Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday November 9, 2017
5:00 PM
AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. October 26, 2017

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 17-82
350 S. Madison Street: Greater Prospect Hill
Petitioner: Brian O'Quinn
Replacement of failing roof shingles with charcoal/gray imperial rib metal roof.

B. COA 17-85
101 W. Kirkwood Avenue: Courthouse Square
Petitioner: Everywhere Signs
Installation of a 1" thick stud mounted PVC sign above storefront.

Commission Review

A. COA 17-77 (Continued from October 26, 2017)
209 S. Dunn Street: Restaurant Row
Petitioner: City of Bloomington Pubic Works
Removal of pioneer sidewalk by Bloomington Restorations, Inc. (BRI) and relocation to BRI's Hinkle-Garton Farmstead.

B. COA 17-83
208 N. Walnut Street: Courthouse Square
Petitioner: Leighla Taylor, on behalf of Ethos Student Housing Community
Installation of one, 11 sq. foot blade sign onto the side of one white pillar near the entry door.

C. COA 17-84
410 S. Rogers Street: Greater Prospect Hill
Petitioner: Alex Jarvis
Installation of 12 solar collectors to the South roof face.

V. DEMOLITION DELAY

VI. NEW BUSINESS

Showers Brothers Furniture Factory Kiln Renovation – Design Discussion

VII. COURTESY REVIEW

A. 121 E Kirkwood Avenue
Bynum Fanyo & Associates, Inc.

B. 408 E. 6th Street
Bynum Fanyo & Associates, Inc.

VIII. OLD BUSINESS

A. COA 17-67 – extended an offer to the petitioner to come back to the Commission, no response.

B. Batman House Historic Designation – Chris

IX. COMMISSIONER' COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

Reminder of meeting schedule – only two more meetings for 2017 (November 9 and December 14), so any tabled petitions will be automatically approved after 30 days if they are not voted on at the meeting.

XII. ADJOURNMENT

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

Next meeting date is Thursday, November 9, 2017 at 5:00 p.m. in the McCloskey Room

Posted: 11/2/2017

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday October 26, 2017
5:00 P.M.
MINUTES

I. CALL TO ORDER

Vice Chairman, Jeff Goldin called meeting to order at 5:00pm.

II. ROLL CALL

Commissioners
Flavia Burrell
Jeannine Butler
Sam DeSollar
Jeff Goldin
Lee Sandweiss

Advisory
Duncan Campbell – arrived @ 5:30pm.

Staff
Rachel Ellenson
Alison Kimmel
Philippa Guthrie
Eric Sader
Adam Wasson
Brian Payne

Guests
Jason Banach
Steve Riggins
Steve Wyatt
Nicholas Carder
Allen Yoder
Barre Klapper
Mike Shively

III. APPROVAL OF MINUTES

A. October 12, 2017

Sam DeSollar approved October 12, 2017 minutes. **Lee Sandweiss** seconded. **Motion carried 4/0/1 (Yes/No/Abstain).**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review
NONE
Commission Review
A. COA 17-78
210 W. 4th Street: Courthouse Square
Petitioner: Stardust Development, LLC
Installation of a custom access door on the second-story West wall of 214 W. 4th Street and removal of a portion of the existing door to allow for new flashing and a roof membrane.

Rachel Ellenson gave presentation. See packet for details.

Sam DeSollar asked if the new fiberglass door was going to be flush. The petitioner stated it would be a flush door, painted to match what is currently there.

Jeannine Butler made a motion to approve **COA-17-78. Sam DeSollar** seconded. **Motion carried 5/0/0.**

B. COA 17-77
209 S. Dunn Street: Restaurant Row
Petitioner: City of Bloomington Public Works
Removal of pioneer sidewalk by Bloomington Restorations, Inc. (BRI) and relocation to BRI's Hinkle-Garton Farmstead.

Rachel Ellenson gave presentation. See packet for details.

Adam Wason explained the sidewalk does not meet ADA compliance. His hopes are to preserve the stones by having BRI move them to the Hinkle Garden Farmstead.

Eric Sader commented that a complaint through the city's uReport system has also been received regarding the sidewalk. He mentioned this petition is not solely derived from the city but also IU.

Flavia Burrell asked if there is a specific procedure for removing the stones. **Jason Banach** stated Indiana University has offered to remove the stones at the University's expense. BRI will be supervising the removal. The stones will then be shipped to Hinkle Garden.

Lee Sandweiss asked if they have identified a spot at Hinkle Garden where the sidewalk will be installed. **Steve Wyatt** stated they have not committed to putting the sidewalk back the exact same way as it lays now. There is a fieldstone sidewalk around a barn that is missing sections and this sidewalk could help supplement or complete the sidewalk that is currently there. It might also be used as a patio off the sunroom on the farm house. **Lee Sandweiss** asked if there would be some sort of interpretation for the public to know this was the 209 S. Dunn Street sidewalk. **Steve Wyatt** replied, yes.

Sam DeSollar asked if the public works department first initiated this request to remove the sidewalk. **Adam Wason** stated it came from the University after they purchased the property. **Jason Banach** stated he contacted public works because the sidewalk is a safety issue. The University needed to know if it was their responsibility to fix or the city's. After discovering it is the adjacent property owner's responsibility to maintain their sidewalk (in this case the University), but that the technical property owner for filing a COA is the City, they ended up with the COA application from the City. He stated that leaving it in place creates a liability for the University and the City. They also looked to see if the sidewalk could be made ADA compliant in its current state and they could not figure out a way to do that.

Sam DeSollar asked staff why they were in support of the COA. **Rachel Ellenson** commented this seemed to be the best compromise, although she would be in support of other ideas to allow the sidewalk to stay. She did not want the stones to end up in a landfill.

Jeannine Butler expressed her concern with the sidewalk not being reinstalled at the Hinkle Garden farmstead in the same form it is now. Once you move it, the sidewalk loses its historic integrity.

Flavia Burrell asked if the sidewalk would be placed back in the exact same pattern. **Steve Wyatt** stated their plan is to number the stones and photograph them so they would be able to see how it was set at the original location, but they do not have a plan to do a straight 56' sidewalk in the same layout as now.

Sam DeSollar stated if you take the sidewalk out of its original context, they're just a bunch of rocks. Even if someone takes the stones and makes an exact replica of the sidewalk, it is still just a bunch of rocks. ADA was in effect in 1993 when the stones were re-set by BRI, therefore he would argue there needs to be better signage. There's a balance between public safety and history and he would argue this would not pose significant danger with adequate signage.

Lee Sandweiss commented she would be a lot more comfortable approving the COA if she knew where it would go and what it would look like.

Jeff Goldin stated the sidewalk would not have the same significance if moved, but with proper removal and installation the memory of the resource could be retained.

Jason Banach commented Indiana University is not obligated to preserve this asset. They are attempting to go about this process in an appropriate fashion, but if the COA is denied, he cannot guarantee the future of the sidewalk.

Jeannine Butler commented she would be more likely to approve the application if BRI could guarantee it would be moved and resituated in the exact form it is in now.

Steve Wyatt stated he cannot speak for BRI because they make decisions as a committee.

Adam Wason asked the commission if they would be interested in looking for an alternative spot for the sidewalk such as a public park.

Duncan Campbell stated if you move the sidewalk it is just going to be a bunch of stones. He asked if there have been conversations for compromises regarding ADA regulations. There have been compromises made in the past for historic structures for building code and ADA regulations.

Adam Wason asked the commission whether if BRI guaranteed the replication of the 56' sidewalk at the farmstead they would be in support. The commissioners stated they could not speak for the members who were not in attendance.
Jeannine Butler made a motion to continue **COA-17-77. Lee Sandweiss** seconded. **Motion carried 4/1/0 (Yes/No/Abstain).**

C. COA 17-79
335 W. 11th Street (Showers Dimension Mill): Showers Brothers Furniture Complex Local Historic District / West Side National Register Historic District
Petitioner: Craig McCormick (Blackline Studio)
Requested approval of structural alterations to approved COA 17-08.

Rachel Ellenson gave presentation. See packet for details.

Duncan Campbell asked for clarification regarding an entry door under the stairs. **Rachel Ellenson** stated if it is possible to have an event space downstairs, there will be a set of double doors, if there is not room, it will be a single door for staff.

Duncan Campbell stated for the future, please include current elevations so the commission can see what is changing on the buildings.

Sam DeSollar commented he generally would like to see what exists, and what is going to be proposed with COA applications. There was a lot of conflicting information between the two designs.

Jeannine Butler made a motion to approve **COA-17-79. Flavia Burrell** seconded. **Motion carried 5/0/0.**

D. COA 17-80
722 W. 2nd Street: Greater Prospect Hill
Petitioner: Allen Yoder, representing Mike Shively Architecture
Demolition of a non-contributing structure and construction of a new, three-story mixed-use building.
COA 17-76 application withdrawn; resubmitted application COA 17-80.

Rachel Ellenson gave presentation. See packet for details.

Lee Sandweiss commented she appreciates the changes.

Sam DeSollar stated it is obvious the architect has made changes based on the previous comments and appreciates the changes made.

Jeannine Butler made a motion to approve **COA 17-80. Sam DeSollar** seconded. **Motion carried 5/0/0.**

E. COA 17-81
506 S. Ballantine Road: Elm Heights
Petitioner: Henry R. Harbaugh

Construction of a courtyard wall and a wood entry gate between the existing garage and the proposed wall. Removal and backfill of a portion of the existing concrete driveway and walls.
COA 17-71 application withdrawn; resubmitted application COA 17-81.

Rachel Ellenson gave presentation. See packet for details.
Duncan Campbell asked staff to clarify what would be happening in front of the garage door.
Rachel Ellenson explained there will two terraces at 36 inches. The garage door will be replaced with a slider door. There will be infill around the terracing.

Barre Klapper explained the goal was to formalize the backyard. The backyard is currently taken up by a large concrete drive. The owner would like to make his yard more of a private courtyard by infilling the driveway and leaving the original garage door opening. The garage to the left would maintain two parking spaces.

Duncan Campbell asked if the wall was going to be split faced limestone or concrete. **Christina Kruger** stated it would be split faced limestone.

Duncan Campbell asked if the house was smooth or split faced limestone. **Henry Harbaugh** stated it is split faced.

Sam DeSollar asked if a guard rail would be required for the 6 foot drop. **Barre Klapper** stated there would be a thick 3 foot hedge around it. They would be willing to come back to the commission if the building department required a railing.

Sam DeSollar made a motion to approve **COA 17-81. Jeannine Butler** seconded. **Motion carried 5/0/0.**

V. DEMOLITION DELAY

Commission Review
A. Demo Delay 17-18
113 E. 10th Street
Petitioner: Anthony Vice, on behalf of Stardust Development, LLC
Partial demolition and addition on the rear of the house that will entail opening a rear wall and adding on approximately 5 feet to the footprint.

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin waived the demolition delay waiting period for **Demo-Delay 17-18. Jeannine Butler** seconded. **Motion carried 5/0/0.**

VI. NEW BUSINESS

Rachel Ellenson gave update on Batman House.

VIII. OLD BUSINESS

Rachel Ellenson stated per the HPC's meeting guidelines, petitioners have to be present at the meetings during hearings on their petitions. At a recent meeting, a petitioner did not show and the

HPC approved part of a COA request and denied another part. Staff proposes that the petitioner be given another hearing on the portion denied. Under the guidelines they are provided one additional meeting to show up. HPC agreed the petitioner will have its COA petition moved to the next meeting to give them a chance to appear.

IX. COMMISSIONERS' COMMENTS

NONE

X. PUBLIC COMMENTS

NONE

XI. ANNOUNCEMENTS

NONE

XII. ADJOURNMENT

Meeting was adjourned at 6:45pm.

SUMMARY

COA 17-82 (Staff Review)

350 S. Madison Street: Greater Prospect Hill
Petitioner: Brian O'Quinn

Contributing IHSSI # 105-055-54202 c. 1920

Background: The residential bungalow located at 350 S. Madison Street in Greater Prospect Hill Historic District was constructed c. 1920 and is in good condition. The property is zoned RC-residential core.

Request: Replacement of failing roof shingles with charcoal/gray imperial rib metal roof.

Guidelines:
Secretary of the Interior's Standards for Rehabilitation*:*
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Greater Prospect Hill Historic District Design Guidelines
Items that requite COA review:

- Review by HAND staff required:
    1. Changes to public-way façade of the structure
    2. Removal of original materials

Style and Design
Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

1. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorate.
2. Surrounding buildings should be studied for their characteristic design elements. The relation of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

B. CHANGES TO THE PUBLIC WAY FAÇADE

Changes to the public way façade shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

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.

C. REMOVAL OF ORIGINAL MATERIALS

Removal of original materials shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

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.

Unified Development Ordinance Architectural Standards – Residential 20.05.016(b) Roofs

(b) Standards. The following architectural standards shall apply:

(4) Roofs

(A) Attached and detached single-family dwelling units shall have sloped roofs consisting of shingles, shakes, tile, standing-seam metal, or V-grain metal. Addition to attached or detached single-family dwelling units may use flat roofs.

(B) Multifamily structure may utilize a flat roof with a parapet or a sloped roof consisting of the materials listed in subsection (a)(4)(A) above.

Recommendations: Staff recommends approving the project because the petition is within the design guideline for Greater Prospect Hill Historic District, although the proposed materials are not permitted under UDO 20.05.016(b) for Residential Architectural Standards. The petitioner has been notified of this and has been in discussion with Planning Department Staff regarding the installation of approved materials. Historic Preservation Staff will follow-up with the petitioner regarding the installation of approved materials. Several other houses within two blocks of this house have standing seam roofs and are located within Greater Prospect Hill.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number:_____

Date Filed:_____

Scheduled for Hearing: _____

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Address of Historic Property: 350 S. Madison St.

Petitioner's Name: Brian O'Quinn

Petitioner's Address: 417 W. Prospect St.

Phone Number/e-mail: 518-330-1300/bko1300@gmail.com

Owner's Name: 350 S MADISON LLC

Owner's Address: 1121 N. Ashland Ave., Chicago IL 60622

Phone Number/e-mail: 610-975-9595/susanllevin@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 no later than seven 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. 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. 1600 square foot single family dwelling, wood frame, wood siding, gray 3 tab shingle roof

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

The roof leaks and needs to be replaced. I would like to tear off the old shingles and replace it with a charcoal/gray metal roof

3. A description of the materials used.

29 GA exposed fastener painted steel roofing and matching ridge, eave, rake trim pieces. Charcoal gray paint color

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.

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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.

SUMMARY

COA 17-85 (Staff Review)

101 W. Kirkwood Avenue: Courthouse Square
Petitioner: Everywhere Signs
*Note: The sign will be installed on the storefront of the Kahn Building (115-119 W. Kirkwood Ave.)

Notable IHSSI # 105-055-23013 c. 1895

Background: The Kahn Building, a notable example of a Queen Anne commercial building, was constructed c. 1895. It is located in the Courthouse Square Historic District and within the Courthouse Square Overlay. The building is in good condition and has existing wooden sign frames hanging above the storefront windows.

Request: Installation of a 1" thick stud mounted PVC sign above the storefront.

Guidelines:

Secretary of the Interior's Standards for Rehabilitation

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Courthouse Square Historic District Design Guidelines

4. Guidelines for Signage and Awnings

A. Signage, General

I. Care should be taken with the attachment of signage to historic buildings.

II. The scale of signage should be proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.

III. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.

IV. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.

V. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.

VI. Signage which is out of scale, boxy or detracts from the historic façade is discouraged.

VII. Care should be taken to conceal the mechanics of any kind from the public right of way.

B. Wall Signs

I. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.

II. Wall signs should be located above storefront windows and below second story windows.

III. Signs in other locations will be reviewed on a case-by-case basis.

Recommendations: Staff recommends approving the project as proposed because the petition is within the design guidelines for Courthouse Square Historic District. The proposed design of the sign is compatible with surrounding storefront signs and there is an existing wooden frame that the sign will be mounted on instead of the historic fabric of the building.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: _____

Date Filed: _____

Scheduled for Hearing: _____

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Address of Historic Property: 101 W. Kirkwood Avenue

Petitioner's Name: Everywhere Signs

Petitioner's Address: 2630 N. Walnut Street

Phone Number/e-mail: 812-323-1471

Owner's Name: CFC

Owner's Address: CFC 320 W. 8th Street

Phone Number/e-mail: 812-332-0053

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 no later than seven 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. 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:
New Signage for the Skirt & Satchel Store

3. A description of the materials used.
2" thick stud mounted PVC Sign

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.

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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.

Untitled Map
Write a description for your map.
Legend
101 W Kirkwood Ave
SIGN
101 W Kirkwood Ave
Google Earth
Gray Buildings © City of Bloomington, IN
900 ft
N

2’x13’ sign

b

O'Child
Children's
Boutique

SUMMARY

COA 17-77

209 S. Dunn Street (Sidewalk): Restaurant Row Historic District
Petitioner: City of Bloomington Public Works

Contributing No IHSSI Number c. 1899

Background: The sidewalk is located in front of 209 S. Dunn Street and is between 3rd and 4th Streets in downtown Bloomington. It is the last remaining pioneer sidewalk in the City of Bloomington and is approximately 56 feet in length. It is constructed of rough cut field stone slabs that are laid in an un-coursed pattern with unsealed seams. The current sidewalk does not currently meet ADA compliance criteria for pedestrian and has uneven terrain with gaps in between the stones. The slabs were reset in 1993, but overtime have become uneven again. This portion of the Dunn Street sidewalk system was locally designated as a historic resource on February 20th, 1980 under Ordinance 80-15 and boarders Restaurant Row Historic District.

