



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

**Thursday February 9, 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

+13126266799,,95852185508# US (Chicago)
+19292056099,,95852185508# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)

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Bloomington Historic Preservation Commission Meeting

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Thursday February 9, 2023, 5:00 P.M.

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
 - A. JANUARY 26, 2023
- IV. CERTIFICATES OF APPROPRIATENESS
 - Commission Review
 - A. COA 23-03
212 S Grant St. (Greater Restaurant Row Historic District)
Petitioner: Dennis Burch
New Porch, changing the siding, window change
 - B. COA 23-06
2304 N Martha St./ 2330 N Walnut St. (Matlock Heights Historic District)
Petitioner: Mark Figg
New Construction
 - C. COA 23-09
1319 E 1St St. (Elm Heights Historic District)
Petitioner: Angie and Darrin Ricketts
Roof replacement with Brown Old World Slate Roof
- V. NEW BUSINESS
- VI. OLD BUSINESS
- VII. COMMISSIONER COMMENTS
- VIII. PUBLIC COMMENTS ANNOUNCEMENTS
- IX. ADJOURNMENT

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

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

Posted: 2/3/2023

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

Meeting was called to order by **Chair John Saunders @ 5:02 p.m.**

II. ROLL CALL

Commissioners Present:

John Saunders (Present)
Daniel Schlegel (Present)
Reynard Cross (Present)
Elizabeth Mitchell (Present)
Sam DeSollar (Present)
Matthew Seddon (Present)

Advisory Members Present:

Kirsten Hawley (Electronic)
Duncan Campbell (Present)
Chris Sturbaum (Electronic), (Entered meeting @ 5:20 p.m.)

Staff Present:

Gloria Colom, HAND (Present)
Brent Pierce, HAND (Electronic)
Dee Wills, HAND (Electronic)
Mike Rouker, City Attorney (Present)
Eric Greulich, Senior Zoning Planner (Phone Call)

Guests Present:

CATS (Present)
Jacob Gilliate (Electronic)
Leighla Taylor (Electronic)
Charlie Jesseph (Present)
Mack Bell (Present)
Barre Klapper (Present)
Dylan Crites (Present)
Jaime Sweany (Present)
Peter Dorfman (Present)
Marc Cornett (Present)
Dennis Burch (Present)
Wade Johnson (Present)
Julie Cook (Electronic)
Philip Palley (Electronic)
Mark Figg (Electronic)
Richard Lewis (Electronic)
Matt Ellenwood (Electronic)
Bill Shank (Phone Call)

III. BEGINNING OF YEAR VOTES

A. Choosing HPC Chair for 2023

Sam DeSollar made a motion to nominate **John Saunders** for **Chair President** of the **2023 Historic Preservation Commission**.

Reynard Cross seconded the motion.

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

B. Choosing HPC Vice-Chair for 2023

Reynard Cross made a motion to nominate **Sam DeSollar** for **Vice-Chair** of the **2023 Historic Preservation Commission**.

Matthew Seddon seconded the motion.

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

C. Creating guideline subcommittee

Brief discussion ensued. See packet for details.

D. Reminder to fill out yearly conflict of interest form

IV. APPROVAL OF MINUTES

A. December 8, 2023

Sam DeSollar made a motion to approve December 08, 2023 minutes.

Daniel Schlegel seconded the motion.

Motion Carries: 4 Yes (Mitchell, Saunders, DeSollar, Schlegel) 2 Abstain (Cross, Seddon), 0 No.

V. DEMOLITION DELAY

A. DD 22-18

622 N Washington St. (Contributing)

Petitioner: Barre Klapper

Partial Demolition - Roof removal

Gloria Colom discussed the process of **Demo Delays**. See packet for details.

Gloria Colom gave presentation. See packet for details.

Matthew Seddon made a motion to release **Demo Delay 22-18**.

Elizabeth Mitchell seconded the motion.

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

B. DD 23-01

211 N Grant St. (Contributing)

Petitioner: Mack Bell

Partial Demolition - Porch removal

Gloria Colom gave presentation. See packet for details.

Mack Bell gave more detailed information about the project. See packet for details.

Sam DeSollar asked the **Petitioner** how this brick differentiates from the original brick, and why not reuse the original brick, asked for other details of the project.

See packet for details. Chris Sturbaum asked more questions about the brick and could the **Petitioner** use some of the original brick at the front. **Gloria Colom** explained more details about the options the **Commissioners** have for this project. See packet for details.

Duncan Campbell commented that he was encouraged by the **Owners** desire to put the Porch back to the way it was originally. **Chris Sturbaum** commented that the Petitioner use as much of the original brick as possible.

John Saunders made a motion to release **Demo Delay 23-01**.

Matthew Seddon seconded the motion.

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

VI. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 23-08

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

Petitioner: Vince Ead

New Siding

Gloria Colom gave presentation. See packet for details.

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

Gloria Colom gave presentation. See packet for details.

Peter Dorfman addressed the reuse of the materials for the project, and gave more details of the project and background of the structure. See packet for details.

Chris Sturbaum stated that he was involved with this project, so he will recuse himself at this time.

Duncan Campbell asked **Peter Dorfman** for details of the sliding door. **Duncan Campbell** commented that he usually does not care for sliding doors on older structures, and that he preferred Atrium doors that swing, but they are set in wood frames, so they are more architecturally conducive to the wood frame house and not just a store front framework. More discussion ensued. See packet for details. **Sam DeSollar** commented that he was more of a fan of double doors, but this is the back of the house. **Sam DeSollar** also brought up the fact that this might be discussed with the guidelines in mind. More discussion ensued. See packet for details.

Matthew Seddon made a motion to **approve COA 23-01**.

Reynard Cross seconded the motion.

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

COA 23-02

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

Petitioner: Leighla Taylor (FASTSIGNS of Bloomington)

New Signage

Gloria Colom gave presentation. See packet for details.

Janie Sweany introduced herself as the owner of the property, and stated that the back of the structure is the main entrance where people enter the building, so it was nice to have an addition sign on the back side.

Duncan Campbell commented that this was basically replacing what is already there, and he has no problem with that.

Matthew Seddon made a motion to **approve COS 23-02**.

Elizabeth Mitchell seconded the motion.

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

C. 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

Gloria Colom gave presentation. See packet for details.

Duncan Campbell stated that he was not seeing what is leading to this thorough of an image from the existing evidence. Normally when you restore a building in a **Historic District**, you investigate the building to the extent that you see what is there originally, as much as you can, and you try to put the building back to what it looked like originally. That is the typical strategy. More discussion ensued. See packet for details. **Dennis Burch** stated that they could go back and try to get more information.

Matthew Seddon commented that it would be helpful to have more information. Discussion ensued about the poor condition of the windows and if they might be repairable. **Duncan Campbell** commented that he did not think there had be a thorough survey of the windows for preservation standards. **Sam DeSollar** commented that he is a big fan of restoring windows whenever possible, and agrees with what the other commissioners have said, but the guidelines in this particular district are much less stringent than many of the guidelines. **Chris Sturbaum** commented that he disagreed with the windows in this context. More discussion ensued. See packet for details.

Reynard Cross made a motion to **Continue COA 23-03**.

Daniel Schlegel seconded the motion.

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

D. COA 23-04

1018 E Wylie St. (Elm Heights Historic District)

Petitioner: Asa Palley and Charlotte Agger

Changing two windows

Gloria Colom gave presentation. See packet for details.

Phillip Palley stated that the was acting as the designated representative for the Petitioners **Asa Palley** and **Charlotte Agger**.

Matthew Seddon asked about the design change of the replacement windows.

Duncan Campbell asked the **Petitioner** if he had any knowledge about whether there Use to be a porch where these windows are located. **Sam DeSollar** asked if the operation of the lower window is like a double casement window with a fixed center. **Phillip Palley** stated that the window will not close and that it leaks. **Sam DeSollar** clarified by asking what type of window it was. **Phillip Palley** stated that it would have been an old crank out window, but that it did not function, and that he did not think it was repairable.

Duncan Campbell commented that he had no problems with this window change. **Sam DeSollar** commented that he would consider using instead of a six over one, to try an eight over one so that it would not look so odd.

Matthew Seddon made a motion to approve **COA 23-04**.

Elizabeth Mitchell seconded the motion.

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

E. COA 23-05

206 N Walnut St. (Courthouse Square Historic District)

Petitioner: Charlie Jesseph

New Signage

Gloria Colom gave presentation. See packet for details.

Duncan Campbell asked the **Petitioner** if he had been in contact with **Bloomington Restoration**. **Chris Sturbaum** asked about the color of the sign. **Charlie Jesseph** gave more details about the design and color of the sign.

Sam DeSollar made a motion to **approve COA 23-05**.

Daniel Schlegel seconded the motion.

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

F. COA 23-06

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

Petitioner: Mark Figg

New Construction

Gloria Colom gave presentation. See packet for details.

Matthew Seddon asked for clarification about the doors being perpendicular to the street **Matt Ellenwood** stated that the requirements for duplexes require that the entrances face the street. That is the guideline in the **Zoning Code**. **Eric Greulich** with **City Senior Zoning Planner** explained the requirement for the entrances. **Elizabeth Mitchell** asked if this structure would fit into the neighborhood and the lot. Discussion ensued. See packet for details. **Sam DeSollar** asked **Matt Ellenwood** if he could explain how one

would get to this house and where the drive and parking would be, and where the sidewalks are going to be. **Sam DeSollar** asked **Eric Greulich** if the **Planning Department** had any plans of extending that street or putting any frontage there in front of this lot or leave it undeveloped. **Eric Greulich** explained that they were not required to build a road here and why. See packet for details.

Chris Sturbaum asked the **Petitioner** if he would consider using limestone instead of brick. **Matt Figg** stated that they were open to that. More discussion ensued about the issue of there being no street and the directions the doors face. **Sam DeSollar** commented that he wanted to see what kind of materials are being proposed and more details about what is going on with this project. **Reynard Cross** asked about the access to the property and how the occupants will access the units, and commented that he thought they should continue this until they can get some more information. **Matthew Seddon** and **Daniel Schlegel** both agree about needing more information to make a decision. **Chris Sturbaum** commented about the use of different material for the project.

