



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday January 26, 2023

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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Bloomington Historic Preservation Commission Meeting

In Person: McCloskey Room #134, 401 N Morton St., Bloomington, IN 47404

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

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

Thursday January 26, 2023, 5:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **BEGINNING OF YEAR VOTES**
 - A. Choosing HPC Chair for 2023
 - B. Choosing HPC Vice-Chair for 2023
 - C. Creating guideline subcommittee
 - D. Reminder to fill out yearly conflict of interest form
- IV. **APPROVAL OF MINUTES**
 - A. December 8, 2023
- V. **DEMOLITION DELAY**
 - A. **DD 22-18**

622 N Washington St. (Contributing)
Petitioner: Barre Klapper
Partial Demolition - Roof removal
 - B. **DD 23-01**

211 N Grant St. (Contributing)
Petitioner: Mack Bell
Partial Demolition - Porch removal
- VI. **CERTIFICATES OF APPROPRIATENESS**

Staff Review

 - A. **COA 23-08**

409 E 16th St. (Garden Hill Historic District)
Petitioner: Vince Ead
Siding change - house and garage

Commission Review

 - B. **COA 23-01**

723 W 8th St. (Near West Side Historic District)
Petitioner: Peter and Olivia Dorfman
Replacing back door and double hung windows with a sliding door on the back and putting the double hung windows on another side
 - C. **COA 23-02**

615 W Kirkwood Ave. (Greater Prospect Hill Historic District)
Petitioner: Leighla Taylor (FASTSIGNS of Bloomington)
New Signage
 - D. **COA 23-03**

212 S Grant St. (Greater Restaurant Row Historic District)
Petitioner: Property Stars LLC, Kelly Jones/ Dennis Burch
New Porch, changing the siding, window change

E. **COA 23-04**

1018 E Wylie St. (Elm Heights Historic District)

Petitioner: Asa Palley and Charlotte Agger

Changing two windows

F. **COA 23-05**

206 N Walnut St. (Courthouse Square Historic District)

Petitioner: Charlie Jesseph

New Signage

G. **COA 23-06**

2304 N Martha St./ 2330 N Walnut St. (Matlock Heights Historic District)

Petitioner: Mark Figg

New Construction

H. **COA 23-07**

520 W Kirkwood Ave. (Near West Side Historic District)

Petitioner: Bill Shank

Demolition of chimney

VII. **NEW BUSINESS**

A. **Staff Report on American Folklore Society Meeting at Tulsa, Ok**

B. **Proposal for the Rosemary Miller Lecture 2023 - Nancy R. Hiller**

VIII. **OLD BUSINESS**

A. **Report on Violations**

1. 605 S. Fess (Fess + 2nd)

2. 620 S. Ballantine

3. 1304 E 2nd St.

4. 322 E Kirkwood Ave.

IX. **COMMISSIONER COMMENTS**

X. **PUBLIC COMMENTS ANNOUNCEMENTS**

XI. **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 February 9, 2023 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 2/18/2023

Historic Preservation Commission Meeting

December 8, 2022, 5:00 P.M.

MINUTES

In Person: McCloskey Room #134, 401 N Morton St., Bloomington, IN 47404

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

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

CALL TO ORDER

Meeting called to order by John Saunders at 5:01 pm

ROLL CALL

Commissioners Present:

Marleen Newman (Present)

Doug Bruce (Present)

Daniel Schlegel (Present)

Sam DeSollar (Present)

John Saunders (Present)

Elizabeth Mitchell (Present)

Allison Chopra (Present)

Advisory Members Present:

Duncan Campbell (Present)

Ernesto Castañeda (Electronic)

Staff Present:

Gloria M. Colom Braña, HAND

John Zody, HAND

Beth Cate, City Legal Department

Gabriel Holbrow, Planning and Transportation

Guests Present:

CATS (Present)

Mark Webb (Present)

Charlie Webb (Present)

Dina Kellams (Present)

Terry Cole (Present)

Joshua Hogan (Present)

Wei Xiaoshi (Online)

Nancy Jones (Online)

Richard Lewis (Online)

Diane Phail (Online)

Dawn Grey (Online)

Jonathan Hess (Online)

Barre Klapper (Online)

APPROVAL OF MINUTES

- November 17, 2022 Historic Preservation Commission Meeting

Approval of November 17, 2022

Sam DeSollar made a motion to approve the November 17, 2022 Minutes

Doug Bruce seconded.

Motion carries 7 yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra), 0 Abstain, 0 No.

CERTIFICATES OF APPROPRIATENESS

Staff Approvals

Gloria Colom presented staff approvals from November and December. Items are listed on the agenda.

Commission Review

A. **COA 22-82 (Appealing 22-72)**

1304 E 2nd St. (Elm Heights Historic District)

Petitioner: Terry Cole

Window Replacement (Post action)

Gloria Colom presented, staff commented that this was heard last time and brought back up for this meeting. **Terry Cole** thought the last meeting was left because they were out of time and didn't have expectations for what to do next. Discussion took place.

John Saunders asked for questions and comments. No questions; comments ensued.

Sam DeSollar made the motion to levy a fine commensurate with the cost of replacing the windows and deny the petitioner's COA.

Allison Chopra Second.

Motion carries 7 yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra), 0 Abstain, 0 No.

B. **COA 22-88**

1018 E Wylie St. (Elm Heights Historic District)

Petitioner: Asa Palley and Charlotte Agger

Fence Installation and tree removal (Post Action)

Gloria Colom presented. See the Packet for details. Commissioner made comments and questions ensued. **Asa Palley** spoke.

Motion #1

Motion to approve COA without the staff recommendation regarding the repair of the retaining wall. Otherwise approve COA as presented in the staff report.

Sam DeSollar seconded.

Motion fails 3 Yes (Bruce, DeSollar, Chopra), 4 No (Newman, Schlegel, Saunders, Mitchell), 0 Abstain.

Motion #2

Motion to approve COA as written and recommended by staff - moved by Marleen Newman
John Saunders seconded.

Motion carries 4 Yes (Newman, Schlegel, Saunders, Mitchell), 3 No (Bruce, DeSollar, Chopra), 0 Abstain.

C. COA 22-89 (Amend COA 22-14)

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

Petitioner: Justin Fox

New Construction - Change to the roofline

Gloria Colom presented, see packet for information. No questions. Some comments given to the petitioner.

Doug Bruce moved to approve COA as recommended.

Sam DeSollar Seconded.

Motion carries 7 yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra), 0 Abstain, 0 No.

D. COA 22-91 (Amend COA 22-15)

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

Petitioner: Dawn Gray, Springpoint Architects

To amend the window material

Gloria Colom presented, see packet for information. Some questions and comments ensued regarding the change from wooden to vinyl windows.

Doug Bruce motioned to approve COA as recommended.

Allison Chopra seconded.

Motion carries 7 yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra), 0 Abstain, 0 No.

E. COA 22-92 (Amend COA 21-15)

507 S Ballantine Rd. (Elm Heights Historic District)

Petitioner: Mark C. Webb, Attorney at Law representing David H. Jacobs, Jr.

Change the roofline configuration and window height

Gloria Colom presented, see packet for information. (**Mark Webb** and **Charlie Webb** presented on behalf of **David Jacobs**). Questions and comments ensued. Discussion about the roof line were asked

Sam DeSollar moved to approve COA as recommended by staff.

John Saunders Second.

Motion carries 7 yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra), 0 Abstain, 0 No.

F. COA 22-93

339 S Fairview St. (Greater Prospect Hill Historic District)

Petitioner: Joshua Hogan and Elizabeth Winchester

Restorations and changes to the exterior

Gloria Colom presented, see packet for information. Comments from the neighborhood that are also noted in the staff report. Commissioners asked questions about windows and porch columns. Further Commissioner comments.

Doug Bruce made a motion to approve COA, but amended to reflect round, wood porch columns (not square) and horizontal lap siding should remain and go up to the top gable. Any replacement siding should match existing siding.

Daniel Schlegel second.

Motion carries 7 yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra), 0 Abstain, 0 No.

Demolition Delays

A. DD 22-17

752 S Walnut St. (Contributing)

Petitioner: Randy Sciscoe

Full Demolition

Gloria Colom presented, see packet for information.

John Saunders read Demolition Delay language

Motion not needed.

Release carries 7 yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra), 0 Abstain, 0 No.

B. DD 22-18

622 N Washington St. (Contributing)

Petitioner: Barre Klapper, Springpoint Architects

Partial Demolition

Gloria Colom presented, see packet for information. Notes by **Barre Klapper**: vinyl windows would be replaced; rear non-original additions would be removed.

Conversation ensued on moving to the January 26 meeting - has clock started yet on demo delay?

Allison Chopra motioned to postpone evaluation to the January 26, 2023 meeting - by Allison C.

Elizabeth Mitchell seconded.

Motion carries 7 yes (Newman, Bruce, Schlegel, DeSollar, Saunders, Mitchell, Chopra), 0 Abstain, 0 No.

New Business

Much of new business is being postponed due to the late hour of the meeting. Discussed Miller Lecture Series.

Allison Chopra commented on attendance rule being followed for Commissioners - and how many meetings can be missed in a year. Three meetings missed means removal?

Meeting adjourned at 8:38 pm

STAFF RECOMMENDATIONS	Address: 622 N Washington St.
DD 22-18	Petitioner: Barre Klapper, Springpoint Architects
Start Date: 11/4/2022	Parcel: 53-05-33-208-011.000-005
RATING: CONTRIBUTING	Survey: c. 1925, Western Bungalow



Background: The house was built in 1925 with some original doors and windows. The building is in good condition and the main alterations have been to the back of the property. The original portion of the first floor would remain consistent.

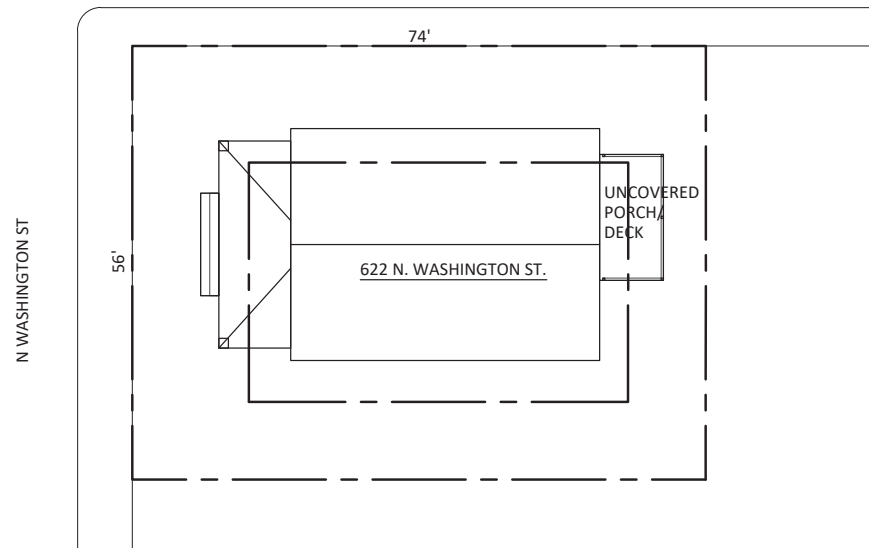
Request: Partial demolition - Removal of a wood lean to and roof to build a second floor

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 22-18

- Staff recognizes that the change to the building will change the full geometry of the structure. However, the historic portion will continue to be used.

E COTTAGE GROVE AVE



SITE PLAN ↑

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

certified

project title

OMEGA PROPERTIES
622 N WASHINGTON ST
RENOVATION
INDIANA
BLOOMINGTON

project information

PROJECT NUMBER: 22-41
ISSUE DATE: 12.14.2022
REVISION DATE:

sheet title

DEMOLITION PLANS
& ELEVATIONS

sheet number

D101



DEMOLITION GENERAL NOTES

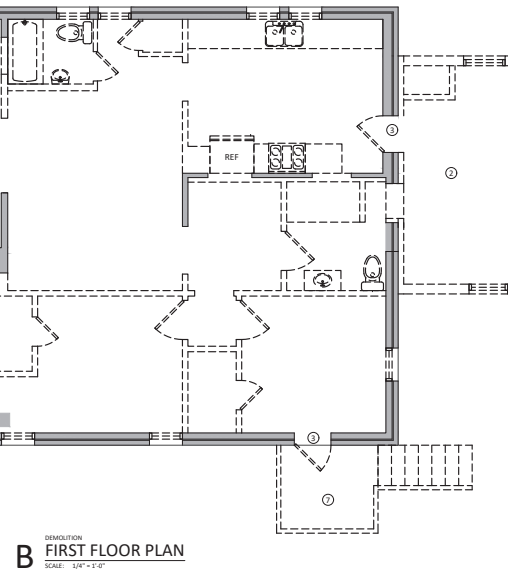
- A. CONTRACTOR SHALL VERIFY IN FIELD LIMITS OF DEMOLITION REQUIRED FOR NEW WORK. NOTIFY ARCHITECT OF DISCREPANCIES.
- B. SECURE STRUCTURE AND PROVIDE TEMPORARY SUPPORT WHEN REMOVING ITEMS. IMMEDIATELY REPORT ANY STRUCTURAL DAMAGE TO ARCHITECT.
- C. WHERE REMOVAL OF ITEMS LEAVES HOLES AND DAMAGED SURFACES THAT WILL BE EXPOSED IN FINISHED WORK, PATCH AND REPAIR TO MATCH ADJACENT SURFACES.
- D. AS A RESULT OF NEWLY EXPOSED CONDITIONS, NOTIFY ARCHITECT OF NEEDED REPLACEMENT OF DAMAGED MATERIALS.
- E. DISCONNECT ALL SWITCHES, RECEPTACLES AND DEVICES IN AREAS OF WALL TO BE DEMOLISHED.
- G. MATERIALS OR ITEMS DESIGNED TO BE REINSTALLED SHALL BE REMOVED WITH CARE UNDER THE SUPERVISION OF THE TRADE RESPONSIBLE FOR REINSTALLATION. ITEMS SHALL BE CLEANED, PROTECTED AND PLACED IN STORAGE UNTIL ITEMS ARE READY TO BE REINSTALLED. IF ITEM IS DAMAGED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR REPLACED WITH NEW ITEMS AS APPROVED BY ARCHITECT.

DEMOLITION KEY NOTES

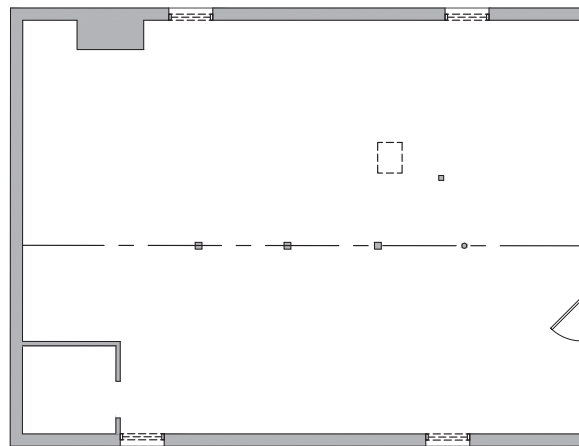
- ① REMOVE ROOF STRUCTURE COMPLETE
- ② REMOVE REAR ADDITION TO CONCRETE SLAB
- ③ REMOVE DOOR
- ④ REMOVE EXISTING VINYL WINDOW AND BRICK MOLD, TYPICAL
- ⑤ REMOVE WOOD COLUMNS AND BEAM
- ⑥ REMOVE SECTION OF LIMESTONE WALL AND DAMAGED STEP, SALVAGE LIMESTONE FOR PATCHING
- ⑦ REMOVE TREATED WOOD DECK AND STAIR
- ⑧ REMOVE TREATED WOOD FLOOR
- ⑨ REMOVE WOOD LINTEL AND WOOD PANELING
- ⑩ REMOVE LIMESTONE WALL PATCH

LEGEND

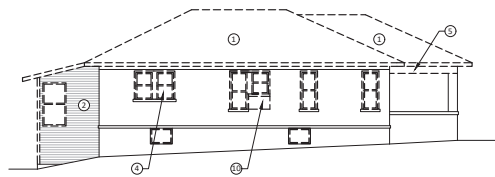
-  EXISTING WALL TO REMAIN
-  WALL OR ITEM TO BE REMOVED



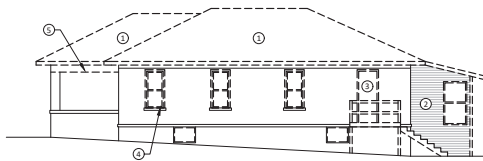
DEMOLITION
B FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



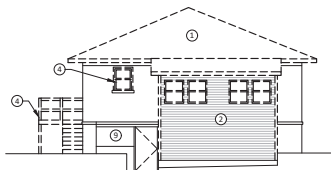
DEMOLITION
A BASEMENT PLAN
SCALE: 1/8" = 1'-0"



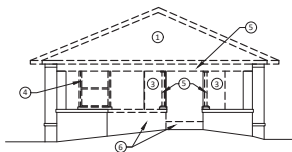
DEMOLITION
F NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

STAFF RECOMMENDATIONS	Address: 211 N Grant St.
DD 23-01	Petitioner: Mark Bell
Start Date: 11/29/2022	Parcel: 53-05-33-310-052.000-005
RATING: NOTABLE	Survey: c. 1920, Bungalow/Craftsman



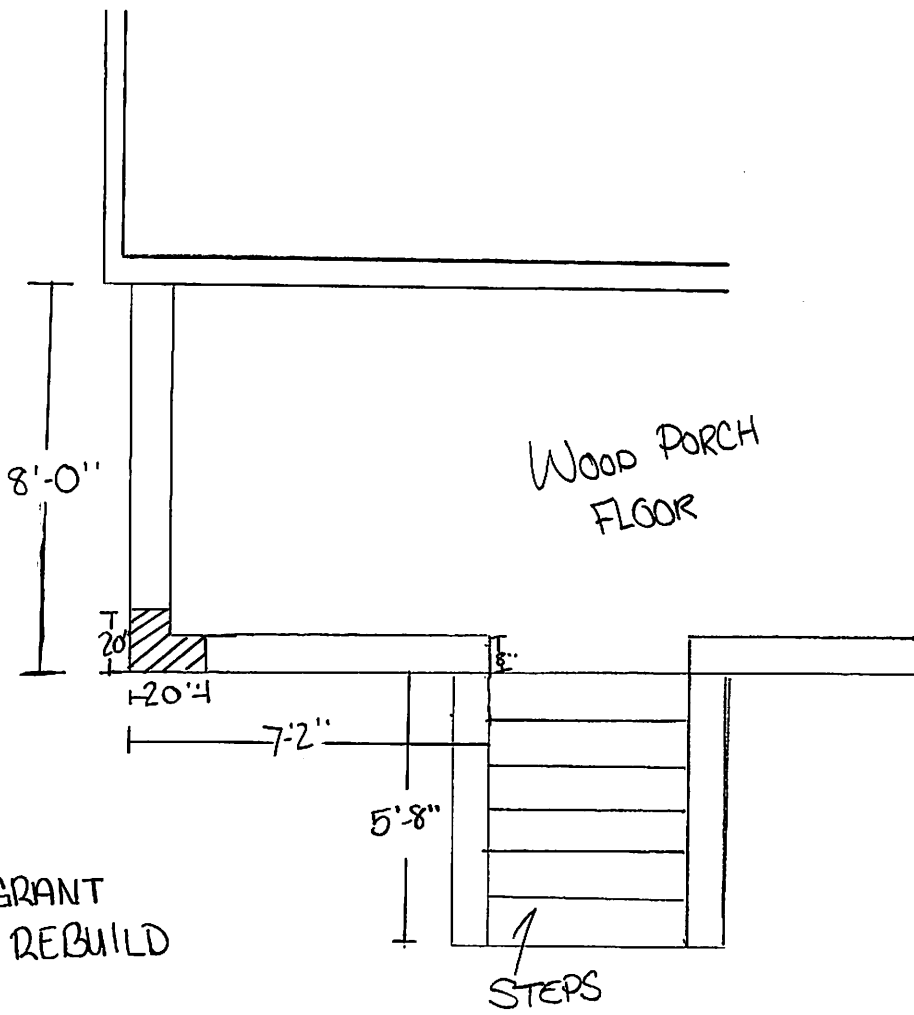
Background: According to the City Directories from the 1920's and 1930's the house belonged to was always used as a working class rental since it's construction in 1920.