Request: Removal of current sidewalk by Bloomington Restorations, Inc. (BRI) and relocation to BRI's Hinkle Garton Farmstead for resetting in identical pattern and subsequent community use for visitors to the site. Hinkle-Garton is known for both its architectural style and historical significance in the county.

Guidelines:
Secretary of the Interior's Standards for the Treatment of Historic Properties
Building Site

- *Recommended*
    - "Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include…circulation systems, such as walks, paths, or roads."
    - "Retaining the historic relationship between buildings and the landscape."
    - "Protecting (e.g., preserving in place) important site features, archeological resources, other cultural or religious features, or burial grounds."
    - "Providing continued protection and maintenance of buildings and landscape features on the site through appropriate ground or landscape management."
- *Not Recommended*
    - "Altering…site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished."
    - "Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape."
    - "Allowing important landscape features or archaeological resources to be lost, damaged, or to deteriorate due to inadequate protection or lack of maintenance."
    - "Replacing an entire feature of the building or site when limited replacement of deteriorated or missing components is appropriate."
    - "Using replacement material that does not match the historic side feature."

Setting (District/Neighborhood)

- *Recommended*
    - "Retaining the historic relationship between buildings and landscape features in the setting. For example. Preserving the relationship between a town common or

urban plaza and the adjacent houses, municipal buildings, roads, and landscape and streetscape features."

- *Not Recommended*
    - "Altering those building and landscape features of the setting which are important in defining its historic character so that, as a result, the character is diminished."
    - "Removing or relocating historic buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in setting."
    - "Stripping or removing historic features from buildings or the setting, such as a porch, fencing, walkways, or plant material."

Concerns: Staff would like to express concerns about the outcome of this application, regarding the historic integrity of the resource if it is removed from its original location. The resource is currently locally protected as historic but if it is moved to a different location, this choice will impede any opportunity to designate for a higher level of protection in the future because it will be removed from its original context and setting. Staff would also like to identify the need for expert preservation measures to be in place during the removal process, if the commission decides to approve this petition. The stone slabs are over 100 years old and are very fragile, so a tremendous amount of care should be taken if they are removed and relocated. Finally, Staff would like to state that this proposal will effectively remove all pioneer sidewalks from downtown Bloomington, erasing that portion of the city's tangible heritage that is currently underrepresented or remembered.

Recommendations: Staff recommends approving the application as proposed. The physical integrity of the stones will be preserved, although the sidewalk will no longer have integrity of location.

RECEIVED
OCT 12 2017
BY: RKE

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 17-77

Date Filed: October 12, 2017 (prior materials/correspondence received)

Scheduled for Hearing: October 26, 2017

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Address of Historic Property: 209 S. Dunn Street (Bloomington, IN)

Petitioner's Name: City of Bloomington Public Works

Petitioner's Address: 401 N. Morton Street, Bloomington, IN

Phone Number/e-mail: 812-349-3516 / wasona@bloomington.in.gov

Owner's Name: See above

Owner's Address: "

Phone Number/e-mail: "

Instructions to Petitioners

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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. Alt. Parcel # 013-12790-00's Public Right of Way

2. A description of the nature of the proposed modifications or new construction:
Removal of current sidewalk by Bloomington Restorations, Inc. (BRI) and relocation to BRI's Hinkle-Garton Farmstead for resetting in identical pattern and subsequent community use for visitors to the site. Hinkle-Garton is known for both its architectural style and historical significance in the county.

Attention was recently drawn to the current sidewalk's location for ADA non-compliance. An ADA-compliant sidewalk will replace the sidewalk at the existing location. The sidewalk will be marked at the new location for its historical past, and IU is willing to retain some description of the sidewalk's past at the original location.

3. A description of the materials used.
The historical sidewalk will be maintained and relocated in its entirety with original materials.

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

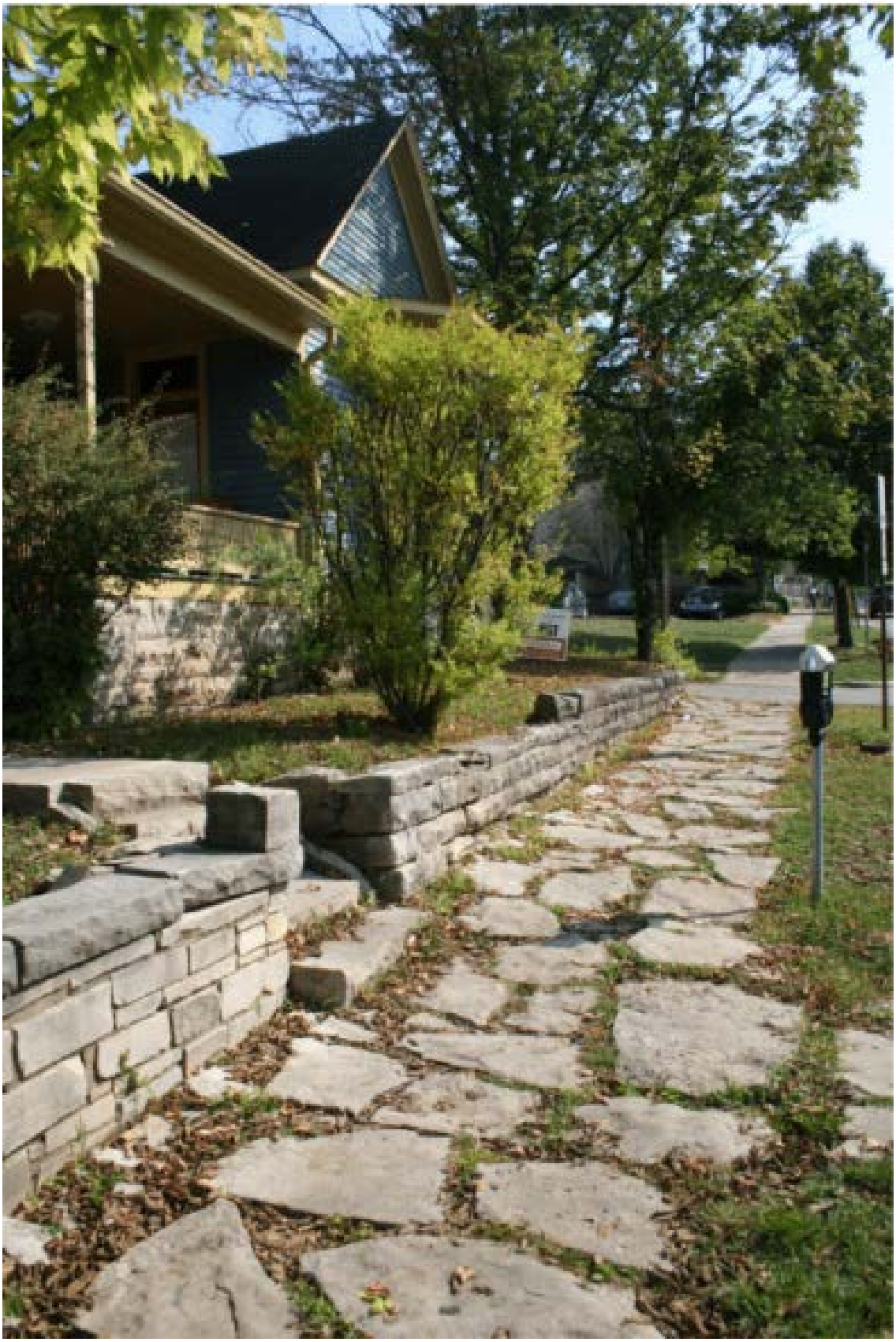
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

S Dunn St
S Dunn St
S Dunn St
S Dunn St
S Dunn St
S Dunn St
Danny Boy
Draft Works IU
Siam House
My Thai Cafe Plus
Be Hair Now
Market
No Frye Zone
Rush Hour Station
Waxing Studio



FOR RENT
STUDENTS
FACULTY & STAFF
812-855-3054

CITY OF BLOOMINGTON
ORIGINAL PIONEER
FIELD STONE SIDEWALK
STONES RESET
1993
BY BART CULVER AND
BLOOMINGTON RESTORATIONS, INC.
—PLEASE PASS WITH CARE—

ORDINANCE 80-15

To Designate the Field Stone Sidewalk on South Dunn Street as Historic

WHEREAS, Section 20.09.03.00 of the Bloomington Municipal Code permits the Common Council to officially designate buildings, structures or districts as "historic", and

WHEREAS, the City Plan Commission, upon advice of Bloomington Restorations, Inc., has recommended designation of a certain site as historic, HP-58-79.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

The field stone sidewalk on South Dunn Street be designated as historic within the City of Bloomington, Indiana. The property is located on the incorporated map number 6 of June 7, 1978, described as follows, to-wit:

The public right-of-way in front of the property at 209 S. Dunn Street.

This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20th day of FEBRUARY, 1980.

Tomilea Allison

Tomilea Allison, President
Bloomington Common Council

ATTEST:

Nora M. Connors

Nora M. Connors, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 21st day of FEBRUARY, 1980.

Nora M. Connors

Nora M. Connors, City Clerk

SIGNED and approved by me upon this 25th day of FEBRUARY, 1980.

Francis X. McCloskey

Francis X. McCloskey, Mayor
City of Bloomington

SYNOPSIS

This ordinance would designate a section of field stone sidewalk located within the public right-of-way at 209 S. Dunn Street as historic. The petitioner is Bloomington Restorations, Inc., and the reason for the proposal is to preserve the unique, fitted, limestone sidewalk at this location.

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 80-15 is a true and complete copy of Plan Commission Case Number HP-58-79, which was given a recommendation of Do Pass by a vote of Ayes: 6, Nays: 4, bythe Bloomington Plan Commission at a public hearing held on January 28, 1980.

Date: January 28, 1980

Timothy A. Mueller

Timothy A. Mueller, Secretary
Bloomington Plan Commission

Received by the Council Office this 1st day of February, 1980.

Nora M. Connors

Nora M. Connors, City Clerk

I HEREBY MOVE THAT XX ORDINANCE ____ APPROPRIATION ORDINANCE # 80-15, ENTITLED To Designate the Field Stone Sidewalk on S. Dunn Street as Historic

BE INTRODUCED AND READ FOR FIRST READING BY TITLE ONLY AT THE COUNCIL MEETING HELD ON _____, 1980.

Floyd W. Olcott

(Signature)

Rachel Ellenson <ellensor@bloomington.in.gov>

Limestone sidewalk

5 messages

Steve Wyatt <bri@bloomingtonrestorations.org> Thu, Nov 2, 2017 at 4:33 PM
To: ellensor@bloomington.in.gov

Hello Rachel,

Attached are photos showing how the Pioneer Sidewalk could be reused outside the Hinkle-Garton Farmhouse. The Pioneer Sidewalk is 53 feet, six inches long, and 5 feet, seven inches wide. We could use the sidewalk to replace a non-historic narrow walkway that extends from our parking area to the front porch. One photo shows the walk in relation to the house. Another photo shows the walk beginning at the parking area. A third photo shows how the walk would curve to meet the front porch landing. We could extend the Pioneer sidewalk in its original pattern and width straight 39 feet, seven inches, and then would need to curve the sidewalk to meet up with the porch landing. The curve length is 27 feet, four inches, so there would not be enough Pioneer sidewalk material to cover the entire distance. Approximately the first 14 feet of the curve would be the Pioneer Sidewalk with the remaining 13 feet comprised of the limestone pieces from the existing walkway, widened to be more like the Pioneer Sidewalk width by arranging them side by side as necessary. The photos have pink flags placed to represent the Pioneer Sidewalk. The photo showing the curve has flags in the foreground showing where the curve would start, and flags in the background showing where the Pioneer Sidewalk would extend if laid straight instead of curving towards the porch landing. The Pioneer sidewalk Stone would be numbered prior to removal and re-laid in the same pattern with allowances for the curve.

Steve

Steve Wyatt

Executive Director

Bloomington Restorations, Inc.

2920 E. Tenth St.

Bloomington, IN 47408

812-336-0909 office

Virus-free. www.avg.com

Rachel Ellenson <ellensor@bloomington.in.gov>

FW: Pioneer Sidewalk on Dunn COA 17-77

1 message

Alison Kimmel <kimmela@bloomington.in.gov> Thu, Nov 2, 2017 at 2:01 PM
To: ellensor@bloomington.in.gov

-----Original Message-----
From: Sam DeSollar [mailto:sdesollar@yahoo.com]
Sent: Thursday, November 02, 2017 12:31 PM
To: Alison Kimmel <kimmela@bloomington.in.gov>
Cc: campbellduncan02@gmail.com
Subject: Pioneer Sidewalk on Dunn COA 17-77

Alison -

I will not be able to attend next week's meeting, but have concerns regarding the relocation of the pioneer sidewalk at 209 S. Dunn Street. I would be grateful if you would forward as appropriate, and/or include this information in the packet.

Thanks-

Sam

Re: COA 17-77

This sidewalk was locally landmarked in 1980, the last extant pioneer sidewalk in Bloomington. Given that the City felt it was significant enough to locally designate at that time, and that I believe most of its historic integrity is rooted in the specificity of its location, I would argue that removal and relocation is not an option that serves the public good or our historic legacy.

The main issue for the Owner coming forward at this time seems to stem from ADA complaints. The ADA was in effect at the time of the designation, and, aside from deferred maintenance, I feel that conditions surrounding the sidewalk have little changed since then. That said, there is no reason not to attempt to improve the accessibility of the stretch of walk, while maintaining and restoring the historic resource in situ.

I measured and photographed the site, and have attached a diagram showing two options for an accessible path.

Conditions: There is one sign and one tree existing at the approximate centerline of the grass to the west of the walk, and one parking meter immediately adjacent to the west side of the walk. There are a pair of utility access points - a meter cover and a plumbing clean out located in the landscaped area. The curb is in disrepair and needs replacement. The north and south ends of the walk abut curb cuts, and slope of grade would be minimal, provided the curb is replaced.

Alternatives:

1. an accessible path may be provided immediately to the west, adjacent to the pioneer walk, provided the single parking meter is relocated either to the curb or to the edge of the proposed accessible path. This requires removal of, at a minimum, the width of the proposed path, and likely the entirety of the section of pioneer sidewalk connecting the street to the main body of the sidewalk. The width of this proposed path would be

approximately 3'-4" clear.

2. An accessible path may be provided adjacent to the curb. This option requires removal of the portion of the pioneer sidewalk connecting the street to the main sidewalk for the width of the proposed accessible path. This path would be approximately 4'-0" clear.

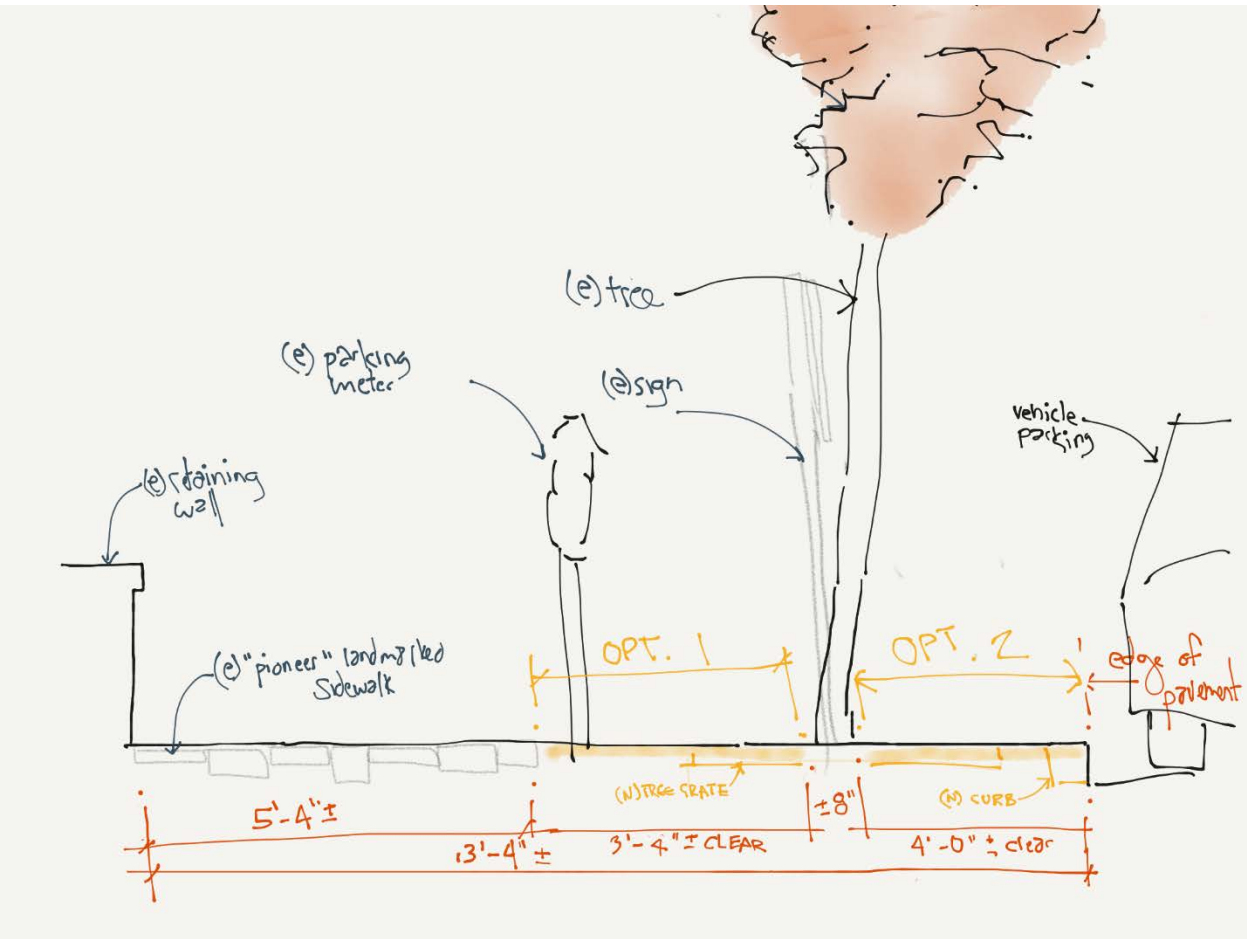
Materials: either proposed accessible path might be constructed of brick pavers (preferred, showing contrast with the original walk), permeable accessible pavers, DG, or concrete. A tree grate, new utility covers, and a new curb are required for both options. New path grade will meet grade at curb cut paving to the south, and meet concrete sidewalk and curb cut paving to the north. The pioneer sidewalk would also need to be documented and re-set with new base layers.

