Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday December 14, 2017
5:00 PM
Agenda

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. November 9, 2017

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 17-89
401 N. Morton Street: Showers Brothers Furniture Factory Complex
Petitioner: City of Bloomington
Installation of a brick colored conduit line on the south face of the City Hall Showers building.

B. COA 17-90
525 W. 3rd Street: Prospect Hill
Petitioner: Chris Sturbaum, on behalf of Patrick and Glenda Murray
Reconstruction of brick step surrounds and installation of 5 new limestone steps.

Commission Review

A. COA 17-86
2321 N. Fritz Drive: Matlock Heights
Petitioner: David Rhodes
Removal and replacement of aluminum windows with Insignia windows.

B. COA 17-87
416 E. 4th Street: Restaurant Row
Petitioner: Sib Sheikh
Retroactive request for approval to install trellising over the uncovered portion of the patio facing 4th Street.

C. COA 17-88
202 E. 6th Street: Monroe Carnegie Library
Petitioner: Monroe County Historical Society
In-kind replacement of asphalt shingle roof of building addition. Installation of solar panels on new roof of the addition.

V. DEMOLITION DELAY

A. Demo Delay 17-19
608 N. Dunn Street
Petitioner: Matt Ellenwood
Full demolition

B. Demo Delay 17-20
403 E. 20th Street
Petitioner: Matt Ellenwood
Full demolition

C. Demo Delay 17-21
1901 S. Rogers Street
Petitioner: Deborah Myerson, on behalf of South Central Indiana Housing Opportunities
Full demolition

VI. NEW BUSINESS

VII. COURTESY REVIEW

VIII. OLD BUSINESS

A. Trojan Horse Exploratory Work Update – Dan Oh, OEI, Inc.
B. SHAARD Resurvey Update – Steve Wyatt

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

A. Commission elections - John

XII. ADJOURNEMENT

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, October 26, 2017 at 5:00 p.m. in the McCloskey Room
Posted: 12/7/2017

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

I. CALL TO ORDER

Meeting was called to order at 5:03 pm.

II. ROLL CALL

Commissioners
Leslie Abshier
Flavia Burrell
Jeannine Butler
Jeff Goldin
John Saunders

Advisory
Duncan Campbell
Deb Hutton

Staff
Rachel Ellenson
Alison Kimmel
Barbara McKinney
Anahit Behjou
Doris Sims
Adam Wason
Brian Payne

Guests
Alex Jarvis
Steve Wyatt
Nicholas Carder
Jason Banach
Leighla Taylor
Marc Cornett
Matt Ellenwood

III. APPROVAL OF MINUTES

A. October 26, 2017

Jeff Goldin made a motion to approve the minutes. **Jeannine Butler** seconded. **Motion carried 5-0.**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 17-82
350 S. Madison Street: Greater Prospect Hill
Rachel Ellenson gave presentation. See packet for details.

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.

Rachel Ellenson gave presentation. See packet for details.

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.

Rachel Ellenson gave presentation. See packet for details.

Jeannine Butler asked for clarification that BRI will keep the sidewalks original integrity. **Rachel Ellenson** stated it will be in the same pattern, but curved.

Deb Hutton asked to confirm that the sidewalk would not cover the entire length of the walkway needed. **Steve Wyatt** explained there would be other pavers finishing the length of the sidewalk near the house.

Leslie Abshier asked what the reasoning for continuance was. **Jeff Goldin** stated there was no guarantee the sidewalk would be kept together, but used in various places.

Duncan Campbell asked the Legal Department if other options were looked at regarding ADA alternatives. **Barbara McKinney** stated ADA requires public surfaces be accessible, which includes sidewalks. With a historic structure, if you can make a surface ADA compliant without altering the historic significance of a structure then one should do so. If there is no way to make a surface ADA compliant without altering the historic significance of the site, one should do what they can to make it accessible as possible. An example would be to place a sidewalk next to the pioneer sidewalk, but it would still need to meet a minimal level of access. **Adam Wason** clarified there was not enough width to make an ADA accessible sidewalk. **Barbara McKinney** stated there were two examples given by a commissioner. One would require a tree to be taken down and a water meter to be moved, but it would then meet the minimal width required by the

ADA. **Adam Wason** stated they looked into that option as well, but due to the street tree, water meter and parking meter, those items would not allow them to put a sidewalk there. **Duncan Campbell** asked if it was because they didn't want to move them. **Adam Wason** stated yes.

Leslie Abshier asked who the owner of the property was. **Adam Wason** stated the sidewalk is City of Bloomington property, but the maintenance of sidewalks are the responsibility of the adjacent property owner, who is Indiana University.

Leslie Campbell stated the sidewalk is no longer historic once it is moved.

Duncan Campbell stated his frustration with the city. The same group of people who designated the sidewalk when ADA was in effect, now wants to destroy the sidewalk because it isn't ADA compliant.

Jeannine Butler asked if the commission turned down the COA. Does the commission have any way of forcing the city to create a new sidewalk adjacent to the historic sidewalk. **Anahit Behjou** stated she would have to look into that.

Deb Hutton asked who would be responsible for putting in a new sidewalk. **Adam Wason** stated Indiana University would be responsible for that.

Adam Wason stated his guess would be the commission does not have the authority to force the City to put in a sidewalk.

Jeannine Butler made a motion to approve **COA-17-77. Flavia Burrell** seconded. **Motion did not carry 2-3-0. (Yes/No/Abstain)**

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.

Rachel Ellenson gave presentation. See packet for details.

Jeannine Butler asked where the sign would be mounted. **Leighla Taylor** stated in the mortar.

Jeff Goldin made a motion to approve **COA-17-83. Leslie Abshier** seconded. **Motion carried 5-0.**

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

Rachel Ellenson gave presentation. See packet for details.

John Saunders asked if the neighborhood was supportive. **Jeff Goldin** stated they were.

Jeff Goldin made a motion to approve **COA-17-84. Leslie Abshier** seconded. **Motion carried 5-0.**

V. DEMOLITION DELAY

NONE

VI. NEW BUSINESS

Showers Brothers Furniture Factory Kiln Renovation – Design Discussion

Brian Payne gave presentation. He wanted the opinions of and feedback from the commission for how to make a strong COA presentation. He stated the five factors for reason of demolition, and he stated they believe three are valid.

Jeannine Butler asked what materials would be recycled. **Brian Payne** stated the brick and possibly timbers.

Flavia Burrell asked if there has been any other considerations for uses of the Kiln building. **Brian Payne** stated there has been some consideration from the city, but demolishing the Kiln is the most economic answer.

Jeff Goldin stated Brian made a compelling economic argument.

Duncan Campbell stated ESD needs to read Economics of Historic Preservation. He stated most things that Brian have argued for why the Kiln should be demolished are easily argued and contradictive reasons to keep the Kiln. The commission just turned down the request to tear out a sidewalk. The likelihood of the commission approving this COA is low.