Request: Partial Demolition - removal and reconstruction of the porch

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: (Consider restoring the porch or elevating to a historic district)

- The building was inspected by HAND staff who determined that the porch requires stabilization as it is out of sync with the rest of the house
- This house has been rated Notable due to its material integrity and care.
- The proposed partial demolition is proposed with the purpose of rebuilding the front porch. The HPC has little to no purview of how the new porch would look like.
- If the structure were a historic district there would be a greater chance for oversight, as this building has unique intact historic windows and siding as well.



211 N Grant St





City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

Acacia Investments, LLC
403 E. 6th St.
Bloomington, IN 47408

RE: 211 N Grant ST

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than _____ to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

If the owner's or agent's contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact **HAND at 812-349-3420 and forms will be provided.** If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Olympus Properties: 2620 N. Walnut Street Suite 1000, Bloomington, IN 47404

City Hall

Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St

<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404

Rental Inspection (812) 349-3420
Fax (812) 349-3582



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

505

Owner(s)

Acacia Investments, LLC
403 E. 6th St.
Bloomington, IN 47408

Agent

Olympus Properties
2620 N. Walnut Street Suite 1000
Bloomington, IN 47404

Prop. Location: 211 N Grant ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/5

Date Inspected: 03/07/2022
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Rob Council
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1920.
There were no requirements for emergency egress at the time of construction.

INTERIOR

Unit A

Living Room (11-6 x 14-6), Bedroom (10-10 x 12-10):
No violations noted.

Existing Egress Window Measurements:
Height: 22 inches
Width: 31 inches
Sill Height: 22 inches
Openable Area: 4.73 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

City Hall

Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St

<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404

Rental Inspection (812) 349-3420
Fax (812) 349-3582

Laundry Closet:

No violations noted.

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Kitchen (12-10 x 14-0):

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (**West Window**)

Basement:

Replace damaged bottom step. BMC 16.04.060(a)

Recommend checking for termite infestation.

Unit B

Living Room (14-10 x 11-7):

Repair door to open and close easily. BMC 16.04.060(a)
(Adjust threshold)

Bedroom (10-4 x 11-8):

No violations noted.

Existing Egress Window Measurements:

Height: 29 inches

Width: 31 inches

Sill Height: 22 inches

Openable Area: 6.24 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Laundry Closet:

No violations noted.

Bathroom:

No violations noted.

Kitchen (12-4 x 11-9):

No violations noted.

EXTERIOR

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Porch:

Replace the missing protective cover for the light fixtures. BMC 16.04.060(c)

Repair foundation South side of porch. Bricks pulled away from structure and listing south.

Review of documentation detailing the proper design and completion of this work from a Licensed Engineer and the Monroe County Building Department will be required. BMC 16.04.050(a) BMC 16.01.060(f)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

Occupancy Affidavit:

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to maintain a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be maintained by the HAND Department.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

KEVIN B. POTTER
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

May 17, 2022

Mack Bell
Olympus Properties
2620 North Walnut Street
Bloomington, IN 47404

Re: 211 North Grant Street

Per your request, we recently performed a structural inspection for the front porch located at 211 North Grant Street, Bloomington, IN. The results of this inspection are summarized as follows:

1. The perimeter walls of the front porch are brick masonry construction. The walls on the south half of the porch have settled and rotated with the southeast (left front) corner being the low point. We estimate that about 3" of settlement has occurred over time at this corner.
2. A 20" x 20" "L" shaped brick column exists at the southeast porch corner for support of the porch roof. This column has been partially rebuilt in order to support the roof. The brick installed in the repair area does not match the original brick.
3. Brick wing walls exist on both sides of the entry steps. The south (left) wing wall has also settled and rotated.
4. A section of the wood floor boards had been removed near the south end of the porch floor. The floor joists were found to be oriented in the north/ south direction. The south ends of the floor joists were found to be poorly supported.

RECOMMENDATIONS

- a. The foundations under the south half of the porch and under the south wing wall along the steps should be reinforced to prevent further foundation movement. One method of providing this reinforcement would be to install steel piers placed under the foundations and extended down to bedrock. (See attached typical steel pier details and contractor list). The steel piers can be used to attempt to raise and level the structure back into position. (see attached option "A" details) The top of the left front brick column would need to be removed in order to raise

the foundations since the column cap was rebuilt with the porch in the settled position. After the foundations are raised, the cap would then be rebuilt up to the porch roof.

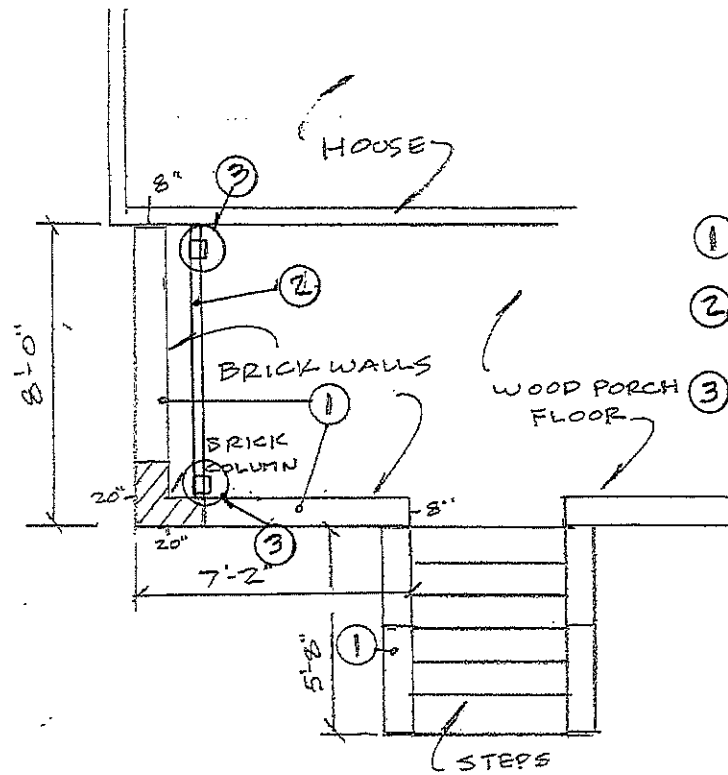
Another method for reinforcing the porch foundation would be to install concrete pads under the porch foundations at the corners and ends of the walls. After the concrete pads have gained strength, jacks can be placed on top of the new pads and under the existing foundations in order to lift the structure. After the structure is raised, concrete is then placed between the bottom of the existing foundations and the top of the new concrete pads. (see attached option "B" details)

- b. A 6 x 6 wood beam should be placed under the south end of the floor joists for the front porch floor. The beam would be supported by a 6 x 6 wood post at each end with the posts bearing on top of 12" diameter concrete footing pads.

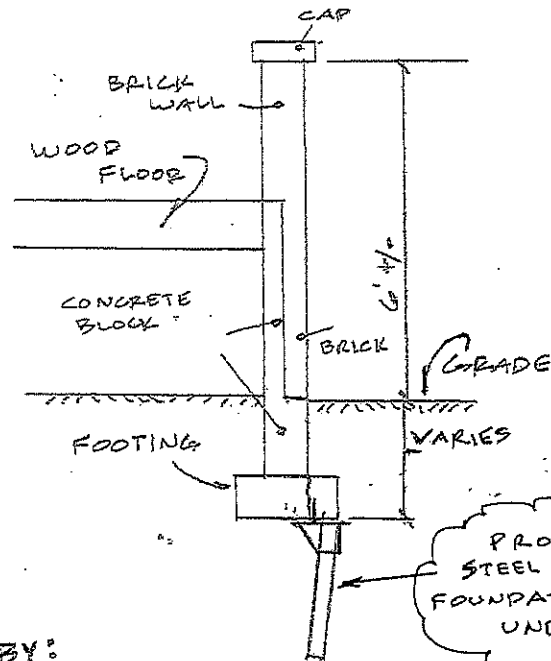
Please contact us if there are questions.



Kevin B. Potter
Structural Engineer/ Inspector



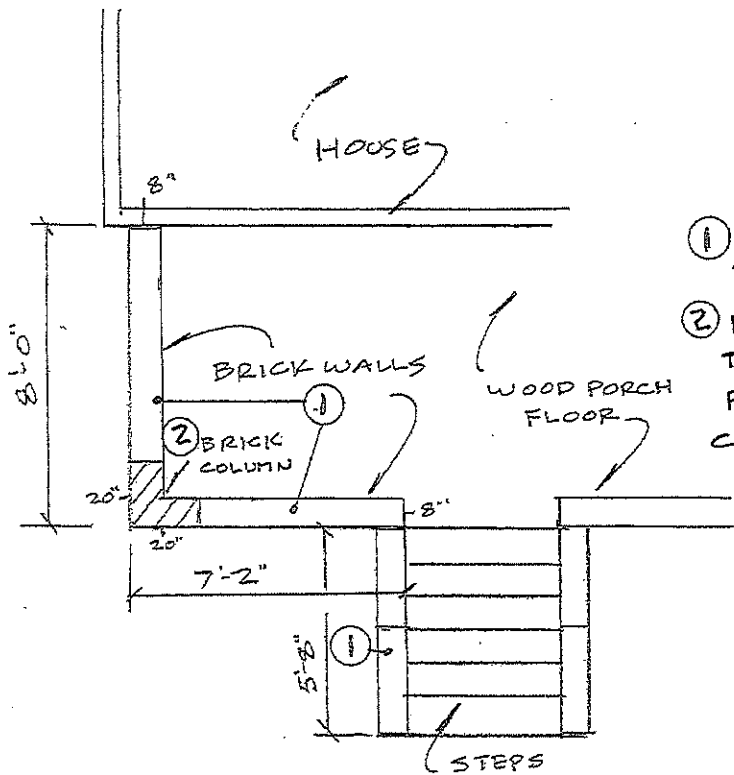
- ① FOUNDATION SETTLEMENT AREAS
- ② ADD 6x6 WOOD BEAM UNDER FLOOR JOISTS
- ③ ADD 6x6 WOOD POST & 12"Ø CONCRETE PAD UNDER 6x6 BEAM



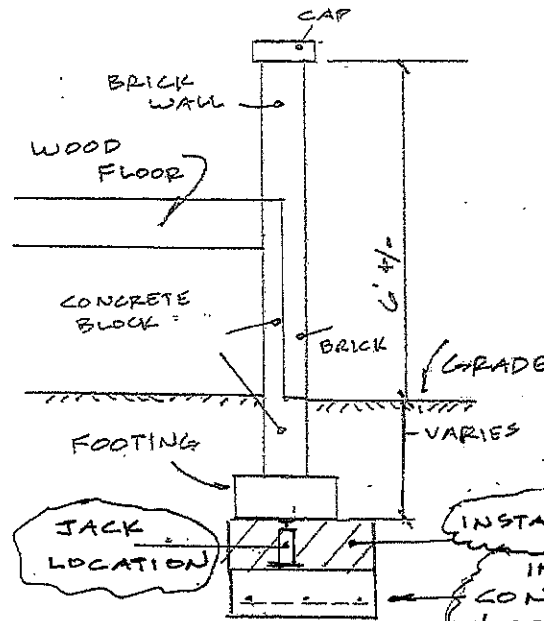
OPTION "A"
STEEL PIER LIFTING

BY:
POTTER ENGINEERING
P.O. BOX 5563
BLOOMINGTON, IN 47407

OLYMPUS PROPERTIES
211 N. GRANT STREET
BLOOMINGTON, INDIANA



- ① FOUNDATION SETTLEMENT AREAS
- ② REMOVE COLUMN CAP TO ALLOW LIFTING OF PORCH - REINSTALL CAP AFTER PORCH IS LIFTED



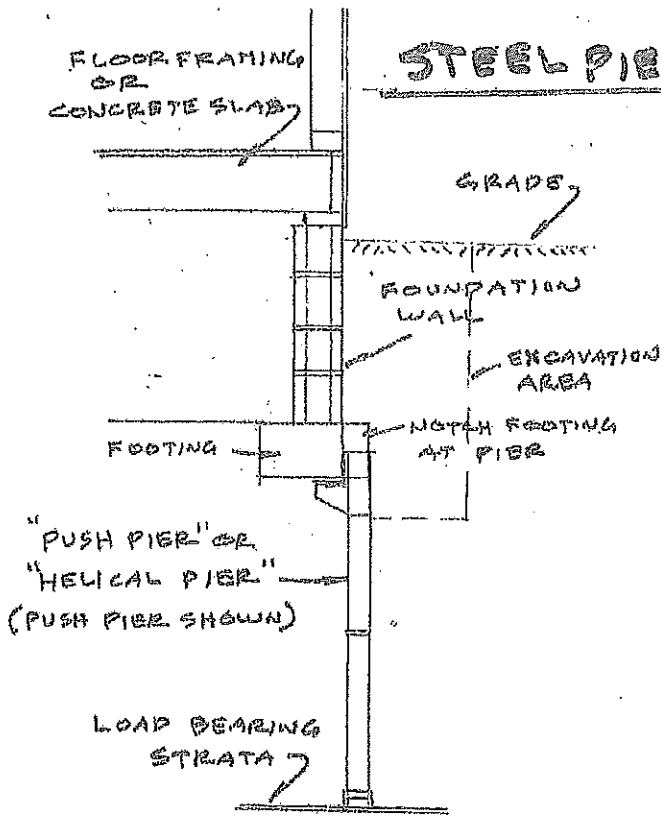
OPTION "B"
CONCRETE UNDERPINNING

INSTALL CONCRETE INFILL
INSTALL CONCRETE PAD W/ REBAR

BY:
POTTER ENGINEERING
P.O. BOX 5563
BLOOMINGTON, IN 47407

OLYMPUS PROPERTIES
211 N. GRANT STREET
BLOOMINGTON, INDIANA

STEEL PIER DETAILS



SHALLOW FOUNDATION DETAIL

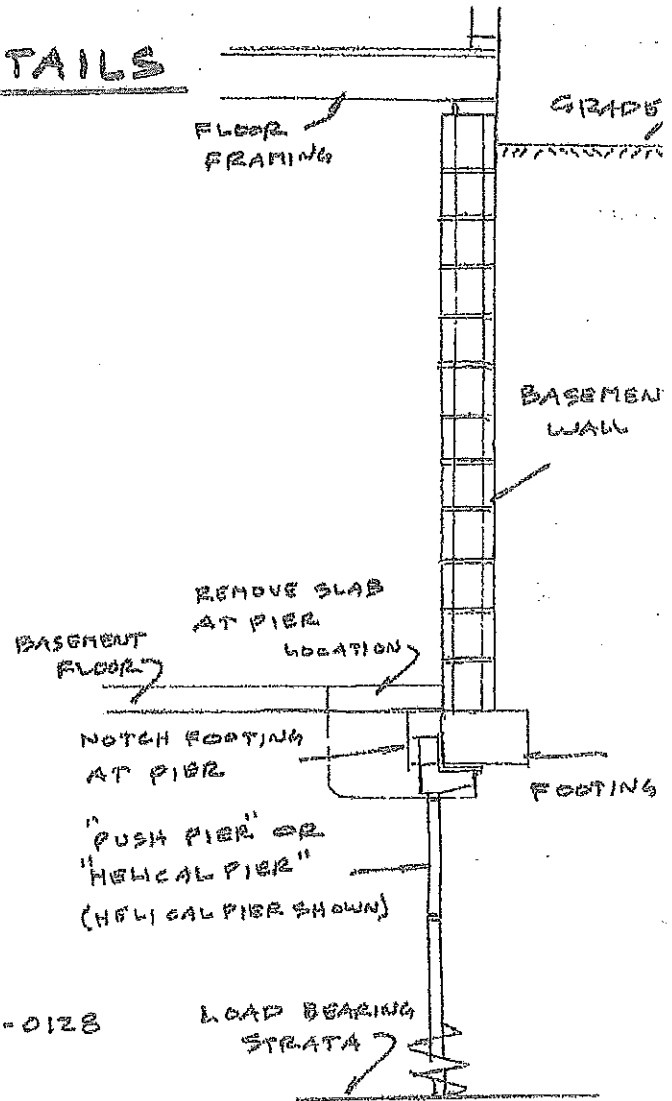
CONTRACTORS

Accu-Level - (866) 669-3349

CROSSROADS FOUNDATION REPAIR (765) 588-0128

Indiana Foundation Service - (800) 978-6980

United Dynamics - (800) 359-4471



BASEMENT DETAIL

STAFF APPROVAL	Address: 409 E 16th St.
COA 23-08	Petitioner: Vince Ead
Application Date: 1/12/2023	Parcel: 53-05-33-201-021.000-005
RATING: CONTRIBUTING	Survey: c. 1930, bungalow



Background: Garden Hill Historic District

Request: New Siding

Guidelines: Garden Hill Historic District Guidelines
Staff Review (pg. 6) - Exterior Changes including windows, siding, entrances, changes in setting or environment

Siding (pg. 20)

3. Retain siding determined to be original. If using alternative materials as siding, the homeowner should use materials that are compatible with the original material's character. For example, horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used. Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended.

4. In exceptional cases, vinyl and aluminum siding are permitted, although care should be taken during installation to retain original materials where they exist. (e.g., door and window trim and underlying siding, if it is original).

Staff Approval of COA 23-08

The house is currently covered in deteriorated masonite lap siding, except for the top back dormer which has vinyl horizontal lap siding. The rest of the house and the garage will be covered based on the onsite precedent.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 23-08 _____

Date Filed: _____ 1/12/2023 _____

Scheduled for Hearing: _____ 1/26/2023 _____

Address of Historic Property: 409 E 16th Street

Petitioner's Name: Vince Eads

Petitioner's Address: 6705 Jachin Ln., Ellettsville, IN 47429

Phone Number/e-mail: 812-340-6710 / vce.250@gmail.com

Owner's Name: CJ Satellite, LLC

Owner's Address: PO Box 325, Clear Creek, IN 47426

Phone Number/e-mail: 812-606-7771

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. 013-31050-00 NORTHVIEW LOT 17

2. A description of the nature of the proposed modifications or new construction:
We want to put new vinyl siding on the house and garage. Probably in the late 60's a previous owner had put the old masonite siding on the house and garage. It has deteriorated to a point where we would like to put new white vinyl siding on the house and garage. The house already has some white vinyl siding on the dormer. We would be matching that existing siding.
We are not changing any of the structure, windows, or esthetics.

3. A description of the materials used.
We found that the Certainteed "Main Street" series, lap siding matches what is on the upper dormer. This product is good quality, 42 mil vinyl siding. Horizontal lap siding.
There are 16 houses on 409 16th Street that have the same type of siding.

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.



E-16th ST

Bloomington

N:Grant ST

N:Grant ST







MainStreet™

Siding

Life happens here.™

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

VS



**\$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.

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

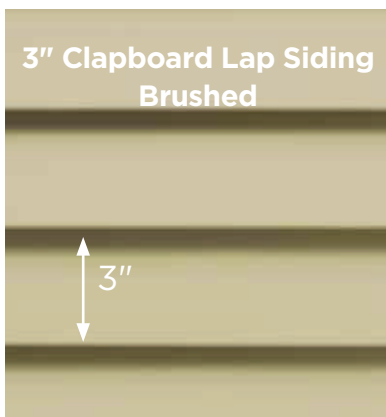


5" CLAPBOARD

7 Styles. Great features.

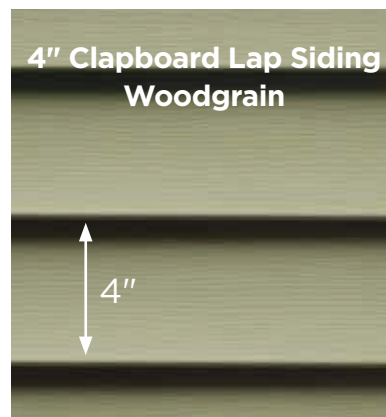
Low Maintenance

High quality vinyl does not absorb moisture or rot.