Though neither option will achieve a 5'-0" width walk, it will provide an accessible path in excess of a 36" minimal path. I would advocate for option 1, even though it requires relocation of 1 parking meter, as it would allow a better adjacency to the historic sidewalk. ADA allows for petitioning for exclusions when historic elements come into play. I believe this would be worth the effort, and hope that my fellow Commissioners might as well.

Thank you for your consideration-

Respectfully,

Sam DeSollar
BHPC


(e) tree
(e) parking meter
(e) sign
vehicle parking
(e) retaining wall
(e) "pioneer" landmarked sidewalk
OPT. 1
OPT. 2
edge of pavement
(N) TREE GRATE
(N) CURB
5'-4" ±
±8"
13'-4" ±
3'-4" ± CLEAR
4'-0" ± clear

SUMMARY

COA 17-83

208 N. Walnut Street: Courthouse Square
Petitioner: Leighla Taylor, on behalf of Ethos Student Housing Community

Notable IHSSI # 105-055-23067 c. 1895

Background: This slightly altered Italianate storefront building was constructed c. 1895 and is in good condition. It is located in the Courthouse Square Historic District and within the Courthouse Square Overlay district. The property is zoned CD-Commercial Downtown. The building retains its pressed cornice with brackets and its limestone façade along the commercial ground floor.

Request: Installation of one, 11 sq. foot blade sign onto the side of one white pillar near the entry door.

Guidelines:
Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Courthouse Square Historic District Design Guidelines
4. Guidelines for Signage and Awnings

A. Signage, General
1. Care should be taken with the attachment of signage to historic buildings.
2. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.
5. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.
6. Signage which is out of scale, boxy, or detracts from the historic fabric is discouraged.
7. Care should be taken to conceal the mechanics of any kind from the public right of way.

B. Wall Signs
1. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
3. Signs in other location will be reviewed on a case-by-case basis.

Unified Development Ordinance Commercial Downtown 20.05.083(b) Projecting Signs

> Projecting Signs: The following standards apply to projecting signs:
> (A) Maximum Projecting: No part of a projecting sign shall protrude more than thirty-six (36) inches from the wall or face of the building to which it is attached. Support structures between the building and the sign only shall be counted toward this allowance.

(B) Location: Projected signs shall be located adjacent to the tenant's lease space and shall be installed at least seven (7) feet above the pavement.
(C) Separation: A minimum separation of one hundred (100) feet shall be provided between all projecting signs on the same building façade.
(D) Number: A maximum of one (1) projecting sign is permitted per tenant per street frontage.
(E) Area: Projecting signs shall be limited to maximum of (20) square feet in area.
(F) Allotment: Projecting sign areas shall count toward overall wall sign allotment.
(G) Prohibited Location: No projecting signs shall be located on buildings located within the Courthouse Square Overlay District.
(H) Wind Loadings: The applicant for a projecting sign shall provide information verifying that the building façade containing the projecting sign can tolerate wind loading.
(I) Any property that utilized a freestanding sign shall be prohibited from utilizing a projecting sign.

Recommendations: Although the proposed signage is simple and a recommended material, projecting signs are prohibited in the Courthouse Square Overlay by the UDO 20.05.083(b)(G). Staff is concerned with the attachment of the sign to the historic masonry. Staff recommends denial of this petition.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number:_____

Date Filed:_____

Scheduled for Hearing: _____

****

Address of Historic Property: 208 N. Walnut St., Bloomington IN 47404

Petitioner's Name: Leighla Taylor (FASTSIGNS) - On Behalf of Ethos Student Housing Community

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

Phone Number/e-mail: 812-287-8179 / 2020@fastsigns.com

Owner's Name: CFC Properties (Angie Fielder)

Owner's Address: 320 W. 8th Street #200, Bloomington, IN 47404

Phone Number/e-mail: 812-332-0053 / angie.fielder@cfcproperties.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 no later than seven 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. 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. 208 N. Walnut Street.

2. A description of the nature of the proposed modifications or new construction:
Installation of one (1) 11 square foot blade sign onto the side of one white pillar near the entry door.
Sign would be screwed to the wall in two locations to allow for adequate sign support.

Top Panel of the sign is 7.75"h x 36"w
Bottom Panel is 34.25"h x 36"w
Overall Sign dimensions = 44"h x 36"w, Non-Illuminated

3. A description of the materials used.
Mounting arm and sign panels are composed of Aluminum with printed graphics applied to both sides.
3" deep double sided aluminum blade sign with square corners. Includes 3" extruded aluminum frame with .090" aluminum skins, 3 color decoration on each side. 1" square aluminum tube and matching plates for mounting.

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.

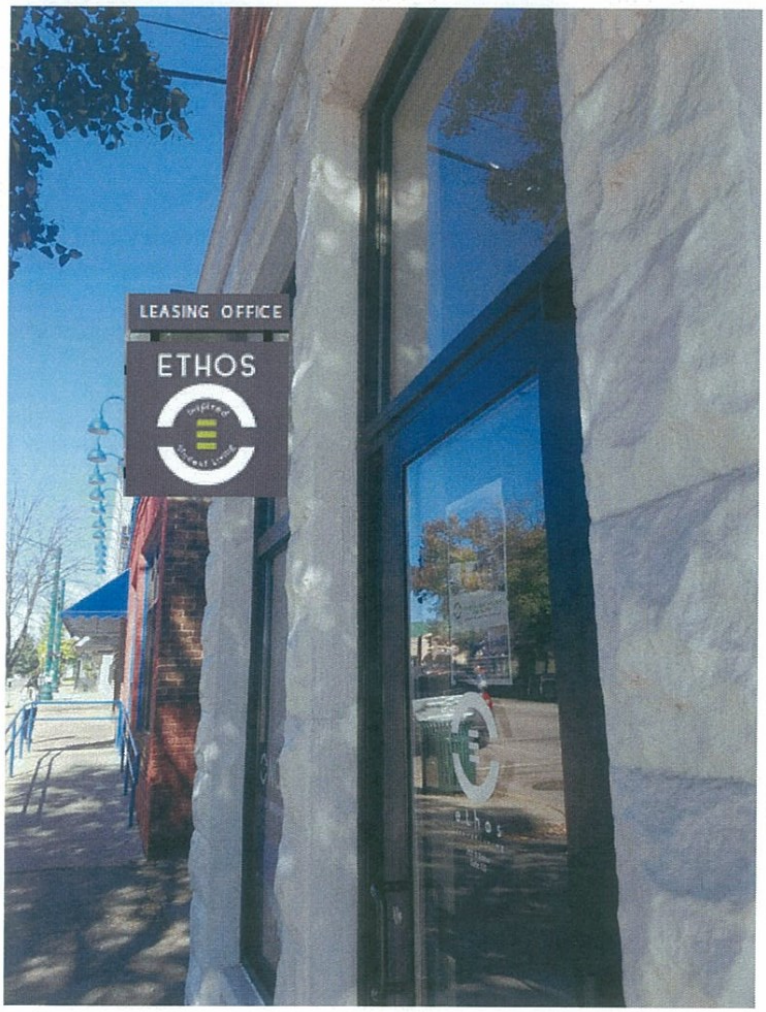
Current Building Photos

NOW LEASING
812-961-0712

NOW LEASING
NOW LEASING
ethos
inspired living
812-961-0712
ethosbloomington.com

Proposed Sign

NOW LEASING
NOW LEASING
ethos
inspired living
812-961-0712
ethosbloomington.com


LEASING OFFICE
ETHOS

SUMMARY

COA 17-84

410 S. Rogers Street: Greater Prospect Hill
Petitioner: Alex Jarvis

Contributing IHSSI # 105-055-54229 c. 1920

Background: This is a slightly altered residential bungalow built c. 1920 in the Greater Prospect Hill Historic District. The property is zoned RC-Residential Core.

Request: Installation of 12 solar collectors to the South roof face.

Guidelines:
Secretary of the Interior's Standards for Rehabilitation:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

SOLAR TECHNOLOGY

RECOMMENDED	NOT RECOMMENDED
Considering on-site, solar technology only after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy.	Installing on-site, solar technology without first implementing all appropriate treatments to the building to improve its energy efficiency.
Analyzing whether solar technology can be used successfully and will benefit a historic building without compromising its character or the character of the site or the surrounding historic district.	Installing a solar device without first analyzing its potential benefit or whether it will negatively impact the character of the historic building or site or the surrounding historic district.
Installing a solar device in a compatible location on the site or on a non-historic building or addition where it will have minimal impact on the historic building and its site.	Placing a solar device in a highly-visible location where it will negatively impact the historic building and its site.
Installing a solar device on the historic building only after other locations have been investigated and determined infeasible.	Installing a solar device on the historic building without first considering other locations.

72

73

Recommended: [72-73] Solar panels were installed appropriately on the rear portion of the roof on this historic row house that are not visible from the primary elevation.

74

Recommended: [74] Free-standing solar panels have been installed here that are visible but appropriately located at the rear of the property and compatible with the character of this industrial site.

75

Not Recommended: [75] Solar roof panels have been installed at the rear, but because the house is situated on a corner, they are highly visible and negatively impact the character of the historic property.

SOLAR TECHNOLOGY

RECOMMENDED	NOT RECOMMENDED
Installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way.	Installing a solar device in a prominent location on the building where it will negatively impact its historic character.
Installing a solar device on the historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible.	Installing a solar device on the historic building in a manner that damages historic roofing material or replaces it with an incompatible material and is not reversible.
	Removing historic roof features to install solar panels.
	Altering a historic, character-defining roof slope to install solar panels.
	Installing solar devices that are not reversible.
Installing solar roof panels horizontally -- flat or parallel to the roof—to reduce visibility.	Placing solar roof panels vertically where they are highly visible and will negatively impact the historic character of the building.

76

77

79

Not Recommended: [79] Although installing solar panels behind a rear parking lot might be a suitable location in many cases, here the panels negatively impact the historic property on which they are located.

Recommended: [76-77] Solar panels, which also serve as awnings, were installed in secondary locations on the side and rear of this historic post office and cannot be seen from the front of the building. [78] Solar panels placed horizontally on the roof of this historic building are not visible from below.

78

Style and Design
Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

3. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorate.
4. Surrounding buildings should be studied for their characteristic design elements. The relation of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

B. CHANGES TO THE PUBLIC WAY FAÇADE

Changes to the public way façade shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

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.

C. REMOVAL OF ORIGINAL MATERIALS

Removal of original materials shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

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.

Recommendations: Staff recommends approving the project as proposed. The petition is within the scope of the design guidelines for Greater Prospect Hill Historic District and a separate petition filed in June 2017 was approved by Staff for the installation of solar panels on the South face of a secondary structure within the district.

DUE OCT 18 77

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: _____

Date Filed: _____

Scheduled for Hearing: _____

****

Address of Historic Property: 410 S ROGERS ST

Petitioner's Name: ALEX JARVIS

Petitioner's Address: 785 E SAMPLE ROAD

Phone Number/e-mail: (812) 336-2785

Owner's Name: WILLIAM E. HOLLADAY

Owner's Address: 410 S. ROGERS ST

Phone Number/e-mail: (812) 391-1468

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 no later than the Wednesday 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. 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. 410 SOUTH ROGERS STREET, 1300 SQ FT

2. A description of the nature of the proposed modifications or new construction:
ADDING SOLAR COLLECTORS TO THE SOUTH ROOF FACE.
3600 W DC OF SOLAR CAPACITY. THE OUTPUT WILL BE
WIRED TO AN SMA 6000 DC/AC INVERTER MOUNTED
IN THE BASEMENT LOCATED NEXT TO SERVICE PANEL.
SOLAR DISCONNECT WILL BE SET NEXT TO SERVICE METER
LOCATED ON THE NORTH SIDE OF BUILDING
DUKE HAS APPROVED THE INTER CONNECTION AGREEMENT

3. A description of the materials used.
12 QTY LG 300 W PC SOLAR MODULES ROOF MOUNTED
ON THE SOUTH FACE OF THE HOME LOCATED AT
410 S. ROGERS STREET BLOOMINGTON IN 47404.
(S-S-!) ROOF CLAMPS WILL ATTACH TO RAISED SEAM METAL
ROOF. BLACK SOLAR RAILS, BLACK MODULE CLAMPS.

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.

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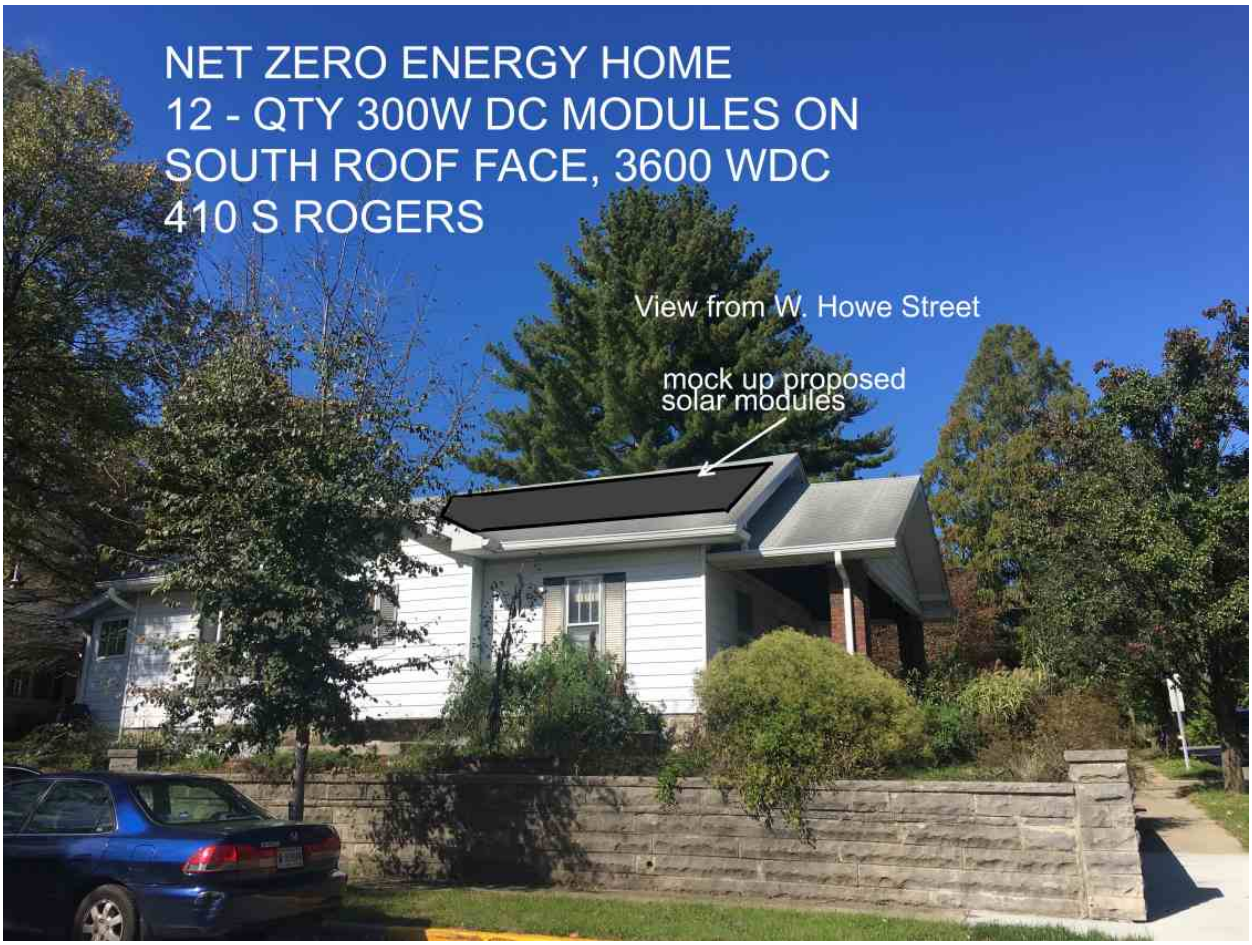
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

