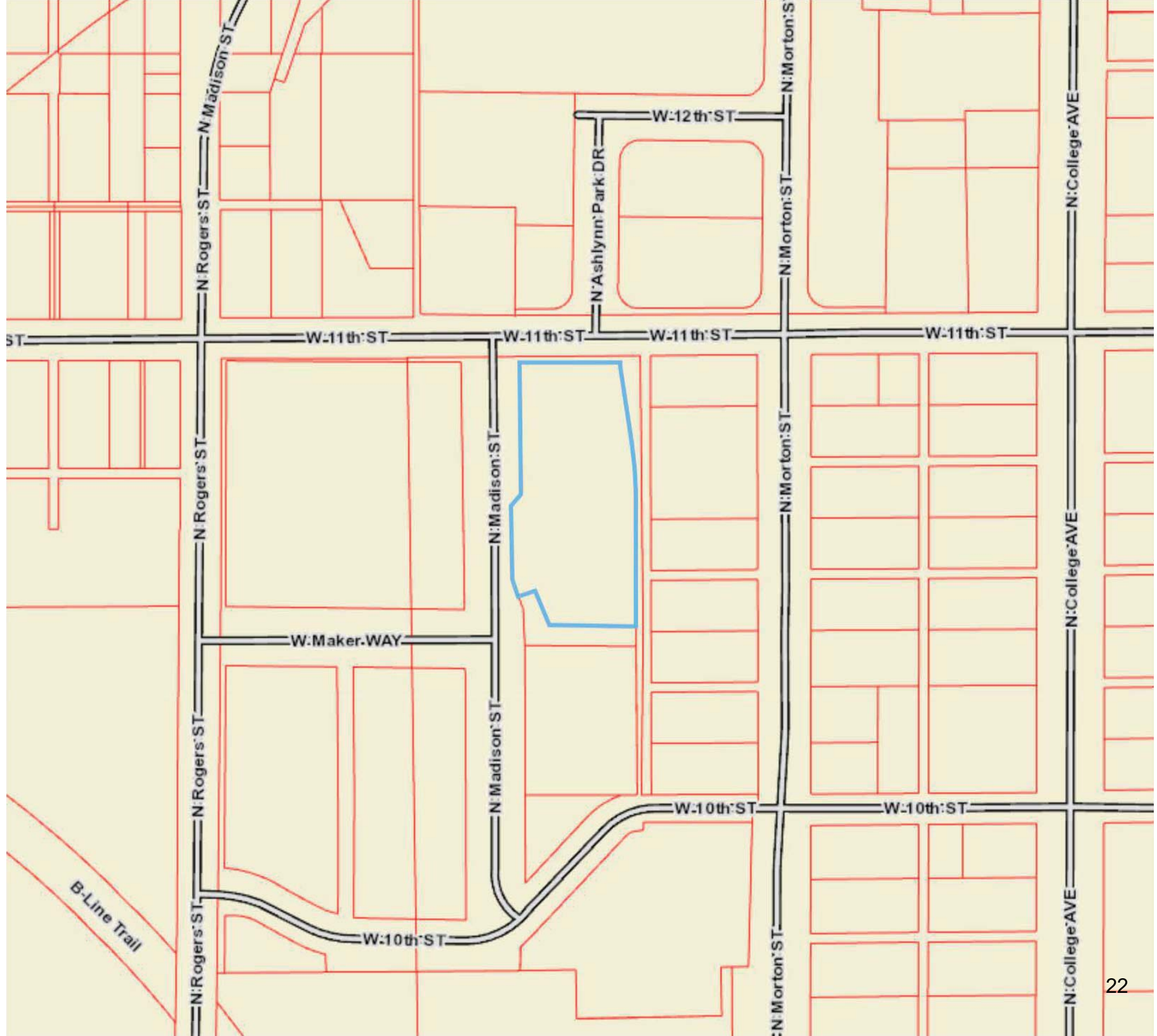
Card No. _____

Signature _____

3/22/22 Total Due

Billing Zip Code _____











STAFF RECOMMENDATIONS	Address: 521 W 4th St.
COA 22-59	Petitioner: Jerry Sinks & Anita Bracalente
	Parcel: 53-05-32-413-021.000-005
RATING: NOTABLE	Survey: c. 1898, Queen Ann Double Pen



Background: Greater Prospect Hill Historic District

Request: Solar Panels

Neighborhood Comments:
 "I have reviewed the proposal for solar panels at 521 W. 4th Street. I believe this is a good project, not only environmentally but the placement of the panels is on roof surfaces that are generally not visible from the street.
 In addition, there are several other houses in this historic district and immediate neighborhood that have been approved for solar panels.
 I am recommending approval for this project." (Patrick Murray"
 "I agree with Patrick" (Jeff Goldin)
 "And good afternoon. I support this request as well. Panels on the main structure (residence) are not visible from either public-way view (4th St. or Jackson) and the view of panels on the garage/secondary structure from Jackson Street would be negligible.
 Prospect Hill is going solar – good to see." (Richard Lewis)

Guidelines: Greater Prospect Hill Historic District Guidelines (pg. 25)

Public way facade:

Retain historical character-defining architectural features and detailing, and retain detailing on

the public way façade such as brackets, cornices, dormer windows, and gable end shingles. (See Section C, Removal of Original Materials, found on page 26).

Prioritize the retention of the roof's original shape as viewed from the public way façade.

Chimneys may be removed unless they are an outstanding characteristic of the property.

Staff Recommendation: Recommends approval of COA 22-59

- The GPHHD guidelines do not address sustainability initiatives such as solar panels. The proposed panel does comply with the policies regarding public way facade with only a minimal portion visible from Jackson Street due to their location on the back of the accessory structure.
- The neighborhood construction subcommittee supports this project.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 22-59 _____

Date Filed: _____ 7/6/2022 _____

Scheduled for Hearing: _____ 7/28/2022 _____

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.



521 West Fourth Street front view east



521 West Fourth Street Street view North



521 West Fourth Street street view west carriage house



521 West Fourth Street -street view west



GPHHD Neighborhood Construction Subcommittee

Patrick Murray

"I have reviewed the proposal for solar panels at 521 W. 4th Street. I believe this is a good project, not only environmentally but the placement of the panels is on roof surfaces that are generally not visible from the street.

In addition, there are several other houses in this historic district and immediate neighborhood that have been approved for solar panels.

I am recommending approval for this project."

Jeffrey A Goldin

"I agree with Patrick."

Richard M. Lewis

"And good afternoon. I support this request as well. Panels on the main structure (residence) are not visible from either public-way view (4th St. or Jackson) and the view of panels on the garage/ secondary structure from Jackson Street would be negligible.

Prospect Hill is going solar – good to see."

STAFF RECOMMENDATIONS	Address: 405 N Rogers St.
COA 22-60	Petitioner: Teresa Hull, CFC Properties
	Parcel: 53-05-32-413-065.000-005
RATING: OUTSTANDING	Survey: c. 1850, Greek Revival, Italianate I-house



Background: Cochran Helton Lindley House Historic District

Request: Sidewalk replacement

Guidelines: The Secretary of the Interior’s Standards for the Treatment of Historic Properties (Page 31)

- Recommended: Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.
- Stabilizing deteriorated or damaged masonry as a preliminary measure, when necessary, prior to undertaking preservation work.

Staff Recommendation: Resubmit a proposal that combines new (concrete) and historic materials for COA 22-60

- Staff recognizes that the stone suffers from severe spalling, which is consistent with the deterioration of limestone in their current placement and
- Recommends consulting with the City of Bloomington's Public Works Department as they have worked with similar historic sidewalks throughout the City in order to find an alternative that works for the owners, provides accessibility, and retains some of the historic material.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-60

Date Filed: 7/14/2022

Scheduled for Hearing: 7/28/2022

Address of Historic Property: 405 N Rogers St, Bloomington, IN 47404

Petitioner's Name: Teresa Hull

Petitioner's Address: 320 W 8th St, Suite 200

Phone Number/e-mail: teresa.hull@cfcproperties.com

Owner's Name: Cook Group Inc CFC Inc

Owner's Address: PO Box 729, Bloomington, IN 47402

Phone Number/e-mail: 812-332-0053 - jim.murphy@cfcproperties.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff 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. 53-05-32-413-065.000-005

2. A description of the nature of the proposed modifications or new construction:
The sidewalk along 8th Street is a designed limestone pattern that is degraded, uneven, and broken
The sidewalk was a WPA project in the '30s. CFC would like to replace the sidewalk with concrete that is
stamped to match the same pattern as the limestone. This will provide a safe sidewalk that
replicates the original limestone sidewalk. The existing limestone will be removed and the
stamped concrete poured. We did this same process years ago for another WPA sidewalk
located at 417 W 6th St (JR East House). The Rogers Street sidewalk was refinished years ago
using the original limestone and re-cut limestone so that part of the original sidewalk is still in tact.

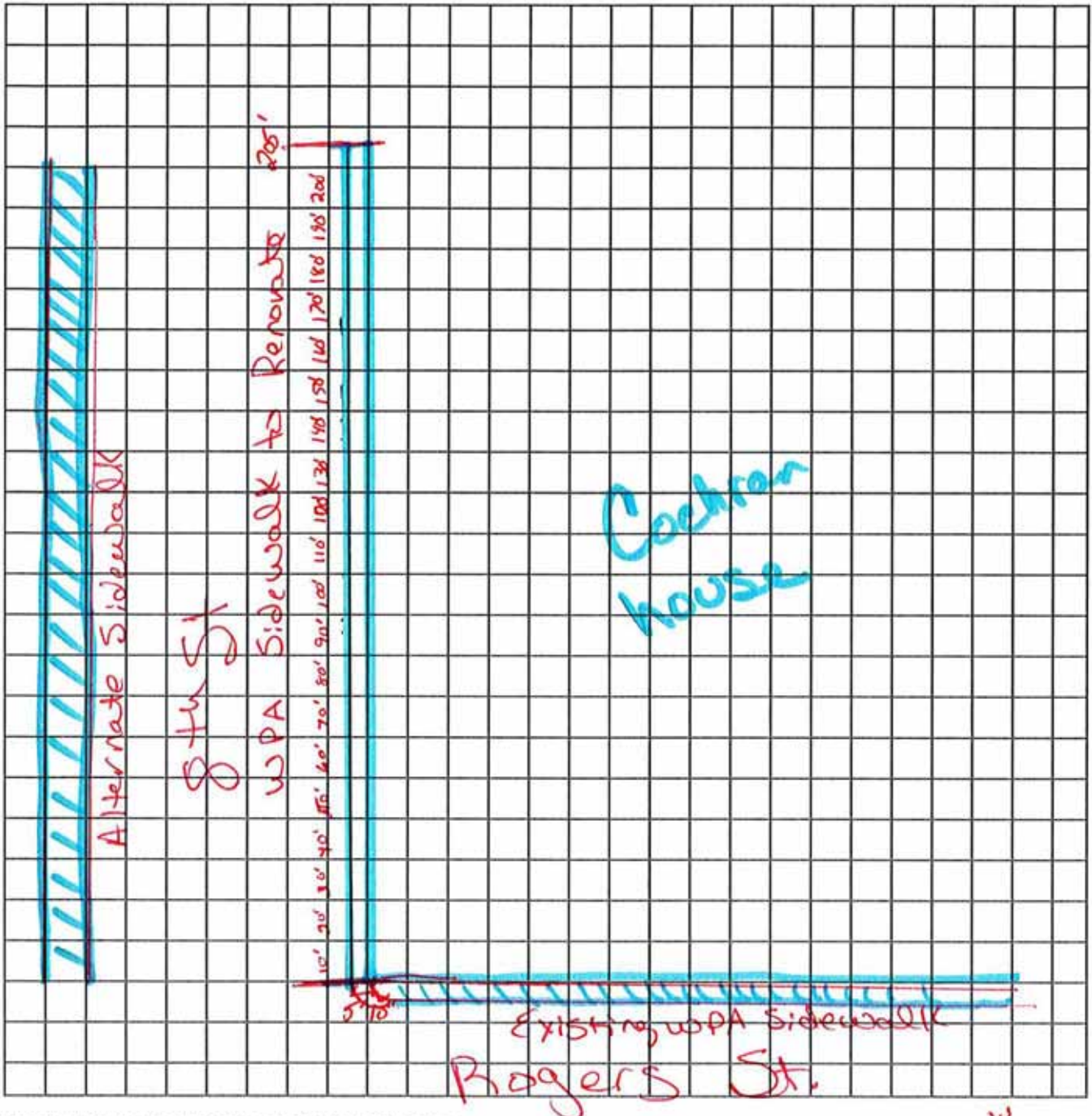
3. A description of the materials used.
Sidewalk grade concrete in stamped design to match existing limestone pattern.
#53 stone base, reinforced concrete with 30" grid of #4 rebar, 4000 psi poured at least 4" thick
Concrete will be stamped to match existing WPA sidewalk (this is the same as was done at
13th and Fess by this same contractor - Mike Lindsey Concrete)
Security fencing and signage will be in place during the completion of sidewalk renovation
which will be completed within two (2) weeks from start to finish.

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

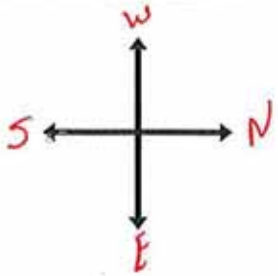
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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



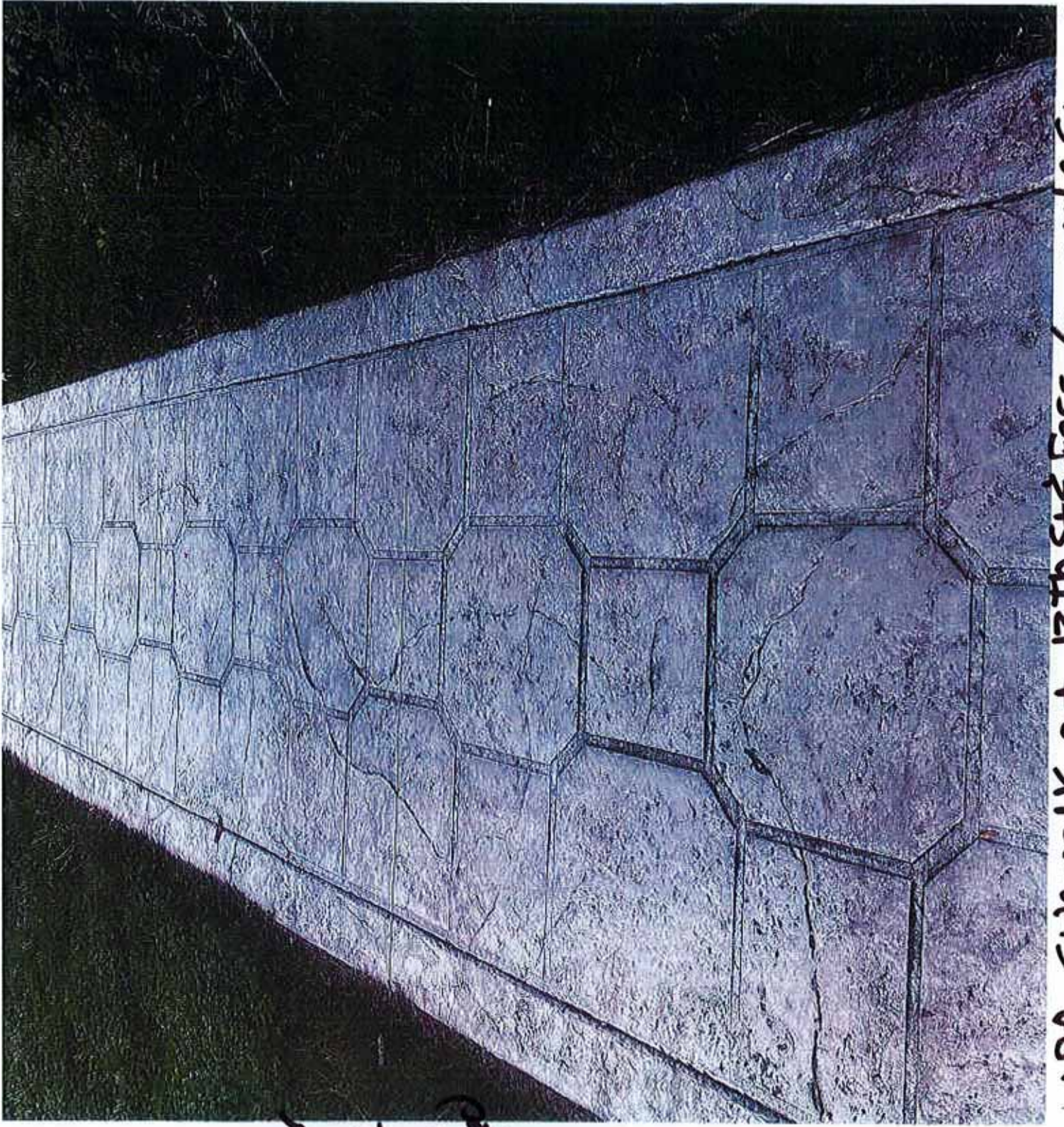
NOTES/ADDITIONAL INFORMATION/LEGEND:
 8th St Facing Sidewalk 205' x 5'10"
 Fence will be placed as barricade during renovation, signs will be replaced
 Alternate sidewalk will be used as detour during closure
 Sidewalk on Rogers St will remain as WPA original sidewalk



Additional Temporary Traffic Control Resource(s):
 MUTCD https://mutcd.fhwa.dot.gov/htm/2009/part6/part6_toc.htm

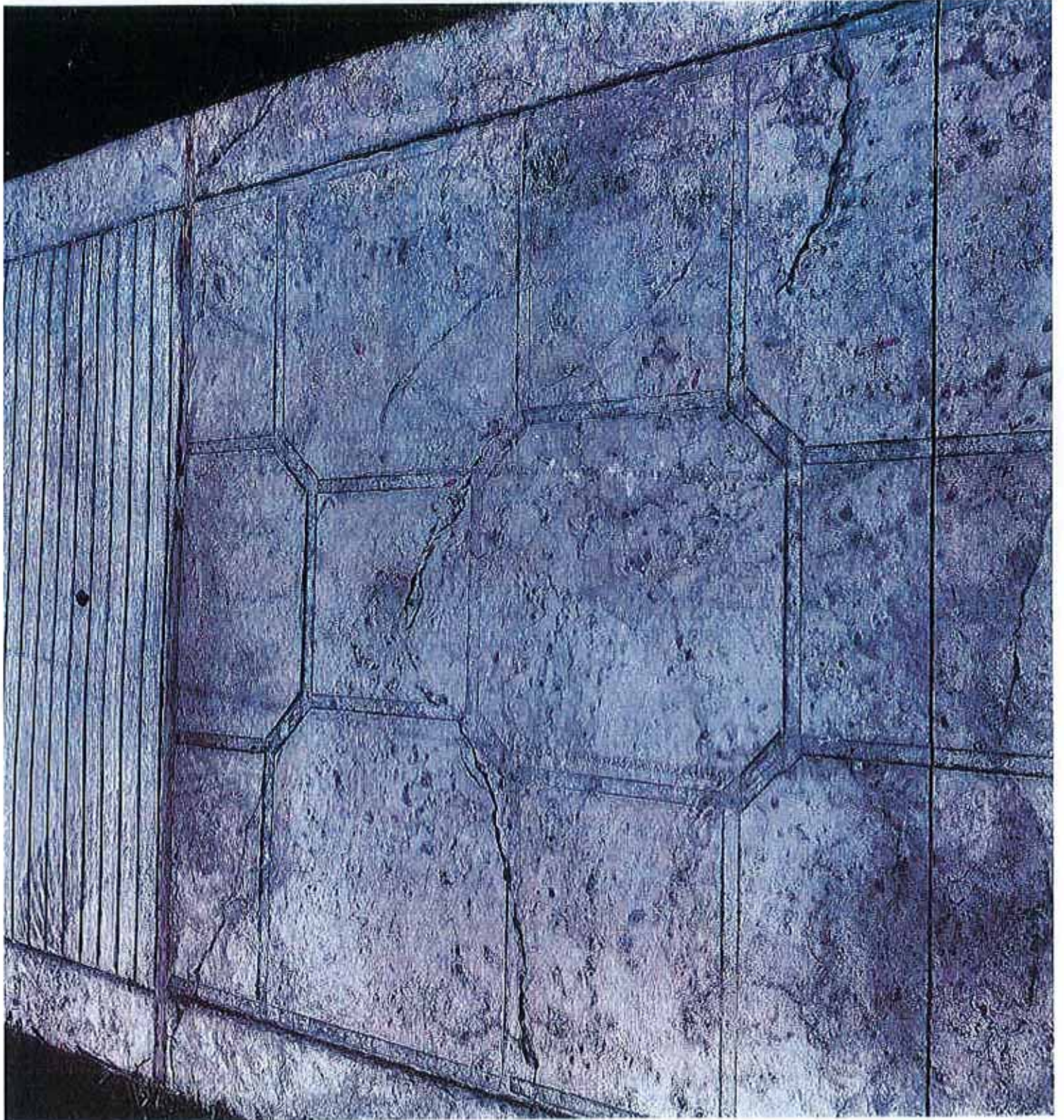






WPA Sidewalk at 13th St & Jess (Concrete Stamped)

Stamped
Concrete
WPA Sidewalk
Side
TEP
as
concrete
Pattern
as
6th St.







