



CITY OF  
**BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday August 22, 2024**

**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/85807569205?pwd=UKcfk6WpgeOmQ1KwE6bQtIIP5Aakb.1>

[Meeting ID: 858 0756 9205](#)

[Passcode: 960731](#)

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## **Accessibility Statement**

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals.

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# Bloomington Historic Preservation Commission Meeting

**Thursday August 8<sup>th</sup>, 2024, 5:00 P.M.**

**In Person:**

The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:** [Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.](#)

[Topic: Historic Preservation Commission Meeting](#)

[Time: August 8, 2024 05:00 PM Eastern Time \(US and Canada\)](#)

[Join Zoom Meeting](#)

<https://bloomington.zoom.us/j/88316794830?pwd=vbF8lSjBCvcSi2rIIHKCXONqJpFXnB.1>

[Meeting ID: 883 1679 4830](#)

[Passcode: 902367](#)

## AGENDA

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
  - A. JULY 25<sup>th</sup>**
- IV. CERTIFICATES OF APPROPRIATENESS**

**Commission Review**

**A. COA 24-30**

1300 E 1<sup>st</sup> St (W.J. and Sarah Moenkau House, Elm Heights HD)

Petitioner Lyndsi Thompson

*Installation of a front steps railing, replacement of original door, replacement of concrete steps with limestone*

**B. COA 24-31**

317 S Jackson St (Prospect Hill HD)

Leah Shopkow

*Add three storm doors to existing exterior doors*

- V. **GRADUATE HOTEL HISTORIC DISTRICT VOTE**
- VI. **NEW BUSINESS**
- VII. **OLD BUSINESS**
- VIII. **COMMISSIONER COMMENTS**
- IX. **PUBLIC COMMENTS ANNOUNCEMENTS**
- X. **ADJOURNMENT**

Next meeting date is September 12<sup>th</sup>, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

# Bloomington Historic Preservation Commission

## Meeting Minutes - July 25th, 2024

### **CALL TO ORDER**

The meeting was called to order by Commission Chair **John Saunders at 5:00 p.m.**

### **ROLL CALL**

#### **Commissioners:**

John Saunders  
Bill Fulk  
Elizabeth Mitchell  
Sam DeSollar  
Ernesto Castaneda  
Reynard Cross

#### **Advisory Members:**

Karen Duffy  
Jack Baker

#### **Guests:**

Chris Sturbaum  
Caylan Evans (Virtual)  
Eliza Pavalko (Virtual)

#### **Staff:**

Noah Sandweiss, HAND  
Anna Killion-Hanson, HAND Director  
Margie Rice, Corporation Counsel  
Tonda Radewan, HAND

#### **Public:**

Todd Sacksteder (Virtual)  
Dave Askins/B Square Bulletin  
Sue Moyer  
Jim Moyer

## **APPROVAL OF MINUTES** June 13<sup>th</sup>, 2024

**Sam DeSollar** made a motion to approve the minutes from the June 13<sup>th</sup>, 2024 meeting, **Bill Fulk** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

## **CERTIFICATES OF APPROPRIATENESS (COA)**

Commission Chair John Saunders asked if there were any approvals made outside of what is being presented at today's meeting. Per Noah Sandweiss, there were two COAs released, one staff approval and one commission review, as 30 days passed in which they weren't heard due to the July 11<sup>th</sup> Commission meeting having lack of quorum. Sandweiss noted that there were positive comments from the neighborhood which contributed to his feeling good about the releases.

### **COA 24-26**

1000 S Madison Street (McDoel HD)

Petitioner: Chris Sturbaum

*Construction of a detached shed and alley-facing one-car carport*

Noah Sandweiss gave presentation recommending approval for the construction of a detached shed and carport behind a non-contributing bungalow in the McDoel Historic District. He noted that the carport is up against an alleyway, the proposed materials would match the sightline of the existing house, that guidelines for permanent new accessory structures in public view are encouraged to be visually compatible with existing structures and that the proposed build is not within public view however still visually compatible. Sandweiss also said that there are no restrictions on materials for garages and carports, it is preferable that an added garage should be not larger than 25% the size of the house and should be compatible with the design and material. Additionally it should be set back more than a third or more from the front facade of the house. As all of the guidelines apply, **staff recommends approval of COA 24-26.**

**Petitioner Chris Sturbaum** added that zoning allows for the structure being proposed, it is located in the rear of the property where there is an existing parking area and the directive from the owner is to match the existing house.

#### **Questions:**

- Jack Baker inquired if there were any parties opposing the build or expressing concerns regarding appropriateness. Noah Sandweiss responded that he has not received any communications.
- Reynard Cross asked a clarifying question about the 25% size guideline.