Leslie Abshier stated the comment about historical *or* architectural significance is not significant, because it does have historical significance. The argument the building cannot be put to any reasonable economically beneficial use is highly debatable. **Duncan Campbell** stated the City of Bloomington would have to claim hardship. **Leslie Abshier** stated her opinion is to focus on the criterion stating the demolition is necessary to allow development.

VII. COURTESY REVIEW

A. 121 E Kirkwood Avenue

Bynum Fanyo & Associates, Inc.

Jeff Goldin stated he was disturbed by the context of the building.

Jeannine Butler stated it looks too large for its location.

Leslie Abshier commented the windows don't go with the rest of the surrounding buildings. The materials do not blend with the area.

Duncan Campbell stated it is hard to give a contextual comment, when the adjacent buildings are blacked out and not shown in the drawings.

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

Jeannine Butler asked how many stories above ground the building is. **Matt Ellenwood** stated it is 4 stories.
Flavia Burrell commented it is too tall for the area.

Leslie Abshier commented she was opposed to the new Bloomington Bagel building, so to use the argument, the Bloomington Bagel building is already there as well, is not a good one. It does not belong there, and it is clear that it is not compatible with the neighborhood.

Overall, the commissioners thought it was a good looking building, but did not belong where they are proposing to build it.

VIII. OLD BUSINESS

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

   Rachel Ellenson stated there was no response from the owner. COA stands.

B. Batman House Historic Designation – Chris

   Chris Sturbaum was not in attendance to give the commission an update.

Duncan Campbell asked what the status of the vacancy was for the commission.

IX. COMMISSIONER' COMMENTS

NONE

X. PUBLIC COMMENTS

Marc Cornett wanted the commission's comments regarding 223 N. Morton. The commission was in full support of the project.

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.

John Saunders stated his term ends in January, and he would like for the commission to think about they would like to have as Vice Chair. Jeff Goldin has been recommended previously for Chair. This vote will happen in January.

XII. ADJOURNMENT

Meeting was adjourned at 7:10pm.

SUMMARY

COA 17-89 (Staff Review)

401 N. Morton Street: Showers Brothers Furniture Factory Complex
Petitioner: City of Bloomington

Notable IHSSI #: 105-055-26379 c. 1909

Background: The City Hall Showers building located at 401 N. Morton Street is a notable, slightly altered structure in excellent condition that is representative of 20th century industrial architecture. The building is part of the Showers Brothers Furniture Factory Local Historic District and is within the Downtown Core Overlay district.

Request: Installation of a brick colored conduit line on the south face of the City Hall Showers building from ground level to the roof in order to connect the solar collectors on the parking lot awnings to the main power banks in the building.

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.

Showers Brothers Furniture Factory Historic District Guidelines

3. General Guidelines

E. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.

F. New additions or related new construction should not disrupt the essential form and integrity of the building and should be compatible with the size, scale, color, material and character of the building and its environment.

G. New additions or related new construction should be differentiated form the existing fabric, thus should not necessarily be imitative of an earlier style or period.

H. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

J. These guidelines are not intended to prohibit the incorporation of new or existing technologies that enhance energy conservation, efficiency, or alternative energy generation for the building or for the Certified Technology Park.

4. Guidelines for Existing Structures

Equipment and Exterior Mechanicals

1. Miscellaneous equipment such as security cameras, door buzzers and the like that require attachment to exterior walls shall be fastened so as to avoid damage to historic fabric. When such equipment is removed, patching with appropriate material will be required.
2. Exterior conduits and cables are acceptable and Staff will determine the Level of Review.
3. Solutions to incorporate alternative energy technologies are encouraged, and should be appropriately designed and mounted to minimize visual impact.

Recommendations: Staff approves of the COA 17-89 request to install a conduit line on the south face of the City Hall Showers building to connect the solar collectors on the parking lot awnings to the buildings main power banks. The installation will be minimally invasive to the historic fabric of the building and it will be painted to match the brick color so it is not obvious when approaching the building from the south. Staff has recommended that any brackets be installed into the mortar joints of the brick exterior to minimize deterioration to the historic façade.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
DEC 0 5 2017
BY: RKE

Case Number: COA 17-89

Date Filed:

Scheduled for Hearing: Staff Review

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Address of Historic Property: 40` N. Morton St. (Showers Building)

Petitioner's Name: City of Bloomington, Public Works Dept.

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

Phone Number/e-mail: 812-325-2952, boruffj@bloomington.in.gov

Owner's Name: City of Bloomington

Owner's Address: PO Box 100, Bloomington, IN 47402

Phone Number/e-mail:

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff 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:
On the south end of City Hall, we are proposing to install a conduit running from ground level up to the roof.
This conduit is to facilitate the installation of solar panels on the parking lot awnings. The conduit will be painted to mimic the color of the brick.

3. A description of the materials used.
EMT rigid conduit painted to match the exterior brick.

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.

Route of conduit on side of
Building. (painted to mach brick)
CITY OF BLOOMINGTON
FT Permit
Parking Only
Monday-Friday
5:00 am-5:00 pm
Violators Will Be Towed
KIA
SP2576

SUMMARY

COA 17-90 (Staff Review)

525 W 3rd Street: Prospect Hill
Petitioner: Chris Sturbaum, on behalf of Patrick and Glenda Murray

No SHAARD Data IHSSI #: Unknown c. 1920

Background: The residence located at 525 W. 3rd Street was constructed c. 1920 and is in good condition. No attribute data was found in the SHAARD database. The house is located in the Prospect Hill Historic District and is zoned RC-Residential Core.

Request: Reconstruction of brick front step surrounds and in-kind installation of 5 new limestone steps to replace the 4 original steps that are a safety hazard for the homeowners.

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.

Prospect Hill Historic District Guidelines:
Guidelines for Existing Buildings
Masonry

- Appropriate: Maintain masonry by proper tuckpointing and appropriate cleaning. Tuckpoint mortar joints with mortar that duplicates the original in strength, composition, color, texture, joint size, method of application, and joint profile. Remove deteriorated mortar by hand raking or other means equally sensitive to the historic material.
- Inappropriate: Do not use electric saws to remove mortar during tuckpointing; this method will damage surrounding masonry surfaces and change the joint size. Avoid unnecessary tuckpointing.

Porches and Decks
Porches are often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, entablatures, and trim work, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair always should be considered carefully when planning rehabilitation work.

Distinctive Design and Structural Elements
- Appropriate: Retain existing original porch features and details. Repair missing or deteriorated elements or replace them with elements that duplicate the original in design and materials. Pain new porch work.
- Inappropriate: It is inappropriate to alter details that help define the character and construction of the porch and the overall style and historical development of the building.

Preservation of Porches
- Appropriate: If possible, preserve porches that contribute to the historical character of the property or have developed architectural or significance in their own right even if they are not original.
- Inappropriate: Avoid creating a false historical appearance by introducing porch elements that represent different construction periods, methods, or styles.

Recommendations: Staff is supportive the work described in COA 17-90. The reconstruction of the brick step surrounds by using existing materials is compatible with the Historic District Design Guidelines and the installation of 5 new steps is compatible in form and material usage with the original steps. A fifth step will not detract from the overall historic integrity of the structure.