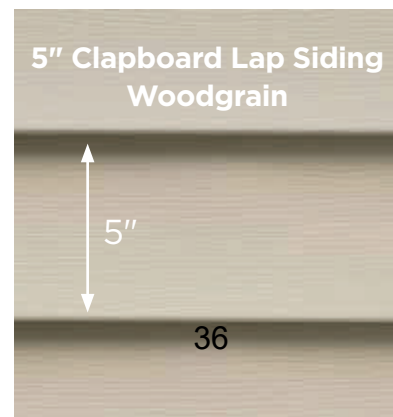
3" Clapboard Lap Siding
Brushed

3"



4" Clapboard Lap Siding
Woodgrain

4"



5" Clapboard Lap Siding
Woodgrain

5"

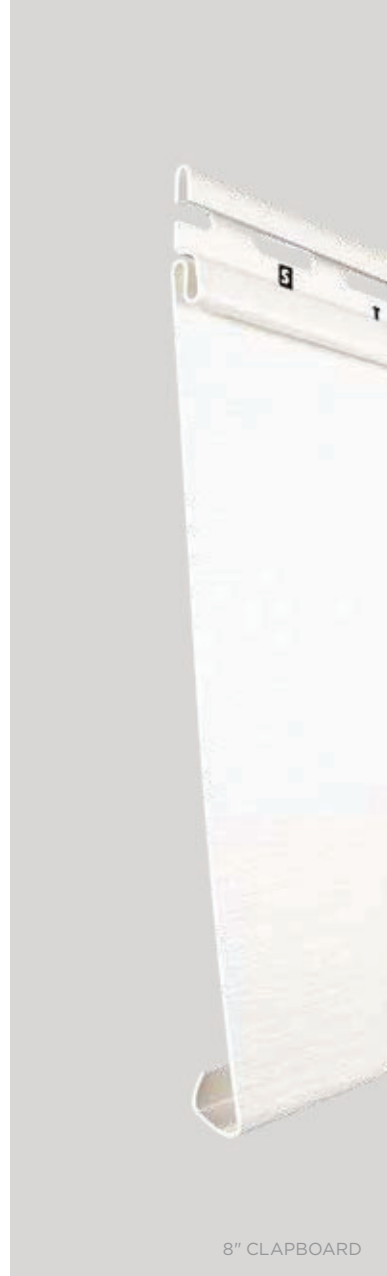
36



4" DUTCHLAP



5" DUTCHLAP

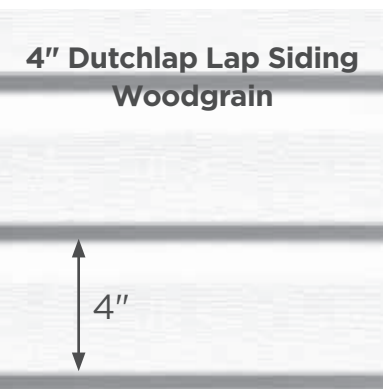


8" CLAPBOARD



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.



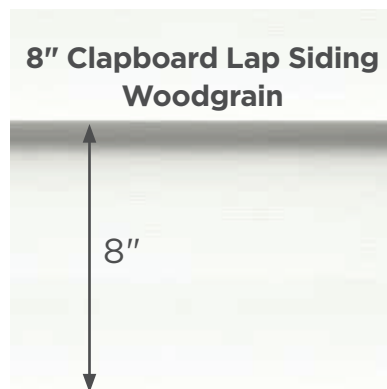
4" Dutchlap Lap Siding
Woodgrain

4"



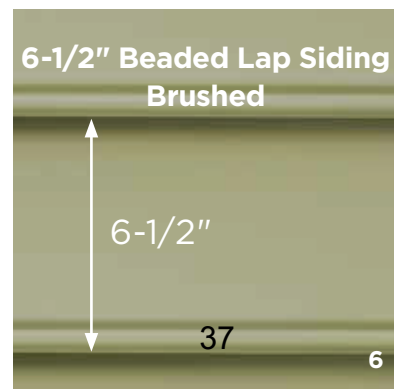
5" Dutchlap Lap Siding
Woodgrain

5"



8" Clapboard Lap Siding
Woodgrain

8"

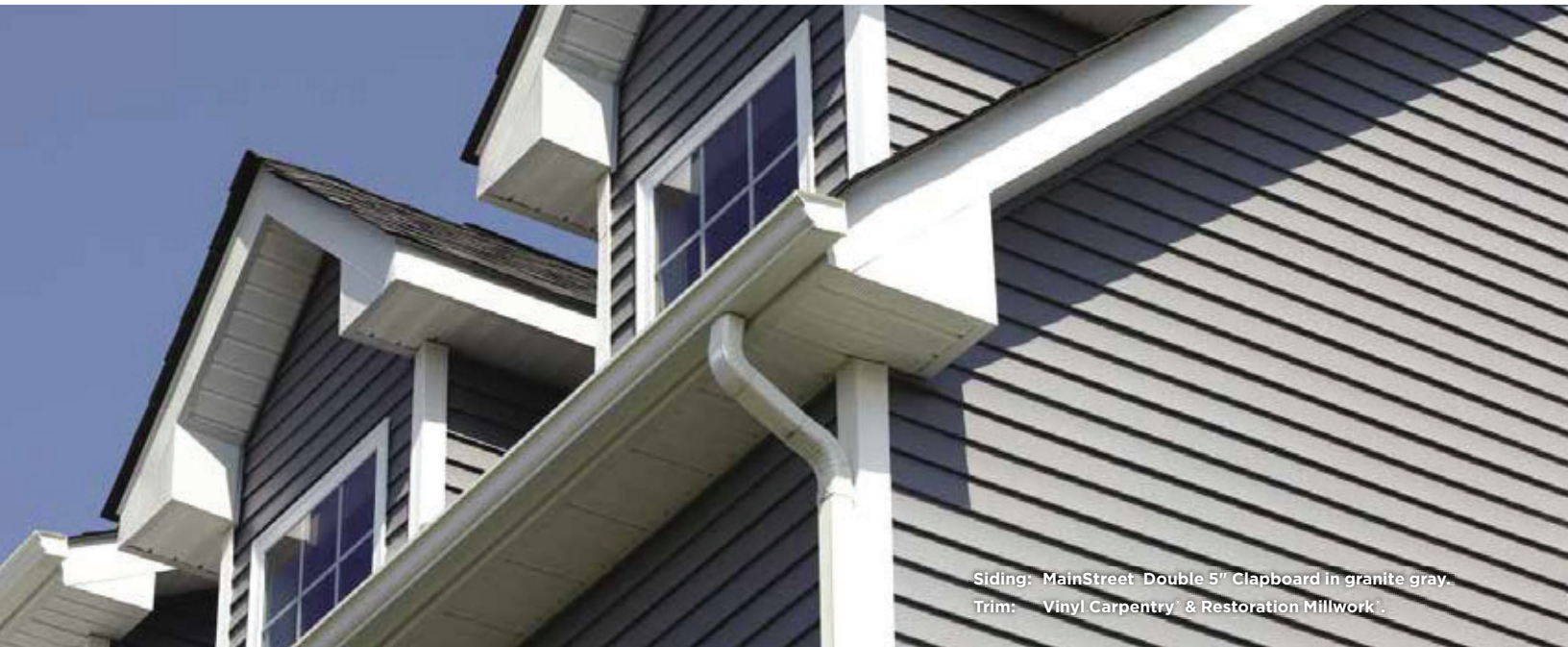


6-1/2" Beaded Lap Siding
Brushed

6-1/2"

37

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																	

A.STAFF RECOMMENDATIONS	Address: 723 W 8th St.
COA 23-01	Petitioner: Peter and Olivia Dorfman
Application Date: 1/12/2023	Parcel: 53-05-32-402-001.000-005
RATING: CONTRIBUTING	Survey: c. 1900, T-Plan Cottage



Background: Near West Side Historic District

Request: Replacing back door and double hung windows with a sliding door on the back and putting the double hung windows on another side

Subcommittee Comments:

Karen Duffy: The Near West Side Historic District Construction Subcommittee had no objections to the proposal.

Guidelines: Near West Side Conservation District Guidelines, Title 8, and the Secretary of the Interior's Standards

Staff Recommends approval of COA 23-01

- The proposal calls for the major change to occur on the back of the house, the least visible facade.
- It also calls for reusing the existing pair of windows to replace a window to the side facade towards the back.
- There is a visual impact, but it would be minimal.
- The neighborhood subcommittee has no objections to the proposal.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: _____ COA 23-01

12/12/2022

Date Filed: _____ 1/12/2023

Scheduled for Hearing: _____ 1/26/2023

Address of Historic Property: _____ 723 W 8th Street

Petitioner's Name: _____ Peter + Olivia Dorfman

Petitioner's Address: _____ 723 W 8th Street

Phone Number/e-mail: _____ 908-391-5921 ^wp.dorfman@gmail.com

Owner's Name: _____ Peter + Olivia Dorfman

Owner's Address: _____ 723 W 8th Street

Phone Number/e-mail: _____ 908-391-5921 ^wp.dorfman@gmail.com

Instructions to Petitioners

^wp.dorfman@gmail.com

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: 723 W 8th Street

1. A legal description of the lot. 53-05-402-001-000-005

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

Remove back door and pair of DH windows and replace with a three panel sliding door. (South Side) Rear.

Replace single window with pair of DH reused from removal for door (East Side)

3. A description of the materials used.

WINDOWS are reused from back

Three panel sliding door is fiberglass white color. Windows & Door will be trimmed traditionally to match house

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

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

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

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

The Near West Side Historic District Construction Subcommittee had no objections to the proposal



FRONT



SIDE

Before



BACK

↑ shows Double (to be removed)
Windows Reused to
Replace Single on East Side^{45'}

After



3 Panel Slider Replaces Door and 2 Windows

Before

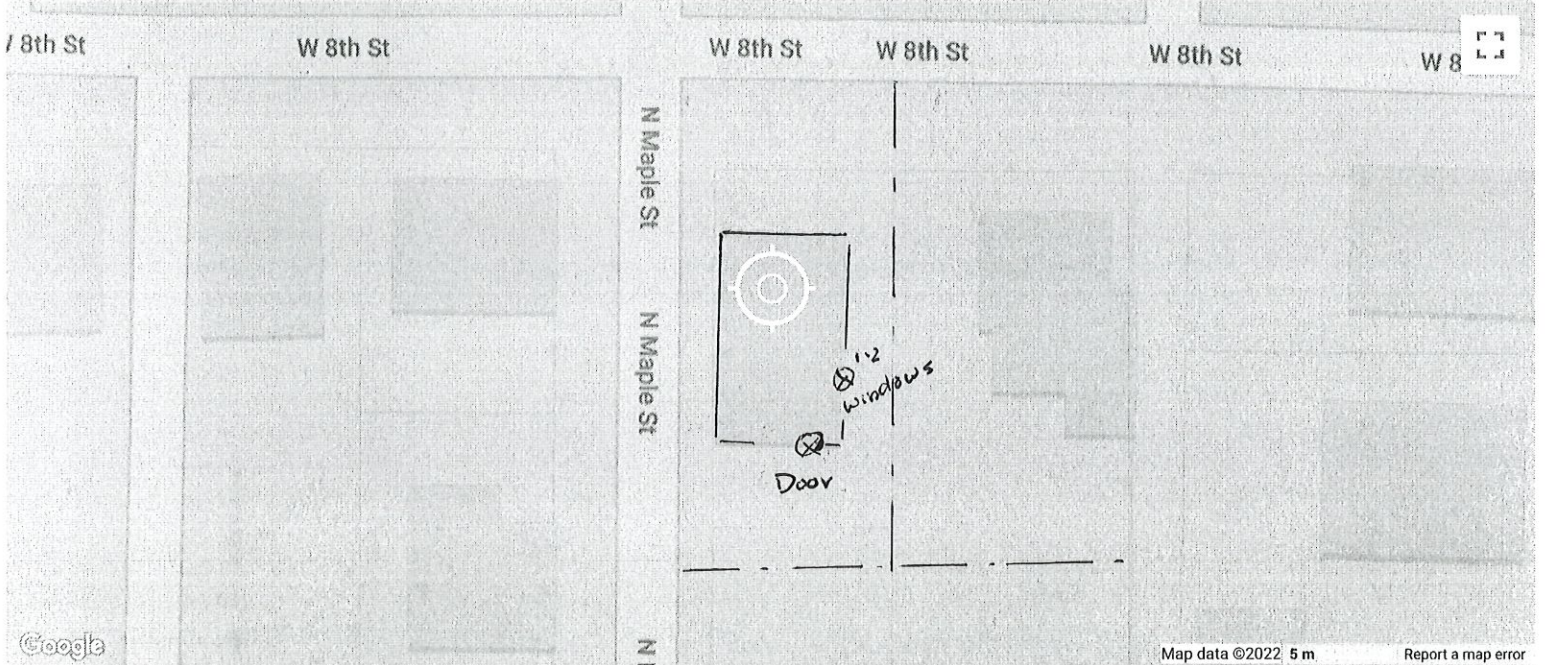


EAST SIDE

After



Matching Pair of Windows Replaces Single Window



Toggle Map Markers: Parks | Playgrounds | Safe Places | Schools | Road Work

Weather: Fog ~ 44.26 °F

Inside Bloomington City Limits

Address: 723 W 8th ST Bloomington, IN 47404

Approx. 0.3 mi from City Hall

723 W 8th ST

Jump to Section: --- Select a Section ---

723 W 8TH ST



Information about this address.

Township: **Bloomington**

Historic District **Near West Side Local Historic District**

Other Historic District **West Side National Register Historic District**

Bloomington Historic Sites & Structures Survey Rating: **Contributing**

From: Chris Sturbaum goldenhandsinc@comcast.net
Subject:
Date: December 8, 2022 at 10:58 PM
To:

CS



✓ New DOORS ↑
✓ Reverse Existing Windows

From: Chris Sturbaum goldenhandsinc@comcast.net
 Subject: Please order this door
 Date: August 3, 2022 at 9:09 PM
 To: Mason Wagner masonw@tommys.us

CS



3148 S. State Rd. 446
 Bloomington, IN 47401
 PH: 812-330-8888
 FX: 812-330-8863

ORDER: 394943
 ORDER DATE: 7/28/2022
 ORDER CONTACT:

Attn: Mason

Please Order

8/2/22

Chris Sturbaum

QUOTE

INVOICE INFORMATION
 Golden Hands

SHIPPING INFORMATION
 Golden Hands(Contractor)

*Dorfman
 JOB*

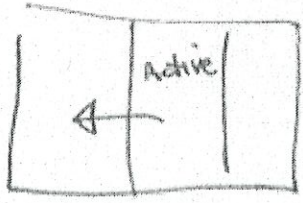
SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
394943	7/28/2022		Golden Hands		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	Hawthorne 3-Life PD Direct-Set	1	RO: 108 W x 80 H TTT: 107 1/2 W x 79 1/2 H	\$1,440.39	\$1,440.39
	Nail Fin			\$0.00	\$0.00
	108 X 80 RO			\$0.00	\$0.00
	Center Vent Slides Left From Outside			\$0.00	\$0.00
	Interior Color(White)			\$0.00	\$0.00
	<i>Black White Exterior</i>			\$250.14	\$250.14
	Glazing(Dual Glaze - Double Strength)			\$0.00	\$0.00
	Glass IG(LowE270Clear IG)			\$0.00	\$0.00
	Tempered			\$0.00	\$0.00
	Patio Door Screen			\$0.00	\$0.00
	Fiberglass			\$0.00	\$0.00
	Two Point Lock			\$0.00	\$0.00
	Hardware Color Match			\$0.00	\$0.00
	Bronze Outside / White Inside Hardware			\$0.00	\$0.00
	Jamb Extension			\$161.82	\$161.82
	<i>4 9/16" Wall Thickness</i>			\$0.00	\$0.00
	Jamb Extension Primed Board			\$0.00	\$0.00
	Jamb Stain(White Coated)			\$0.00	\$0.00
	Foot Lock			\$20.85	\$20.85
			ITEM SUBTOTAL:	\$1,673.20	\$1,673.20
			TOTALS: 1	SUBTOTAL:	\$1,673.20
				TAX 1.7%:	\$131.12
				TOTAL:	\$2,004.32

U-Value	Solar Heat Gain	Visible Light
0.26	0.59	0.56
Energy Star Zones	NORTHERN & NORTH CENTRAL	

COMMENT:

Vinyl
Midway



Interior



3148 S. State Rd. 446
 Bloomington, IN 47401
 PH: 812-330-8898
 FX: 812-330-8863

ORDER: 394943
 ORDER DATE: 7/28/2022
 ORDER CONTACT:

QUOTE

INVOICE INFORMATION
 Golden Hands

SHIPPING INFORMATION
 Golden Hands[Contractor]

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
394943	7/28/2022		Golden Hands		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
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	Nail Fin			\$0.00	\$0.00
	108 X 80 RO			\$0.00	\$0.00
	Center Vent Slides Left From Outside			\$0.00	\$0.00
	Interior Color{White}			\$0.00	\$0.00
	Black			\$250.14	\$250.14
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00
	Glass IG{Loe270/Clear IG}			\$0.00	\$0.00
	Tempered			\$0.00	\$0.00
	Patio Door Screen			\$0.00	\$0.00
	Fiberglass			\$0.00	\$0.00
	Two Point Lock			\$0.00	\$0.00
	Hardware Color Match			\$0.00	\$0.00
	Bronze Outside / White Inside Hardware			\$0.00	\$0.00
	Jamb Extension			\$161.82	\$161.82
	4 9/16" Wall Thickness			\$0.00	\$0.00
	Jamb Extension Primed Board			\$0.00	\$0.00
	Jamb Stain{White Coated}			\$0.00	\$0.00
	Foot Lock			\$20.85	\$20.85
ITEM SUBTOTAL:				\$1,873.20	\$1,873.20
U-Value		Solar Heat Gain		Visible Light	
0.26		0.29		0.58	
Energy Star Zones		NORTHERN & NORTH CENTRAL			
TOTALS: 1			SUBTOTAL:	\$1,873.20	
			TAX 1 7%:	\$131.12	
			TOTAL:	\$2,004.32	

COMMENT:

Attn: Mason

Please Order

8/2/22

Chris Strubman

QUOTE

INVOICE INFORMATION

Golden Hands

*Dorfman
JOB*

SHIPPING INFORMATION

✓ Golden Hands[Contractor]

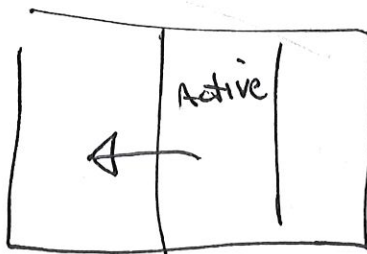
SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
394943	7/28/2022		Golden Hands		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	Hawthorne 3-Lite PD Direct-Set	1	RO: 108 W x 80 H TTT: 107 1/2 W x 79 1/2 H		
	Nail Fin			\$0.00	\$0.00
	108 X 80 RO			\$0.00	\$0.00
	Center Vent Slides Left From Outside			\$0.00	\$0.00
	Interior Color{White}			\$0.00	\$0.00
	<i>White Extension</i>				
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00
	Glass IG{Loe270/Clear IG}			\$0.00	\$0.00
	Tempered			\$0.00	\$0.00
	Patio Door Screen			\$0.00	\$0.00
	Fiberglass			\$0.00	\$0.00
	Two Point Lock			\$0.00	\$0.00
	Hardware Color Match			\$0.00	\$0.00
	Bronze Outside / White Inside Hardware			\$0.00	\$0.00
	Jamb Extension				
	✓ 4 9/16" Wall Thickness <i>OK</i>			\$0.00	\$0.00
	Jamb Extension Primed Board			\$0.00	\$0.00
	Jamb Stain{White Coated}			\$0.00	\$0.00
	Foot Lock			\$20.85	\$20.85
ITEM SUBTOTAL:					
TOTALS:		1		SUBTOTAL:	
				TAX 17%:	
				TOTAL:	

U-Value	Solar Heat Gain	Visible Light
0.26	0.29	0.56
Energy Star Zones		NORTHERN & NORTH CENTRAL

COMMENT:

Vinyl
Midway



Inferior

STAFF RECOMMENDATIONS	Address: 615 W Kirkwood Ave.
COA 23-02	Petitioner: Leighla Taylor
Application Date: 1/12/2023	Parcel: 53-05-32-411-038.000-005
RATING: CONTRIBUTING	Survey: c. 1895, Pyramid roof cottage



Background: Greater Prospect Hill Historic District

Request: New Signage

Subcommittee Comments:

Our design review committee members have chatted about this by email and our consensus appears to be that this is not something we would weigh in on. Our Greater Prospect Hill Historic District (GPHHD) design guidelines focus on residential issues, not commercial, and the guidelines do not have any language specific to commercial signs. John Vitello believes that the Kirkwood Corridor standards might play a more useful role in determining appropriate signage.