#### **Comments:**

- Jack Baker commented that he doesn't see anything that appears to deviate from the historic district regulations, it seems obvious that the proposed construction would be contributing to the house and to the structure and recommends approval.

- Sam DeSollar commented if there were any variance or setback issues he would be in favor of supporting any variance that would get it as close to the property line as possible.
- John Saunders commented that he agrees with his fellow commissioners and it looks like this will be a good project.

**Reynard Cross** made a **motion to approve COA 24-26 as proposed.**  
**Elizabeth Mitchell** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

## **DEMOLITION DELAYS**

### **DD 24-19**

1010 E Maxwell Lane

Petitioner: Eliza K. Pavalko

*Full Demolition of house and garage*

Noah Sandweiss gave presentation recommending release of demolition delay for the unaltered minimal ranch and garage constructed in 1950 of concrete block.

**Petitioner Eliza K. Pavalko** added that her goal is to make the lot and property better for the neighborhood and to have a nice space.

### **Questions:**

- Jack Baker asked what neighborhood the property is in, if there has been any opposition to the demolition and if it is currently occupied. Noah Sandweiss responded that it is in Elm Heights, not within the historic district and he has received questions in response to the signage (who purchased, why demolished), but no opposition. Eliza Pavalko added that there was a prior contract ownership on the property, she purchased on June 28<sup>th</sup> and the current residents are moving out August 1<sup>st</sup>.
- Elizabeth Mitchell asked if there were any structural problems with that house or foundation. Eliza Pavalko responded she doesn't know of any structural problems other than current residents trouble keeping heated/cooled as it is not well insulated and she thinks it's in need of a new roof.
- Chris Sturbaum (public) asked the petitioner about the intent to purchase and demolish a single family house like this. Eliza Pavalko said the property is next door to her current residence and the intent is to have a larger lot.

### **Comments:**

- Jack Baker noted that this was the first request to comment on a demolition delay (recently appointed as advisor to the HPC) and referenced the local ordinance ch 8.12 Demolition and Public Safety. Baker said that the effect of the demolition on the character of the historic district is minor, based on his observation of the neighborhood this morning. Taking into consideration public interest, if somebody had opposed demolition he might think differently about it as he would rather



save them (single family houses) than recommend taking them down but in this case he thinks that demolition is reasonable.

- Sam DeSollar clarified that when a structure is not within a historic district the HPC's options are to either Landmark it, make it its own historic district or release it. He also encouraged the petitioner to get in touch with BRI-Bloomington Restorations, Inc. to see if they can either move or preserve/recycle/donate some of the components rather than demolish it in entirety.
- Chris Sturbaum (public) acknowledged that the house is out of HPC jurisdiction and as a preservationist and member of the public he spoke for the loss of smaller single family houses that the community is in need of. Per Sturbaum, this house is an asset and with a little investment could be a pleasant neighbor to the property owner, a way of income and a nice home for someone. Sturbaum said he is sorry to see it go (demolished) but understands the HPC does not have the jurisdiction to act in any way to preserve it.

**John Saunders** made a **motion to waive the waiting period for DD 24-19**

**Sam DeSollar** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

#### **DD 24-20**

1217 N Madison St

Petitioner: Caylan Evans

*Full Demolition*

**Noah Sandweiss** gave presentation recommending release of demolition delay for the minimal ranch built in 1950.

**Petitioner Caylan Evans** added that he is the adjacent property owner and has been interested in buying this property for some time. He said that the house has been vacant for a couple years, has fallen into disrepair and the interior is in very poor condition. He said that his intent is to demolish the house and clean up the lot including debris and trash in the backyard. Per Evans, there have been concerned calls about homeless squatting around the shed and the state of the backyard. He said that it's an eyesore in the neighborhood and the family of the property owners are fully in support of his intention to demolish it.

#### **Questions:**

- Jack Baker asked what neighborhood the property is in, if it is part of a historic district and if there has been any opposition to the demolition. Noah Sandweiss responded that it is near, but not within, Maple Heights neighborhood and not within an historic district. He has not heard of any opposition to the demolition, the house is unoccupied and was told that the condition is poor.
- Elizabeth Mitchell asked to confirm that this is not a protected house (in a historic district). Noah Sandweiss confirmed that it is not within HPC jurisdiction.
- Chris Sturbaum (public) asked if the petitioner has considered making this a livable house rather than tearing it down. Caylan Evans responded that there has been some consideration however the degree of damage to the interior is one of the worst he has ever seen.