APPROVED
Dec. 5, 2017
RKE

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
DEC 0 5 2017
BY: RKE

Case Number: COA 17-90

Date Filed:

Scheduled for Hearing: Staff review

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Address of Historic Property: 525 W 3rd

Petitioner's Name: Chris Sturbaum

Petitioner's Address: 334 S Jackson

Phone Number/e-mail: 812 336 9171 / sturbawc@bloomington.in.us

Owner's Name: Patrick + Glenda Murray

Owner's Address: 525 W 3rd

Phone Number/e-mail: 812-332-6268

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. 525 W 3rd Street

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

The front porch steps have settled and the step height has become unsafe. Proposal is to rebuild using original bricks and adding one step for safe riser height.

3. A description of the materials used.

Original Brick & Cap will be reassembled after foundation is installed. New limestone steps will be inset to match old steps. Intent is to replicate existing stain using 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.

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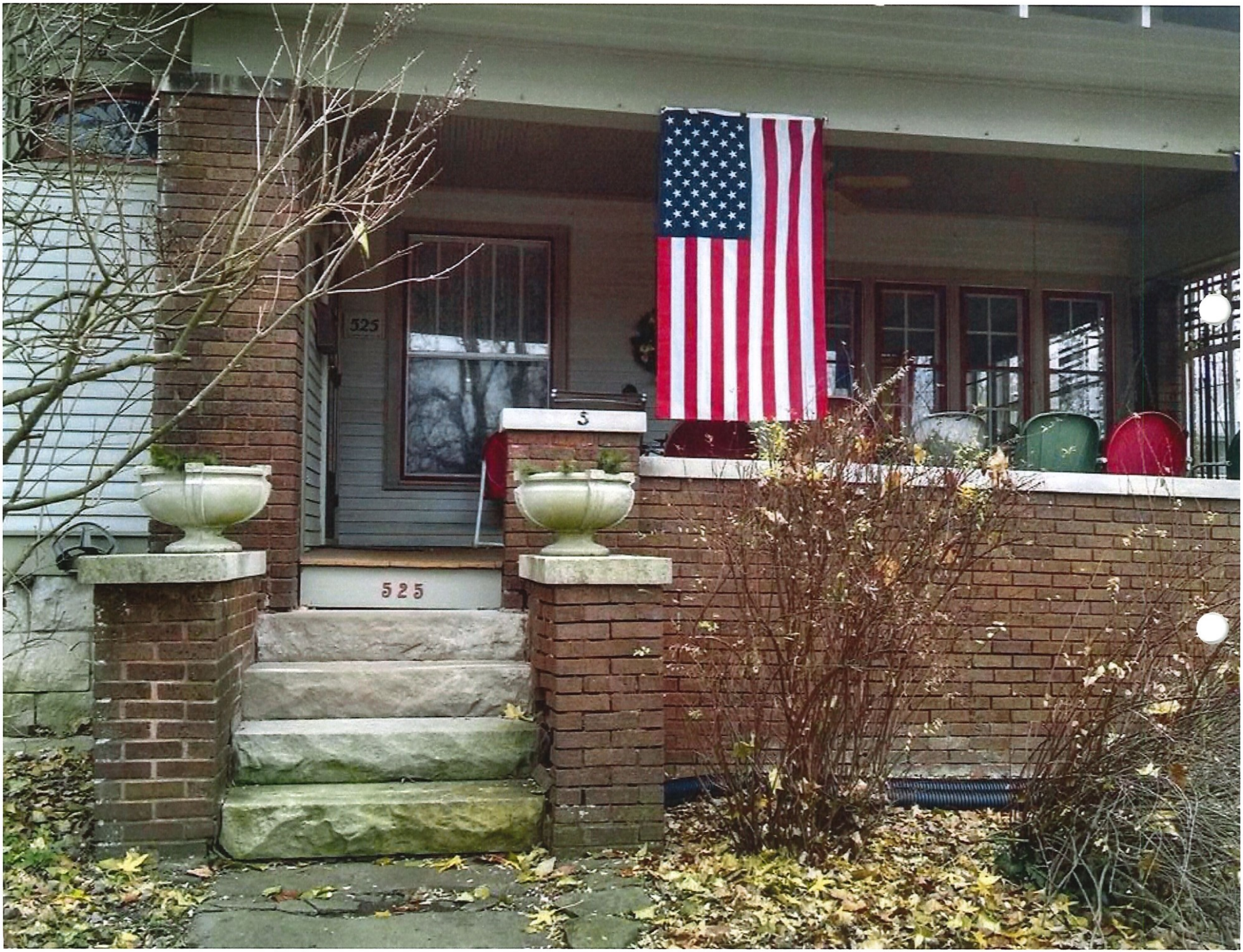
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

525 W 3RD
STAIRS
S Jackson St
S Jackson St
S Jackson St
S Jackson St
W 3rd St
W 3rd St
W 3rd St
W 3rd St


525
525

525

525

SUMMMARY

COA 17-86

2321 N. Fritz Drive: Matlock Heights
Petitioner: David Rhodes

Contributing IHISSI #: 105-055-34457 c. 1960

Background: The residential split level at 2321 N. Fritz Drive in Matlock Heights Local Historic District was constructed c. 1960 and is in good condition. The property is zoned RS – Residential Single-Family.

Request: Removal of all original aluminum windows and replacement with double-hung Insignia Windows that will fit into the existing windows openings. Redesign of front window from 3 double-hung windows to a fixed picture window in the center and two slider windows on either side.

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.
Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Matlock Heights Historic District Guidelines
Guidelines for Existing Building and Other Public Façade Changes
B. Windows and Doors

"Recommended": Existing architectural details for windows and doors shall be retained or replaced in the same style or in a design appropriate to the house or its' context.
"Acceptable": Retain the proportions of original openings. Replacement of windows and doors determined to be original should duplicate the original in size and scale.

Creative use of commercially available window shapes and size can help mimic the typical mid-century modern patterns in new construction. Horizontal shapes and combinations of windows are integral to the look of the wall. If fixed windows on a primary façade are a concern for egress, other options may be allowed on a case-by-case basis and applications such as sliders or casement windows may be acceptable.

Recommendations: Staff recommends approving the project as proposed because the petition is within the design guidelines for Matlock Heights Historic District and the design alterations of the new front windows will not detract from the historic integrity of the structure.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
NOV 15 2017
BY: BKE

Case Number: COA 17-86

Date Filed:

Scheduled for Hearing: December 14, 2017

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Address of Historic Property: 2321 N. FRITZ DR., BLMTN, IN, 47408

Petitioner's Name: DAVID RHODES

Petitioner's Address: - SAME -

Phone Number/e-mail: 812-335-0933/ryukyukyusho@hotmail.com

Owner's Name: DAVID RHODES & SARAH GREENE

Owner's Address: - SAME -

Phone Number/e-mail: - SAME -

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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:
REMOVE 1964 ALUMINUM WINDOWS AND REPLACE WITH INSIGNIA WINDOWS

3. A description of the materials used.
INSIGNIA WINDOWS - DOUBLE HUNG WINDOWS REPLACED WITH DOUBLE HUNG WINDOWS TO THE SAME WINDOW OPENING DIMENSIONS

FRONT WINDOW WILL BE CHANGED FROM 3 DOUBLE WINDOWS TO ONE WIDE WINDOW WITH SMALLER WINDOWS ON EACH SIDE

INSIGNIA BROCHURE INCLUDED WITH APPLICATION

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.