Guidelines: Greater Prospect Hill Historic District Guidelines

Staff Recommends approval of COA 23-02

- The main sign would replace the existing sign and the secondary signs would be located on the back facade of the lot.
- The guidelines do not have a specific policy regarding commercial signs. However, the proposed signs are in line with the “Secretary of the Interior’s Standards for the Treatment of Historic Properties.”

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 23-02

Date Filed: 1/12/2023

Scheduled for Hearing: 1/26/2023

Address of Historic Property: 615 W Kirkwood, Bloomington IN 47404

Petitioner's Name: FASTSIGNS of Bloomington (Leighla Taylor)

Petitioner's Address: 2454 S Walnut St. Bloomington, IN 47401

Phone Number/e-mail: 812-318-8029, leighla.taylor@fastsigns.com

Owner's Name: Jaime Sweany

Owner's Address: 615 W Kirkwood, Bloomington IN 47404

Phone Number/e-mail: (812) 714-8038, art@juniperartgallery.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. _____

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

- Update current Main post and panel Sign Graphic. Existing Post and panel to remain. New graphics will be applied over existing sign faces.

- Two 12"w x 18"h Dibond 3mm Parking signs secured to chainlink fence using chainlink fence hardware

- Two 12"w x 18"h Dibond 3mm Parking signs secured to galvanized posts in grassy area

- Install Customer provided Dibond sign on the back side of the house to the left of the window

3. A description of the materials used.

Dibond 3mm Sign Panels

Galvanived U-Channel Posts

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

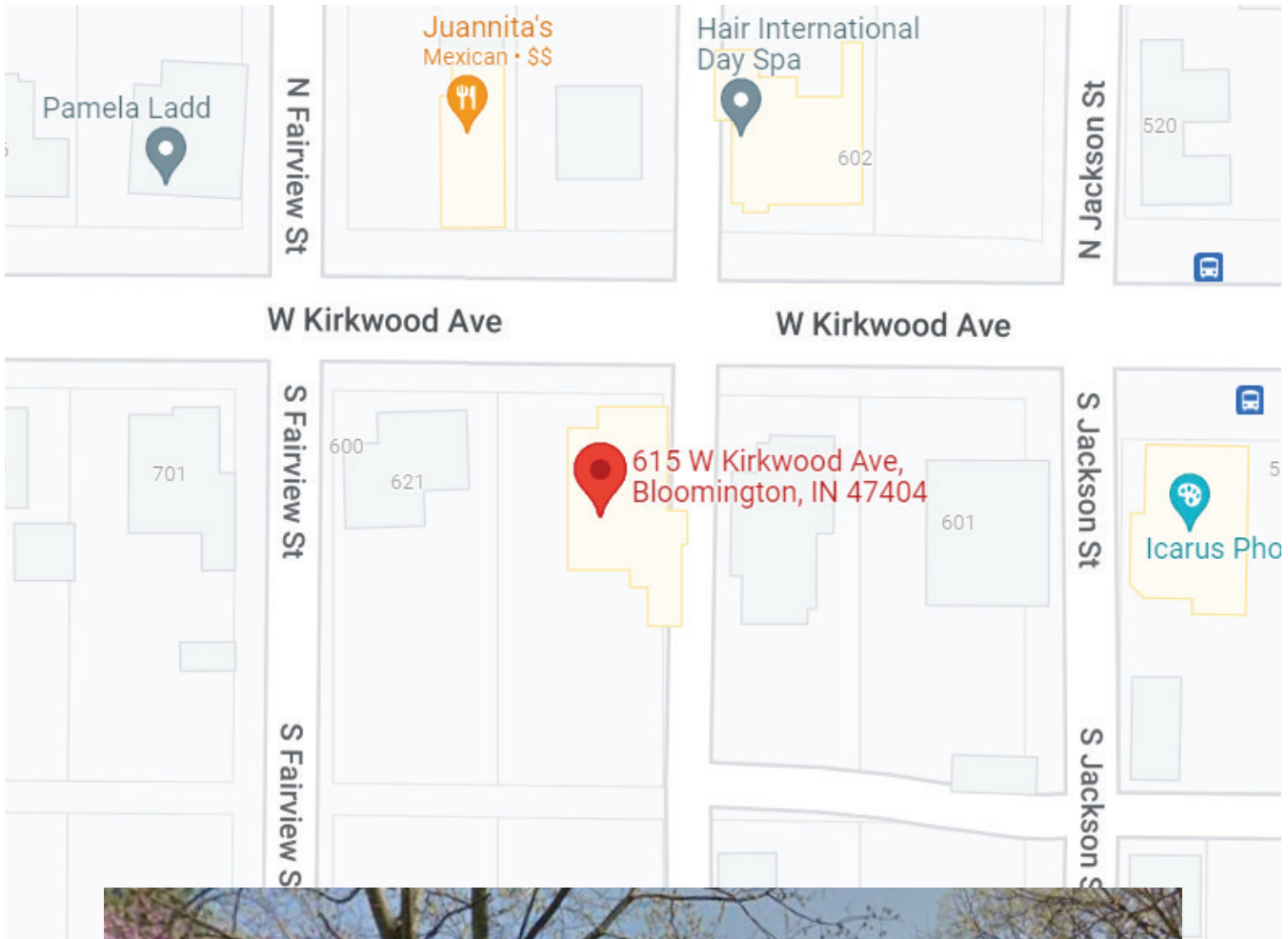
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

Juniper Art Gallery

615 W Kirkwood, Bloomington, IN 47401



Current Signage: 36”h x 48”w sign panel mounted between two 4x4 wood posts. Double Sided.



Proposed Signage 1 : Replace current sign panel with new 36” x 48” sign panels, DS



Proposed Signage 2 : Add a 20.5”h x 71”w single sided sign panel on the west side of the building



Proposed Signage 3 : Add four new 18”h x 12”w Dibond 3mm parking signs to parking area behind building. Two installed on back fence and two installed on galvanized U-Channel posts. Posts to be installed in grassy area in front of deck.



○ Two signs secured to fence.



○ Two signs installed on NEW 8ft tall galvanized U-Channel Posts



Blooming Tea 

100+ LOOSE LEAF TEAS


CHAI LATTES . KOMBUCHA ON TAP

TASTY TREATS & HEALTHY SNACKS

MEDICINAL BLENDS

PARKING IN REAR



Blooming Tea 

100+ LOOSE LEAF TEAS
CHAI LATTES . KOMBUCHA ON TAP
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MEDICINAL BLENDS

PARKING IN REAR

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STAFF RECOMMENDATIONS	Address: 212 S Grant St.
COA 23-03	Petitioner: Property Stars LLC, Kelly Jones/ Dennis Burch
Application Date: 1/12/2023	Parcel: 53-05-33-310-070.000-005
RATING: CONTRIBUTING	Survey: c. 1925, American Foursquare



Background: Greater Restaurant Row Historic District

Request: New Porch, changing the siding, window change

Guidelines: Greater Restaurant Row Historic District Guidelines

Siding Materials(pg. 16)

Compatible

- The use of wood, cementitious, or aluminum siding on structures other than 322 E. 4th St and 114 S. Grant St.
- Siding exposure less than 6".

Incompatible

- The use of brick, stone, or stucco siding on structures other than 322 E. 4th Street and 114 S. Grant St.
- Faux wood grain on cementitious, vinyl, or aluminum siding.
- Siding that is not horizontally oriented.

Siding (pg. 17)

Compatible Siding

- Maintaining and repairing wooden shingles used as wall treatments.
- If replacement is necessary due to damage or rot, replace the smallest number of shingles possible with new copies that match the size, shape, and thickness of the originals. Use an original shingle as a pattern or example when purchasing or creating new shingles.
- Use of fiber cement board for replacement decorative shingling material is acceptable.
- If siding has been placed over decorative shingles in the past, remove it carefully and restore the original materials rather than re-covering.

Incompatible

- Covering decorative shingles with other siding or materials.
- Using decorative shingles as primary siding material.

Regarding Windows (pg. 19)

Compatible

- Maintaining the size, shape, and glazing pattern of window openings. Windows on the ground level may be altered on a case by case basis on non-contributing and contributing buildings.
- If replacing original historic windows, replacements should be as close as possible to the size of the original opening and should be a style as similar as possible to the original. True divided lites are encouraged, but snap-on or glue-on muntins are not precluded.
- Installing storm windows that match the color of the window frame and obscure the window as little as possible.

Incompatible

- Altering the size, shape, location, or glazing pattern of windows.
- Installing decorative shutters.
- Enclosing a window.
- Replacing an original window on a building rated as notable or outstanding.

Porches (pg. 24)

Compatible

- Retaining existing porch materials and architectural elements.

Incompatible

- Replacing porch elements of one architectural style with elements from another architectural style.
- Replacing porch elements with mismatched parts.
- Enclosing porches to create additional living space.

Staff Recommends approval of COA 23-03 with consideration for individual windows to be restored, weatherized, and incorporate a storm window.

- It is best practice to maintain and repair historic windows when possible. Window change is allowed and the proposal includes size compatible replacement. If any of the original windows can be preserved using a combination of restoration and storm windows, it would be ideal.
- The front porch has been severely altered in the past and the proposed changes are in keeping with the guidelines.
- The lap siding material and exposure (6" on the first floor and 4" on the second floor) are compatible with the guidelines.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 23-08

Date Filed: 1/12/2023

Scheduled for Hearing: 1/26/2023

Address of Historic Property: 212 S. Grant Street

Petitioner's Name: Property Stars LLC/Kelly Jones

Petitioner's Address: 114 N. Madison St., Bloomington, IN 47404

Phone Number/e-mail: (812) 606-6939/kelly@propertystar.com

Owner's Name: College Rentals Inc.

Owner's Address: 3330 Dundee Rd., Suite C4, Northbrook, IL 60062

Phone Number/e-mail: (847) 962-6603/collegerentalsinc@gmail.com

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 013-02680-01 Original Plat PT (30' x 66') 10

2. A description of the nature of the proposed modifications or new construction:
Complete exterior and interior renovation of existing two (2) story structure (built in 1920) from five (5) individual
apartments on two floors to two (2) flat apartments with three (3) bedrooms on each floor. Existing
building footprint to remain with exterior finishes (siding, trim, soffits, etc...) along with all doors and
windows being replaced. In addition, the existing front porch (Grant St. side) will be refurbished with
new columns and beam along with concrete floor/slab and stairs replaced. Existing wood framed rear
deck (west side) will be removed and replaced with new wood deck (same size) as indicated on the
attached drawings)

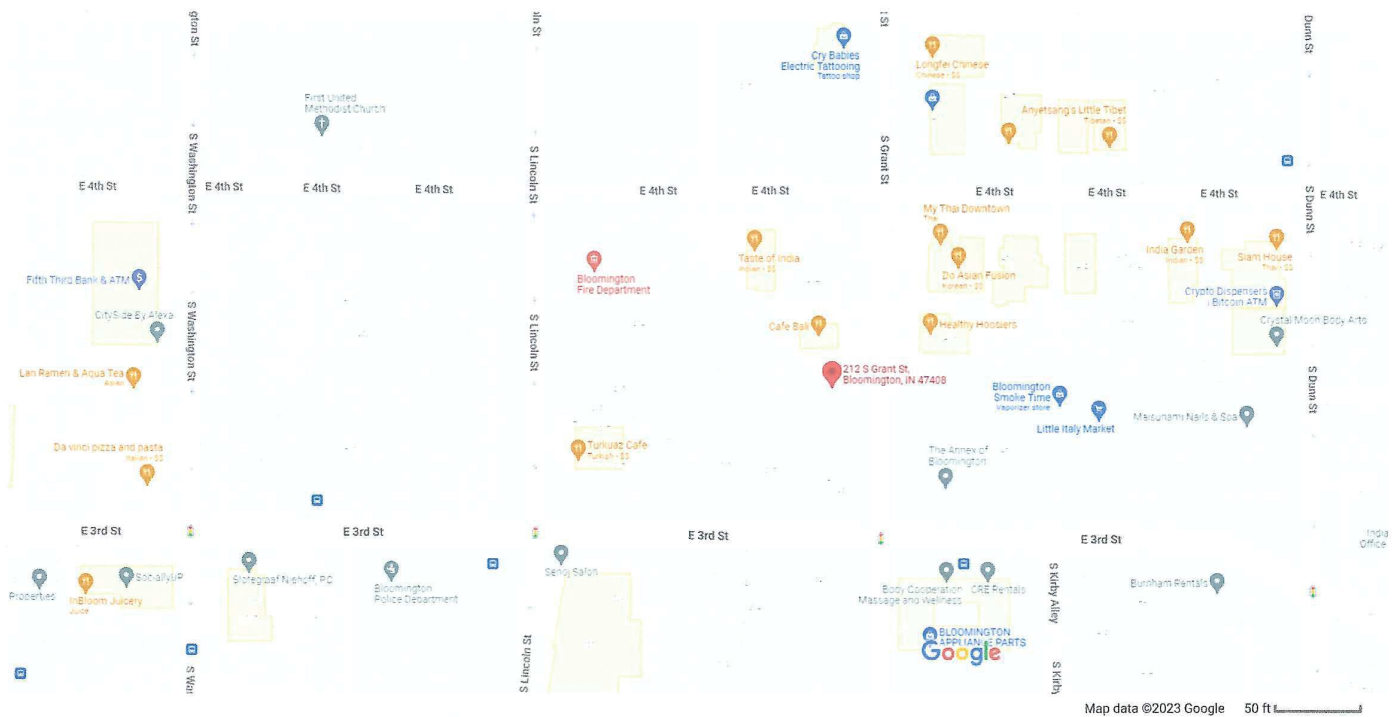
3. A description of the materials used.
Exterior Siding: James Hardie fiber cement lap siding (smooth finish, painted - typical)
Exterior Trim: Boral TruExterior Trim (smooth finish, painted - typical)
Exterior Columns and Beam Trim: Boral TruExterior Trim (smooth finish, painted - typical)
Exterior Doors: Therma-Tru Fiber Classic Mahogany Collection
Replacement Windows: Marvin Ultrex/Essential High-Density Fiberglass
Exterior Wood Deck Flooring: Azek TimberTech Composite Exterior Decking

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.

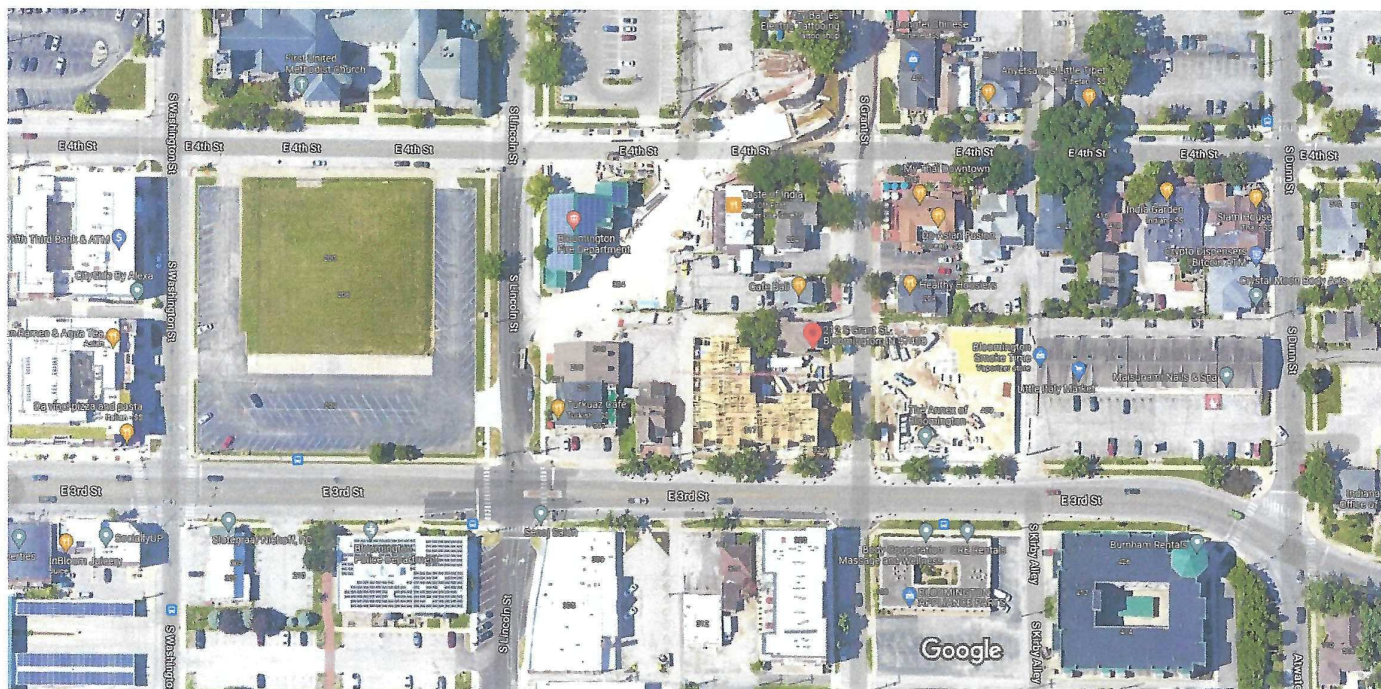


212 S Grant St

- Directions
- Save
- Nearby
- Send to phone
- Share

212 S Grant St, Bloomington, IN 47408
5F8C+22 Bloomington, Indiana





Photos




Imagery ©2023 IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO, Map data ©2023 Google 50 ft

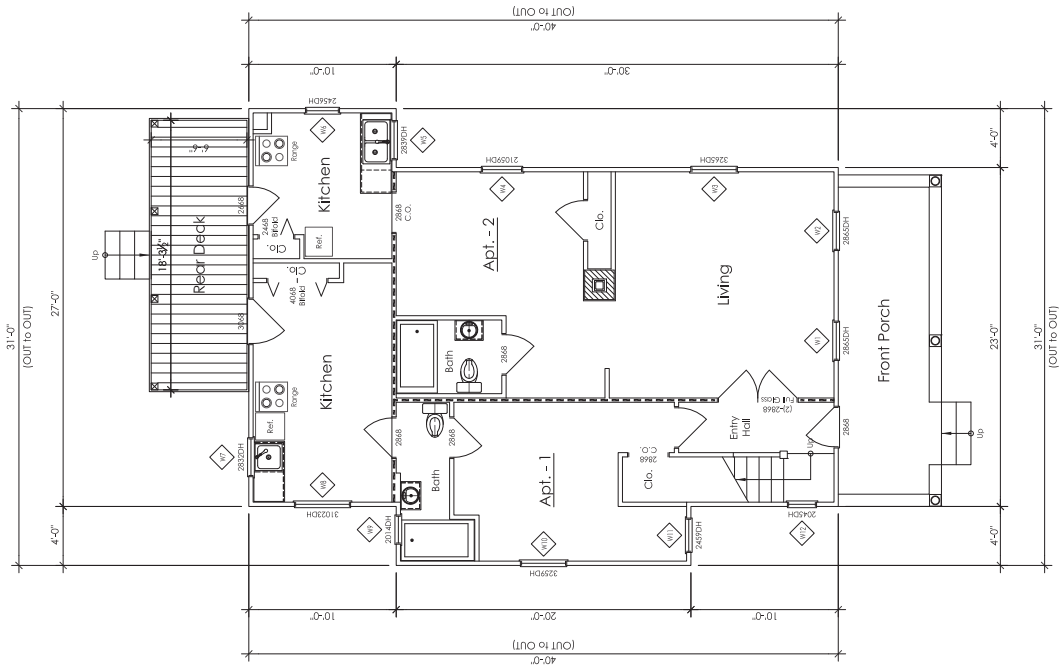


212 S Grant St

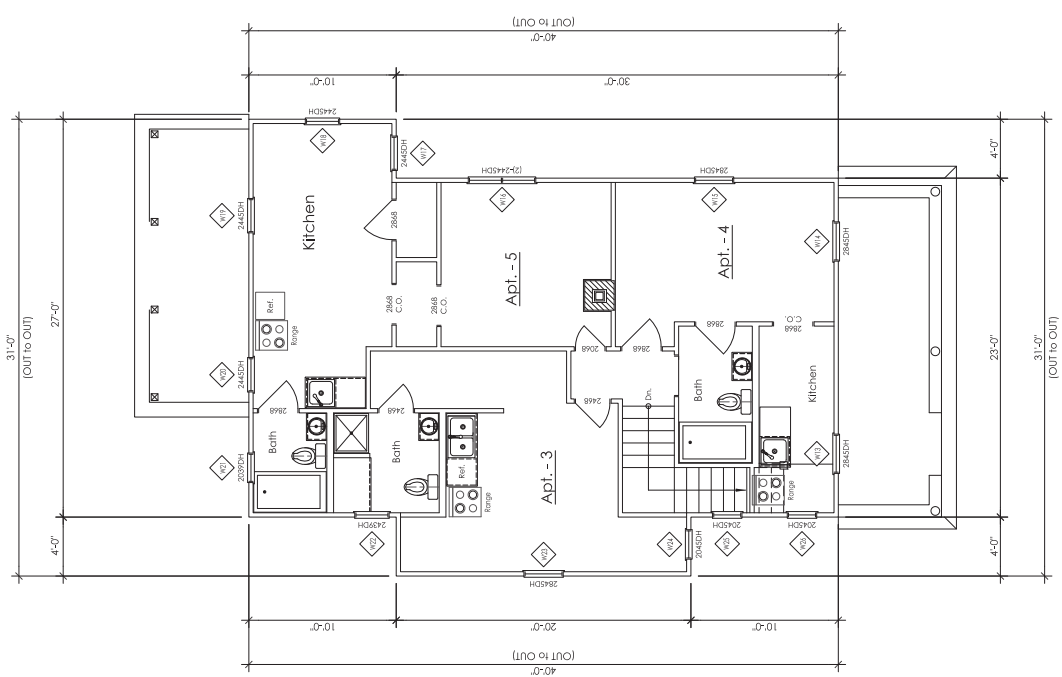
-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share