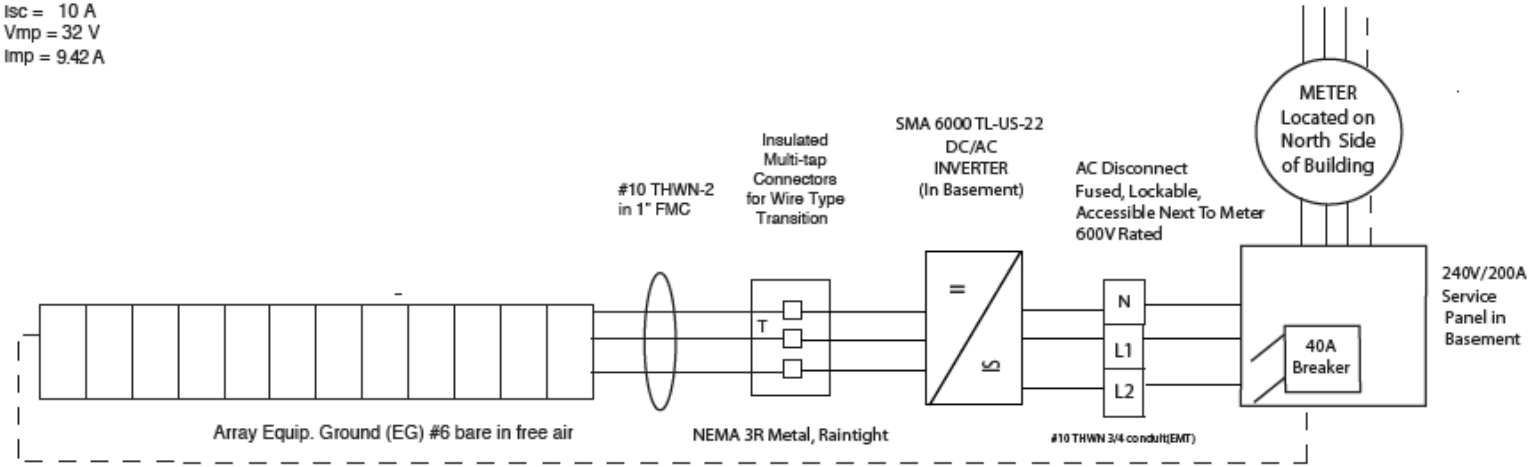

NET ZERO ENERGY HOME
12 - QTY 300W DC MODULES ON
SOUTH ROOF FACE, 3600 WDC
410 S ROGERS
View from W. Howe Street
mock up proposed
solar modules

SOLAR SITE PLAN: WILLIAM E. HOLLADAY DUKE #8530-2811-04-6
410 SOUTH ROGERS STREET, BLOOMINGTON, IN 47404
3600 WDC ARRAY - 12 QTY 300W DC LG WIRED TO SMA 6000-TL-US-22

3600 WATT DC PV ARRAY
Willian E. Holladay
410 S. Rogers St
Bloomington, IN 47404

String of 12 LG 300W DC Modules
(roof mounted)

(12) LG 300W DC Modules
Voc = 39.5 V
Isc = 10 A
Vmp = 32 V
Imp = 9.42 A



(1) SMA 6000 TL-US 22 Inverter
25A AC Output

SOLAR SYSTEMS OF INDIANA (812) 336-2785	785 E. Sample Rd. Bloomington Jarvis-Urschel	DRAWING One-Line William Holladay		
		Project William Holladay 410 S. Rogers St. Bloomington IN 47404		
	ENGINEER Alex Jarvis	DUKE ACCT#8530-2811-04-6		DRAWING NO.
	SCALE NTS	PAGE 1 of 1	DATE 9/3/2017	1

Positive Power Tolerance
Reliable Warranties

LG
Life's Good

MonoX™ NeoN

LG300N1C

LG Electronics, Inc. (Korea Exchange: 06657.KS) is one of the globally leading companies and technology innovator for electronics, information and communication products. The LG Electronics currently employs more than 91,000 people worldwide in 117 companies. In fiscal year 2011, 48.97 billion USD of revenue was achieved.

LG is one of the world's largest manufacturers of mobile phones, flat screen TVs, air conditioners, washing machines and refrigerators. As a future-oriented company, LG enables others to use technology consisting of renewable energies. LG's high quality solar products are being manufactured in LG's leading production facility in South Korea.

APPROVED PRODUCT

KM 564573 BS EN 61215
Photovoltaic Modules

NEW

Cell Technology

LG's High Efficient Cell Technology

Driven by LG's own N-type technology, LG's high-efficiency modules will provide customers with high economic benefits.

NEW

Convenient Installation

Convenient Installation

LG modules are carefully designed to benefit installers by allowing quick and easy installations throughout the carrying, grounding, and connecting stages of modules.

NEW

16.8kg

Light Weight

Light and Robust

With a weight of just 16.8 kg, LG modules are proven to demonstrate outstanding durability against external pressure up to 5400 Pa.

EL Test

100% EL Test Completed

All LG modules pass Electroluminescence inspection. This EL inspection detects cracks and other imperfections unseen by the naked eye.

25yrs

Linear Warranty

LG offers a 10 year product limited warranty and a 25 year limited linear output warranty.

LG stands by its products with the strength of a global corporation and

~+3%

0

Positive Power Tolerance

LG provides rigorous quality testing to solar outputs of all modules, with a positive nominal tolerance starting at 0%.

sterling warranty policies. modules to assure customers of the stated power

Cells	6 x 10
Cell vendor	LG
Cell type	Monocrystalline
Cell dimensions	156 x 156 mm^2 / 6 x 6 in^2
# of busbar	3
Dimensions (L x W x H)	1640 x 1000 x 35 mm 64.57 x 39.37 x 1.38 in
Static snow load	5400 Pa / 113 psf
Static wind load	2400 Pa / 50 psf
Weight	16.8 ± 0.5 kg / 36.96 ± 1.1 lb
Connector type	MC4 connector IP 67
Junction box	IP 67 with 3 bypass diodes
Length of cables	2 x 1000 mm / 2 x 39.37 in
Frame	Anodized aluminum

Certifications and Warranty

Certifications	IEC 61215, IEC 61730-1/-2, UL 1703, ISO 9001, IEC 61701(In progress), DLG-Fokus Test "Ammonia Resistance", (In progress)
Product warranty	10 years
Output warranty of Pmax (measurement Tolerance ± 3%)	Linear warranty*

* 1) 1st year: 97%, 2) After 2nd year: 0.7% annual degradation, 3) 80.2% for 25 years

Temperature Coefficients

	300 W
MPP voltage (Vmpp)	32.0
MPP current (Impp)	9.42
Open circuit voltage (Voc)	39.5
Short circuit current (Isc)	10.0
Operating temperature (°C)	
Maximum system voltage (V)	600(UL), 1000(IEC)

MonoX™ NeoN

LG300N1C

Mechanical Properties

Module efficiency (%)	18.3
	-40 ~ +90
Power tolerance (%)	
Maximum series fuse rating (A)	15
	0 ~ +3

* STC (Standard Test Condition): Irradiance 1000 W/m², module temperature 25 °C, AM 1.5
* The nameplate power output is measured and determined by LG Electronics at its sole and absolute discretion.

Electrical Properties (STC*)

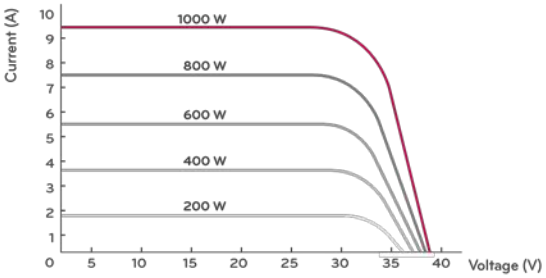
Electrical Properties (NOCT*)

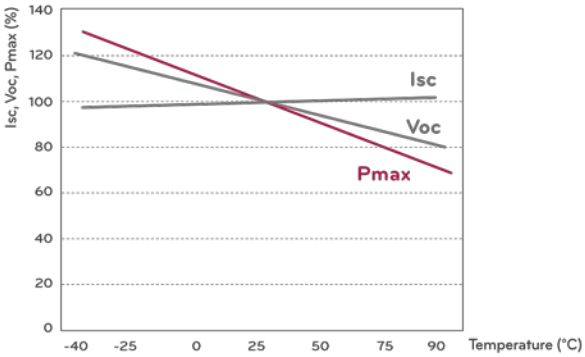
	300 W
Maximum power (Pmpp)	220
MPP voltage (Vmpp)	29.3
MPP current (Impp)	7.51
Open circuit voltage (Voc)	36.5
Short circuit current (Isc)	8.08
Efficiency reduction (from 1000 W/m² to 200 W/m²)	< 4.5 %

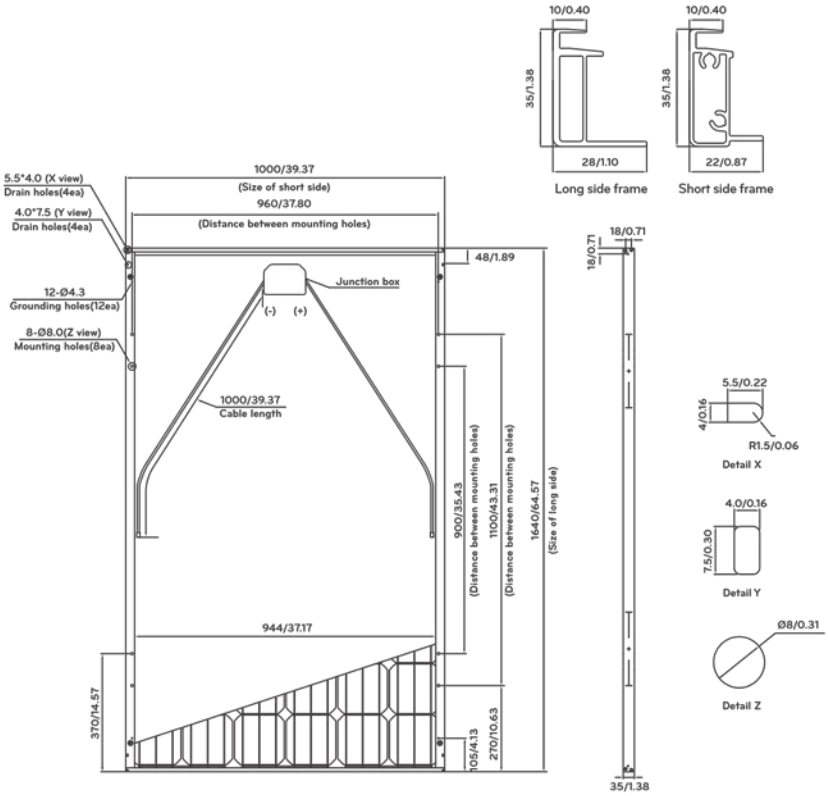
* NOCT (Nominal Operating Cell Temperature): Irradiance 800 W/m², ambient temperature 20 °C, wind speed 1 m/s

NOCT	45 ± 2 °C
Pmpp	-0.42 %/K
Voc	-0.31 %/K
Isc	0.03 %/K

Characteristic Curves







* The distance between the center of the mounting/grounding holes

LG Life's Good

North America Solar Business Team
LG Electronics U.S.A. Inc
1000 Sylvan Ave, Englewood Cliffs, NJ 07632
Contact: lg.solar@lge.com
www.lgsolarusa.com

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03/01/2013

SUNNY BOY 3000TL-US / 3800TL-US /4000TL-US / 5000TL-US / 6000TL-US / 7000TL-US / 7700TL-US

Certified

- UL 1741 and 1699B compliant
- Integrated AFCI meets the requirements of NEC 2011 690.11

Innovative

- Secure Power Supply provides daytime power during grid outages

Powerful

- 97.6% maximum efficiency
- Wide input voltage range
- Shade management with OptiTrac Global Peak MPP tracking

Flexible

- Two MPP trackers provide numerous design options
- Extended operating temperature range

SUNNY BOY 3000TL-US / 3800TL-US /4000TL-US / 5000TL-US / 6000TL-US / 7000TL-US / 7700TL-US

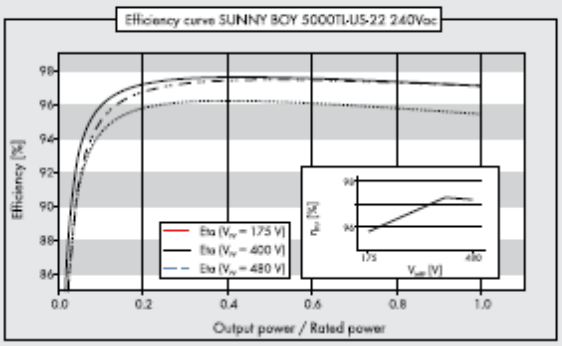
Setting new heights in residential inverter performance

The Sunny Boy 3000TL-US/3800TL-US/4000TL-US/5000TL-US/6000TL-US/7000TL-US/7700TL-US represents the next step in performance for UL certified inverters. Its transformerless design means high efficiency and reduced weight. Maximum power production is derived from wide input voltage and operating temperature ranges. Multiple MPP trackers and OptiTrac™ Global Peak mitigate the effect of shade and allow for installation at challenging sites. The unique Secure Power Supply feature provides daytime power in the event of a grid outage. High performance, flexible design and innovative features make the Sunny Boy TL-US series the first choice among solar professionals.

www.SMA-America.com

Technical data	Sunny Boy 3000TL-US		Sunny Boy 3800TL-US		Sunny Boy 4000TL-US	
	208 V AC	240 V AC	208 V AC	240 V AC	208 V AC	240 V AC
Input (DC)						
Max. usable DC power (@ cos φ = 1)	3200 W		4000 W		4200 W	
Max. DC voltage	600 V		600 V		600 V	
Rated MPPT voltage range	175 - 480 V		175 - 480 V		175 - 480 V	
MPPT operating voltage range	125 - 500 V		125 - 500 V		125 - 500 V	
Min. DC voltage / start voltage	125 V / 150 V		125 V / 150 V		125 V / 150 V	
Max. operating input current / per MPP tracker	18 A / 15 A		24 A / 15 A		24 A / 15 A	
Number of MPP trackers / strings per MPP tracker	2 / 2					
Output (AC)						
AC nominal power	3000 W		3330 W	3840 W	4000 W	
Max. AC apparent power	3000 VA		3330 VA	3840 VA	4000 VA	
Nominal AC voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V
AC grid frequency; range	60 Hz / 59.3 - 60.5 Hz		60 Hz / 59.3 - 60.5 Hz		60 Hz / 59.3 - 60.5 Hz	
Max. output current	15 A		16 A		20 A	
Power factor (cos φ)	1		1		1	
Output phases / line connections	1 / 2		1 / 2		1 / 2	
Harmonics	< 4%		< 4%		< 4%	
Efficiency						
Max. efficiency	97.2%	97.6%	97.2%	97.5%	97.2%	97.5%
CEC efficiency	96.5%	96.5%	96.5%	97.0%	96.5%	97.0%
Protection devices						
DC disconnection device	●					
DC reverse-polarity protection	●					
Ground fault monitoring / Grid monitoring	● / ●					
AC short circuit protection	●					
All-pole sensitive residual current monitoring unit	●					
Arc fault circuit interrupter (AFCI) compliant to UL 1699B	●					
Protection class / overvoltage category	I / IV					
General data						
Dimensions (W / H / D) in mm (in)	490 / 519 / 185 (19.3 / 20.5 / 7.3)					
DC Disconnect dimensions (W / H / D) in mm (in)	187 / 297 / 190 (7.4 / 11.7 / 7.5)					
Packing dimensions (W / H / D) in mm (in)	617 / 597 / 266 (24.3 / 23.5 / 10.5)					
DC Disconnect packing dimensions (W / H / D) in mm (in)	370 / 240 / 280 (14.6 / 9.4 / 11.0)					
Weight / DC Disconnect weight	24 kg (53 lb) / 3.5 kg (8 lb)					
Packing weight / DC Disconnect packing weight	27 kg (60 lb) / 3.5 kg (8 lb)					
Operating temperature range	-40 °C ... +60 °C (-40 °F ... +140 °F)					
Noise emission (typical)	≤ 25 dB(A)		< 25 dB(A)		< 25 dB(A)	
Internal consumption at night	< 1 W		< 1 W		< 1 W	
Topology	Transformerless		Transformerless		Transformerless	
Cooling	Convection		Convection		Convection	
Electronics protection rating	NEMA 3R		NEMA 3R		NEMA 3R	
Features						
Secure Power Supply	●		●		●	
Display: graphic	●		●		●	
Interfaces: RS485 / Speedwire/Webconnect	o/o		o/o		o/o	
Warranty: 10 / 15 / 20 years	●/o/o		●/o/o		●/o/o	
Certificates and permits (more available on request)	UL 1741, UL 1998, UL 1699B, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA C22.2 107.1-1					
NOTE: US inverters ship with gray lids						
Type designation	SB 3000TL-US-22		SB 3800TL-US-22		SB 4000TL-US-22	

Sunny Boy 5000TL-US		Sunny Boy 6000TL-US		Sunny Boy 7000TL-US		Sunny Boy 7700TL-US	
208 V AC	240 V AC	208 V AC	240 V AC	208 V AC	240 V AC	208 V AC	240 V AC
5300 W		6300 W		7300 W		8000 W	
600 V		600 V		600 V		600 V	
175 - 480 V		210 - 480 V		245 - 480 V		270 - 480 V	
125 - 500 V		125 - 500 V		125 - 500 V		125 - 500 V	
125 V / 150 V		125 V / 150 V		125 V / 150 V		125 V / 150 V	
30 A / 15 A		30 A / 15 A		30 A / 18 A		30 A / 18 A	
2 / 2							
4550 W	5000 W	5200 W	6000 W	6000 W	7000 W	6650 W	7680 W
4550 VA	5000 VA	5200 VA	6000 VA	6000 VA	7000 VA	6650 VA	7680 VA
208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V
60 Hz / 59.3 - 60.5 Hz		60 Hz / 59.3 - 60.5 Hz		60 Hz / 59.3 - 60.5 Hz		60 Hz / 59.3 - 60.5 Hz	
22 A		25 A		29.2 A		32 A	
1		1		1		1	
1 / 2		1 / 2		1 / 2		1 / 2	
< 4%		< 4%		< 4%		< 4%	
97.2%	97.6%	97.0%	97.4%	96.8%	96.8%	96.8%	97.3%
96.5%	97.0%	96.5%	97.0%	96.5%	96.5%	96.5%	96.5%
●							
●							
● / ●							
●							
●							
●							
I / IV							
490 / 519 / 185 (19.3 / 20.5 / 7.3)							
187 / 297 / 190 (7.4 / 11.7 / 7.5)							
617 / 597 / 266 (24.3 / 23.5 / 10.5)							
370 / 240 / 280 (14.6 / 9.4 / 11.0)							
24 kg (53 lb) / 3.5 kg (8 lb)							
27 kg (60 lb) / 3.5 kg (8 lb)							
-40 °C ... +60 °C (-40 °F ... +140 °F)							
< 29 dB(A)		< 29 dB(A)		< 29 dB(A)		< 29 dB(A)	
< 1 W		< 1 W		< 1 W		< 1 W	
Transformerless		Transformerless		Transformerless		Transformerless	
Convection		Fan		Fan		Fan	
NEMA 3R		NEMA 3R		NEMA 3R		NEMA 3R	
●		●		●		●	
●		●		●		●	
o/o		o/o		o/o		o/o	
●/o/o		●/o/o		●/o/o		●/o/o	
UL 1741, UL 1998, UL 1699B, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA C22.2 107.1-1							
SB 5000TL-US-22		SB 6000TL-US-22		SB 7000TL-US-22		SB 7700TL-US-22	



