



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday April 27, 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)

TABLE OF CONTENTS

Agenda - April 27, 2023 Meeting.....03

Minutes - April 13, 2023 Meeting.....05

COA Staff Approvals

COA 23-27 814 W 6th St. (Near West Side Historic District).....10

COA Staff Recommendations

COA 23-24 1017 W 6th St (Near West Side Historic District).....19

COA 23-26 908 W Howe St. (Greater Prospect Hill Historic District).....29

COA 23-28 2521 N Fritz Dr. (Matlock Heights Historic District).....56

COA 23-29 917 N Fairview St. (Matlock Heights Historic District).....74

Bloomington Historic Preservation Commission Meeting

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

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

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday April 27, 2023, 5:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. April 13, 2023

IV. **CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. **COA 23-27**

814 W 6th St. (Near West Side Historic District)

Petitioner: Elizabeth Barnhart and Alexander Lee Landerman

Replace a metal fence in the back yard with a wood fence that is four feet tall becoming a six foot privacy fence on the alley facing east.

Commission Review

B. **COA 23-24**

1017 W 6th St. (Near West Side Historic District)

Petitioner: Jacob Holbrook

Full Demolition of detached garage.

C. **COA 23-26**

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

Petitioner: Mary G Girard

Relocate rear window to west side and replace east window with a clerestory, move the back door and put another clerestory, remove small window on rear west side, install solar panels on the east and west facing sides of the roof.

D. **COA 23-28**

2521 N Fritz Dr. (Matlock Heights Historic District)

Petitioner: Tucker Jaroll

Removing a three season room and concrete pad. Building a larger room with heating.

E. **COA 23-29**

917 N Fairview St. (Maple Heights Historic District)

Petitioner: Jacob S. Bower-Bir and Daniel Joseph Weddle

Build an ADU.

V. **NEW BUSINESS**

- A. Proposal to eliminate the hybrid format for commissioners but not for the public.
- B. Proposal to create a subcommittee to evaluate new roofing materials on the market and their appropriateness/viability for historic buildings.

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 May 11, 2023 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 4/20/2023

Bloomington Historic Preservation Commission Meeting
In Person: 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom:

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

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

Thursday April 13, 2023, 5:00 P.M.

AGENDA

I. CALL TO ORDER

Meeting was called to order by **Chair John Saunders @ 5:04 p.m.**

II. ROLL CALL

Commissioners Present:

John Saunders (Present)
Sam DeSollar (Present)
Daniel Schlegel (Present)
Allilson Chopra (Present)
Doug Bruce (Present)
Elizabeth Mitchell (Present)
Reynard Cross (Present)

Advisory Members Present:

Duncan Campbell
Kirsten Hawley

Staff Present:

Gloria Colom (Present) HAND
John Zody (Present) HAND
Colleen Newbill (Present) City Legal Department
Mike Rouker (Present) City Legal Department
Karina Pazos (Present) City Zoning Planner
Dee Wills (Zoom) HAND

Guests Present:

CATS (Present)
Haley Norwood (Present)
Jan Khor (Present)
Kate Gazunis, BHA (Present)
Richard Lewis (Zoom)
Justin Fox (Zoom)
Peter Levavi (Brinshore) (Zoom)
Barre Klapper (Present)
Todd Rottman (Present)

Technical difficulties occurred and John Zody is taking Roll and Minutes.

III. APPROVAL OF MINUTES

A. March 23, 2023

Sam DeSollar made a motion to approve amended Minutes. (**Sam DeSollar** made a motion for **COA** to be postponed, not approved)

Elizabeth Mitchell seconded.

Motion Carries: 5 Yes (Schlegel, DeSollar, Saunders, Elizabeth Mitchell, Reynard Cross), 0 No, 2 Abstain (Chopra, Bruce)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 23-21

336 S Euclid Ave. (Greater Prospect Hill Historic District)

Petitioner: Tim Devine

Eliminate a window on the façade facing the alley

Gloria Colom gave presentation. See packet for details.

B. COA 23-22

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

Petitioner: Richard and Linda Judd

Patio hardscape and arbor

Gloria Colom gave presentation. See packet for details.

Commission Review

C. COA 23-20

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

Petitioner: Justin Fox

Detached garage with a living unit on the second floor.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked about the legality of the project and the zoning/land use. Discussion ensued. **Mike Rouker** commented that this could still be an issue regardless of the **Historic Preservation Commission** decisions. The **Commission** asked **Gloria Colom** why this **COA** was brought before the board before getting cleared by the **City Planning Department**. Discussion ensued about whether the project can move forward for review or if it should be postponed, and that determining ownership requirements is not the jurisdiction of the **Historic Preservation Commission**.

Duncan Campbell commented that he did not think the **Project** is eligible for a Hearing and that it should be sent back to the **City Planning Department**. **Doug Bruce** commented that they can have a discussion about the merits of the project but they did not have purview over who is living at the property or how it is used.

Allison Chopra made a motion to approve **COA 23-20**.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Schlegel, Saunders, Bruce, Mitchell, Chopra, Cross), 0 No, 1 Abstain (DeSollar)

D. COA 23-23

Northwest corner of 1st St. and Rogers St. (Kohr Building Historic District)

Petitioner: Barre Klapper, Springpoint Architects

New Addition

Gloria Colom gave presentation. See packet for details.

Barre Klapper and **Todd Rottman** gave presentation as a follow up to the **March 23, 2023 Meeting**. **Peter Levavi** also joined.

Doug Bruce asked about matching existing windows. **Barre Klapper** confirmed that the existing windows are not original but will stay. They want to match the size of the

Windows rather than the materials of the windows. Doug Bruce also asked about tuck-pointing for the existing facade. **Allison Chopra** asked if the project needed to go before the **Council**. **Duncan Campbell** asked about that would happen on the north side where the **Hospital** was taken off of the building. **Todd Rottman** stated that the plans were to go back to the original openings and that Limestone replacement will take place. Things will return to its original fenestration. **Sam DeSollar** asked about metal finishes on the windows also about limestone and other finishes on siding of new addition.

Sam DeSollar commented about concerns with metal finishes and suggested no metal on the garage area due to maintenance issues. **Duncan Campbell** commented that he thinks the fourth floor setback may need to be increased due to the **Secretary of Interior Standards**. **Doug Bruce** commented that he appreciates the efforts to reuse and also thinks the fourth floor is a lot, but understands. **Richard Lewis** commented that they were thrilled to see preservation of the **Kohr Building** and appreciate the work. **Richard Lewis** commented that he wondered if you will see the fourth floor addition from the steep grade of the hill up to the original **Kohr Building**. **Jan Kohr** commented that her husband, **Bud Kohr** would be very pleased.

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

Daniel Schlegel seconded.

Motion Carries: 7 Yes, (Schlegel, DeSollar, Saunders, Bruce, Mitchell, Cross, Chopra), 0 No, 0 Abstain.

V. NEW BUSINESS

A. COA APPLICATION FORM AND DRAWING GRID

Gloria Colom gave members updates on new **COA Application Packet** and **Case Flow** and **Numbers**.

Gloria Colom discussed the standard of drawing we wish to see from **Petitioners**.

VI. OLD BUSINESS

- A. COA 23-15 for 2521 N Fritz Dr. in the Matlock Heights Historic District was retracted by the owner.

No additional comments.

VII. COMMISSIONER COMMENTS

Sam DeSollar asked if we had assessed any fines for the building on **Fess** and the house pillar issue on **Ballantine**.

VIII. PUBLIC COMMENTS ANNOUNCEMENTS

IX. ADJOURNMENT

Meeting was adjourned by John Saunders @ 6:18 p.m.

END OF MINUTES

Video record of meeting available upon request.

STAFF REVIEW	Address: 814 W 6th St.
COA 23-27	Petitioner: Elizabeth Barnhart and Alexander Lee Landerman
Application Date: 4/12/2023	Parcel: 53-05-32-409-018.000-005
RATING: CONTRIBUTING	Survey: c. 1895, T-plan Cottage



Background: Near West Side Historic District

Request: Replace a metal fence in the back yard with a wood fence that is four feet tall becoming a six foot privacy fence on the alley facing east.

Guidelines: Near West Side Historic District Guidelines (pg. 26)

Front yard fences are not characteristic of the district because of the small front setbacks. Backyard and side yard fences are common and are usually made from wood in a vertically oriented design.

Original retaining walls, usually made from limestone, are found throughout the Near West Side and are a distinctive landscape feature that contributes to the district's historic character.

Recommended

- Maintaining original limestone retaining walls
- New retaining walls are limestone
- Wood or wire fencing is appropriate
- Front yard fencing 4' or lower in height
- Picket fences
- Vertical board privacy fence behind the front building wall

Staff Approved COA 23-27 The proposal was compliant with the NWS guidelines.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 23-27 _____

Date Filed: _____ 4/12/2023 _____

Scheduled for Hearing: _____ 4/27/2023 _____

Address of Historic Property: _____

Petitioner's Name: _____

Petitioner's Address: _____

Phone Number/e-mail: _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

Instructions to Petitioners

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

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

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

1. A legal description of the lot. _____

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

3. A description of the materials used.

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

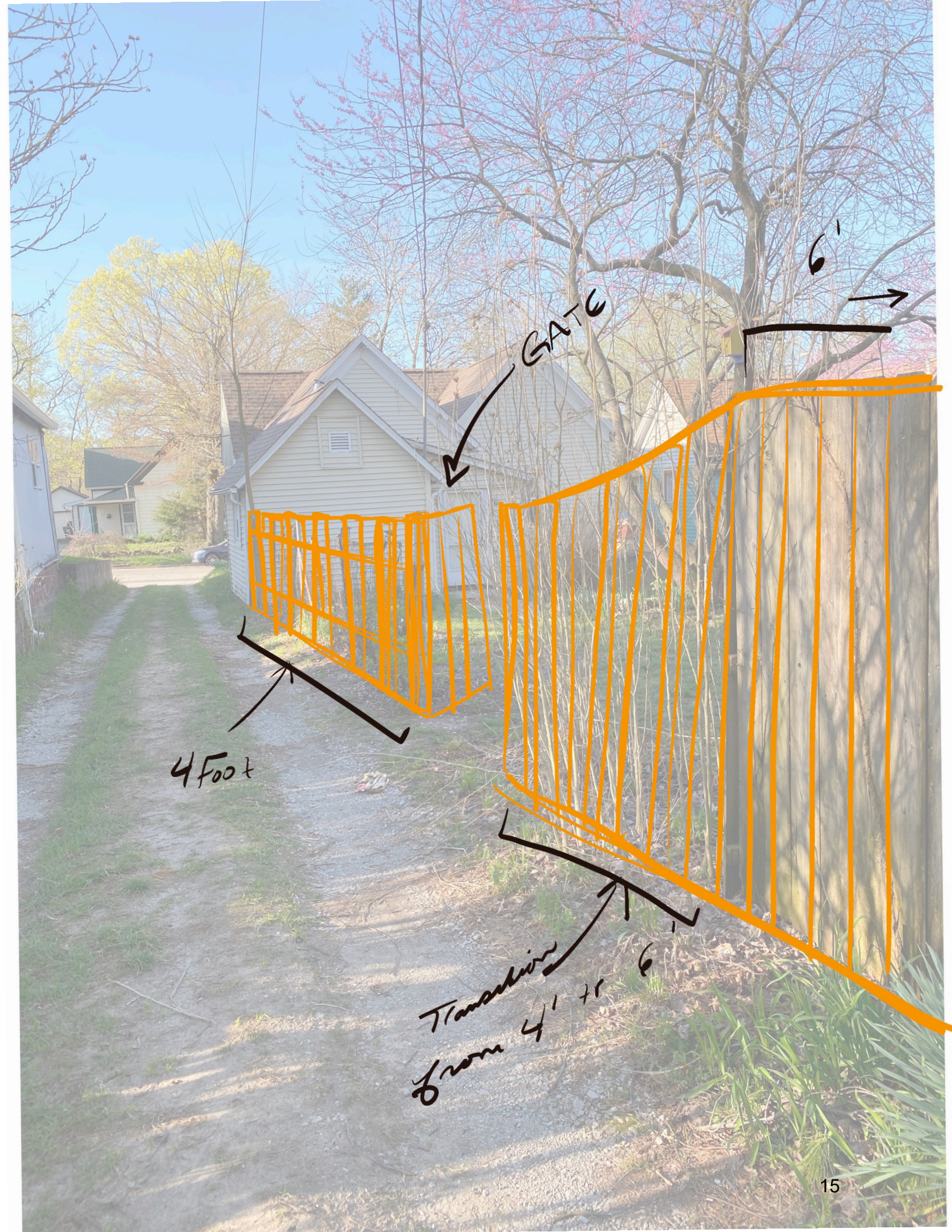
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

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

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





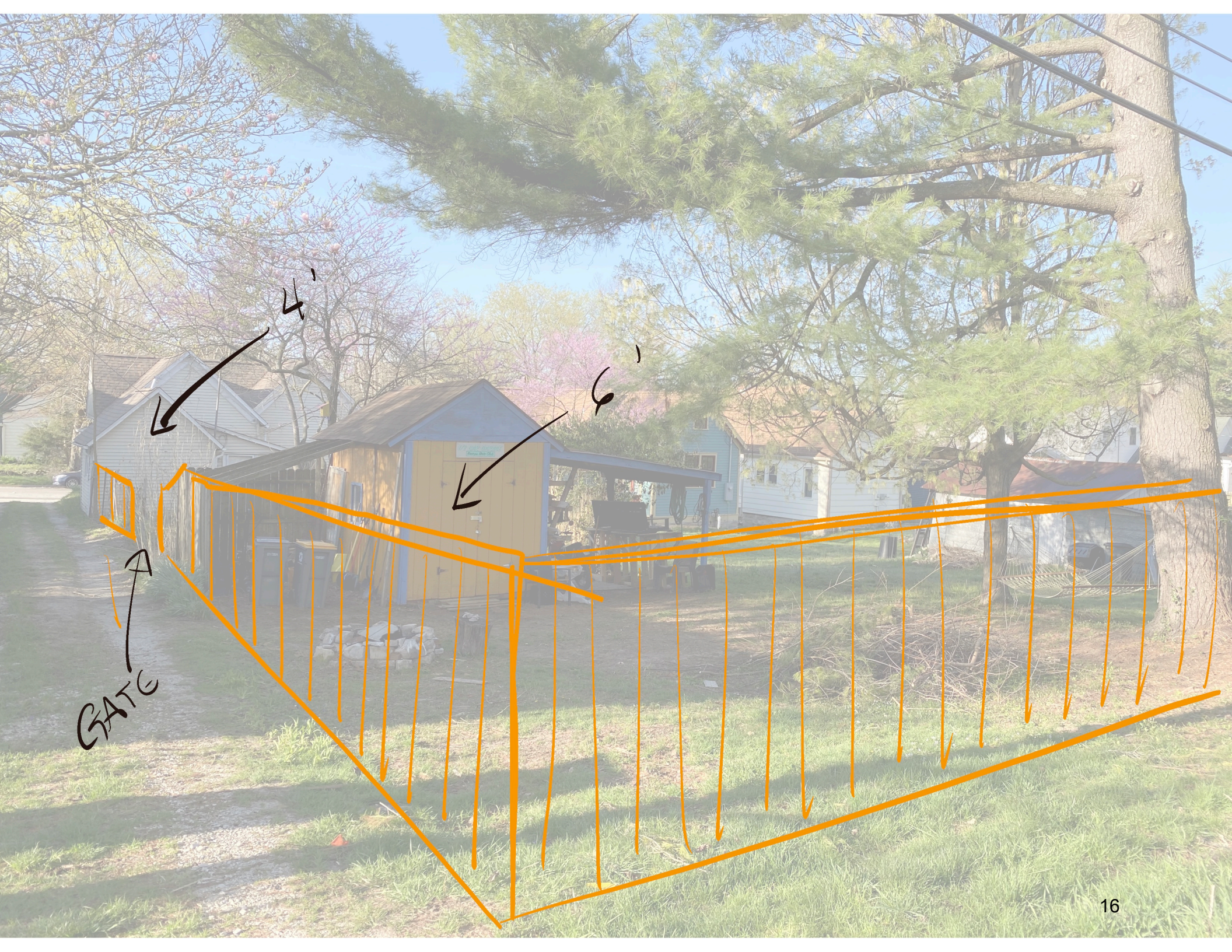


GATE

4 Foot

Transition
from 4' to 6'