**Comments:**

- Sam DeSollar encouraged the petitioner to reach out to BRI-Bloomington Restorations, Inc. to see if any of the building components like the doors and windows might be able to be salvaged instead of going into a landfill.
- Chris Sturbaum (public) commented that demolition delay gives a “last chance” to look at houses that are going away (being demolished) and these houses are exactly what the City needs. He bemoaned that the HPC can't do anything to stop the loss, especially when there is less cost to repair than to build another one, which will never be as affordable. Sturbaum wanted to know if there were other ways to stop that direction of loss.
- John Saunders commented that he is sorry to see this happening, is not sure what the HPC can do at this point to help preserve but could look at the ordinance to possibly modify for the future.
- Corporate Council Margie Rice said that the HPC has expressed interest in having a conversation with City Council about legislation to address some of these issues. Discussion ensued among the commissioners about reaching out to Council members and incorporating this topic as part of their retreat taking place in early winter and to table until later in the meeting under new business.

**John Saunders** made a **motion to waive the waiting period for DD 24-19**, **Bill Fulk** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

**Demolition Delays DD 24-14 through DD 24-18**

2201 East 7th Street and 310, 314, 318 & 324 North Jefferson Street

Petitioner: Sable Beyers

*Full Demolition of 5 properties within Green Acres neighborhood*

**Noah Sandweiss** reported that the five demolition delays at 2201 East 7th Street and 310, 314, 318 & 324 North Jefferson Street are set to expire on August 14, 2024 and he was approached by some residents in the Green Acres neighborhood interested in establishing a Conservation District who are planning to submit their application this coming Monday. With the timing of the next HPC meeting not until August 8<sup>th</sup>, and the demolition delay set to expire and be released on August 14<sup>th</sup>, Sandweiss was asked if the Commission Chair could schedule a meeting before the demolition delays are released to have their application heard and voted on by the HPC.

Sandweiss said that he has been attending meetings per request of applicants for a Green Acres Historic District, which is a different item not on the meeting agenda, and that some members of the Green Acres neighborhood have been hosting public meetings taking place at the Christian Science Church at the south end of the neighborhood. Per Sandweiss, so far comments on creating a Conservation District have been both supporting and opposed and there have been general questions from residents about the impact this would be for them.

Sandweiss provided a report with information on the houses proposed for demolition, detailed history of the neighborhood and a description of what the district boundaries would potentially be and requested commissioner review.

**Questions:**

- Reynard Cross asked for clarification on timing. Noah Sandweiss said that Green Acres is holding their 3<sup>rd</sup> public meeting this Saturday and will be submitting their conservation district application next week. He explained that setting a special HPC meeting and tabling a vote on the Demolition Delays until that meeting would be to fulfill the request of the applicants to have the HPC vote on their petition for designating a conservation district before the demolition delays are set to expire on August 14<sup>th</sup>.
- Sam DeSollar asked where approval of the property owners happens in the process and if the HPC would potentially be voting on a petition that may not reflect the majority of the neighborhood. Noah Sandweiss explained that by state law the petitioners need to conduct three separate public meetings, the 3<sup>rd</sup> meeting doesn't take place until Saturday and the law does not require petitioners to obtain a vote of the property owners.
- John Saunders asked about the voting process. Noah Sandweiss explained that if the proposed area becomes a Conservation District, at the end of three years there is a neighborhood vote on whether or not that area becomes a historic district. Chris Sturbaum (public) clarified that a neighborhood vote would be to keep the area as a conservation district and if a majority of property owners do not object in writing the district is elevated to a historic district per state law.
- Sam DeSollar asked how/where feedback is obtained from stakeholders that own property in the proposed area and if one vote per property owner, regardless of how many properties they have, is accurate.
  - Noah Sandweiss explained that prior to a petition being brought to the HPC to vote on for consideration, the city is required to send out public notice including notification to all of the property owners in the proposed district. If there is a vote from HPC to send to City Council, there is a 2nd notification process to inform of the Council meeting.
  - Karen Duffy added that once a petition has been sent to City Council, public notices are required to be sent out, anyone objecting to the proposal provides their statements and then it's up to the listening body (HPC and City Council) to evaluate and make a decision and that through the process is helpful, it may not demonstrate the level of support and is not as finite as a vote would be.

Discussion took place regarding scheduling a date and time for the special meeting requested by the Green Acres Conservation District petitioners.

HAND Director Anna Killion-Hansen noted that due to the lead time required for public notice a separate (special) meeting would need to take place since timing does not work with the regularly scheduled HPC meeting taking place on August 8th. She said that once proper documentation is received from the petitioners, the department will be ready to move quickly on the public notification process.

