



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday February 23, 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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Demolition Delay

DD 23-02 1017 S Walnut St. (Contributing).....40

Bloomington Historic Preservation Commission Meeting

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

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday February 23, 2023, 5:00 P.M.

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
 - A. February 9, 2023
- IV. CERTIFICATES OF APPROPRIATENESS
 - Commission Review
 - A. COA 23-09
1319 E 1St St. (Elm Heights Historic District)
Petitioner: Angie and Darrin Ricketts
Roof replacement with Brown Old World Slate Roof.
 - B. COA 23-11
804 W 7th St. (Near West Side Historic District)
Petitioner: Tim Devine
Replace doors and windows.
 - Demolition Delay
 - A. DD 23-02
1017 S Walnut St. (Contributing)
Petitioner: Michael Bridavsky
Full demolition of the main house and garage.
- V. NEW BUSINESS
 - A. Kiln Collective - Presentation and request for feedback on revisions to phase I
- 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 9, 2023 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 2/20/2023

Bloomington Historic Preservation Commission Meeting

Zoom:

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

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

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

AGENDA

I. CALL TO ORDER

Meeting was called to order by **Chair John Saunders @ 5:19 p.m.**

II. ROLL CALL

Commissioners Present:

Matthew Seddon (Present)

Reynard Cross (Present)

Daniel Schlegel (Present)

Allision Chopra (Present)

John Saunders (Present)

Advisory Members Present:

Chris Sturbaum

Staff Present:

Gloria Colom, HAND (Present)

Dee Wills, HAND (Electronic)

Mike Rouker, City Attorney (Present)

Guests Present:

CATS (Present)

Dennis Burch (Present)

Matt Ellenwood (Electronic)

Angie Ricketts (Electronic)

III. APPROVAL OF MINUTES

A. JANUARY 26, 2023

Daniel Schlegel made a motion to approve **January 26, 2023 Minutes**

Reynard Cross seconded.

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

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

Gloria Colom gave presentation. See packet for details.

Daniel Schlegel commented that he understood with cost and the overall esthetic That he did not feel as bad about replacing the windows, but that by keeping the **Historic** parts it adds more to the **Historic Neighborhood**. **Reynard Cross** commented that he did not understand why there are so many different standards for each district. But if the guidelines permit the replacement, I cannot see how I could not vote to allow it. **Chris Sturbaum** commented that he was on the commission when they developed **Restaurant Row**, and explained the context of the property in this neighborhood, and completely agreed with **Staff's** recommendation. **Matthew Seddon** and **John Saunders** thanked the **Petitioners** for the extra information about the project.

Allison Chopra made a motion to approve **COA 23-03**.

Matthew Seddon seconded.

Motion Carries: 5 yes (Schlegel, Seddon, Saunders, Cross, Chopra), 0 No, 0 Abstain.

B. 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.

Matt Ellenwood stated that he was at the meeting to represent **Mark Figg**.

Matt Ellenwood stated that he did reach out to **Karina** in the **City Planning and Engineering** about the extension of the street in front of this property, and recommended contacting **Adam Wason**.

Daniel Schlegel commented that he liked the change of brick to stone. **Chris Sturbaum** and **Matthew Seddon** agreed.

Matthew Seddon made a motion to approve **COA 23-06**.

Allison Chopra seconded.

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

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

Gloria Colom gave presentation. See packet for details.

Angie Ricketts explained in more detail about the material that they want to use for their roof replacement, and why they did not want to use real slate.

Reynard Cross asked a question about the slate, and the reason the **Petitioner** thinks that real slate would be too heavy for the house. **Reynard Cross** also asked if there was an Engineers report. More discussion ensued. See packet for details.

Allison Chopra left meeting @ 5:53 p.m. No longer have Quorum.

- V. NEW BUSINESS**
- VI. OLD BUSINESS**
- VII. COMMISSIONER COMMENTS**
- VIII. PUBLIC COMMENTS ANNOUNCEMENTS**
- IX. ADJOURNMENT**

Meeting was adjourned by John Saunders @ 6:05 p.m.

END OF MINUTES

Video record of meeting available upon request.

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 Black Old World Slate Roof*

Neighborhood Comments:

"I'd like to see a little more detail but a change back to a solid form instead of an asphalt roof (for this house) is a step in the right direction!
Are we missing someone from our list of committee members for this discussion?"-
Jenny Southern

"I am fine with this application. The roofing tiles are a great choice. The only thing I would point out is that the comparison roof mentioned is at 1302 E Second, not 1302 E First." - Martha Harsanyi

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.

STAFF RECOMMENDATIONS	Address: 804 W 7th St.
COA 23-11	Petitioner: Tim Devine
Application Date: 2/6/2023	Parcel: 53-05-32-408-020.000-005
RATING: CONTRIBUTING	Survey: c. 1925, shotgun house



Background: Near West Side Historic District, is one of the representative shotgun houses in Bloomington.

Request: Change the doors and windows

Neighborhood Comments: The Near West Side Design Review Committee met with Tim Devine regarding the cottage at 804 West 7th St. In fact, we toured the property. The committee has no objections to what Tim proposes to do (replacement of windows, structural repairs and renovations). You may inform the Historic Preservation Commission when his CoA application comes before them.

Guidelines: Near West Side Historic District Guidelines
The current guidelines still reflect the Conservation District.
The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings recommends the restoration of historic windows when possible. (attached)

Staff Recommendation: Approve COA 23-11, recommendation to change the storm windows of the historic windows and storm door for the front door if possible and/or replacement windows when necessary must maintain the size of the original windows.

- The neighborhood subcommittee supports the window change.
- The windows and door on the small lean to are not historic and face the back of the building, therefore staff supports their change.

- The front and side windows are original, in an indeterminate state of repair, the current storm windows are in poor condition.
- The exterior casing, stool, and apron are to be maintained.