 212 S Grant St, Bloomington, IN 47408
5F8C+22 Bloomington, Indiana

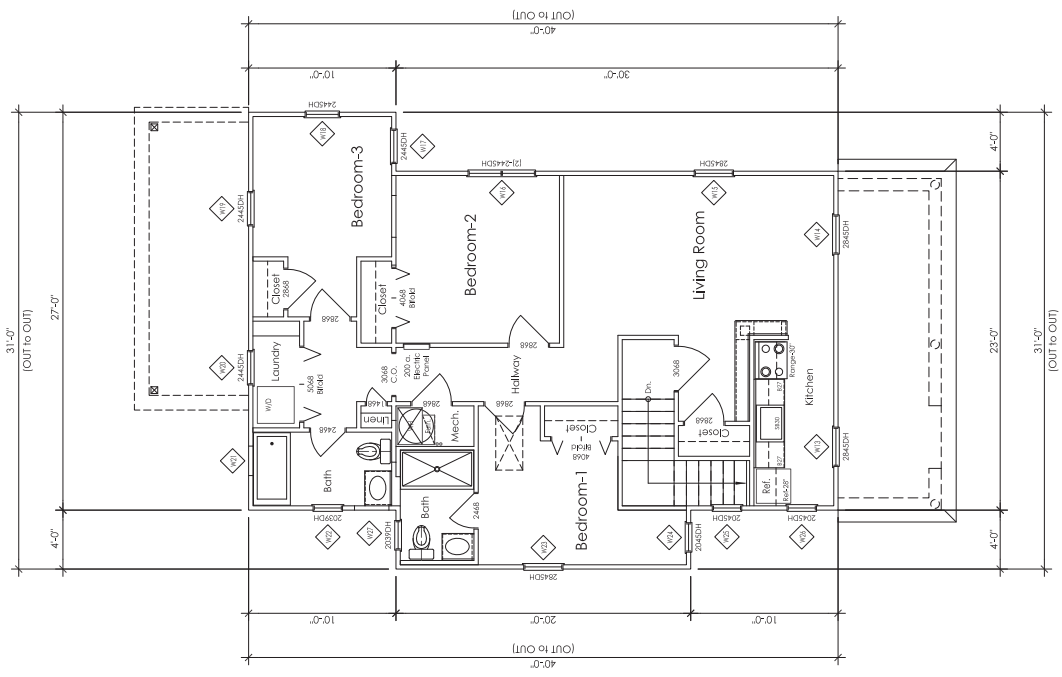
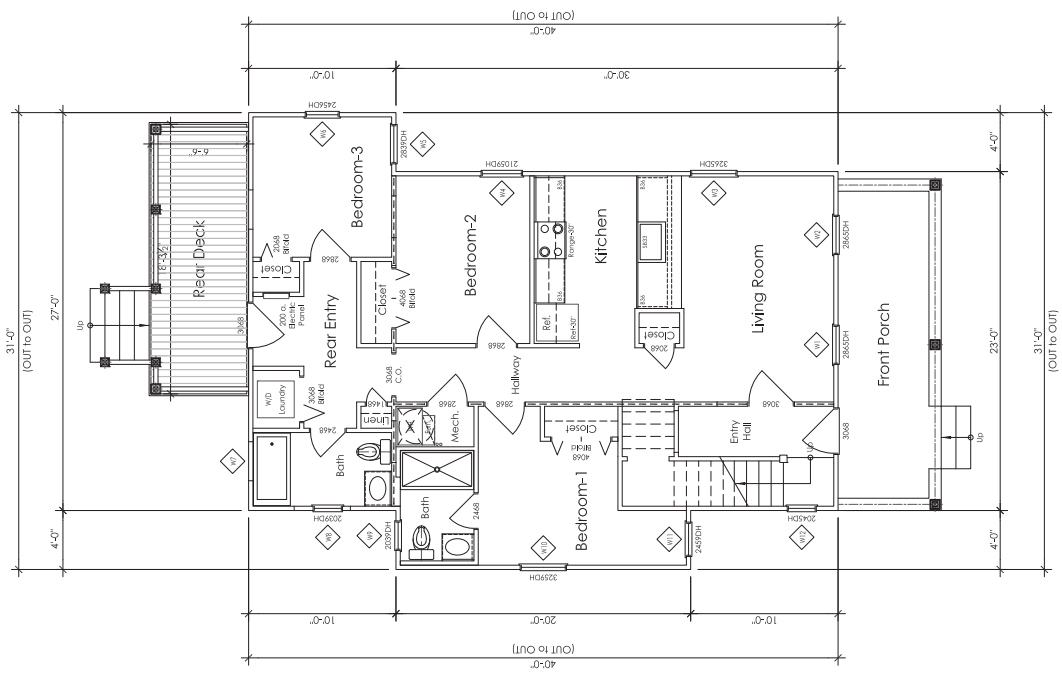
Photos



Existing
A First Floor Plan
 Scale: 1/4" = 1'-0"



Existing
B Second Floor Plan
 Scale: 1/4" = 1'-0"



Proposed
A
 First Floor Plan

Proposed
B
 Second Floor Plan

January 11, 2023

Window Inventory & Description

1. **Existing Window W1** (East Elevation): 2'-8" w. x 6'-5" h. double-hung wood window (original).
 - A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
2. **Existing Window W2** (East Elevation): 2'-8" w. x 6'-5" h. double-hung wood window (original).
 - A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - C. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
3. **Existing Window W3** (North Elevation): 3'-2" w. x 6'-5" h. double-hung wood window (original).
 - A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
4. **Existing Window W4** (North Elevation): 2'-10" w. x 5'-9" h. double-hung vinyl window (replacement).
 - A. General condition: Vinyl frame, double pane insulated glazing replacement window in moderate condition. Window is operating and functional.
 - C. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
5. **Existing Window W5** (North Elevation): 2'-8" w. x 3'-9" h. double-hung wood window (original).
 - A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
6. **Existing Window W6** (North Elevation): 2'-4" w. x 5'-6" h. double-hung wood window (original).
 - A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
7. **Existing Window W7** (West Elevation): 2'-8" w. x 3'-1" h. double-hung wood window (original).
 - A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed construction: Infill opening due to new floor plan layout (reference attached floor plans/elevations).

8. **Existing Window W8** (South Elevation): 3'-10" w. x 2'-3" h. double-hung vinyl window (replacement).
 - A. General condition: Vinyl frame, double pane insulated glazing replacement window in moderate condition. Window is operating and functional.
 - B. Proposed replacement: 2'-0" w. x 3'-9" h. Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating. Opening resized for new floor plan layout (reference attached floor plans/elevations).
9. **Existing Window W9** (South Elevation): 2'-1" w. x 1'-4" h. awning wood window (original).
 - A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: 2'-0" w. x 3'-9" h. Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating. Opening resized for new floor plan layout (reference attached floor plans/elevations).
10. **Existing Window W10** (South Elevation): 3'-2" w. x 5'-9" h. double-hung vinyl window (replacement).
 - A. General condition: Vinyl frame, double pane insulated glazing replacement window in moderate condition. Window is operating and functional.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing.
11. **Existing Window W11** (South Elevation): 2'-4" w. x 5'-9" h. double-hung wood window (original).
 - A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing.
12. **Existing Window W12** (South Elevation): 2'-0" w. x 4'-5" h. double-hung wood window (original).
 - C. General condition: Wood frame, single pane glazing with exterior storm window in moderate condition. Window is non-operating with partial frame deterioration/rotting.
 - D. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing.
13. **Existing Window W13** (East Elevation): 2'-8" w. x 4'-5" h. double-hung wood window (original).
 - A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - E. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing.
14. **Existing Window W14** (East Elevation): 2'-8" w. x 4'-5" h. double-hung wood window (original).
 - A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing.
15. **Existing Window W15** (North Elevation): 2'-8" w. x 4'-5" h. double-hung wood window (original).
 - C. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - D. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing.

16. **Existing Window W16** (North Elevation): (2) - 2'-4" w. x 4'-5" h. double-hung wood window with center mullion (original).
- A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
17. **Existing Window W17** (North Elevation): 2'-4" w. x 4'-5" h. double-hung wood window (original).
- A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
18. **Existing Window W18** (North Elevation): 2'-4" w. x 4'-5" h. double-hung wood window (original).
- A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
19. **Existing Window W19** (West Elevation): 2'-4" w. x 4'-5" h. double-hung wood window (original).
- A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
20. **Existing Window W20** (West Elevation): 2'-4" w. x 4'-5" h. double-hung wood window (original).
- A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
21. **Existing Window W21** (West Elevation): 2'-0" w. x 3'-9" h. double-hung wood window (original).
- A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed construction: Infill opening due to new floor plan layout (reference attached floor plans/elevations).
22. **Existing Window W22** (South Elevation): 2'-4" w. x 3'-9" h. double-hung wood window (original).
- A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed construction: 2'-0" w. x 3'-9" h. Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating. Opening moved and resized for new floor plan layout (reference attached floor plans/elevations).
23. **Existing Window W23** (South Elevation): 2'-8" w. x 4'-5" h. double-hung wood window (original).
- A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).

24. **Existing Window W24** (South Elevation): 2'-0" w. x 4'-5" h. double-hung wood window (original).
- C. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - D. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
25. **Existing Window W25** (South Elevation): 2'-0" w. x 4'-5" h. double-hung wood window (original).
- A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
26. **Existing Window W26** (South Elevation): 2'-0" w. x 4'-5" h. double-hung wood window (original).
- A. General condition: Wood frame, single pane glazing with exterior storm window in poor condition. Window is non-operating with excessive frame deterioration/rotting.
 - B. Proposed replacement: Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating of same size and detailing).
27. **New Window W27** (South Elevation): 2'-4" w. x 3'-9" h. double-hung wood window (new).
- A. Proposed construction: 2'-0" w. x 3'-9" h. Marvin Essential Collection (high-density insulated fiberglass, double pane, argon filled with Low-E coating. New window opening added for new floor plan layout (reference attached floor plans/elevations).











WINDOW 1 EXTERIOR



INTERIOR



WINDOW 2 EXTERIOR



INTERIOR



WINDOW 3 EXTERIOR



INTERIOR



WINDOW 4 EXTERIOR



INTERIOR



WINDOW 5 EXTERIOR



INTERIOR



WINDOW 6 EXTERIOR



INTERIOR



WINDOW 7 EXTERIOR



INTERIOR



WINDOW 8 EXTERIOR



INTERIOR



WINDOW 9 EXTERIOR



INTERIOR



WINDOW 10 INTERIOR



WINDOW 11 EXTERIOR



WINDOW 12 EXTERIOR



INTERIOR



WINDOW 13 EXTERIOR



INTERIOR



WINDOW 14 EXTERIOR



INTERIOR



WINDOW 15 EXTERIOR



INTERIOR



WINDOW 16 EXTERIOR



INTERIOR



WINDOW 17 EXTERIOR



INTERIOR



WINDOW 18 EXTERIOR



INTERIOR



WINDOW 19 EXTERIOR



INTERIOR



WINDOW 20 EXTERIOR



INTERIOR



WINDOW 21 EXTERIOR



INTERIOR



WINDOW 22 EXTERIOR



INTERIOR



WINDOW 23 EXTERIOR



INTERIOR



WINDOW 24 EXTERIOR



INTERIOR



WINDOW 25 EXTERIOR



INTERIOR



WINDOW 26 EXTERIOR



INTERIOR

STAFF RECOMMENDATIONS	Address: 1018 E Wylie St.
COA 23-04	Petitioner: Asa Palley and Charlotte Agger
Application Date: 1/12/2023	Parcel: 53-08-04-117-030.000-009
RATING: CONTRIBUTING	Survey: c. 1930, Colonial Revival



Background: Elm Heights Historic District

Request: Changing two windows

Subcommittee Comments: pending

Guidelines: Elm Heights Historic District Guidelines

Although many types of windows are found in Elm Heights' homes, a majority of those found in early houses are wooden double-hung windows and metal casement windows. Each sash, depending on the style and the age of the house, may be divided, usually by muntins that hold individual lights (panes) in place. Large multi-paneled, metal frame windows are common in the larger limestone and brick homes. The introduction of mass-produced metal windows and doors contributed to the variety of configurations (like picture windows and clerestories) found in postwar architecture, such as the Lustron houses in Elm Heights.

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process.

I. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.

II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.

- Replace missing elements based on accurate documentation of the original.
- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- Inappropriate treatments of windows and doors, particularly in the primary facades, include:

a) creation of new window or door openings

b) changes in the scale or proportion of existing openings

c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors

d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

Staff Recommends approval of COA 23-04

- The windows for proposed change are metal casement windows in deteriorated conditions located on an addition towards the back of the house.
- The Elm Height Guidelines gives preference to the care and maintenance of original wood and metal windows.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 23-04

Date Filed: 1/12/2023

Scheduled for Hearing: 1/26/2023

Address of Historic Property: 1018 E Wylie St.

Petitioner's Name: Asa Palley and Charlotte Agger

Petitioner's Address: 1018 E Wylie St.

Phone Number/e-mail: 812-855-3654

Owner's Name: Asa Palley and Charlotte Agger

Owner's Address: 1018 E Wylie St.

Phone Number/e-mail: 812-855-3654

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. 015-57290-00 Hawthorne Lot 11 & Pt Lot 12

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

The house had an addition put on to the back of the home at some point in the past, which can be seen in the photos where the brick changes color from a dark red to a lighter red. The original part of the house has wood-frame 6-over-full style windows throughout, which we are going to have a professional painting company (Blue Sky Painting) scrape and repaint the chipping white paint. However, the windows in the addition to the house are made out of a metal frame with single-pane glass that leaks a lot of air and does not match the original window style of the house. We want to replace two windows on the rear east side of the house addition with new double-pane windows in 6-over-full and picture frame styles.

3. A description of the materials used.

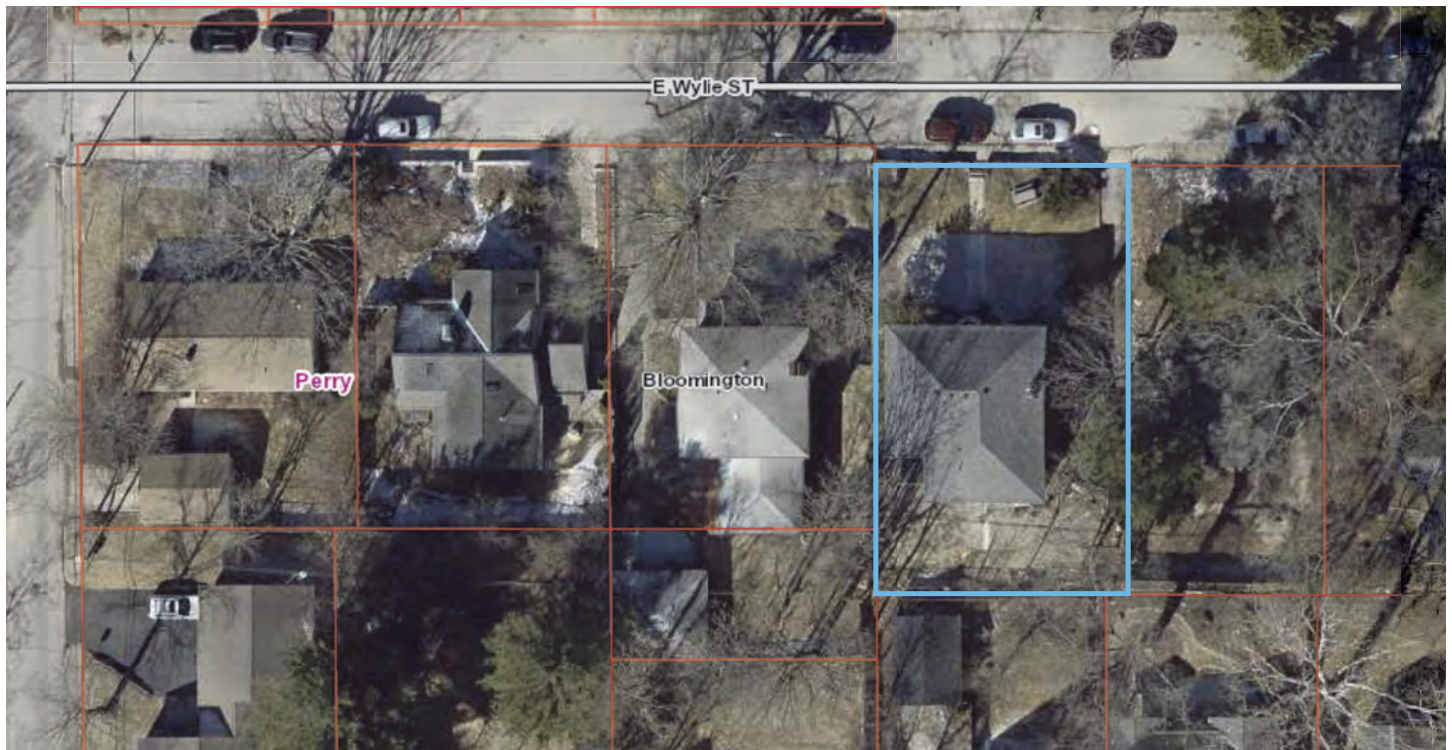
The upper window would be replaced with a white 6-over-full double hung window to match the ones on the front and side of the house. The lower window would be replaced with a white picture-frame window. The windows are constructed from glass and a wood fiber polymer composite made by Andersen. +

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.



Overlay Report

Overlay by Landuse and Soil

PIN 18 53-08-04-117-030.000-009
 Total Acreage 0.170
 Total Adj. Acreage 0.170

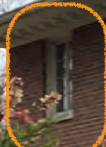
Soil Type	Land Use Code	Land Type	GIS Acreage
Ctb	5	Non-tillable Land	0.170
Ctb	82	Agric Support-public Road	0.000

Overlay by Landuse

PIN 18	53-08-04-117-030.000-009
Total Acreage	0.170
Total Adj. Acreage	0.170

Land Use Code	Land Type	GIS Acreage
5	Non-tillable Land	0.170
82	Agric Support-public Road	0.000
Unk		0.000









105 Back Of House

Window - 53.00W x 50.00H



EXTERIOR

360°

INTERIOR





design strayed from the concerns about energy efficiency. The energy crisis of the 1970s created a new generation of manufacturing and construction methods that focused once again on a home's energy needs.

Today, a new standard of energy efficiency is required. The Renewal by Andersen® window replacement process helps meet these new standards with product technology and installation methods that will help solve our environmental and energy challenges while withstanding the test of time.¹

Whole-Window Performance

While individual components contribute to energy efficiency, it's whole-window performance that's most important.

Renewal by Andersen windows will help you save money on your energy bills. Many companies tout specific features of their window components when discussing energy efficiency. Renewal by Andersen focuses on the big picture – the whole-window performance. We pay particular attention to the window frame and glass – critical components for energy efficiency. We also place enormous significance on complete, professional installation, and warrant it in writing – because a good window can only perform well if it's installed correctly.