6'



GATE

4'

6'



Search by Address, Parcel Id or Owner Name

Advanced Search

Map navigation toolbar: Hand, Zoom In, Zoom Out, Full Screen, Measure, Share



Bloomington Pictometry Street View

Bloomington

W:6th ST

N:Waldron ST

N:Maple ST

W:6th ST

-86.542297 39.168213 1:750

60ft

18

X



STAFF RECOMMENDATIONS	Address: 1017 W 6th St.
COA 23-24	Petitioner: Jacob Holbrook
Application Date: 4/11/2023	Parcel: 53-05-32-410-052.000-005
RATING: NON-CONTRIBUTING	Survey: c. 1895, T-Plan Cottage, severely altered



Background: Near West Side Historic District

Request: Full Demolition of detached garage

Neighborhood Comments:

“We (NWS Construction subcommittee) have no problem with the demo, either on practical or historic preservation grounds.” - Peter Dorfman

Guidelines: Near West Side Historic District Guidelines (pg. 44-45)

SUBJECT TO REVIEW AND APPROVAL:

- Demolition of principal structures within the boundaries of the conservation district.
- Demolition of contributing accessory buildings.

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The BHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of

the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.

2. The historic or architectural significance of the structure is such that, upon further consideration by the BHPC, it does not contribute to the historic character of the district.
3. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition. A finding that the structure or property cannot be adapted to the specific use the applicant has applied for may or may not be acceptable as a rationale to approve demolition.
4. The structure is accidentally damaged by storm, fire, or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.
5. Demolition is discouraged when new construction is not intended for the lot.

Staff Recommends approval of COA 23-24

The detached garage is in a severely deteriorated state, having severe foundation issues and tree roots that are causing deterioration on the side and below the building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 23-24

Date Filed: _____ 4/11/2023

Scheduled for Hearing: _____ 4/27/2023

Address of Historic Property: 1017 W 6th St, Bloomington, IN

Petitioner's Name: Jacob Holbrook

Petitioner's Address: 3852 S Bainbridge Dr

Phone Number/e-mail: 812-322-2877 / jacob@junkextinction.com

Owner's Name: Kyle Stairs

Owner's Address: 4170 W Brookstone Ct, Jasper, IN 47546

Phone Number/e-mail: (260) 615-3751 / Kylestairs@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. 013-42670-00 DAVIS LOT 50

2. A description of the nature of the proposed modifications or new construction:
Complete demolition of a detached garage on the back of the property. The garage is accessible only by the alleyway that runs behind the home. Garage will be deconstructed and appropriately disposed of.

3. A description of the materials used.
No new materials will be brought in. Temporary equipment will be utilized to appropriately demolish and remove debris.

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

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

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

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

1017 W 6th St
1017 W 6th St, Bloomington, IN 47404
🚗 12 min

Directions Start Save Layers



Overview Photos

Transit nearby

Kirkwood & Elm
354 ft

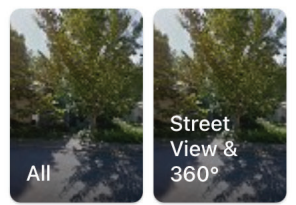
3 West

Kirkwood Ave a
427 ft

3 West

Measure distance

Photos



86FM5F83+XH

(39.1674709, -86.5460042)



Garage separate from the home to be removed



RECOMMENDATIONS / OBSERVATIONS

- **Major Concern: Repair:** Substantial foundation settlement cracking was observed. Structural movement of the building has occurred. Since repairs are needed to protect the building from more serious damage, a structural engineer who is familiar with foundation repair or a company specializing in foundation repairs should be consulted to evaluate the condition and to suggest corrective measures. The rate of movement cannot be predicted during a one-time inspection.

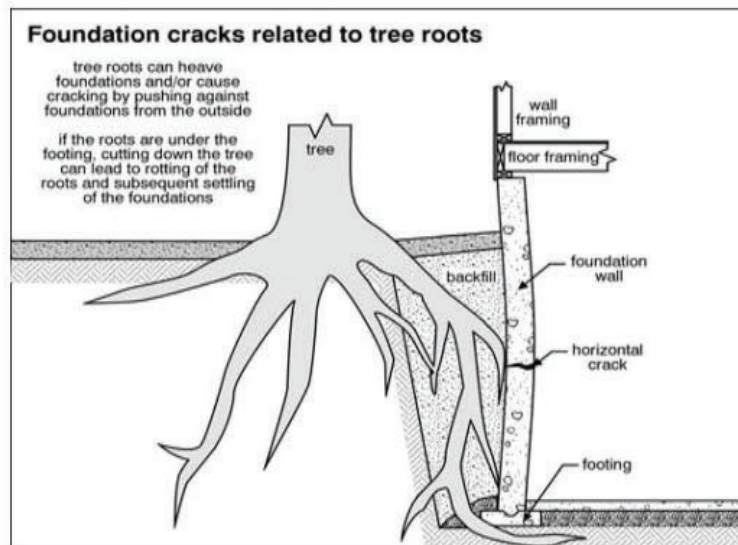
Location of condition: Northeast corner of the garage



1017 W 6th St Bloomington IN 47404

- **Major Concern: Repair:** There is a tree or excessive plant growth that is too close to the building. Roots from the tree or plant may have or could contribute to movement in the foundation wall. Removal may be required.

Location of condition: Very large tree at the northeast corner of the garage has contributed to major foundation movement

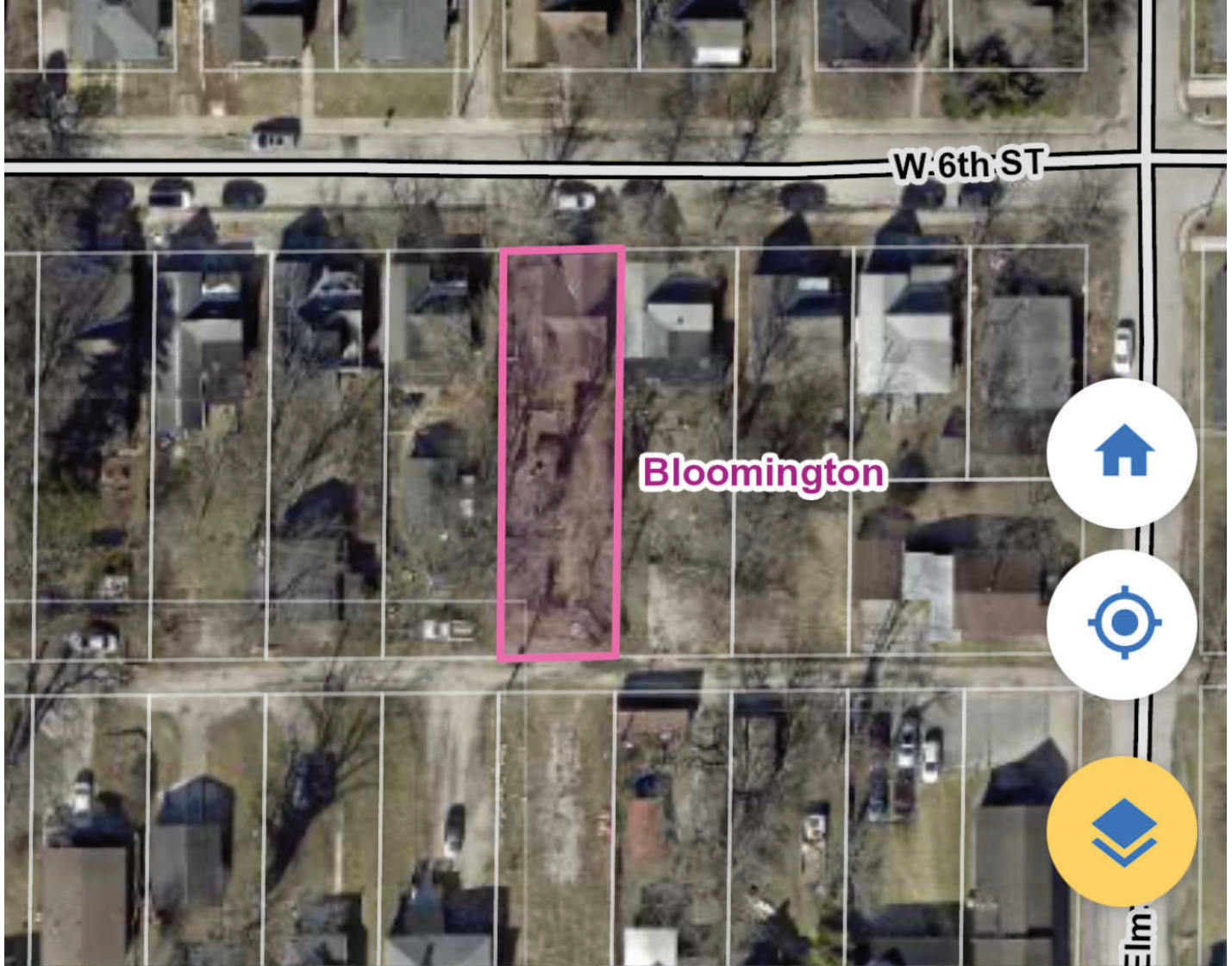




Bloomington, Indiana

8 years ago · [See more dates](#) >





Gaweda, Wyatt C; Galloway, Lindsey C

STAFF RECOMMENDATIONS	Address: 908 W Howe St.
COA 23-26	Petitioner: Mary G. Girard
Application Date: 4/10/2023	Parcel: 53-08-05-113-012.000-009
RATING: CONTRIBUTING	Survey: c. 1910, Pyramid Roof Cottage



Background: Greater Prospect Hill Historic District

Request: Relocate rear window to west side and replace east window with a clerestory, move the back door and put another clerestory, remove small window on rear west side, install solar panels on the east and west facing sides of the roof.

Neighborhood Comments: (Pending additional comments)

From Richard Lewis:

Just a couple of questions/thoughts for clarity on my end:

1. None of these changes affect the public-way façade, but they do involve removal of original materials, which requires review.
2. Are the two windows that will be paired in the new arrangement the same dimensions (height/width)? And are you keeping those original windows and frames, or replacing them with newer materials?
3. Will you have actual plans/designs to share with the Historic Preservation Commission? Generally they want to see something in design form in order to review (as they did for your prior request).

Guidelines: Greater Prospect Hill Historic District Guidelines

Changes to the Public Way facade:

Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design

appropriate to the character of the house or streetscape.

1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house. (For issues regarding accessibility, see Section VII, Safety and Access, found on page 27.)
2. Retain siding determined to be original. If using alternative materials as siding, the homeowner should use material that is compatible with the original material's character. For example, horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used. Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.
3. Vinyl and aluminum siding may be used, although care should be taken during installation to retain original materials where they exist (e.g., door and window trim and underlying siding if it is original).
4. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer window

Definition: In general, original material refers to the material and elements first used on the structure, but may also include materials used in subsequent updates to the house. (Note that some, many, or all original materials may already have been removed from the structure, while in other cases, some original materials may exist but remain hidden under more recently added materials.)

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.
2. Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.
3. Regarding removal of original siding, we encourage flexibility. If the homeowner wishes to use another material, then it should be consistent with the appearance of the original material.

- Horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
- Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.
- Vinyl or aluminum may be used as the primary exterior siding, although if underlying original materials remain (e.g., door and window trim, clapboard), care should be taken during installation of newer materials to protect them from cuts and removal (to preserve for possible future restoration). Vinyl and aluminum siding are also acceptable if used as a continuation of what is currently on the structure.

Staff Recommends partial and/or conditional approval of COA 23-26, approving the solar panels, widening and moving the back door, and the window replacements for clerestories with the condition that a lighter material be used for the new doors and windows.

- Staff is unsure of how much original materials would be removed in the process as the proposal would not take place in the public way facing facade but does constitute extensive changes to the fenestration patterning of the house.
- Staff has no objection to the solar panels, although any additional switch or vertical infrastructure should be placed on the back of the building.
- None of the changes are proposed for the public way facade
- The clerestory windows do not match the current patterning of the house.
- Make sure that where windows are removed, that matching siding is used to cover those spaces.
- Request for clarification on the location of the proposed clerestory on the north (back) facade.
- Staff has no objection to the rearrangement of the windows on the east and west facades, but does recommend that these be a lighter color that reflects the existing windows on the building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 23-26

Date Filed: _____ 4/11/2023

Scheduled for Hearing: _____ 4/27/2023

Address of Historic Property: _908 West Howe Street_____

Petitioner's Name: __Mary G Girard_____

Petitioner's Address: _309 Kedzie Street, Evanston, IL 60202

Phone Number/e-mail: _812-521-5310; girardmary1@gmail.com_____

Owner's Name: _SAA_____

Owner's Address: _SAA_____

Phone Number/e-mail: _SAA_____

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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 Number 2 (Two) in Longview Addition to the City of Bloomington, Indiana as recorded in Plat Book 2, page 45, not found I in Plat Cabinet B, Envelope 26 in the office of the Recorder of Monroe County, Indiana; 015-08240-00** _____

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

____ Relocate current East rear kitchen window to West side to create a “double window” for the rear room.

Replace the East rear kitchen window with a clerestory window to increase light into space and allow for more cabinets and counter space within the kitchen.