Sam DeSollar made a motion to **Continue COA 23-06**.

Elizabeth Mitchell seconded the motion.

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

G. COA 23-07

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

Petitioner: Bill Shank

Demolition of chimney

Gloria Colom gave presentation. See packet for details.

Bill Shank stated that he wanted to rebuild the chimney exactly as it.

Daniel Schlegel asked if any of the bricks could be reused. **Sam DeSollar** asked if the **Petitioner** was going to match the height, the detailing exactly the way it is. **Bill Shank** stated that this was what he was proposing.

Matthew Seddon made a motion to **approve COA 23-07**.

Daniel Schlegel seconded the motion.

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

VII. NEW BUSINESS

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

Gloria Colom gave brief presentation. See packet for detail.

Gloria Colom welcomed **Kirsten Hawley** as the new **Advisory Member** for the **Historic Preservation Commission**.

Wade Johnson presented some concerns before the **Commission** he had about the Acrylic Letters for the sign on his project. Discussion ensued. See packet for details.

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

Gloria Colom announced that **Duncan Campbell** would be willing to give the **Rosemary Lecture 2023** based on **Nancy R. Hiller** who passed last year.

VIII. OLD BUSINESS

Gloria Colom gave update about Violations.

A. Report on Violations

1. 605 S. Fess (Fess + 2nd)
2. 620 S. Ballantine

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS ANNOUNCEMENTS

XI. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:15 p.m.

END OF MINUTES

Video record of meeting available upon request. AC

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.
- NEW: The petitioner provided photos of the original lap siding with measures 6".

**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)

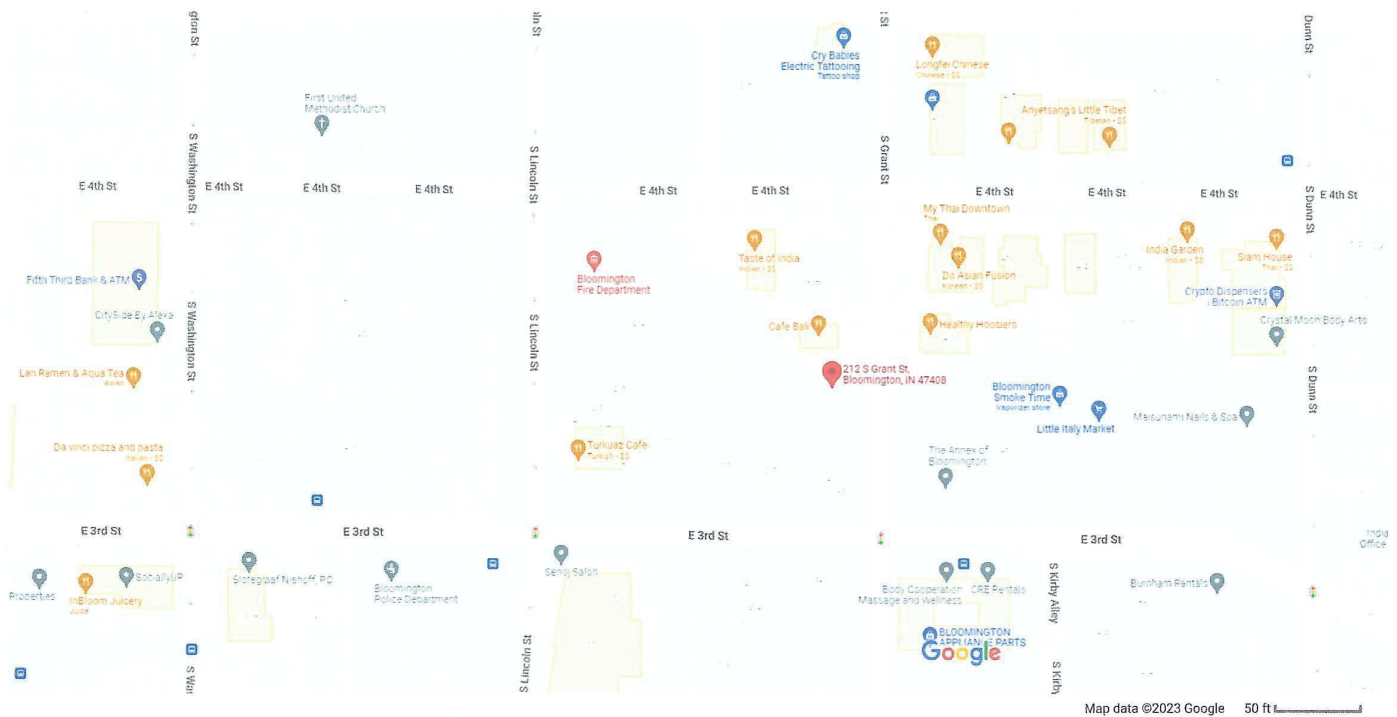
3. A description of the materials used.
Exterior Siding: James Hardie fiber cement lap siding (smooth finish, painted - typical)
Exterior Trim: Boral TruExterior Trim (smooth finish, painted - typical)
Exterior Columns and Beam Trim: Boral TruExterior Trim (smooth finish, painted - typical)
Exterior 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.