Example
Of
Continued
Damage in
Stone Sidewalk
(WPA)





Rogers St WPA Sidewalk Repair





full view of 8th Street WPA Sidewalk



Example of condition
of sidewalk proposed
for renovation



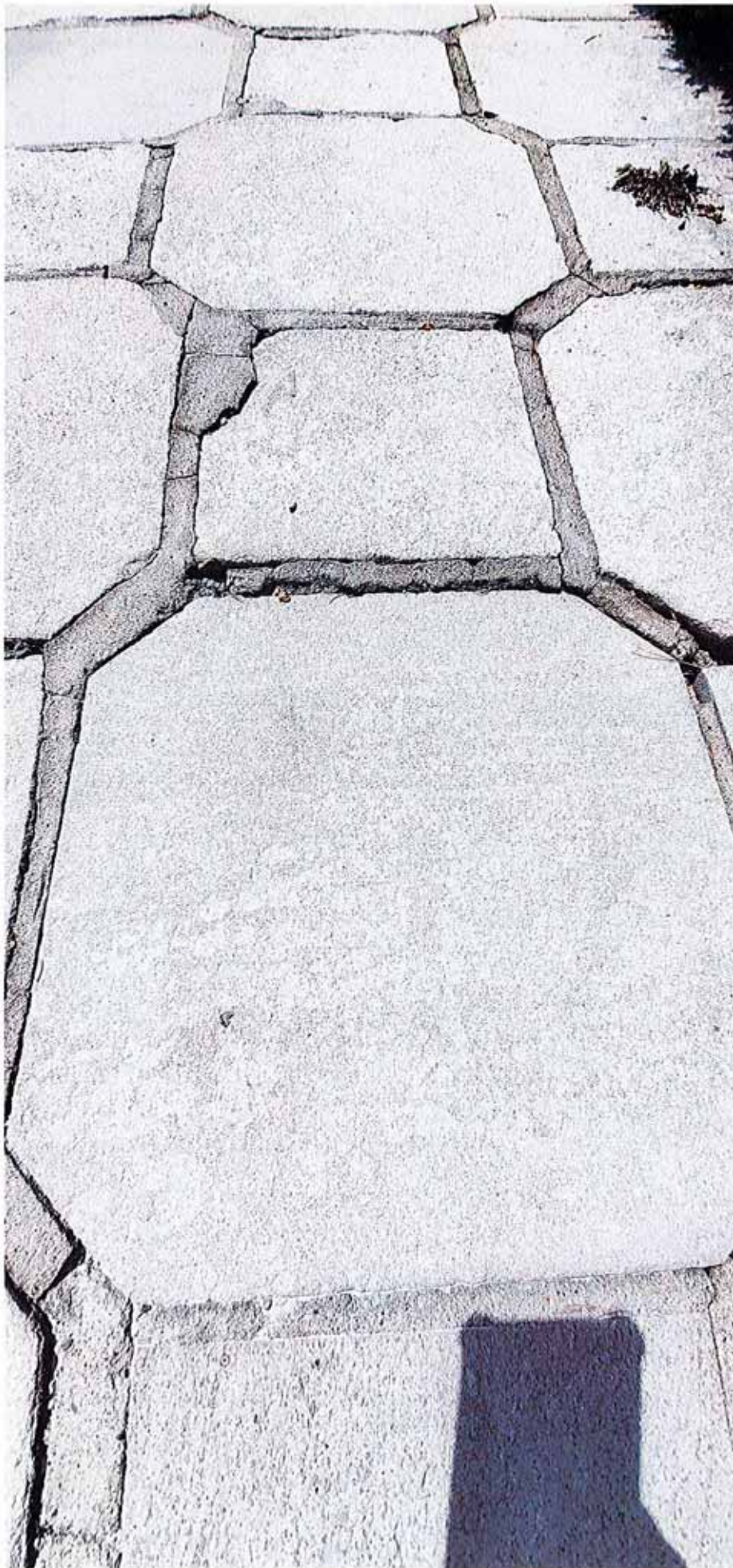
8th St WPA Sidewalk
- hazardous condition w/ Broken
and uneven stones



8th St WPA sidewalk disrepair



8th St Sidewalk to be renovated



8th St Sidewalk - uneven and patched areas



8th St Sidewalk

8th St Sidewalk - Condition
is hazardous and needs urgent
attention



STAFF RECOMMENDATIONS	Address: 208 E 16th St.
COA 22-61	Petitioner: Lisa Freeman
	Parcel: 53-05-33-202-041.000-005
RATING: CONTRIBUTING	Survey: c. 1940, mid-century



Background: Garden Hill Historic District

Request: Addition to the house

Neighborhood Comments: The Garden Hill Neighborhood Association supports the petitioner's revised plans. However, it should be noted that this is with reservation. We feel that Planning is being much too hard on small developers. This project should have been referred for a variance. The house looks much better with the dormer, and the dormer is not going to hurt anyone. This was arbitrary.

Guidelines: Garden Hill Historic District Guidelines

pg. 32 - Building - Height Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered

pg. 34 - Roof Shape - The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

pg. 34 - Massing -

The total mass and site coverage of a new building should be consistent with surrounding buildings.

The massing of the various parts of a new building should be characteristic of surrounding buildings.

pg. 35 - Windows - Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings

Staff Recommendation: Approval of COA 22-61

This version of the application has changes from the approved COA 22-19 based on requirements from the Planning and Transportation Department. This project has gone through multiple iterations and the addition constitutes an extensive new construction facing the main right of way. The placement of the house in the lot and the multiple alterations to it have made placing an addition challenging. The proposed addition is visible from the right of way. However, the design follows the patterning, porch placement, and scaling recommendations within the guidelines.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-61

Date Filed: July 14, 2022

Scheduled for Hearing: July 28, 2022

Address of Historic Property: 208 E. 16th St. Bloomington, IN 47408

Petitioner's Name: Lisa Freeman

Petitioner's Address: 1106 E. Berkshire Ct. Bloomington, IN 47401

Phone Number/e-mail: 312-213-0614 Lfrivernorth@yahoo.com

Owner's Name: Betty B. Freeman Revocable Trust

Owner's Address: 1106 E. Berkshire Ct. Bloomington, IN 47408

Phone Number/e-mail: Same

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

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

1. A legal description of the lot. Parcel # 53-05-33-202-041.000-005

2. A description of the nature of the proposed modifications or new construction:
Full remodel of existing single family home; adding 1/2 story dormer

Additional 363.4 square footage will be added to the front of the home

Existing garage will remain

Existing 'Y' concrete sidewalk in the yard will remain

Adding approximately 40" tall Allan Block retaining wall; limestone color

3. A description of the materials used.
Certainteed Mainstreet Vinyl Siding- Double 4" Clapboard Charcoal Gray

Malarkey Dimensional Asphalt Shingle- Highlander NEX- Midnight Black

Midway Alliance Double Hung Vinyl Windows- Bronze

Concrete porch, steps and landing

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.

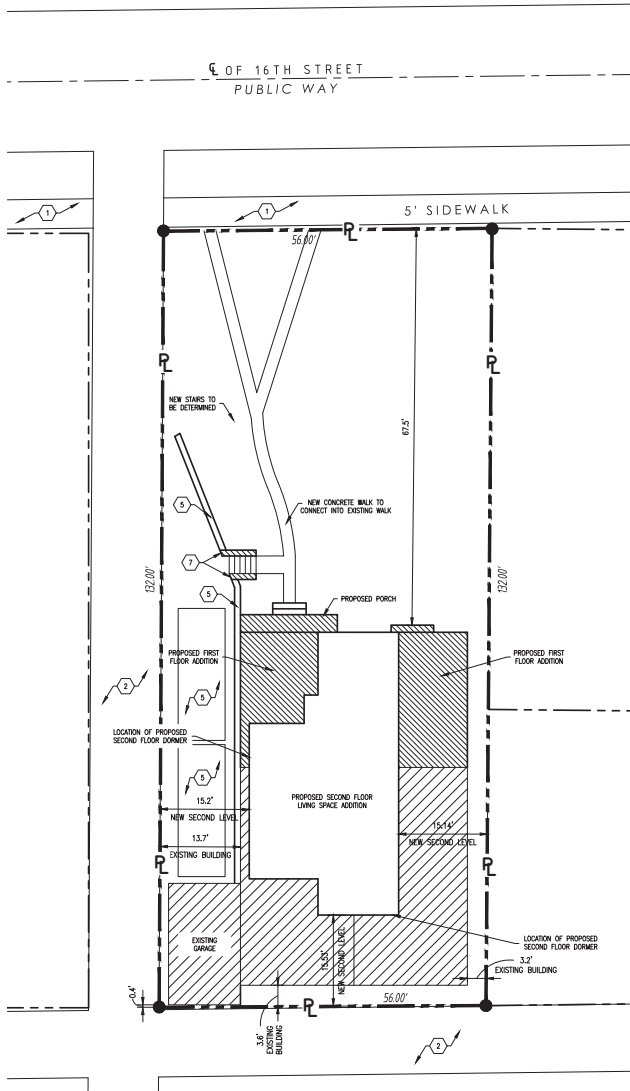
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



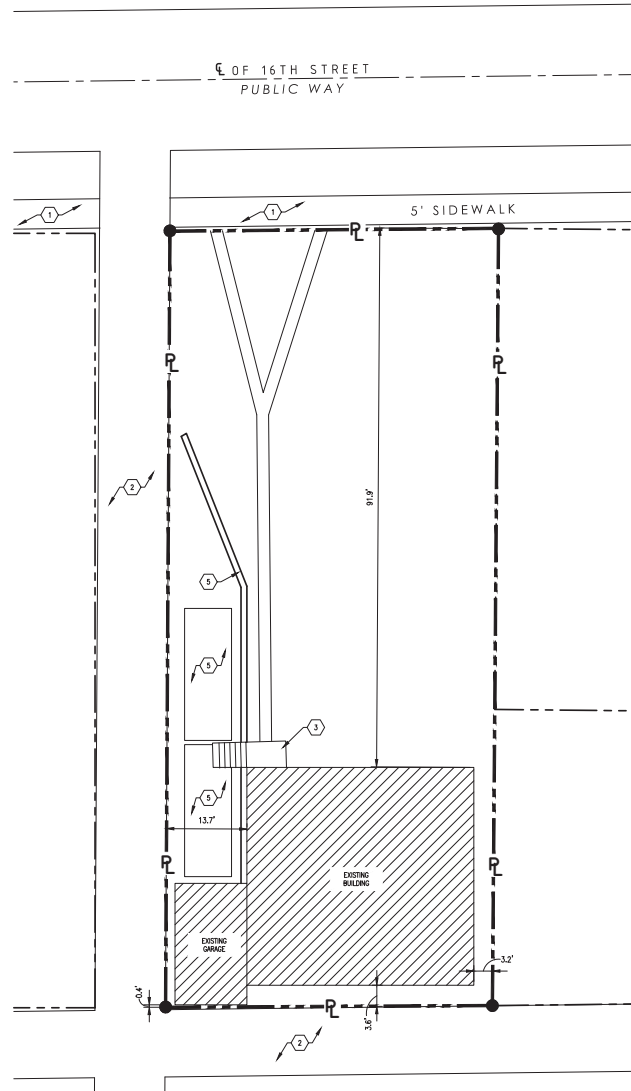




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2 PROPOSED SITE PLAN
1"=10'



1 EXISTING SITE PLAN
1"=10'



THIS SITE PLAN HAS BEEN CREATED FROM THE MONROE COUNTY G.I.S. SYSTEM. DISCREPANCIES DO EXIST BETWEEN SOME EXISTING MEASUREMENTS AND G.I.S. SUPPLIED DATA. INFORMATION BASED UPON THE USE OF THESE DRAWINGS SHALL BE VERIFIED WITH A CIVIL ENGINEER OR SURVEYOR. THE ARCHITECT MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED OF THE DATA CONTAINED ON THIS DRAWING.

SITE PLAN KEYNOTES:

- 1 EXISTING SIDEWALK.
- 2 EXISTING GRAVEL ALLEY.
- 3 EXISTING CONCRETE PAD.
- 4 NEW PORCH.
- 5 EXISTING RETAINING WALL TO REMAIN.
- 6 EXISTING ADDITIONAL GRAVEL PARKING.
- 7 NEW RETAINING WALL TO BE DETERMINED.

SITE UTILITIES CONTACT INFORMATION:

- COMCAST:
SCOTT ORRIS Ph. 812-332-9612
Email: scott_orris@comcast.com
- AT&T:
BRENT MCCABE Ph. 812-334-4021
Email: bmc@att.net
- CITY OF BLOOMINGTON WATER & SEWER:
MARCY AUGSM Ph. 812-349-3689
Email: mcaugsm@bloomington.gov
- DUKE ENERGY:
SETH FERGOUSON Ph. 800-774-0246
Email: sseth.ferguson@duke-energy.com
- VECON:
DOUG ANDERSON Ph. 812-330-4031
Email: danderan@vecon.com

SITE LAYOUT NOTES:

- ALL DIMENSIONS SHOWN ARE MIN.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (UNLESS NOTED OTHERWISE).
- DOWNSPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM OR DRAIN TO DRAUGHT IF ALLOWED.

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & VERIFYING THAT ALL PERMITS & APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, & STATE AGENCIES PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOC. & INVERT ELEVATIONS OF EXIST. SEWERS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE ALL TAP FEES & APPLICATION FEES IN THEIR BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
- CONTRACTOR SHALL COORDINATE EXACT UTILITY LOCATIONS W/ THE OWNER & LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR IS TO MAINTAIN A COMPLETE & OPERABLE UTILITY SYSTEM. UTILIZE PERMANENT AND/OR TEMPORARY ROUTINGS TO ACCOMPLISH & MAINTAIN A FUNCTIONAL SYSTEM AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK W/ OWNER REPRESENTATIVES & ADJUST HIS SCHEDULE TO OWNER REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF IRRIGATION LINES & SPRINKLER HEADS W/ OWNER IF APPLICABLE.
- COORDINATE STORAGE & STAGING AREAS W/ OWNER.
- LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
- ALL APPLICABLE STATE (D.O.T.) & LOCAL (PUBLIC WORKS DEPT.) CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL BE USED AS REFERED TO FOR SITE SPECIFIC ISSUES.
- ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.



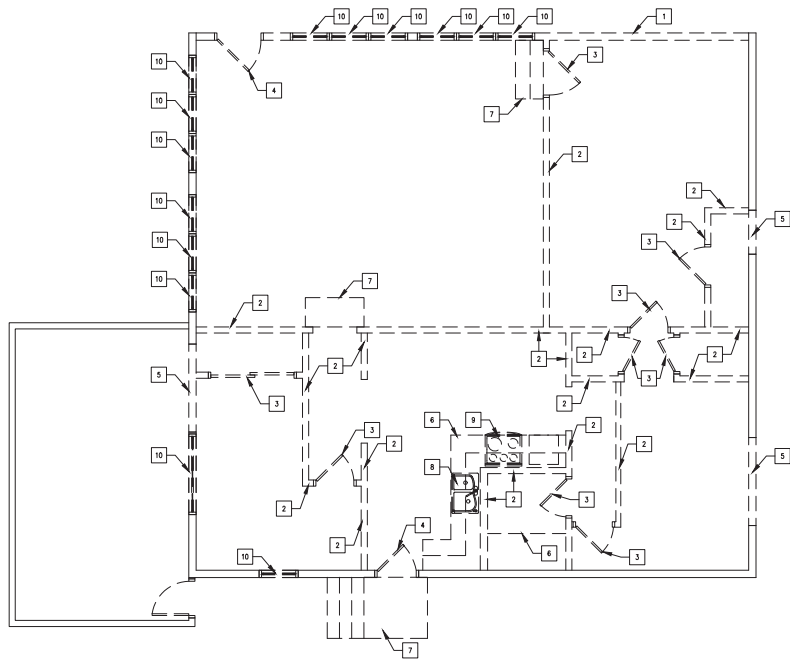
REVISIONS

A HOUSE RENOVATION AND ADDITION FOR:
LISA FREEMAN
208 E. 16TH ST.
BLOOMINGTON, INDIANA 47401

PROJECT NO. 0422
DATE JULY 13, 2022
DRAWN BY S. MATTHEWS
CHECKED BY D. BRUCE
SHEET NAME ARCHITECTURAL SITE PLAN
SHEET NO.

AS101

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

DEMOLITION PLAN KEYNOTES:

- 1 REMOVE AND DISPOSE OF EXISTING INTERIOR STUD WALL AS INDICATED.
- 2 REMOVE AND DISPOSE OF EXISTING EXTERIOR STUD WALL AS INDICATED.
- 3 REMOVE AND DISPOSE OF EXISTING INTERIOR DOOR, FRAME AND HARDWARE.
- 4 REMOVE AND DISPOSE OF EXISTING EXTERIOR DOOR, FRAME AND HARDWARE.
- 5 CUT BACK/ REMOVE AND DISPOSE OF EXISTING WALL AS REQUIRED. FOR NEW DOOR/WINDOW REPLACE AREA AS REQUIRED. TO MATCH EXISTING AND ALIGN FACE OF NEW MATERIAL WITH EXISTING FINISH WALL AS SCHEDULED.
- 6 REMOVE AND DISPOSE OF EXISTING CASE WORK.
- 7 REMOVE AND DISPOSE OF EXISTING STAIR.
- 8 REMOVE AND DISPOSE OF EXISTING SINK, CAP OFF LINES AS REQUIRED.
- 9 REMOVE AND DISPOSE OF EXISTING STOVE, CAP OFF LINES AS REQUIRED.
- 10 REMOVE AND DISPOSE OF EXISTING WINDOW.

DEMOLITION PLAN NOTES:

1. ABSOLUTE CARE SHOULD BE EXERCISED IN THE REMOVAL OF EXISTING BUILDING FABRIC. REMOVE ONLY WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION OF THE NEW WORK. IF ANY DOUBT OR QUESTIONS ARE ENCOUNTERED NOTIFY ARCHITECT.
2. REFER TO THE STRUCTURAL DRAWINGS FOR FRAMING CONDITIONS THAT MAY REQUIRE DEMOLITION OR REINFORCING WORK PRIOR TO NEW CONSTRUCTION.
3. REMOVE ALL EXISTING PLUMBING PIPING THAT IS EXPOSED OR ENCOUNTERED.
4. REMOVE ALL EXPOSED PLUMBING PIPING AFTER REMOVING PLUMBING FUTURES. CAP BELOW WALL OR FLOOR SURFACE IF COMPLETE REMOVAL IS NOT FEASIBLE.
5. DEMOLITION CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE TO ABIDE BY ALL RULES, REGULATIONS & ORDINANCES AS DICTATED BY THE CITY OF PROJECT & OR ANY OTHER GOVERNING AGENCY.
6. DEMOLITION PROCEDURES & REMOVAL OF REFUSE SHALL OCCUR IN AN ORDERLY FASHION. NO STORAGE OF REFUSE SHALL OCCUR ON SITE. NO SALE OF SCRAP OR REFUSE SHALL OCCUR ON SITE. NO BURNING OF REFUSE SHALL BE PERMITTED. NO USE OF EXPLOSIVES SHALL BE PERMITTED.
7. DEMOLITION CONTRACTOR SHALL BE HELD RESPONSIBLE TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR ASSUMES ALL RESPONSIBILITIES & LIABILITIES ASSOCIATED WITH REGARD TO DEMOLITION PRACTICES & ASSUMES SUCH.
8. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR SAFETY & SECURITY OF THE ENTIRE SITE & FACILITY DURING PROCESS OF DEMOLITION & SHALL OBTAIN INSURANCE'S PROTECTING THE OWNER, DESIGN BUILDER & ARCHITECT.
9. DEMOLITION CONTRACTOR TO TAKE ALL STEPS NECESSARY TO PREVENT POLLUTION OF AIR, WATER AND SOILS, AND SHALL:
 - A. COMPLY WITH ENVIRONMENTAL POLLUTION REGULATIONS.
 - B. NO STORAGE OF CONTAMINANTS ARE PERMITTED ON SITE.
 - C. DEMOLITION CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ACCIDENTS DUE TO PHYSICAL HAZARDS (i.e. BARRICADES, WARNING LIGHTS, SIGNS AS REQUIRED). CONTRACTOR IS REQUIRED TO INSURE PUBLIC SAFETY DURING THE DEMOLITION PROCESS & ASSUME ALL LIABILITIES FOR SUCH.
 - D. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT ITEMS SCHEDULED OR NOTED TO REMAIN, STAY INTACT & UNHARMED.
 - E. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION OF THE ENTIRE BUILDING FACILITIES STRUCTURE & COORDINATE EFFORTS WITH THE GENERAL CONTRACTOR. DEMOLITION CONTRACTOR SHALL VERIFY ALL CONDITIONS AND SCOPE OF WORK AS DESCRIBED HERE IN. THESE DOCUMENTS ARE TO BE UTILIZED FOR INTENT ONLY. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE FULL EXTENT OF THE DEMOLITION.
 - F. DRAIN, PLUMB OR OTHERWISE REMOVE, COLLECT & LEGALLY DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER HAZARDOUS MATERIALS & WASTE BEFORE PROCEEDING WITH DEMOLITION OPERATIONS.
 - G. CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES @ LEAST 72 HOURS PRIOR TO THE START OF DEMOLITION.
10. PROTECT EXISTING FINISHES IN EXISTING AREAS TO REMAIN.