Accessories

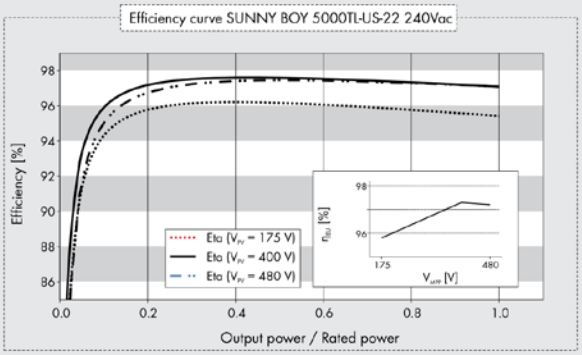
Speedwire/Webconnect interface
SWDM-US-10

RS485 interface
DM-485CB-US-10

Fan kit for SB 3000/3800/4000/5000TL-US-22
FAN-KIT02-10

● Standard feature o Optional feature – Not available
Data at nominal conditions

Sunny Boy 5000TL-US		Sunny Boy 6000TL-US		Sunny Boy 7000TL-US		Sunny Boy 7700TL-US	
208 V AC	**240 V AC**	**208 V AC**	**240 V AC**	**208 V AC**	**240 V AC**	**208 V AC**	**240 V AC**
5300 W		6300 W		7300 W		8000 W	
600 V		600 V		600 V		600 V	
175 - 480 V		210 - 480 V		245 - 480 V		270 - 480 V	
125 - 500 V		125 - 500 V		125 - 500 V		125 - 500 V	
125 V / 150 V		125 V / 150 V		125 V / 150 V		125 V / 150 V	
30 A / 15 A		30 A / 15 A		30 A / 18 A		30 A / 18 A	
2 / 2							
4550 W	5000 W	5200 W	6000 W	6000 W	7000 W	6650 W	7680 W
4550 VA	5000 VA	5200 VA	6000 VA	6000 VA	7000 VA	6650 VA	7680 VA
208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V
60 Hz / 59.3 - 60.5 Hz		60 Hz / 59.3 - 60.5 Hz		60 Hz / 59.3 - 60.5 Hz		60 Hz / 59.3 - 60.5 Hz	
22 A		25 A		29.2 A		32 A	
1		1		1		1	
1 / 2		1 / 2		1 / 2		1 / 2	
< 4%		< 4%		< 4%		< 4%	
97.2%	97.6%	97.0%	97.4%	96.8%	96.8%	96.8%	97.3%
96.5%	97.0%	96.5%	97.0%	96.5%	96.5%	96.5%	96.5%
●							
●							
● / ●							
●							
●							
●							
I / IV							
490 / 519 / 185 (19.3 / 20.5 / 7.3)							
187 / 297 / 190 (7.4 / 11.7 / 7.5)							
617 / 597 / 266 (24.3 / 23.5 / 10.5)							
370 / 240 / 280 (14.6 / 9.4 / 11.0)							
24 kg (53 lb) / 3.5 kg (8 lb)							
27 kg (60 lb) / 3.5 kg (8 lb)							
-40 °C ... +60 °C (-40 °F ... +140 °F)							
< 29 dB(A)		< 29 dB(A)		< 29 dB(A)		< 29 dB(A)	
< 1 W		< 1 W		< 1 W		< 1 W	
Transformerless		Transformerless		Transformerless		Transformerless	
Convection		Fan		Fan		Fan	
NEMA 3R		NEMA 3R		NEMA 3R		NEMA 3R	
●		●		●		●	
●		●		●		●	
o/o		o/o		o/o		o/o	
●/o/o		●/o/o		●/o/o		●/o/o	
UL 1741, UL 1998, UL 1699B, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA C22.2 107.1-1							
SB 5000TL-US-22		SB 6000TL-US-22		SB 7000TL-US-22		SB 7700TL-US-22	



Accessories

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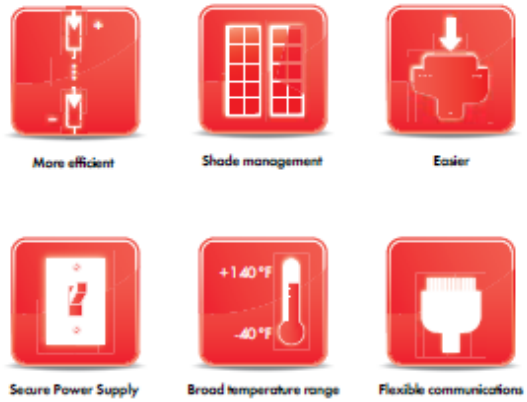
SWDM-US-10

RS485 interface
DM-485CB-US-10

Fan kit for SB 3000/3800/4000/5000TL-US-22
FANKIT02-10

● Standard feature ○ Optional feature – Not available
Data at nominal conditions



A NEW GENERATION OF INNOVATION

THE SUNNY BOY TL-US RESIDENTIAL SERIES HAS YET AGAIN REDEFINED THE CATEGORY.

Transformerless design

The Sunny Boy 3000TL-US / 3800TL-US / 4000TL-US / 5000TL-US / 6000TL-US / 7000TL-US / 7700TL-US are transformerless inverters, which means owners and installers benefit from high efficiency and lower weight. A wide input voltage range also means the inverters will produce high amounts of power under a number of conditions.

Additionally, transformerless inverters have been shown to be among the safest string inverters on the market. An industry first, the TL-US series has been tested to UL 1741 and UL 1699B and is in compliance with the arc fault requirements of NEC 2011.

Increased energy production

OptiTrac™ Global Peak, SMA's shade-tolerant MPP tracking algorithm, quickly adjusts to changes in solar irradiation, which mitigates the effects of shade and results in higher total power output. And, with two MPP trackers, the TL-US series can ably handle complex roofs with multiple orientations or string lengths.

An extended operating temperature range of -40 °F to +140 °F ensures power is produced in all types of climates and for longer periods of time than with most traditional string inverters.

Secure Power Supply

One of many unique features of the TL-US residential series is its innovative Secure Power Supply. With most grid-tied inverters, when the grid goes down, so does the solar-powered home. SMA's solution provides daytime energy to a dedicated power outlet during prolonged grid outages, providing homeowners with access to power as long as the sun shines.

Simple installation

As a transformerless inverter, the TL-US residential series is lighter in weight than its transformer-based counterparts, making it easier to lift and transport. A new wall mounting plate features anti-theft security and makes hanging the inverter quick and easy. A simplified DC wiring concept allows the DC disconnect to be used as a wire raceway, saving labor and materials.

The 3800TL-US and 7700TL-US models allow installers to maximize system size and energy production for customers with 100 A and 200 A service panels.

Leading monitoring and control solutions

The new TL-US residential line features more than high performance and a large graphic display. The monitoring and control options provide users with an outstanding degree of flexibility. Multiple communication options allow for a highly controllable inverter and one that can be monitored on Sunny Portal from anywhere on the planet via an Internet connection. Whether communicating through RS485, or SMA's new plug-and-play WebConnect, installers can find an optimal solution to their monitoring needs.

Wide power class range

Whether you're looking for a model to maximize a 100 A service panel or trying to meet the needs of a larger residential PV system, the Sunny Boy TL-US with Secure Power Supply has you covered. Its wide range of power classes—from 3 to 7.7 kW—offers customers the right size for virtually any residential application. The TL-US series is not only the smartest inverter on the planet, it's also the most flexible.

NEW BUSINESS

Showers Brothers Furniture Factory Kiln Building Renovation

CITY OF BLOOMINGTON
economic & sustainable development

MEMORANDUM

To: Historic Preservation Commission Members
Cc: Philippa Guthrie, Corporation Counsel
Thomas Cameron, Assistant City Attorney
Doris Sims, Director, Housing and Neighborhood Development
Alex Crowley, Director, Economic and Sustainable Development
Rachel Ellenson, Program Manager, Housing and Neighborhood Development

From: Brian Payne
Date: October 27, 2017
Re: Previewing COA Application to Raze Kiln Building and Repurpose Materials for Trades District Project

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I. Introduction

Certified Tech Park and the Trades District Project

Pursuant to Indiana Code 36-7-32, the Redevelopment Commission (RDC) and the Common Council of the City of Bloomington (City) created a Certified Tech Park (CTP) in Downtown Bloomington and established the required CTP fund to support the project. The RDC purchased approximately 12 acres of property from Indiana University, including the Dimension Mill, for this purpose. Those 12 acres, lying between Rogers St on the west, 11th St. on the north, and 10th St. to the south, are known as the Trades District. The Trades District encompasses three of the four buildings designated by the Historic Preservation Commission (HPC) as the Showers Brothers Furniture Factory Historic District. (See Appendix A.)

In 2013, the City completed a Master Plan and Redevelopment Strategy for the Trades District, envisioning the Trades District as a mixed-use area to support Bloomington's growing technology and life science businesses, facilitate entrepreneurship, nurture start-ups, and provide an attractive, integrated area to drive commercial activity. The Master Plan laid out the vision for the Trades District as the core of the CTP: that it be the model of modern, sustainable urban redevelopment, nurturing creativity and entrepreneurship among Bloomington citizens and its workforce, help brand Bloomington as a lively innovation hub, attract private investment, employment and visitors, and diversify residential options for Bloomington residents. The market analysis and recommendations of the Master Plan indicate significant potential for the downtown tech park and contribute to the growth of the area's technology economy and to serve as a prominent destination for Bloomington's growing tech sector as well as

landing point for IU technology-oriented talent.

To prepare the Trades District for development, beautify the area, and improve sustainability, the City developed and issued an RFQ for landscape architectural and engineering services for the Trades District in 2014. The City ultimately selected Anderson & Bohlander to perform this Trades District infrastructure project, contracting with the firm in 2015. Anderson & Bohlander is nearly finished with its design work, and actual construction of landscaping and infrastructure improvements will commence in the next 60 days. The Trades District landscaping and infrastructure project will be completed in late 2018. The City will invest more than $5 million on the Trades District infrastructure project alone, aimed at facilitating private investment in the core area and throughout the CTP.

The Dimension Mill Renovation

Part of this cohesive strategy is the renovation of the Dimension Mill, 335 W. 11th St., one of the four buildings in the Showers Brothers Furniture Factory Historic District. As approved by the HPC, the Dimension Mill will be renovated into a business incubator with plentiful co-working space, flexible office space for lease, and a dramatic event venue for networking, professional events, and community use. The Dimension Mill is the lynchpin to the success of the certified tech park: a bustling hub of innovation and entrepreneurial activity that will help drive Bloomington's 21st century economy for generations. Ideally, it will be the crown jewel of the Trades District, the centerpiece of the Certified Tech Park, and one of the City's signature buildings for years to come.

The Master Plan identified adaptive reuse of the Dimension Mill for business incubation and technology office space as a community objective. On September 6, 2016, the RDC approved the City's proposal to move forward with the Dimension Mill renovation. On February 9, 2017, the Historic Preservation Commission (HPC) granted a Certificate of Appropriateness (COA) for the exterior renovation design, and approved a recent modification to that COA on October 26, 2017. Blackline Studios has created full schematic designs and is currently generating full construction documents. On July 10, 2017, the RDC contracted with Bloomington Economic Development Corporation to establish a nonprofit entity to manage the Mill, and on October 27, 2017, that entity (Dimension Mill, Inc.) held its first board meeting. The Dimension Mill renovation project is scheduled for completion in late 2018.

A common lament within Bloomington's entrepreneurial community holds that despite the necessary components - world-class educational institutions, support from high-performing local anchor businesses, and an affordable, desirable place to live - the City's innovation economy is not firing on all cylinders. The Dimension Mill directly addresses this problem, aiming to unify and strengthen our entrepreneurial ecosystem. The Dimension Mill will be a gathering place to connect the fragmented segments of Bloomington's innovation economy to learn from each other, collaborate, and thrive together. The Dimension Mill will also serve as a crucial tool to recruit and retain talent in Bloomington, evidence of our community's commitment to embracing a knowledge-based economy and supporting would-be entrepreneurs.

The Kiln Building

333 W. 11th St, known as the Kiln Building (The Kiln), is the smallest of the four buildings that comprised the Showers Brothers Furniture Factory. The Kiln is located approximately six feet north of the Dimension Mill building, south of 11th Street and immediately west of the alley running north-south between 10th and 11th Streets. It is a "rectangular brick multi-wythe building (approx. 107' x 50')."[1] The interior of the building is unfinished, divided into five bays accessible by replacement garage-style docking doors.

Historically, the building housed furnaces used to dry logs as they arrived, to prepare them for cutting. The west side of the building contained the loading facilities and once featured large paired doors. The one-story east side of the building runs parallel to the alley, with "massive brick pilasters and blank recessed brick walls topped by a corbelled brick cornice."[2] No natural light is visible from within the building.

We sit at a critical juncture in the progress of the Dimension Mill renovation and Trades District landscape infrastructure project. The RDC and the HPC have approved design proposals, and the Mayor is ready to move forward. Contractors are already in place to handle remaining design needs, manage construction, and an executive director and board of directors are in place to create and execute a strategic vision for the operation of the Dimension Mill.

However, to finalize and execute plans for Dimension Mill renovation, the City and its partners must know the disposition of the Kiln building, which sits just six feet to the north. In the Administration's view, effective activation of the Dimension Mill, and the overall mission of the Trades District, requires the demolition of the Kiln building and preservation and adaptive reuse of its original, characteristic materials. With this preview of a COA application for razing the Kiln building, we seek to engage the HPC in an open discussion of the issues surrounding the activation of the Showers buildings in the Trades District, and receive feedback on feasible options for reusing the Kiln's characteristic materials.

II. Procedural Backdrop: Showers Brothers Furniture Factory Historic District Design Guidelines

In 2012, the HPC elected to designate four buildings, including the Kiln, as the Showers Brothers Furniture Factory Historic District (The District). In doing so, they authored guidelines (Guidelines) for future use of the buildings. Section 5(B) of those guidelines governs demolition and is reproduced below in full:

B. Demolition (General)

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[1] Showers Brothers Furniture Factory Historic District Design Guidelines, p. 4.
[2] *Id.*

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

1. The building 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 Commission, it does not contribute to the historic character of the Showers Buildings.

3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the thematic buildings than is retention of the building, or portion thereof, for which demolition is sought.

4. The building or property cannot be put to any reasonable economically beneficial use without approval of demolition. (See Bloomington Municipal Code, Title 8.12.010.)

5. In the case that the building is accidentally damaged by storm, fire, or flood, it may be rebuilt to its former configuration and materials without a requirement for review if work is commenced within six (6) months. If the work is not commenced within six (6) months, then plans and specifications will be reviewed according to the guidelines for existing buildings and replication of features in this document using an application for a Certificate of Appropriateness.

6. With the exception of Criterion #5 in this section, all replacement of demolished properties should follow Section 6: Guidelines for Additions. The Commission may ask interested individuals or organizations for assistance in seeking an alternative to demolition. (See Bloomington Municipal Code Title 8.)[3]

According to the Guidelines, the HPC shall grant a COA for demolition if it finds at least one of the factors in (B)(1) through (B)(5) cited above to be present.

III. Historic Significance of the Kiln to Showers Buildings

[3] Showers Brothers Furniture Factory Historic District Design Guidelines, p. 15.

Under Section 5(B)(2) of the Guidelines, the HPC shall approve the COA for demolition if "historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the Showers Buildings."

Section II of the Introduction to the Guidelines, in a section titled "History and Building Character" summarizes the "Character Defining Features" of the designated Showers Factory buildings:

- Universal use of red brick
- Limestone detailing on the windows and doors
- Iconic saw tooth roof
- Parapet walls
- Walls framed by pilasters and brick corbels

The Kiln building does not exhibit all five characteristics, as City Hall (formerly Plant #1) and the Dimension Mill do, or significant characteristics not found in any other building, as the Showers Administration building does. In fact, there is no historically significant feature articulated in the Guidelines that is present on the Kiln building but not on the Dimension Mill. While we do not suggest that the Kiln building is historically insignificant, all the features that embody the essence of the District's historic character can be found, and more prominently, on the other three buildings in the District. In essence, nothing about the Kiln building is the sole representative of unique historic character in the District.

The existence of Section 5(B), which contemplates demolition of District buildings, and 5(B)(2), which acknowledges variable significance among buildings, in the Guidelines suggests that the HPC envisioned a hierarchy for prioritization among the buildings in the District. The other buildings are indispensable to the character of the District, and require significant investment and attention to maintain and activate them for adaptive reuse. In contrast, the City contends that the Kiln does not uniquely contribute to the historic character of the District.

IV. Demolition of the Kiln is Necessary for Successful Deployment of the Dimension Mill and Showers Administration Building

Section 5(B)(3) provides that the HPC shall grant approval for demolition if "the demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the thematic buildings than is retention of the building, or portion thereof, for which demolition is sought."