At Renewal by Andersen, we believe our outstanding whole-window performance is the result of:

- Framing material
- Glass
- Professional installation

When you choose Renewal by Andersen window replacement, you will help improve comfort with low-maintenance, energy-efficient windows.

Energy Efficiency – Always compare whole-window performance and not just the individual components.

Windows have played an important role in home design for centuries. Historically, window development focused on the right balance between the benefits of natural light and ventilation and the disadvantages of cold drafts, water leakage and the extensive maintenance of early window designs.

Traditionally, energy use was minimized by the design and setting of a home related to the environment it was built in. Trees were used to buffer cold winds, or to shade the heat of the summer sun. With the advent of powerful heating and cooling systems in the 1950s and 60s, and relatively inexpensive energy, home

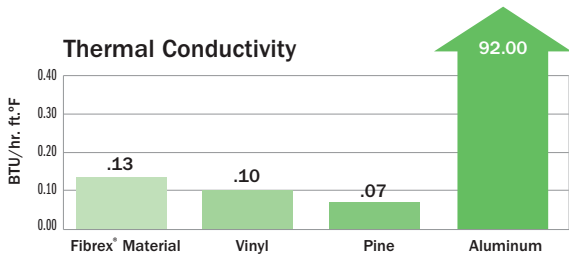


FRAMING MATERIAL – Makes a Difference

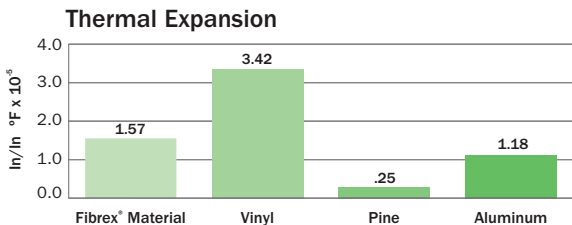
Andersen® products and patents have revolutionized the window and door industry for more than 100 years. We know windows and window materials.

In 1958, Renewal by Andersen’s parent company, Andersen Corporation, tested and rejected aluminum as a framing material. It conducted heat and cold, plus it could pit and corrode. Also in the 1950s, Andersen developed the first hollow vinyl window in the U.S. We liked the low-maintenance feature of vinyl, but concluded that it didn’t have enough structural integrity. In 1966, Andersen created the “wood-clad” window and door category with the Perma-Shield® line of products.

Fibrex® Composite Material Performance Comparison



Fibrex material has excellent insulating properties on par with wood, vinyl or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor temperatures to chill window areas inside. Fibrex composite material insulates about 700 times better than aluminum.



Fibrex material is durable and reliable and much like wood, fiberglass and aluminum, it expands and contracts very little. However, vinyl can expand and contract significantly. Vinyl may cause cracks, bowing and air and water leaks. Windows made of Fibrex material will perform better in winter and summer than windows made of vinyl.

In the 1970s, Andersen began experimenting with reclaimed wood fibers. In 1991, after decades of development and testing, Andersen patented and introduced Fibrex material, a composite of wood fibers and polymer. Fibrex material combines the strength and stability of wood with the low-maintenance benefit of vinyl. Renewal by Andersen® windows made with Fibrex material also meet the strictest indoor air emission standards in the U.S.² and are certified for recycled content.

GLASS – There’s More Than Meets the Eye

At first glance, all window glass may look the same, but not all glass performs the same.

Renewal by Andersen offers four different glass options:

- High-Performance Low-E4® glass
- High-Performance Low-E4® SmartSun™ glass
- High-Performance Low-E4® SmartSun™ glass with HeatLock® technology
- High-Performance Low-E4® Sun glass

While not all our glass options will have appreciable differences in their appearance, each provides a unique set of benefits and differing levels of performance. Each glass option incorporates a special low-emissivity (or “low-E”) coating that defines the performance and aesthetic characteristics of that offering. The right glass solution for you will depend on the climate you live in, the architectural design of your home, the orientation of your windows to the sun and the personalized comfort level you wish to achieve in your home.

Glass Coatings

All our low-E coated glass options feature specially designed low-emissivity coatings. These coatings are considered spectrally selective, meaning they allow visible light portions of the solar spectrum to pass through while blocking varying amounts of solar radiant energy that can contribute to unwanted heat gain and lead to an uncomfortable living space. Essentially, low-E coatings serve as a type of thermal barrier that reflects energy back in the direction it came from – meaning that heat stays in your home in winter, and heat is reflected away in summer.

Glass options

High-Performance Low-E4 glass is our standard offering. High-Performance Low-E4 glass is 45% more energy efficient in winter and 56% more efficient in summer compared to ordinary dual-pane glass. That can cut your energy bills by up to 25%.³

Center of Glass Performance Values					
	Low-E4®	Low-E4® HeatLock®	Low-E4® SmartSun™	Low-E4® SmartSun™ HeatLock®	Low-E4® Sun
U-Factor	0.25	0.20	0.24	0.20	0.26
SHGC	0.41	0.41	0.27	0.27	0.25
VT	0.72	0.70	0.65	0.63	0.40
UV (blocked)	84%	84%	95%	95%	84%

² Renewal by Andersen and its parent company, Andersen Corporation, are the only window companies to receive Scientific Certification Systems (SCS) Indoor Advantage Gold™ certification for indoor air quality. This level of certification conforms to the criteria of a number of North America’s indoor air emission standards, including the California 01350 standard, recognized as among the strictest in the U.S. ³ Values are based on comparison to U-Factors and SHGCs for clear glass non-metal frame default values from the 2006 International Energy Conservation Code (IECC).

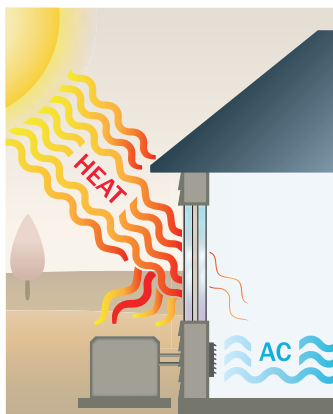
High-Performance Low-E4® SmartSun™ glass is the most energy-efficient glass option we have ever offered. High-Performance Low-E4 SmartSun glass is 49% more energy efficient in winter and 70% more efficient in summer when compared to ordinary dual-pane glass.⁴ It has our highest efficiency rating in cool weather and is exceptional in hot climates where solar heat gain can lead to excessive air conditioning expense. SmartSun glass blocks the sun's heat, while letting in almost as much natural daylight as clear glass, reducing your need for artificial lighting. What's more, SmartSun glass blocks 95% of harmful UV rays, which helps reduce fading on your carpet, drapes, artwork and furniture but has virtually no effect on the clarity or color of the light that enters your home.

High-Performance Low-E4® SmartSun™ glass with HeatLock® technology meets today's stringent energy codes and requirements with near triple-pane performance in a dual-pane window. HeatLock glass reflects escaping heat back into the room.

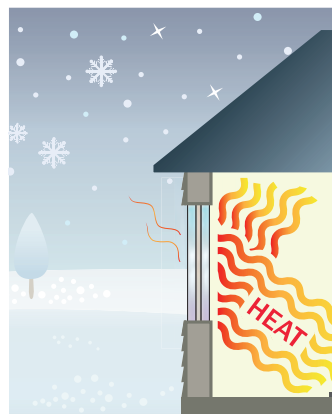
High-Performance Low-E4® Sun glass offers our highest rating against solar heat gain coming through your glass, helping keep your home cooler in warm weather. Our Sun glass has a tint coating applied,⁵ reducing the amount of visible light and sunshine streaming in from too bright to just right!

Double Glazing

Two panes are better than one pane. Optimizing the width of the air space between the two panes of glass is important. When there is not enough space between the two panes of glass, the benefit of the air space diminishes and reduces the energy efficiency. If the two panes of glass are too far apart, convection can occur within the space, which provides a means of increasing heat loss instead of reducing it. Renewal by Andersen optimizes the space between the two glass panes for the best thermal performance.



Warm Weather Performance

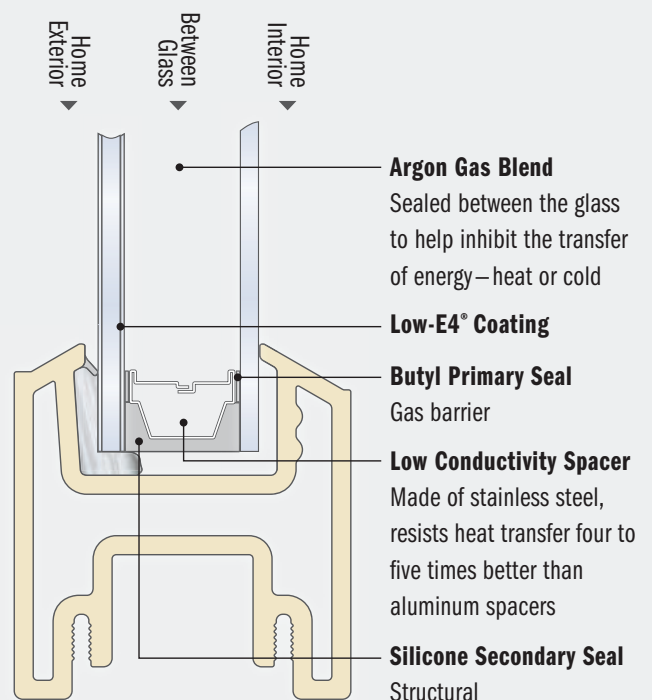


Cool Weather Performance

Spacer

Renewal by Andersen uses a low-conductivity spacer made of stainless steel that resists heat transfer better than aluminum spacers used by other manufacturers. Also, because stainless steel is so much stronger than aluminum, our stainless steel spacer can use less material and still keep the glass stable. A thinner spacer wall conducts less energy. An inferior spacer may move, causing seals to break. Some window manufacturers even use plastic for their spacers. Plastic can deteriorate over time, causing seal failure. Plastic spacers may also emit a gas when heated by the sun, which can cause a chemical fog between the two panes of glass and affect visibility.

Renewal by Andersen Sash Cross Section



Argon Gas Blend

Manufacturers first started using double glazing back in the 1950s. At first, manufacturers used only air between the panes. In the 1970s, some manufacturers used carbon dioxide and Freon. These gases improved insulation value, but proved susceptible to seal failure and could easily discolor. In the 1980s, argon and krypton proved to be more efficient for fill. Manufacturers of better double-pane glass products fill the space with an inert argon gas blend which can improve the thermal performance of the overall product, but on a much smaller scale compared to the benefit of the Low-E coating.

Dual Seal

Renewal by Andersen insulating glass (IG) units use a dual-seal technology: a compressed butyl primary seal, and a specially formulated silicone secondary seal. The precise IG sealing procedure used on Renewal by Andersen glass units helps provide a longer product life by preventing moisture from entering the sealed unit, which can lead to failure. The IG units used in Renewal by Andersen products are some of the best in the industry.

Long-Term Glass Performance

Renewal by Andersen uses only glass constructions certified for durability by the world's leading organizations on the engineering and manufacturing of insulating glass. Our experience and research allow us to stand behind our glass with a non-prorated limited warranty⁶ – one of the strongest warranties you will ever find. We make our warranty freely available on our website, in our showrooms and for the asking from our sales representatives. As you read our warranty, you will find that it is not riddled with the fine print and exceptions you often see from other window companies. The Renewal by Andersen warranty is real and matches our confidence in the long-term performance you can expect from an industry leader in window replacement.



Renewal by Andersen labels every window with its own identification number and our toll-free number.

If service is ever needed, call our toll-free number or your local Renewal by Andersen showroom.

INSTALLATION – Completes the Picture

A window must fit well in the opening to provide long-term performance and energy efficiency. Renewal by Andersen replacement windows are custom made to precisely fit each window opening in your home, and they are installed by professional Renewal by Andersen installers.



Improper installation can easily occur if an installer cuts flashing incorrectly, uses the wrong sealant or does not insulate between the window and rough opening. Rough handling during transportation or installation can compromise the seal of the glass to the frame. Any of these things and more can keep your window from performing to the product's fullest performance level.

We consider installation so important to a window's performance that we back it in a written limited warranty. For a copy of the Renewal by Andersen Limited Warranty, ask your design consultant or visit www.renewalbyandersen.com.



NFRC – Rating Energy Efficiency

To help homeowners, in 1992 the National Fenestration Rating Council® (NFRC) established an independent third-party rating, certification and labeling program for windows, doors and skylights (fenestration products). Renewal by Andersen displays the NFRC label on all its certified windows. The NFRC label shows the whole-window U-Factor, Solar Heat Gain Coefficient (SHGC) and Visible Transmittance. This label means that the entire window unit has been rated and certified, not just the center of the glass or individual components.



U-Factors, Solar Heat Gain Coefficients, Visible Light Transmittance and R-Values

U-Factor measures heat loss. The lower the number, the less heat loss through the window or door. When comparing window and door products, look for NFRC certified U-Factors to indicate the total unit product performance (glass, sash and frame). When comparing windows, a lower U-Factor means better insulating quality. U-Factor values generally fall in the range from 0.20 (most energy efficient) to 1.20 (least energy efficient).

Solar Heat Gain Coefficient (SHGC) measure how well a product reduces heat gain. Ranging from 0 (no heat gain) to 1 (maximum heat gain), the lower the SHGC, the less heat gain is transmitted through the total unit. Products with low SHGC values can reduce air conditioning load in the summer and make you more comfortable.

Visible Transmittance measures the percentage of light that is transmitted through the total unit. Ranging from 0 (no light) to 1 (maximum light), the higher the number, the more visible light from the sun is let through the product. As the width of the frame of a window or door affects the light transmittance through the opening, it is important to look at the NFRC certified visible transmittance rating.

R-Value primarily measures resistance to heat loss. R-Value is most often used to measure the resistance to heat loss of homogenous (the material is the same throughout) materials. While R-Value is used to describe the energy performance of a window or door, it is really more applicable to materials such as insulation.

 National Fenestration Rating Council®	 RENEWAL by ANDERSEN <small>FULL-SERVICE WINDOW & DOOR REPLACEMENT</small>	
	Caseмент Picture Window Dual-Pane Low-E4® SmartSun™ Glazing with Argon Product Type: Fixed	
ENERGY PERFORMANCE RATINGS		
U-Factor 0.26 1.48 <small>(U.S./I-P) (Metric/SI)</small>		Solar Heat Gain Coefficient 0.23
ADDITIONAL PERFORMANCE RATINGS		
Visible Transmittance 0.53		Air Infiltration 0.00
<small>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org</small>		

Sample Label – National Fenestration Rating Council® (NFRC)

NFRC certified U-Factor values are the only measure of whole-window thermal performance. That's why the NFRC label is so important, and why it's important for you to compare the NFRC labels from one window to another. The NFRC label and an Energy Star® qualification helps you know which windows perform better in your area of the country.

ENERGY STAR®

ENERGY STAR is a government-backed program that helps consumers identify energy-efficient products. Every ENERGY STAR® qualified window and door must meet or exceed energy efficiency criteria set by the U.S. Department of Energy.



To be ENERGY STAR certified, a window or door must:

- Be NFRC certified and labeled.
- Meet the U-Factor and Solar Heat Gain Coefficient requirements that vary by climate zone across the country.

Most Renewal by Andersen windows with select glass options are ENERGY STAR® certified in all climate zones of the United States. When you compare windows, make sure they are certified for your Climate Zone. For more information, visit www.energystar.gov.



Compare our check list to your own. We think you'll agree, Renewal by Andersen whole-window performance offers a complete solution for your window replacement needs.

- ✓ Products that meet or exceed energy-efficiency requirements determined by ENERGY STAR®
- ✓ Limited warranty on window and installation⁷
- ✓ Windows and doors that are NFRC certified and labeled
- ✓ Energy-efficient glass options
- ✓ Reputable, responsive company
- ✓ Quality, durable framing material
- ✓ Professional installation



RENEWAL
by ANDERSEN
FULL-SERVICE WINDOW & DOOR REPLACEMENT

The Better Way to
a Better Window®
111



111 Bedroom 2

Window - 36.00W x 50.00H



EXTERIOR

360°

INTERIOR



TILT TO CLEAN

FEEL CONFIDENT TRUST YOUR HOME TO THE MASTERS

By working with the best people across the board, we're able to push industry installation standards to new heights. Our Certified Master Installers are the best team for the job – the team we trust to handle the windows built just for you. Rigorously trained, respectful, and friendly, you'll see why we're proud to call them Certified Master Installers.



A quality experience is in the details

We've long understood that all the care, pride, and craftsmanship we put into our products would mean little without professional installation. It's from these standards that we created our Certified Master Installer program.



We take a unique approach

Not only do we provide a professional process from start to finish, our Certified Master Installer program takes this to the next level by placing your new windows and patio doors in the hands of skilled master installers with years of experience.



Our standards are tough

Prior to certification, we require all trainers and installers at our certified locations to demonstrate their knowledge of construction materials, building codes, and installation methods. We understand you work hard for your home, and we want you to be as comfortable as possible throughout the installation process.



Only the best people make the cut

We take pride in setting the highest standards in the market, with no stone left unturned. This includes the men and women installing your windows. We're proud to put our name in their hands.



What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode! It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH
FIBREX[®]
MATERIAL



Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates.¹

	FIBREX [®] MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓

THE RENEWAL BY ANDERSEN DIFFERENCE

Peace of Mind Comes Standard

Renewal by Andersen is the exclusive, full-service window replacement division of Andersen Corporation.

We were founded with a mission to change the window replacement industry by offering a 'different and better' window replacement experience. We own the process from sales through installation and service, and we promise one-stop accountability.

See for yourself the difference our standards for quality and service will make in your window and door replacement experience. We make it easy.



Double-Hung Windows / White Exterior



An Unmatched History

Founded in 1903, Andersen Corporation quickly revolutionized the way windows were built and installed. Over the years, Andersen has introduced many industry firsts. Andersen continues to be a leader in producing products that last longer, look better, and function smoothly for many years. To this day, Andersen Corporation operates under the core principles founder Hans Andersen put in place over a century ago. When you purchase Renewal by Andersen® windows, you're purchasing time-tested innovation - and a piece of history that will last for years to come!



Customer Service



Our professional sales consultants and expert installation teams are with you every step of the way.

Products



Innovative products and features are available throughout our product line.

Professional Installation



CERTIFIED MASTER INSTALLER

Our installers are experienced and understand the many critical steps involved with installing your new windows and doors properly.

Nation's Best Warranty



We offer one of the strongest limited warranties of any window and door manufacturer, and it is fully transferable should you sell your home!

¹ See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details.

² See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details. ³ It is the only warranty among top selling window companies that meets all of the following requirements: easy to understand terms, unrestricted transferability, installation coverage, labor coverage, geographically unrestricted, coverage for exterior color, insect screens and hardware, and no maintenance requirement. Visit renewalbyandersen.com/nationsbest for details.

⁴ Using U.S. and imported parts.

CUSTOMER-FOCUSED ENGINEERING AND INNOVATION

YEARS OF PROVEN INNOVATION RESULTS IN PRODUCTS AND PEOPLE YOU CAN TRUST.



EXTERIOR

FUNCTIONAL REQUIREMENTS:
- Thermal analysis
- Structural analysis

ENGINEERING SOLUTION:
- Increase product performance

HOMEOWNER BENEFIT:
A strong balance of energy efficiency and strength, offering some of the largest casement window sizes.



Casement Window
Red Rock Exterior
Simulated Double-Hung Farmhouse Grilles



STANDARD FEATURE

FUNCTIONAL REQUIREMENTS:
- Hardware mechanics

ENGINEERING SOLUTION:
- Low profile hardware with fold-down nesting handle

HOMEOWNER BENEFIT:
Nesting casement window hardware reduces interference with window treatments.

FUNCTIONAL REQUIREMENTS:
- Strengthen corner joints
- Increase window beauty

ENGINEERING SOLUTION:
- Utilize mortise-and-tenon corner joint

HOMEOWNER BENEFIT:
Unique corner key design increases structural integrity and beauty.



FUNCTIONAL REQUIREMENTS:
- Ease of cleaning

ENGINEERING SOLUTION:
- Incorporate hardware that allows for accessibility

HOMEOWNER BENEFIT:
Ease and safety while cleaning your new windows - no more ladders!



With safety and convenience in mind, our double-hung, casement and gliding windows are easy to clean from the interior of your home.

INTERIOR

FUNCTIONAL REQUIREMENTS:
- Reduce air infiltration

ENGINEERING SOLUTION:
- Integrate weatherstrips into side jambs

HOMEOWNER BENEFIT:
Reinforced seals provide a high level of protection against drafts.