WINDOWS

RECOMMENDED

NOT RECOMMENDED

<p>Identifying, retaining, and preserving windows from the restoration period and their functional and decorative features. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, hardware, casings or brick molds) and related features, such as shutters.</p>	<p>Altering windows or window features from the restoration period.</p> <p>Failing to document window features from the restoration period, which may result in their loss.</p> <p>Applying paint or other coatings to restoration-period window features, or removing them, if such treatments cannot be documented to the restoration period.</p> <p>Changing the type of paint or coating or the color of restoration-period windows, unless the work can be substantiated by historical documentation.</p> <p>Stripping windows of sound historic material (such as wood or metal) from the restoration period.</p>
<p>Conducting an in-depth survey of the condition of existing windows from the restoration period early in the planning process so that repair, upgrading, and, if necessary, possible replacement options can be fully explored.</p>	<p>Replacing windows from the restoration period solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.</p>
<p>Protecting and maintaining the restoration-period wood or metal which comprises the window jamb, sash, and trim through appropriate surface treatments such as cleaning, paint removal, and reapplication of the same protective coatings.</p>	<p>Failing to protect and maintain window materials from the restoration period on a cyclical basis so that deterioration of the window results.</p>
<p>Protecting windows from the restoration period against vandalism before work begins by covering them and by installing alarm systems that are keyed into local protection agencies.</p>	<p>Leaving windows unprotected before work begins, thereby also allowing the interior to be damaged if it can be accessed through unprotected windows.</p>
<p>Installing impact-resistant glazing, when necessary for security, so that it is compatible with the historic windows from the restoration period and does not damage them or negatively impact their character.</p>	<p>Installing impact-resistant glazing, when necessary, for security that is not compatible with the historic windows from the restoration period and damages them or negatively impacts their character.</p>

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 23-09

Date Filed: 2/6/2023

Scheduled for Hearing: 2/23/2023

Address of Historic Property: 804 W. 7th St

Petitioner's Name: TIM DEVINE

Petitioner's Address: 918 W. 4th St Bloom 47404

Phone Number/e-mail: 501-843-9252 blupoint@gmail.

Owner's Name: 804 W. 7th St LLC. TIM DEVINE Co. M.

Owner's Address: 918 W. 4th St Bloom 47404 President,

Phone Number/e-mail: 501-843-9252 blupoint@gmail.com Member

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.

804 W. 7th St

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. *Lot 3, Akela Subdivision of outlot 15, Bloomington, Monroe County, Plat B, Envelope 21, Office of the Recorder Monroe County*
2. A description of the nature of the proposed modifications or new construction:
 - A. Replace front door w/ white fiberglass Craftsman Door*
 - B. Remove SE Rear Door & Cover with same exterior*
 - C. Remove 2 SE Rear Window and 1 SW (Existing) Rear Window → Cover with same exterior*
 - D. Replace other remaining 7 windows (Existing) and openings with 7 Double Hung Clear/White Windows with white Vinyl*
3. A description of the materials used.
 - SEE ATTACHED LOWER'S & note for materials used.*

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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

John Bethell Title Company, Inc.
ALTA Universal ID:
2626 South Walnut Street
Bloomington, IN 47401

File No./Escrow No. : 53-03342-H
 Print Date & Time: January 31, 2023 2:58 pm
 Officer/Escrow Officer : Amy Thomas
 Settlement Location : 2626 South Walnut Street
 Bloomington, IN 47401

Property Address: 804 W. 7th St.
 Bloomington, IN 47404

Buyer: 804 W 7th St LLC
 Seller: Goldfinch Properties LLC
 804 W. 7th St.
 Bloomington, IN 47404

Settlement Date: February 03, 2023
 Disbursement Date: February 03, 2023

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sale Price of Property	90,000.00	
Deposit		1,000.00
Prorations/Adjustments		
2022 pay 2023 property tax		920.28
2023 pay 2024 property tax 01/01/23 - 02/03/23		85.72
Title Charges and Escrow/Settlement Charges		
Buyer CPL to First American Title Insurance Company	25.00	
Buyer Document Prep/Admin Fee to John Bethell Title Company, Inc.	85.00	
Closing Fee to John Bethell Title Company, Inc.	195.00	
ERecording Fee (B) to John Bethell Title Company, Inc REC	4.25	
Commissions		
Broker Commission Fee to Century 21 Scheetz	179.00	
Government Recording and Transfer Charges		
Deed Recording Fees to Monroe County Recorder	25.00	


Description	Borrower/Buyer	
	Debit	Credit
Government Recording and Transfer Charges (continued)		
Sales Disclosure Transfer Fee to Monroe County Recorder	30.00	
	Debit	Credit
Subtotals	90,543.25	2,006.00
Due from Buyer		88,537.25
Totals	90,543.25	90,543.25

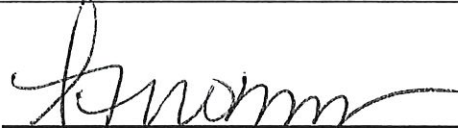
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize John Bethell Title Company, Inc. to cause the funds to be disbursed in accordance with this statement.

Buyer

804 W 7th St LLC

BY:  _____
 Timothy T. Devine, Member

 _____
 Amy Thomas
 Escrow Officer

DISBURSEMENT AUTHORIZATION AND ACKNOWLEDGMENT

Date: February 3, 2023
Address: 804 W. 7th St., Bloomington, IN 47404

File No.: 53-03342-H

JOINT ACKNOWLEDGMENT AND DIRECTION REGARDING DISBURSEMENT OF FUNDS

The undersigned Buyer(s) and Seller(s), having reviewed and accepted the accuracy of the HUD-1 Settlement Statement signed by us for the referenced transaction, hereby jointly directs John Bethell Title Company, Inc. to make disbursements in accordance with the said HUD-1 Settlement Statement and to record the deed from the Seller(s) to the Buyer(s). We instruct you to hold all of the documents and disbursements until you are able to comply with Indiana Code 27-7-3.7 regarding verifiable wire transferred and/or good funds. If after three (3) business days you are unable to comply with I.C. 27-7-3.7 you are to continue to follow these instructions until either Buyer(s) or Seller(s) request a return of their documents and/or funds. If either party requests a return of their documents and/or funds you are instructed to do so without prior notice to the other party. We agree that John Bethell Title Company, Inc. will have no liability to us for its actions taken in good faith to comply with these instructions.

JOINT ACCEPTANCE OF LIMITATION OF LIABILITY

We acknowledge that the responsibility of John Bethell Title Company, Inc. in our transactions extends only to insuring that the Buyers acquire title in accordance with the title insurance commitment. We understand and accept that John Bethell Title Company, Inc., and our Realtor® and our lender, if any, are not our legal representative and that we are solely responsible for determining whether or not the closing statement is prepared in accordance with the Purchase Agreement.


JOINT AGREEMENT TO COOPERATE

We jointly agree to help you in a timely manner correct or replace any of the closings documents that are found to contain clerical errors or are lost. We also jointly authorize you, if required, to prepare and execute on our behalf a State of Indiana Sales Disclosure Form using the purchase price contained in said HUD-1 settlement statement.