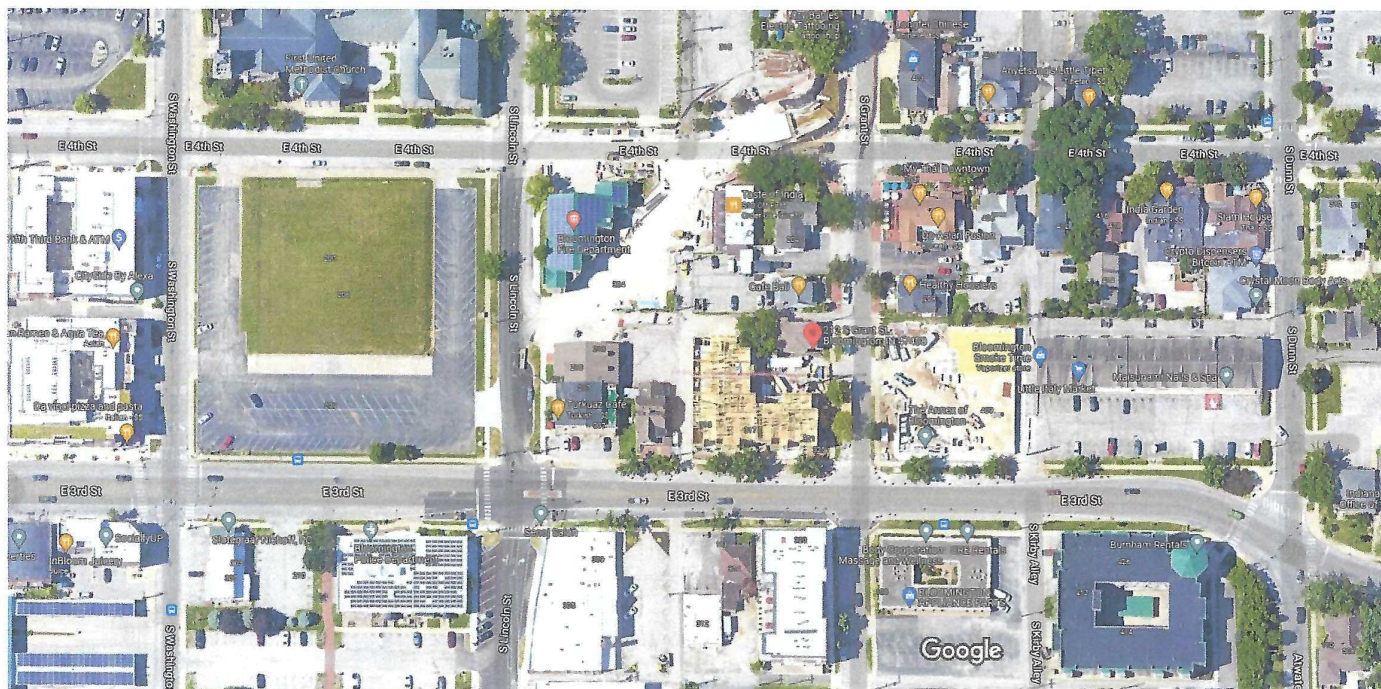


212 S Grant St

-  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

OCOR-P14



with: ICCB 4280, BOCA 89-48 SBCCI 8810, CA





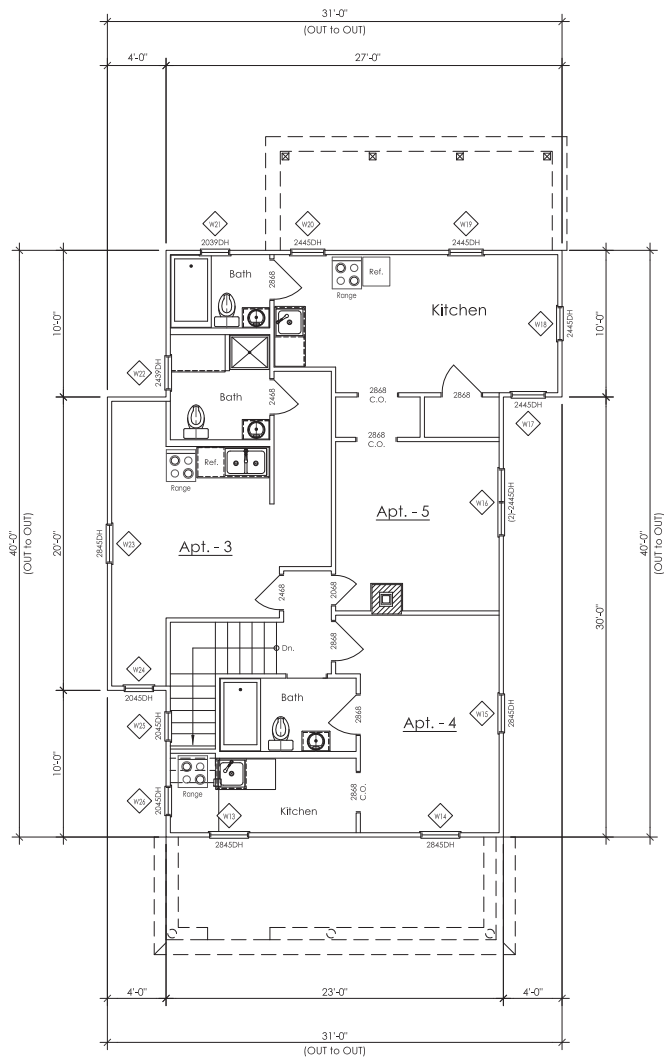




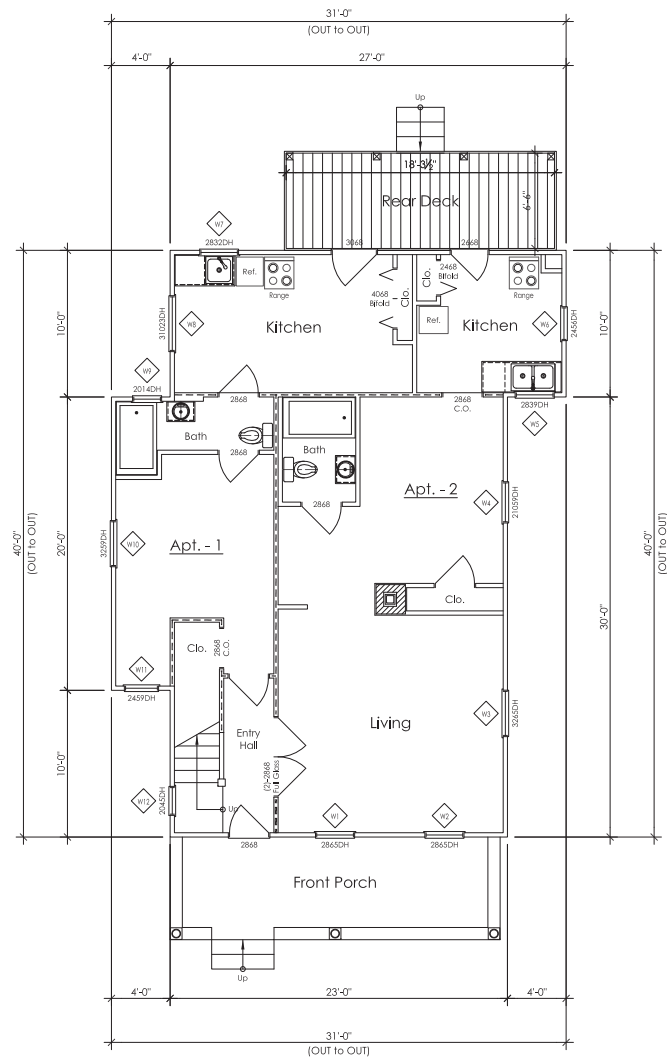








Existing
B Second Floor Plan
 Scale: 1/4" = 1'-0"



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

mca MARC CORNETT ARCHITECTS

101 EAST BIRWOOD AVE
 BLOOMINGTON, INDIANA 47108
 P: 317.335.5394 E: MAIL: marc@cornettllp.com

CERTIFIED

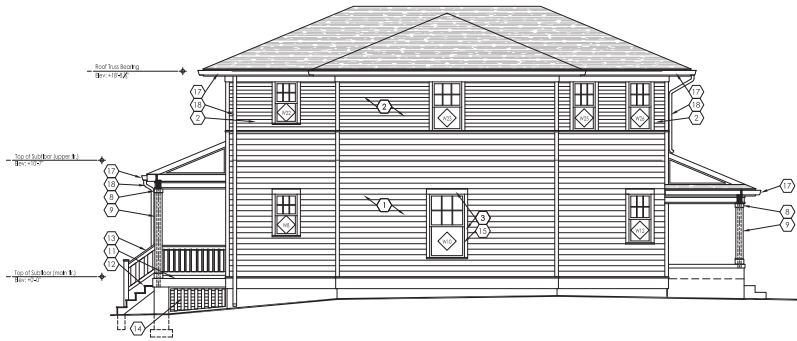
REVISIONS

Proposed Renovations to:
GRANT STREET RESIDENCE
 212 S. Grant Street
 Bloomington, Indiana

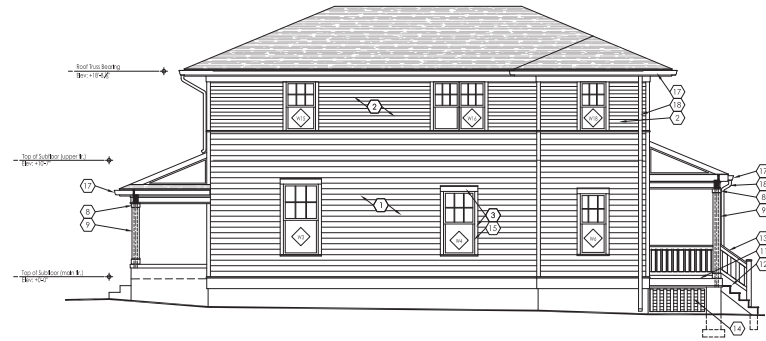
PROJECT NO.: 2022-13
 DATE: 2.1.23
 DRAWN BY:
 CHECKED BY: MIC

EXISTING FLOOR PLANS

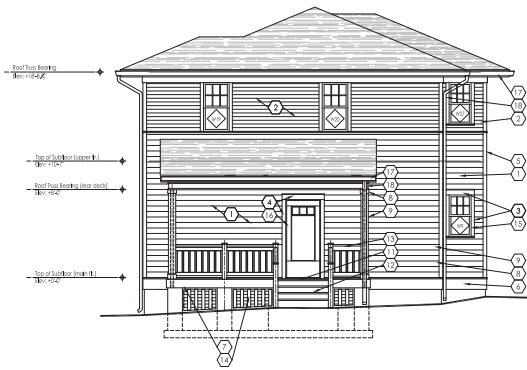
A.101



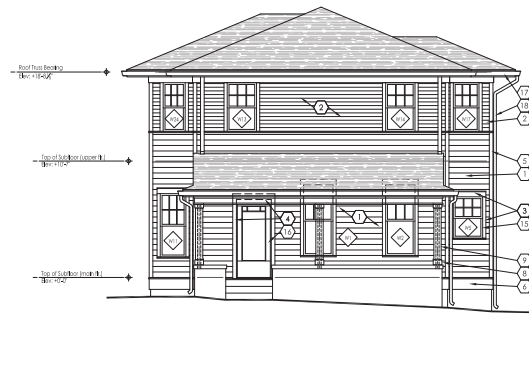
Proposed:
D South Elevation
Scale: 1/4" = 1'-0"



Proposed:
C North Elevation
Scale: 1/4" = 1'-0"



Proposed:
B West Elevation
Scale: 1/4" = 1'-0"



Proposed:
A East Elevation
Scale: 1/4" = 1'-0"

ELEVATION NOTES:

- A. PAINT PENETRATIONS TO MATCH ROOF COLOR.
- B. ALL PENETRATIONS THROUGH BUILDING WALLS TO BE PAINTED COLOR OF ADJACENT MATERIAL.
1. LAP SIDING: 4" EXPOSURE (JAMES HARDIE, FIBER CEMENT, SMOOTH FINISH, PAINTED-TYP.)
2. LAP SIDING: 4" EXPOSURE (JAMES HARDIE, FIBER CEMENT, SMOOTH FINISH, PAINTED-TYP.)
3. WINDOW TRIM: 5/4x6" JAMB, 5/4x6" HEAD w/1/2" DRIP CAP @ TOP and 1/2" STOOD • RP STOOD to SLOPE (BORAL TRUXTERIOR TRIM, SMOOTH FINISH, PAINTED-TYP.)
4. DOOR TRIM: 5/4x4" JAMB, 5/4x6" HEAD w/1/2" DRIP CAP @ TOP • RP to SLOPE (BORAL TRUXTERIOR TRIM, SMOOTH FINISH, PAINTED-TYP.)
5. CORNER TRIM: 5/4x4" • RP ONE SIDE for SYMMETRICAL CORNER (BORAL TRUXTERIOR TRIM, SMOOTH FINISH, PAINTED-TYP.)
6. PRIMARY SIBIT TRIM: 5/4x12" (BORAL TRUXTERIOR TRIM, SMOOTH FINISH, PAINTED-TYP.)
7. PORCH SIBIT and BEAM TRIM: 5/4x6" and 10" (BORAL TRUXTERIOR TRIM, SMOOTH FINISH, PAINTED-TYP.)
8. COLUMN BASE and CAP: 5/4x4" and 6" (BORAL TRUXTERIOR TRIM, SMOOTH FINISH, PAINTED-TYP.)
9. COLUMN FACE: 4/4x6" • RP ONE SIDE for SYMMETRICAL FACE PROFILE (BORAL TRUXTERIOR TRIM, SMOOTH FINISH, PAINTED-TYP.)
10. PORCH SIBIT: BEADBOARD SIDING w/3/4" GROOVE SPACING (BORAL TRUXTERIOR SIDING, SMOOTH FINISH, PAINTED-TYP.)
11. PORCH FLOORING: 1x4 TAG FLOORING (AZEK, IMBERTECH COMPOSITE EXTERIOR DECKING MATERIAL, COLOR-LIGHT GRAY)
12. PORCH STEPS/TREADS: AZEK, IMBERTECH COMPOSITE EXTERIOR DECKING MATERIAL, COLOR-LIGHT GRAY
13. PORCH RAILING CAP: 2x4 TREATED (KDAT) or CEDAR (RIPED to SLOPE TOP EDGE-TYP.)
14. PORCH CRAWLSPACE SCREEN: 1x4 KDAT w/2" GAP SPACING (PAINTED-TYP.)
15. WINDOWS: MARVIN ULTRAESENTIAL HIGH-DENSITY FIBERGLASS-TYP.
16. DOORS: THERMATEX FIBER-CLASSIC MAHOGANY COLLECTION WITH OBSCURE/PRIVACY GLASS
17. PRE-FINISHED ALUMINUM GUTTER
18. PRE-FINISHED ALUMINUM DOWNSPOUT

mca MARC CORNETT ARCHITECTS
101 EAST BIRCHWOOD AVE
BLOOMINGTON, INDIANA 47408
P: 812.325.3954 EMAIL: marc@mcaarchitects.com