SYMBOLS LEGEND:

- DENOTES EXISTING WALLS TO REMAIN
 - - - - DENOTES EXISTING WALLS TO BE REMOVED
 - DENOTES EXISTING FOUNDATION WALLS TO REMAIN
 - DENOTES EXISTING FOUNDATION WALLS TO BE REMOVED
- | | |
|--|---------------------------------|
| <p>DENOTES SECTION INDICATOR</p> | <p>DENOTES DETAIL INDICATOR</p> |
| <p>DENOTES ELEVATION #</p> | <p>DENOTES ELEVATION #</p> |
| <p>DENOTES SHEET #</p> | <p>DENOTES SHEET #</p> |
| <p>DENOTES SPACE #</p> | <p>DENOTES SPACE #</p> |
| <p>DENOTES DETAIL INDICATOR</p> | <p>DENOTES DETAIL INDICATOR</p> |
| <p>DENOTES ROOM</p> | <p>DENOTES ROOM</p> |
| <p>DENOTES SPACE #</p> | <p>DENOTES SPACE #</p> |
| <p>DENOTES SPACE #</p> | <p>DENOTES SPACE #</p> |
| <p>DENOTES LABEL</p> | <p>DENOTES LABEL</p> |
| <p>DENOTES TARGET ELEVATION</p> | <p>DENOTES SPOT ELEVATION</p> |
| <p>DENOTES EXISTING DOOR AND FRAME TO BE REMOVED</p> | <p>D.S. DOWNSPOUT LOCATION</p> |
| <p>DENOTES DEMOLITION NOTE</p> | <p>REVISION NOTE</p> |



REVISIONS

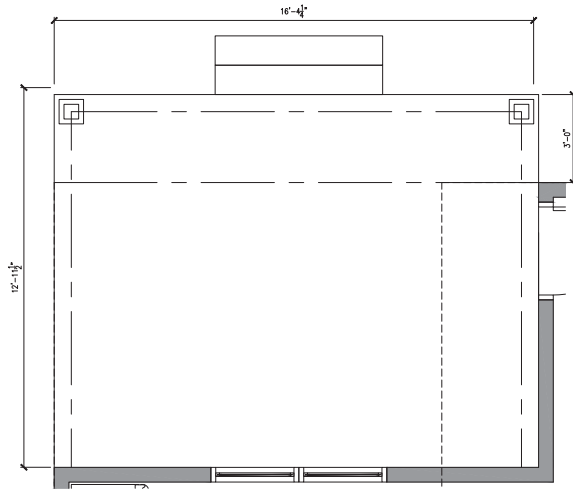
A HOUSE RENOVATION AND ADDITION FOR:
LISA FREEMAN
208 E. 16TH ST.
BLOOMINGTON, INDIANA 47401

PROJECT NO. 0422
DATE JULY 09, 2022
DRAWN BY S. MATTHEWS
CHECKED BY D. BRUCE
SHEET NAME
SHEET NO.

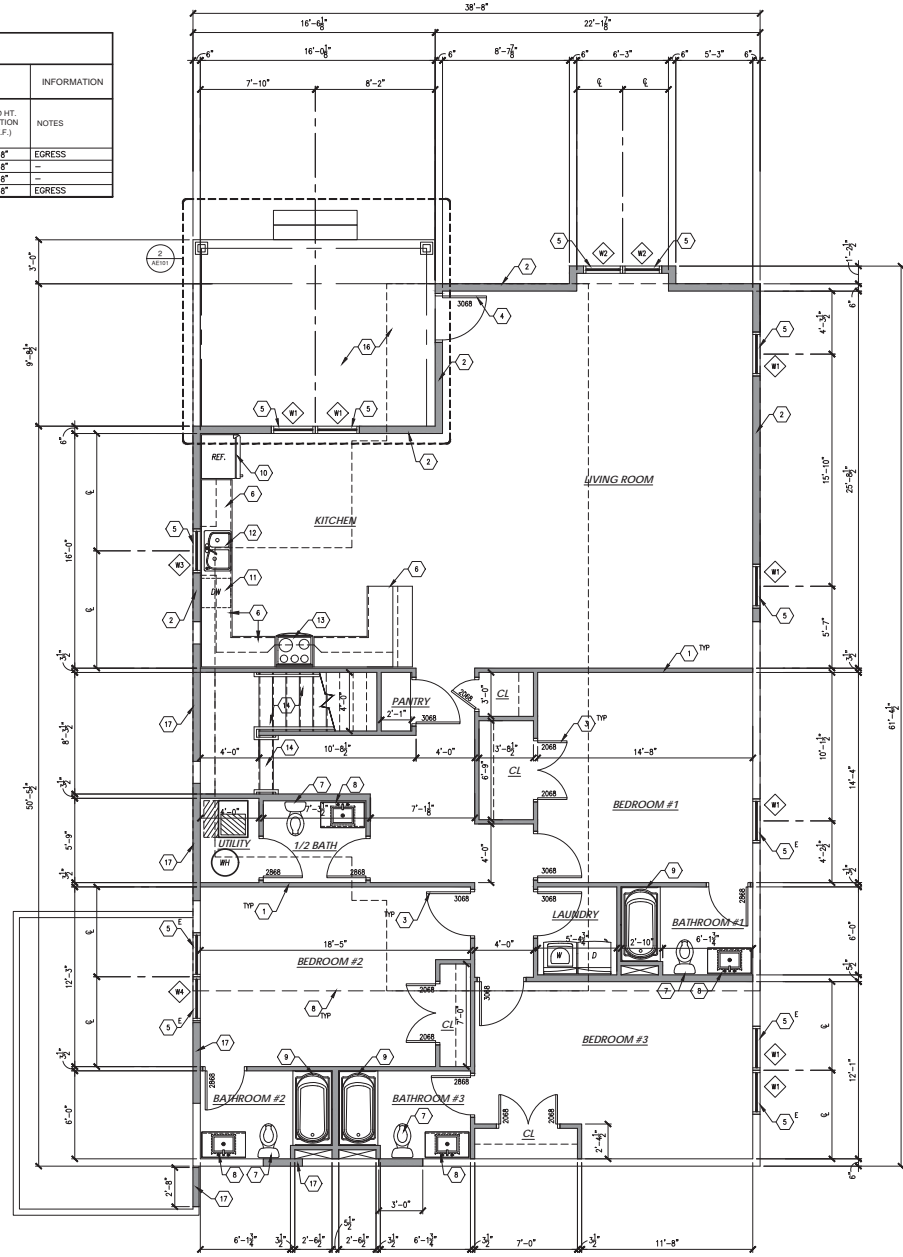
DEMOLITION PLAN
SHEET NO. AD101

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WINDOW SCHEDULE									
FLOOR	MARK	SIZE		TYPE	MATERIAL	MFG.	MODEL #	HEAD HT. LOCATION (A.F.F.)	NOTES
		WIDTH	HEIGHT						
FIRST FLOOR	W1	3'-2 1/8"	4'-8 7/8"	DOUBLE HUNG	VINYL CLAD	ANDERSON	TW3046	6'-8"	EGRESS
	W2	2'-10 1/8"	5'-0 7/8"	DOUBLE HUNG	VINYL CLAD	ANDERSON	TW3046	6'-8"	-
	W3	3'-0 1/2"	3'-0 1/2"	AWNING	VINYL CLAD	ANDERSON	TW3046	6'-8"	-
	W4	5'-3 1/4"	3'-8 5/16"	CASEMENT	VINYL CLAD	ANDERSON	TW3046	6'-8"	EGRESS



2 ENLARGED PORCH
1/2" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN KEYNOTES:

- NEW 2X4 HD. STUD WALL @ 16" O.C. AS INDICATED FOR WALL TYPES. ALUM W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH. TYPICAL WALL UNLESS NOTED OTHERWISE.
- NEW 2X6 HD. STUD WALL @ 16" O.C. AS INDICATED FOR WALL TYPES. ALUM W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
- NEW INTERIOR DOOR, FRAME & HARDWARE, TYPICAL DOOR UNLESS NOTED OTHERWISE.
- NEW EXTERIOR WTL. INSL. DOOR, FRAME & HARDWARE.
- NEW EXTERIOR INSULATED WINDOW, SEE SCHEDULE FOR SIZING. (E) INDICATES THAT WINDOW NEEDS TO BE NOTED FOR EGRESS.
- SOLID SURFACE COUNTERTOP & BASE CABINET (WHERE APPLICABLE). SEE ENLARGED PLANS & INTERIOR ELEVATIONS FOR DETAILS.
- NEW FLR. WTD. WATER CLOSET, TE INTO SUPPLY & WASTE LINES & VENT AS RECD.
- NEW VANITY, TE INTO SUPPLY & WASTE LINES & VENT AS RECD.
- NEW BATHUB, TE INTO SUPPLY & WASTE LINES & VENT AS RECD.
- NEW REF. TE INTO SUPPLY & WASTE LINES & VENT AS RECD.
- NEW DOWNSHOWER, TE INTO SUPPLY & WASTE LINES & VENT AS RECD.
- NEW SINK TE INTO SUPPLY & WASTE LINES & VENT AS RECD.
- NEW STOVE.
- NEW WOOD FRAMED STAIRS WITH UNIFORM RISER AND TREADS. MAX RISE OF 8" AND MINIMUM 10" TREAD WITH 3/8" MIN. CLEAR WIDTH. TREAD SHALL HAVE 1" nosing AND THE LEADING EDGE SHALL HAVE A 1/2" RADIUS. TREADS AND RISERS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". PROVIDE 1-1/2" WOOD HANDRAIL (PAINTED) ON AT LEAST ONE SIDE, TOP OF HANDRAIL FINISHED SURFACE. RETURN HANDRAILS TO NAIL POSTS OR SAFETY TERMINALS. HANDRAILS TO BE CONTIGUOUS THE FULL FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE LOWEST RISER TO A POINT DIRECTLY ABOVE TOP RISER. GUARD RAILS TO BE CONTIGUOUS WITH RISERS SPACED @ 4" SPHERE CANNOT PASS THROUGH THE RAILING.
- DASHED LINE INDICATES FLR. OUTLINE ABV. SEE PLANS & WALL SECTIONS FOR DETAILS.
- NEW PEXH TO BE INSTALLED.
- INSL. EXIST. HD. STUD WALL @ 16" O.C. AS INDICATED. INSTALL 5/8" CPB. BL. ON BOTH SIDES & ALUM W/ EXIST. WALL ALUM W/ EXIST. WALL & MATCH FINISH.

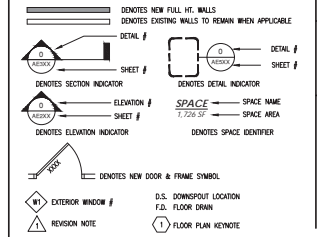
GENERAL ARCHITECTURAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE W/ ALL GOVERNING CODES & REGULATING AGENCIES. THIS PROJECT IS DESIGNED & DOCUMENTED PER THE ARCHITECT'S INTERPRETATION OF THE CODE REQUIREMENTS. AGENCIES GOVERNING AGENCIES SOMETIME INTERPRET THE CODES, LAWS, & ORDINANCES DIFFERENTLY. THESE AGENCIES HAVE JURISDICTION TO REQUIRE CHANGES IN DESIGN & CONSTRUCTION INCLUDING THOSE AGENCIES INVOLVED WITH THE "AMERICANS W/ DISABILITIES ACT".
- THE ARCHITECTURAL PLANS SHOWN HEREIN MAY NOT CORRESPOND TO PLANS FINALLY APPROVED BY THE ARCHITECT, OWNER, OR NECESSARY AGENCIES. IT IS THE RESPONSIBILITY OF THE PARTY OR PARTIES RELYING ON THESE PLANS TO VERIFY & CONFIRM SAID ARCHITECTURAL, PRIOR TO CONSTRUCTION.
- ALL STL. STUDS TO BE BRACED PER M.P.S. LIMIT HT. (L/240)

GENERAL FLOOR PLAN NOTES:

- DO NOT SCALE DIMENSIONS. DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONTRACTOR PERS TO VERIFY DIMENSIONS AS INDICATED, ANY AND ALL CORRECTIVE ACTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL INTERIOR DIMENSIONS ARE SHOWN STUD TO STUD & DO NOT INCLUDE WALL FINISHES.
- ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJOINING WALL UNLESS NOTED OTHERWISE.
- FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
- ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
- CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS IE: GYP/DM BOARD & MASONRY.
- ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), A WHOLE BOTTOM EDGE @ LESS THAN 18" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
- ANY OPERABLE WIND. W/ SILL LESS THAN 36" ABV. FIN. FLR. SHALL BE EQUIPPED W/ A OPENING CONTROL DEVICE PER 1013.8.1.
- IF NO WINDOW SCHEDULE IS PRESENT, CONTRACTOR/OWNER SHALL PROVIDE A MIN. OF 1 CODE COMPLIANT EGRESS WINDOW IN EVERY SLEEPING ROOM.
- SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.

SYMBOLS LEGEND:



REVISIONS

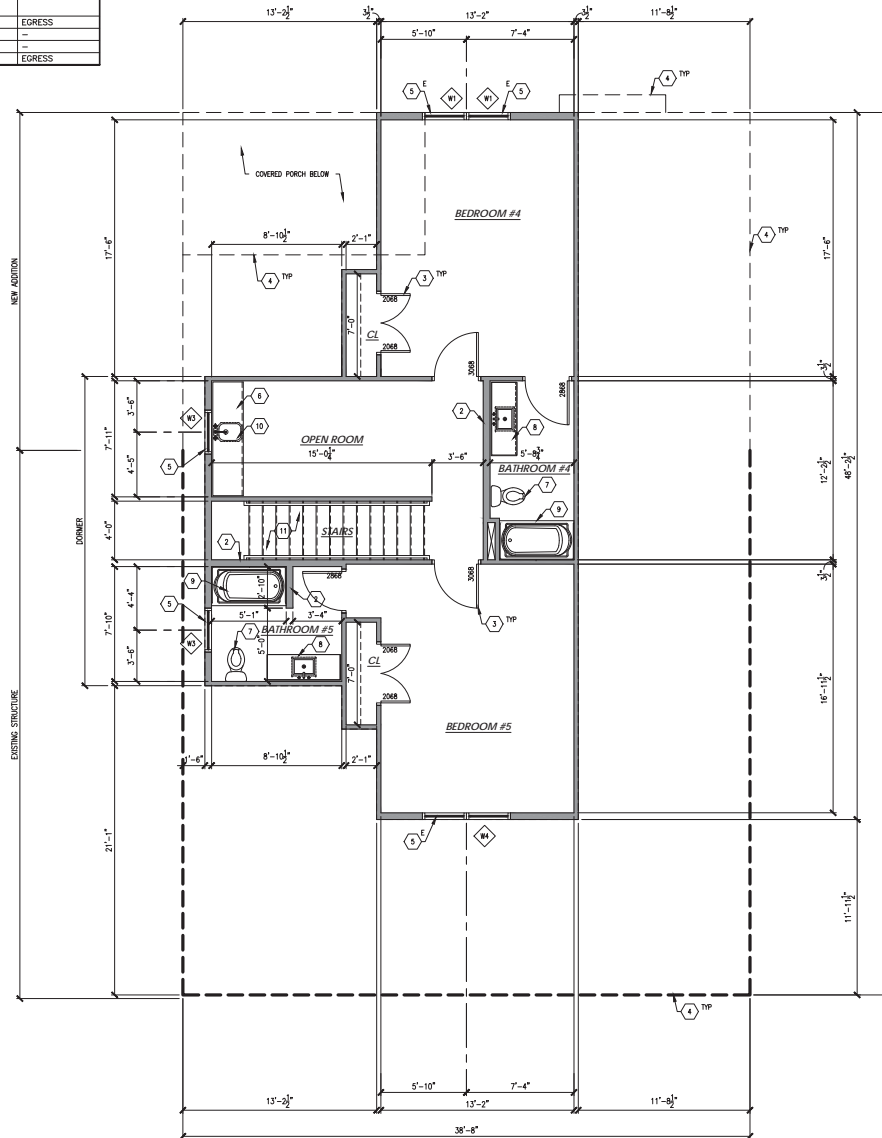
A HOUSE RENOVATION AND ADDITION FOR:
LISA FREEMAN
208 E. 16TH ST.
BLOOMINGTON, INDIANA 47401

PROJECT NO: 0422
DATE: JULY 09, 2022
DRAWN BY: S. MATTHEWS
CHECKED BY: D. BRUCE
SHEET NAME: FLOOR PLANS
SHEET NO:

AE101

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORKS" UNDER SEC. 102 OF THE COPYRIGHT ACT OF 1976. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDING BEING SEIZED AND/OR MONETARY COMPENSATION TO THEIR ARCHITECTURE & DESIGN INC.

FLOOR	MARK	WINDOW						INFORMATION	
		SIZE		TYPE	MATERIAL	MFG.	MODEL #		HEAD HIT LOCATION (A.F.F.)
		WIDTH	HEIGHT						
FIRST FLOOR	W1	3'-2 1/8"	4'-8 7/8"	DOUBLE HUNG	VINYL CLAD	ANDERSON	TW3046	6'-5"	EGRESS
	W2	2'-10 1/8"	5'-0 7/8"	DOUBLE HUNG	VINYL CLAD	ANDERSON	TW3046	6'-5"	—
	W3	3'-0 1/2"	3'-0 1/2"	AWNING	VINYL CLAD	ANDERSON	TW3046	6'-5"	—
	W4	5'-3 1/4"	3'-5 5/16"	CASEMENT	VINYL CLAD	ANDERSON	TW3046	6'-5"	EGRESS



1 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

- FLOOR PLAN KEYNOTES:**
- NEW 2X4 HD. STUD WALL @ 16" O.C. AS INDICATED FOR WALL TYPES. ALUM W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH. TYPICAL WALL UNLESS NOTED OTHERWISE.
 - NEW 2X6 HD. STUD WALL @ 16" O.C. AS INDICATED FOR WALL TYPES. ALUM W/ EXIST. WALL WHERE APPLICABLE & MATCH EXIST. FINISH.
 - NEW INTERIOR DOOR, FRAME & HARDWARE, TYPICAL DOOR UNLESS NOTED OTHERWISE.
 - DASHED LINE INDICATES WALL BELOW, SEE PLANS & WALL SECTIONS FOR DETAILS. WINDOW NEEDS TO BE NOTED FOR EGRESS.
 - NEW EXTERIOR INSULATED WINDOW, SEE SCHEDULE FOR SIZING. (E) INDICATES THAT WINDOW NEEDS TO BE NOTED FOR EGRESS.
 - SOLID SURFACE COUNTERTOP & BASE CABINET (WHERE APPLICABLE). SEE ENLARGED PLANS & INTERIOR ELEVATIONS FOR DETAILS.
 - NEW FLR. WTD. WATER CLOSET, TE INTO SUPPLY & WASTE LINES & VENT AS REQD.
 - NEW VANITY, TE INTO SUPPLY & WASTE LINES & VENT AS REQD.
 - NEW BATHUB, TE INTO SUPPLY & WASTE LINES & VENT AS REQD.
 - NEW SINK TE INTO SUPPLY & WASTE LINES & VENT AS REQD.
 - NEW WOOD FRAMED STAIRS WITH UNIFORM RISER AND TREADS. MAX RISE OF 8" AND MINIMUM 10" TREAD WITH 3/8" MIN. CLEAR WIDTH. TREAD SHALL HAVE 1" NOSING AND THE LEADING EDGE SHALL HAVE A 1/2" RADIUS. TREADS AND RISERS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". PROVIDE 1-1/2" WOOD HANDRAIL (PAINTED) ON AT LEAST ONE SIDE, TOP OF RAIL 36" ABOVE FINISHED SURFACE. RETURN HANDRAILS TO METAL POSTS OR SAFETY TERMINALS. HANDRAIL TO BE CONTIGUOUS THE FULL FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE LOWEST RISE TO A POINT DIRECTLY ABOVE TOP RISE. GUARD RAILS TO BE CONSTRUCTED WITH PICKETS SPACED SO A 4" SPHERE CANNOT PASS THROUGH THE RAILING.
 - NEW BATHUB, TE INTO SUPPLY & WASTE LINES & VENT AS REQD.