APEX
11644 N Michigan Road Zionsville, IN 46077 | T 317.733.2828 F 317.733.0737
WWW.APEXENERGYGROUP.COM

BBB

NAME _____ EMAIL ADDRESS _____

ADDRESS _____ PHONE _____

CITY _____ STATE _____ ZIP _____ ALT PHONE _____ DATE _____

CONTRACT Apex Energy Solutions agrees to measure, furnish, and install the following products for the amount stipulated below at the address above (the "Project Site"). All work to be completed in a workmanlike manner according to standard practices by Apex Energy Solutions' authorized representatives. Apex Energy Solutions will haul away all job related debris. Apex Energy Solutions is not responsible for removing or replacing any window treatments, furnishings or hangings in front of windows, doors, or on interior or exterior walls. If said items are not removed at the time of installation, there will be a **$25 fee** per item. Two year in-home free service on work performed. All manufacturer warranties provided at completion. Buyer to be responsible for removing and replacing security systems on doors and windows.

WINDOW GRADE
- O Insignia
- O Other: _____

GLASS PACKAGE
- O TG2 O TK2
- O Clima Tech 4
- O Poly-Tech Foam Insulated

INTERIOR COLOR
- O White O Light Oak O Rich Maple
- O Beige O Dark Oak O Foxwood
- O Cherry
- O *Other _____

EXTERIOR COLOR
- O White O *Castle Gray O *Forest Green
- O Beige O *Arch. Bronze O *Hudson Khaki
- O *American Terra O *English Red O *Desert Clay
- O *Other _____

*Includes Full Screen

DECORATIVE HW
- O Satin Nickel
- O Antique Brass
- O Oil Rubbed Bronze
- O Other _____

COIL STOCK TYPE O G8 O PVC O Poly

COIL STOCK COLOR O Same as Window O Other _____

OBSCURE GLASS O Standard O Rain O Glue Chip
Location _____

ULTRA TRIM O Quarter-Round O Casing
Location _____

All Window Grids Will be **Contoured Colonial** Unless Otherwise Specified • Apex **Does Not** Clean Windows as Part of Installation • Apex **Does Not** Do Drywall, Paint, or Masonry Work

# w/o Grids	# w/Grids & Type	WINDOW STYLE	# w/o Grids	# w/Grids & Type	WINDOW STYLE
2		**Double-Hung** (one screen) O Oriel Style O BetterVue Screen			**Casement** (full screen) O BetterVue Screen
		2-Lite Slider (one screen) O BetterVue Screen			**Double Casement** (two full screens) O BetterVue Screen
1		**3-Lite Slider w/Picture** (two screens) O Equal O 1/4 - 1/2 - 1/4 O BetterVue Screen *Shown: 1/4 - 1/2 - 1/4 w/ Fixed Center			**3-Lite Casement w/Picture** (two full screens) O Equal O 1/4 - 1/2 - 1/4 O BetterVue Screen *Shown: Equal w/ Fixed Center
		Picture Window (no screen) *Units over 120"Ut will be Double-Pane			**4/5-Lite Casement w/Picture** (dual vent with two full screens) O 4-Lite O 5-Lite O BetterVue Screen

Specialty Windows & Options
Description:

Insignia Series Patio Door (full screen)
- O Contemporary (3" Rails)
- O Classic (5" Rails)
- O French (7" Bottom Rail)*

Qty _____
Grids _____

SIZE O 5' O 6' O 8' O 9' O 12'

GLASS PACKAGE O Matches Window O Other _____

INTERIOR COLOR O Matches Window O Other _____

HARDWARE O Matches Window O Other _____

EXTERIOR COLOR O Matches Window O Other _____

*Includes Decorative Hardware. Has 5" Top, 7" Bottom, 3" Side Rails

O **CHANGE CONFIGURATION** (see Special Instructions sheet)

O **Pre 1978 EPA-RRP** ACKNOWLEDGES YOU, THE BUYER, HAVE VIEWED THE APEX MASTER INSTALLER VIDEO

TOTAL NUMBER OF WINDOWS ON THIS ORDER _____

TOTAL PRICE $ _____

DOWN PAYMENT $ _____

BALANCE DUE UPON INSTALLATION $ _____

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION BY DELIVERING WRITTEN NOTICE TO THE SELLER AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

BUYER ACKNOWLEDGES RECEIPT OF A COMPLETED COPY AND EXPLANATION OF THIS TRANSACTION AND TWO COPIES OF NOTICE OF CANCELLATION ATTACHED HERETO AS EXHIBIT A.

CONTRACT

A. This contract constitutes the entire understanding of the parties and no other understanding, verbal, or otherwise, shall be binding. No modification to this agreement, or representation relating to the work to be done shall be binding unless in writing signed by both parties.

B. Apex Energy Solutions ("APEX"), its employees, or agents assume no responsibility for time and material delays, strikes, acts of God, manufacturing defects, or any other delay in circumstances beyond their control.

C. This contract calls for made-to-order goods and thus it is not subject to cancellation except subject to Buyer's three (3) day rescission right. Installation is expected to start on or about _____ week(s) from contract date and be completed on or about _____ week(s) from the starting date, subject to Item B above.

D. Buyer agrees that the equity in the property is security for this contract. In the event of any legal filing or proceeding arising from this agreement, including action necessary to collect amount due APEX, APEX shall be entitled to collect its costs, including attorney fees, mechanic's lien filings, and expenses incurred in any legal proceeding from Buyer. Buyer acknowledges that APEX reserves any and all rights it may have under Indiana's mechanic's lien statutes in effect, as such may be amended.

E. In the event Buyer has chosen the "CASH ON COMPLETION" option under this contract, Buyer may withhold a reasonable amount (not to exceed 10% of the contract price) if after installation there remains corrective work to enhance appearances or function of the installed product (i.e. punch list items) provided Buyer supplies APEX with a written list of items known to need attention with the completion payment. Under these circumstances, the final payment is due when APEX notifies Buyer that all noted items have been examined and actions taken necessary to correct any defects in the product, or the installation workmanship has been completed.
If Buyer is financing the work to be provided under this contract through the assistance of APEX, full and final payment of the entire contract price shall be due when all items have been ordered. Buyer agrees to complete and submit all necessary documents to enable the respective bank to advance the full contract price on behalf of the Buyer to APEX, which documents may include but not be limited to a certificate of completion. Thus, if Buyer elects to finance the work with the assistance of APEX, then Buyer waives any right to retain a reasonable amount after installation, as outlined above regarding "CASH ON COMPLETION" projects. If Buyer refuses to complete any required paperwork for any reason, the financing option with the assistance of APEX shall no longer apply and the full contract price shall be immediately due and owing by Buyer.
Each payment due shall bear interest at 12% per annum if unpaid within twenty (20) days from the date it first becomes due.