SELLER'S AGREEMENT REGARDING PAYOFFS


The undersigned sellers also acknowledge that any payoff statements relied upon to compile the HUD-1 settlement statement are subject to final audit by our lender(s) and may not include all the monies that our lender may require in order to release the obligations as a lien on the property referenced above. In the event that our lender requires funds in addition to those collected pursuant to the HUD-1 settlement statement, we agree to provide those funds to you within 24 hours of your notice to us that the payoff collected is insufficient to release the obligations as liens against the property. **I/We hereby request that my/our Line of Credit (Equity Loan), if applicable be closed and released of record. A check for payment in full of the account and a copy of this request is evidence of my/our intent to close the account.**

804 W 7th St LLC

BY: 

Timothy T. Devine, Member

Goldfinch Properties LLC

BY: 

Rick Laux, Member

TAX PRORATION INSTRUCTIONS
(Incomplete Assessment)

Date: February 3, 2023
Address: 804 W. 7th St., Bloomington, IN 47404

File No.: 53-03342-H

We, the undersigned Buyer(s) and Seller(s) of the referenced property, hereby instruct John Bethell Title Company, Inc. to prorate the real estate taxes as required in our Purchase Agreement using the following figure as the **Estimated Annual Tax**:

\$920.28 NOTE: This number is not warranted or guaranteed by closing agent or your Realtor® or Lender, if any.

By signing this form you agree with the following statements:

1. You accept the proration of taxes as shown on your closing statement as the final settlement required in your Purchase Agreement;
2. You agree that although John Bethell Title Company, Inc. may have obtained all or some of the information used to calculate the Estimated Annual Tax noted above, that John Bethell Title Company, Inc. and the Realtors® and lenders involved in your transaction (if any) **do not warrant or guarantee the accuracy of the Estimated Tax Amount** due to the inability to independently verify information used in the calculation and the possibility that such information may be changed at some time subsequent to the closing;
3. You understand that the next tax bill for your property may be substantially higher than the Estimated Annual Tax used for the proration on your closing statement;
4. You agree that John Bethell Title Company, Inc., and the Realtors® and lenders involved in your transaction (if any) are not responsible to you for any amounts that the actual tax bills may differ from Estimated Annual Tax used to make the prorations.
5. You agree that John Bethell Title Company, Inc., and the Realtors® and lenders involved in your transaction (if any) are not responsible to you for any amounts resulting from changes to the tax bills subsequent to your closing;
6. You agree that John Bethell Title Company, Inc., and the Realtors® and lenders involved in your transaction (if any) are not responsible to you for any amounts rebated, returned or credited for prior years taxes by the State of Indiana or any other taxing authority before or after your closing; and
7. You agree that in the event that the provisions of these instructions conflict with provisions in your purchase agreement that the provisions of these instructions will control.

804 W 7th St LLC

BY: _____

Timothy T. Devine, Member

Goldfinch Properties LLC

BY: _____

Rick Laux, Member

WHEN YOUR NEXT REAL ESTATE TAX PAYMENT IS DUE.

You have received a credit at closing from the seller for taxes for the following parts of years that are checked below.

1. First Installment of Calendar year 2022 taxes payable May 2023.
2. Second Installment of Calendar year 2022 taxes payable November 2023.
3. Calendar year 2023 through the day of closing.

Next installment of taxes is due by the date checked below.

1. May, 2023
2. November, 2023
3. May, 2024

The responsibility for paying the next installment of taxes is the individual or entity checked below.

1. Yourself.
2. Your lender from your escrows.

Important! Contact the County Treasurer if you do not receive a tax bill by the time the payment is due.

Acknowledged:

804 W 7th St LLC

BY:



Timothy T. Devine, Member

02/03/2023

Date

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That:

Goldfinch Properties LLC, an Indiana limited liability company

Grantor, organized and existing under the laws of the State of Indiana, **CONVEYS AND WARRANTS** to

804 W 7th St LLC, an Indiana limited liability company

Grantee(s), of **Monroe** County, in the State of **Indiana**, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the following described real estate in **Monroe County, Indiana**:

Lot Number Three (3) in Abel's Subdivision of Out Lot Fifteen (15) in the City of Bloomington, Monroe County, Indiana, as shown on the plat recorded in Plat Cabinet B, Envelope 21, in the office of the Recorder of Monroe County, Indiana.

Parcel No(s): 53-05-32-408-020.000-005

Subject to Taxes for the year(s): 2022 due and payable 2023

Subject to Covenants, Conditions, Restrictions, and Easements of record. Also subject to zoning ordinances.

The undersigned persons executing this Limited Liability Company Warranty Deed on behalf of Grantor represent and certify that they are members of Grantor, and have been fully empowered, by proper resolution to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed this 3rd day of February, 2023.

Goldfinch Properties LLC

BY: [Signature]
Rick Laux, Member

STATE OF INDIANA

COUNTY OF MONROE

Before me, the undersigned, a Notary Public, in and for said County and State, this 3rd day of February, 2023, personally appeared Rick Laux, Member of Goldfinch Properties, LLC.