- GENERAL ARCHITECTURAL NOTES:**
- ALL WORK IS TO BE DONE IN ACCORDANCE W/ ALL GOVERNING CODES & REGULATING AGENCIES. THIS PROJECT IS DESIGNED & DOCUMENTED PER THE ARCHITECT'S INTERPRETATION OF THE CODE REQUIREMENTS. VARIOUS GOVERNING AGENCIES SOMETIME INTERPRET THE CODES, LAWS, & ORDINANCES DIFFERENTLY. THESE AGENCIES HAVE JURISDICTION TO REQUIRE CHANGES IN DESIGN & CONSTRUCTION INCLUDING THOSE AGENCIES INVOLVED WITH THE "AMERICANS W/ DISABILITIES ACT".
 - THE ARCHITECTURAL PLANS SHOWN HEREIN MAY NOT CORRESPOND TO PLANS FINALLY APPROVED BY THE ARCHITECT, OWNER, OR NECESSARY AGENCIES. IT IS THE RESPONSIBILITY OF THE PARTY OR PARTIES RELYING ON THESE PLANS TO VERIFY & CONFIRM SAID ARCHITECTURAL PRIOR TO CONSTRUCTION.
 - ALL STL. STUDS TO BE BRACED PER M.P.'S. LIMIT HT. (L/240)
- GENERAL FLOOR PLAN NOTES:**
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONTRACTOR PALS TO VERIFY DIMENSIONS AS INDICATED, ANY AND ALL CORRECTIVE ACTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL INTERIOR DIMENSIONS ARE SHOWN STUD TO STUD & DO NOT INCLUDE WALL FINISHES.
 - ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJOINING WALL UNLESS NOTED OTHERWISE.
 - FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
 - ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
 - CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS IE: GYPSUM BOARD & MASONRY.
 - ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), & WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
 - ANY OPERABLE WINDOWS W/ SILL LESS THAN 36" ABV. FLR. SHALL BE EQUIPPED W/ A OPENING CONTROL DEVICE PER 1013.8.1.
 - IF NO WINDOW SCHEDULE IS PRESENT, CONTRACTOR/OWNER SHALL PROVIDE A MIN. OF 1 CODE COMPLIANT EXTERIOR WINDOW IN EVERY SLEEPING ROOM.
 - SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.

SYMBOLS LEGEND:

- DENOTES NEW FULL HT. WALL
- DENOTES EXISTING WALLS TO REMAIN WHEN APPLICABLE
- DETAIL # SHEET #
- DENOTES SECTION INDICATOR
- DENOTES DETAIL INDICATOR
- ELEVATION # SHEET #
- DENOTES ELEVATION INDICATOR
- DENOTES NEW DOOR & FRAME SYMBOL
- DENOTES NEW FULL HT. WALL
- DENOTES DETAIL # SHEET #
- DENOTES DETAIL INDICATOR
- ELEVATION # SHEET #
- DENOTES ELEVATION INDICATOR
- DENOTES NEW DOOR & FRAME SYMBOL
- D.S. DOWNSPOUT LOCATION
- F.L. FLOOR DRAIN
- FLOOR PLAN KEYNOTE

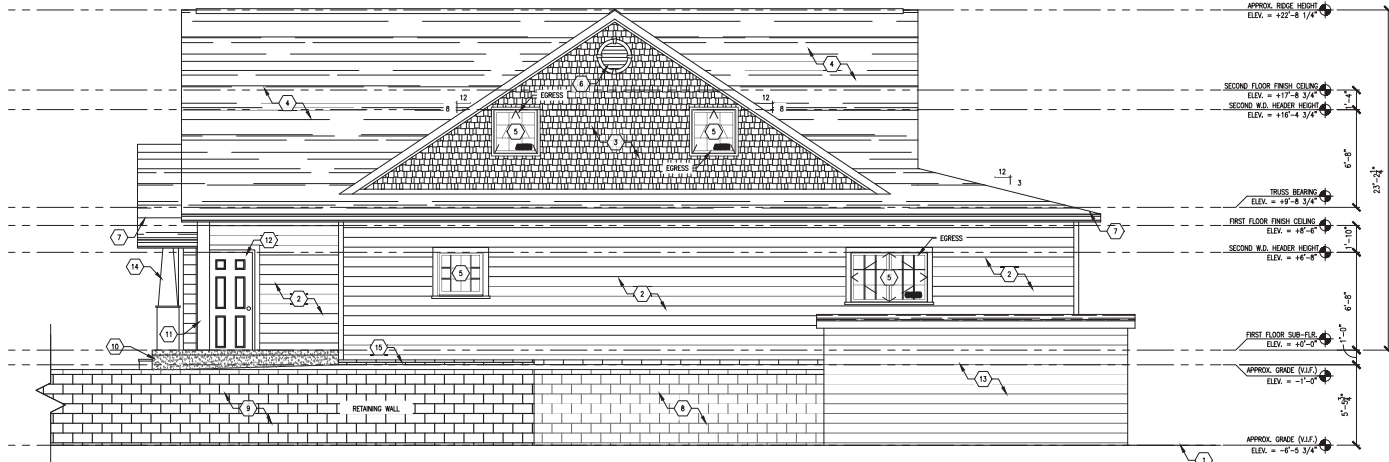
LABOR BRUCE ARCHITECTURE & DESIGN INC.
110 S. WALNUT STREET - BLOOMINGTON, IN 47401
PH: 317.332.5258 WWW.LABORBRUCE.COM

A HOUSE RENOVATION AND ADDITION FOR:

LISA FREEMAN
208 E. 16TH ST.
BLOOMINGTON, INDIANA 47401

PROJECT NO. 0422
DATE JULY 09, 2022
DRAWN BY S. MATTHEWS
CHECKED BY D. BRUCE
SHEET NAME FLOOR PLANS
SHEET NO. AE102

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2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

- ELEVATION KEYNOTES:**
- 1 FINISHED GRADE, ELEV. VARIES SEE SITE PLAN. SLOPE MIN. 1/4" PER FT. AWAY FROM BLDG. @ ALL LOC.
 - 2 NEW 6" VINYL SIDING, INSTALL & FLASH PER MFG'S. INSTRUCTIONS, COLOR SHALL BE SELECTED FROM STANDARD COLOR PALLETTE BY OWNER.
 - 3 VINYL SHAKE AND SHINGLE SIDING, INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - 4 25 YEAR ASPHALT SHINGLE ROOF SYSTEM OVER ONE LAYER OF 30# ASPHALT FELT & ICE DAM PER MFG. RECOMMENDATIONS @ ALL EAVES, VALLEYS, & RIDGES. STYLE & COLOR SHALL BE SELECTED FROM STANDARD COLOR PALLETTE BY OWNER.
 - 5 ANDERSEN 400 SERIES W/O. INSTALL PER MFG'S. INSTRUCTIONS, SEE PLANS FOR SIDING INFORMATION.
 - 6 GABLE VENT. INSTALL & FLASH PER MFG'S. INSTRUCTIONS.
 - 7 CONT. PRE-FINISHED MIL. GUTTER & DOWNSPOUTS.
 - 8 EXISTING CMU BLOCK RETAINING WALL TO REMAIN.
 - 9 NEW CMU BLOCK RETAINING WALL.
 - 10 NEW CONCRETE PORCH.
 - 11 NEW 10X10 PT. POST.
 - 12 NEW METAL EXTERIOR DOOR.
 - 13 EXISTING GARAGE TO REMAIN.
 - 14 PT. WD. PORCH COLUMN.
 - 15 NEW CMU BLOCK FOUNDATION.

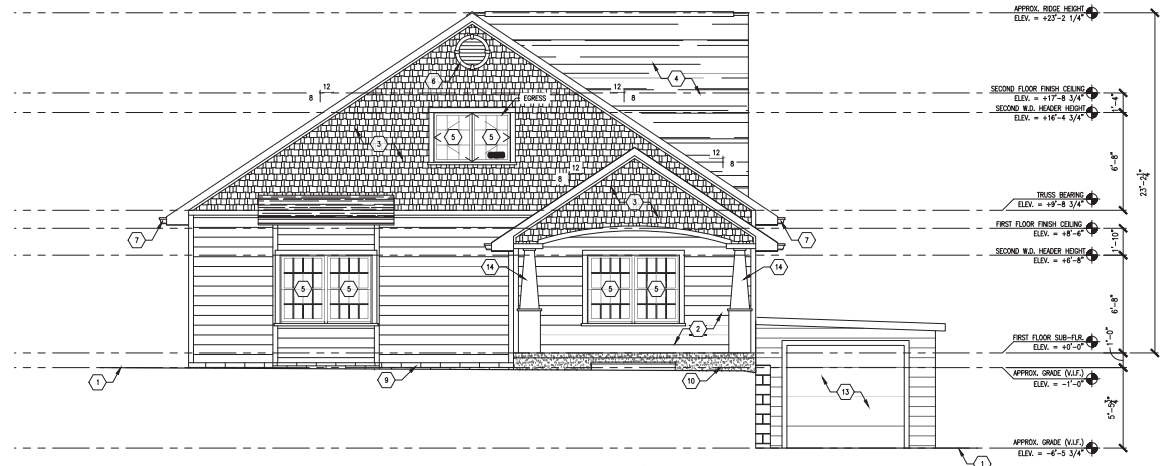


REVISIONS

A HOUSE RENOVATION AND ADDITION FOR:
LISA FREEMAN
208 E. 16TH ST.
BLOOMINGTON, INDIANA 47401

PROJECT NO. 0422
DATE JULY 08, 2022
DRAWN BY S. MATTHEWS
CHECKED BY D. BRUCE
SHEET NAME
EXTERIOR ELEVATIONS
SHEET NO.

AE201

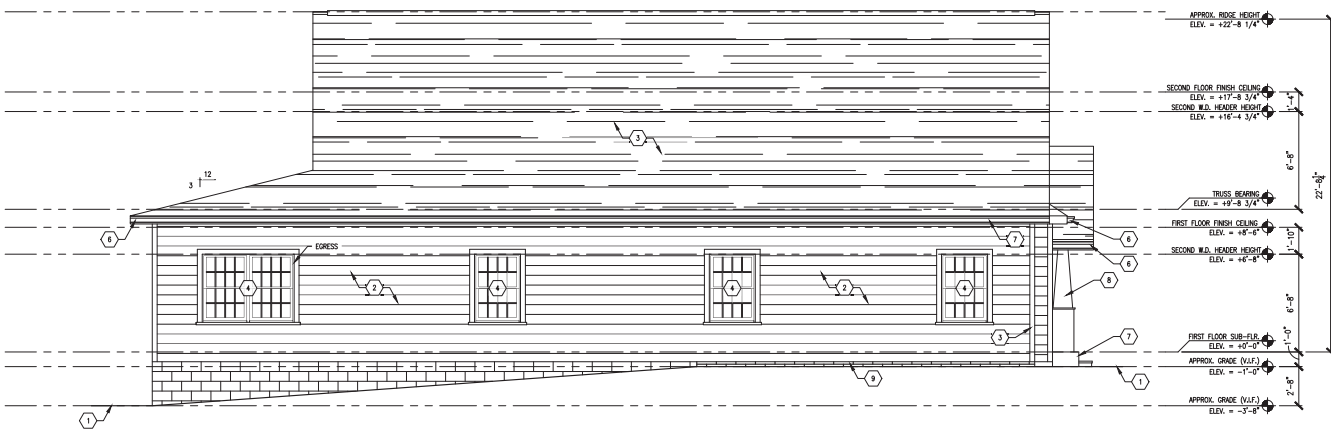


1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

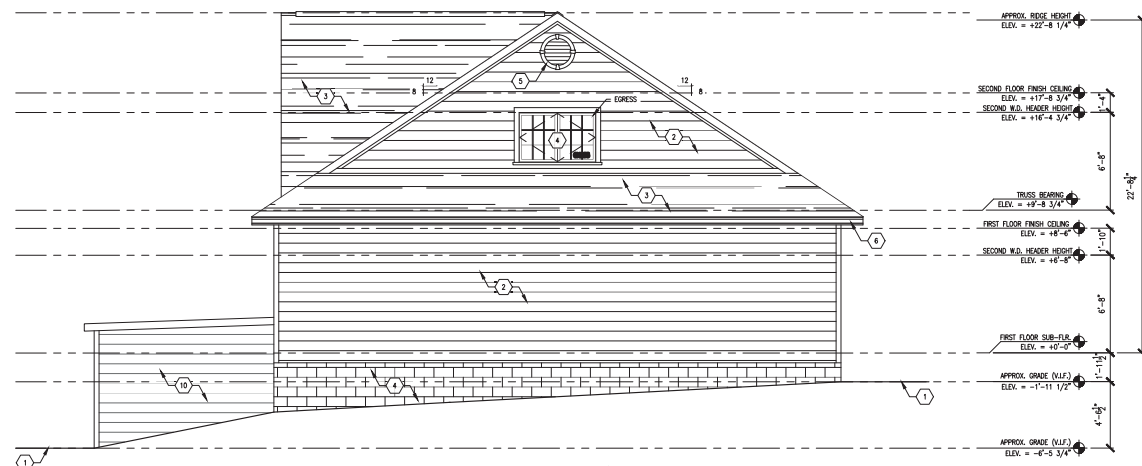
J:\PROJECTS\2022\04\AE201-Freeman\11-REV - Lisa Freeman - 2022\Design\Exterior\AE201-Exterior.dwg, 7/8/2022 3:20:24 PM

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- ELEVATION KEYNOTES:**
- 1 FINISHED GRADE, ELEV. VARIES SEE SITE PLAN. SLOPE MIN. 1/4" PER FT. AWAY FROM BLDG. @ ALL LOC.
 - 2 NEW 6" VINYL SIDING, INSTALL & FLASH PER MFG.'S INSTRUCTIONS. COLOR SHALL BE SELECTED FROM STANDARD COLOR PALLETTE BY OWNER.
 - 3 25 YEAR ASPHALT SHINGLE ROOF SYSTEM OVER ONE LAYER OF 30# ASPHALT FELT & ICE DAM RES. MFG. RECOMMENDATIONS @ ALL EAVES, VALLEYS, & RIDGES. STYLE & COLOR SHALL BE SELECTED FROM STANDARD COLOR PALLETTE BY OWNER.
 - 4 ANDERSEN 400 SERIES WINDOW, INSTALL PER MFG.'S INSTRUCTIONS. SEE PLANS FOR SIZING INFORMATION.
 - 5 GABLE VENT. INSTALL & FLASH PER MFG.'S INSTRUCTIONS.
 - 6 CONT. PRE-FINISHED MIL. OUTER & DOWNSPOUTS.
 - 7 NEW CONCRETE PORCH.
 - 8 PT. WD. PORCH COLUMN.
 - 9 NEW CMU BLOCK FOUNDATION WALL.



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



REVISIONS

A HOUSE RENOVATION AND ADDITION FOR:
LISA FREEMAN
208 E. 16TH ST.
BLOOMINGTON, INDIANA 47401

PROJECT NO. 0422
DATE JULY 08, 2022
DRAWN BY S. MATTHEWS
CHECKED BY D. BRUCE
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
AE201

Cedar Impressions®

Perfection, Shapes, Sawmill Shingles & Rough-Split Shakes Polymer Siding

General Description: Cedar Impressions® D7" Straight Edge and Staggered Edge, S7" Straight Edge, Individual and T5" Sawmill Shingles, D7" and D9" Rough-Split Shakes, and S6-1/3" Perfection Shapes siding provides the look of wood shingles, but does not require the upkeep common to wood.

Cedar Impressions are manufactured with a true-to-life cedar shingle texture molded directly from natural wood shingles. Cedar Impressions siding is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Cedar Impressions is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Dimensions	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
D7" Straight Edge Perfection Shingles	Perfection	47" x 14" Double course	3/4"	.090"	Molded continuous perimeter lock for seamless appearance	32	3/4"
D7" Staggered Perfection Shingles	Perfection	47" x 14" Double course	3/4"	.100"	Molded perimeter lock for seamless appearance	21	3/4"
D7" Straight Edge Rough-Split Shakes	Rough-Split	57" x 14" Double course	1"	.125"	Molded perimeter lock for seamless appearance	15	1"
D9" Staggered Rough-Split Shakes	Rough-Split	57" x 18" Double course	1"	.125"	Molded perimeter lock for seamless appearance	15	1"
Individual 5" Sawmill Shingles	Sawmill	4" to 8" x 12" Individual shingles	1/2" - installs into 1" pocket	.085"	N/A	17	1"
S6-1/3" Perfection Shapes: Scallop	Perfection	42" x 6-1/3" Single course	3/4"	.090"	Molded perimeter lock for seamless appearance	8	3/4"
S6-1/3" Perfection Shapes: Octagon	Perfection	42" x 6-1/3" Single course	3/4"	.090"	Molded perimeter lock for seamless appearance	6	3/4"
S6-1/3" Perfection Shapes: Half-cove	Perfection	42" x 6-1/3" Single course	3/4"	.090"	Molded perimeter lock for seamless appearance	4	3/4"
S7" Straight Edge Perfection Shingle	Perfection	73-1/2" x 7" Single course	3/4"	.080" to .090"	Molded continuous perimeter lock for seamless appearance	16	3/4"
T5" Straight Edge Sawmill Shingles	Sawmill	60" x 15" Triple course	3/4"	.100"	Molded continuous perimeter lock for seamless appearance	29	3/4"

Colors: Cedar Impressions siding profiles are available in a wide selection of colors. All colors are Spectrophotometer controlled.

SOLID COLORS:					
Autumn Red	Colonial White	Hearthstone	Natural Clay	Spruce	
Autumn Yellow	Cypress	Heritage Cream	Pacific Blue	Sterling Gray	
Bermuda Blue	Desert Tan	Herringbone	Sable Brown	Weathered Wood	
Brownstone	Espresso	Light Maple	Savannah Wicker	Wedgewood Blue	
Buckskin	Flagstone	Melrose	Seagrass		

Castle Stone	Forest	Midnight Blue	Slate	
Charcoal Gray	Granite Gray	Mountain Cedar	Snow	
AGELESS CEDAR™ COLORS				
Cedar Blend Light	Cedar Blend Medium	Cedar Blend Dark	Cedar Blend (full panel)	
Rustic Blend Light	Rustic Blend Medium	Rustic Blend Dark	Rustic Blend (full panel)	
Natural Blend Light	Natural Blend Medium	Natural Blend Dark	Natural Blend (full panel)	
Driftwood Blend Light	Driftwood Blend Medium	Driftwood Blend Dark	Driftwood Blend (full panel)	

Lock: Molded perimeter locking system locks on all sides of panels to provide a seamless appearance and superior wind resistance.

Accessories: CertainTeed manufactures a wide range of siding accessories which are compatible with Cedar Impressions siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

Composition: Modified polypropylene copolymer.

Technical Data: Cedar Impressions siding is in compliance with ASTM specification for Polypropylene (PP) Siding D 7254 and the requirements of the 2015, 2018 and 2021 International Residential Code and International Building Code, the 2020 Florida Residential Code and Florida Building Code, the 2019 California Residential Code and California Building Code, and Part 9 of Division B of the National Building Code of Canada. Cedar Impressions siding meets or exceeds the properties noted in Table 1.