Move the back door approximately 8 feet East to align with the front-door.

Install a clerestory window where rear door used to be to permit light into a pantry/refrigerator alcove attached to kitchen.

Remove the small window currently on the rear West side of house – to allow for a upgraded utility room and new electrical panel.

Install solar panels on the East facing and West facing roof of the home.

3. A description of the materials used.

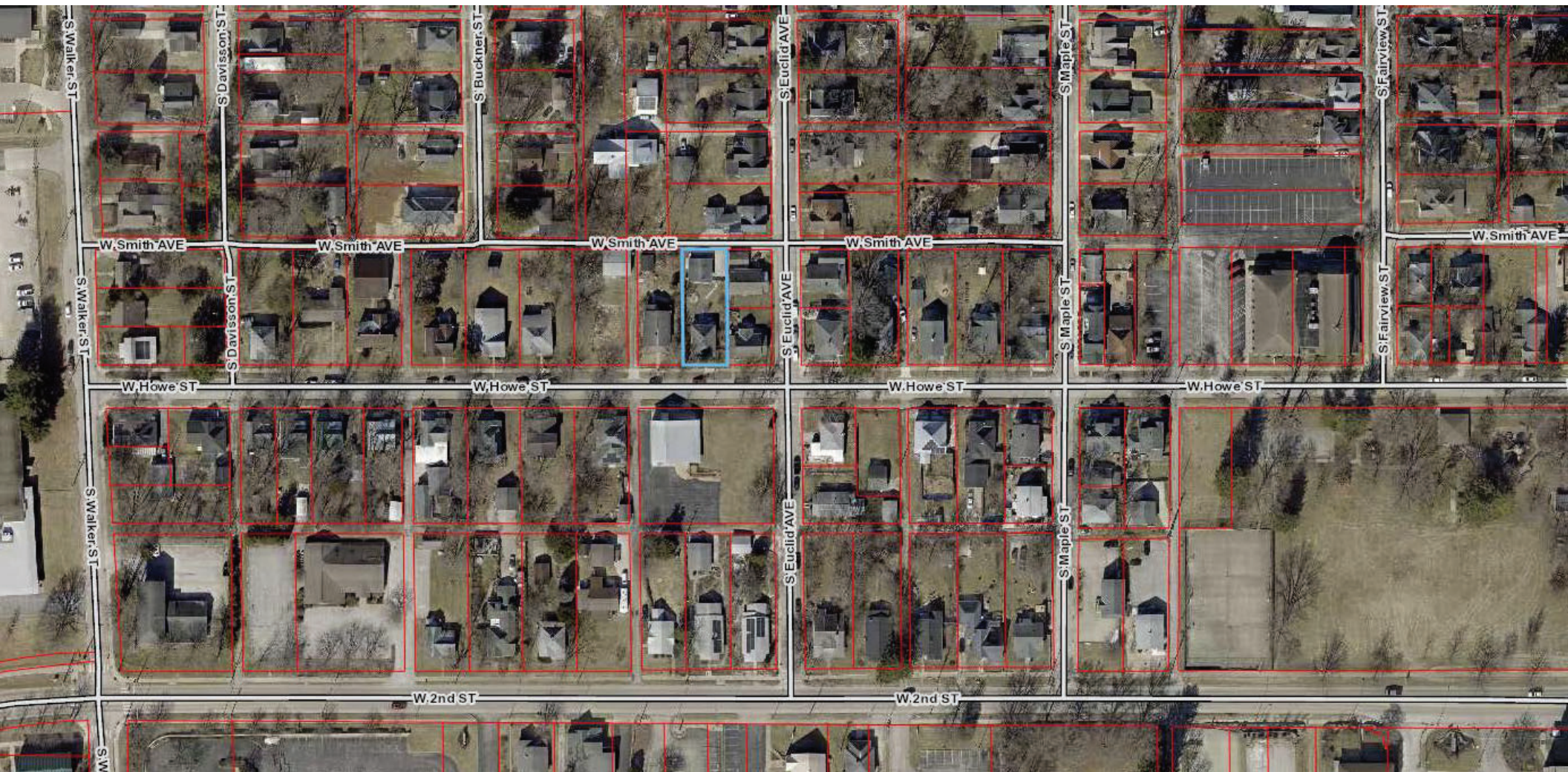
_____ Wood frame with materials and style complementary to current structures.

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.



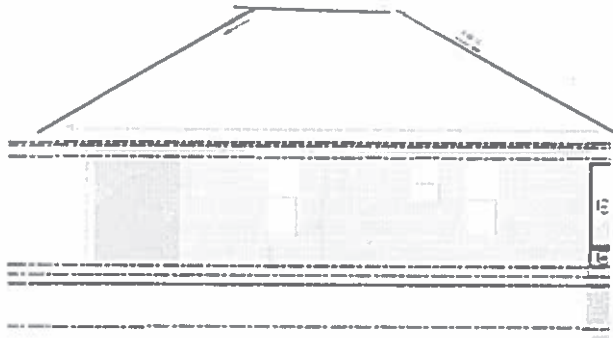




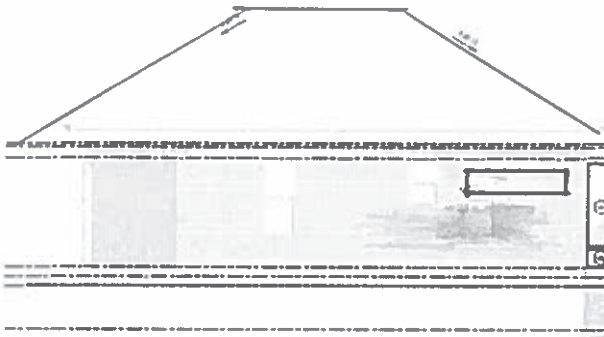




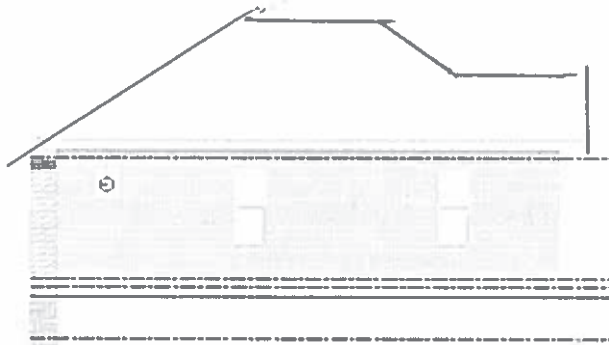




1 EXTERIOR ELEVATION - EAST - current



1 EXTERIOR ELEVATION - EAST Proposed - replace NE rear window with clerestory to gain space interior - kitchen

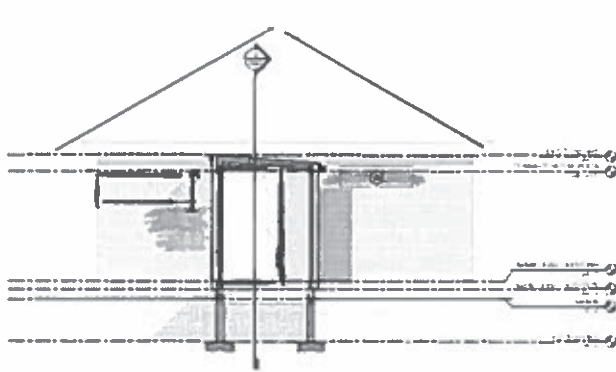


2 EXTERIOR ELEVATION - WEST - current



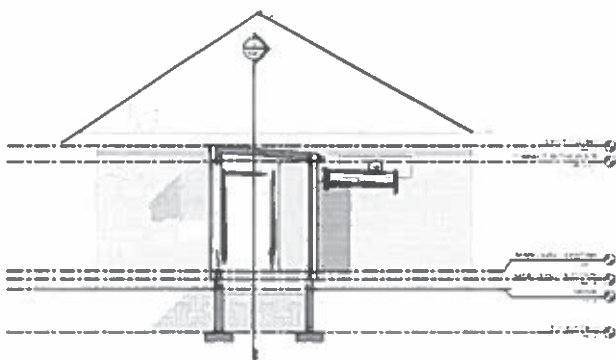
2 EXTERIOR ELEVATION - WEST

Proposed - eliminate small, non-original NW window for new utility room space
 Re-position NE window to NW side for a double window



4 Elevation 1-a

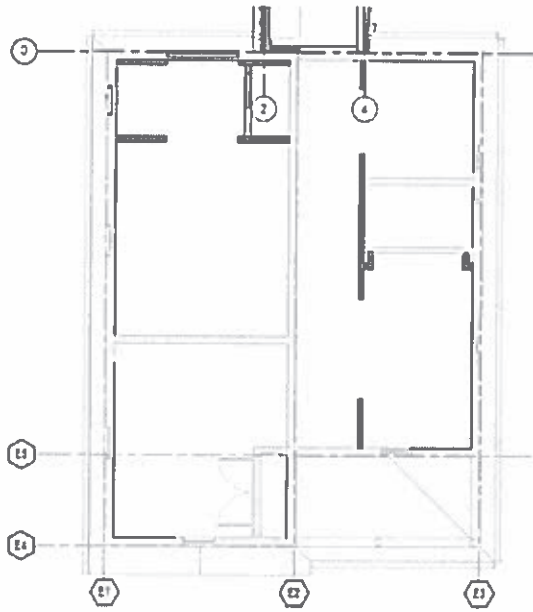
- proposed - centering rear door to improve interior flow
 replace NE rear Kitchen window with clerestory to gain interior space - Kitchen



4 Elevation 1-a

- proposed - continued - install clerestory window in former rear entrance to increase light in Kitchen space

Projected interior flow with moving rear door to center placement



2 REFLECTED CEILING PLAN - MAIN LEVEL

Center front to back hallway achieved to improve visual flow as well as improve Kitchen space access

Clerestory window suggestions –

East side exposure –

The screenshot displays the Andersen website interface for a 100 Series Awning Window. The header includes the Andersen logo, navigation links for 'Windows & Doors', 'Inspiration', 'Parts & Support', and 'For Pros', and a 'Request a Quote' button. The breadcrumb trail reads 'All Windows & Doors > Windows > Awning > 100 Series Awning Window'. The main heading is '100 SERIES AWNING WINDOW', with sub-navigation for 'LEARN', 'DESIGN IT', and 'TECH SPECS'. The 'DESIGN IT' tab is active, showing a window design with a black frame and a white grille pattern. A 'Feedback' button is visible in the bottom left corner. On the right, a sidebar indicates the design is an 'Excellent choice' and provides a progress bar for 'Sizing', 'Interior', 'Hardware', 'Grilles', 'Exterior', 'Glass', and 'Summary'. Below this, a table lists the window details:

All of your window details	
Product ID#	100AS3616
Unit Width	41 1/2"
Unit Height	17 1/2"
Interior Color	White
Glass	Dual-Pane Glass
Hardware	Folding Lock and Keeper, White
Grille Pattern	Prairie

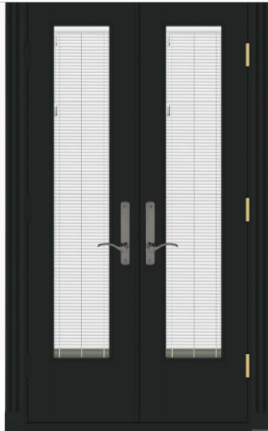
North side exposure –

The screenshot displays the Andersen website interface for a 100 Series Awning Window. The header includes the Andersen logo, navigation links for 'Windows & Doors', 'Inspiration', 'Parts & Support', and 'For Pros', and a 'Request a Quote' button. The breadcrumb trail reads 'All Windows & Doors > Windows > Awning > 100 Series Awning Window'. The main heading is '100 SERIES AWNING WINDOW', with sub-navigation for 'LEARN', 'DESIGN IT', and 'TECH SPECS'. The 'DESIGN IT' tab is active, showing a window design with a black frame and a white grille pattern. A 'Feedback' button is visible in the bottom left corner. On the right, a sidebar indicates the design is an 'Excellent choice' and provides a progress bar for 'Sizing', 'Interior', 'Hardware', 'Grilles', 'Exterior', 'Glass', and 'Summary'. Below this, a table lists the window details:

All of your window details	
Product ID#	100AS2016
Unit Width	23 1/2"
Unit Height	17 1/2"
Interior Color	White
Glass	Dual-Pane Glass
Hardware	Folding Lock and Keeper, White
Grille Pattern	Prairie

E-SERIES HINGED PATIO DOOR

LEARN **DESIGN IT** TECH SPECS



INTERIOR

EXTERIOR

Excellent choice

We like your style

Clear my choices ✕

1g Panels Interior Hardware Blinds Grilles Exterior Trim Glass Summary

All of your window details

Share My Design Print

Product ID#	HPI 40610
Unit Width	48"
Unit Height	82"
Panel Style	Traditional
Bottom Rail Height	12"
Rail & Stile Width	
Interior Color	Dove Grey
Glass	Low-E4® Glass
Hardware	Newbury®, Satin Nickel
Blinds Between Glass	White Blinds
Grille Pattern	None
Exterior Door Color	Black

Your system

Overview

System Size	6.24 kW
Number of Panels	16 Modules

Statistics

87%

Of your energy generated from solar

8,008

Estimated Annual Production (kWh)

Components (Your installation uses the latest in solar technology)



Solar Panels:

URECO - United Renewable Energy Co.
FBM390MFG-BB
or comparable modules



Inverters:

SolarEdge Technologies Inc.
SE6000H-US (PRISM) USS3BBC14



Rebates and incentives

\$6,084	Amount you can save off your system
\$6,084	National Incentives (30% of a \$20,280 system)
\$0	Local Incentives

Receive a credit on your system

The Federal tax credit is now 30%



Warranty and insurance

Here are the terms of your warranty

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



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

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

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	9XXXX-XXXXXX4							
OUTPUT								
Rated AC Power Output	1000	1300 @ 240V 1000 @ 230V	1600	1900 @ 240V 1500 @ 230V	2000	3000	3400 @ 240V 2600 @ 230V	VA
Maximum AC Power Output	1000	1800 @ 240V 1400 @ 230V	2100	2600 @ 240V 1900 @ 230V	2800	3900	4400 @ 240V 3300 @ 230V	VA
AC Output Voltage Min./Nom./Max. (110-240-250V)	✓	✓	✓	✓	✓	✓	✓	VA
AC Output Voltage Min./Nom./Max. (110-120-120V)	✓	✓		✓	✓		✓	VA
AC Frequency (Standard)	50/60/60/60 Hz							Hz
Maximum Continuous Output Current @240V	32A	40A	47A	55A	63A	80A	87A	A
Maximum Continuous Output Current @230V	✓	30A		38A	45A		48A	A
Power Factor	≥ 0.99 @ 0.95 to 0.95							
UL/ETL Recognized	✓							A
Multi-Functioning, Missing Protection, Control Configuration, Features	✓							
INPUT								
Maximum DC Power @ 40V	4000	5200	6700	8000	8000	12000	13800	W
Maximum DC Power @ 48V		5760	7632	8960	8960	13200	15168	W
DC Voltage Min./Max. (40-48V)	40V							
Maximum Input Voltage	48V							VDC
Number of DC Input Channels	1							Channels
Maximum Input Current @240V	20A	21.5A	28.5A	33.3A	33A	50A	57A	A
Maximum Input Current @230V	✓	✓		27.5A	✓	✓	32A	A
Max. Input Short-Circuit Protection	✓							WDC
Reverse Polarity Protection	✓							
Ground Fault Protection (GFCI)	60% (Selectable)							
DCMP Protection (DC-DC)	✓			✓				B
CE Weighted Efficiency							96.0% @ 240V 95.5% @ 230V	%
Operating Power Consumption	≤ 0.1W							W

✓ AC output frequency is 50/60/60/60 Hz available option.
 Higher maximum output power is available with 110V AC input (nominal 110V AC).