Besides the Mill, a variety of innovation employment uses are key to the Trades District's mission – flexible office space for technology start-ups, adequate post-incubation space for growing technology and life science businesses – and a mix of other downtown uses: a diversity of residential options for tech park employees and active citizens, restaurants and support services, and other public amenities.

The Kiln's positioning threatens both the effective utilization of the Dimension Mill and the optimal use of a valuable adjacent parcel. According to estimates from construction consultants hired by the City, the Kiln will require a multi-million dollar renovation simply to make it habitable. Due to this burdensome front-end cost, the Kiln is likely to remain uninhabited for the foreseeable future, blocking the northern façade of the Dimension Mill. Worse, the Kiln's positioning just a few feet from the Mill, set back from 11th St. and directly in the center of its parcel stifles effective development immediately north of the centerpiece of the Trades District.

The success of the Dimension Mill is integral not only to the long-term prosperity of Bloomington's entrepreneurial ecosystem, but also to the preservation and adaptive reuse of the most architecturally unique thematic building in the District, the Showers Administration building. If renovation and activation of the Mill are successful, entrepreneurial activity generated there will create increased startup activity and demand for space clustered nearby. That success will be crucial to the desirability and availability of the surrounding Trades District real estate, especially the Showers Administration building, which also requires a substantial investment to rehabilitate.

As indicated above, the Dimension Mill is a stronger, more complete representation of the significant historical characteristics of the District than the Kiln, as is the Showers Administration building. Given the investment required to ensure productive activation of those thematic buildings, the City suggests that demolition of the Kiln is necessary to effectively prioritize preservation and reuse of the other buildings in the District.

V. Demolition is Necessary for Reasonably Economically Beneficial Use of the Property

The Guidelines also recommend approval of a COA for demolition if "the building or property cannot be put to any reasonable economically beneficial use without approval of demolition."[4] Due to the sizable front-end rehabilitation cost necessary to renovate an aging structure, potential developers of the Kiln parcel are encumbered heavily from the outset. For comparison, the Dimension Mill rehabilitation will cost upwards of $3.3 million. The Kiln is roughly one-third as large, but requires more extensive renovation, as it has no windows or floor. With diminished cost savings from scale on the small footprint, potential developers are likely to see an approximate rehabilitation bill of $2 million, on top of purchase price. And again, the Kiln's suboptimal positioning on its parcel relative to 11th St. and surrounding green space tends to reduce the structure's value.

In addition, in the years since the HPC originally designated the Kiln as part of the District, the City hired BCA Consultants to perform a Phase II Environmental Site Assessment of the Kiln and Dimension Mill sites. Funded through a grant from the U.S. Environmental Protection Agency, the Phase II assessment revealed that multiple soil samples at or near the Kiln exceeded the Remediation Closure Guide screening level (RCG) regulations for arsenic,

[4] Showers Brothers Furniture Factory Historic District Design Guidelines, Section 5(B)(4), p. 15.

benzo(a)pyrene, and naphthalene. Based on proposed commercial/industrial land use of the Kiln and their Phase II assessment findings, BCA recommended the following remediation plan:

- Limited delineation in the vicinity of two drilling sites to determine whether soil concentrations of arsenic and benzo(a)pyrene exceed the RCG.
- Install a monitoring well at one drilling site to confirm the presence or absence of arsenic exceeding the RGC.
- As part of redevelopment, minimize the disturbance of subsurface soils in the 0-6' depth, if soils must be disturbed, an environmental professional should be consulted to ensure that excavated soils are handled and disposed of properly.

This assessment only covers the surrounding soil and groundwater, not the physical structure of the Kiln building itself, which could require further environmental remediation to rehabilitate. Demolition is the most cost-effective way to ensure environmental remediation of the area under and surrounding the Kiln structure and reasonably economical use of the Kiln parcel.

VI. Reuse of the Kiln's Original Historic Materials

Adaptive reuse of the Kiln's original materials would glorify their historic character more than the building remaining idle would. Both Blackline Studio and Anderson & Bohlander have expressed enthusiasm for incorporating the Kiln's component materials in the aesthetics and beautification of the Dimension Mill and Trades District landscaping projects, respectively.

Potential reuses of Kiln materials include, but are not limited to the following:

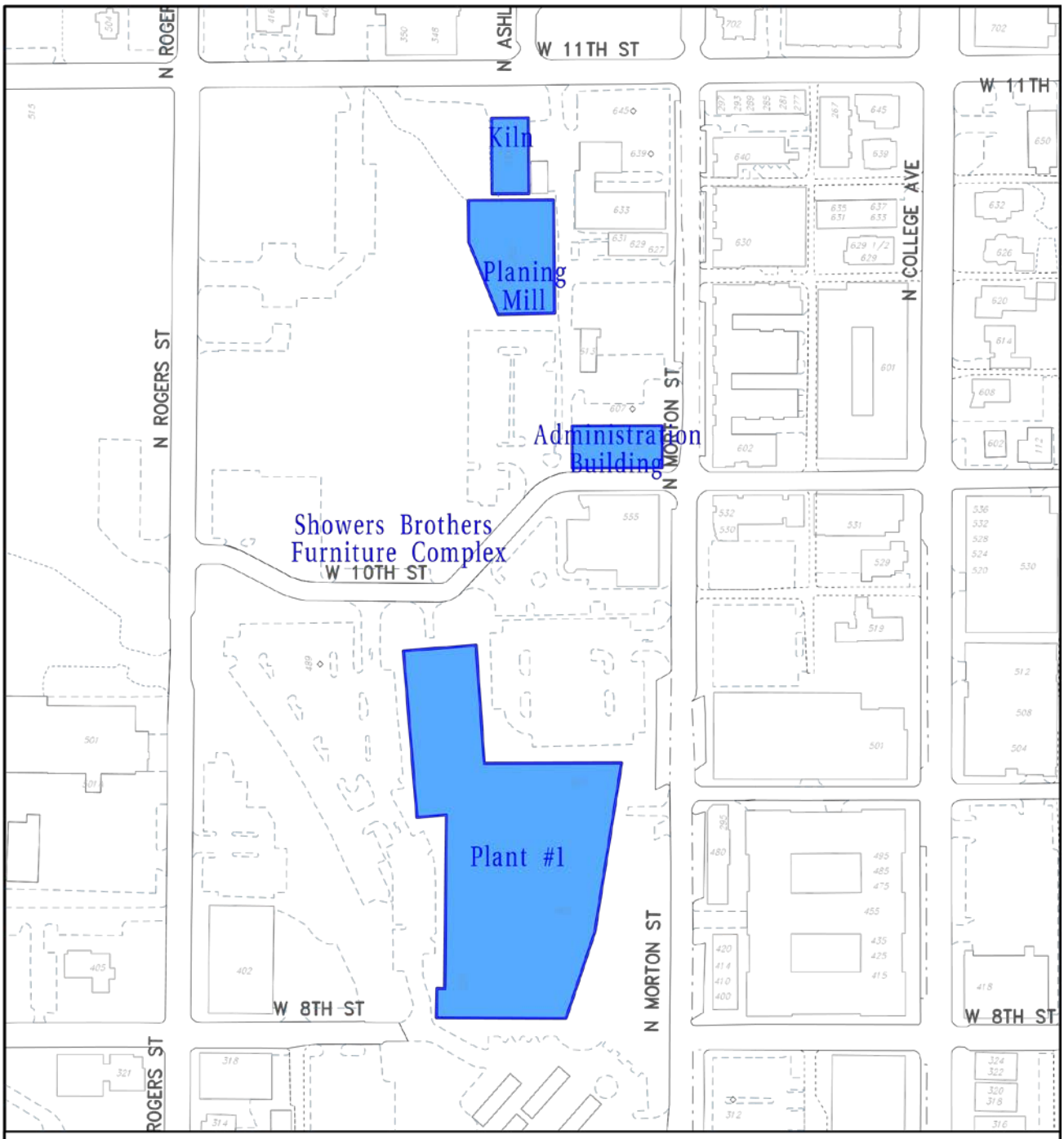
- Public art project memorializing the Kiln in the Dimension Mill or at the B-line gateway to the Trades District
- Reusing exterior Kiln brick for patio design art in the Dimension Mill plaza, including historic plaque
- Incorporation of Kiln materials into a permanent installation exhibit of the Kiln
  Reusing exterior Kiln brick for tuck pointing repairs to the Mill parapets.
- Interior featuring of the rough metal paneling used to clad the doors and openings on the East Kiln elevation.
- Repurposing substantial historic timbers for harvest tables, furnishings and interior elements in the Dimension Mill

In addition, the City is interested in creating a virtual record of the Showers Kiln for posterity. There are undoubtedly more ways to effectively repurpose Kiln component materials, and we are grateful for the HPC's suggestions. The City is eager to partner with the HPC in conceiving effective ways to curate and memorialize the Kiln throughout the Trades District.

VI. Conclusion

Given the significant investment the City has made, and will continue to make, to preserve and activate the other three, more architecturally significant Showers buildings, demolition of the Kiln building is the best option to ensure their effective preservation. Additionally, one of the City's pivotal economic development initiatives, the Trades District project, depends on effective deployment of the Dimension Mill and its adjacent properties. Finally, demolition is the best way to ensure reasonable economic activation of this key parcel, which serves community interests more than an empty building in a downtown destination area.

We appreciate your thoughtful consideration and feedback on this preview, and look forward to a fruitful discussion.



Local Historic Districts

Showers Brothers Furniture Complex

Aug 20, 2015

Scale: 1" = 200

200 0 200

For use as map information only, information is NOT warranted.

City of Bloomington
HAND Department

Geographic Information System

TIhdmapLP

5. Guidelines for Demolition

Goal: The intent of these guidelines is to prevent the demolition of contributing buildings and structures or contributing portions of building and structures.

A. Removal of Later Additions

1. Removal of additions may be considered if the Commission finds that the addition foes not contribute to the historic and/or architectural character of the building.
2. The following factors will be considered by the Commission in determining whether later additions ca, or should be removed:
    a. compatibility with the original
        It is recommended that applications consult with Staff as early in the process as possible when proposing alterations for the purpose of accessibility.
    b. Historic association with the property.
    c. Design and execution of the addition.

B. Demolition (General)

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

1. The building 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 Commission, it does not contribute to the historic character of the Showers Buildings.
3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the thematic buildings than is retention of the building, or portion thereof, for which demolition is sought.
4. The building or property cannot be put to any reasonable economically beneficial use without approval of demolition. See Bloomington Municipal Code, Title 8.12.010.
5. In the case that the building is accidently damaged by storm, fire, or flood, it may be re-built to its former configuration and materials without a requirement for review if work is commended within six (6) months. If the work is not commended within six (6) months then plans and specifications will be reviewed according to the guidelines for existing buildings and replication of features in this document using an application for a Certificate of Appropriateness.
6. With the exception of Criterion #5 in this section, all replacement of demolished properties should follow Section 6: Guidelines for Additions. The Commission may ask interested individuals or organizations for assistance in seeking an alternative to demolition. See Bloomington Municipal Code Title 8.

** Note: A complete list of Shower Brothers Furniture Factory Historic District Design Guidelines can be found on the City of Bloomington website under the title, "Local Historic Districts."*