ASTM E 84	Meets flame spread requirements of ASTM D7793 as tested according to ASTM E84.
NFPA 268	Radiant Heat Test – Ignition Resistance of Exterior Walls – Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code.

Important Fire Safety Information: When rigid polypropylene is exposed to significant heat or flame, the polypropylene will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting underlayment materials because many underlayment materials are made from organic materials that are combustible. You should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal building code and fire regulations.

Wind Load Testing: Cedar Impressions siding products have been tested per ASTM 5206 standard test method for wind load resistance to withstand negative wind load pressures and their mph equivalents as shown in the chart below. All products exceed industry standards for wind load performance. Check with your local building inspector for wind load requirements in your area for the type of structure you are building.

Wind Load Ratings:

Product	Fastener Spacing	2015/2018 IBC/IRC			2021 IBC/IRC		
		Standard Design Pressure Rating	Maximum Windspeed (mph)		Standard Design Pressure Rating	Maximum Windspeed (mph)	
			ASD	ULT		ASD	ULT
D7" Straight Edge Perfection Shingles	Nails 12" o.c.	64.8	164	211	64.8	164	211
D7" Staggered Perfection Shingles	Nails 12" o.c.	89.4	193	249	80.2	183	236
D7" Straight Edge Rough Split	Nails 10" o.c.	58.7	156	202	58.7	156	202
D9" Staggered Rough-Split Shakes	Nails 10" o.c.	37.0	124	160	37.0	124	160
D6-1/3" Scallop	Nails 8" o.c.	117.2	220	284	105.5	209	270
D6-1/3" Octagon	Nails 8" o.c.	101.9	205	265	91.7	195	251
D6-1/3" Half-Cove	Nails 8" o.c.	114.3	217	281	102.8	206	266
Individual 5" Sawmill Shingle	Staples Varies	231.5	310	100	222.2	304	392
S7" Perfection Shingle	Nails 10" o.c.	105.0	209	270	95.7	199	257
T5" Sawmill Shingle	Nails 10" o.c.	43.1	134	173	43.1	134	173

* Windload calculations based on ASTM D7254, ASCE 7-10, 30ft High, Exposure B

Documents: CertainTeed Cedar Impressions Siding meets the requirements of one or more of the following specifications.

Texas Department of Insurance Product Evaluation EC-11

Conforms to ASTM Specification D7254

Florida BCIS Approval FL 14270

ICC-ES Evaluation Report ESR-3085

CCMC #13508-R

For specific product evaluation/approval information, call 800-233-8990.

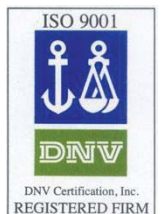
Installation: Complete instructions for installing Cedar Impressions siding are available in the “Installation Instructions” manual available from CertainTeed. Please review this manual prior to installation, it contains important installation requirements.

Warranty: CertainTeed supports Cedar Impressions siding products with a Lifetime Limited Warranty. The warranty is transferable if the home is sold.

Technical Services: CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed siding products. Call 800-233-8990 for samples and answers to technical or installation questions.

Sample Short Form Specification: Siding as shown on drawings or specified herein shall be Cedar Impressions® as manufactured by CertainTeed LLC, Malvern, PA. The siding shall be .080" to .125" nominal thickness (varies by profile). Installation shall be in accordance with manufacturer’s written instructions.

Three-part Format Specifications: Long form specifications in three-part format are available from CertainTeed by calling our Architectural Services Staff at 800-233-8990. These specifications are also available on our website at www.certainteed.com.



MainStreet™

Siding



Life happens here.™

CertainTeed
SAINT-GOBAIN

Choose exceptional value with versatility.

7 styles. 25 colors. MainStreet's attractive, feature-rich siding is the ideal choice for your home. Designed to stay beautiful with very little effort, MainStreet offers unparalleled versatility to design your home based on your unique taste with durability and the benefits of low-maintenance living.

On cover:
Siding: MainStreet Double 4" Clapboard in hearthstone.
Trim: Vinyl Carpentry® & Restoration Millwork®.



On average, **vinyl siding saves time and money** when compared to maintaining other siding options or painted exteriors.*



\$5
vinyl siding / soap
and water



**\$3,500-
5,000**
other siding / paint

Source: costhelper.com

**For 3000 sq. ft., multi-story home, professionally painted, with repainting every 8-10 years.*

Curb appeal is an **important consideration** for home buyers when it comes to home exteriors.

Good curb appeal can

add
14%
to the value
of your home

Source: *Journal of Real Estate Finance and Economics*

Siding: MainStreet Double 4" Clapboard in flagstone and Cedar Impressions Double 7" Perfection Shingles in sterling gray.

Trim: Vinyl Carpentry & Restoration Millwork.

Enjoy the benefits of consistent quality.

Not all vinyl siding is the same. A building industry leader for over 100 years, CertainTeed offers a lifetime limited warranty based on MainStreet's quality features - RigidForm™ technology for reinforced performance, PermaColor™ for lifetime fade protection and STUDfinder™ for precision installation.



Lifetime Limited Warranty



Partial Rollover Nail Hem



Lifetime Fade Protection

Installing vinyl siding is a smart investment, with **one of the highest returns** of any major home remodeling project when it's time to sell.

74.7%

Return on investment for vinyl siding

Source: *Remodeling* magazine
2020 Cost vs. Value Report

Siding: MainStreet Double 5" Clapboard in pacific blue.
Trim: Vinyl Carpentry & Restoration Millwork.



Rollover Nail Hem

Partial Rollover Nail Hem technology stiffens siding for a straighter-on-the-wall appearance. Designed and tested to withstand windload pressures up to 170 mph.

*Products adhere to ASTM D3679 standards for capable wind speed ratings based on standard wind load design pressure ratings. For most current ratings, please reference www.certainteed.com.

Authentic Textures

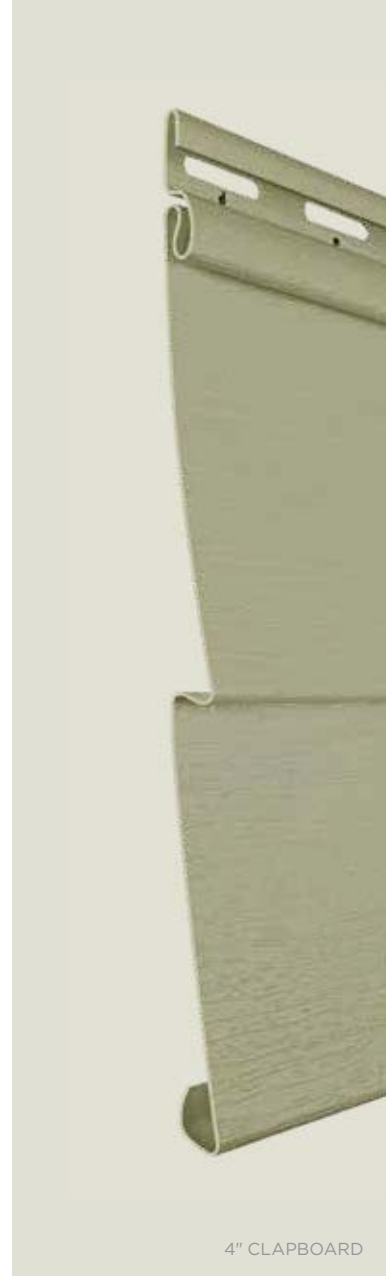
Natural cedar (woodgrain) or freshly painted (brushed) finishes.

DuraLock®

This locking system snaps tight for a secure fit.



3" CLAPBOARD



4" CLAPBOARD

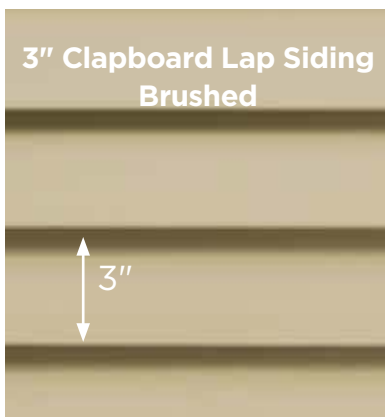


5" CLAPBOARD

7 Styles. Great features.

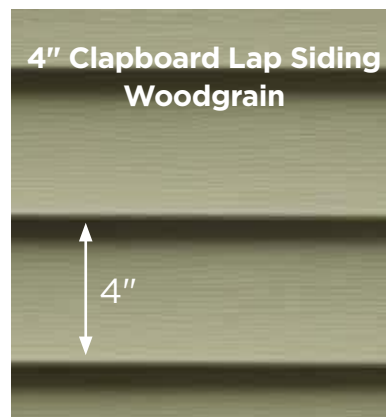
Low Maintenance

High quality vinyl does not absorb moisture or rot.



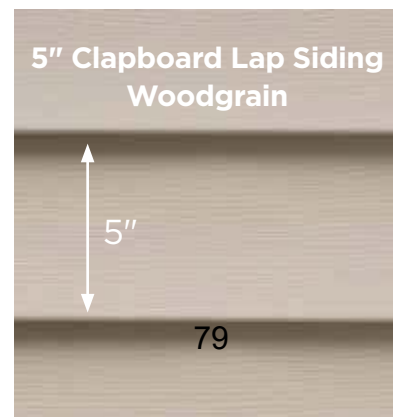
3" Clapboard Lap Siding
Brushed

3"



4" Clapboard Lap Siding
Woodgrain

4"



5" Clapboard Lap Siding
Woodgrain

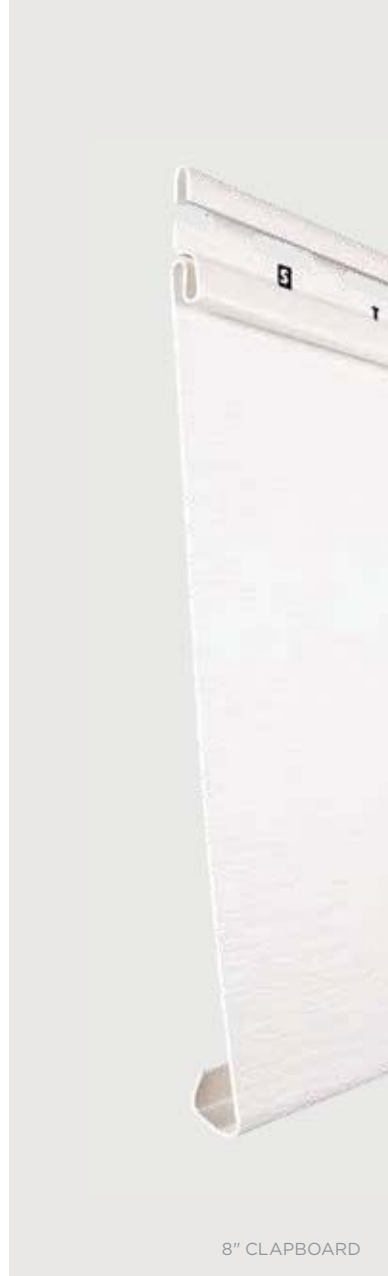
5"



4" DUTCHLAP



5" DUTCHLAP

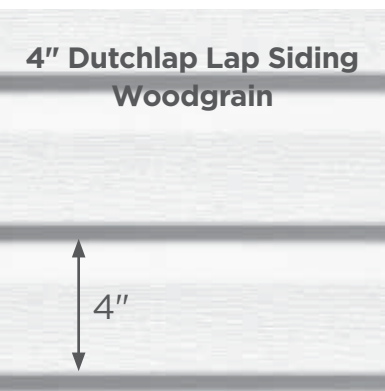


8" CLAPBOARD



6-1/2" BEADED

MainStreet consists of traditional styles with European roots: Clapboard, Beaded and Dutchlap. The Clapboard style is the most traditional and found in all parts of the United States. Beaded siding is very popular style for homes in the Southern Coastal regions. The Dutchlap style provides strong shadow lines and is highly popular in the Mid-Atlantic region.



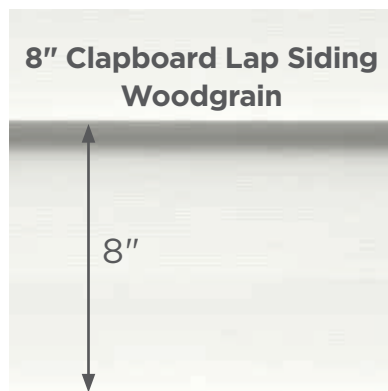
4" Dutchlap Lap Siding
Woodgrain

4"



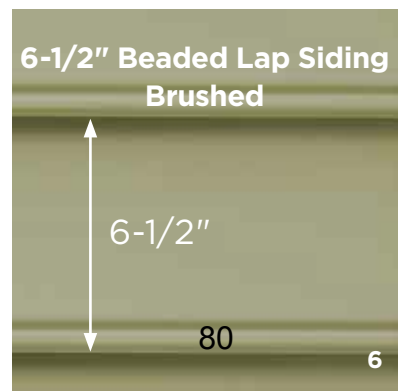
5" Dutchlap Lap Siding
Woodgrain

5"



8" Clapboard Lap Siding
Woodgrain

8"



6-1/2" Beaded Lap Siding
Brushed

6-1/2"

80

MainStreet is better...



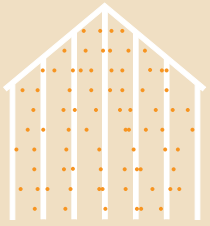
Siding: MainStreet Double 5" Clapboard in granite gray.
Trim: Vinyl Carpentry & Restoration Millwork.

...for color availability.

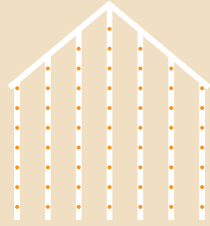
	Autumn Red*	Sable Brown*	Hearthstone*	Spruce*	Forest*	Pacific Blue*	Flagstone*	Charcoal Gray*	Castle Stone	Granite Gray	Sterling Gray	Oxford Blue	Seagrass	Cypress	Herringbone	Sandstone Beige	Desert Tan
3" Clapboard Brushed											•	•				•	•
4" Clapboard Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5" Clapboard Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
4" Dutchlap Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5" Dutchlap Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
6-1/2" Beaded Brushed										•	•			•		•	•
8" Clapboard Woodgrain																	

...for safety.

STUDfinder™ is an installation system with letters on the MainStreet's panel nail hem to ensure proper nailing to wood studs, to protect you from unwanted dangers such as damaged pipes or wires, or exposed nails.



Without STUDfinder



With STUDfinder



...for protection.

When installed with MainStreet siding, CertaWrap™ Weather Resistant Barrier is the added layer of protection against air and moisture damage.

...for peace of mind.



Warranty

MainStreet has a lifetime limited warranty.

#1

Trusted Brand

CertainTeed siding is the brand preferred by building professionals and homeowners, from surveys conducted by national trade magazines. CertainTeed is an industry leader for over 100 years.



Sustainable

CertainTeed vinyl siding offers significantly lower environmental impact than other cladding options.*

*Based on life cycle assessment studies conducted through the National Institute of Standards and Technology (NIST)

•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•
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•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•
•	•	•	•	•	•	•	•
Natural Clay	Savannah Wicker	Light Maple	Buckskin	Heritage Cream	Autumn Yellow	Snow	Colonial White



Long-Lasting Colors

PermaCOLOR™ System assures color performance, resistance and durability. Utilizing the newest technology and state-of-the-art formulations, CertainTeed backs their vinyl siding with PermaCOLOR Lifetime Fade Protection.



We can help with your decisions.

What is your color and design comfort level?



Color and Design Tools
www.certainteed.com/colortools

NOVICE

You are not sure about colors and are not sure where to start.

ColorCoach™

Gives you a virtual swatchbook to get started.



Trim-It™

Creates distinction with a wide offering of accent and decorative trim products from both composite and vinyl product lines.



INTERMEDIATE

You understand color and enjoy experimenting with color combinations but aren't exactly sure which color direction you want to go.



Online

Mix and match colors and styles on a wide variety of pre-populated home styles to get ideas.



EXPERT

You already know what colors you want to use, but would like to see how the products available in your color theme will look together on your home.



DIY

Immediately begin designing by uploading a project picture and quickly mix and match products on your own project.



OR

Pro

Have a photo of your home professionally masked in a few days so you can visualize in ColorView tool.





Siding: MainStreet Double 4" Woodgrain Clapboard in cypress.

Trim: Vinyl Carpentry® & Restoration Millwork®.



Siding: MainStreet Single 8" Clapboard in colonial white.

Trim: Vinyl Carpentry® & Restoration Millwork®.

Happily ever after.

When you choose MainStreet siding for your home, you open a wide world of color and style options to express your personal design preferences. Add that to the industry-leading quality and low-maintenance performance of MainStreet and you rest assured knowing that your family will enjoy the beautiful sanctuary you have created for years to come.



Siding: MainStreet Double 4" Woodgrain Clapboard in flagstone. 84

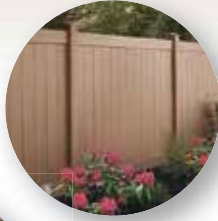
Trim: Vinyl Carpentry® & Restoration Millwork®.

CertainTeed products are designed to work together and complement each other in color and style to give your home a beautiful finished look.

Polymer Shakes and Shingles



Extruded Fence



Vinyl Siding



Molded Fence



Insulated Siding



Decking and Railing



Soffit



Roofing and Ventilation



PVC Exterior Trim and Beadboard



Housewrap



Vinyl Carpentry® Trim



Stone



FOLLOW US
facebook.com/CertainTeed



WATCH OUR VIDEOS
youtube.com/certainteedsaintgobain



CertainTeed

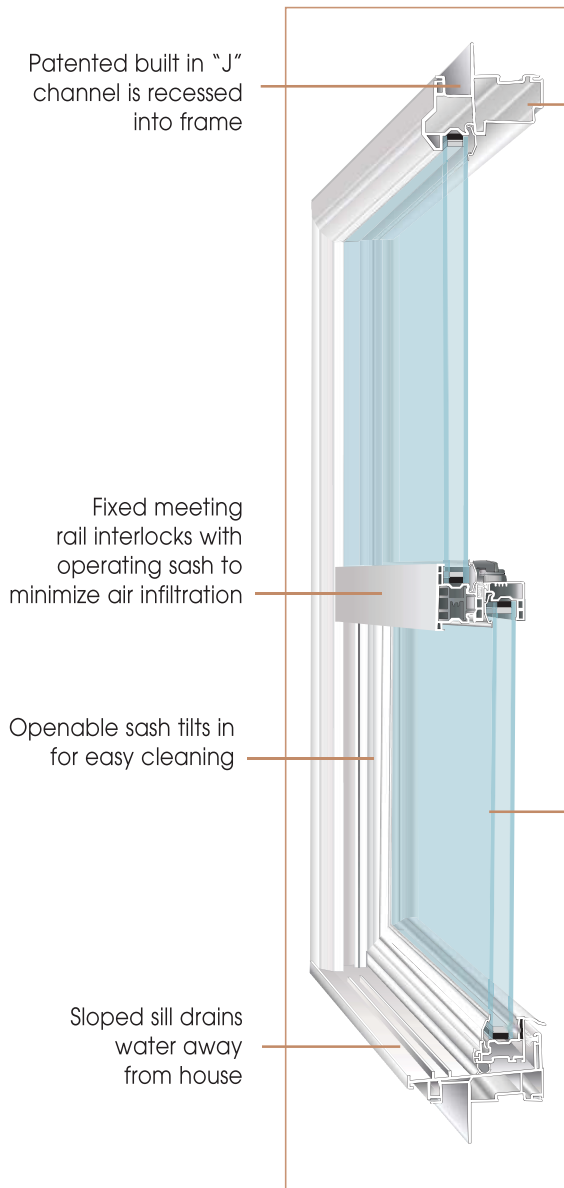
CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM
20 Moores Road Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

Malarkey Asphalt Dimensional Shingle

Highlander NEX

Midnight Black





Single-Hung

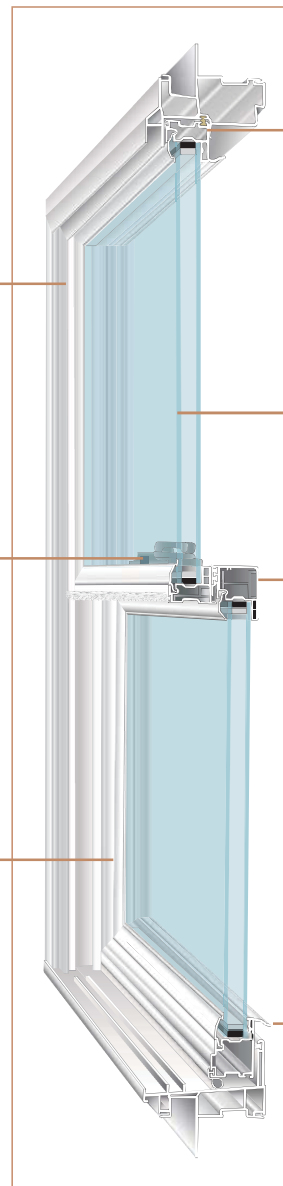
Heavy gauge vinyl frame extrusion for strength & durability

Dual layers of wool pile weather stripping.