CERTIFIED

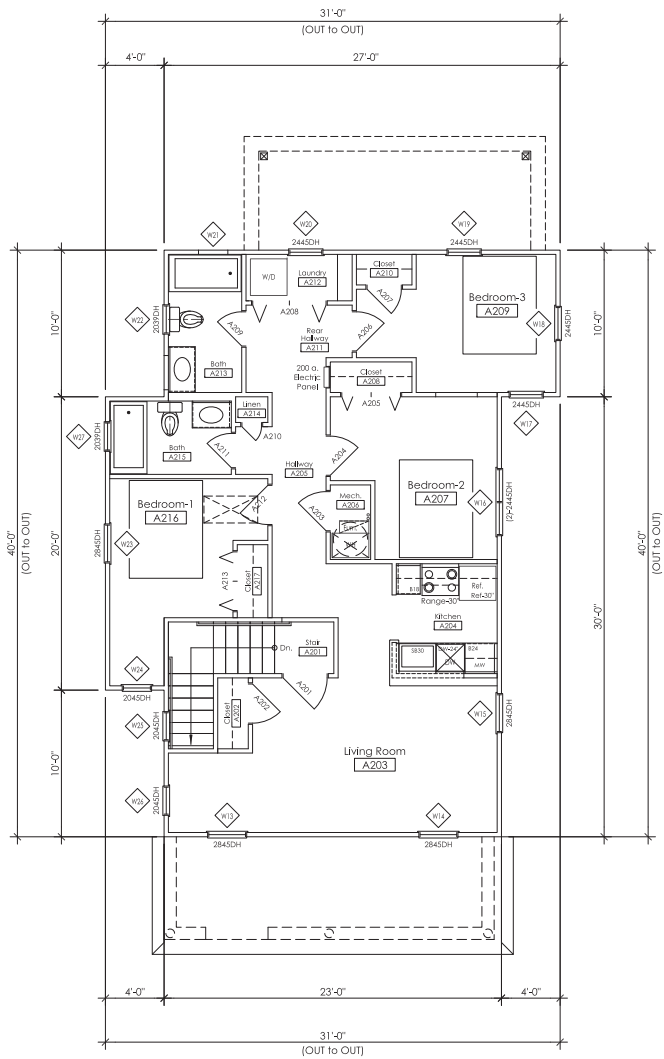
REVISIONS

Proposed Renovations to:
GRANT STREET RESIDENCE
212 S. Grant Street
Bloomington, Indiana

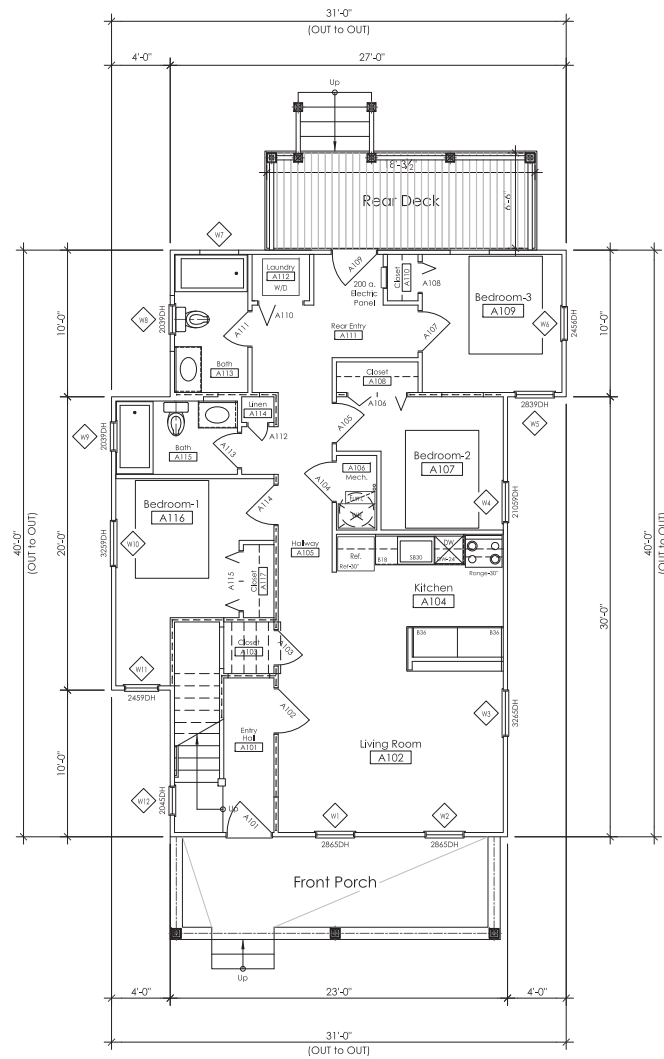
PROJECT NO.: 2022-13
DATE: 2.1.23
DRAWN BY:
CHECKED BY: MIC

PROPOSED BUILDING ELEVATIONS

A.201



Proposed:
B Second Floor Plan \oplus
 Scale: 1/4" = 1'-0"



Proposed:
A First Floor Plan \oplus
 Scale: 1/4" = 1'-0"

mca MARC CORNET ARCHITECTS

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CERTIFIED

REVISIONS

Proposed Renovations to:
GRANT STREET RESIDENCE
 212 S. Grant Street
 Bloomington, Indiana

PROJECT NO.: 2022-13
 DATE: 2.1.23
 DRAWN BY:
 CHECKED BY: MIC

PROPOSED FLOOR PLANS

A.103

ESSENTIAL

MARVIN ESSENTIAL™ COLLECTION



THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



ELEVATE

Wide range of options and product types



ESSENTIAL

Curated options and product types

MARVIN SIGNATURE® COLLECTION

MARVIN ELEVATE® COLLECTION

MARVIN ESSENTIAL™ COLLECTION

INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 3 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 5 color options	FIBERGLASS 5 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle style
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

Marvin Essential collection**DESIGN AND PERFORMANCE
MADE EASIER**

Characterized by clean lines, powerful performance, and streamlined options, the Marvin Essential collection makes it easier to achieve design and quality. The Essential collection features durable Ultrex® fiberglass interiors and exteriors, making it virtually maintenance free.

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.

Casement, Picture, and Awning windows in Ebony

MARVIN ESSENTIAL™ COLLECTION



Direct Glaze windows in Ebony

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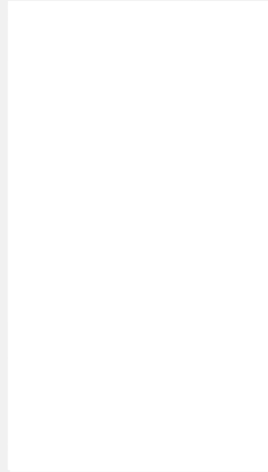
- 5 MARVIN ESSENTIAL COLLECTION
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WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. Ultrex is different. High-density woven fibers bound by a thermally set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it is essential to know what sets them apart.



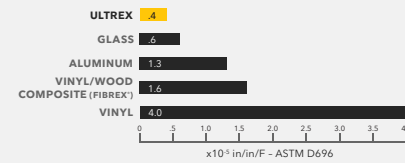
TEMPERATURES MAY FLUCTUATE, BUT ULTREX® FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't faze Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.

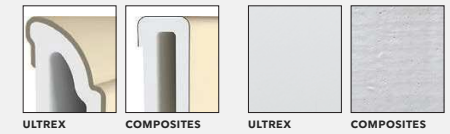


INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber-reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

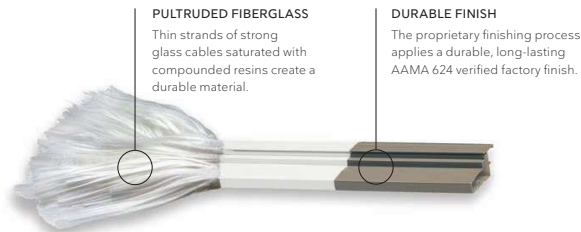
ACRYLIC CAP



STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true year after year.



Double Hung windows in Stone White

COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

- **U-factor:** How well a window keeps heat inside a building.
- **Solar heat gain:** A window's ability to block warming caused by sunlight.
- **Visible light transmittance:** How much light gets through a product.
- **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.

Ultrex® fiberglass is 500 times less conductive than roll-form aluminum, similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable and reducing heating and cooling costs.

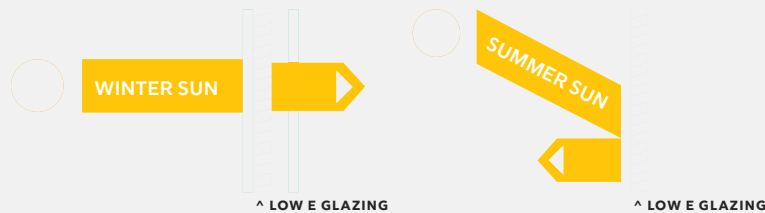
ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.*

The Essential collection offers Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance. In addition, it provides a selection of energy-efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



A MORE COMFORTABLE INTERIOR, REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with dual-pane windows and Low E coating.

DESIGNED WITH PROS IN MIND

PEACE OF MIND

Every project has its own unique requirements and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass construction, available factory services, unmatched delivery, and network of dedicated service and support personnel make the Essential collection the perfect choice—no matter the project.

EASY TO ORDER, SIMPLE TO INSTALL

The Essential collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin easier than ever. See page 18 for more information.

MARVIN HAS YOU COVERED

The Essential collection is backed by a fully transferable 20/10 warranty—20-year coverage on glass, and 10-year coverage on manufacturing materials and workmanship.