F. Any controversy or claim arising out of, or relating to this Agreement shall be resolved by arbitration, in accordance with the Rules of Alternative Dispute Resolution, Rule 3 of the Indiana Code. The arbitrator's decision will be binding on all parties, and a judgement on the arbitration award may be entered by a court of competent jurisdiction.

G. This Agreement and all questions of interpretation of the Agreement shall be governed by the laws of the State of Indiana.

THANK YOU FOR YOUR ORDER

O CASH ON COMPLETION

O FINANCED approximate $ _____ per month for _____ months
(length of term based on bank approval)

*Payment may vary based on Credit Score.

x _____ _____
Print Buyer's Name(s)

x _____ _____
Buyer's Signature(s)

APEX Representative _____ _____

Problems may be addressed to _____ at the above address.

NOTES _____

*See special instructions sheet for additional notes.

SUMMARY

COA 17-87

416 E. 4th Street: Restaurant Row
Petitioner: Sib Sheikh

Non-contributing IHSSI #: Unknown c. 1898

Background: The commercial building at 416 E. 4th Street is a non-contributing altered Queen Anne structure in good condition. It is zoned CD-Downtown Commercial and is located in the University Village downtown overlay district. The property is located with the Greater Restaurant Row Historic District.

Request: Retroactive request for approval of the construction of a wooden trellis over the open portion of the patio on the front of the house that faces 4th Street.

Guidelines:
Secretary of the Interior's Standards for Rehabilitation*:*
Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change o the defining characteristics of the building and its site and environment.

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.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Recommendations: Staff recommends approving retroactive COA 17-83 request. The structure is easily removable and does not alter the historic fabric of the structure. Surrounding properties implement similar trellising or patio coverings.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
NOV 27 2017
BY: RKE

Case Number: COA-17-87

Date Filed:

Scheduled for Hearing: December 14, 2017

****

Address of Historic Property: 416 E 4th St, Bloomington IN

Petitioner's Name: Sib Sheikh

Petitioner's Address: 2863 Fox Lake Dr Martinsville IN 46151

Phone Number/e-mail: 919-780-7156

Owner's Name: As Above

Owner's Address: As Above

Phone Number/e-mail: As Above

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. _____

2. A description of the nature of the proposed modifications or new construction:
Addition of a small Trellis over the uncovered portion of the porch. We received a lot of encouragement and positive feedback from regular pedestrians on 4th street regarding our covered porch. People are excited to be able to enjoy the out door ambience and views of 4th street from the comfort of the covered porch as they enjoy their food and drink at the restuarat. However, one feedback that we have consistently recieved is that people would enjoy the uncovered portion of the deck to be shaded by a trellis. The trellis would also add to the natural beauty of the porch as it will allow us to put ivy as well as hanging lights on it, both of which will enhance the beauty of 4th street

3. A description of the materials used.
Wood

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.

tel: (812) 287-8036
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PROPERTIES
812-287-8036

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SUMMARY

COA 17-88

202 E. 6th Street: Monroe Carnegie Library
Petitioner: Monroe County Historical Society

Outstanding IHSSI #: 105-055-34744 c. 1918, 1955

Background: The Monroe County Carnegie Library located at 202 E. 6th Street is a slightly altered, outstanding Beaux Arts structure constructed c. 1918. It is located within the Monroe County Carnegie Library Local Historic District and sits within the University Village Overlay. The property is zoned CD-Commercial Downtown.

Request: In-kind replacement of asphalt shingle roof on the library addition and installation of 120 solar collector panels on the S, E, and W faces of the addition 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.

Secretary of the Interior's Standards for Rehabilitation – Guidelines on Sustainability for Rehabilitating Historic Buildings:

Solar Technology

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.
- 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 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.
- Installing a solar device on the historic building only after other locations have been investigated and determined infeasible.
- 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 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 solar roof panels horizontally – flat or parallel to the roof – to reduce visibility.

Not Recommended:

- Installing on-site, solar technology without first implementing all appropriate treatment's to the building to improve its energy efficiency.
- Installing a solar decide 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.
- 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 without first considering other locations.
- Installing a solar decide 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 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.
- Placing solar roof panels vertically where they are highly visible and will negatively impact the historic character of the building.

Recommendations: Staff recommends approving the project as proposed. The project is within the scope of the Secretary of the Interior's Standards for Rehabilitation as they relate to solar technology installation. The panels will be minimally visible from the public right-of-ways and will not detract from the historic integrity of the main building.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
NOV 27 2017
BY: RKE

Case Number: COA-17-88

Date Filed:

Scheduled for Hearing: December 14, 2017

****

Address of Historic Property: 202 E. 6th St.

Petitioner's Name: Monroe County Historical Society

Petitioner's Address: 202 E. 6th St.

Phone Number/e-mail: 812-332-2517

Owner's Name: Monroe County Historical Society

Owner's Address: 202 E. 6th St.

Phone Number/e-mail: 812-332-2517

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:
Replace asphalt shingle roof of building addition and add solar panels.
The building addition was built in 1997 and is attached to the original Carnegie Libray Building
and borders the east/west alley on the south side of the building.

3. A description of the materials used.
Asphalt shingles and solar panels to be installed by MPI solar

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.