3/4" Insulating glass, choose our Innovative® for the most energy efficient glazing option.

Die-cast cam lock and keeper

Top and bottom sash tilt in for easy cleaning

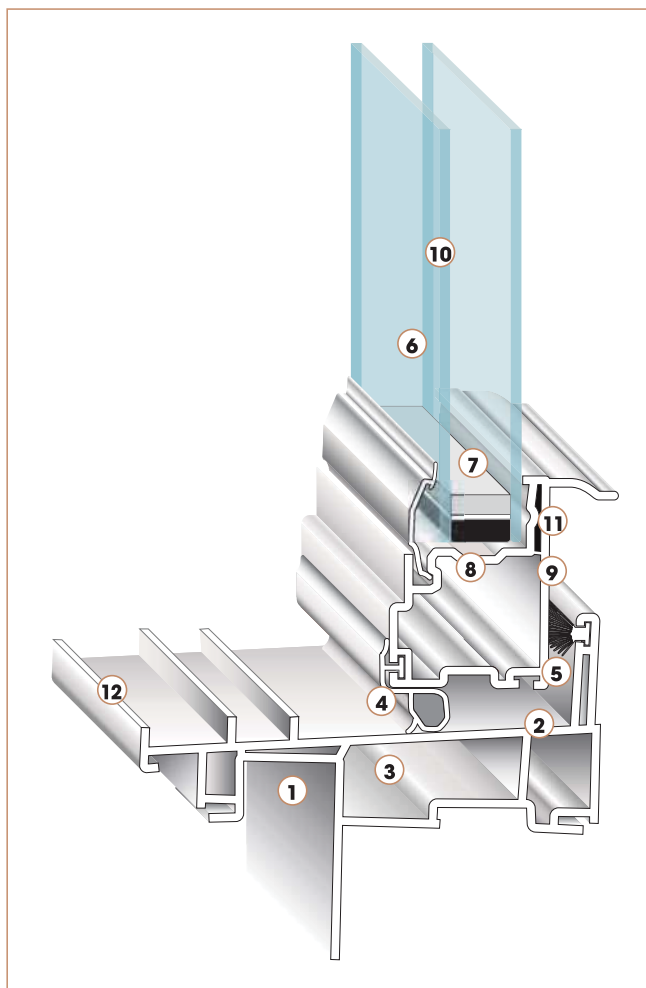


Double-Hung



Look for the ENERGY STAR label on qualified products.

The Power of a National Network, the Service of a Regional Supplier, the Support of Local People!



- ❶ Double-wall, integral “J” channel: Designed into the frame, eliminating the cost of an add-on “J” channel while providing a pleasing “beveled” exterior look.
- ❷ Heavy walled PVC framing acts as a natural insulator.
- ❸ Dead air spaces within the frame and sash profiles further resist energy flow.
- ❹ Closed cell compression seal at sloped sill resists air and water penetration.
- ❺ Triple-fin seal weather stripping at sill further reduces air infiltration.
- ❻ 3/4” Insulating glass provides optimum energy efficiency.
- ❼ “Warm edge” low conductance spacer resists energy flow through the edge of glass.
- ❽ Water management grooves channel moisture away from insulated glass sealant.
- ❾ Dual hollows at lift rail add strength and insulation.
- ❿ Optional Innovative® High Performance Glass utilizes Low E coating specifically engineered for local requirements.
- ⓫ Direct set back bedding bonds glass to sash, reducing air and water infiltration potential.
- ⓬ Rigid screen pocket on sill reduces “screen rattle,” even on windy days.

Casements/Awnings

- Sash opens completely, so windows can be cleaned easily from inside your home*
- All components are corrosion resistant, providing years of trouble-free performance
- Multi-Point locking system locks sash at multiple points for utmost security
- Three layers of weather stripping assure effective barrier to air and water penetration
- Optional in some regions, multiple units made with single frame construction

Fixed Units

- Mulling system allows fixed units to be mullied to any other window
- Equal sight lines assure uniform exterior appearance of all units

* Does not apply to egress hardware.

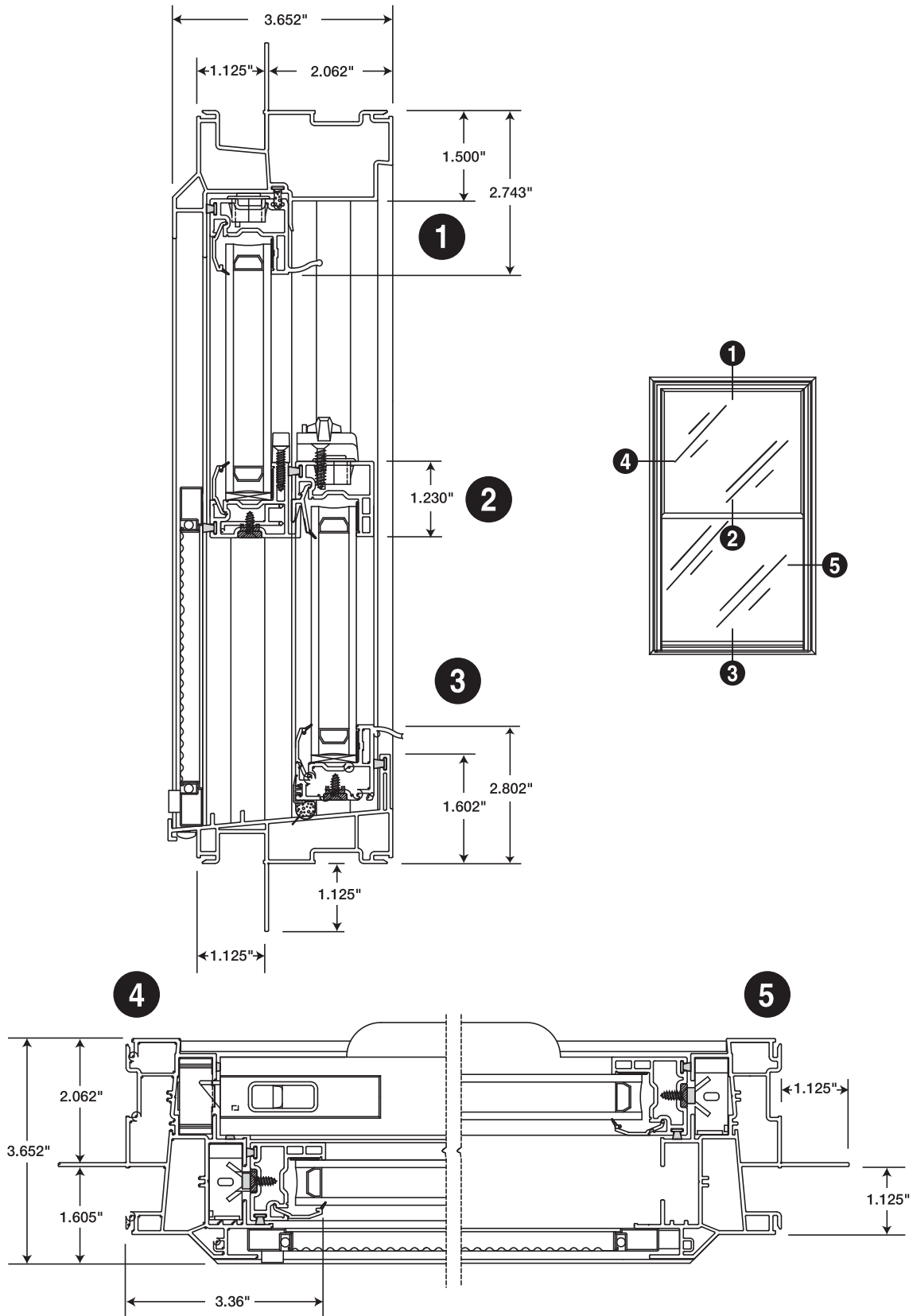
Sliders

- Heavy duty brass rollers assure effortless sash travel
- Roller housing transfers weight of glass directly to frame, reducing stress on sash members
- Independent weep chambers on frame assure effective water runoff
- Stylish beveled exterior matches look of double-hung and casement, to provide a uniform exterior appearance

Innovative[®]
ENERGY MANAGEMENT SYSTEM

The Power of a National Network, the Service of a Regional Supplier, the Support of Local People!

Double-Hung Window



STAFF RECOMMENDATIONS	Address: 336 S Maple St.
COA 22-62	Petitioner: Brook and Corey Rieman
	Parcel: 53-08-05-100-002.000-009
RATING: CONTRIBUTING	Survey: c. 1905, pyramid roof cottage



Background: Greater Prospect Hill Historic District

Request: Window change and partially closing one window

Neighborhood Comments:

Yes to windows. Per our guidelines they are welcome to use vinyl windows. Yes they can change the upper windows to casements for egress. Yes if they want to change fenestration on a non street facing side of the home (south). I am happy that someone is cleaning that place up and getting it back in good condition.

Guidelines: Greater Prospect Hill Historic District Guidelines (pg. 25)

- Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.
 - Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually

impact the public way façade of the house and continue to reflect the period of the house. (For issues regarding accessibility, see Section VII, Safety and Access, found on page 27.)

Staff Recommendation: Approval of COA 22-62, making sure that the historic window proportions are maintained with the exception of the window on the north facade that will be partially closed in order to put the building into code compliance.

- The main focus of preservation in the Greater Prospect Hill Historic District is the facade facing the right-of-way.
- The petitioners need to update the house so that it is in compliance with code.
- The neighborhood construction subcommittee fully endorses this project.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-62

Date Filed: 7/14/22 July 14, 2022

Scheduled for Hearing: July 28, 2022

Address of Historic Property: 336 S. Maple Street

Petitioner's Name: Brook + Corey Rieman

Petitioner's Address: 8245 S. Fairfax Rd. Bloomington, IN 47401

Phone Number/e-mail: 765-749-8778 brook.rieman@gmail.com

Owner's Name: Rieman Properties, LLC

Owner's Address: 8245 S. Fairfax Rd. Bloomington, IN 47401

Phone Number/e-mail: 765-749-8778

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-30730-00 Seminary Pt Lot 49

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

The current windows are not functioning properly and many are broken as the house has fallen into severe disrepair. We would like to replace them.

3. A description of the materials used.

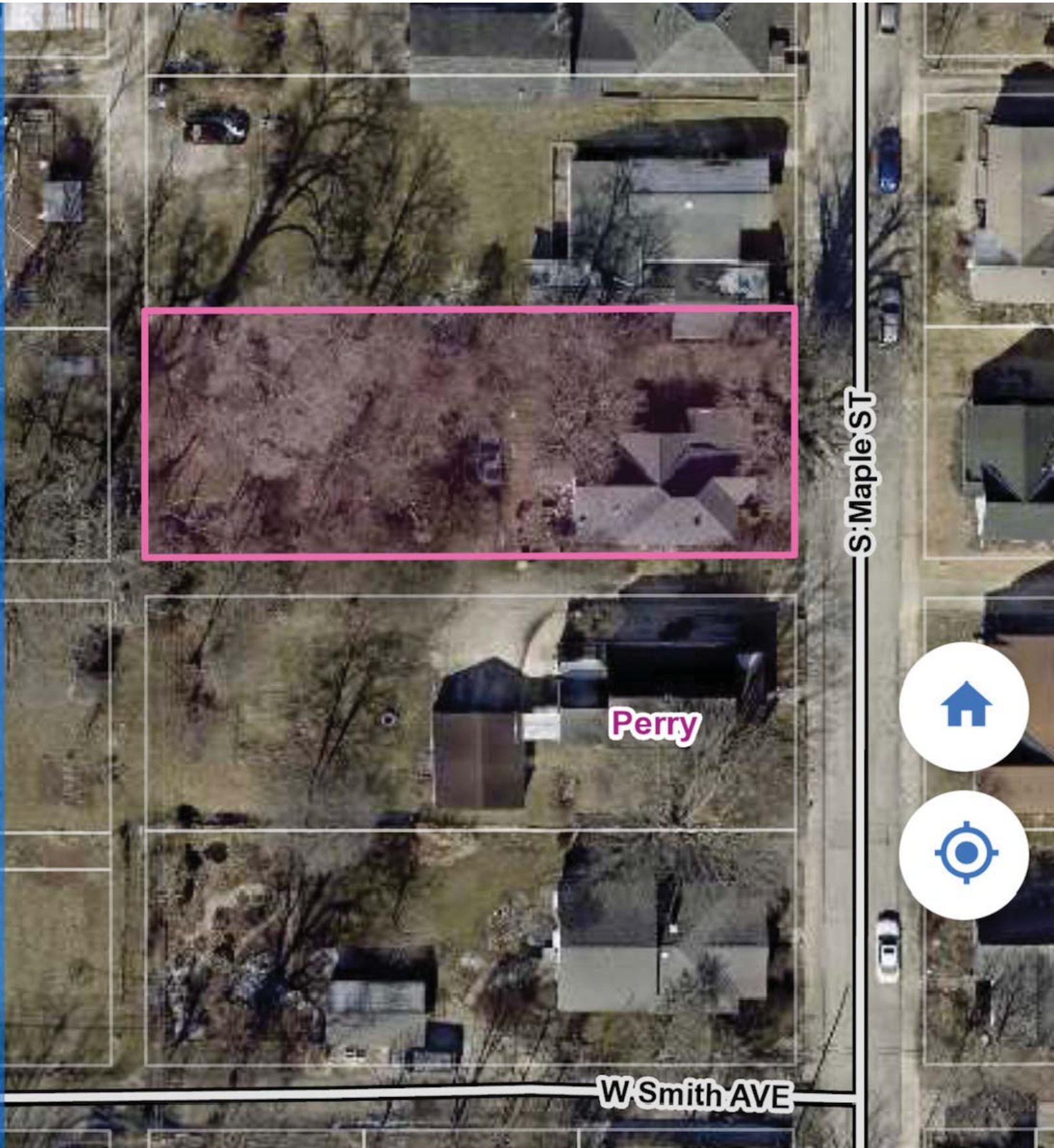
We would like to replace the windows with new white vinyl double hung windows with the exception of the East and West-facing upstairs windows which would be replaced with casement windows at the request of the building department so that they may meet egress requirements. I have read through the neighborhood historic district guidelines and from what I can see, I do not believe there are specific material guidelines for the windows.

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.



S: Maple ST

Perry

W Smith AVE



COA 22-62 336 S MAPLE ST. – ADDITIONAL INFORMATION REGARDING A WINDOW

In an effort to make the stairs in the house safer and up to code, we have found out that they have to be rerouted in such a way that they will block part of one of the windows. We tried everything to avoid this, but there is no other way to move the stairs so they will meet code and be functional (they are currently only 2 feet wide and far too steep. When we replace this particular window, we would have to make in smaller as shown on the attached picture. The original window is 27.5" x 68" and we would need to replace with a 27.5" x 34" in order to accommodate the stairs inside below the window. This is the south facade of the house and faces the neighbor rather than the road. Window would be double hung vinyl as shown in the sample picture included with our application.



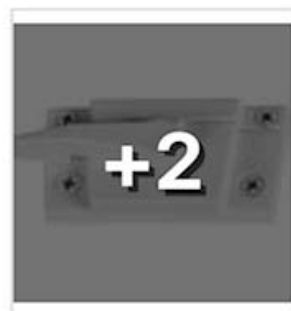
Window before



Window after
(S side of house, road
frontage is on E)

JELD-WEN® Better Series 26"W x 36-1/2"H White Vinyl Double Hung Window with Nailing Flange

Model Number: JW1792-00219 | Menards® SKU: 4045400



JELD-WEN V-4500 35.5-in x 59.5-in x 3.25-in Jamb 1-
lite Vinyl New Construction Egress White Casement
Window Full ENERGY STAR Northern Zone ENERGY
STAR North/Central Zone ENERGY STAR South/Central
Zone ENERGY STAR Southern Zone

Item #407571 Model #LOWOLVYCSMT3660

[Shop JELD-WEN](#)   1

\$520.02

~~\$611.79~~ | **Save \$91.77** Ends Jul 27



\$494.02 when you choose 5% savings on eligible
purchases every day. [Learn how](#)

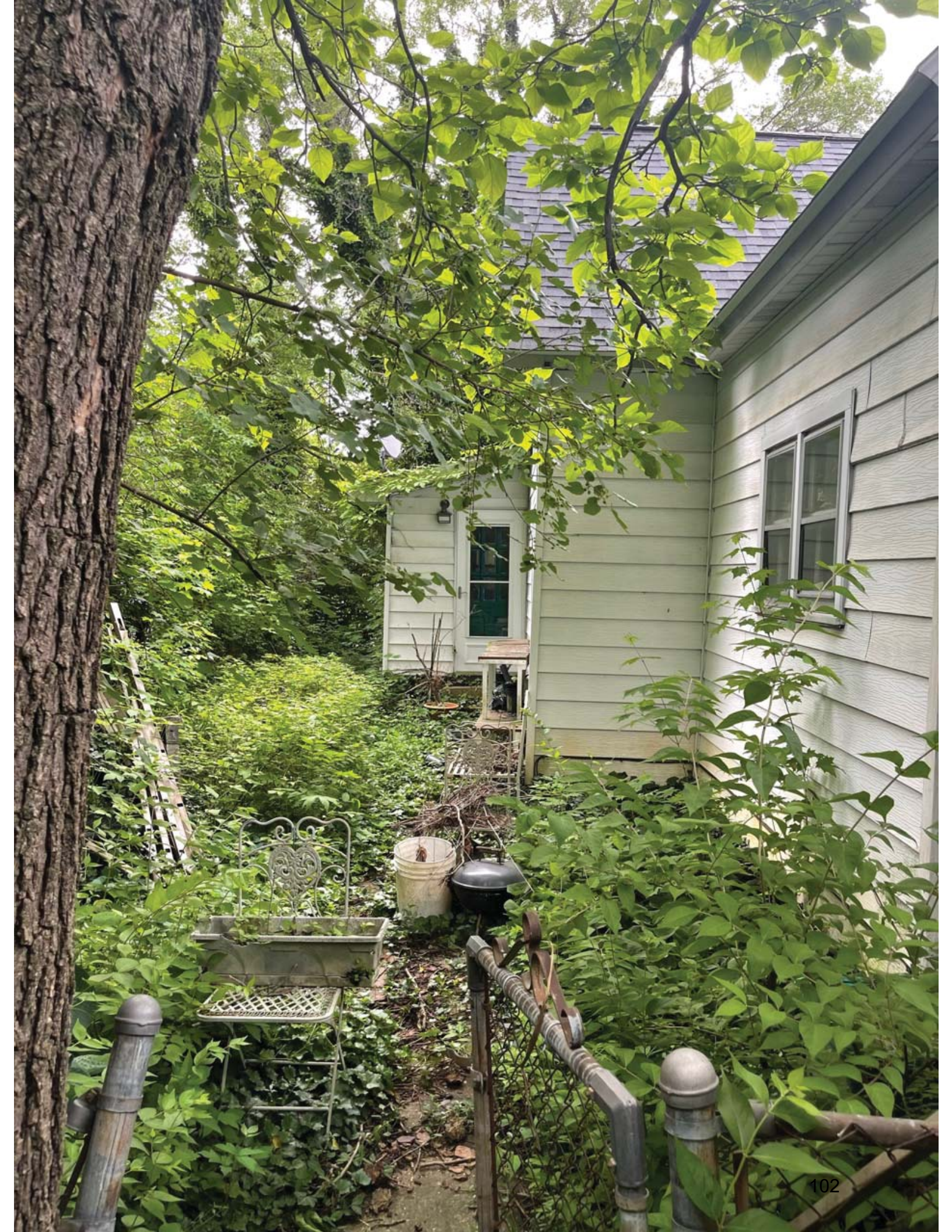
OR

\$87/mo suggested payments with 6 month special
financing. [Learn how](#)









STAFF RECOMMENDATIONS	Address: 206 S Maple St.
COA 22-63	Petitioner: Derek Flynn
	Parcel: 53-05-32-412-024.000-005
RATING: CONTRIBUTING	Survey: c. 1905 gabled ell
	
Background: Greater Prospect Hill Historic District	
Request: Full demolition of garage	
<p>Neighborhood Comments: Yes, tear down that garage. It has absolutely no redeeming qualities. It was falling down 20 years ago. It is not economically feasible to rebuild it. It does not adhere to current setbacks. It likely encroaches on the alley. It will likely fall over soon and is dangerous.</p>	
<p>Guidelines: Greater Prospect Hill Historic District Guidelines</p> <ol style="list-style-type: none"> 1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition. 2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district. 	