Noah Sandweiss added that there also is a 14-day deadline from when an request is submitted to the HPC for consideration and when it is heard which also impacts the date for an additional HPC meeting.

**Bill Fulk** made a motion to table the vote on **Demolition Delays 24-14 through 24-18** until the next HPC meeting, **Elizabeth Mitchell** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

**Commission Chair John Saunders** made a motion to **set a special meeting of the HPC-Historic Preservation Commission for August 12<sup>th</sup> at time TBD** to be set between staff and the Commission Chair to vote on the proposed Green Acres Conservation District, **Bill Fulk** seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

### **NEW BUSINESS - Meeting with City Council**

**Noah Sandweiss** reported that he has been approached by some HPC and City Council members interested in having a discussion between the two groups.

Suggested topics included:

Future large development projects such as Hopewell or Summit District to consider in the early planning stages whether space could be set aside for historic buildings that are moved.

Potential legislation to prevent the loss of houses that are not within a historic district.

**Margie Rice**, Corporate Council and legal advisor to HPC, asked for Commissioners to let her know if there is interest in meeting with City Council members for a potential work session.

Margie also advised the HPC to keep in mind the rules regarding serial meetings should they have any discussions with members of the City Council and read the following excerpt from the Indiana Open Door Law (I.C. § 5-14-1.5-3.1 SERIAL MEETINGS) to have the information on record:

“A serial meeting occurs when members of a governing body of a public agency participate in a series of at least two (2) gatherings of members of the governing body and the series of gatherings meets all of the following criteria:

1. One of the gatherings is attended by at least three members but less than a quorum of the members of the governing body and the other gatherings include at least two members of the government body.
2. The sum of the number of different members of the governing body attending any of the gatherings at least equals a quorum of the governing body.
3. All of the gatherings concern the same subject matter and are held within a period of not more than seven consecutive days.”

She reiterated that the City can assist with posting notice of meetings and that having casual conversations would not be in violation.

### **Questions:**

- John Saunders asked about the Council’s schedule in December or if it made sense to try for a time at the beginning of 2025. Margie Rice responded that the

end of the year can get busy but potentially a meeting could happen after the HPC retreat so the commission would be prepared to have these conversations.

- Chris Sturbaum (public) asked if the Green Acres Conservation District was approved by the HPC, would it be voted on by Council this year, and if so suggested that a discussion/work session focused on preserving housing be discussed before a Council vote on the conservation district because this topic sums up most of the things HPC would like to be considered.
- Margie Rice responded that the Council has been open to having work sessions on other topics so the HPC certainly can ask. She thinks the point on the timing would be well taken, that it's good to have an informal conversation before a vote is taken and that this would be posted as a public meeting.
- Dave Askins/B Square Beacon asked if there is some constraint on how long the city council could delay before they vote on the recommendation to establish a Conservation District and if there is a timeline.
- Margie Rice conferred with Anna Killion-Hanson who said it is put under interim protection until they vote. Margie reviewed the code (8.08.015) and said basically no action may be taken pursuant unless the map including the building structure and site is approved by the Common Council of the City, but there is no timeline.
- Noah Sandweiss added that the last time there was a similar action there was a space of about a month between the commission vote and the council vote.

John Saunders said that the HPC will schedule, or attempt to schedule, a work session with City Council after the Green Acres Conservation District petition gets submitted but before it goes up for a vote. That time is to be determined yet until we have guidelines.

#### **OLD BUSINESS**

Sam DeSollar brought up that the HPC has not yet received the concrete proposal from the apartment building at 2nd Street and Fess.

Margie Rice responded that she talked Monday with the attorney Greg Lauer, who represents them, and learned that the sample they brought in was the correct color but not the right shape. When pricing the correct shape they learned that the price is about \$93,000.

Margie needs to confirm if this is just the cost of material. Greg is going to be out of the office for a couple weeks but he wants to get back on the agenda to come forward with his client to give you the proposal. He said his client is getting a loan to get to buy that material and he's willing to do that to come into compliance with the code and is going to be increasing rents in order to pass those costs along.