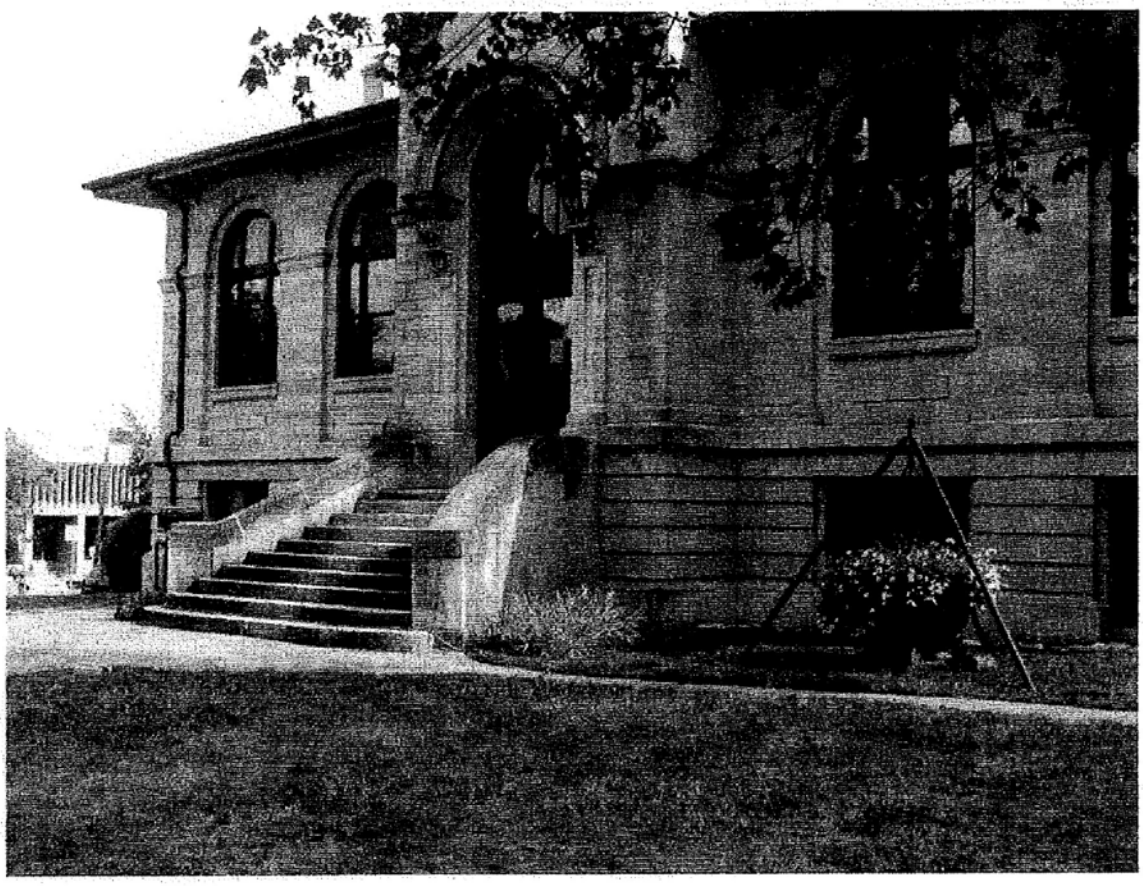
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

****

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.

Proposal for Photovoltaic System for Monroe County Historical Society

October 18, 2017



MPI SOLAR

MANN ENERGY COMPANY

MPI SOLAR
MANN ENERGY COMPANY

Background and Goals

The Monroe County History Center located at 202 East 6th Street in Bloomington is seeking efficient and affordable solutions to better manage the burden of high electric costs. Due to the unique nature of both the building itself, and its unique and priceless contents, the MCHC incurs very high utility expenses as a constant temperature and humidity level must be kept to preserve the museum artifacts. The building's electric usage runs over 250,000 KwH per year, and with rising electric prices a certainty, this load will become increasingly burdensome.

Solar photovoltaic panels installed on the south, east and west facing roofs of the building could generate electricity that would feed directly into the building to offset about 25% or more of the load, in turn saving MCHC thousands of dollars every year for 30 years or more. Energy projection report is included below showing anticipated energy production and annual dollars saved based upon and average rate of .12 cents per KwH.

The proposal includes a monitoring system to provide a valuable educational resource for the museum staff and its patrons, and would facilitate ongoing maintenance of the system and provide necessary production information so the MCHC could generate an extra revenue stream if desired, from the sale of the solar renewable energy credits that the system will generate.

There is rising concern over the possibility that proposed tariffs on solar panels may cause volatility in the solar industry. Prices proposed herein are valid for 180 days and while we feel that any such tariffs, if they occur, will not be implemented for at least a year, should decision process for MCHC go beyond expiration, MPI will endeavor to match pricing if possible.

System Components and Pricing

The proposed system has a nameplate capacity of up to 41.4 KW and can be expected to generate about 57 thousand Kilowatt hours of power annually, saving the MCHC thousands of dollars every year in utility costs and eliminating over 80 thousand pounds of climate damaging green house gas emissions each and every year of its projected 30 year service life.

Components:

The system will consist of the following components:

- Ninety six (96) JA Solar Max Power 72 cell monocrystalline 345 watt modules for 33.12 KW capacity: Modules are backed by a 25 year linear power warranty and a

10 year workmanship warranty. Modules are fully tested and rated for quality, safety and performance. Spec sheet attached. We chose 72 cell modules to reduce the number of modules installed and facilitate installation.

- Roofs B and C : Twelve (12) solar modules can be added to the east and west roofs for an additional 8.28 KW of capacity

- Ninety Six to one hundred twenty (96 – 120) SolarEdge P370 power optimizers: SolarEdge optimizer system optimizes the power output of each module (solar panel); delivers module-level data for operational management and performance monitoring; and provides the ability to deactivate the high voltage DC bus for safer installation, maintenance or fire fighting. SolarEdge optimizers are key components of the system which reside at each module (one per solar module).
  - SolarEdge monitoring unit will provide a web based interface through which the system performance can be viewed and monitored at the array and individual module level but at a significant savings over microinverter models. Real time and historic System performance can be viewed by anyone with an internet connection, so museum staff, visitors and Board members could view if desired.
- Three (3) SolarEdge SE10000S-US inverters mounted outside; if east and west roofs are included one additional SE7600S-US inverter will be installed; Spec sheets included with proposal; inverters have a 12 year warranty which can be extended to 20 years.
- Iron Ridge mounting system; S!5 clamps if standing seam metal roof – if the MCHC installs a standing seam metal roof it will eliminate any roof penetrations and speed the installation process.
- Balance of systems components: wiring, conduit junction boxes etc. are all rated and certified for solar use and will be highest quality and weather resistant and designed to last for the service life of the system.

Design and Installation:

Our installation package includes all design work, procurement and installation of all components required, system testing and commissioning including application for interconnection agreement with Duke Energy and SREC brokerage agreement if desired. Our team will coordinate with roof contractor to ensure proper flashing to eliminate risk of leaks and that structural integrity is maintained and system mounting is in compliance with roof warranty.