3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
5. 5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

Title 8.12.010(c)(2)

State of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition;

Staff Recommendation: denying 22-63 with the recommendation to repair or rebuild

- According to the SHAARD survey "Garage (c. 1940) has asphalt shingled gable roof and vinyl siding. Limestone retaining wall."
- The neighborhood subcommittee favors the full demolition of the accessory structure due to its state.
- However, the structure has been falling apart over a long period of time, deterioration that should have been mitigated or avoided through repair and maintenance. According to Title 8.12.010(c)(2) neglect is not considered grounds for demolition.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-63

Date Filed: July 14, 2022

Scheduled for Hearing: July 28, 2022

Address of Historic Property: 206 S. Maple St. Bloomington, IN 47404

Petitioner's Name: Derek Flynn

Petitioner's Address: 1355 W. Bloomfield Rd. Suite 1 Bloomington, IN 47403

Phone Number/e-mail: 812-272-9271 derekflynn.ssc@gmail.com

Owner's Name: Chris Gudal

Owner's Address: 206 S. Maple St. Bloomington, IN 47404

Phone Number/e-mail: 812-360-6552

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. Approximate 1/4 Acre Lot with 1 Primary Structure & 1 Detached Garage Structure

2. A description of the nature of the proposed modifications or new construction:
The detached garage structure is dilapidated and caving in on itself (walls and roof). The structure has at least 4 layers of asphalt shingles that can be seen creating excessive weight on the roof structure. The weight of the roof has already cause 2-3 2x4 rafters to snap and cave in. With that being said the weight of the roof and caved in rafters are pushing the weight to the exterior walls causing them to bow out. There are also at least 2 visible layers of siding on the side walls adding even more weight to the structure. This structure only sits 13' away from the neighboring property, 13' from the primary structure and 2' from the alley way. This causes extreme concern for the well being of any persons near or in the structure, potential neighboring property/primary property damage, blocked road/alley way, etc.

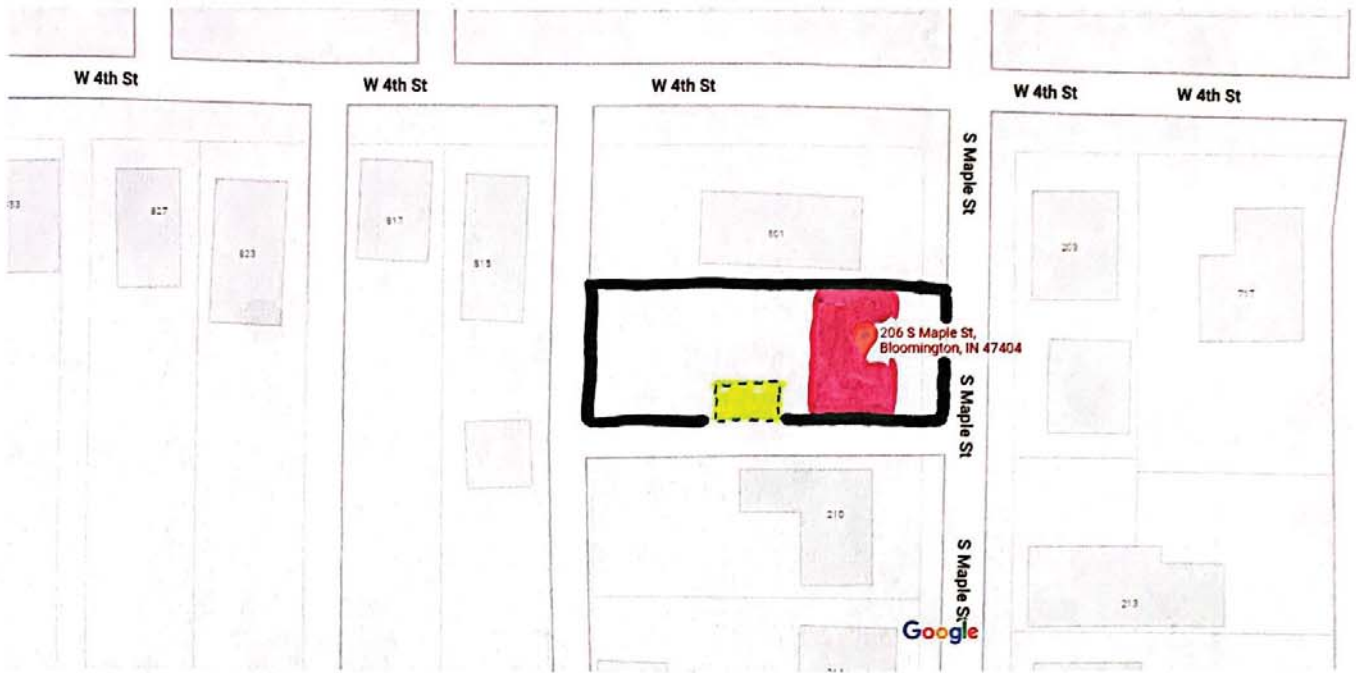
3. A description of the materials used.
The project is strictly demolition and disposal. This should only require us using demolition equipment/tools and dump trailers to haul away the debris.

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.



Map data ©2022 20 ft



206 S Maple St

Building



Directions



Save



Nearby



Send to phone



Share



206 S Maple St, Bloomington, IN 47404

Photos

■ - Lot

■ - Primary Structure

■ - Detached Garage Structure

REPORT DETAILS


Roof #1 Area: **20 Squares**
 Roof #2 Area: **4 Squares** (Structure # 2 is 24x10 Single story structure to be demolished)
 Predominant Pitch: **12**

This report includes up to two structures on a residential property and one structure on a multi-family property. The pitch has been factored into the calculation with no waste. Please upgrade to a Premium Report to receive measurements for additional structures and for any lower roof areas that may be obscured from view in the top-down image, as they are not included in the totals on this report.



Satisfaction Guaranteed
www.eagleview.com/Guarantee

Upgrade Your Report!

QuickSquares is a report used to estimate the overall size of the roof; for material-ordering accuracy, contractors should upgrade to a Premium Report. The price of your QuickSquares report will be deducted from your upgrade.

A Premium Report includes:

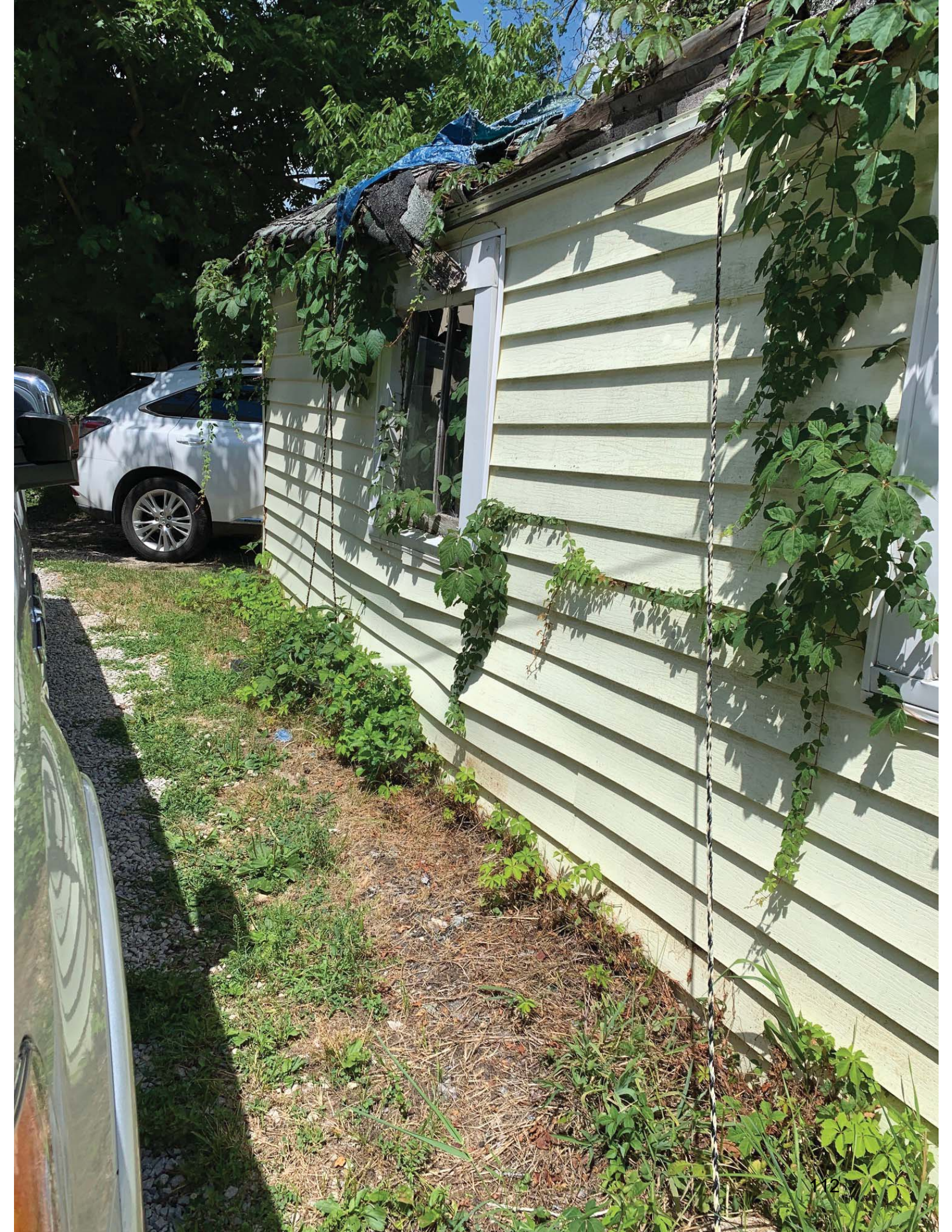


- 3D Roof Diagram
- Aerial Images (Top, N, S, E & W)
- Waste Calculation Table
- Square Footage Pitch Table
- Length Diagram
- Notes Diagram
- Report Summary
- Area Diagram
- Pitch Diagram
- Customizable Report





















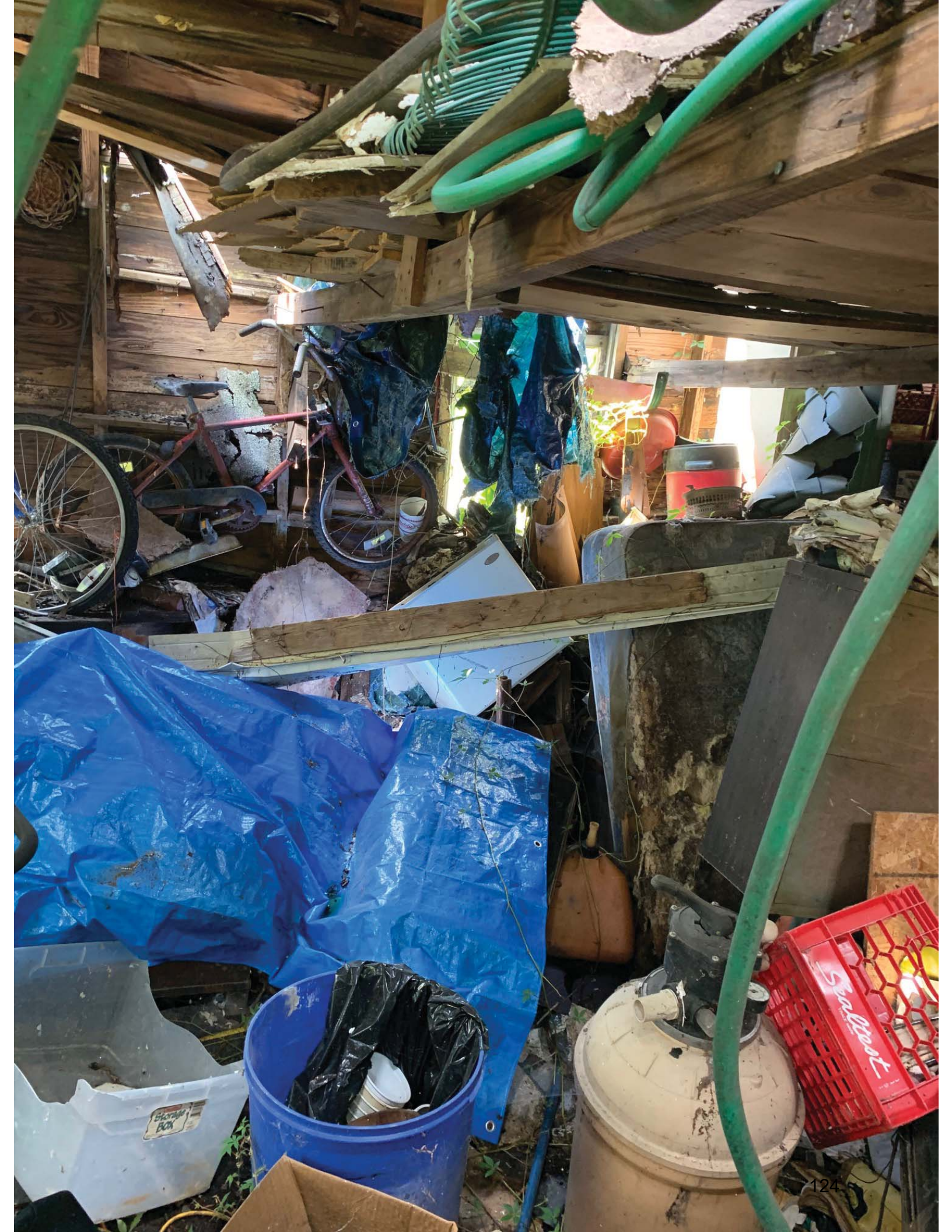














STAFF RECOMMENDATIONS	Address: 200 E Kirkwood Ave.
COA 22-64	Petitioner: Tim Cover
	Parcel: 53-05-33-310-227.000-005
RATING: NOTABLE	Survey: c. 1961, International style



Background: Bloomington National Savings and Loan Association Historic District

Request: New Addition

Guidelines: The Secretary of the Interior’s Standards for the Treatment of Historic Properties (pg. 156)

Recommended

- Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.
- Constructing a new addition on a secondary or non-character defining elevation and limiting its size and scale in relationship to the historic building.
- Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.
- Designing a new addition that is compatible with the historic building.
- Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.

Not Recommended

- Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.
- Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.
- Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
- Designing a new addition that is significantly different and, thus, incompatible with the historic building.
- Constructing a new addition that is as large as or larger than the
- historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).

Staff Recommendation: Recommends continue COA 22-64 to the August 11, 2022 HCP Meeting with revised plans

- Based on the plans submitted with the application on July 14, 2022, the petitioner should continue to communicate with commissioners regarding strategies to achieve the careful balance of the owner's expansion needs while making sure that the addition is visually respectful and does not overwhelm the historic structure
- Staff is concerned that the current proposal overwhelms the historic structure visually and is not visually compatible.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-64

Date Filed: July 14, 2022

Scheduled for Hearing: July 28, 2022

Address of Historic Property: 200 E Kirkwood

Petitioner's Name: Tim Cover

Petitioner's Address: 8604 allisonville road

Phone Number/e-mail: tcover@studio3design.net

Owner's Name: Bailey 8 llc

Owner's Address: 601 n college ave, suite 1A, bloomington In

Phone Number/e-mail: develop@tenthandcollege.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. see attached site survey

2. A description of the nature of the proposed modifications or new construction:
Proposing a building addition to the existing Peoples Bank building. The addition will span to the east toward the graduate hotel,

to the south to the existing alley and over the top of the existing building.

at the existing building the addition will step back from the face of the existing by a min of 5 feet.

At the connector to the south the building will step back further and have a change in color to help seperate

the new from the existing.

3. A description of the materials used.
the base of the addition will pick up on the limestone used on the existing building.

the primary facades of the addition will be metal panel and glass to pick up on the

mid century modern use of man-made mateials and simple forms.

a third material (Nicha cementious panels) will provide a wood look as a secondary material serving

book ends to the facade.

On the east facade, hidden by the Graduate hotel, a mix of panalized cement board and lap siding will be incorporated.

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.

July 6th, 2022

City of Bloomington Planning Department
P.O. Box 100
Bloomington, IN 47402

Attn: Mrs. Karina Pazos

RE: 200 E. Kirkwood Development

PETITIONERS STATEMENT

Dear Karina,

Studio 3 Design is pleased to submit the attached development for your review.

The following document outlines the project scope. Please take time to review and contact us with any additional questions.

The attached petition is based on the current UDO.

Project Location

The project is located at 200 E. Kirkwood Ave at the intersection of Kirkwood and Washington Streets. Current building is the Peoples State Bank.

Historic Designation:

On June 15th, 2022 the City Council voted to designate the property and building at 200 E. Kirkwood as it's own historic district with the classification changed to Notable. We will be working with HPC thru the initial design to obtain a Certificate of Appropriateness (COA) as part of moving the project forward.

Project Description

The project will consist of a single building that fills the majority of the site. The district allows for 100% site coverage, 3 levels and a max of 40 feet in hgt. We will be seeking the addition of a 4th level through the use of environmental incentives.

With the designation of the building, we will be saving the current 30' tall two story building and providing an addition of two levels on top of the existing as well as an expansion of the building to the East (toward the Graduate Hotel (6 story structure) and to the south to the alley. The first floor will be utilized as retail (currently looking at a bank) with a drive thru on the East side of the building where the current bank drive-thru exist.

The second floor of the existing building and addition, as well as the 3rd and 4th floors will be utilized for market rate apartments. We are proposing the creation of 20 units, (7 on Level Two, 7 on level three and 6 on level four) over the top of the existing retail space.

The height and existing drive exit onto Kirkwood along with the historic designation of the current structure will cause the project to need Four (4) variances that have been identified at this early stage of the development.

First: a height variance will be needed. The site allows for 3 levels with a max. of 40' vertical height. A third story over the existing 30' building (excluding height for grade changes) will require a min. of 45'. This is driven purely by the requirement to maintain the existing structure. Using incentives for a 4th level, we are allowed an additional 12 vertical feet or one floor level. This provides for a total height of 52' and 4 levels.

Based on maintaining the existing building, the 4 levels will require a min of 56-57' inclusive of grade change on site.

Second: We will be seeking a variance for use of metal as a primary building material. The existing building has been designated and as such, we will be separating the look of the new addition from that of the existing. To do so, we are using metal panel and glazing in recognition of the mid-century international style of architecture represented by the existing building.

Third: we may be seeking a variance to allow for a drive to exist with 100' of the intersection of Washington and Kirkwood. This drive exists today and will continue to exist at the same location, serving the same purpose as a drive-thru egress lane out onto Kirkwood.

Fourth: We may be applying for a variance to glazing standards on level 1 of Washington Street. The building has been designated as Notable within it's own historic district and the facade is not allowed to be modified as part of the designation, as such it will not comply with current UDO requirements.

Fifth: We may be applying for a variance to building modulation standards. In DC0-UV the building modulation is a max of 50' and a min. of 20'. The existing historic structure is 40' wide and 80' long with no defined modules. Modification of the existing structure is not allowed based on the historic designation. We are requesting a variance to approve face modulation based on the approved COA for the site.

Project Site Access:

The site is currently accessed off of Washington Street on the west side of the property. An existing bank drive-thru enters off of Washington street, wraps around the building to the east side and then exits onto Kirkwood. The first-floor retail is accessed off of Kirkwood into the existing building. A new stair with access to the upper levels will also be available for residents entering off of Kirkwood. On the West side of the building at the interface of the existing and new building addition, there will be a new primary entrance to the building that faces Washington Street. This entrance will serve the addition and the upper levels of the new and existing building.

Vehicular site access will shift to enter off of the alley on the south side of the property. The drive will access an accessible parking space on site and serve as queuing for the buildings drive -thru window. The drive will then exit onto Kirkwood as it currently does today. Drive thru queuing will easily accommodate the required 3 vehicles in line.