CREATING VALUE AND EFFICIENCY EVERY STEP OF THE WAY

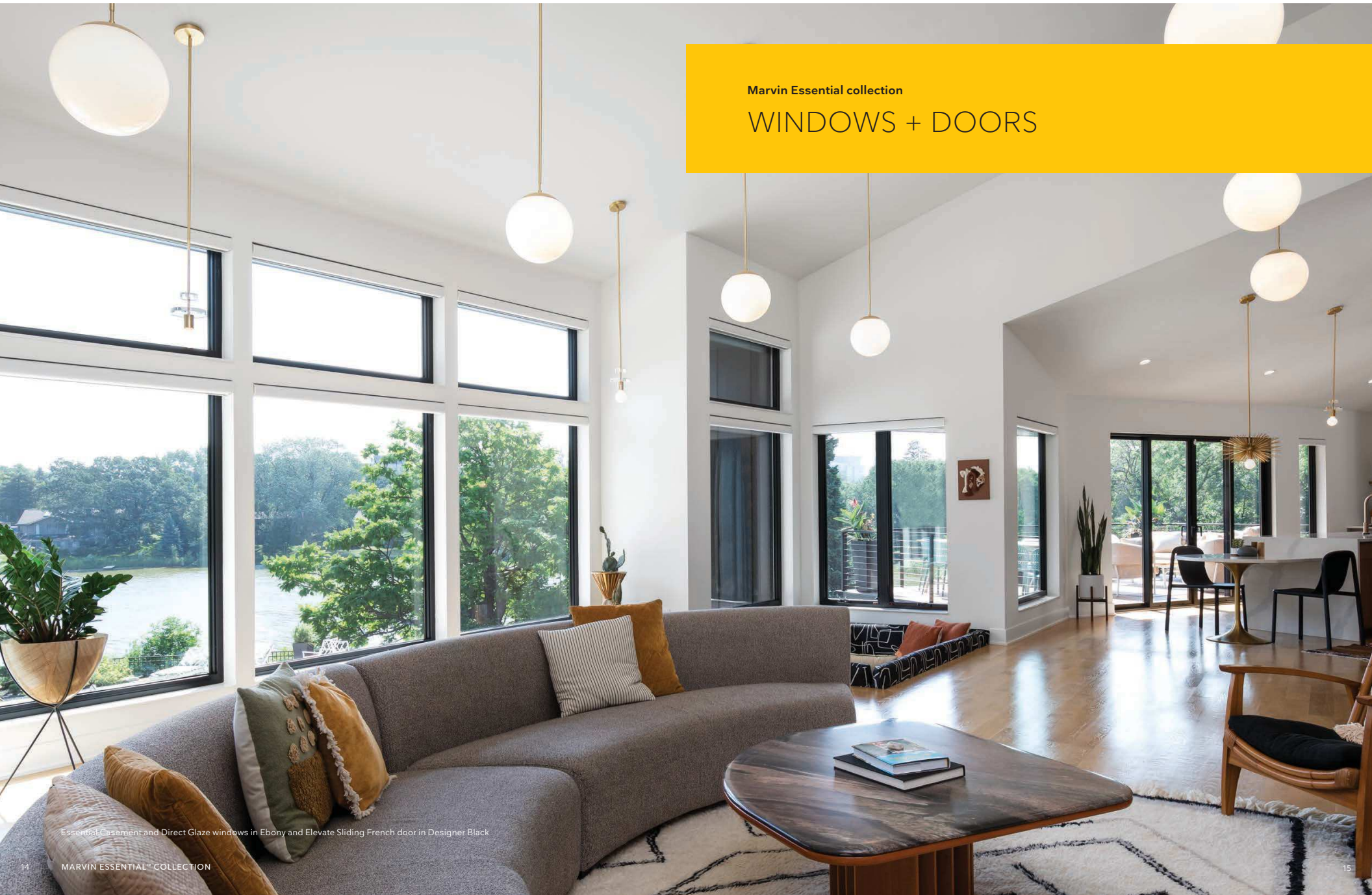
Weather-tight, solid, and durable Ultrex® fiberglass means there are virtually no call-backs. Essential window and door profiles are optimized for the maximum in performance and fit.



Double Hung window in Stone White

Marvin Essential collection

WINDOWS + DOORS



Essential Casement and Direct Glaze windows in Ebony and Elevate Sliding French door in Designer Black

CASEMENT + AWNING



Casement windows in Ebony with Mariee blind in white.

MARVIN ESSENTIAL® COLLECTION



Awning and Picture windows in Ebony

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG40 performance rating with single lever operation.
- Stationary, operating, Transom, and Picture units available.
- Folding handle provides easy operation and neatly stows out of the way of window treatments and blinds.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 3 feet high.
- Coordinating Picture and Transom windows available up to 6 feet wide by 6 feet high.
- Features an easy to remove screen with concealed fasteners.
- Crank out operation.



CASEMENT INTERIOR



AWNING INTERIOR



FOLDING HANDLE SHOWN IN OIL RUBBED BRONZE

SINGLE HUNG



Single Hung windows in Bronze

MARVIN ESSENTIAL™ COLLECTION



Ultimate Bi-Fold door and Essential Single Hung windows in Stone White

SINGLE HUNG

- Features a fixed top sash and a movable bottom sash for a traditional double hung look.
- Comes with a standard aluminum half screen; optional full screen is available.
- Lower sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Up to PG50 performance rating.
- Factory, reinforced, and field-mulling kits available.
- Standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Transom windows available in sizes up to 5 feet wide by 6 feet high.
- The lower sash removes easily with no strings or cords to detach.



INTERIOR



EXTERIOR



COTTAGE AND REVERSE COTTAGE SASH RATIO

DOUBLE HUNG



Double Hung windows in Stone White

DOUBLE HUNG

- Two movable sashes with versatility to create ventilation at the top, bottom, or both.
- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Up to PG50 performance rating on a majority of sizes.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Factory, reinforced, and field-mulling kits available.
- Available in standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Transom windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



TILT MODE FOR EASY CLEANING

Double Hung windows in Stone White

GLIDER



Glider and Picture windows in Ebony

GLIDER

- Perfect alternative to a swinging sash.
- Operating sash easily tilts and removes with no cords or strings to detach.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Innovative screen design for easy installation and removal.
- Triple-sash option provides the appearance of a Picture window assembly.
- Available in dual-sash with left or right operating panel as well as triple-sash with fixed center panel and two operating end panels.
- PG25 performance rating on triple-sash and up to PG40 performance rating on dual-sash.
- Available in standard and special sizes up to 6 feet wide by 5 feet high for dual-sash and 8 feet wide by 5 feet high for triple-sash.



INTERIOR



EXTERIOR



GLIDER PULL SHOWN IN WHITE

PICTURE



Picture windows in Ebony



PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Direct glaze:
 - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
 - › Available in sizes up to 9 ½ feet wide by 9 ½ feet high, not to exceed 49 square feet.
- In-sash:
 - › Designed to match profiles of operable windows in the Essential collection.
 - › Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
 - › Double Hung Picture windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



INTERIOR WINDOW PROFILE SHOWN IN STONE WHITE

ROUND TOP + SPECIALTY SHAPES



Round Top and Direct Glaze windows

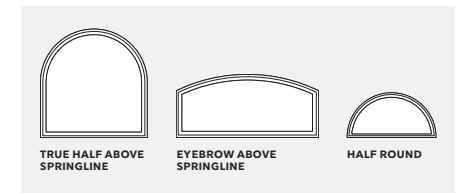
ROUND TOP

- Constructed of a glass reinforced composite capped with proprietary acrylic finish.
- Complements Ultrex® fiberglass performance and radius profile.
- Available nailing fin, installation bracket, and through jamb installation.



EXTERIOR + INTERIOR

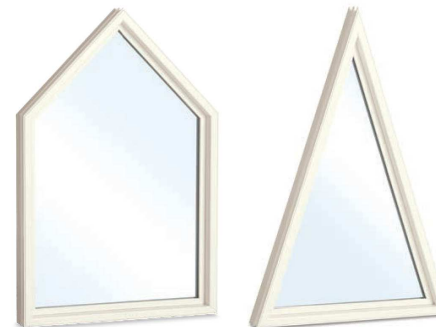
- Perforated folding radius nailing fin provides for simple installation and proper water management.
- Available factory and field-mulling options.
- Standard and special sizes up to 8 feet wide and up to 7 feet high depending on the shape.
- Up to PG50 performance rating.



SPECIALTY SHAPES

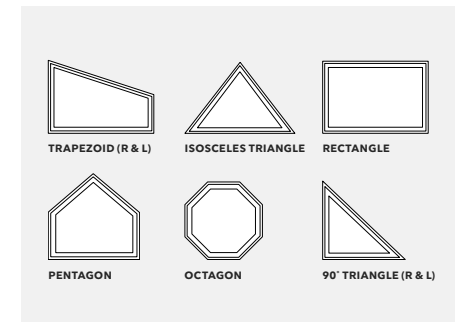
- Jambes are available factory applied or in an extension kit in 4 1/4 inch and 6 1/4 inch sizes.
- Consistent, fast delivery applies to even the most unique products.

- PG50 performance rating.
- Factory, reinforced, and field-mulling kits available.
- Available in sizes up to 49 square feet. Longest leg may not exceed 9 1/2 feet.



INTERIOR PENTAGON

INTERIOR ISOSCELES TRIANGLE



SLIDING PATIO DOOR



Sliding Patio Door in Bronze with Matte Black Handle



Sliding Patio door in Ebony with Matte Black hardware

SLIDING PATIO DOOR

- A top hung sliding screen operates smoothly without jamming.
- Matching handle set design provides style and security.
- Optional slim handle provides 32-inch net clear opening on certain 2- and 3-panel configurations (see page 39).
- Special sizing available on 2-panel configurations.
- PG30 performance rating.
- Doors come with standard tempered Low E2 insulated glass with argon gas. Optional Low E1, Low E3, and Low E3/ERS meet diverse energy-efficiency needs.
- Available in standard and special sizes up to 6 feet wide by 8 feet high for 2-panel configurations, and 9 feet wide by 8 feet high for 3-panel configurations.
- Coordinating Transom windows available.



INTERIOR



EXTERIOR



SILL DETAIL SHOWN IN BRONZE

Marvin Essential collection

PRODUCT OPTIONS



Casement and Direct Glaze windows in Ebony

INSTALLATION MADE SIMPLE AND EFFICIENT

Marvin Essential windows and doors bring together design, quality, and performance in one streamlined collection. Essential products offer a number of installation options and accessories that make it easy to meet project demands.



NAILING FIN
Snaps out for easy installation.



CASEMENT/AWNING 3" SASH LIMITER
Permanently limits sash movement for safety and security.



JAMB EXTENSION
Allows for easy finishing with traditional molding and trim.