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

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

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US
ADDITIONAL FEATURES							
Support of communication interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)						
Revenue grade Data ANS C12.20	Optional						
Remote Commissioning	A 2nd device enables configuration using both A- and B-Station for total connection						
Federal Standard (NEC 2014 and 2017 (604))	Automatic Trip (Breaker) upon AC Grid Disconnection						
STANDARD COMPLIANCE							
UL954	UL1741, UL1741 SA, UL1551B, CSA C22.2, T-Listed in accordance with UL 1551B						
Grid Connection standards	IEEE1547, IEEE1547.4, IEEE1547.7						
Dimensions	190, 190, 190, 190, 190, 190						
INSTALLATION SPECIFICATIONS							
AC Output Capacity (See 4 AWG)	3.4 kW (single phase)			3.4 kW (single phase)			
AC Input Capacity (See 4 AWG)	4.0 kW (single phase)			4.0 kW (single phase)			
Connection with Battery (See 4 AWG)	117V/240V/480V/480V/600V			117V/240V/480V/480V/600V			
Depth with battery (See 4 AWG)	190 mm	190 mm	190 mm	190 mm	190 mm	190 mm	190 mm
Weight	1.5 kg	1.5 kg	1.5 kg	1.5 kg	1.5 kg	1.5 kg	1.5 kg
Height	190 mm	190 mm	190 mm	190 mm	190 mm	190 mm	190 mm
Operating Temperature Range	-40°C to 140°C (See 190)						
Humidity Range	5% to 95% (non-condensing)						

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URECO

United Renewable Energy Co., Ltd.

EN



FBM_MFG-BB / 108 cells
390W - 405 W
Mono-Crystalline PV Module

URE Peach module uses URE state-of-the-art cell cutting technology, and advanced module manufacturing experiences.



Key Features



Positive power tolerance
+0 ~ +5 watt



100% EL inline inspection
Better module reliability



Withstand heavy loading
front load 5400 Pa & rear load 2400 Pa



Design for 1000 VDC
Reduce the system BOS effectively



Excellent low light performance
3.5% relative eff. Reduction at low
(200W/m²)



Electrical Data

Model - STC		FBM390MFG-BB	FBM395MFG-BB	FBM400MFG-BB	FBM405MFG-BB
Maximum Rating Power (Pmax)	[W]	390	395	400	405
Module Efficiency	[%]	19.98	20.23	20.49	20.75
Open Circuit Voltage (Voc)	[V]	36.84	37.03	37.20	37.36
Maximum Power Voltage	[V]	30.82	31.00	31.17	31.35
Short Circuit Current (Isc)	[A]	13.50	13.59	13.68	13.78
Maximum Power Current	[A]	12.66	12.75	12.84	12.92

*Standard Test Condition (STC): Cell Temperature 25 °C, Irradiance 1000 W/m², AM 1.5
 *Values without tolerance are typical numbers Measurement tolerance: ± 5%

Mechanical Data

Item	Specification
Dimensions	1723 mm (L) × 1133 mm (W) × 35 mm (D) / 67.83" (L) × 44.61" (W) × 1.38" (D)
Weight	21.7 kg / 47.84 lbs
Solar Cell	12×9 pieces monocrystalline solar cells series strings
Front Glass	White toughened safety glass, 3.2mm thickness
Cell Encapsulation	EVA (Ethylene-Vinyl-Acetate)
Frame	Black anodized aluminum profile
Junction Box	IP-68, 3 diodes
Cable & Connector	Portrait: 500 mm (cable length can be customized), 1 × 4 mm compatible with MC4
Package Configuration	31 pcs Per Pallet, 806 pcs per 40' HQ container

With assembly tolerance of ± 3 mm (± 0.25")
 With assembly tolerance of ± 0.6 mm (± 0.025")

Operating Conditions

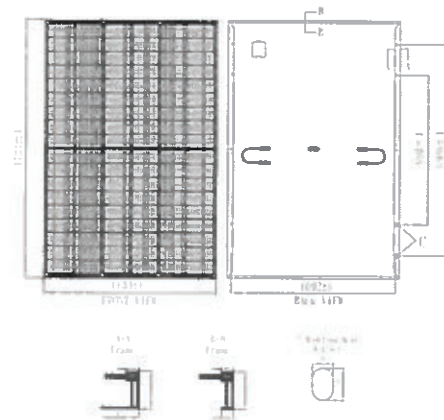
Item	Specification
Mechanical Load	5400 Pa
Maximum System Voltage	1000V
Series Fuse Rating	30 A
Operating Temperature	-40 to 85 °C

Temperature Characteristics

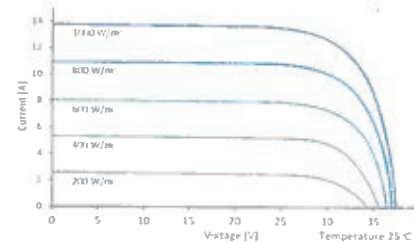
Item	Specification
Nominal Module Operating Temperature	45°C ± 2°C
Temperature Coefficient of Isc	0.043 % / °C
Temperature Coefficient of Voc	-0.27 % / °C
Temperature Coefficient of Pmax	-0.32 % / °C

*Nominal module operating temperature (NMOT), Air mass AM 1.5, irradiance 800 W/m², temperature 20°C, windspeed 1 m/s.
 *Reduction in efficiency from 1000 W/m² to 200 W/m² at 25°C: ± 5 ± 2%

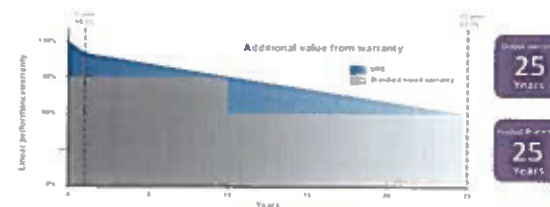
Engineering Drawing (mm)



Dependence on Irradiance



Reliability with Warranty



For more information, please visit us at www.urecorp.com

United Renewable Energy Co., Ltd.

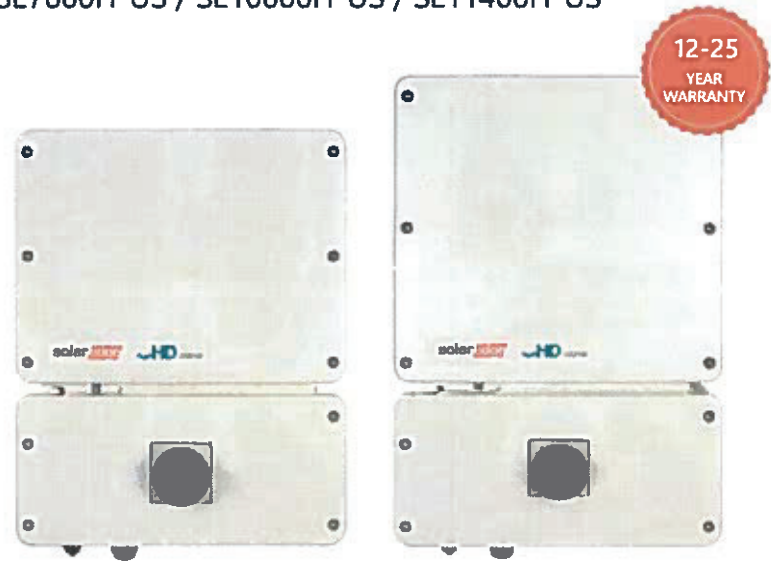
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 Fax: +886-3-578-1255

Single Phase Inverter with HD-Wave Technology

for North America

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



Optimized installation with HD-Wave technology

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

Why go solar?

Invest in your home



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

Invest in the environment

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



Taking **2 passenger cars** off the road per year



Growing **5,614 tree seedlings** for 10 years



Driving **18,064 fewer miles**

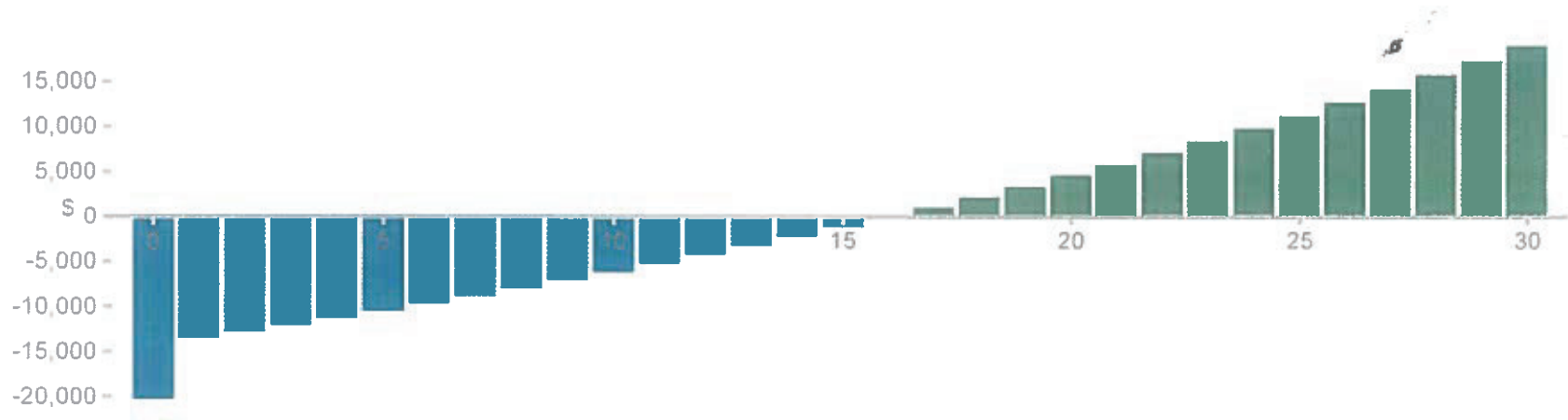
*"Selling into the Sun: Price Premium Analysis of a Multi-State Dataset of Solar Homes". Hoen, Ben and Wiser, Ryan et al. Lawrence Berkeley National Laboratory for the U.S. Department of Energy"

Cash

\$19,083

Estimated 30 year savings*

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



Year 1	Before	After
Est. Utility Bill	\$129	\$71
Est. Year 1 Monthly Savings		\$ 53

System Cost	\$20,280
Grants	- \$0
National Incentive	- \$6,084
Net Cost	\$14,196

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

STAFF RECOMMENDATIONS	Address: 2521 N Fritz Dr.
COA 23-28	Petitioner: Tucker Jaroll, Loren Woods Builders
Application Date: 4/11/2023	Parcel: 53-05-28-203-070.000-005
RATING: CONTRIBUTING	Survey: c. 1960, ranch



Background: Matlock Heights Historic District

Request: Removing a three season room and concrete pad. Building a larger room with heating.

Neighborhood Comments:

“These are the responses from the MH Historic Design Committee. Overall everyone has positive comments for Sheri’s COA proposal. Great Design and improvement Looks great and blends with the home really well. Works for me & looks fine. The design is well thought out and will definitely enhance the neighborhood. We hope the Bloomington Historic Commission will approve Sheri’s COA.” - Sharon Yarber

Guidelines: Matlock Heights Historic District Guidelines

The redesign takes place on the back of the building which constitutes “secondary facades” defined as “Any facade that is visible from a public way but not a primary facade (pg. 19). Patios and Porches (pg. 33) “Recommended” “Building materials include laid brick, concrete, stone, and/or wood. When possible, locate away from a primary facade or in the rear.”

Staff Recommends approval of COA 23-28

- The petitioner has provided clarification regarding the form and materials for the addition.
- The proposed addition is much more similar to the existing house than the current building, however it follows the Matlock Heights guidelines regarding the recommended materials of stone, concrete, and wood and would be located on the back of the building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-28

Date Filed: 4/13/2023

Scheduled for Hearing: 4/17/2023

Address of Historic Property: 2521 N Fritz Dr Bloomington, In 47408

Petitioner's Name: Tucker Jaroll

Petitioner's Address: 1205 S Grant St. St. Bloomington, IN 47401

Phone Number/e-mail: tucker@lorenwoodbuilders.com

Owner's Name: Sheri Fella

Owner's Address: 2521 N Fritz Dr Bloomington, In 47408

Phone Number/e-mail: sherella@me.com

Instructions to Petitioners

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

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

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

1. A legal description of the lot. Residential lot

2. A description of the nature of the proposed modifications or new construction:
The residence has an existing three season room. The ceilings are low, and the room lacks heating and cooling.

The proposed plan is to remove this existing three seasons room and the surrounding concrete pad.
The concrete pad will then be replaced with a larger footprint. A new room addition will be constructed
in place of the existing three seasons room, but the footprint will be larger by about 50%. Instead of a
shed roof, which is what the existing three a seasons room has, a gable roof will be constructed to match
the ridge of the East-West gable of the existing residence. The new addition will have a bathroom as well
as heating and cooling, so it can be used year round. There will be an indoor-outdoor fireplace.

3. A description of the materials used.
Traditional construction materials will be used- 2 x 6 framing, Pella Lifestyle windows and sliders,
asphalt shingles to match existing structure's shingles, concrete (acid washed) for floor and
surrounding concrete pad. The client requests a limestone veneer exterior.