[Signature]
Notary Public

Printed Name: Amy Thomas

My Commission Expires: 5/31/23



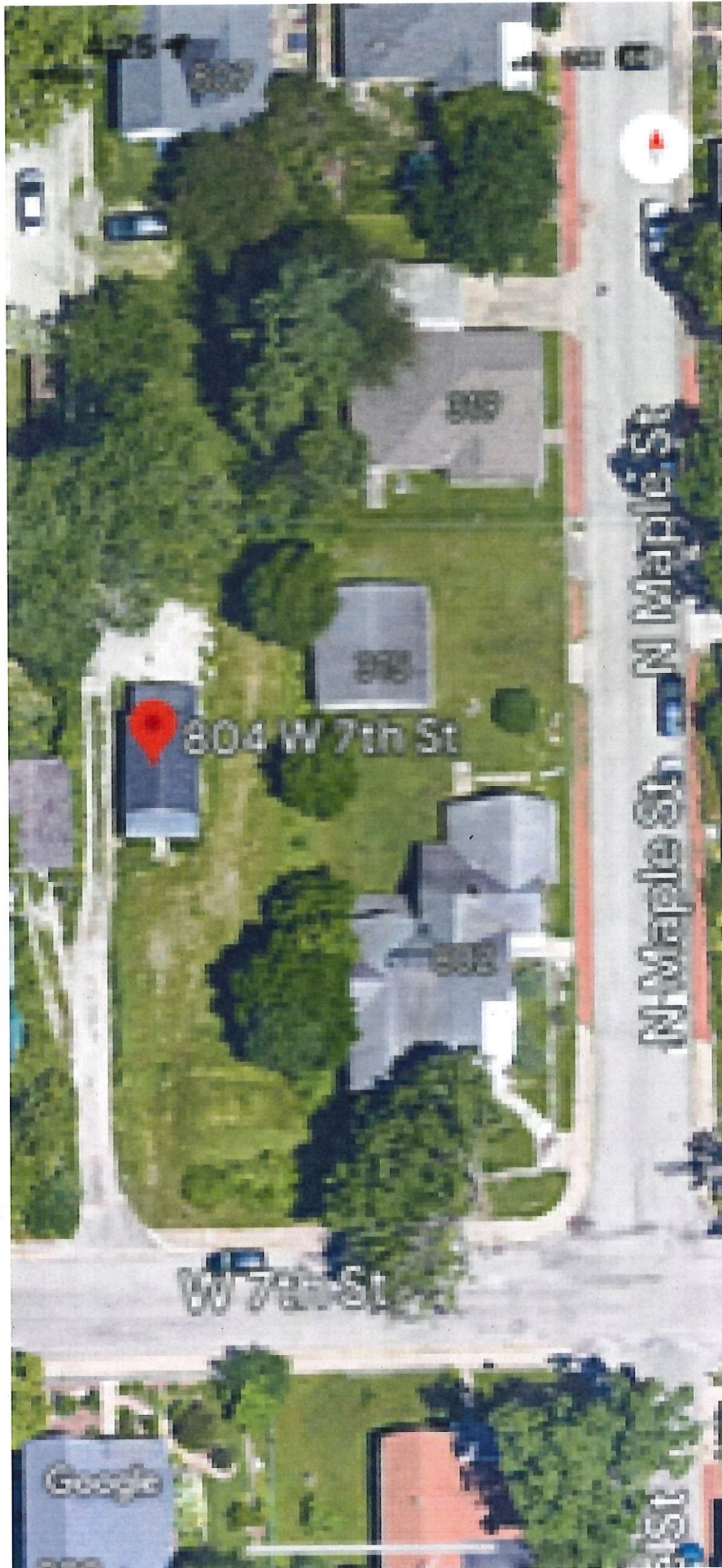
This Instrument Prepared By: Vincent S. Taylor Attorney at Law

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Amy Thomas

Grantee's address/ mailing address to which tax statements should be mailed is:
918 W 4th St Bloomington IN 47404

Grantee's address if the above mailing address is not a street address or rural route address:
same

S



W

E

N

804 W 7th ST

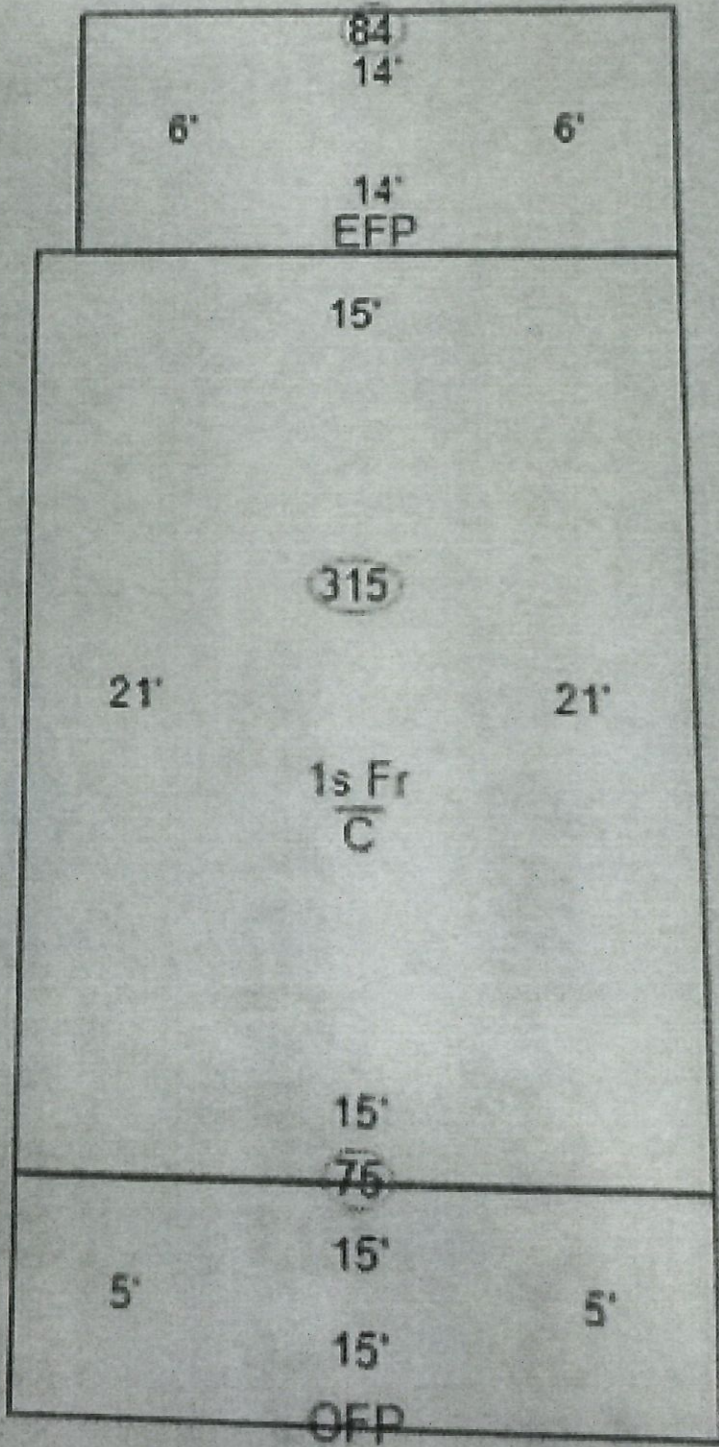
419, Other Comme

5

●
2

W

E



Specialty Plumbing

Description

Count

N

S



W

E

N

5



W

E

Replace Craftsman Door N Replace window Doublehung

5



W

E

N

5



W

E

Replace
Craftsman
Front
Door

N Replace with white
Fiberglass Craftsman Door

W



N

S

TTT



Existing - Replace With Double Hung White
Vinyl

W



N

REMOVE →

S

E Remove Door + Replace with Existing Same Exterior

REAR

N



E

W

Eliminate
and
Replace with
Existing Exterior Vinyl

Replace 2 middle
window with
Double Hung White

Eliminate
Cover with Existing
Exterior

5

E



S

N

← →
Replace
Double
Hang White Vinyl!