**COMMISSIONER COMMENTS** - None

**PUBLIC COMMENTS** - None

#### **ADJOURNMENT**

**John Saunders** adjourned the meeting at **6:12pm**

**A video record of this meeting is available on the City of Bloomington  
YouTube Channel  
[https://www.youtube.com/@city\\_bloomington](https://www.youtube.com/@city_bloomington)**

**For a transcript click on "videos" select more and then "show transcript"**

The next regular meeting date of the HPC is August 8<sup>th</sup>, 2024 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

<b>STAFF RECOMMENDATIONS</b>	Address: 1300 E 1 <sup>st</sup> St (Elm Heights HD)
<b>COA 24-30</b>	Petitioner: Lyndsi Thompson
<b>Start Date: 8/8/2024</b>	Parcel: 53-08-03-210-046.000-009
<b>RATING: CONTRIBUTING</b>	Survey: W.J. and Sarah Moenkau House



**Background:** The applicant came to the Commission on June 13<sup>th</sup> for a retroactive COA for the replacement of a six panel solid wood front door with a new door with 3/2 window panes. The application was denied and as the petitioner no longer retained the original the installation of a door resembling the original was requested. Additionally, it was discussed at the meeting that as part of the portico's stabilization, the existing concrete steps were removed and replaced with limestone and the iron railings on either side of the steps removed without a COA.

**Request:** Replacement of the front door with a custom built solid wood four panel colonial style door with either two or four windows, based on designs present in the neighborhood. Replacement of front steps from concrete to limestone and installation of metal step railing.

**Guidelines:** Elm Heights Historic District

### **STEPS AND RAILING**

**Projects That Do Not Require a COA**

- Repair of concrete walkways if not changing design. Changes from limestone or brick or other original materials to concrete would require a COA.

## **4.2 Masonry**

One of the key goals of the Elm Heights district is to preserve the local limestone heritage through careful stewardship of irreplaceable historic features.

I. Removal of masonry or stone features or structures that contribute to the historic character of the property.

- Retain masonry features and statuary that contribute to the historic character of a site. These include but are not restricted to structures, foundations, columns, arches, porches, decorative panels, patios, fenestration, balustrades, lintels, sills, keystones, spouts, brackets, flower boxes, steps, railings, copings, walks, walls, retaining walls, birdbaths, benches, urns, pots, sculptures, fountains, ponds, landscape edging, and barbeque grills.

## **4.3 Architectural Metals**

- **Replace missing elements based on accurate documentation of the original or use a compatible new design.** Consider compatible substitute materials only if using the original material is not technically feasible

## **DOOR**

### **4.5 Windows and Doors**

Doors with various panel configurations as well as a combination of solid panels and glazing are found throughout the neighborhood. Of special note are the round-topped entrance doors, many with distinctive glass inserts and detailing.

Decorative stained, beveled, and etched glass is sometimes found, often in entry sidelights and transoms or individual fixed sash.

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

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

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

- Replace missing elements based on accurate documentation of the original.



- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- Inappropriate treatments of windows and doors, particularly in the primary facades, include:
  - a) creation of new window or door openings
  - b) changes in the scale or proportion of existing openings
  - c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors
  - d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

**Staff recommends approval of limestone steps and metal railings, and that a replacement door match the original.**

The Elm Heights neighborhood guidelines place great emphasis on the retention and repair of limestone features, but have little to say on concrete, other than that its replacement-in-kind does not require a COA. The replacement of the concrete steps with limestone should then require a COA, but this alteration compliments the neighborhood's limestone heritage. The previous iron railings were of a minimal design and the proposed substitutes are similarly modest.