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.



LOOKING NORTH, EXISTING THREE SEASONS ROOM



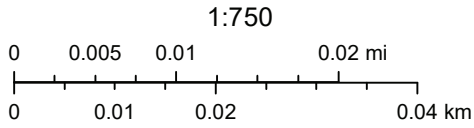
LOOKING EAST FROM WALNUT, TOWARDS SITE



LOOKING SOUTH, FROM FRITZ DRIVE



LOOKING SOUTH, TURNING ONTO FRITZ FROM WALNUT



EXISTING CONDITIONS RENDERING

HOME WAS BUILT IN 1960.
THREE SEASONS ROOM WAS AN ADDITION.



DEMO CONDITIONS RENDERING
RED = DEMOLISHED



EXISTING INTERIOR CONDITIONS



- Reasons for removal:**
- Ceiling leaks- post repair attempts
 - Doors in bad condition
 - Room not original to house
 - Cannot be used in summer
 - Cannot be used in winter

EXISTING INTERIOR CONDITIONS

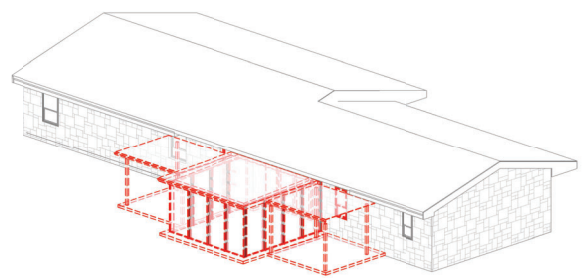
LOOKING SOUTH, INTO EXISTING ROOM



PLANNING
PROPOSED SITE + ROOF LINE



90 ft

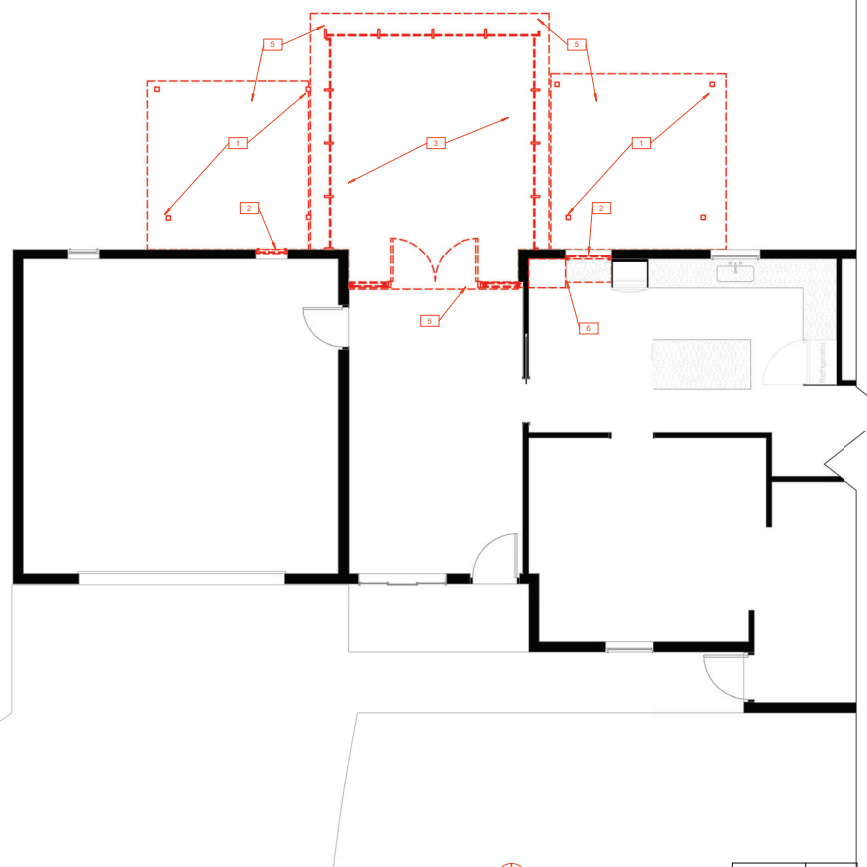


PLAN LEGEND

	ROOM NAME + NUMBER
	PARTITION TYPE
	DOOR TAG SEE DOOR SCHEDULE
	WINDOW TAG SEE WINDOW SCHEDULE
	RADIANT FLOOR
	PLANTER
	CHASE
	FIRE RATED WALL
	IN FLOOR ADJUSTABLE UPLIGHT
	IN FLOOR ADJUSTABLE UPLIGHT FLOOR BOX
	FLOOR DRAIN
	ELEVATION TARGET
	BUILDING ELEVATION
	ROOM INTERIOR ELEVATIONS
	FIRE RATED WALL
	PROPERTY LINE

DEMO PLAN NOTES

1. DEMO EXISTING PERGOLA
2. REMOVE EXISTING WINDOW
3. DEMO EXISTING THREE SEASONS ROOM, STRUCTURE, DOORS, ROOF
4. REMOVE EXISTING DOOR + WINDOWS, TO BE REPLACED WITH SLIPER
5. DEMO EXISTING CONCRETE PAD
6. REMOVE EXISTING CABINETRY, TO MAKE ROOM FOR FUTURE OPENING

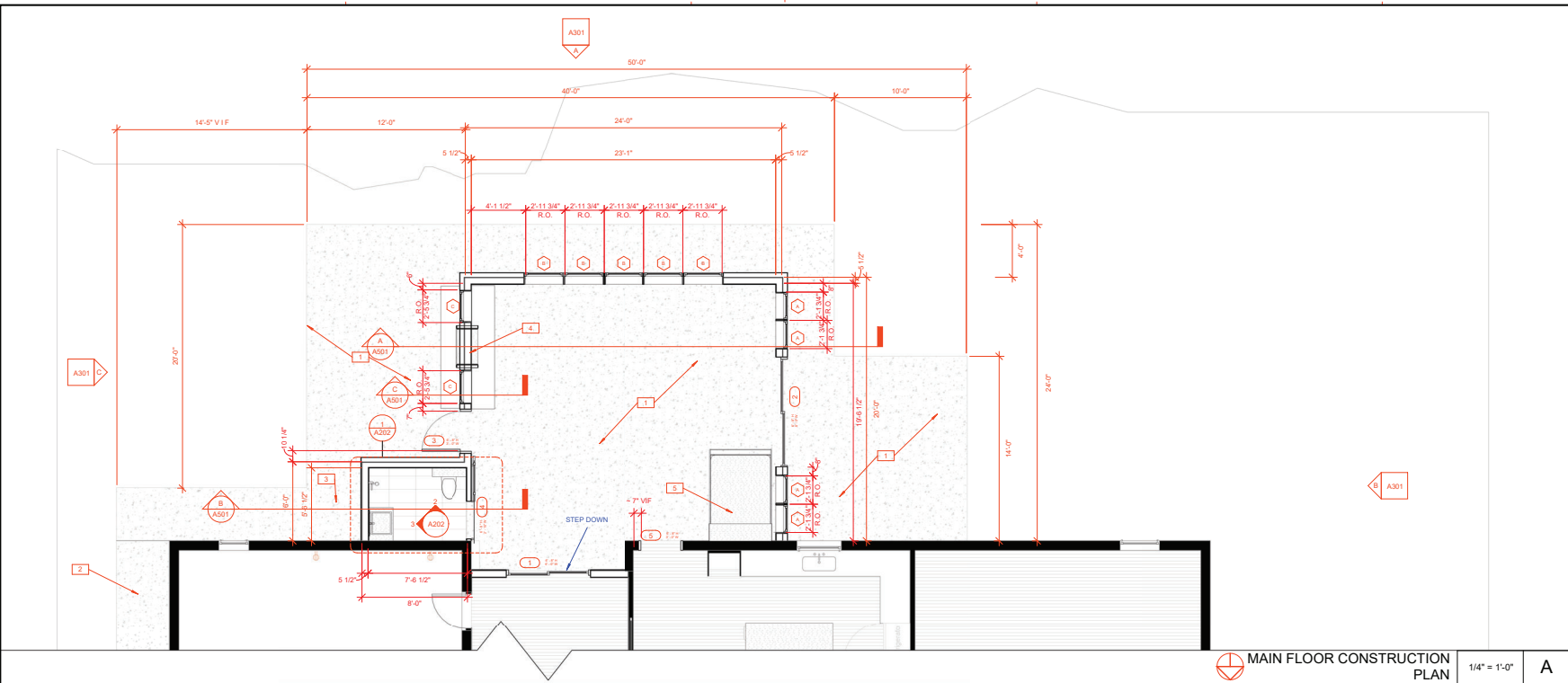


MAIN FLOOR DEMO PLAN 1/4" = 1'-0" A

03/27/2021	
A - PERMIT SET	
SCALE	DATE

03/24/2021 10:01 PM

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Other use, dissemination or reproduction cannot be made without prior written consent from Loren Wood Builders. Details are intended to show final effect of parts of construction.
Minor modifications may be required to suit particular site dimensions or conditions and shall be included within the scope of the work and Construction Contract.



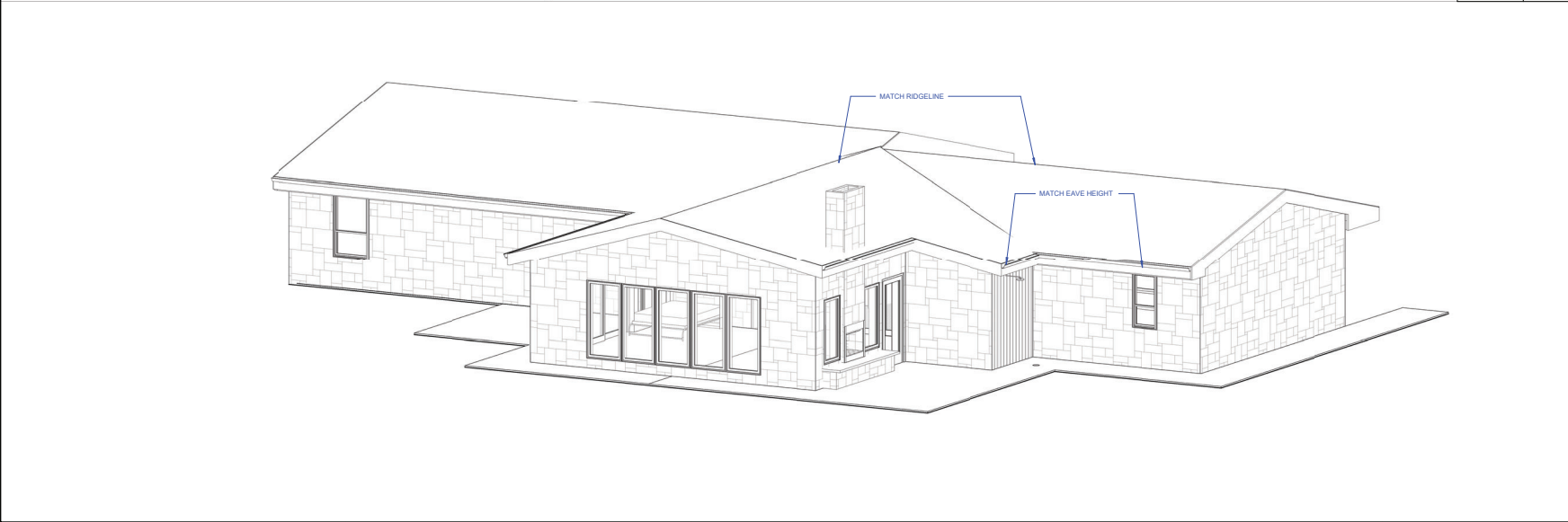
PLAN LEGEND

	ROOM NAME + NUMBER
	PARTITION TYPE
	DOOR TAG SEE DOOR SCHEDULE
	WINDOW TAG SEE WINDOW SCHEDULE
	RADIANT FLOOR
	PLANTER
	CHASE
	FIRE RATED WALL
	IN FLOOR ADJUSTABLE UPLIGHT
	IN FLOOR ADJUSTABLE UPLIGHT FLOOR BOX
	FLOOR DRAIN
	ELEVATION TARGET
	BUILDING ELEVATION
	ROOM INTERIOR ELEVATIONS
	FIRE RATED WALL
	PROPERTY LINE

FLOOR PLAN NOTES

1. CONCRETE FLOOR, ACID WASH FINISH, NATURAL / PEWTER COLORING, -1,180 kRF
2. EXISTING CONCRETE SIDEWALK TO REMAIN
3. OUTDOOR SHOWER W/ DRAIN
4. INDOOR-OUTDOOR FIREPLACE, ADCUCRAFT HEARTHROOM SERIES 36"
5. MURPHY BED, SUPPLIED BY CLIENT
6. .