W

E

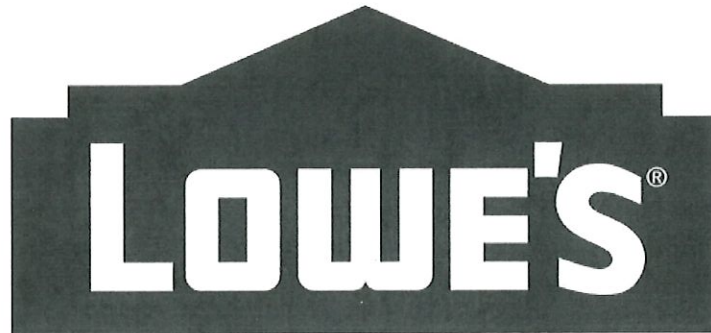


S

N

W

Store 634 LOWE'S OF BLOOMINGTON, IN
350 NORTH GATES DR.
BLOOMINGTON, Indiana 47404-4821



Contract

Prepared for:

804 W 7th St LLC
804 W 7th St
Bloomington, Indiana 47404
(561) 843-9252

Prepared by:

Anthony Montgomery
(812)323-0899
tony.montgomery@lowes.com



INDIANA SERVICES SOLUTIONS INSTALLED SALES CONTRACT

LOWE'S AUTHORIZED REPRESENTATIVE SALES ID DATE CUSTOMER NAME
Anthony Montgomery 4395467 02/03/2023 804 W 7th St LLC

STORE NO. STREET ADDRESS STREET ADDRESS
634 350 NORTH GATES DR. 804 W 7th St

CITY STATE ZIP CITY STATE ZIP
BLOOMINGTON INDIANA 47404-4821 Bloomington Indiana 47404

TELEPHONE TELEPHONE
(812)323-0899 (561) 843-9252

EMAIL EMAIL
tony.montgomery@lowes.com blupointe@gmail.com

LOWE'S CONTRACTOR LICENSE # LOWE'S REPRESENTATIVE LICENSE # CREDIT/DEBIT CHECK LCC CARD GIFT CARD
See IN Addendum N/A

This is only a quote for the merchandise and services printed below. Lowe's does not offer services to paint, seal or stain fences. This becomes an agreement upon payment and issuance of a Lowe's receipt, upon pay-ment, the entire agreement, including the specifically completed pages of this document, the Terms and Conditions included with this document and any other addenda and attachments hereto, shall be referred to herein as this "Contract." PLEASE READ THIS ENTIRE DOCUMENT, INCLUDING THE "NOTICES," "TERMS AND CONDITIONS," AND "ADDENDUM" CONTAINED WITHIN THIS CONTRACT ON THE FOLLOWING PAGES BEFORE SIGNING.

INSTALLATION STREET ADDRESS CITY STATE ZIP
804 W 7th St Bloomington Indiana 47404

MERCHANDISE AND INSTALLATION SUMMARY: (I.E. ITEM NUMBERS, COLORS, DIMENSIONS, CONSIDERATIONS):

Windows

Product

Windows Project

Lowe's agrees to provide the following:

Labor to replace 7 existing windows

Five JELD-WEN 28.5-in x 54-in V-2500 Double Hung

Two JELD-WEN 28.25-in x 28.5-in V-2500 Double Hung

*Full frame replacement with wrap

Labor and materials to install one new Therma-Tru Benchmark Doors 32-in x 80-in Fiberglass Craftsman Left-Hand Inswing Ready To Paint Single Front Door with Brickmould Insulating Core



Jeld-Wen 2500 Windows (Excluding Bays/Bows) -To Be Determined-

Jeld-Wen 2500 Bay/Bow Window -To Be Determined-

Installation Process

- Remove & haul away existing windows
- Check existing windows for leaks and evidence of pest infestation
- Install new windows & accessories, including caulk, stops, and fasteners
- Follow Lead Safe Practices (if required)
- Follow Health and Safety Guidelines

Clean-up/Final Inspection

- Complete final clean-up and haul away all job-related debris
- Test product & perform complete inspection with customer
- Review warranty information

Project Preparation Process

- Dedicated project support staff keeps you up-to-date through every process
- Installer conducts Pre-Installation Inspection
- Provides appropriate protection to home during installation
- Obtain & post any necessary permits
- Perform Lead Assessment (if applicable)

Work is to commence upon reasonable availability of Contractor and/or any special order or customer made Good(s) which is anticipated to be 03/03/2023. Estimated completion date is 04/04/2023. *COVID-19 has affected manufacturers and labor markets, with the production of fence, deck and generator material experiencing significant delays and installation start dates that are at least four (4) months away in most cases. Please also note that weather can delay start dates for these and other exterior categories, particularly in colder climates.*

Subtotal \$8,907.00
15% off Window Labor -\$693.00
CONTRACT TOTAL \$8,214.00
Payment (100%) \$8,214.00

Job Photos



NEW
FRONT
DOOR





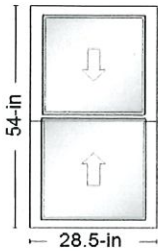
Lowe's Custom Order Quote

Quote # 767246482
Quote Name: Tim Devine
Date Printed: 2/3/2023

Customer: Tim Devine
Email: blupointe@gmail.com
Address: 918 W 4th Street
Bloomington, IN 47404
Phone: (561) 843-9252

Store: (634) LOWE'S OF BLOOMINGTON, IN
Associate: ANTHONY (TONY) MONTGOMERY
(4395467)
Address: 350 NORTH GATES DR.
BLOOMINGTON, IN 47404-4821
Phone: (812) 323-0899

Total Items
7



JELD-WEN 28.5-in x 54-in V-2500 Double Hung
Room Location: Not Specified

*NEW WINDOWS
FOR NORTH, EAST
AND WEST*

Product Warranty



Line #	Item Summary	Production Time	Quantity
100-1	JELD-WEN 28.5-in x 54-in V-2500 Double Hung	28 days	5

Begin Line 100 Description

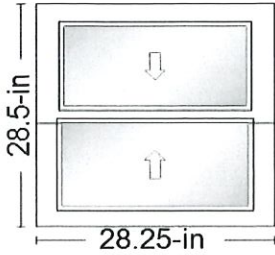
---- Line 100-1 ----

JELD-WEN V-2500 Double Hung
Assembly = Full Unit
Regional Compliance = US National-AAMA
Installation & Frame Type = Replacement Block
Frame
Rating = PG20
DP+20/-20
Energy Efficiency = Energy Star - North-Central
Performance Plus = Standard
Measurement Type = Net Frame Size
Frame Width = Custom
Custom Frame Width = 28.5
Frame Height = Custom
Custom Frame Height = 54
Vent Division = Even Divide
Vent Height = 27.25