FUNCTIONAL REQUIREMENTS:
- Water management

ENGINEERING SOLUTION:
- Gravity
- Angled sill

HOMEOWNER BENEFIT:
Sloped sill drains water away from the window.



FUNCTIONAL REQUIREMENTS:
- Sach design options and historical compatibility

ENGINEERING SOLUTION:
- Integrate interior and exterior grilles into window design

HOMEOWNER BENEFIT:
Add grilles to the inside, outside, and even between the glass of your new window.



FUNCTIONAL REQUIREMENTS:
- Window operation

ENGINEERING SOLUTION:
- Incorporate balancer system

HOMEOWNER BENEFIT:
Effortlessly open and close your window.



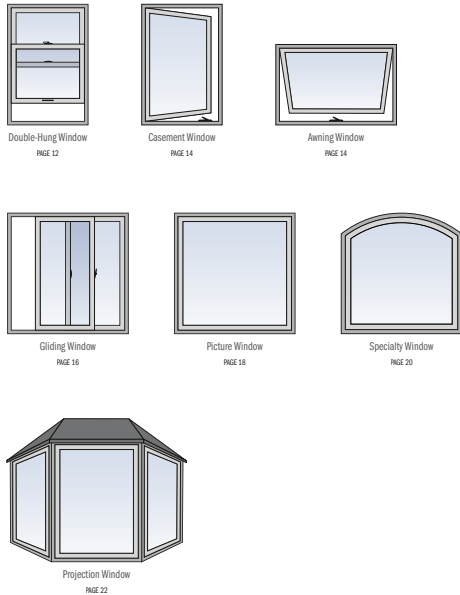
Double-Hung Window
Pine Interior / Custom Grilles
Satin Nickel Estate™ Hardware

CHOOSING RENEWAL BY ANDERSEN® WINDOWS IS EASY...

WE MAKE IT EASY SO YOU CAN SIT BACK AND RELAX, KNOWING YOU'VE SELECTED A PROFESSIONAL, START-TO-FINISH WINDOW AND DOOR REPLACEMENT COMPANY.

The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency, and beauty.

1 Select Window Styles



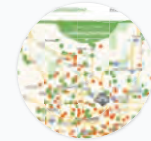
2 Select Colors³



3 Select Hardware and Options

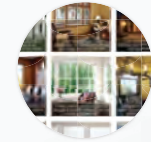


Visit Us Online at
RENEWALBYANDERSEN.COM



See independent homeowner reviews and completed projects from your neighborhood.

Explore how new windows will look in your home.



Get ideas and be inspired by our window options.

Five Key Environmental and Energy Solutions

While we care about you and your home, we also care deeply for the world in which we all live.



See our Environmental and Energy Solutions Brochure for additional information.

DOUBLE-HUNG WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved contemporary or squared traditional check Rails.

CONVENIENT

Both top and bottom sash tilt in for easy cleaning.

ELEGANT

Traditional look of mortise-and-tenon joints styling.

ACCURATE

Fits perfectly in many restoration and renovation projects.



Double-Hung Equal Window



Double-Hung Cottage Style Window



Double-Hung Reverse Cottage Style Window



Combination Window



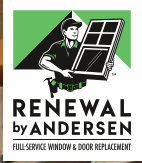
Check Rail Options



Contemporary



Traditional



"My new windows look beautiful and can be opened from the bottom or top."

CAROL P.

Double-Hung Windows / White Interior



Double-Hung Windows / White Interior / Colonial Grilles



Double-Hung Windows / Maple Interior / Colonial Grilles



Double-Hung Windows / White Interior



Double-Hung Windows / Black Interior



Double-Hung Windows / White Exterior / Colonial Grilles

PICTURE WINDOWS

Transform your home with picture windows that can stand alone beautifully or can be combined with other window styles for added curb appeal.

ADAPTABLE

Match or change your home's appearance by combining picture windows with other windows.

STRONG

Using strong Fibrex® material frames, our picture windows easily support the weight of the heavy glass commonly needed for large picture windows.

VERSATILE

Like all of our windows, picture window glass is available tempered, tinted, or in a wide variety of decorative patterns.



Picture Window



Fixed Picture Window



Combination Window

EXPRESS YOUR STYLE



Picture and Specialty Windows / Terratone Exterior



Picture Windows / Pine Interior



"The new windows are gorgeous and receive rave reviews from our visitors."
ROBERT R.



Picture Window / White Interior

Schedule Your free In-Home or Virtual Consultation

- Call**
your local Renewal by Andersen representative
- Click over to**
RENEWALBYANDERSEN.COM
- Visit**
your local Renewal by Andersen showroom



Picture Window / White Interior



Picture and Specialty Equal Leg Arch Combination Window / Oak Interior

GRILLE OPTIONS

WINDOW GRILLES CREATE INSTANT CURB APPEAL.

Customize Your Windows

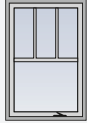
Renewal by Andersen offers a wide range of creative grille patterns to enhance the look of your home.

All of our grilles are designed to be long lasting¹ with low-maintenance performance. With such a broad range of high-profile grille options, you can match your home's current architecture, change the look and style of your home, or incorporate them into a renovation project for historical accuracy.

Patterns



Colonial
Specified number of squares per sash.
Double-hung window shown



Farmhouse
Two vertical bars meet a wider horizontal rail or bar at the center of the window.
Casement window shown



Prairie
Two vertical and two horizontal bars per sash to form 4-inch corner squares.
Double-hung window shown



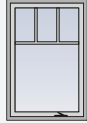
Modified Prairie
Two vertical bars and one horizontal bar per sash.
Double-hung window shown



Simulated Double-Hung
Preserve the look of a traditional window.
Casement window shown



Modified Colonial
Specified number of squares on one sash.
Double-hung window shown



Fractional
Specified number of vertical bars meet a horizontal bar.
Casement window shown



Equal Light
Specified number of horizontal bars, equal distance apart.
Casement window shown

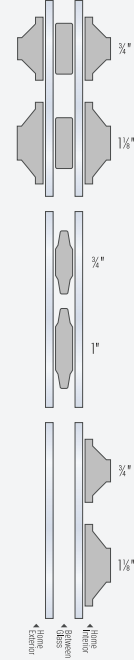
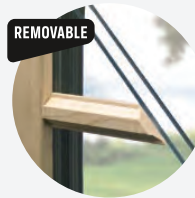


Custom
Create a new pattern or revive one from the past.
Casement window shown



More
Ask your design consultant for more grille options.
Picture window shown

Profiles



Full Divided Light Grilles

Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.

Grilles Between-the-Glass

Aluminum grilles are permanently installed between the panes during manufacturing, providing the beauty of grilles with the quick cleaning of a smooth glass surface. Available in two widths and an array of colors.

Interior Wood Grilles

Made of hardwood, these grilles snap into clips on the interior of the sash and can be easily removed to make glass cleaning a breeze. Available in two widths.



Casement and Picture Windows / Black Interior / Fractional Grilles



Casement Window / White Interior / Prairie Grilles



Double-Hung Window / Black Exterior / Custom Grilles

INSECT SCREEN OPTIONS

EVEN WHEN IT COMES TO INSECT SCREENS, YOU CAN LET YOUR PERSONAL STYLE GUIDE YOU.

Repel Invaders

Fiberglass insect screens are included with every operable window from Renewal by Andersen. Each is lightweight and designed to be easily removed from the inside of your home for easy cleaning. All insect screens are constructed with an aluminum frame and your choice of fiberglass, aluminum, or our innovative TruScene insect screens. Half insect screens are available on double-hung windows.



High Transparency

TruScene® Insect Screen

With over 50% more clarity than our standard insect screen,⁹ it's virtually invisible. TruScene insect screens are made with a micro-fine stainless steel mesh that's one-third the diameter of standard screen wire.⁹ That lets more fresh air and sunlight in while keeping most of the smallest insects out.

- Patented technology >
- Superior ventilation >
- Protection against some of the smallest insects >
- Lets more light in



Wood-Veneered TruScene Insect Screen

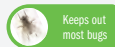
Our wood-veneered TruScene insect screen blends seamlessly into the window frame and can be stained or painted to match your decor. Available on casement and awning windows only.



TruScene Insect Screen



TruScene insect screens are like nothing you've ever seen!



Conventional

Fiberglass Insect Screen

Fiberglass is the most common type of insect screen. It is strong and keeps the majority of bugs out while allowing plenty of air flow.



Aluminum Insect Screen

Our aluminum insect screen has a charcoal powder coating to reduce glare and increase visibility. It is also strong and has good ventilation and corrosion resistance.

HARDWARE FINISH OPTIONS

SOPHISTICATION AND STYLE.

Define Your Style

Not only does Renewal by Andersen® hardware function well, its metal construction is also long lasting.¹ With multiple color options,³ you can match your home's existing colors or change the look by choosing a new color that complements your new windows.

With so many design options, you can create the windows you've always wanted with the design features that are right for you and your home.

Do you want to make your mark? With our Estate Hardware metal finishes, explore the many creative possibilities sure to add charm to your home that others will notice!

Estate™ Hardware



Polished Chrome Brushed Chrome Satin Nickel¹⁰ Distressed Nickel



Bright Brass¹⁰ Antique Brass¹⁰ Distressed Bronze¹¹ Oil Rubbed Bronze¹¹

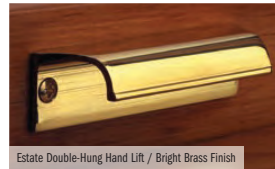


Standard Hardware



White Canvas Stone Dark Bronze Black

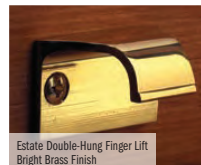
Nesting handles reduce interference with window treatments



Estate Double-Hung Hand Lift / Bright Brass Finish



Estate Casement and Awning Window Handle / Antique Brass Finish



Estate Double-Hung Finger Lift / Bright Brass Finish



Estate Double-Hung Window Latch / Satin Nickel Finish



Double-Hung Window Latch / White Finish



Estate Casement Window Latch / Antique Brass Finish



Estate Gliding Window Latch / Distressed Nickel Finish

⁹Comparison made to a standard Renewal by Andersen® aluminum insect screen.

¹ See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details. ² Printing limitations prevent exact color duplication. See your retailer for actual samples. ³ Features special coating to seal the finish, providing tarnish and corrosion protection. ⁴ Features "living" finish, where the patina changes with time and use. Printing limitations prevent exact color duplication of colors and finishes. See your Renewal by Andersen representative for actual color and finish samples.

STAFF RECOMMENDATIONS	Address: 204 N Walnut St.
COA 23-05	Petitioner: Charlie Jesseph
Application Date: 1/12/2023	Parcel: 53-05-33-310-095.000-005
RATING: OUTSTANDING	Survey: c. 1890/1920 Neoclassical



Background: Courthouse Square Historic District

Request: New Signage

Guidelines: Courthouse Square Historic District Guidelines Signage (Pg. 22)

1. Care should be taken with the attachment of signage to historic buildings.
2. The scale of signage should be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.

Staff Recommendation: Approve COA 23-05

- Although the materials are not in the list of recommended materials, however, the design does not detract from the context of the historic district.
- The proposed location and affixing through the joints are respectful to the historic building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 23-05

Date Filed: 1/12/2023

Scheduled for Hearing: 1/26/2023

Address of Historic Property: 206 N Walnut St 47404

Petitioner's Name: Charlie Jesseph

Petitioner's Address: 2129 S High St 47401

Phone Number/e-mail: (812) 606-4764, charliejesseph@gmail.com

Owner's Name: David Howard

Owner's Address: 1420 E Rhorer Rd 47401

Phone Number/e-mail: (574) 532-9587 davidhowardconstruction@gmail.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. MD - Mixed use downtown

2. A description of the nature of the proposed modifications or new construction:
Mount ~~on~~ a 38 sqft sign to the exterior of the building. screws will be placed in the grout joints as to not damage the original limestone. The sign is designed using elements of the historic structure, including the shape of the top of the building and the stained glass.

3. A description of the materials used.
HDU, high density urethane foam. strip lights for creating glow around painted letters.

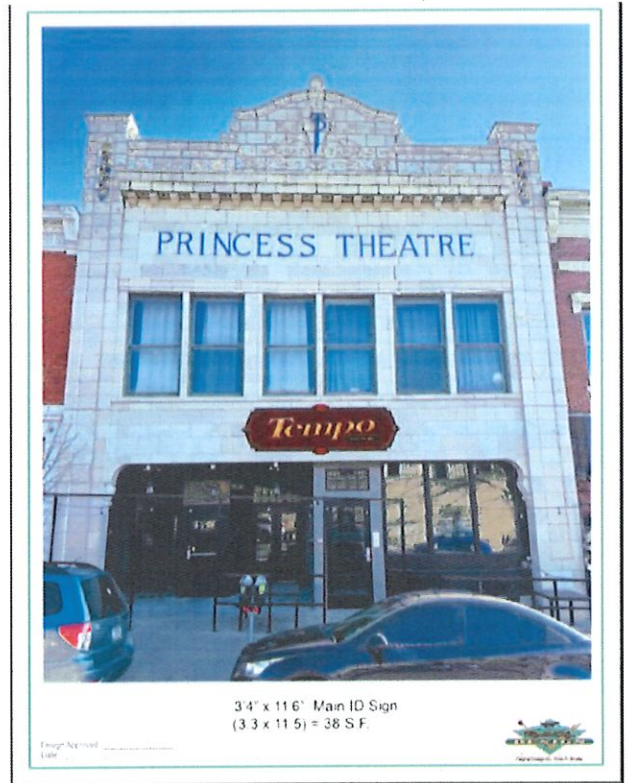
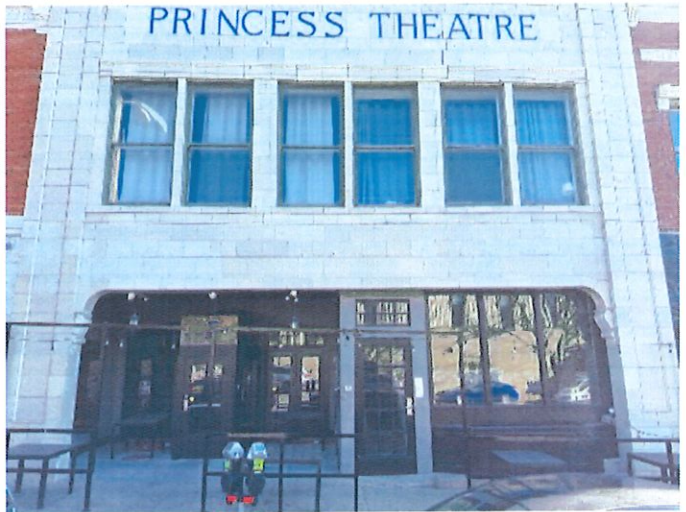
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.





STAFF RECOMMENDATIONS	Address: 2304 N Martha St.
COA 23-06	Petitioner: Mark Figg
Application Date: 1/12/2023	Parcel: 53-05-28-203-044.000-005
RATING: N/A	Survey: Empty lot



Background: Matlock Heights Historic District

Request: New Construction

Subcommittee Questions and Comments:

1. Tim Lemper's questions:
 - a. The current road dead-ends at this lot, but the road used to extend along the south side of the lot and the city still has a right-of-way. Is the property line indicated in the drawing (and the setback based on it) the north edge of the old road/city right of way, or the property line with my lot (2305 N. Martha)?
 - b. Stated differently, does the setback accommodate the possibility that the city may extend the road across the south side ("front") of the lot?
 - c. The comment: For context, the proposal includes a picture of the Castaneda house (2244 N. Martha). This is down the street and somewhat architecturally different from the other "contributing" structures on the street and in the neighborhood, particularly the McIntosh house next to the lot site (2300 N. Martha, not pictured).
 - d. Apart from those questions/comments, the proposal seems to my untrained eye to satisfy the historic district guidelines.
2. I think the general layout looks nice. I can't tell from the drawings if the spacing between buildings, and the setback between the street and property lines agree with the Historic District Guidelines.

3. If I'm understanding the drawings, the driveway is to the right of the duplex with the garage situated behind. In my opinion, I feel the structure including windows would blend well in the neighborhood and the interior layout is quite nice as well.
4. I'm curious if they plan to retain or plant any trees or shrubs as an insulator to the neighbors?
5. Overall I approve of the design.
6. Hi all – I don't have any concerns, but I haven't gone to look at the site, so I defer to Tim and the others.
7. Looks ok to me
8. I don't like the project. It seems kind of like an "anywhere" three bedroom duplex. Zero continuity with the neighborhood. It seems crowded on the lot and will certainly put a strain on parking on Martha. ~Robin Halpin Young
9. Do windows & doors align with our MH Historic Guidelines and if not would the builder choose the styles which do fit our guidelines?
10. Is there a plan for landscaping, trees, etc.between the driveway and the property lines??

Guidelines: Matlock Heights Historic District Guidelines

- pg. 22: Context: New construction must use the existing historic building as the most important, perhaps only, context. It should not overwhelm in scale or proportion and should not exceed the height of the primary building.
- pg 26: Building entry: New buildings should reflect a similar sense of entry to that which is expressed by surrounding contributing buildings. Frequently, mid-century entrances are located perpendicular to the façade at the end of a jutting addition or a porch.

Staff Recommends Approval of COA 23-06

- The building proportions, both in height, outline, and massing are evocative of the neighboring structures.
- The proposed structure has a slightly shorter front setback than their nearest neighbor, however, the main structures line up closely.
- The materials vary from the nearest precedents (brick and horizontal lap siding rather than stone and vertical siding), however, all of the materials are period appropriate.
- The entrances would be more appropriate if they were perpendicular to the street.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 23-06

Date Filed: _____ 1/12/2023

Scheduled for Hearing: _____ 1/26/2023

Address of Historic Property: 2304 N Martha St

Petitioner's Name: Mark Figg

Petitioner's Address: PO Box 1785 Bloomington, IN 47402

Phone Number/e-mail: 317.919.2020 mfigg@markfigg.com

Owner's Name: Jeff Gladson

Owner's Address: 2330 N Walnut St Bloomington, IN 47404

Phone Number/e-mail: 812.320.7460 jgla466078@aol.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. 53-05-28-203-044.000-005

2. A description of the nature of the proposed modifications or new construction:
New Residential Duplex (see attached drawings)

3. A description of the materials used.
Horizontal lap siding (fiber cement) and brick with asphalt shingle roof

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

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

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

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



N Walnut ST

157.62'

159.78'

117.86'

112.52'

121.60'

75.00'

253.42'