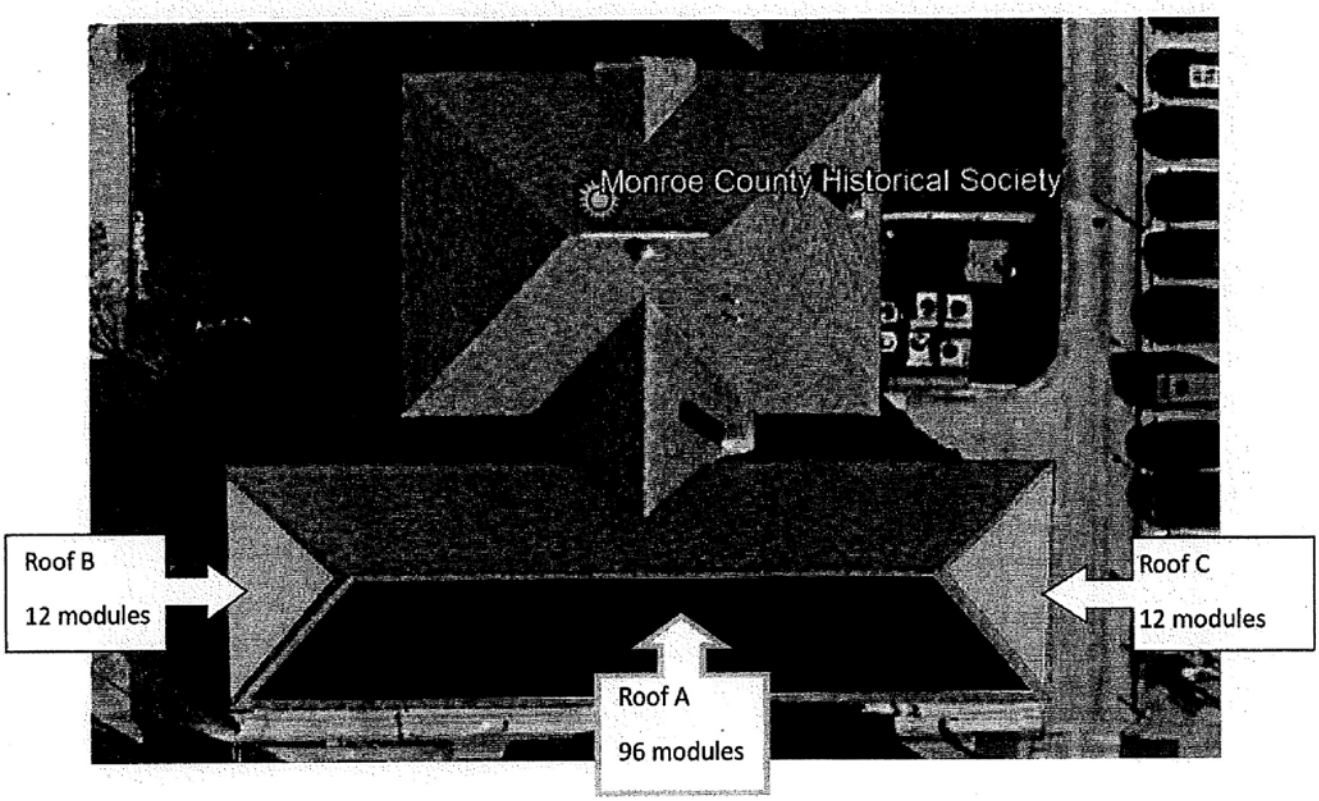
System Price:

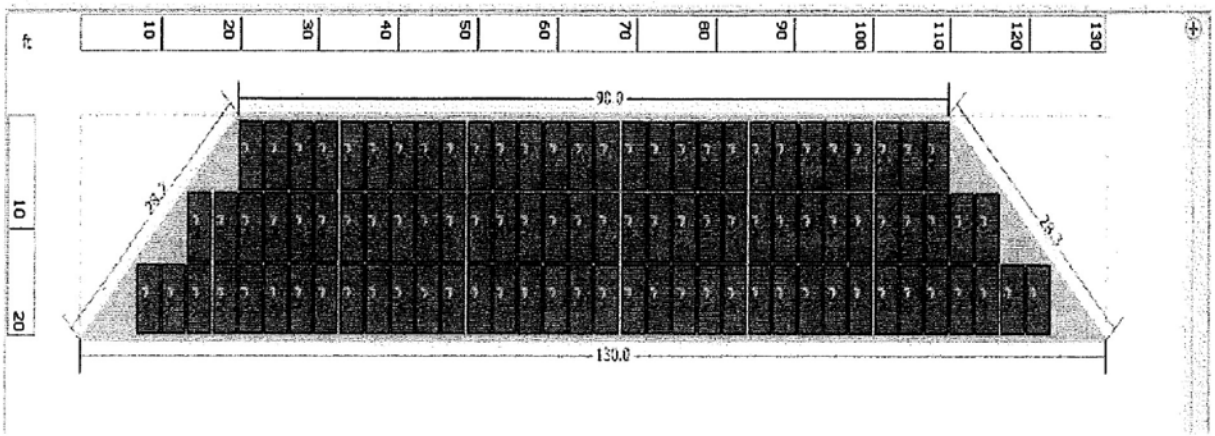
System pricing as detailed herein is initial only and intended for planning and budgeting purposes. Any final pricing contingent upon a fully executed contractor agreement, agreement will be issued upon acceptance of proposal.

32.64 - 40.80 Kw PV system for MCHS with web based monitoring system, 25 year power warranty and 3-year workmanship warranty on system design and labor @ $2.15/watt

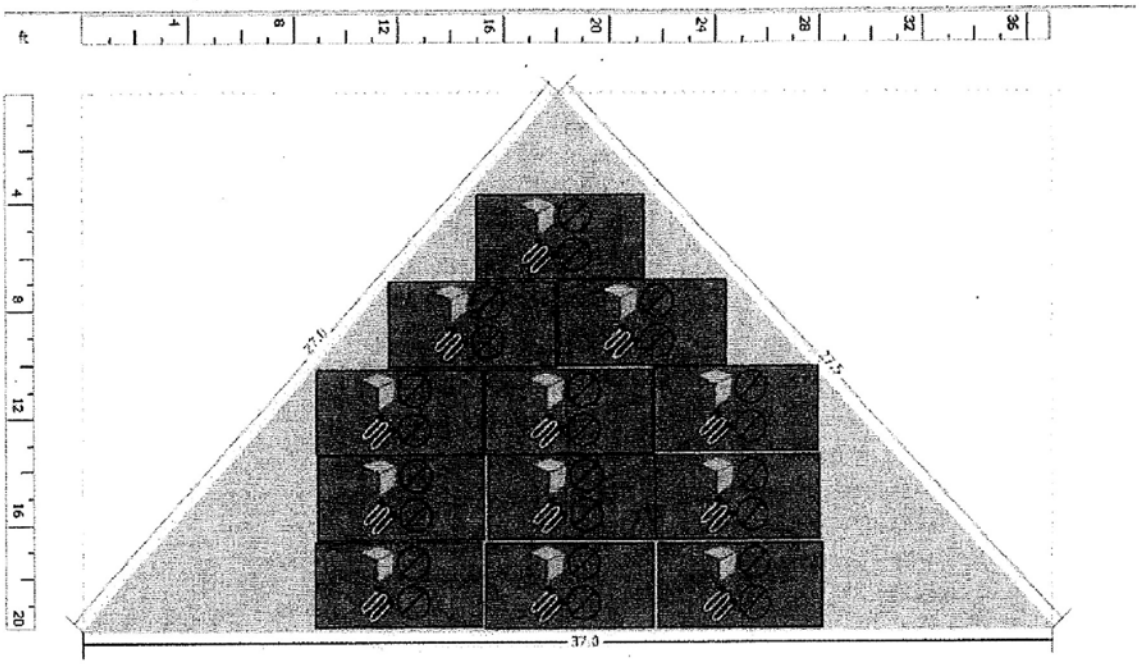
Total price	**33.12 KW**	**$71,200.00**
	41.40 KW	**$89,000.00**