Frame Color - Exterior = White
Frame Color - Interior = White
Soundmaster = Standard
Glass Type = Standard
Glazing = Insulated
Low-E = SunStable
Neat Glass = No
Glass Color/Texture = Clear
IG Options = Argon
Select Glass Thickness = Standard Default
Thickness
Glass Breakage Warranty = No
Grid Type = No Grids
Lock Type = Cam Lock(s)
Number of Locks = 1 Lock
Hardware Finish - Interior = White
Screen = Screen
Full or Half Screen = Full Screen
Select Screen Options = Standard Screen Frame
Select Screen Mesh Type = BetterVue Mesh
Perimeter Frame Options = Perimeter Foam
Extension Jamb needed? = None
Interior Frame Options = Head Expander
Jamb Installation Clip = with Extension Jamb
Installation Clips
Installation Accessories = Slope Sill Adaptor
Exterior Frame Applied or Loose = Applied
Secondary Vent Stop = No Secondary Vent Stop

Is This a Remake = No
Prep for Shipping = Standard
Clear Opening Dimensions = Clear Opening 24
3/8 -in w
23 5/8 -in h
4sf
U-Factor = 0.3
Energy Star Qualified = North-Central
Solar Heat Gain Coefficient = 0.28
Visible Light Transmittance = 0.53
Condensation Resistance = 59
CPD# = JEL-A-725-11876-00001
DP Ratings = PG20
DP+20/-20
SOS = 1043194
SOS Description = WTS JW V2500 Window PSE
Production Time (Does not include transit
time) = 28 Days
Delivery Type = In-Store Pick-Up
Manufacturer = JELD-WEN
Mt Vernon (OH)
Customer Service Number = 1-800-825-0706
Option 3
Catalog Version Date = 01/04/2023
Catalog Version = 22.4.10.3

End Line 100 Description



JELD-WEN 28.25-in x 28.5-in V-2500 Double Hung
Room Location: Not Specified

*NEW
WINDOWS
FOR SOUTH/REAR*



Product Warranty



Line #	Item Summary	Production Time	Quantity
200-1	JELD-WEN 28.25-in x 28.5-in V-2500 Double Hung	28 days	2

Begin Line 200 Description

---- Line 200-1 ----

JELD-WEN V-2500 Double Hung
Assembly = Full Unit
Regional Compliance = US National-AAMA
Installation & Frame Type = Replacement Block Frame
Rating = PG20
DP+20/-20
Energy Efficiency = Energy Star - North-Central Performance Plus = Standard
Measurement Type = Net Frame Size
Frame Width = Custom
Custom Frame Width = 28.25
Frame Height = Custom
Custom Frame Height = 28.5
Vent Division = Even Divide
Vent Height = 14.5

Frame Color - Exterior = White
Frame Color - Interior = White
Soundmaster = Standard
Glass Type = Standard
Glazing = Insulated
Low-E = SunStable
Neat Glass = No
Glass Color/Texture = Clear
IG Options = Argon
Select Glass Thickness = Standard Default Thickness
Glass Breakage Warranty = No
Grid Type = No Grids
Lock Type = Cam Lock(s)
Number of Locks = 1 Lock
Hardware Finish - Interior = White
Screen = Screen
Full or Half Screen = Full Screen
Select Screen Options = Standard Screen Frame
Select Screen Mesh Type = BetterVue Mesh
Perimeter Frame Options = Perimeter Foam
Extension Jamb needed? = None
Interior Frame Options = Head Expander
Jamb Installation Clip = with Extension Jamb Installation Clips
Installation Accessories = Slope Sill Adaptor
Exterior Frame Applied or Loose = Applied
Secondary Vent Stop = No Secondary Vent Stop

Is This a Remake = No
Prep for Shipping = Standard
Clear Opening Dimensions = Clear Opening 24 3/16 -in w
10 7/8 -in h
1.8sf
U-Factor = 0.3
Energy Star Qualified = North-Central
Solar Heat Gain Coefficient = 0.28
Visible Light Transmittance = 0.53
Condensation Resistance = 59
CPD# = JEL-A-725-11876-00001
DP Ratings = PG20
DP+20/-20
SOS = 1043194
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Manufacturer = JELD-WEN
Mt Vernon (OH)
Customer Service Number = 1-800-825-0706
Option 3
Catalog Version Date = 01/04/2023
Catalog Version = 22.4.10.3

End Line 200 Description

Accepted by: _____

Date: 2/3/2023

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****



GET IT INSTALLED

Window Installation

If you have questions or need to make any changes to your installation, please call our Lowe's Installation Support Team.

Call 888-516-1010 in these states:
AL, FL, GA, KY, LA, MS, NC, SC, TN

Call 877-505-4923 in these states:
CT, DE, DC, IL, IN, IA, ME, MD, MA, MI, NH, NJ, NY, OH, PA, RI, VT, VA, WV, WI

Call 877-695-7664 in these states:
AK, AZ, AR, CA, CO, HI, ID, KS, MN, MO, MT, NE, NV, NM, ND, OK, OR, SD, TX, UT, WA, WY

Installation Includes:

- Installation of new window in same size, square opening in reasonable good condition (no rotten wood).
- Caulk and insulated as required.
- Test to ensure proper operation.
- Reivew warranty and product instructions with you.
- Removal and haul away of your old windows
- Clean-up of job site

Please note:

- Customer is responsible to inform us if property is governed by Historic District Regulations or HOA.

Installation Does Not Include:

- Removal or reinstallation of existing security system hardware, shutters, valances, or interior blinds.
- Painting or staining
- Major structural modification

Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee, unless otherwise provided by this Contract and the attached Right to Cancel.

Pre-Installation Checklist:

- A Professional Independent Contractor will contact you to schedule your installation
- Ensure the space around and below the work area is accessible and clear of all debris
- Both children and pets should be protected from construction. Customers need to keep children and pets away from work area.
- An adult 18 years or older must be present during installation.
- That's it! Sit back and enjoy your window installation completed through Lowe's!

Remember, in order to be a part of the Lowe's program Independent Contractors pass the toughest rating test of all - yours. All Independent Contractors are background checked, licensed (where applicable) and insured.