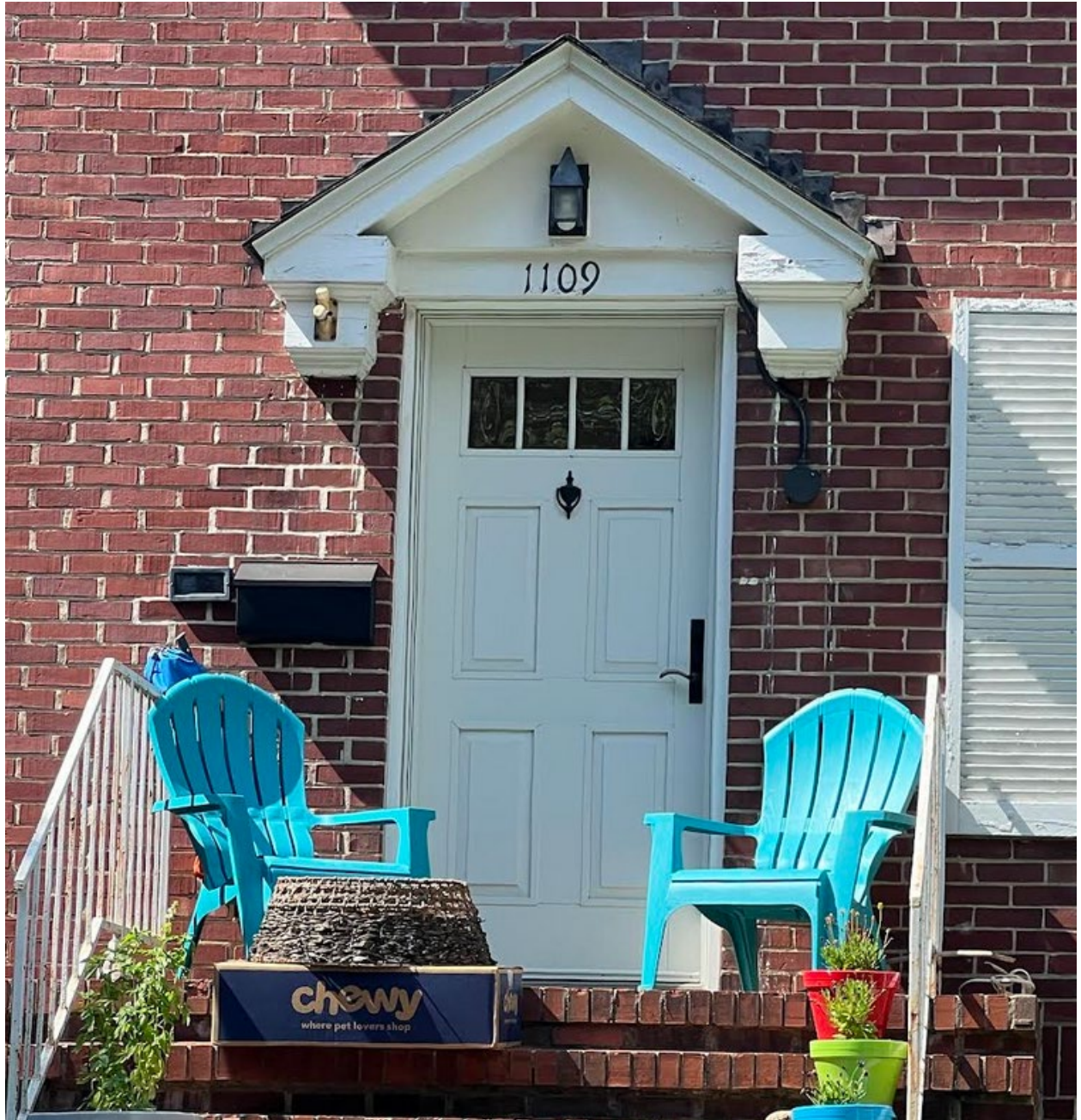
Neighborhood guidelines state that if original windows, doors, and hardware can be restored and reused, they should not be replaced. Because the original door was removed without a COA, replacement in kind would be the most appropriate treatment.



Proposed railing type



Previous railings



Proposed door design with four windows



Proposed door design with two windows



Current entrance with replacement door and limestone steps

<b>STAFF RECOMMENDATIONS</b>	Address: 317 S Jackson St (Al Hayes House, Prospect Hill HD)
<b>COA 24-31</b>	Petitioner: Leah Shopkow
<b>Start Date: 8/8/2024</b>	Parcel: 53-08-05-102-022.000-009
<b>RATING: NOTABLE</b>	1880 Second Empire House



**Background:** The outstanding feature of this turn-of-the-century house is the extraordinary mansard roof. The house was built by Al Hayes, a tinsmith, who applied the decorative pressed metal roof and baroque window heads. A narrow veranda wraps around three sides of the house. In the rear is an addition, originally separate from the main house, which was built in the 1920s to isolate and provide fresh-air therapy for a family member who suffered from tuberculosis. The building is rated notable in the Prospect Hill National Register District.

**Request:** "Proposal to add storm doors to three street-facing doorways at 317 S Jackson St.

There are three doors facing the street in the house, on the south side at the end of the wraparound porch, at the north side... also at the end of the wraparound porch, and at the front of the house (west) facing the street. The west door has substantial cracks, but I do not propose to replace it.

None of the doors have screen doors or storm doors, although they clearly had such doors at one time. I propose to have installed simple high-quality aluminum white

storm doors. The glass in the doors would show nearly all of the wooden doors and would be able to be swapped out for a screen in the summer. The doors I propose to have installed are Larson doors, Platinum collection, Platinum IFG in "White Linen." The enclosed images show that many houses in the neighborhood already have these sorts of storm doors."