N Martha ST
130



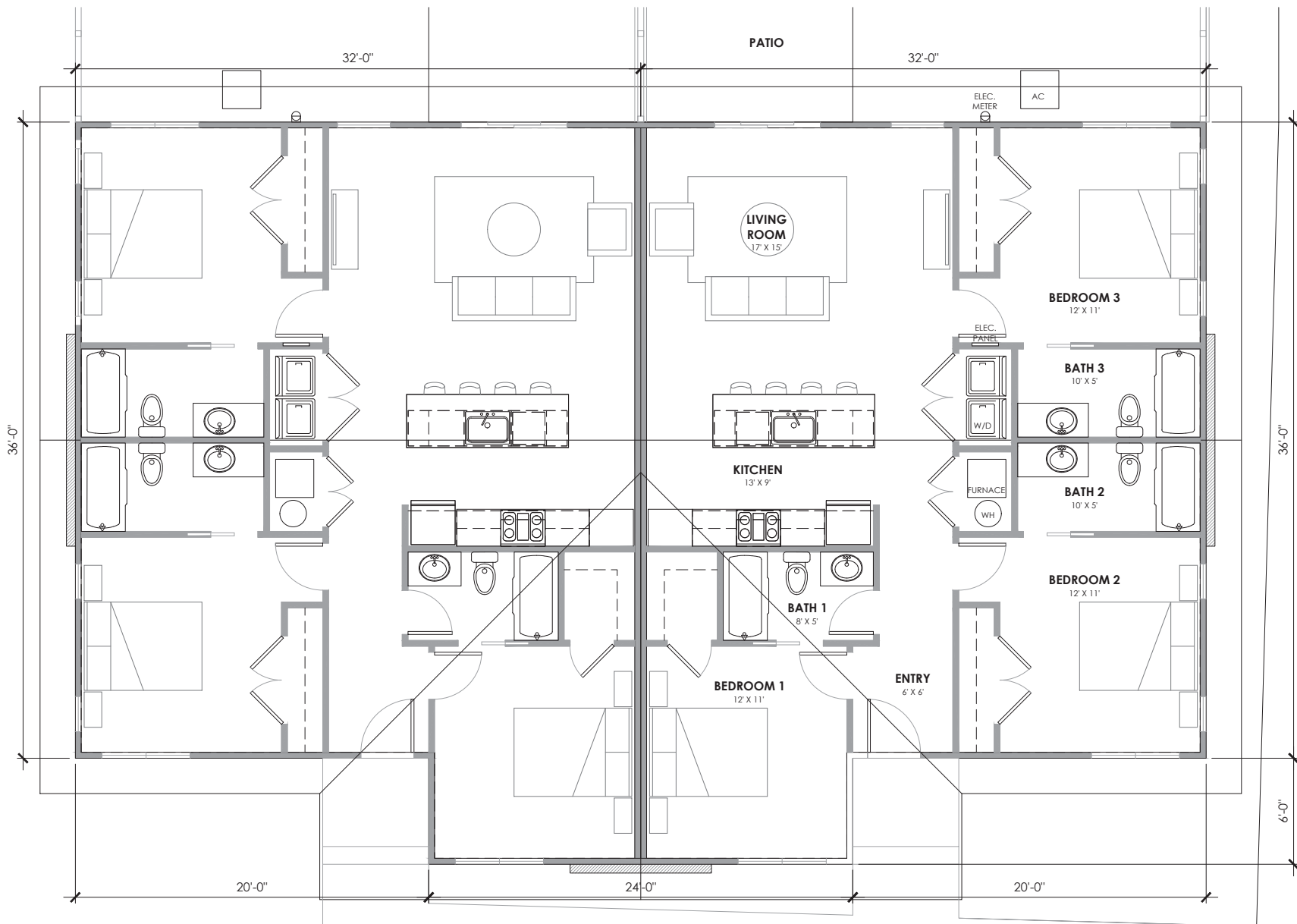




PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

2304 N MARTHA STREET DUPLEX

10.06.2022

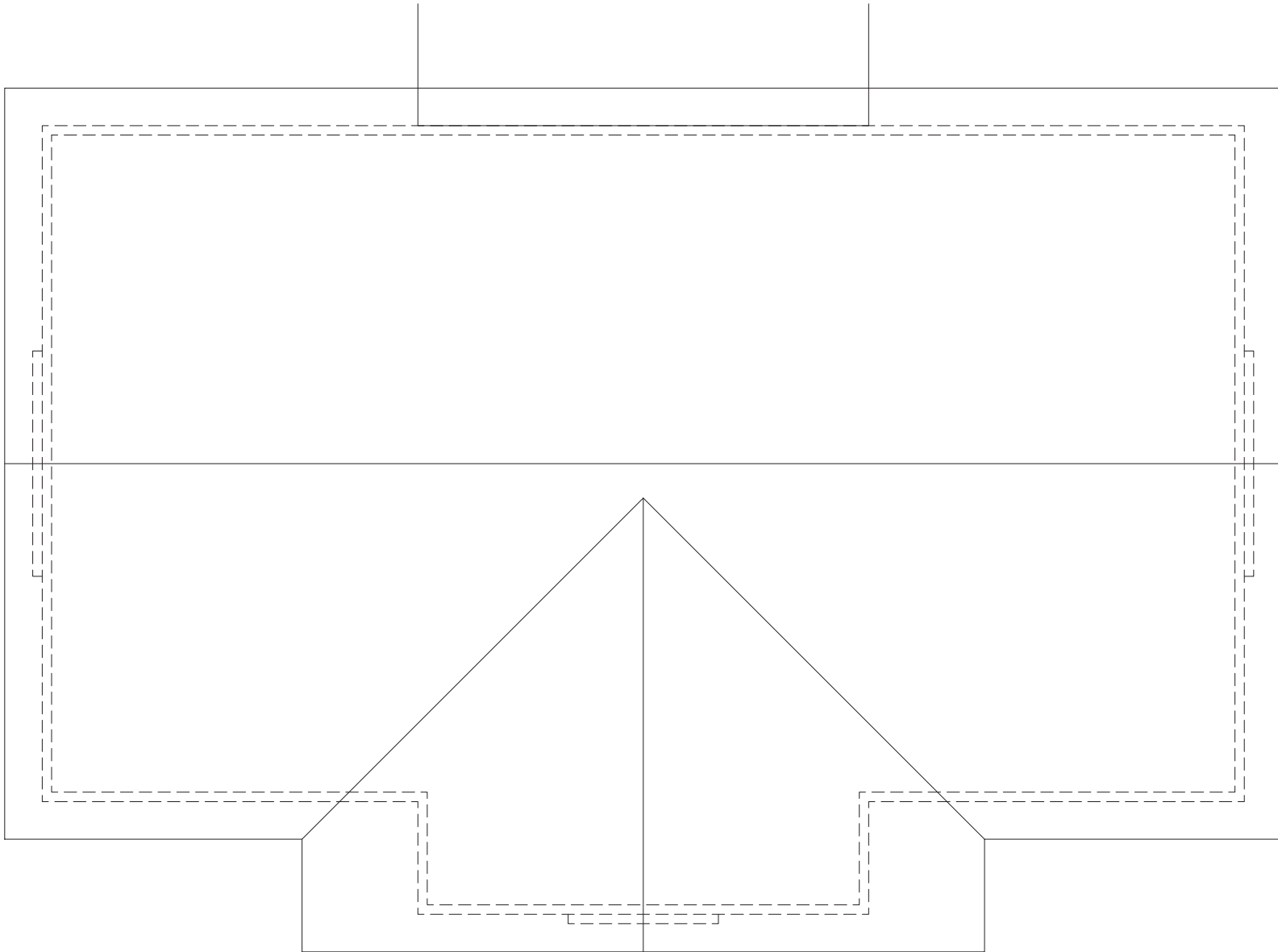


2304 N MARTHA STREET DUPLEX

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

11.04.2022

**MATTE
 BLACK
 ARCHITECTURE**

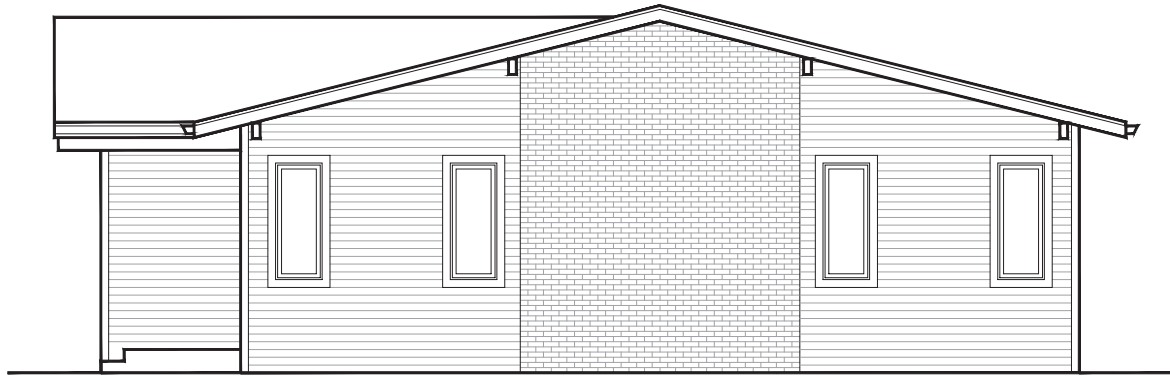


2304 N MARTHA STREET DUPLEX

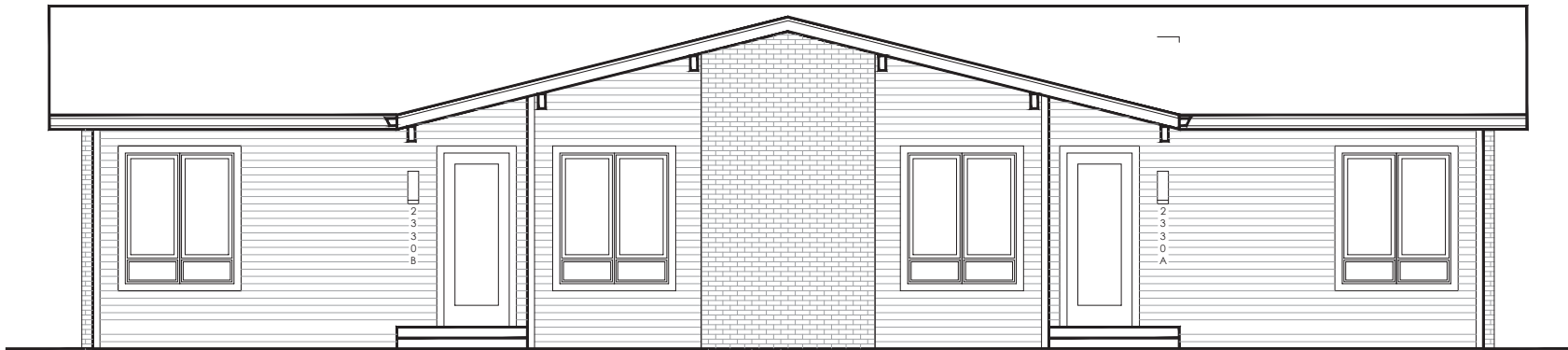
ROOF PLAN
SCALE: 3/16" = 1'-0"

11.04.2022

MATTE
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ARCHIT
ECTURE



SIDE (EAST) ELEVATION
SCALE: 3/16" = 1'-0"

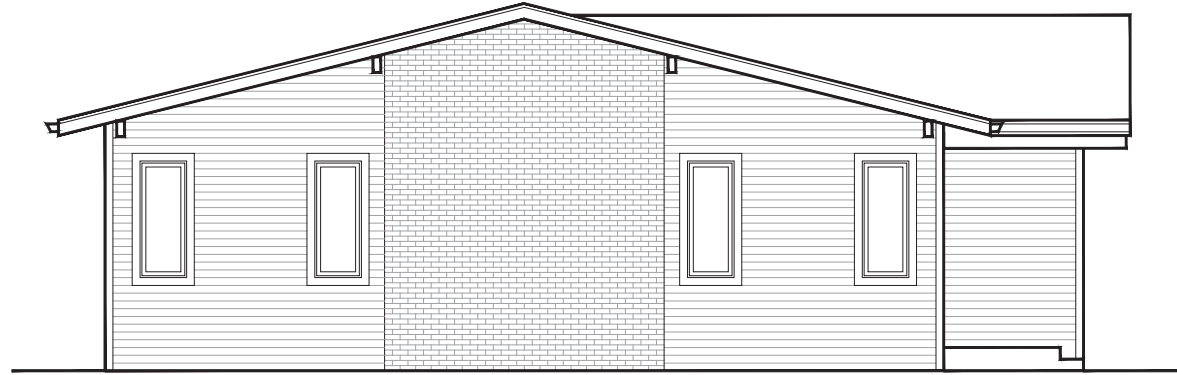


FRONT (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

2304 N MARTHA STREET DUPLEX

11.04.2022

**MATTE
BLACK
ARCHIT
ECTURE**



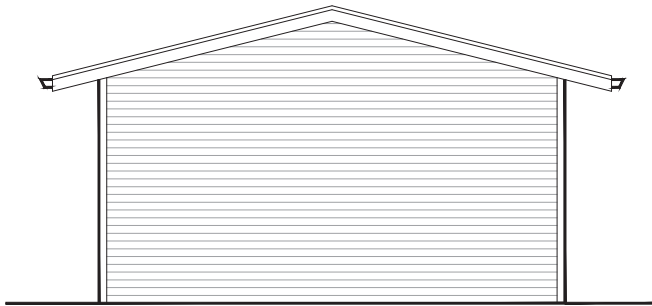
SIDE (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



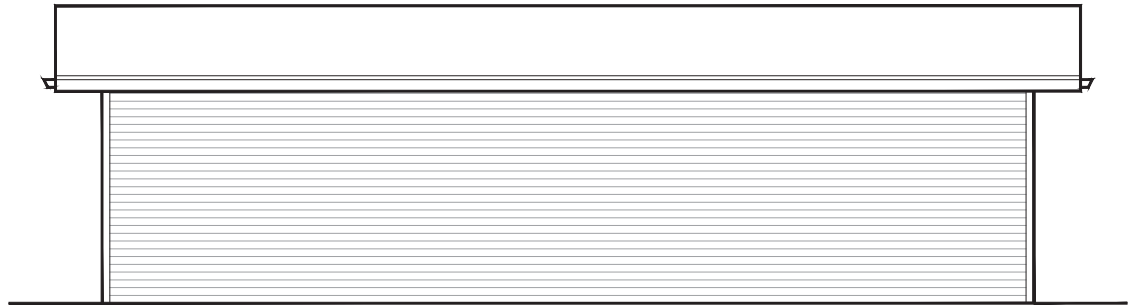
REAR (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"

2304 N MARTHA STREET DUPLEX

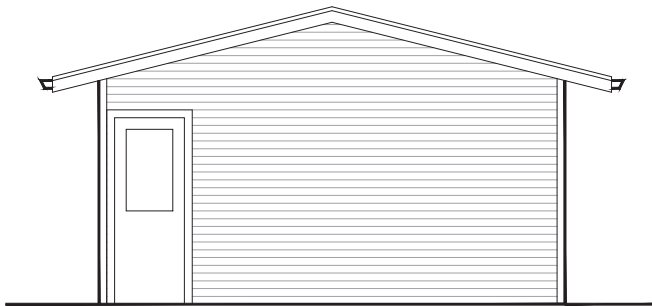
11.04.2022
**MATTE
BLACK
ARCHIT
ECTURE**



NORTH GARAGE ELEVATION
SCALE: 3/16" = 1'-0"



WEST GARAGE ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH GARAGE ELEVATION
SCALE: 3/16" = 1'-0"



EAST GARAGE ELEVATION
SCALE: 3/16" = 1'-0"

2304 N MARTHA STREET DUPLEX



NOTE TO CONTRACTOR
 CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

SCALE: 1"=20'

revisions:

ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING

BEB
 BYNUM PANYO & ASSOCIATES, INC.
 528 North Walnut Street
 Birmingham, Indiana
 (812) 335-2800 (Fax)

certified by:

PROPOSED
 PROJECT NAME LINE 1
 PROJECT NAME LINE 2
 ### STREET
 CITY, STATE

title: SITE PLAN

designed by: XXX
 drawn by: XXX
 checked by: XXX
 sheet no: C301
 project no.: 4013##

STAFF RECOMMENDATIONS	Address: 520 W Kirkwood Ave.
COA 23-07	Petitioner: Bill Shank
Application Date: 1/12/2023	Parcel: 53-05-32-413-027.000-005
RATING: CONTRIBUTING	Survey: c. 1895, L-plan Cottage



Background: Near West Side Historic District

Request: Demolition and reconstruction of chimney

Subcommittee Comments:

Peter Dorfman: The Near West Side Design Review Committee has reviewed the revised CoA application for 520 West Kirkwood, in which the owner proposes to replace the existing chimney instead of removing it. The owner collaborated closely with our committee, which is appreciated. We find nothing to object to in the new application.

Guidelines: Near West Side Conservation District Guidelines

Demolition (pg. 44)

A significant alteration or removal of a portion of a structure which, according to staff, jeopardizes the structure's individual eligibility for listing in the National Register of Historic Places OR its status as a contributing structure in the local district. Such removals may include, but are not limited to, items such as removing front porches, altering the window shape and size on facades that are seen from the street, removing historic trim from the front facade, and removing original retaining walls and other hardscape features.

pg. 45

"With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The BHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8."

Staff Recommendation: Approve COA 23-07

- The historic chimney is in poor condition. However, the petitioner is proposing to rebuild it to match the existing chimney, maintaining the shape and proportion of the building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 23-07

Date Filed: _____ 1/12/2023

Scheduled for Hearing: _____ 1/26/2023

Address of Historic Property: 520 W Kirkwood Ave

Petitioner's Name: Bill Shank

Petitioner's Address: 520 W Kirkwood Ave

Phone Number/e-mail: bill@billshank.com

Owner's Name: Bill Shank

Owner's Address: 520 W Kirkwood Ave

Phone Number/e-mail: 317-752-5734

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. 013-48430-00 ORIGINAL PLAT 145

2. A description of the nature of the proposed modifications or new construction:
Our hope is to take down and put back up the chimney on the property to achieve the same appearance.
Replacement materials will be carefully matched to existing in order to appear as if there was no change, w
possible.

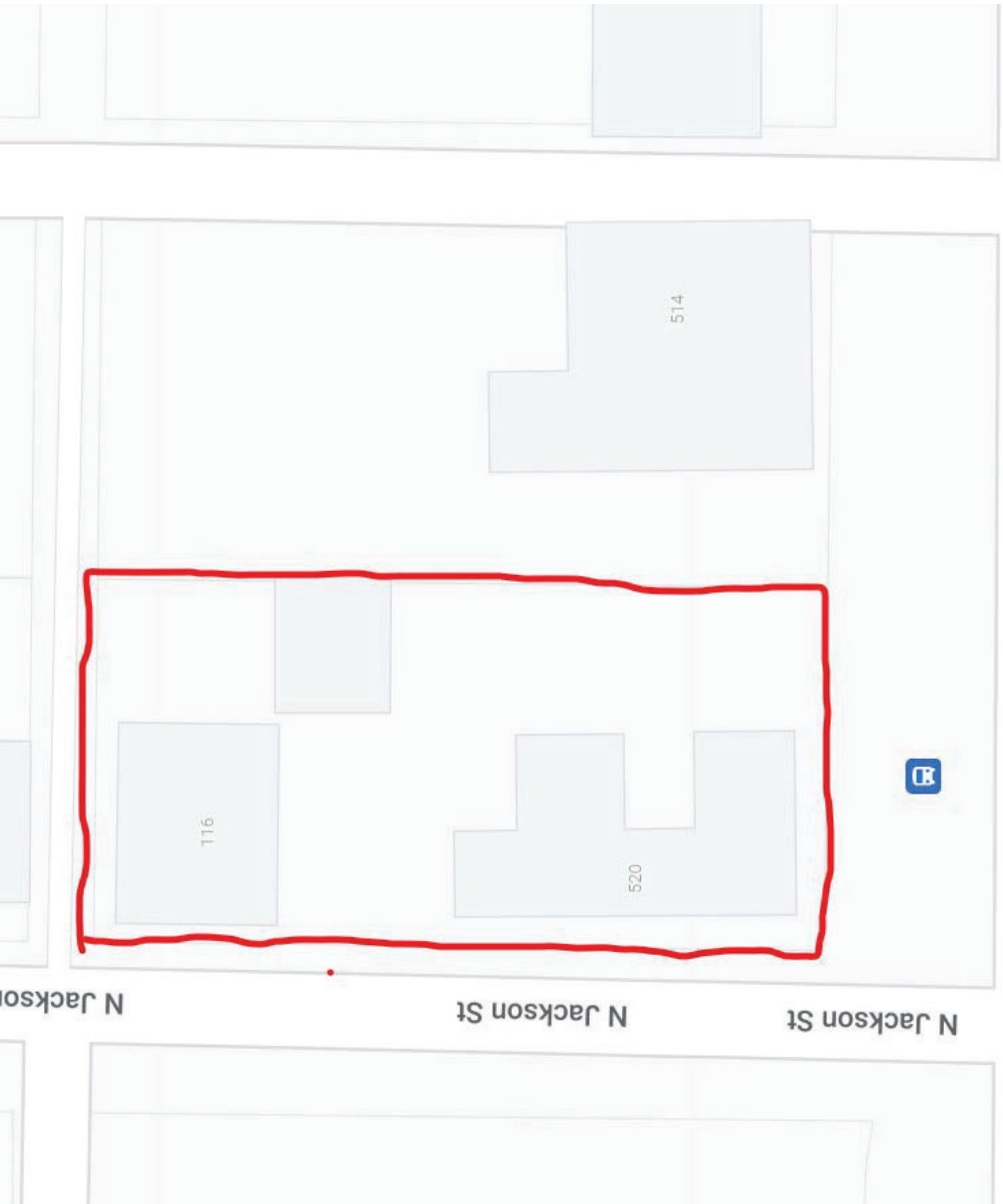
3. A description of the materials used.
Replacement brick will be carefully matched to existing.

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

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

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

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



W Kirkwood Ave

W Kirkwood Ave

Google