STAFF RECOMMENDATIONS	Address: 1017 S Walnut St.
DD 23-02	Petitioner: Michael Bridavsky
Start Date: February 9, 2023	Parcel: 53-08-04-309-007.000-009
RATING: CONTRIBUTING	Survey: c. 1920, Pyramid roof cottage



Background: Front porch under main roof, across central bay, wood frieze, limestone columns and half walls with stone caps, stone floor and steps. Side porch across north bay, shed roof, wood columns, concrete floor, stone step.

Finding information on this house proved more challenging as it did not appear on the Sanborn maps (too far south) or the City Directories until 1950. In 1950 Jack and Lee Ann Dorsey lived in the house along with Julian and Lily Dorsey. Jack and Julian were brothers and were a painter and stone cutter respectively. A woman called Mrs. Pearl Roberston lived in the house as well and worked as a cook at Indiana University.

Request: *Full demolition of the main house and garage.*

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

Staff Recommendation: Release Demolition Delay 23-02

The house on its own does not meet the qualifications for historic designation.



Monroe County, IN

P&T Received
1/11/23
C23-011

01/11/2023

R-23-22

Residential Demolition Permit

Status: Active

Date Created: Jan 11, 2023

Applicant

Michael Bridavsky
dude@lilbub.com
4842 E. Inverness Woods Rd.
Bloomington, IN 47401
812-327-7939

Primary Location

1017 S Walnut ST
Bloomington, 47401-5821 IN

Owner:

Quishman Properties
1021 S. Walnut St Bloomington, IN 47401

Project Information

Owner Name

Mike Bridavsky

Number of Structures to be removed

2

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

There is a main structure facing S. Walnut, and there is a smaller secondary structure behind the building that appears to be a garage or shed that had been converted to a residential property. Both have been boarded up and unoccupied for years. Both have plumbing, sewage lines, and electricity. My intention is completely take down both structures, cap off water and sewer lines, and remove all debris including the foundation.

Number of Underground Storage Tanks

0

Is the property owner doing the work?

No

What type of structure are you removing?

Primary Residential Structure

Primary Contractor

Contractor's Name

TBD

Certification

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

Michael Gregory Bridavsky
01/11/2023

Staff Use

Planning Staff Review









OFFICE OF DEMOLITION
City of Memphis
300 N. Main St.
Memphis, TN 38102
901-527-3400



Monroe County Resurvey 2017



Survey Number: 105-055-52031

Rating: Contributing

Historic Name:

County: Monroe Township: Perry

City: Bloomington

Address: 1017 S Walnut St

Easting: 540299 Northing: 4334074

Common Name:

Category: Building

Visible? Yes

Historic District? Yes

Ownership: Private

Historic District Name: Monon Historic District

Use: Residence

Past Use: Residence

Surveys/Legal Protections:

Location Notes/legal description: Wylie Place Lot 4

Areas of Significance: Architecture

Other Significance:

Endangered: No Explanation:

Number of Contributing Resources: 2

Number of Non-contributing Resources: 0

Environment: Urban

Biography:

Time Period: c. 1920

Condition: Good

Integrity: Slightly Altered Style:

Type/Vernacular: Pyramid roof cottage

Replacement: Windows (some), Other: Door

Additions: Siding, Wings Removals: Door

Stories: 1

Plan: L

Depth: Irregular/Massed

Number of Bays: 3

Foundation: LIMESTONE

Walls Description: METAL: Aluminum

Roof: Other: Hip/gable

Roof Material: ASPHALT

Roof features:

Brick chimney

Porches: Front

Porch Notes:

Openings: 1/1 double hung wood windows, some with metal storm windows,
replacement panel doors

Interior:

Outbuildings: Second small house, c. 1925, with wood weatherboard, exposed rafter
tails, original 3/1 wood windows.

Notes:

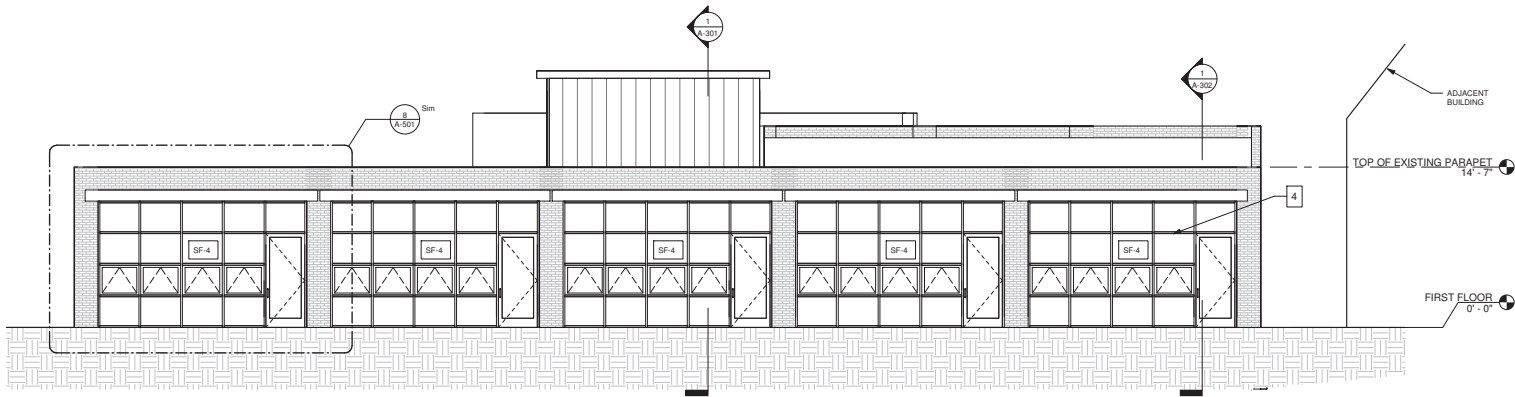
Statement of Significance:

Architectural Description: Front porch under main roof across central bay, wood frieze,
limestone columns and half walls with stone caps, stone floor and steps. Side
porch across north bay, shed roof, wood columns, concrete floor, stone step.

Surveyor: Steve Wyatt

Affiliation: Bloomington Restorations, Inc.