MAIN FLOOR CONSTRUCTION PLAN 1/4" = 1'-0" A



FELLA RESIDENCE
2521 N FRITZ RD BLOOMINGTON, INDIANA 47408

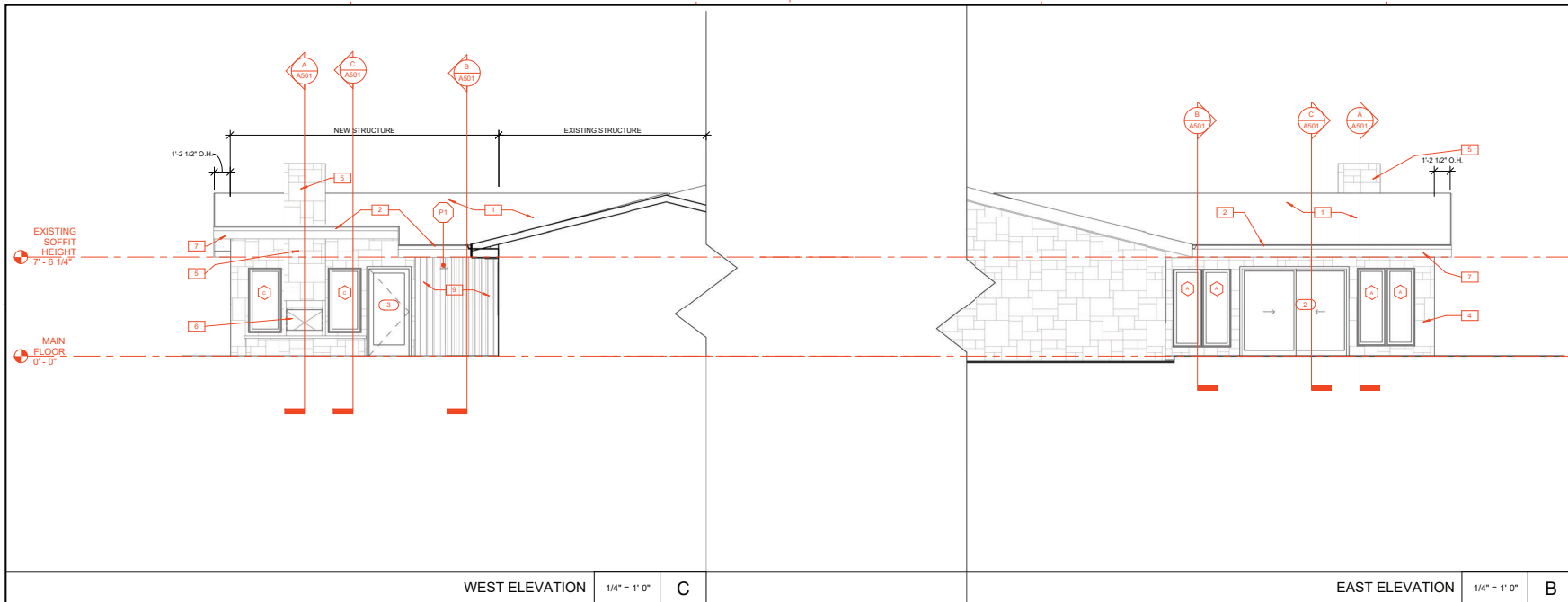
03/22/2024
A - PERMIT SET

SCALE: 1/4" = 1'-0"

03/01/2024 11:57:40 AM

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MAIN FLOOR CONSTRUCTION PLAN A201



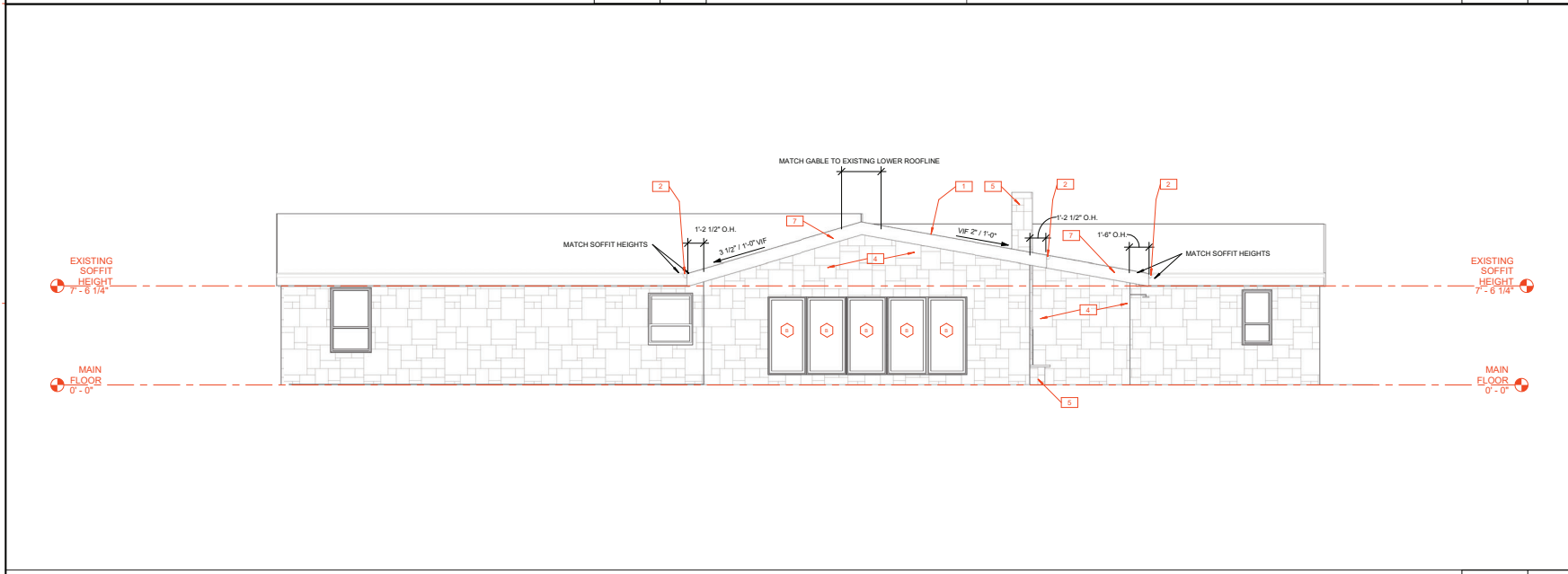
- BUILDING ELEVATION LEGEND**
- 1 NEW ROOF, TO MATCH EXISTING
 - 2 NEW GUTTERS, TO MATCH EXISTING
 - 3 NEW DOWNSPOUT
 - 4 LIMESTONE VENEER
 - 5 LIMESTONE VENEER ON FIREPLACE, TBD
 - 6 HEARTHROOM 36 INDOOR-OUTDOOR FIREPLACE
 - 7 FASCIA TO MATCH EXISTING
 - 8 1/4 CORNER TRIM, ON ONE SIDE OF CORNER ONLY RUN SING ON OPPOSITE CORNER TO EDGE OF 1/4 CORNER TRIM
 - 9 BOARD - BATTEN ACCENT WALL CEDAR
 - 10 NOT USED
 - 11 NOT USED

WEST ELEVATION

1/4" = 1'-0" C

EAST ELEVATION

1/4" = 1'-0" B



NORTH ELEVATION

1/4" = 1'-0" A

FELLA RESIDENCE
2521 N FRITZ RD BLOOMINGTON, INDIANA 47408

03/27/2021	
A - PERMIT SET	

EXTERIOR ELEVATIONS A301

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PROPOSED CONDITIONS RENDERING
LOOKING NORTHWEST



PROPOSED CONDITIONS RENDERING
LOOKING NORTHEAST

CLIENT HAS STRONG DESIRE FOR ADDITION TO MATCH EXISTING RESIDENCE. SHE REQUESTS MATCHING LIMESTONE VENEER.



EXISTING EXTERIOR CONDITIONS

LIMESTONE



PROPOSED EXTERIOR CONDITIONS

LIMESTONE



ABOVE WINDOW SILL



BELOW WINDOW SILL

STAFF RECOMMENDATIONS	Address: 917 N Fairview St.
COA 23-29	Petitioner: Jacob S. Bower-Bir and Daniel Joseph Weddle
Application Date: 4/13/2023	Parcel: 53-05-32-104-005.000-005
RATING: CONTRIBUTING	Survey: Unsurveyed



Background: Maple Heights Historic District

Request: *Build an ADU*

Neighborhood Comments: Pending

Guidelines: Maple Heights Historic District Guidelines

BUILDING OUTLINE (pg. 27)

Definition: The silhouette of a building as seen from the street.

RECOMMENDED

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

NOT RECOMMENDED:

1. Roof shapes that create uncharacteristic shapes, slopes and patterns.

Massing (pg. 28)

“RECOMMENDED

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

2. A larger than typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.”

FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the living space.

RECOMMENDED

1. New construction first-floor elevation and foundation height should be consistent with contiguous buildings.

Accessory Structure Guidelines (pg. 33)

“For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case.”

RECOMMENDED:

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley
3. The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.

Staff Recommends conditional approval for 23-29, with clarification for the roofing materials and working with the HPC to incorporate the design a bit more to the existing context.

- The proposed ADU’s location is in line with the guidelines.
- The design proposes a creative use of materials.
- The petitioner made a compelling case regarding sustainability and the local eclectic precedents.
- The proposed materials, massing, and roofing break with the local building patterning.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 23-29

Date Filed: 4/13/2023

Scheduled for Hearing: 4/27/2023

Address of Historic Property: 917 North Fairview Street

Petitioner's Name: Daniel Joseph Weddle & Jacob S. Bower-Bir

Petitioner's Address: 1131 Lexington Ave, Indpls, IN 46203

Phone Number/e-mail: 317.332.9073 / jake@terranrobotics.ai

Owner's Name: Daniel Joseph Weddle

Owner's Address: 917 North Fairview Street, Bloomington, IN

Phone Number/e-mail: 812.360.5829 / danny@terranrobotics.ai

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 53-05-32-104-005.000-005

2. A description of the nature of the proposed modifications or new construction:
The new construction will be an unattached, single story ADU with an alley-facing basement garage that will not touch the historic structure (aka "main house"). The main house is a single story structure with a basement apartment. The basements of the main house and of the proposed ADU are accessible via the alley. On the ground level, the proposed ADU has two components. (1) To the south is an existing, wood-clad tiny home with a kitchenette, eating nook, loft, and bathroom. (2) To the north is a clay composite (aka "cob") structure that will serve as a bedroom. Atop the cob structure is a roof deck with low slope roof lines referencing the main house roof. Together, the main house and ADU frame the backyard, gathering S and SE sunlight.

3. A description of the materials used.
The basement of the proposed ADU is the same exposed concrete block of the main house basement apartment. The bedroom of the proposed ADU will be constructed of, and finished with, natural earthen material--- specifically, locally sourced clay. The local clay used is warm in color and plays well the the brick that clads the main house. The remainder of the proposed ADU is clad in car siding produced regionally from cherry, maple, and poplar harvested from the owner's family farm outside Bedford, IN. The roof of this structure reaches to the ground, and it is made of metal collected regionally.

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.

PHOTOGRAPHS OF THE EXISTING HISTORIC STRUCTURE
aka "main house"

façade from Fairview looking EAST



façade from Fairview, looking NORTHWEST



façade from Fairview, looking SOUTHWEST



façade from Fairview and alley intersection, looking SOUTHWEST



façade from Fairview, showing southern neighbor, looking SOUTHWEST



façade from Fairview, showing northern neighbor, looking NORTHWEST



PHOTOGRAPHS OF PROPERTIES ADJACENT TO THE PROPOSED BUILD SITE
All photographs taken from the location of the proposed ADU.

looking NORTH



looking SOUTH



looking EAST at existing main structure



looking WEST



PHOTOGRAPHS OF PROPOSED ADU FINISHES

Proposed ADU has two main above ground components: (1) an earthen bedroom and (2) a converted tiny home.