**Guidelines:** Prospect Hill Guidelines

STORM WINDOWS AND DOORS

Appropriate

Wood frame storm windows and doors painted to match or accent the trim are historically preferable to metal units. **When metal storm windows and full view storm doors are determined to be appropriate, they should be painted, anodized, or coated in a color that complements the building design and color scheme.** Application of weather stripping, interior storms, or double glazing should be investigated before replacement of the historic windows or doors is considered. Repair of existing materials is usually less expensive than purchase of new materials. If new sashes and doors are used, the existing design and hardware should be retained. High quality, energy efficient replacement windows are available. These may be used if weatherizing or repair of the original windows is not feasible and if they match the original in size, design, and detail.

**Staff recommends approval of COA 24-31**

The proposed aluminum storm doors are in a color that compliments the building's design and color scheme, reveal the historic wood doors behind, and are similar to storm doors found throughout the neighborhood. Additionally, the neighborhood supports this proposal.



Re: Leah Shopkow's storm doors External Inbox x



**Murray, Glenda E**

to me, Glenda, leah.shopkow@gmail.com

Mon, Jul 29, 10:53 AM ★ ↶ ⋮

Hi, Noah,

The Prospect Hill Neighborhood Association had a brief meeting as part of our neighborhood picnic on Sunday, July 28. We discussed Leah Shopkow's application for HPC approval for storm doors on her historic house in the Prospect Hill Local Historic District and were fully supportive of her application for storm doors.

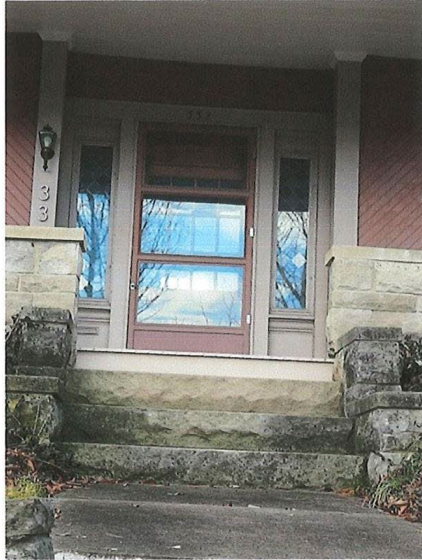
Glenda Murray  
President  
Prospect Hill Neighborhood Association  
[glmurray@iu.edu](mailto:glmurray@iu.edu)



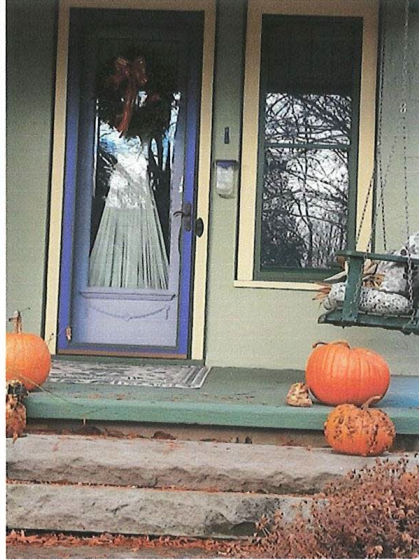
My front doors as they are:



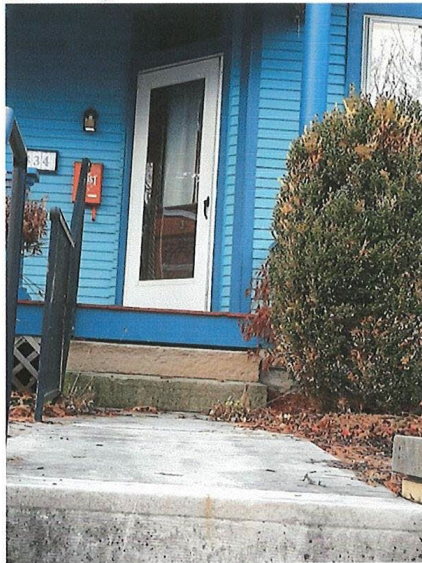
332 S. Rogers



346 S Rogers

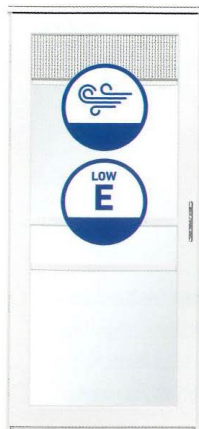


334 S. Rogers



402 S. Rogers

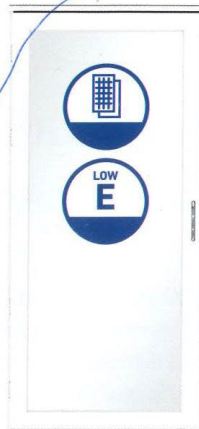




### Platinum RS

#### Screen Away® Retractable Screen

Built-in retractable screen that hides in the top cassette when not in use.