DOUBLE/SINGLE HUNG SASH LIMITER
Permanently limits sash movement for safety and security.



J-CHANNEL
Quickly and easily finishes the exterior.



NON-OPERABLE LOCK
Renders sash inoperable.



SHEETROCK RETURN
Accommodates 1/2"-5/8" drywall installations.



GLIDER WOOD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.



3/4" RECEIVER
Works with thicker installation methods, including box jamba.



CASEMENT WOOD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.



FRAME EXPANDER
Provides installation flexibility.



DOUBLE/SINGLE HUNG WOOD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.

EXTERIOR TRIM

Ultrex® Exterior Trim is offered with all rectangular Marvin Essential products in five exterior finishes. The durability, performance, and look of Essential collection windows and doors can be extended to the trim.



BRICK MOULD



FLAT

BRICK MOULD
2" Brick Mould is available with or without 2 1/8" sill nosing.



SILL NOSE



CONNECTION BARB

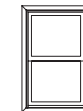
FLAT
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

SILL NOSE
2 1/8" Sill Nose provides authentic sill appearance.

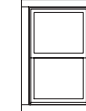
CONNECTION BARB
Barb and receiver attachment method provides for quick, secure installation.

TRIM CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all five Essential collection exterior colors.



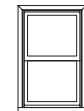
BRICK MOULD



FLAT



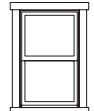
FLAT RANCH



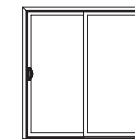
BRICK MOULD WITH SILL NOSE



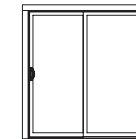
FLAT WITH SILL NOSE



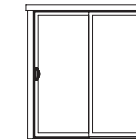
FLAT RANCH WITH SILL NOSE



BRICK MOULD*



FLAT*



FLAT RANCH*

* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Essential windows and doors have a durable, strong, and fully paintable Ultrrex® fiberglass interior and exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

FIBERGLASS INTERIOR COLORS

STONE WHITE
Available with your choice of exterior finish colors

BRONZE
Available when paired with Bronze exterior finish

EBONY
Available when paired with Ebony exterior finish

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

EBONY

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, or Ebony exterior.*



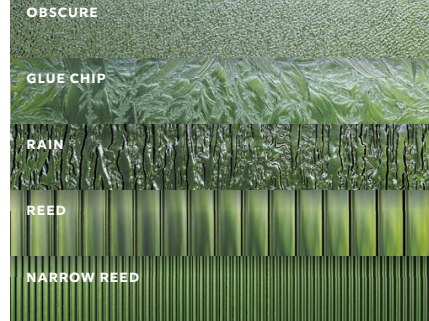
GRILLES-BETWEEN-THE-GLASS SHOWN IN STONE WHITE

* Not available in polygons except direct glaze rectangles.

GLASS OPTIONS

Available in dual-pane in Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

DECORATIVE GLASS



Casement window with E2 glass

* Argon gas not available in high elevations where capillary tubes are required.

HARDWARE STYLES

WINDOW HARDWARE

Windows feature classic low-profile, durable hardware for clean aesthetics, safety, and security.



SASH LOCK + KEEPER
Double Hung, Single Hung, and Glider



FOLDING HANDLE
Casement and Awning

DOOR HANDLE

Sliding Patio Doors feature classic profile durable hardware, a perfect blend of safety and security.

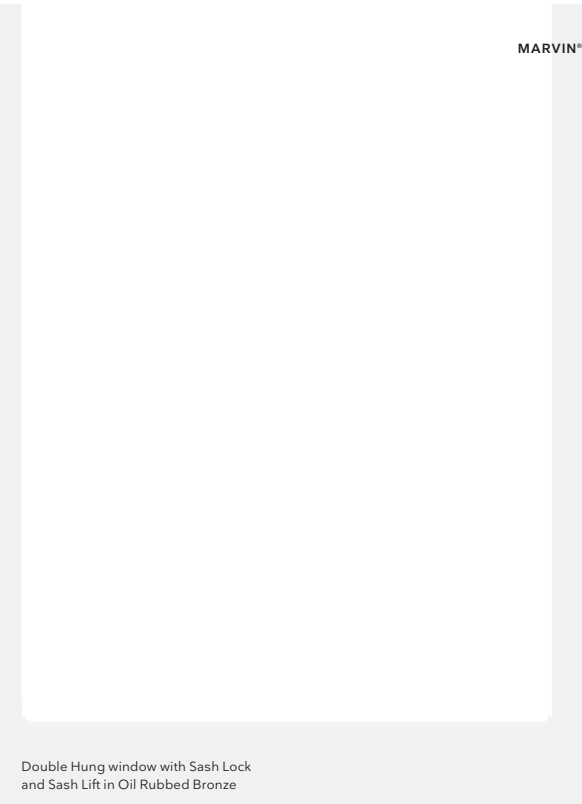
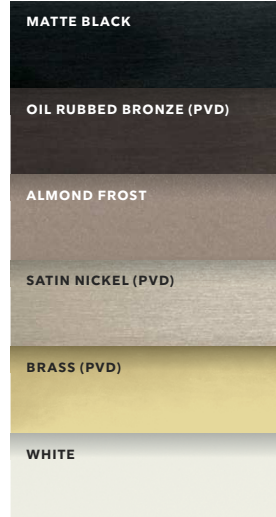


CAMBRIDGE

DOOR HANDLE OPTIONS

- Available keyed-alike option (use one key on multiple locks, with up to 3 different keys on each project).
- Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

FINISHES



Double Hung window with Sash Lock and Sash Lift in Oil Rubbed Bronze

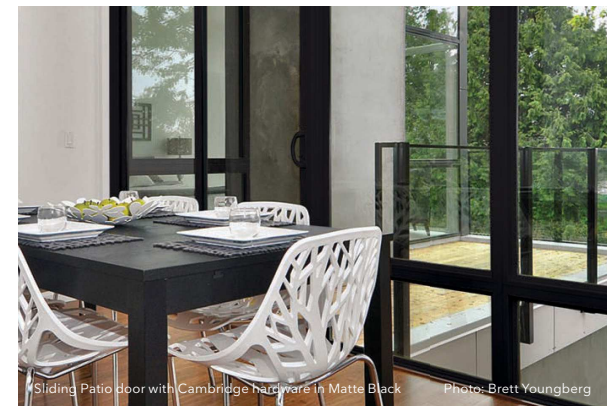


Essential Direct Glaze in Ebony and Ultimate Sliding Patio door in Designer Black

Choose from a variety of hardware finishes to complement your Essential collection windows and doors.

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion resistant finish.

PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.



Sliding Patio door with Cambridge hardware in Matte Black

Photo: Brett Youngberg

THE MARVIN ESSENTIAL COLLECTION
BRINGS TOGETHER DESIGN, QUALITY,
AND PERFORMANCE IN ONE
STREAMLINED OFFERING.

Strong, durable Ultrex® fiberglass exteriors and interiors are both striking and virtually maintenance free. Simplified options make the order process straightforward, while clean lines and versatile styles make it easy to meet project demands.





Since we opened as a family-owned and -operated lumber and cedar company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

MARVIN.COM

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Part #19981901. October 2022.

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

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).





Right of Way
ACCESS TO
PARKING







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



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WINDOW 20 EXTERIOR



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WINDOW 21 EXTERIOR



INTERIOR



WINDOW 22 EXTERIOR



INTERIOR



WINDOW 23 EXTERIOR



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WINDOW 24 EXTERIOR



INTERIOR



WINDOW 25 EXTERIOR



INTERIOR



WINDOW 26 EXTERIOR



INTERIOR

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

N Martha ST





NOTICE OF HEARING
ZONING REQUEST
PENDING
City of Bloomington Planning
& Transportation Department
812-349-3423



SOUTHEAST EXTERIOR RENDERING
 SCALE: 3/16" = 1'-0"



- LIMESTONE VENEER (SPLIT-FACE VARIED)
- WINDOW & DOOR TRIM (BORAL 5/4 X 4, WHITE)
- ENTRY WALL SCONCE (PROGRESS DARK SKY, BLACK)
- NATIVE LANDSCAPING (PER C.O.B. REQS.)

- LAP SIDING (JAMES HARDIE, 6" EXPOSURE, CHARCOAL)
- ENTRY DOORS (ANDERSEN STRAIGHTLINE 102, BLACK)
- WOOD BEAMS & COLUMNS (6X6/10 CEDAR, STAINED)
- ASPHALT SHINGLES (PEWTER CERTAINTED LANDMARK)

SOUTH EXTERIOR RENDERING
 SCALE: 3/16" = 1'-0"

2304 N MARTHA STREET DUPLEX



N MARTHA STREET VIEW LOOKING EAST
 SCALE: 3/16" = 1'-0"



2300 N MARTHA
 SPLIT-LEVEL LIMESTONE HIPPED RANCH



2244 N MARTHA
 STONE & WOOD MIDCENTURY MODERN GABLE

2304 N MARTHA STREET DUPLEX

02.02.2023



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Glass Panel



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By [Brian McCarthy](#)



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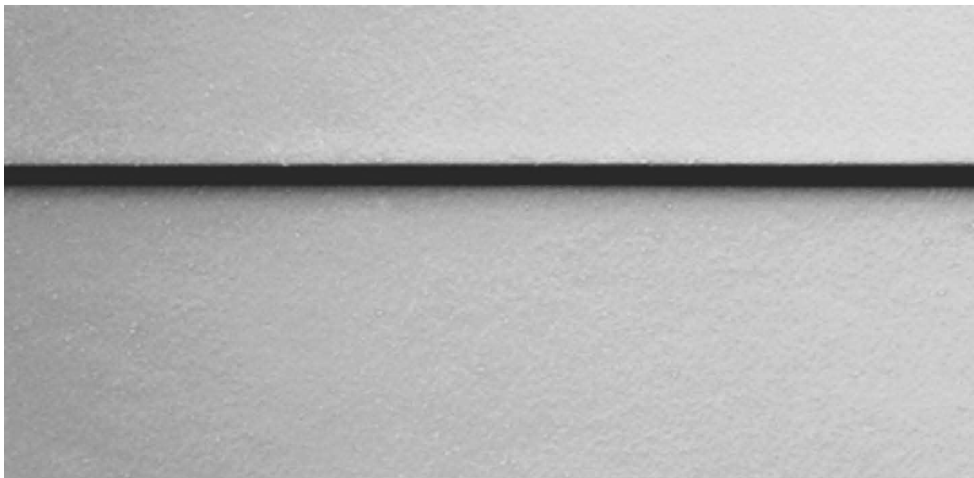
LANDMARK® - PEWTER