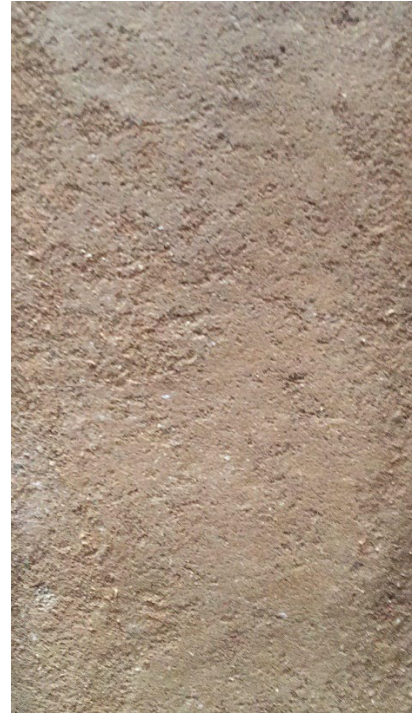
earth burnished with OIL



POLISHED earth



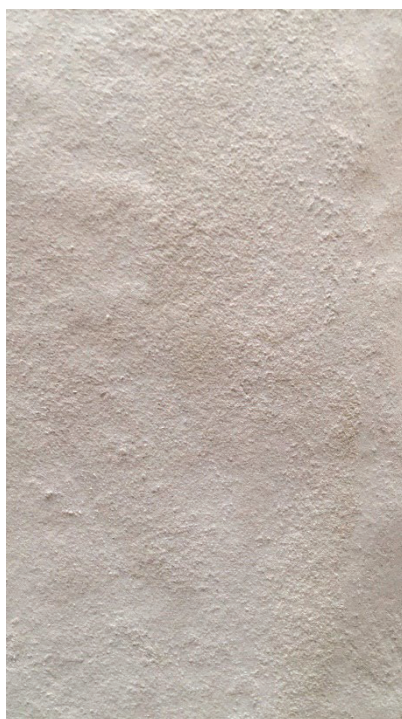
earth with PVA



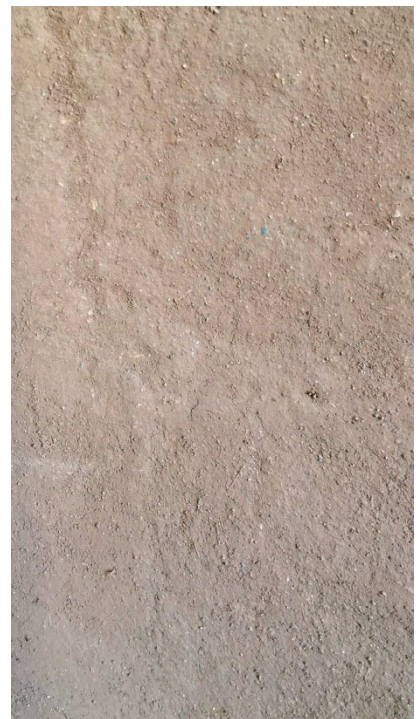
earth with 3 COAT LIME



earth with LIME STUCCO



traditional EARTEN PLASTER



proposed EASTERN façade

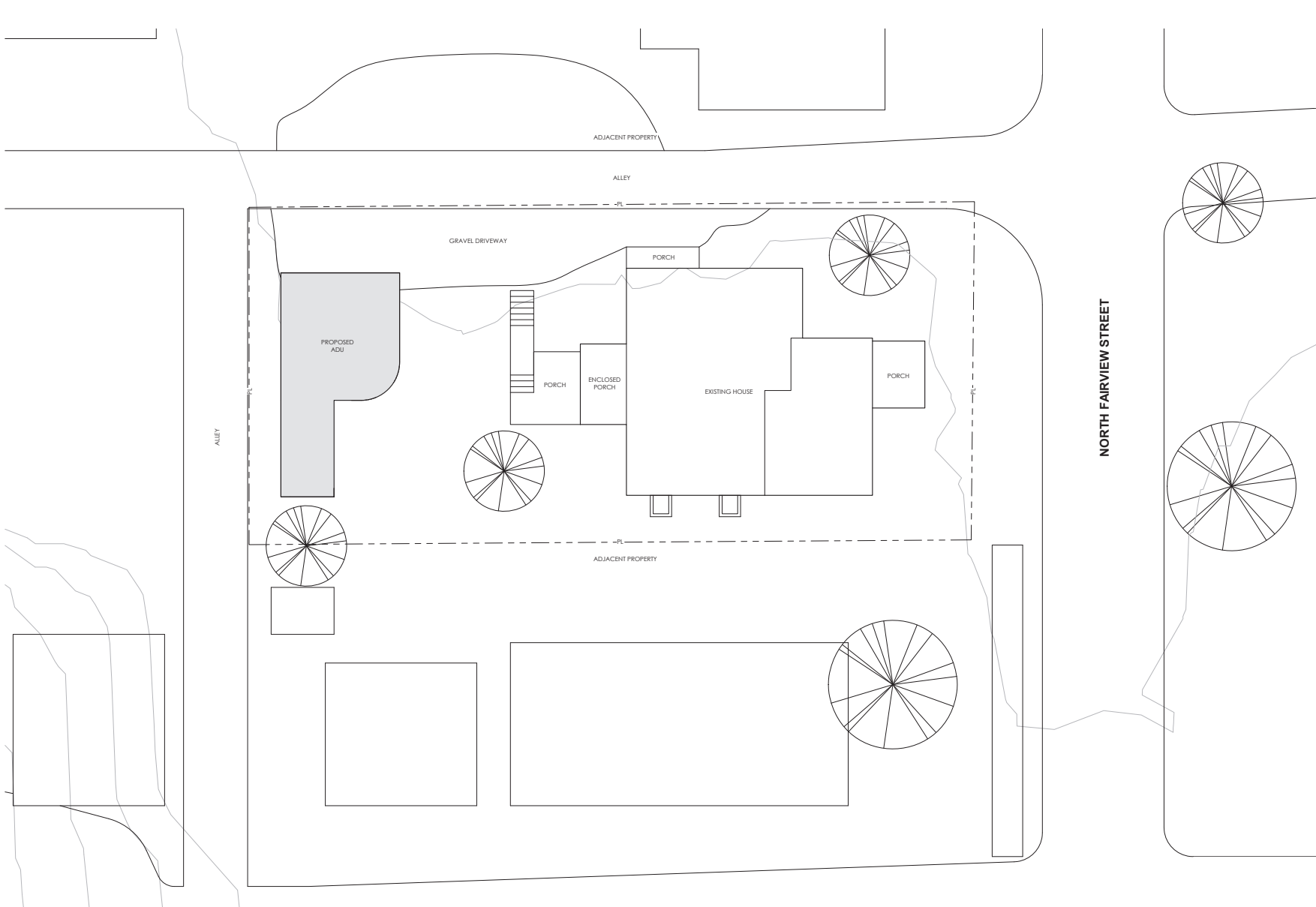


proposed SOUTHER façade



proposed WESTERN façade







SITE PLAN
 1/8" = 1'-0"



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SITE PLAN
 TERRAN - HOUSE PROJECT
 PROJECT ADDRESS

REVISIONS	DATE

DATE: 04-13-2023

SCALE VERIFICATION: 0

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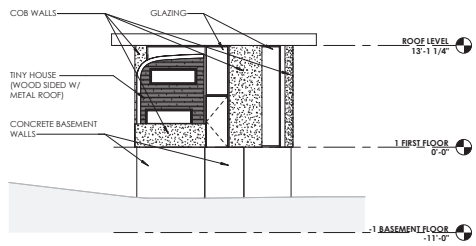
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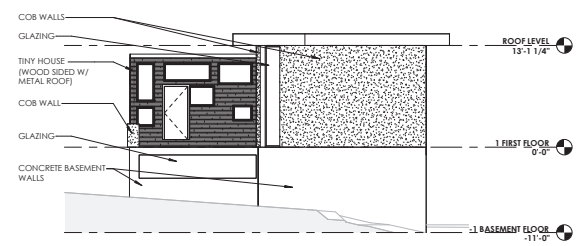
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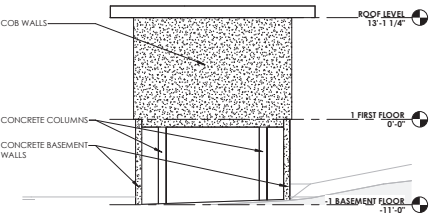
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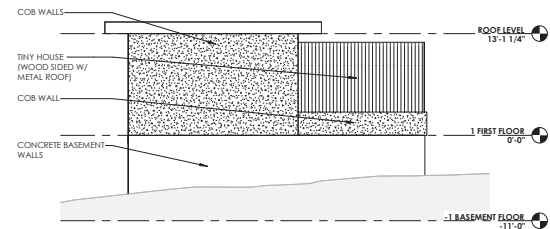
1 ADU SOUTH ELEVATION
 1/8" = 1'-0"



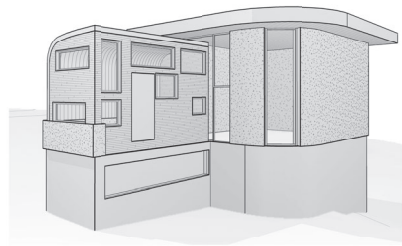
2 ADU EAST ELEVATION
 1/8" = 1'-0"



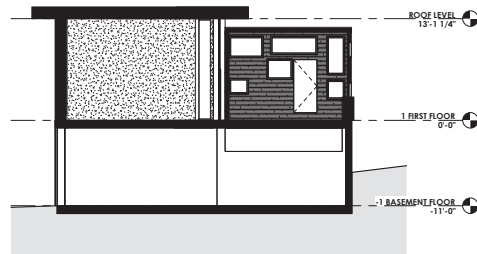
3 ADU NORTH ELEVATION
 1/8" = 1'-0"



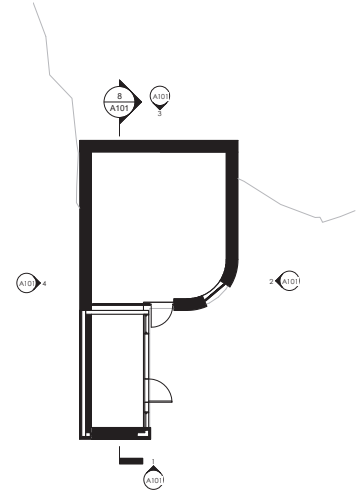
4 ADU WEST ELEVATION
 1/8" = 1'-0"



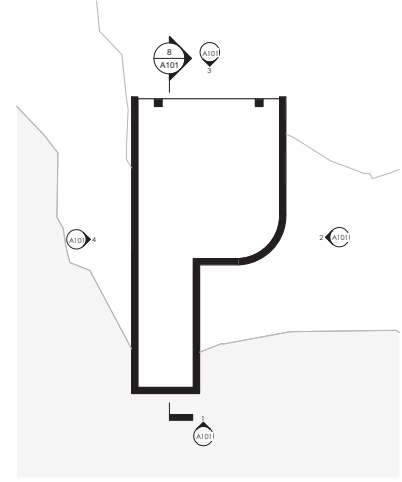
7 3D VIEW - FOR REFERENCE ONLY
 1/8" = 1'-0"



8 ADU SECTION
 1/8" = 1'-0"



5 ADU FLOOR PLAN
 1/8" = 1'-0"



6 ADU BASEMENT PLAN
 1/8" = 1'-0"

ADDENDUM to COA application for 917 N Fairview St

Original application submitted April 13, 2023

Addendum submitted April 21, 2023

This addendum is meant to provide an extended discussion of the layout and materials of the proposed accessory dwelling unit (ADU) at 917 N Fairview St, which is located within the Maple Heights Conservation District. As noted in the Bloomington Historic Preservation Commission’s staff report on that conservation district, “[t]he construction and styles of houses in Maple Heights are representative of the need for worker housing near the downtown area” (p. 7). As befits such a neighborhood, there is not one overriding housing style characteristic of Maple Heights; rather, there are a variety of housing styles, including “gabled-ell cottages and pyramid roof houses, [...] shotgun houses, double-pen houses, and California Bungalows” (p. 6). It is into this eclectic, cozy mix of worker cottages that we propose the ADU detailed in our original COA application.

There are three principal objectives we set for the proposed ADU: (i) increase housing density in the neighborhood, with its walkable proximity to downtown Bloomington; (ii) limit the environmental impact of the building process and ensure that the resulting structure is energy efficient; and (iii) honor the pragmatic, frugal style of homebuilding that characterizes the historic Maple Heights neighborhood. The first objective is necessarily achieved with the addition of a bedroom and living space, so we will concentrate here on the second and third objectives.

Regarding the **environmental sustainability** of the project:

The proposed ADU’s kitchen, dining room, and bathroom are housed within a preexisting tiny home the owner built years ago using locally harvested wood from his family’s nearby farm and locally sourced scrap metal. Because it is preexisting and can be repurposed, this portion of the proposed ADU is already well into its lifecycle and will not invite the material waste that new construction would necessarily entail. Meanwhile, the remainder of the ADU main living space will be built with a clay composite commonly called “cob”. Cob is made from all natural materials (clay, sand, and straw), all of which can be harvested either on site or locally, all of which can be recycled into new cob structures if demolished, and all of which will revert to their constituent components if left unattended. None of this structure will end up in a landfill; there will be no waste. The repurposed tiny house is already insulated, and the new cob structure will be built to a thickness such that it is naturally insulated. Additionally, the cob walls passively act as solar heat sinks, further reducing the need for actively heating the space during cold months.

Regarding the **appropriateness of the appearance** within the Maple Heights historic district...

As detailed above, Maple Heights is architecturally eclectic. The main house on the property, which is designated as a contributing historic structure, clearly exhibits the practical, piecemeal approach to home improvement you would expect in a working-class neighborhood. For example, three porches have been added over the years, none of which match the original roof line—two are low sloped EPDM roofs and the other is gabled, all abutting a main structure with a hipped shingle roof. The abundance of

exterior finishes on the main house further highlights the intermittent patchwork of home expansion common throughout the neighborhood. In order of total coverage, the main house is clad in (i) aluminum siding, (ii) brick, (iii) CMU block, (iv) exterior plywood, and (v) stacked limestone foundation.

The proposed ADU, with its mix of materials and rooflines, plays to the heterogenous sensibilities of the larger Maple Heights district, and to the materials and forms of the main house specifically. The warm, natural cob walls and the tung oiled wood planks of the tiny home speak to the main house's brick and wood siding, respectively, and the CMU block of the ADU's basement is the same as that composing the basement of the existing house. The low sloped roof over the cob structure matches the roofs of the two previous porch additions to the main house. Like the mix-and-match rooflines of the existing main house and its historic additions, the proposed ADU combines two different roof shapes. In addition to their environmental benefits mentioned above, the use of a repurposed structure and a structure built out of abundant earthen materials speaks directly to the practical, working-class character of Maple Heights. The materials are attractive, while also being immediately available, affordable, and durable. They communicate a commonsense approach to building, and a viable path towards affordable housing.

The proposed ADU will not be visible when standing in front of the main house, and the ADU does not touch or in any way alter the historic main house. The ADU sits in conversion with the main house but makes sure not to overpower or compete with it. Together, the proposed ADU and main house enclose the back yard, creating a courtyard. This allows the residents of both dwellings to exist comfortably apart, but also enjoy the benefits of communal outdoor space. The slope of the lot is downhill from south to north, with an alley-facing walkout basement on both the main house and the proposed ADU. The logic of the ADU follows the logic of the home, with a walkout basement/garage entrance on the north alley and a main entrance towards Fairview St to the east.

To aid in the Commission's review of our proposal, we have attached several photographs of precedent structures. Please see:

- **Figures 1–15** for examples of dwellings around Maple Heights that have **compound roofs** akin to that of the tiny home and cob portions off the proposed ADU.
- **Figures 16–21** for examples of dwellings and accessory structures around Maple Heights that use **mass walls** akin to the cob and CMU portions of the proposed ADU.
- **Figures 22–27** for examples of dwellings and accessory structures around Bloomington that have **curved exterior walls** akin to the cob portion of the proposed ADU.
- **Figures 28–33** for examples of dwellings and accessory structures around Bloomington that are built with **exposed natural materials**.
- **Figures 34–36** for examples of dwellings and accessory structures around Bloomington that have **plaster or stucco finishes**.

Finally, please see the attached, **updated drawing set** for additional renderings, plans, and elevations.