COURTESY REVIEW

121 E. Kirkwood Avenue
Bynum Fanyo & Associates, Inc.

October 10, 2017

VIEW LOOKING NORTHEAST FROM KIRKWOOD/WALNUT INTERSECTION

STRAUSER DESIGN + BUILD, LLC

T.M. CROWLEY & ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL

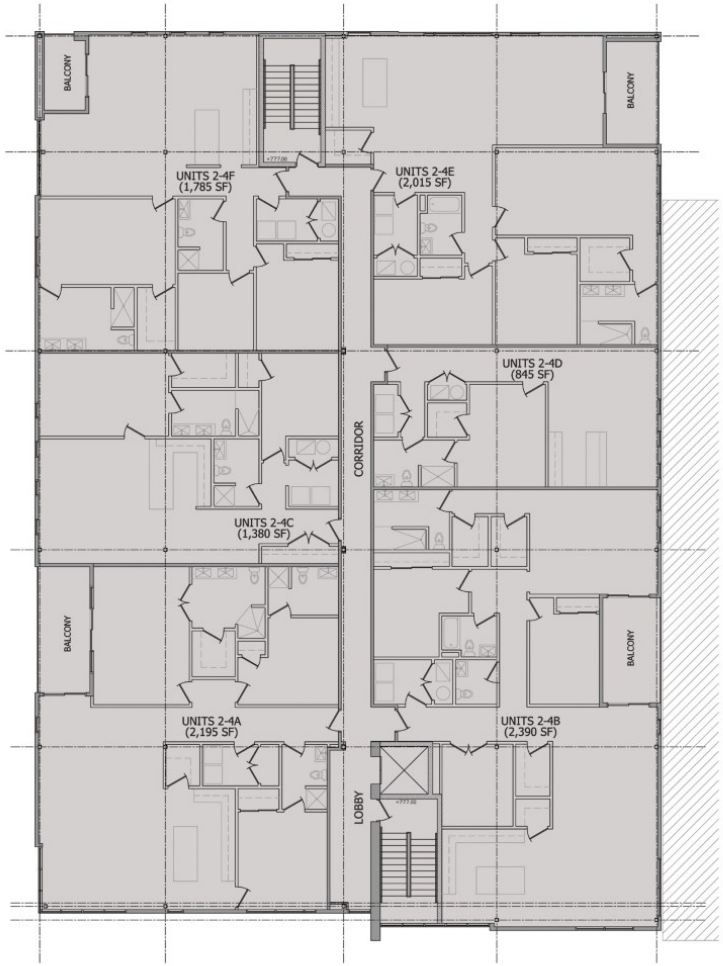
MAIN LEVEL FLOOR PLAN

STRAUSER DESIGN + BUILD, LLC

T.M. CROWLEY & ASSOCIATES

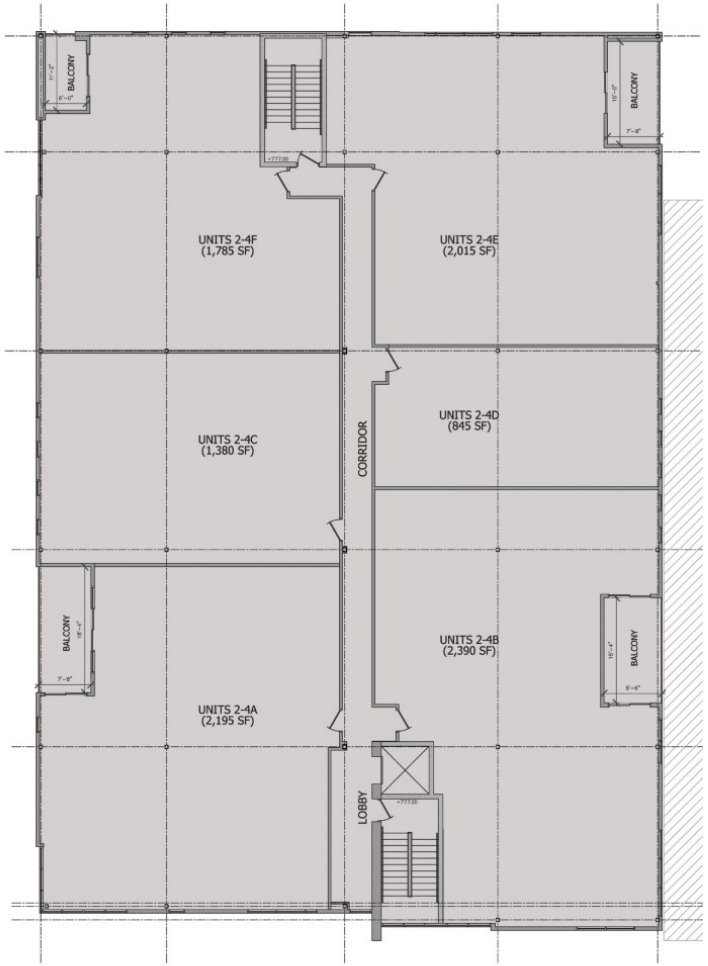
121 KIRKWOOD

CONDOMINIUMS & RETAIL



LEVELS 2-4 FLOOR PLAN

PROPOSED BUILD-OUT



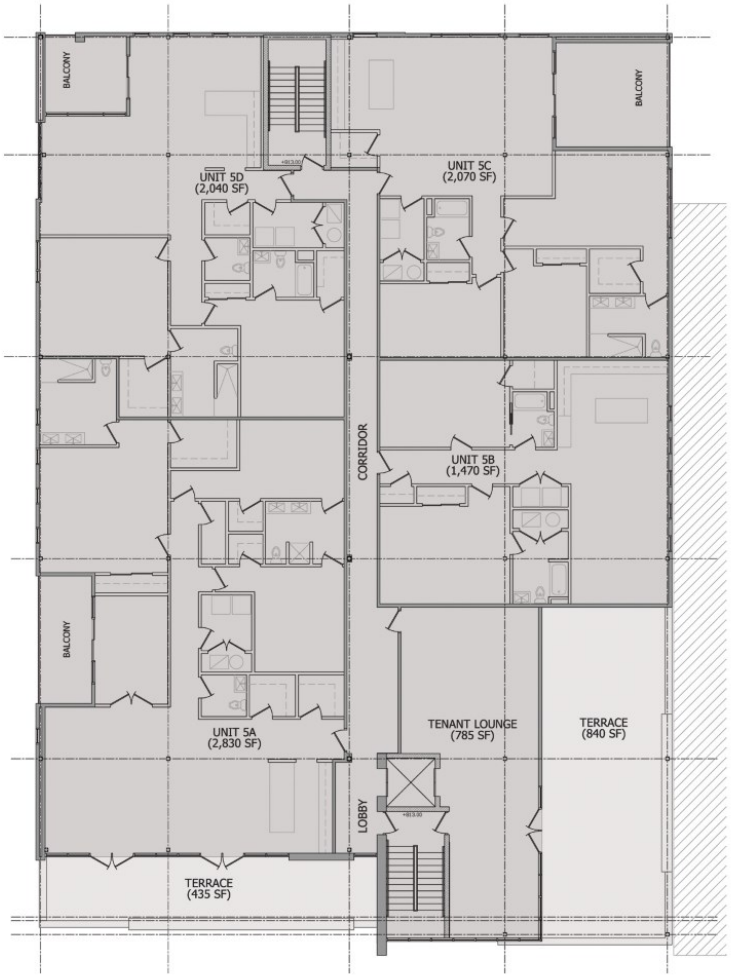
LEVELS 2-4 FLOOR PLAN

STRAUSER DESIGN + BUILD, LLC

T.M. CROWLEY & ASSOCIATES

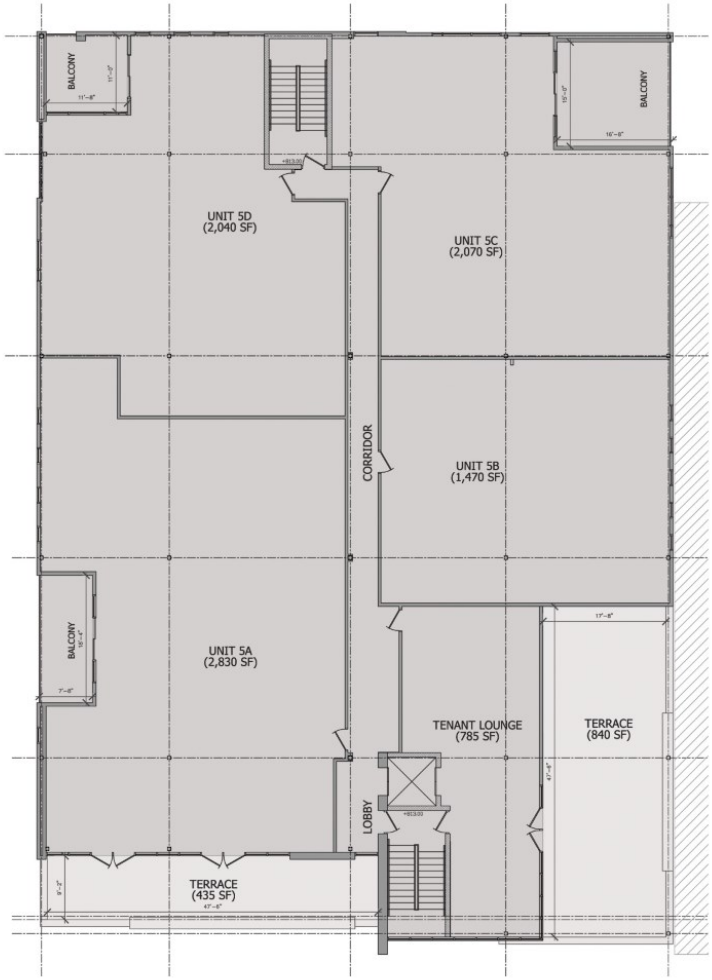
121 KIRKWOOD

CONDOMINIUMS & RETAIL



LEVEL 5 FLOOR PLAN

PROPOSED BUILD-OUT



LEVEL 5 FLOOR PLAN

STRAUSER DESIGN + BUILD, LLC

T.M. CROWLEY & ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL

VIEW LOOKING NORTHEAST FROM KIRKWOOD

VIEW LOOKING NORTHWEST FROM KIRKWOOD/WASHINGTON INTERSECTION

SOUTH ELEVATION (KIRKWOOD)

STRAUSER DESIGN + BUILD, LLC

T.M. CROWLEY & ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL

WEST ELEVATION (ALLEY)

TRAUSER
SIGN + BUILD, LLC

T.M.
CROWLEY
& ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL

EAST ELEVATION (WASHINGTON)

STRAUSER DESIGN + BUILD, LLC

T.M. CROWLEY & ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL

NORTH ELEVATION (ALLEY)

STRAUSER DESIGN + BUILD, LLC

T.M. CROWLEY & ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL

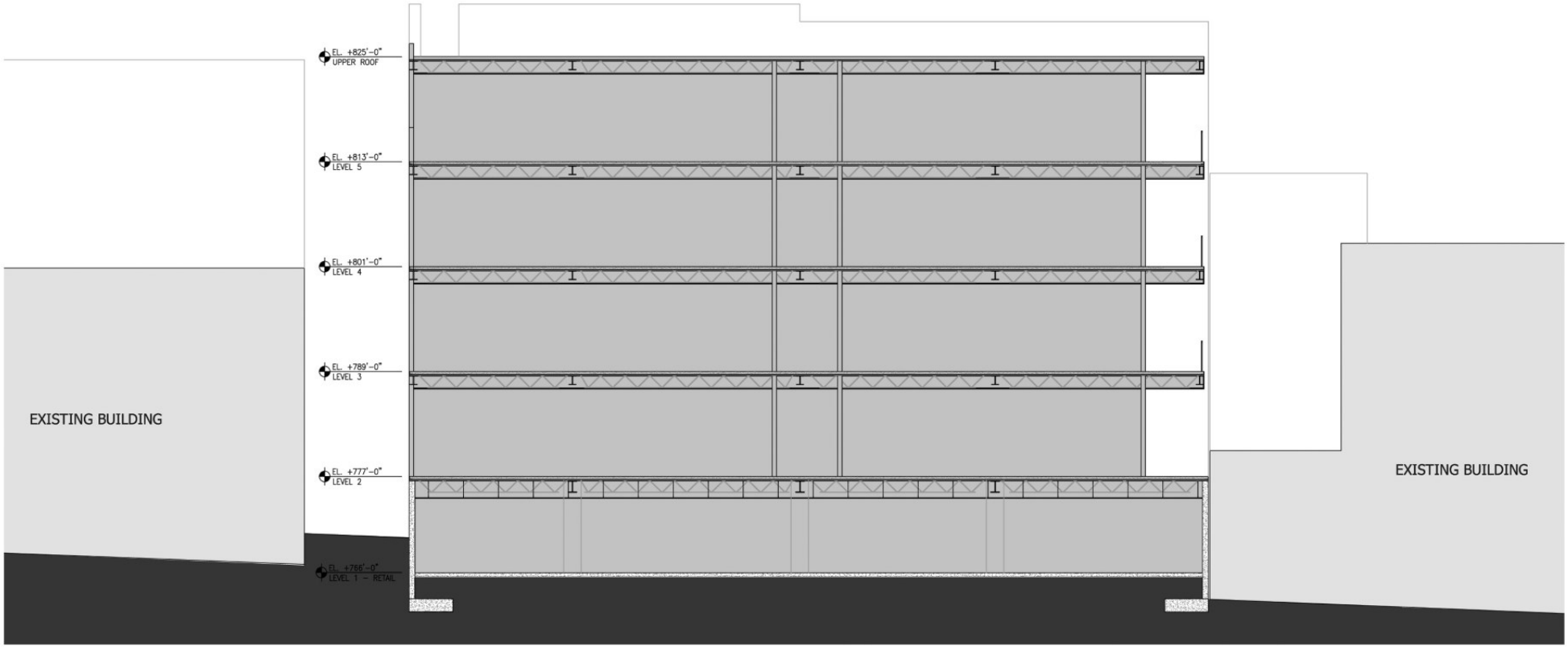
VIEW LOOKING SOUTHWEST ALONG WASHINGTON STREET

STRAUSER DESIGN + BUILD, LLC

T.M. CROWLEY & ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL



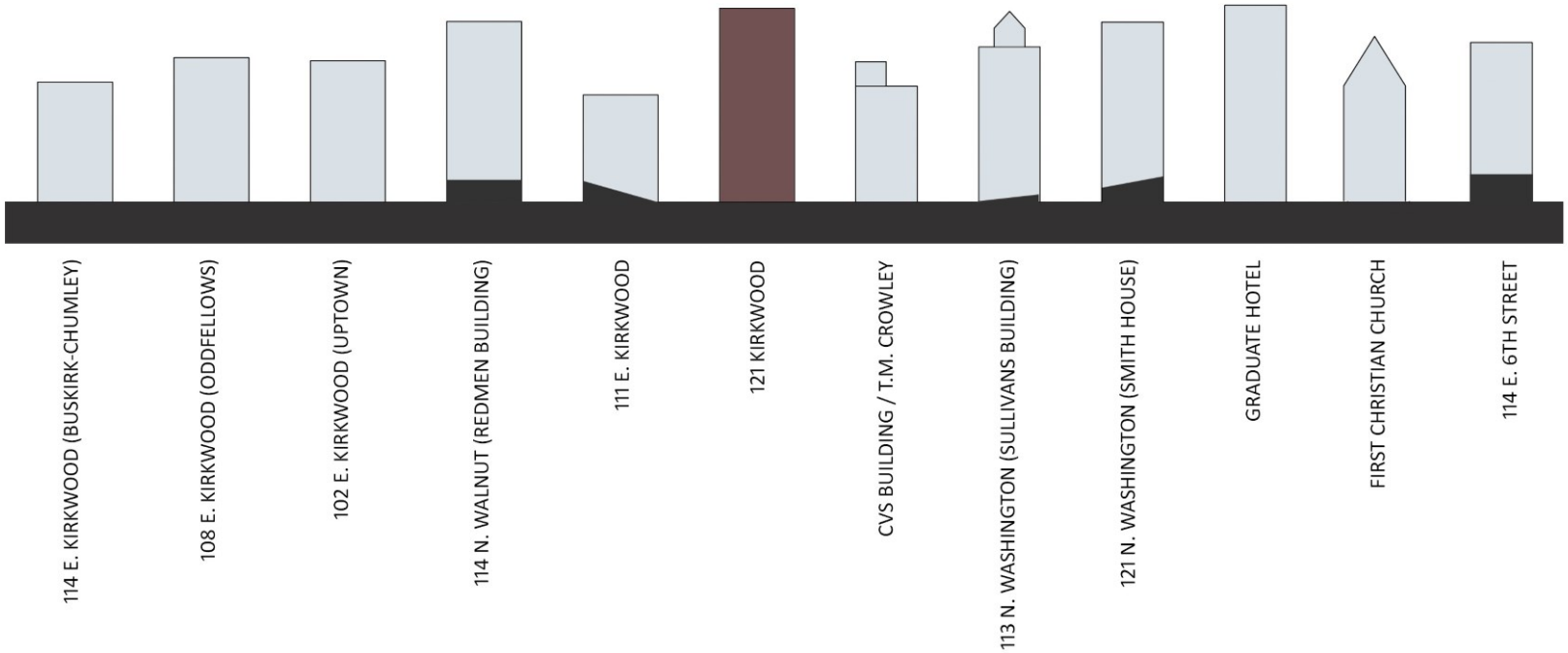
BUILDING SECTION - EAST/WEST

STRAUSER DESIGN + BUILD, LLC

T.M. CROWLEY & ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL



BUILDING HEIGHT DIAGRAM

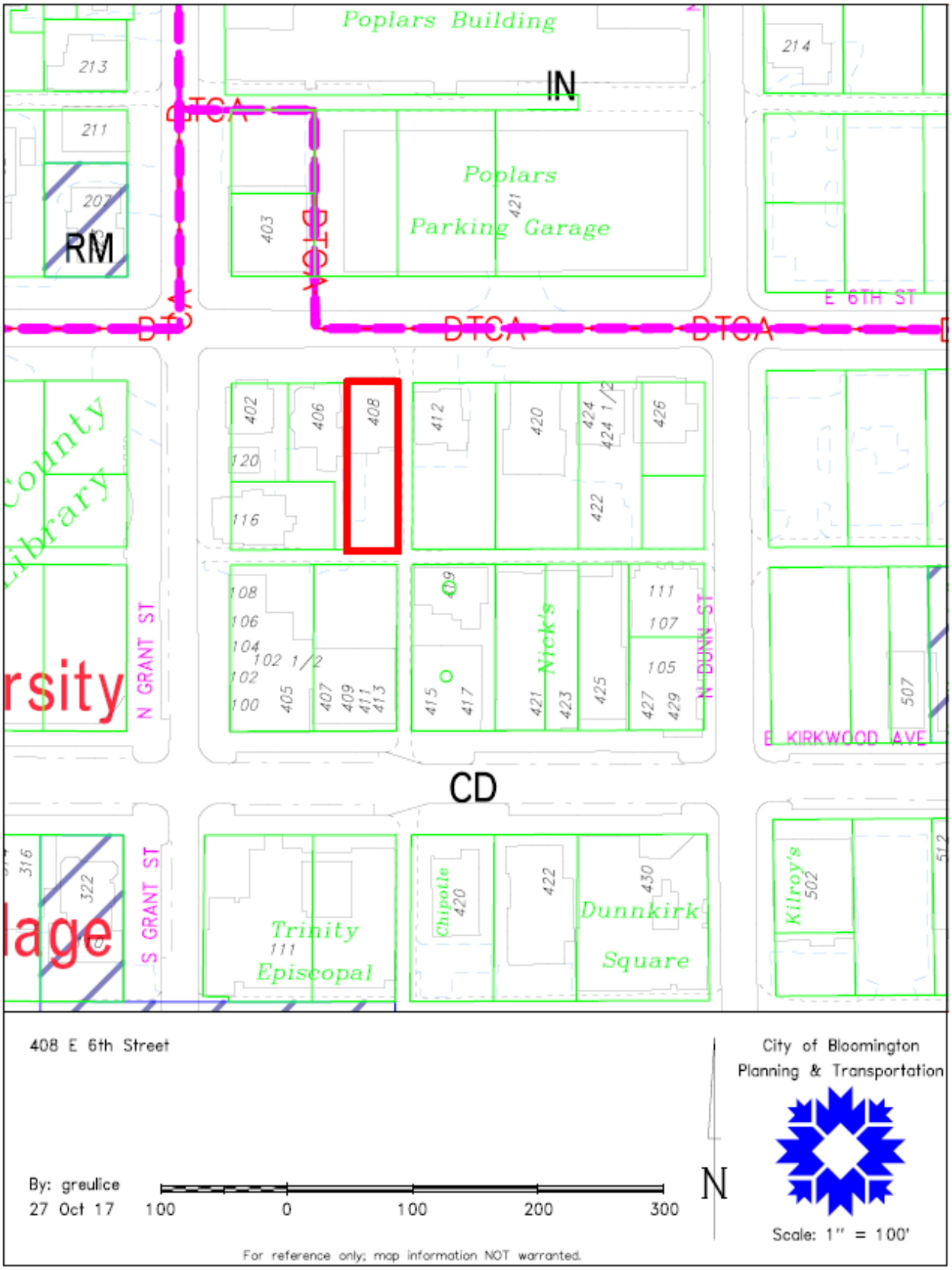
STRAUSER DESIGN + BUILD, LLC

T.M. CROWLEY & ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL

408 E. 6th Street
Bynum Fanyo & Associates, Inc.


Poplars Building
IN
DTCA
Poplars
Parking Garage
RM
E 6TH ST
N GRANT ST
N DUNN ST
E KIRKWOOD AVE
Nick's
CD
S GRANT ST
Trinity
Episcopal
Chipotle
Dunnkirk
Square
Kilroy's
408 E 6th Street
By: greulice
27 Oct 17
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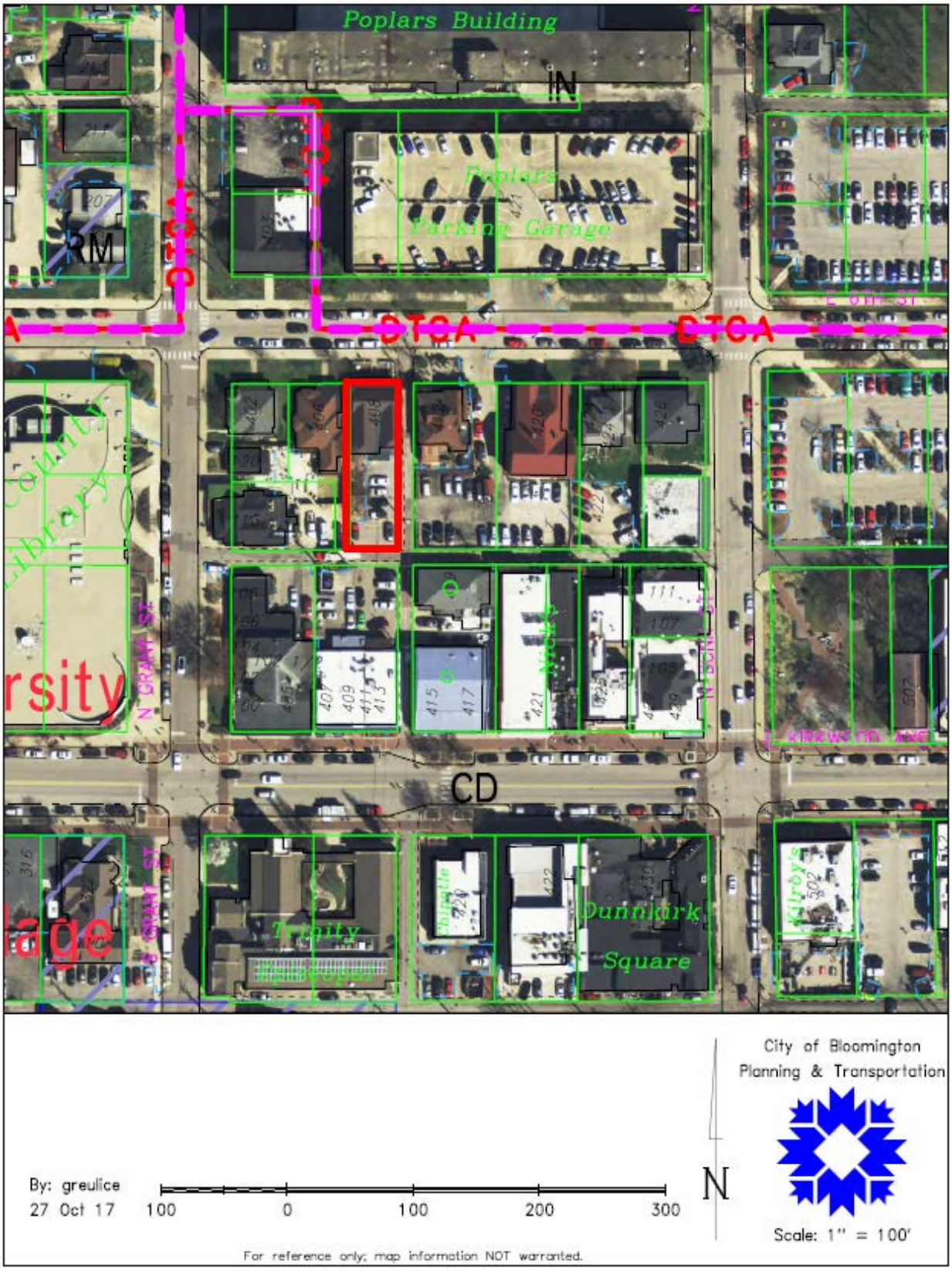
City of Bloomington
Planning & Transportation
Scale: 1" = 100'
For reference only; map information NOT warranted.