Building Entrances:

The building has (4) distinct points of entry / egress. Two act as primary and two as secondary points of entry/ egress. The primary entrance for the Retail faces Kirkwood and is the existing retail entrance of the historic structure. This entrance is an accessible entrance into the facility. The retail space has a secondary existing entrance/ egress point on the south side of the building that faces the alley and will remain. This entrance is a few feet lower than the Kirkwood entry and has several internal steps. The Apartments have their own primary entrance off of Washington Street. This entry is part of the new building and provides access to all levels of the apartment building. A new egress stair also provides a point of entry/ egress for the upper levels of the apartment building and is accessed off of Kirkwood Ave.

Parking Counts

There is no required parking for the retail component of the building. The 20 apartment units (4 one bedroom and 16 studio units) will require a total of 12 parking spaces. We are meeting this requirement as follows:

- (7) street parking spaces fronting the building. (2) on Kirkwood and (5) on Washington Street.
- (1) on site van accessible space with loading zone under the building

200 E. Kirkwood Development
7-6-2022

- (1) space credit for building being on a bus route with nearby stop
- (3) dedicated parking spaces directly across the street at the owners City-Side building.

Setbacks

All building and parking setbacks for the project meet or exceed the required setbacks outlined in the UDO.

Building Materials and Massing

The building will have three primary materials as part of the design. The existing 2 level building will remain limestone with dark granite insets at the corner and expansive zones of aluminum storefront curtainwall on the front of the building. The building addition will pick up on the aluminum storefront and glazing system and further differentiate itself from the existing building with the use of a metal panel system. The panel will pick up on the mid-century modern architecture of the time period without imitating the same look of the existing historic structure. Secondary materials on the rear (South) and the East façade will include punched aluminum storefront and vinyl clad windows and the use of Cement fiber panels and siding.

Bike Storage/ Parking

Bike storage will be provided for staff and residence to meet the Ordinance requirements. Bike storage is currently planned as covered and secured bike parking on level one of the new building addition. Additional bike parking will be explored on Kirkwood for customers / visitors coming to the facility.

Site Environmental Conditions

The Site is downtown and is allowed to be 100% covered (impervious)

We will be pursuing environmental incentives in order to gain one additional floor level.

Environmental Building Considerations

The developer is interested in providing a building that is sensitive to the concerns of today's-built environment. The building will be designed to meet the requirements of the IECC and ASHRAE Standard 90.1, as well as several state-specific codes as required by the federal government. As such, we are reviewing the incorporation of the following into the project:

- **Adaptive re-use of the existing historic structure on site.** This in turn keeps hundreds of tons of existing material from ending up in landfills.
- “Green friendly” building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500-mile radius. Examples of these materials include cementitious siding/panels, brick, CMU blocks, and cast concrete.
- High efficiency appliances and building systems.
- Energy efficient windows with low-E glazing
- Solar panels
- Vegetative green roof zones
- Cool Roof design, white reflective roofing membrane for energy conservation and reduced heat island effect.
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting and promote healthy environments.
- Energy efficient lighting fixtures (LED) throughout the project
- Bike parking for staff and residents

200 E. Kirkwood Development
7-6-2022

- Recycling on site
- The incorporation of native vegetation in landscape zones

Encroachments:

- Non- Required

Trash Removal

Trash & Recycle removal has been provided off of the alley on the south side of the building.

A dumpster enclosure matching the building materials will be provided on site for trash and recycle material and have an overhead door to conceal dumpster and allow for roll-out onto alley for collection. The trash room will provide space for a dumpster as well as rolling totes for recycling.

Site Utilities

There are existing sanitary sewer, water and storm water facilities on the site serving the existing building. These lines/ locations will be utilized/ adjusted as need to serve the larger development. An underground detention system will also be incorporated to capture and slow-down storm water collected on site prior to it being slowly discharged into the city's storm water collection system.

Variances

We will have a group of variances that stem from the salvaging of the historic building structure. These include:

1. Building height
2. Drive egress lane out onto Kirkwood (maybe)
3. Use of metal panel as a primary building material on Kirkwood and Washington streets.
4. Facade module (historic structure) maybe
5. Window glazing percentage 60% at historic structure on Kirkwood) Maybe

Respectfully submitted,

STUDIO 3 DESIGN, INC



Tim Cover, Architect



PEOPLES
STATE
BANK

960



100 S Washington St

SIDEWALK
CROSSING
ZONE
NO PARKING
OR STOPPING
HERE

PEOPLES STATE BANK

PEOPLES
STATE
BANK

PEOPLES STATE BANK



PEOPLES
STATE
BANK

Handwritten sign with illegible text.

NO PARKING
IN THIS ZONE
EXCEPT AS
NOTED





THE PEOPLE'S STORE
DRIVE UP V CUSTOMER
←

CONSULTANT LOGO
 TO FIT WITHIN BOX

Bailey 8, LLC
Kirkwood Place
 200 E Kirkwood Ave.
 Bloomington, IN 47408

PROJECT NUMBER:
21070

DATE:
07/13/22

REVISION SCHEDULE:

#	Revision Description	Date Issued

CERTIFICATION:

NOT FOR CONSTRUCTION

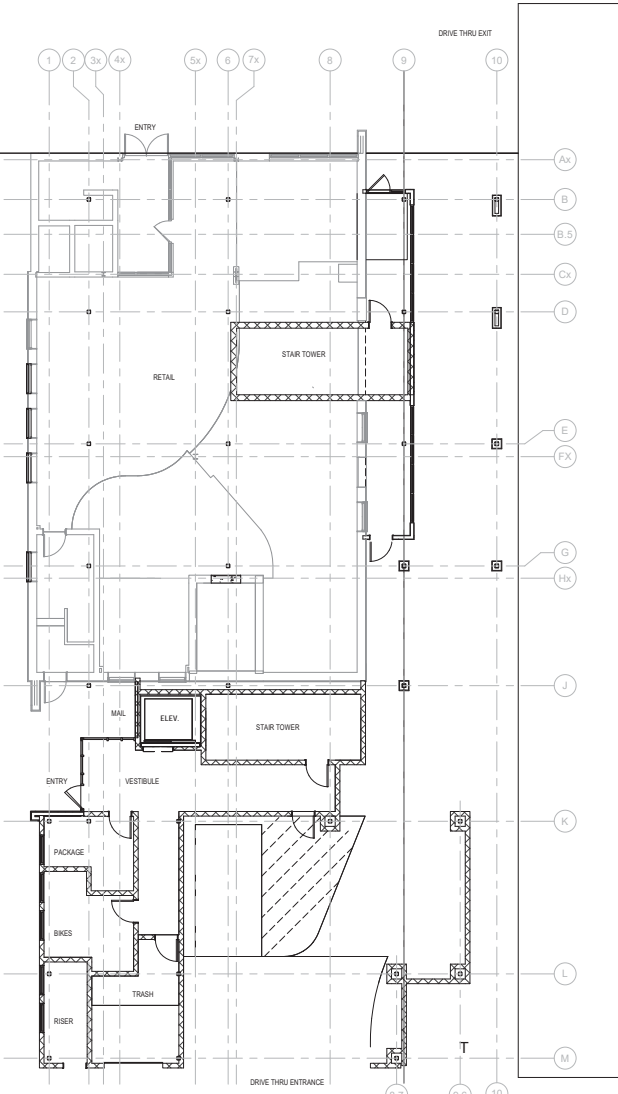
SHEET DESCRIPTION:
FLOOR PLANS

SHEET NUMBER:
A101

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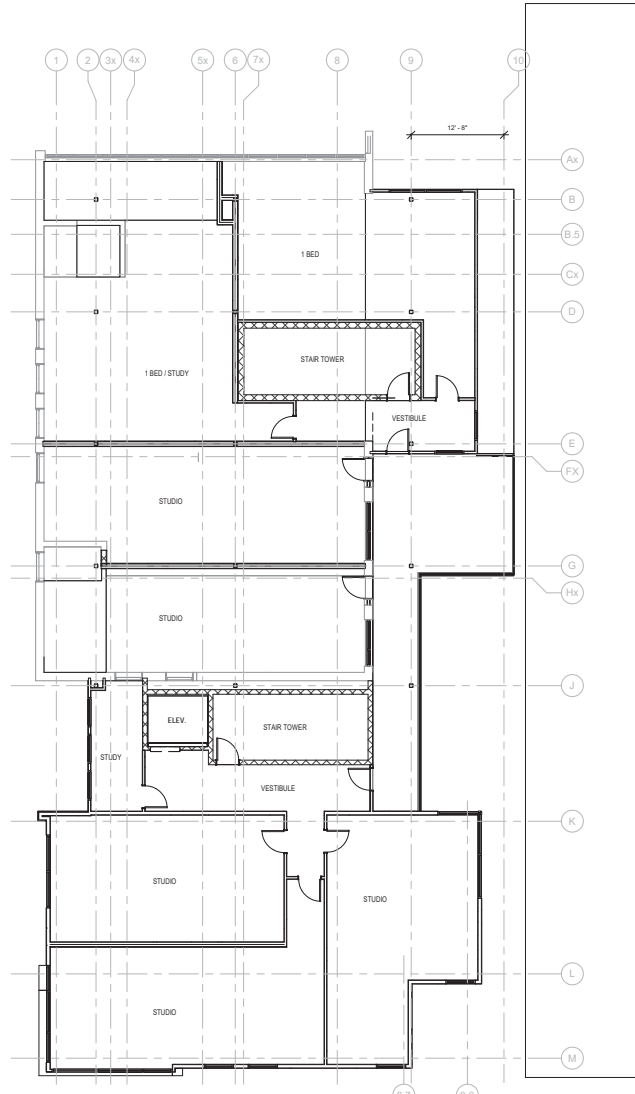
KIRKWOOD AVE.

WASHINGTON ST.



LEVEL 1 - NEW FLOOR PLAN
 1/8" = 1'-0"
 NORTH

DRIVE THRU EXIT



LEVEL 2 - NEW FLOOR PLAN
 1/8" = 1'-0"
 NORTH

12'-8"

CONSULTANT LOGO
 TO FIT WITHIN BOX

Bailey 8, LLC
Kirkwood Place
 200 E Kirkwood Ave.
 Bloomington, IN 47408

PROJECT NUMBER:
21070

DATE:
07/13/22

REVISION SCHEDULE:

#	Revision Description	Date Issued

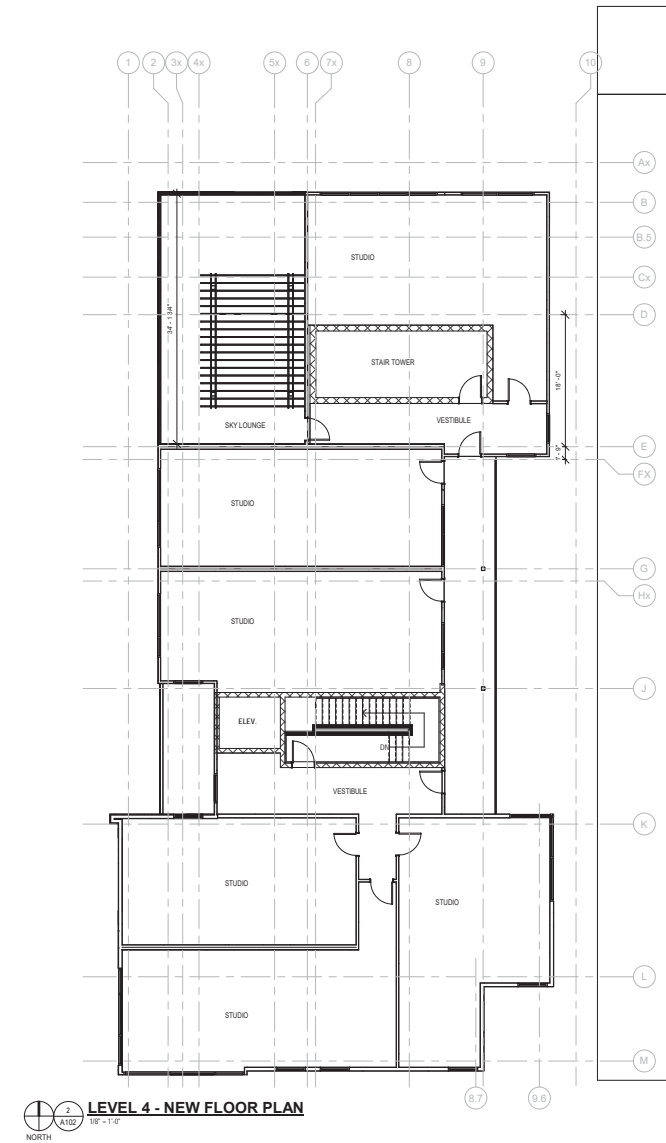
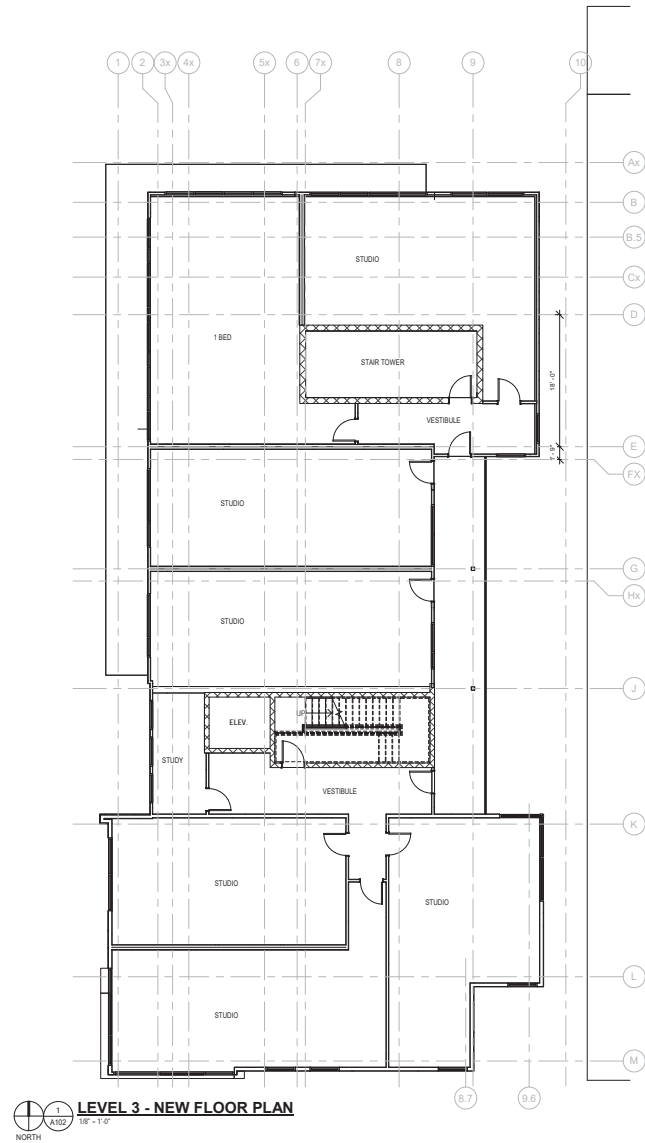
CERTIFICATION:

NOT FOR CONSTRUCTION

SHEET DESCRIPTION:
FLOOR PLANS

SHEET NUMBER:
A102

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CONSULTANT LOGO
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Bailey 8, LLC
Kirkwood Place
 200 E Kirkwood Ave.
 Bloomington, IN 47408

PROJECT NUMBER:
21070

DATE:
07/13/22

REVISION SCHEDULE:

#	Revision Description	Date Issued

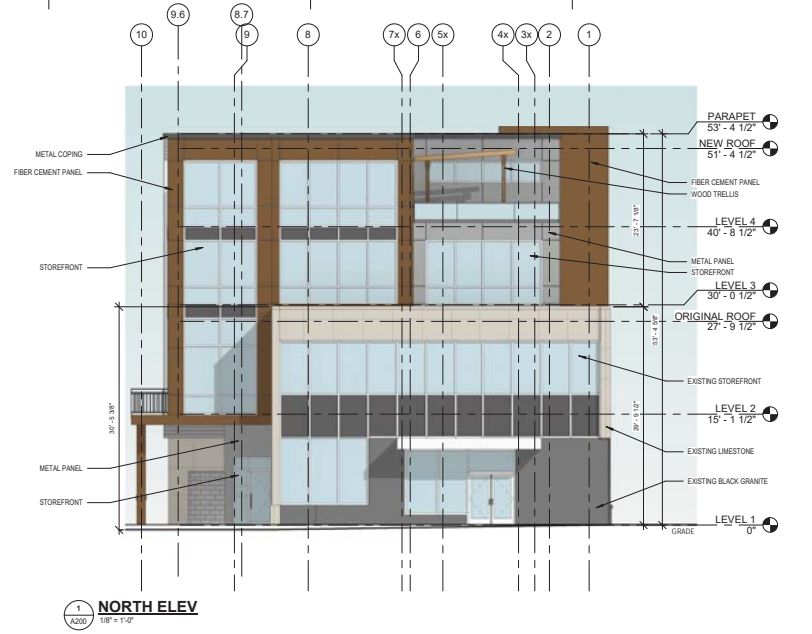
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NOT FOR CONSTRUCTION

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A200

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CONSULTANT LOGO
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Bailey 8, LLC
Kirkwood Place
 200 E Kirkwood Ave.
 Bloomington, IN 47408

PROJECT NUMBER:
21070

DATE:
07/13/22

REVISION SCHEDULE:

#	Revision Description	Date Issued

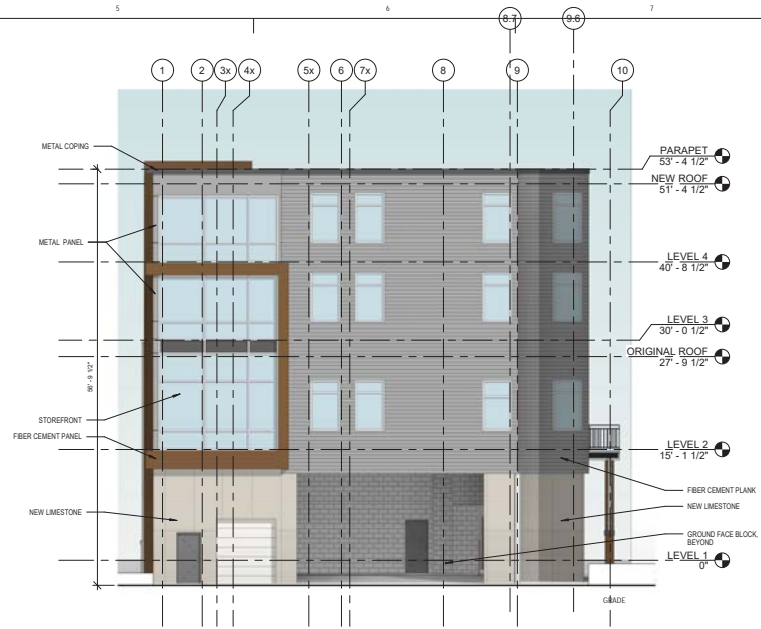
CERTIFICATION:

NOT FOR CONSTRUCTION

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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2 SOUTH ELEVATION
 A201 1/8" = 1'-0"



1 EAST ELEV
 A201 1/8" = 1'-0"





NORTHWEST STREET CORNER



SOUTHWEST CORNER



NORTHEAST CORNER



NORTHEAST CORNER (2)



NORTHEAST CORNER (3)



SOUTHEAST CORNER

STAFF RECOMMENDATIONS	Address: 1504 W Arlington Rd.
	Petitioner: Robert Iatarola
Start Date: July	Parcel: 53-05-29-300-028.000-005
RATING: CONTRIBUTING	Survey: c. 1899, bungalow



Background: The main house is a bungalow that has had additions over time. The detached garage appears on historical aerial photography from 1961 and was originally built in 1899 according to the Elevate Monroe County tax record database.

Request: Full demolition, garage

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

Staff Recommendation: Release DD 22-65

The garage and house do not meet any of the required standards to be nominated as a historic district on their own.



R-22-491

Residential Demolition Permit

Status: Active

Date Created: Apr 25, 2022

Applicant

Robert Iatarola
robertiatarola@gmail.com
1504 W Arlington Rd
Bloomington, IN 47404
8123182005

Location

1504 W Arlington RD
Bloomington, 47404 IN

Owner:

Iatarola, Robert F
1504 W Arlington Rd Bloomington, IN 47404

Project Information

Owner Name

Robert Iatarola

Number of Structures to be removed

1

Brief description of proposed work and list all Hazardous Materials to be removed

tear down garage and flooring

Number of Underground Storage Tanks

0

Is the property owner doing the work?

Yes

What type of structure are you demolishing?

Detached Accessory Structure

Certification

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Robert Iatarola

04/25/2022

Staff Use

Planning Staff Review