FIGURES
1 - 15

COMPOUND
ROOFS
in Maple
Heights



512 W 13th St accessory



512 W 15th St



522 W 13th St accessory



522 W 13th St



523 W 13th St



626 W 13th St



702 W 13th ST



705 W 13th St



721 N Fairview St accessory



721 W 13th St



802 N Fairview St



811 N Jackson St



943 N Jackson St accessory I



943 N Jackson St accessory II



1001 N Madison St

FIGURES
16 - 21

MASS
STRUCTURES
in Maple
Heights



702 W 13th ST



807 N Maple St



916 N Fairview St



924 N Fairview St accessory



931 N Fairview St accessory



931 N Fairview St

FIGURES
22 - 27

CURVED
STRUCTURES
in
Bloomington



1010 W 11th St



1105 N Woodburn Ave 2



1105 N Woodburn Ave



1105 N Woodburn Ave view I



1105 N Woodburn Ave view II



514 W Kirkwood Ave

FIGURES
28 - 33

NATURAL
MATERIALS
in
Bloomington



604 N Adams St



1212 W Cottage Grove Ave B



907 S Madison St view I



907 S Madison St view II



901 N Maple St



907 S Madison St view III & IV

FIGURES
34 - 36

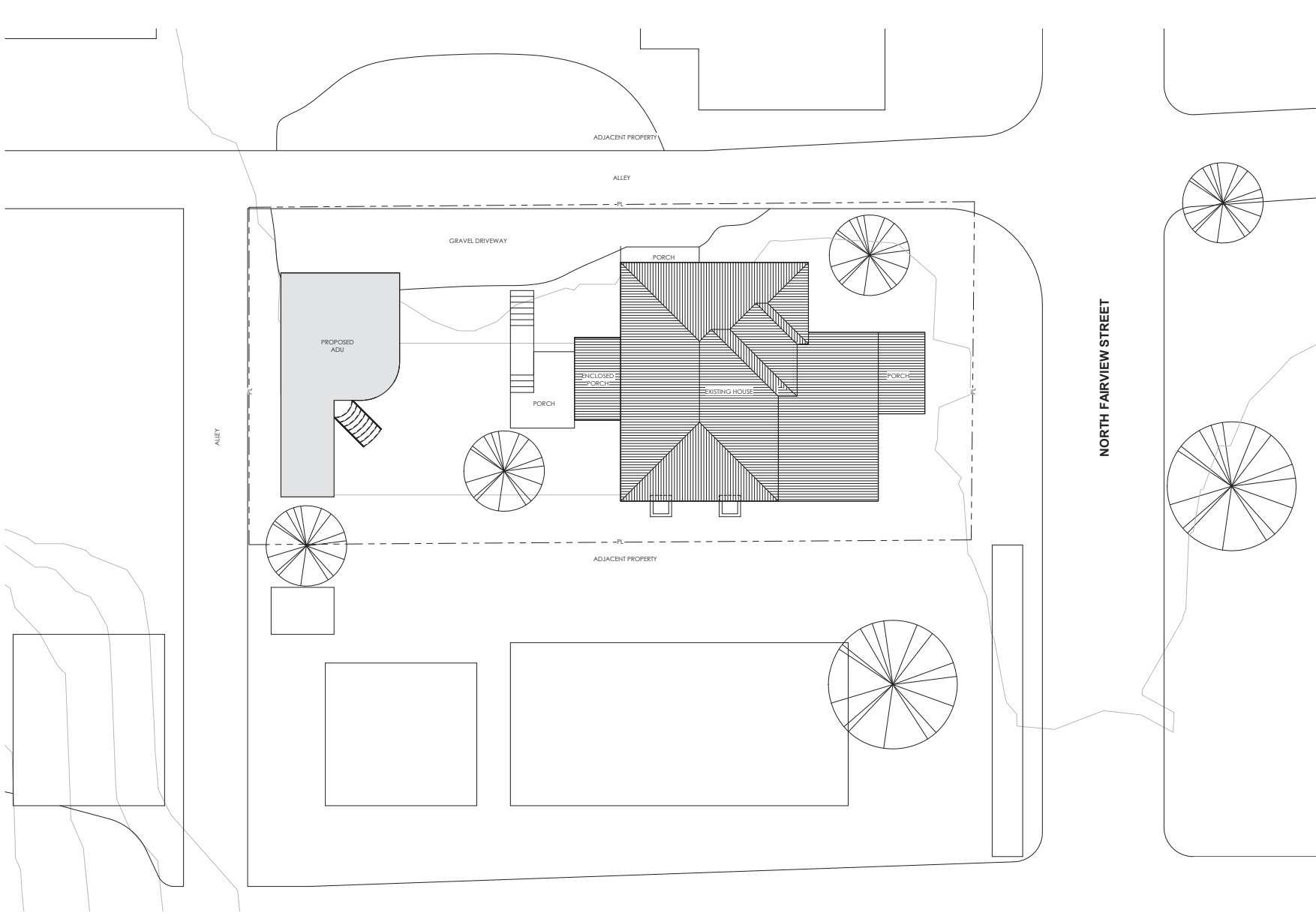
PLATER
FINISHES
in
Bloomington



920 N Crescent Rd



910 N Crescent Rd





SITE PLAN
 1/8" = 1'-0"



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 COOPERATIVE**

SITE PLAN
 TERRAN - HOUSE PROJECT
 PROJECT ADDRESS

REVISIONS	DATE

DATE: 04-21-2023
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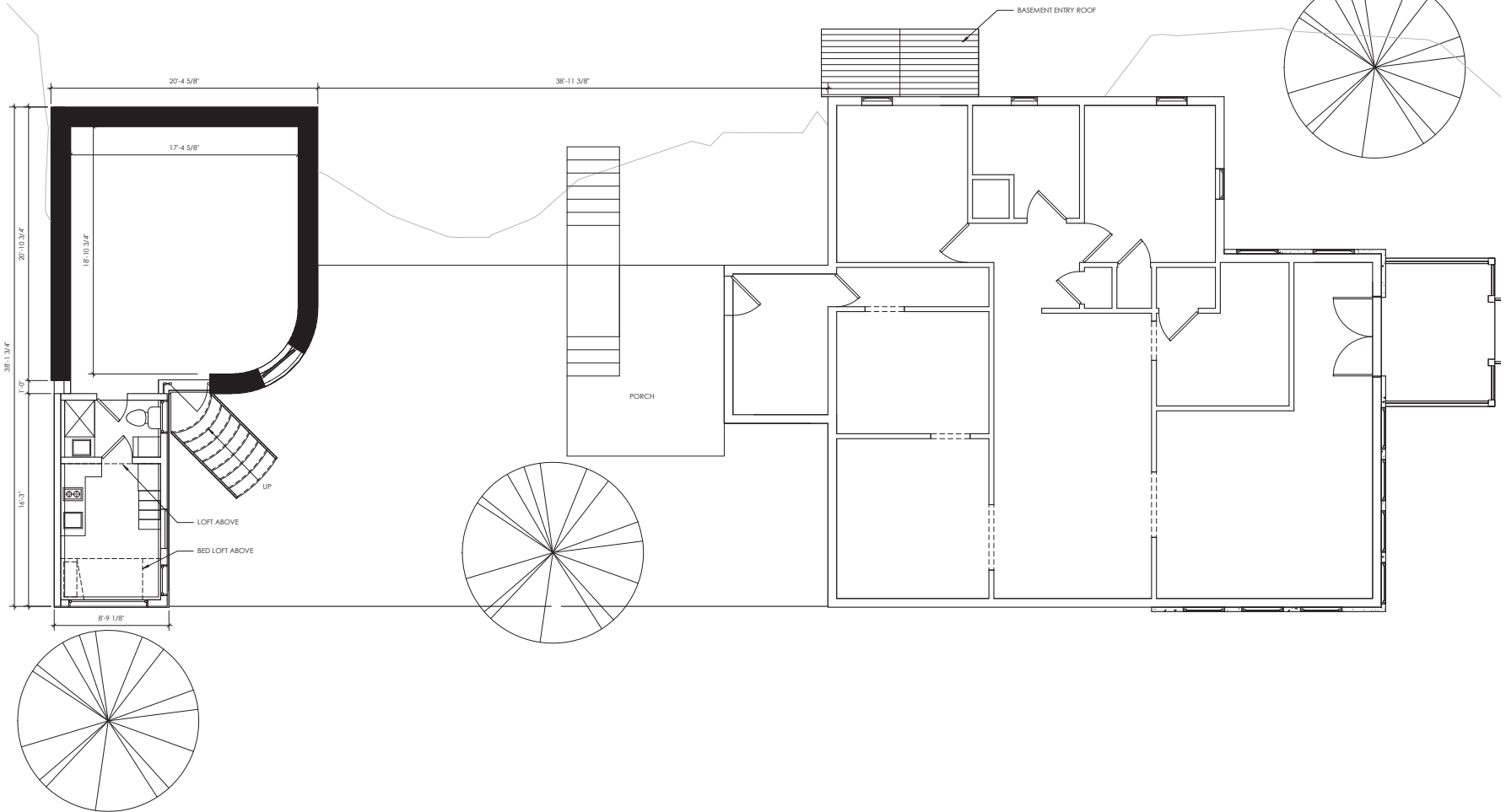
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ADU & HOUSE PLAN

1/16" = 1'-0"



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 TERRAN - HOUSE PROJECT
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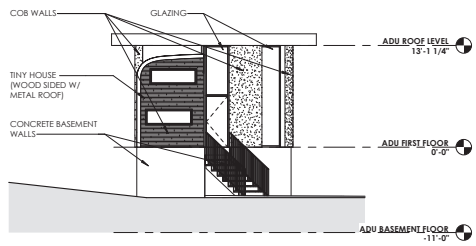
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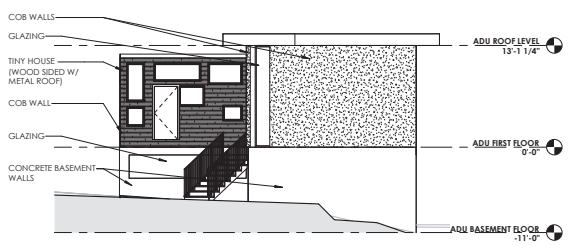
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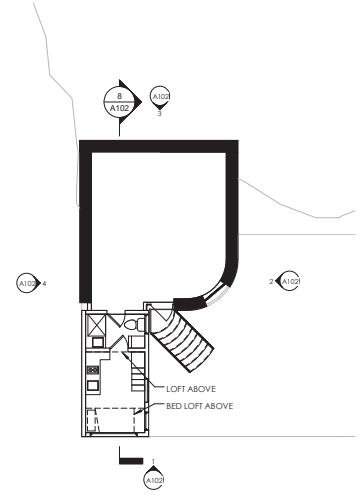
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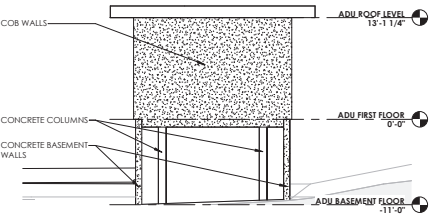
1 ADU SOUTH ELEVATION
1/8" = 1'-0"



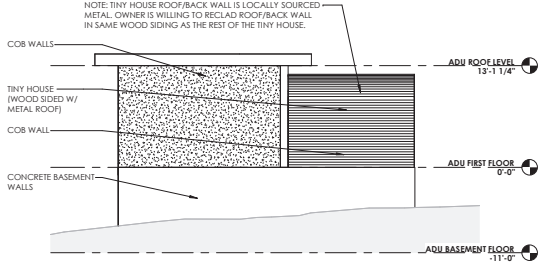
2 ADU EAST ELEVATION
1/8" = 1'-0"



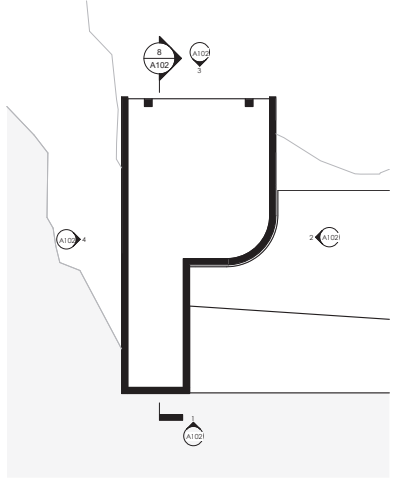
5 ADU FLOOR PLAN
1/8" = 1'-0"



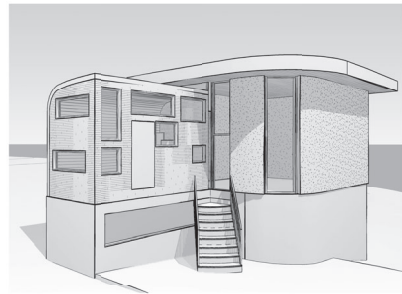
3 ADU NORTH ELEVATION
1/8" = 1'-0"



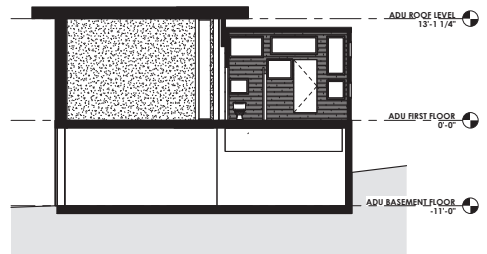
4 ADU WEST ELEVATION
1/8" = 1'-0"



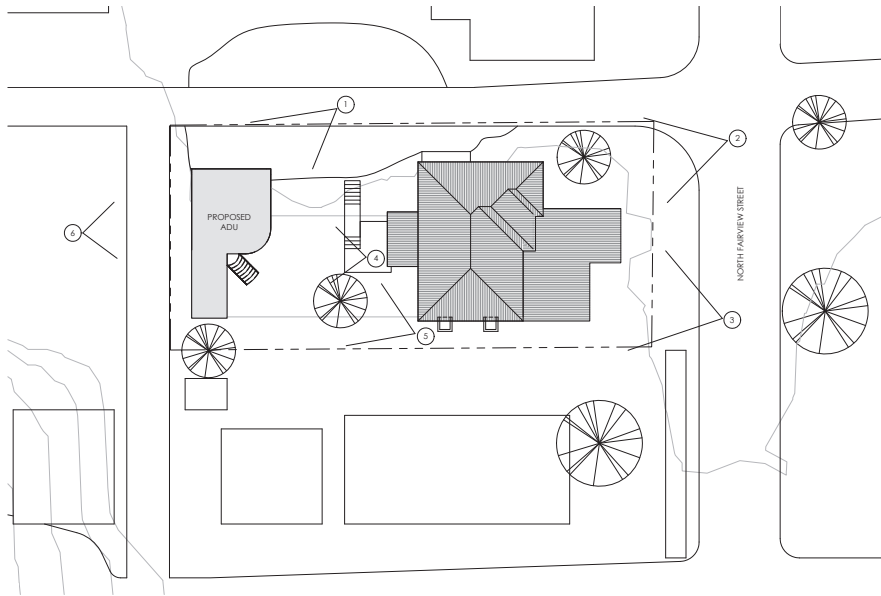
6 ADU BASEMENT PLAN
1/8" = 1'-0"



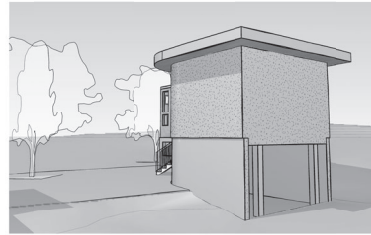
7 3D VIEW - FOR REFERENCE ONLY



8 ADU SECTION
1/8" = 1'-0"



REFERENCE VIEWS KEY PLAN
1/16" = 1'-0"

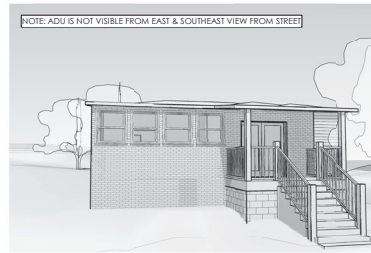


1
A103
ADU - NE SIDE VIEW

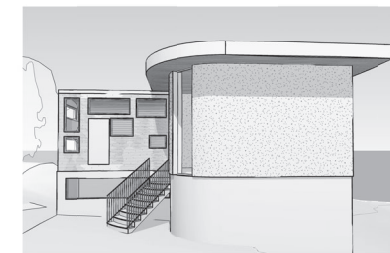
NOTE: ALL VIEWS SHOWN ARE FOR REFERENCE ONLY



2
A103
HOUSE & ADU - NE SIDE STREET VIEW



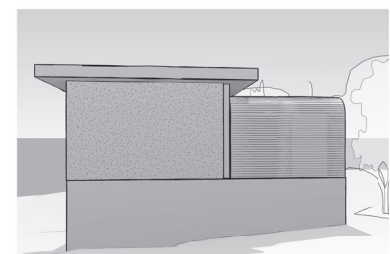
3
A103
HOUSE - EAST SIDE STREET VIEW



4
A103
ADU - EAST ELEVATION VIEW



5
A103
ADU - SE VIEW



6
A103
ADU - WEST SIDE VIEW

REVISIONS	DATE

DATE: 04-21-2023
SCALE VERIFICATION: 0
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