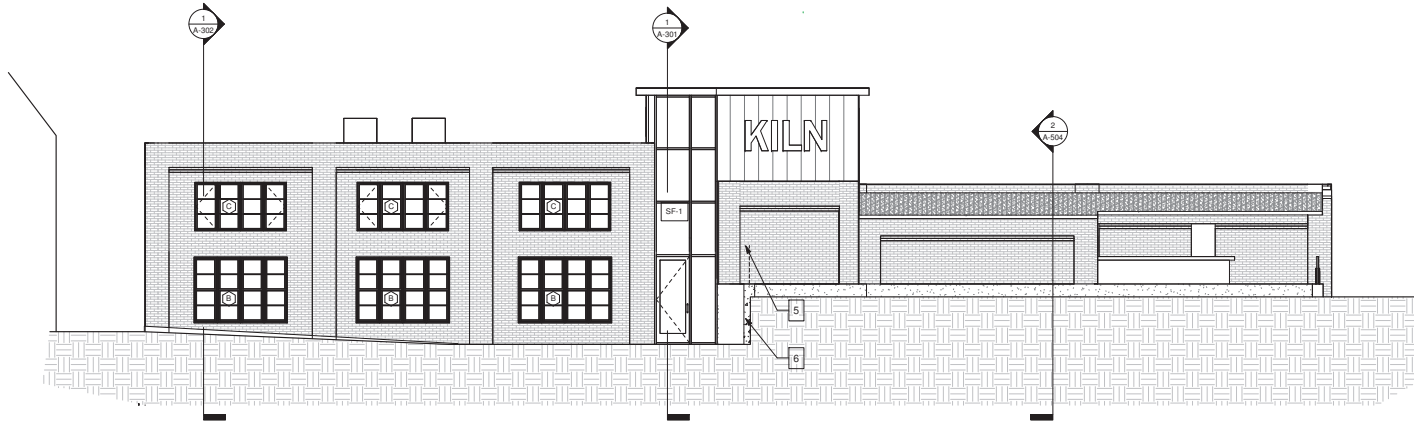


1 WEST ELEVATION
3/16" = 1'-0"

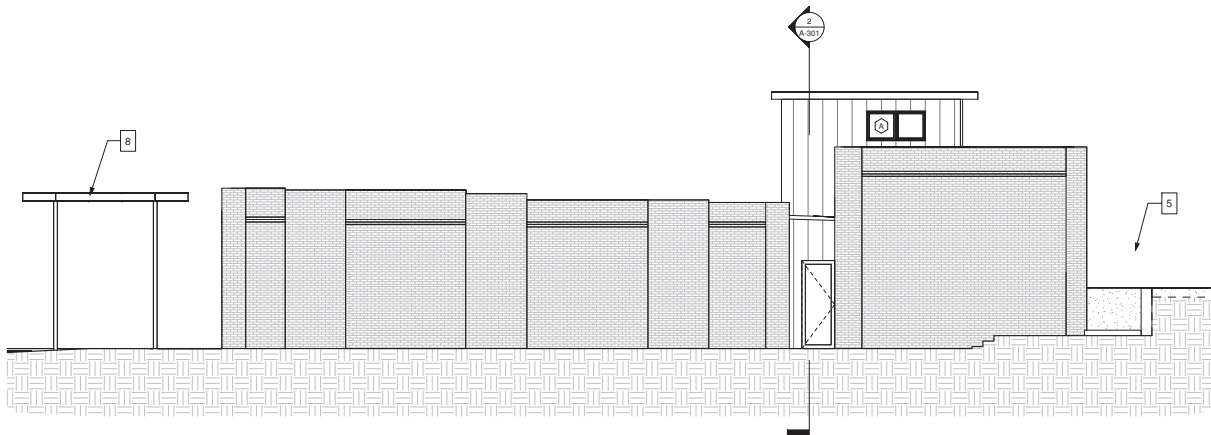


2 NORTH ELEVATION
3/16" = 1'-0"

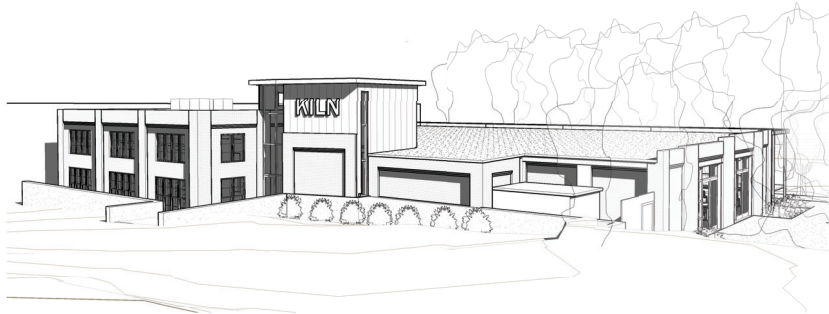
DRAWINGS ARE FOR DESIGN DEVELOPMENT REVIEW AND PRELIMINARY ESTIMATING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.



① EAST ELEVATION
3/16" = 1'-0"



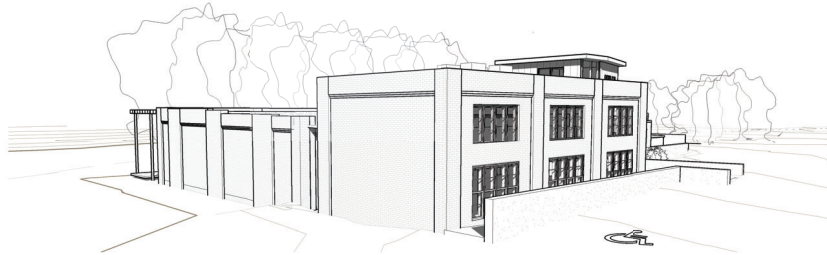
② SOUTH ELEVATION
3/16" = 1'-0"



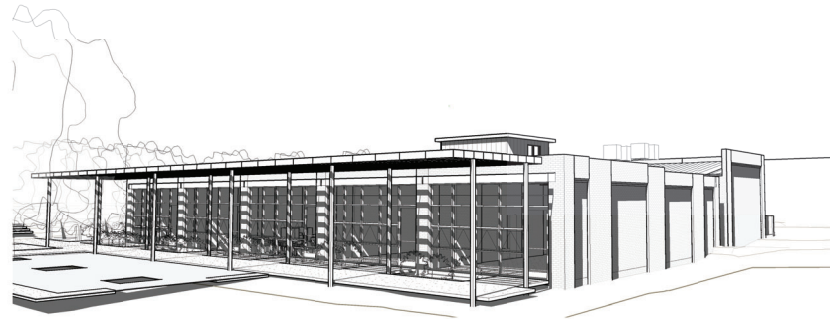
① NORTHEAST



② NORTHWEST



③ SOUTHEAST



④ SOUTHWEST

NO.	DATE	DESCRIPTION