### Platinum IFG

#### Interchangeable Full Glass

Transform your full-glass storm door into a screen door for seasonal venting.



### Platinum SG

#### Dominator™ Secure Glass

Inner shield between two glass panels to help prevent break-ins. Includes Break-In Protection Warranty.



### Platinum SCR

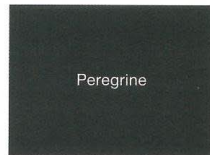
#### Dominator™ Secure Screen

.032-in stainless steel screen helps to prevent break-ins. Includes Break-In Protection Warranty.

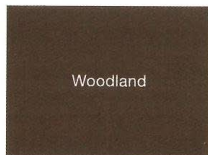
#### Upgrade to Low-E

Low-E glass delivers exceptional energy efficiency by reflecting away the sun in summer and holding in heat in winter.

White Linen



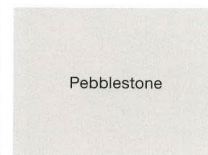
Peregrine



Woodland



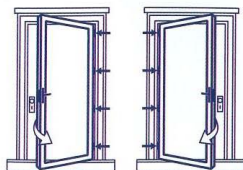
Obsidian



Pebblestone

## QuickFit™ HANDLE SET

QuickFit™ Handleset sold separately and required to operate built-in deadbolt on Platinum Collection doors.



Right-Hinge

Left-Hinge

Select correct hinging as seen from outside.



#### 10-Minute Install

Pre-assembled for our fastest and easiest install. Out-of-the-box and on-the-home in just 10 minutes, no experience required.\*

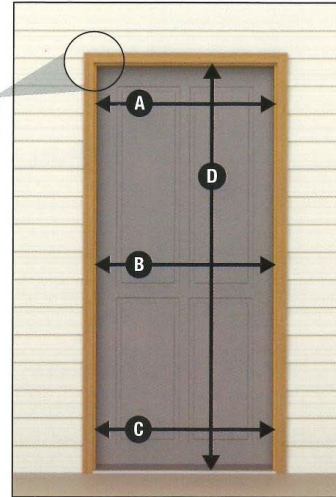
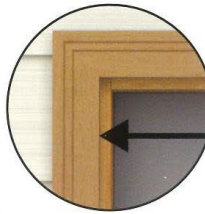
36-in 32-in  
Custom sizes up to 8-ft tall.

\*Preparation time not included. Based on typical installation. Actual times may vary.  
Note: Visit Lowe's.com product detail page for additional warranty information and complete color availability.

## Industry-leading design that's DIY friendly.

### Easy Measuring

One great feature of LARSON® storm doors is that they can be easily installed by homeowners, saving them money and giving them an extra feeling of pride in their new entry.

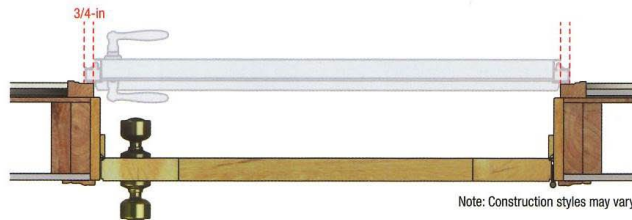


SIZE	DOORWAY WIDTH: MIN - MAX	DOORWAY HEIGHT: MIN - MAX
36-in x 81-in	35-7/8-in to 36-3/8-in	80-in to 81-in
34-in x 81-in*	33-7/8-in to 34-3/8-in	80-in to 81-in
32-in x 81-in	31-7/8-in to 32-3/8-in	80-in to 81-in
30-in x 81-in*	29-7/8-in to 30-3/8-in	80-in to 81-in
36-in x 96-in*	35-7/8-in to 36-3/8-in	95-1/2-in to 96-1/2-in

\*Available in select models.

### Easy Mounting

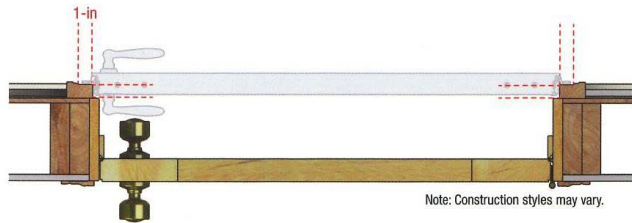
Determine the type of opening you have to select the required installation method.



#### Surface Mount (Platinum Collection only)

- Rails mount directly to the face of the exterior brickmold.
- Requires a 3/4-in wide mounting surface.

**EasyHang**  
INSTALLATION



#### Recess Mount

- Rails mount inside the opening.
- Requires a 1-in wide by 1-in deep mounting surface.