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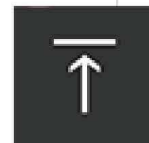
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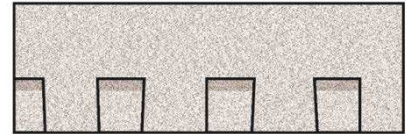
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LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"



Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami-Dade Product Control Approved (Regional)
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	217 to 229 lb **	234 to 250 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry up to 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

TECHNICAL SUPPORT

Technical Service Department: 800-345-1145
e-mail: RPG.T.Services@saint-gobain.com

FOR MORE INFORMATION

Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com
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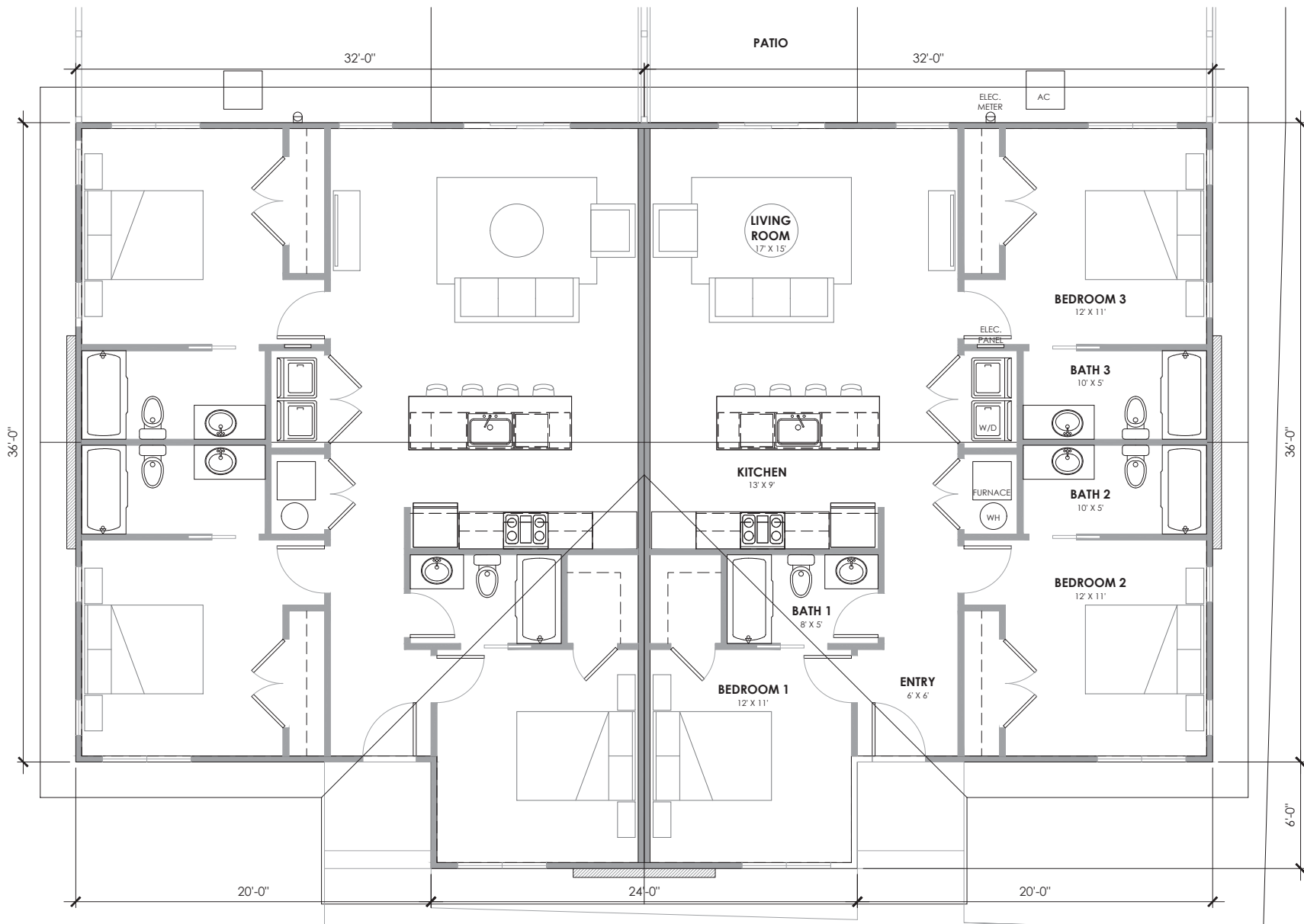
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PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