Poplars Building
IN
Poplars
Parking Garage
RM
DTCA
DTCA
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DTCA
CD
Dunnkirk
Square
Trinity
City of Bloomington
Planning & Transportation
By: greulice
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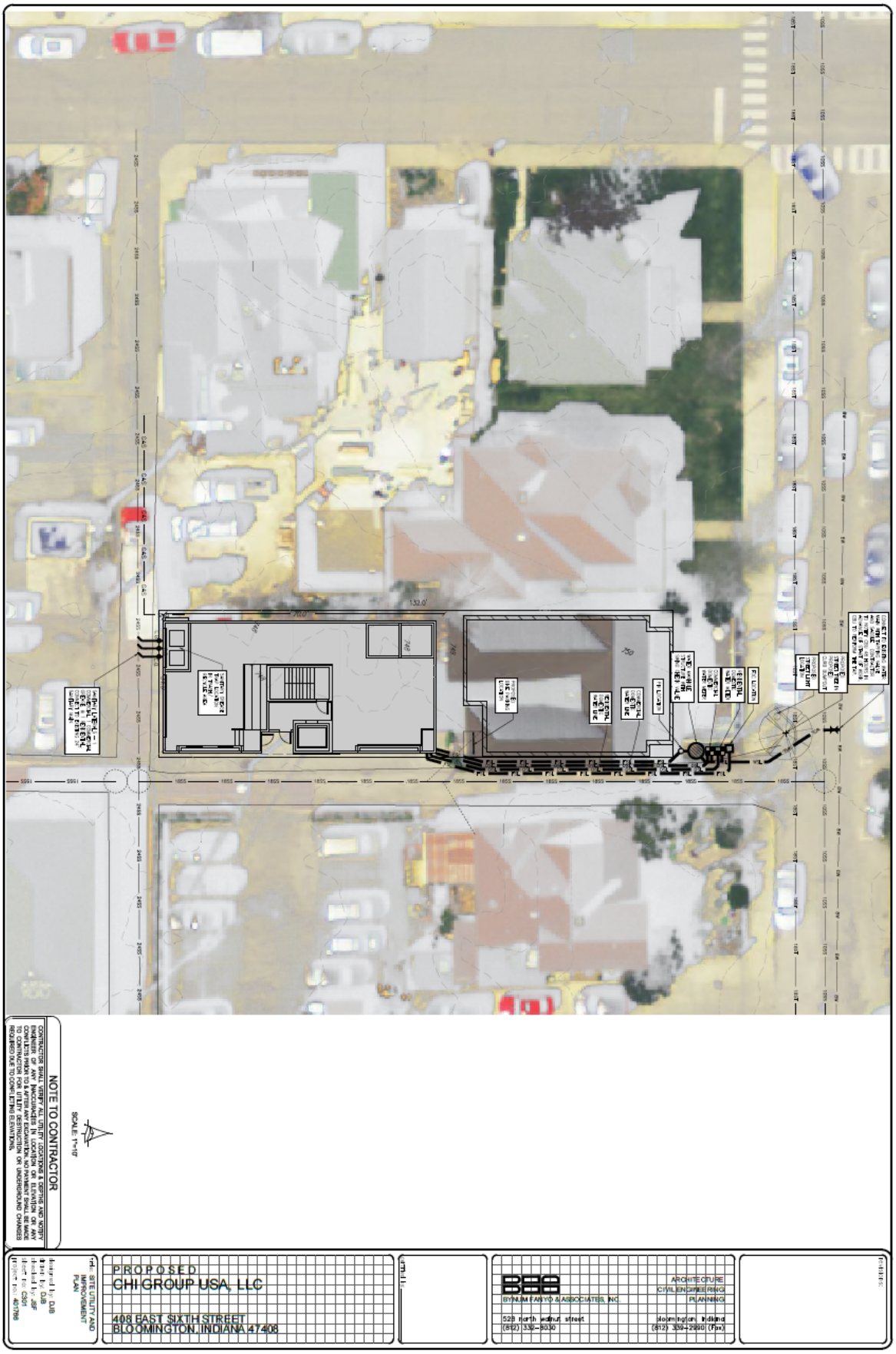
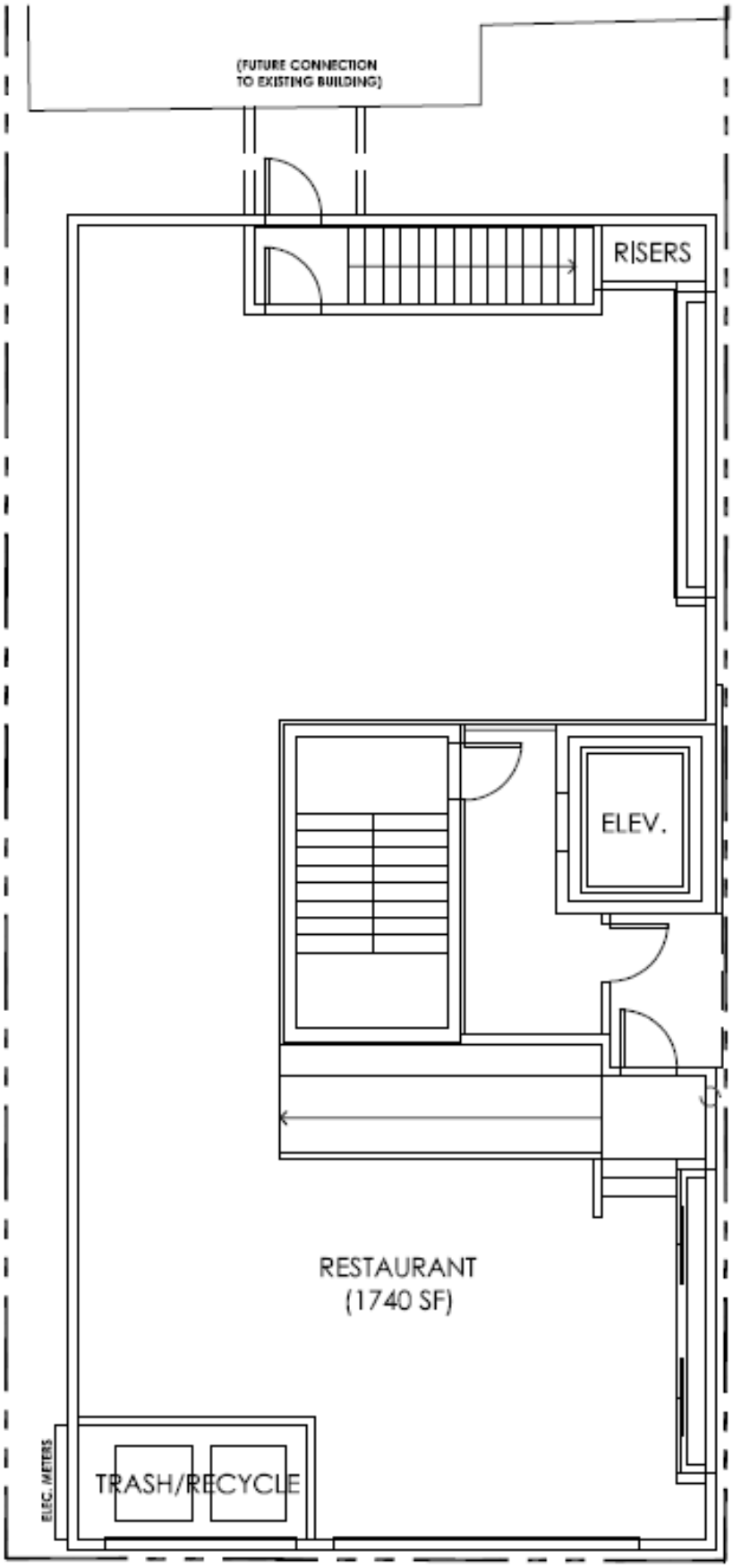
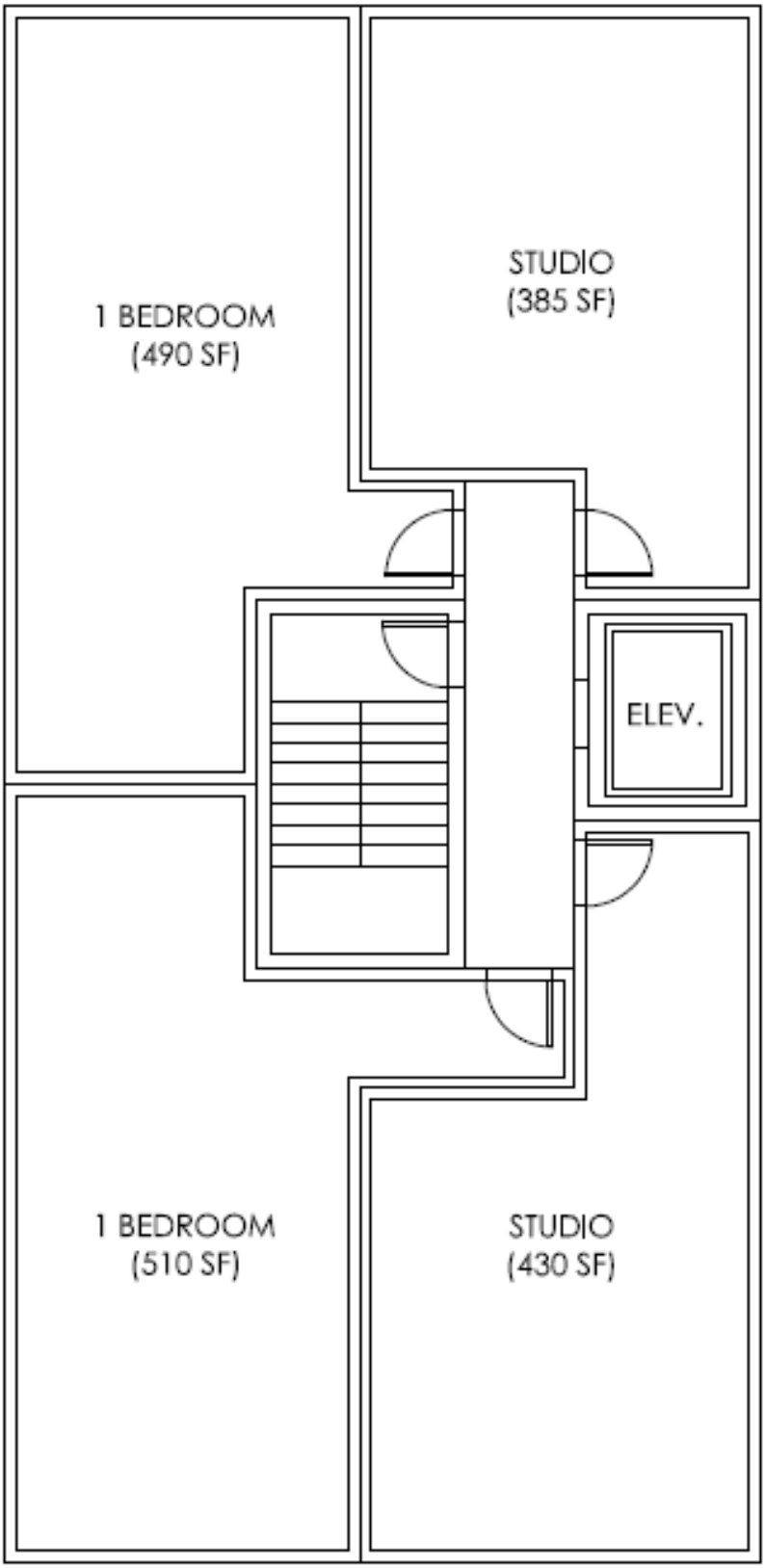

NOTE TO CONTRACTOR
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHARGES REQUIRED DUE TO CONFLICTING ELEVATIONS.
SCALE: 1"=10'
PROPOSED
CHI GROUP USA, LLC
408 EAST SIXTH STREET
BLOOMINGTON, INDIANA 47408
BYNUM FANYO & ASSOCIATES, INC.
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
528 north walnut street
bloomington, indiana
(812) 339-8030
(812) 339-2990 (Fax)

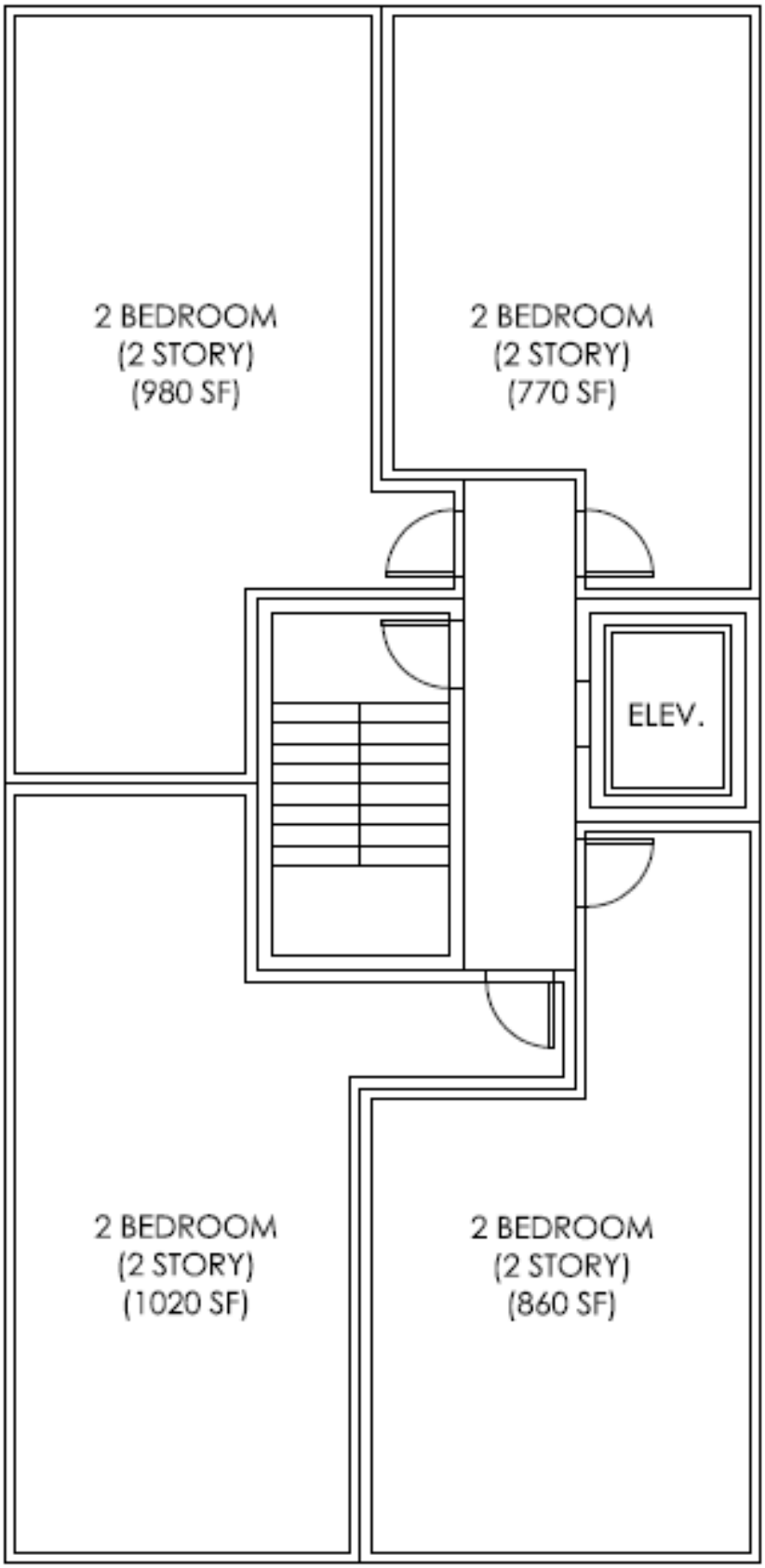
BASEMENT (2380 SF) SCALE: 1/8" = 1'-0"



FIRST FLOOR (2380 SF) SCALE: 1/8" = 1'-0"



SECOND FLOOR (2380 SF) SCALE: 1/8" = 1'-0"



THIRD FLOOR (2380 SF/FLOOR) SCALE: 1/8"=1'-0"