2304 N MARTHA STREET DUPLEX

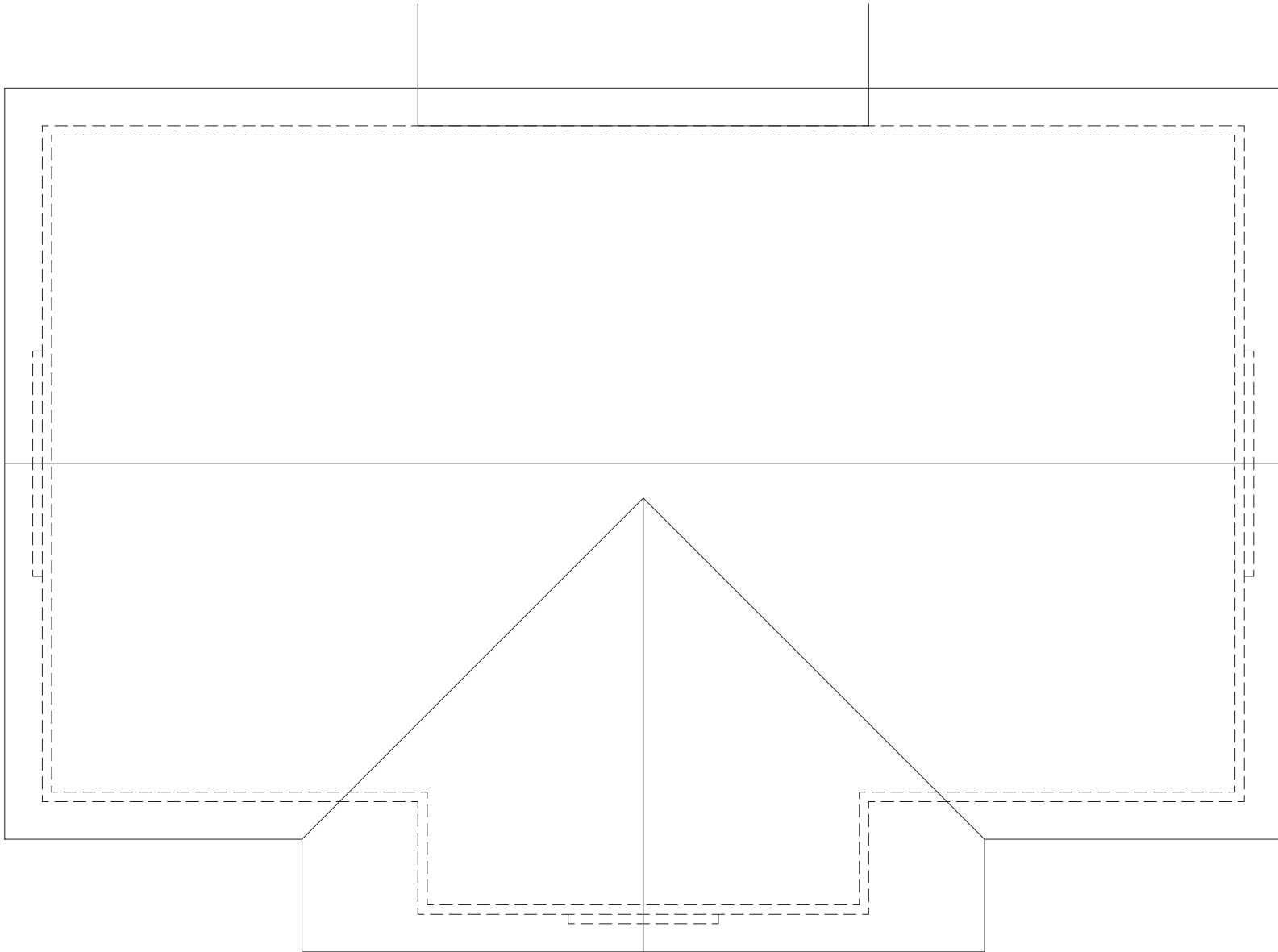
10.06.2022



2304 N MARTHA STREET DUPLEX

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

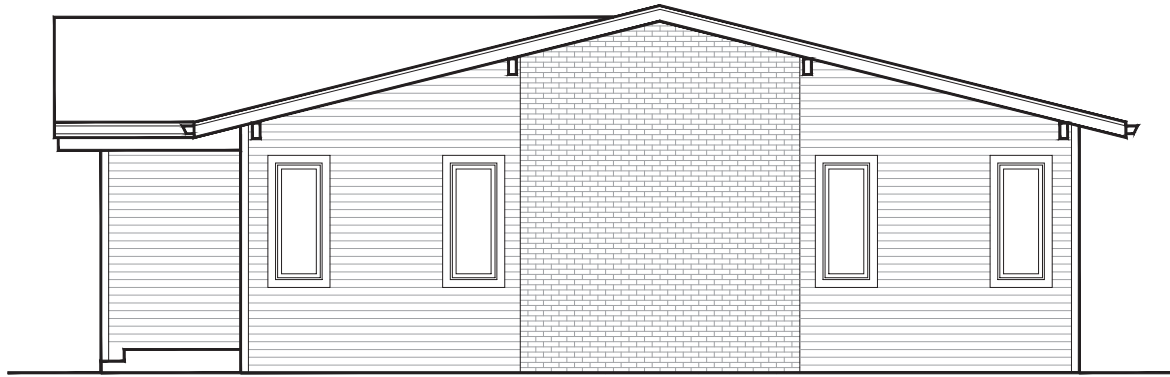
11.04.2022



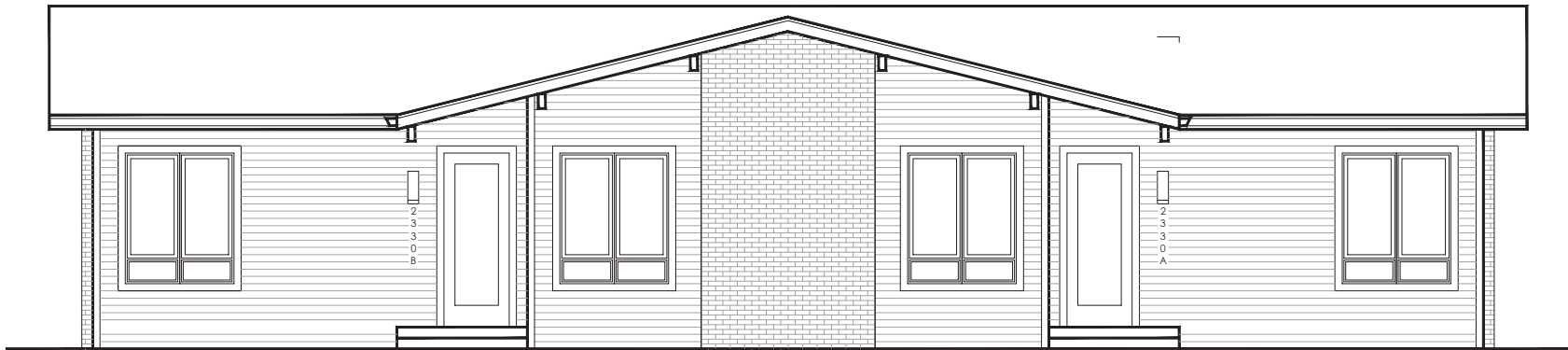
2304 N MARTHA STREET DUPLEX

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

11.04.2022



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

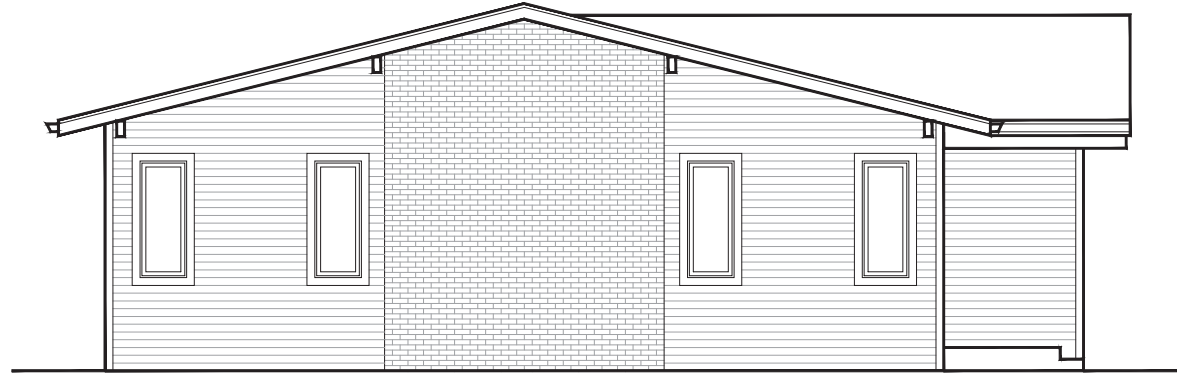


FRONT (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

2304 N MARTHA STREET DUPLEX

11.04.2022

**MATTE
BLACK
ARCHIT
ECTURE**



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

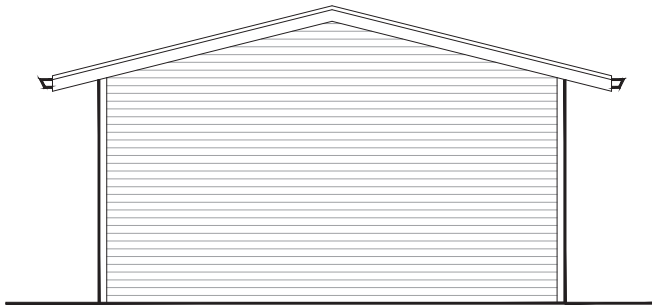


REAR (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"

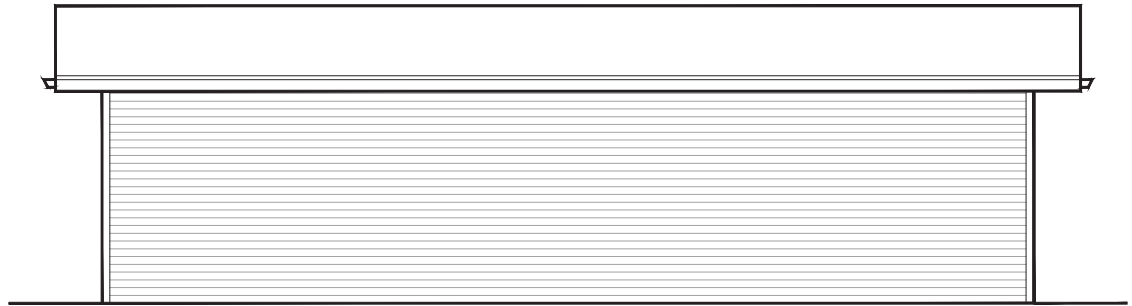
2304 N MARTHA STREET DUPLEX

11.04.2022

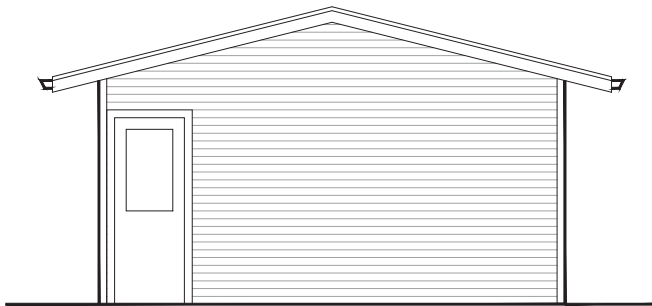
**MATTE
BLACK
ARCHIT
ECTURE**



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

STAFF RECOMMENDATIONS	Address: 1319 E 1St St.
COA 23-09	Petitioner: Angie and Darrin Ricketts
Application Date: 1/25/2023	Parcel: 53-08-03-208-073.000-009
RATING: NOTABLE	Survey: c. 1928, Tudor Revival



Background: Elm Heights Historic District - David G. and Florence Wylie House

Subcommittee Comments: Pending

Request: *Roof replacement with Brown Old World Slate Roof*

Guidelines: Elm Heights Historic District Guidelines

- (pg. 24) If a historic roof feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.

Staff Recommendation: Approval of COA 23-09

- The current asphalt roof does not reflect the historic style of the house and is in poor condition.
- The proposed roofing material is not slate, yet reflects the scale, size and color of the building and district.
- The petitioner provided a historical photograph that tends to indicate potential slate use originally.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 23-09

Date Filed: 1/25/2023

Scheduled for Hearing: 2/9/2023

Address of Historic Property: 1319 E 1st Street 47401

Petitioner's Name: Darrin & Angie Rickett's

Petitioner's Address: 1319 E 1st St. 47401

Phone Number/e-mail: 315-771-1134 / 720-910-1643 teamrickett@yahoo.com
darrickett@ymail.com

Owner's Name: Darrin & Angela Rickett's

Owner's Address: 1319 E 1st St. 47401

Phone Number/e-mail: same

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 1319 E. 1st Street, Bloomington, IN 47401
Parkview Lot 744 Vac Alley + Part (E8') Lot 751 Assn 53-08-03-205-073
000-009.
2. A description of the nature of the proposed modifications or new construction:
A Claim was filed with USAA Fed Savings Bank + Home owners
INSURANCE for a leaking roof. Subsequently, a new roof was
approved due to weather damage on May 31, 2022
3. A description of the materials used.
The Asphalt shingle roof will be replaced with a
Barna Old World Slate Roof which more closely
resembles the original roof.
Our insurance will cover 20k of the new roof which
costs \$35,332.84.
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.

Home on South east intersection of 2nd & 4th
** example: Home on*
← same location

Blair Red



Existing House with damaged asphalt shingles

1319 E 1st Street
 Bloomington, IN
 47401



SLATE ROOFING TILE • WELSH



Composite Slate Roof Tile

If you're looking for the incredible aesthetics of natural quarried slate roofing and want to avoid costly substructure modifications required to handle the extreme weight of slate tiles, Brava's revolutionary composite slate tile is for you.



Welsh

From the Roman fort in Segontium to Westminster Hall, Welsh Slate transformed architecture in the 19th century. Recreating the look of Welsh slate is not easy, but we think we've nailed it with this blend of charcoal, blue, and green.

See Projects with this Color →

See how lighting changes throughout the day



**HISTORIC PHOTO
OF THE HOUSE**

1955

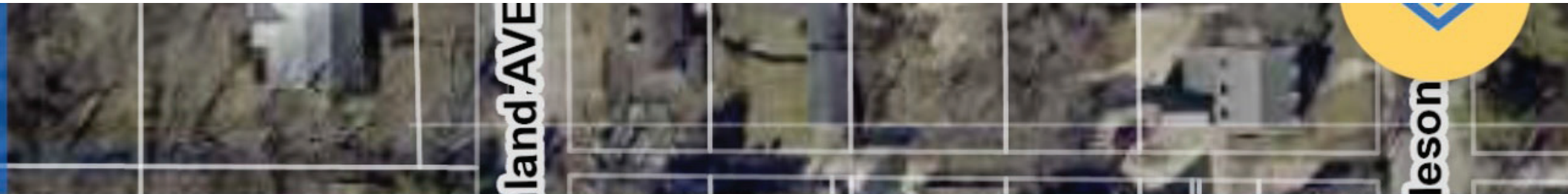


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728 S Highland- with original terracotta tiles



1302 E 2nd ST

Bloomington, IN 47401-5104

Before the Brava Tiles
7/13/2015 9:23

5 



1302 E 1st St. with the Brava Tiles