Proposed Roof Layouts





Roof A: 96 72-cell modules at least 33.12 KW capacity



Roofs B&C: up to 12 72 cell modules each for additional 8.28 KW capacity

Entrance
ONE WAY

HISTORY CENTER

HISTORY CENTER

Demolition Delay 17-19

608 N. Dunn Street
Petitioner: Matt Ellenwood

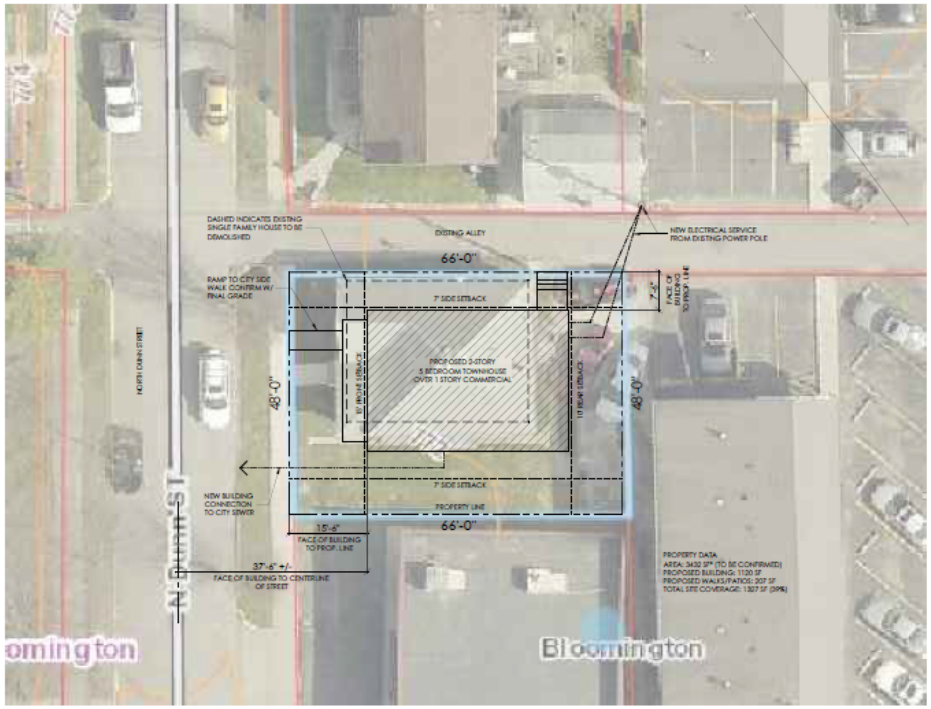
Contributing IHSSI #: 105-055-35963 c. 1910

Background: The house located at 608 N. Dunn Street is a slightly altered single-story pyramid roof cottage built c. 1910. It is not directly adjacent to any local historic districts and is not an individually designated structure.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on November 21, 2017. The BHPC may thus employ demolition delay for 90 days from the date, and may request an addition 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends releasing the demolition delay permit because the house does not retain enough historic integrity to merit individual local historic designation. It would certainly merit contribution to a larger historic district but as this time, there is no action to designate a larger district that the house could be included in.



01 A1.0 SITE PLAN
SCALE: 1" = 10'-0"

N

MATTE BLACK ARCHITECTURE

DESIGN MATTERS

608 NORTH DUNN ST. NEW BUILDING

608 N DUNN ST BLOOMINGTON, IN

DATE 12.01.17

ISSUE CD

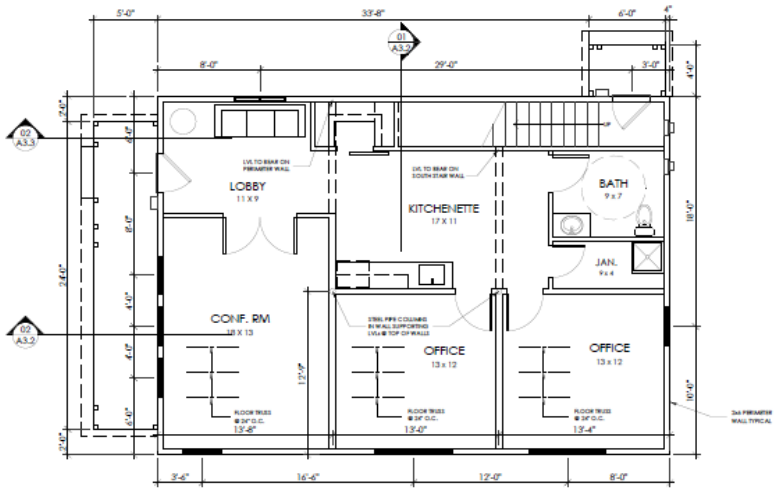
JOB NO. 17-XX

CHECKED BY MDE

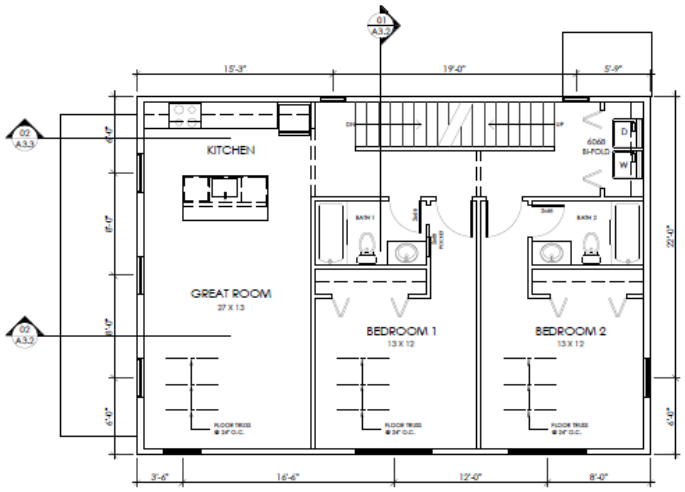
© MATTEBLACK ARCHITECTURE

A1.0

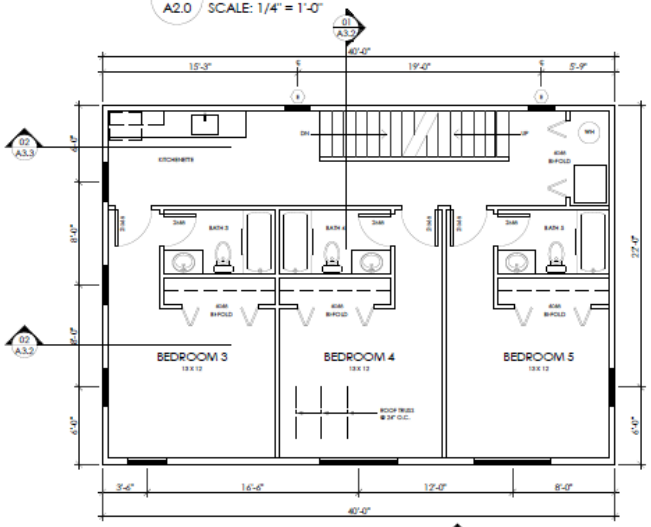
SITE PLAN



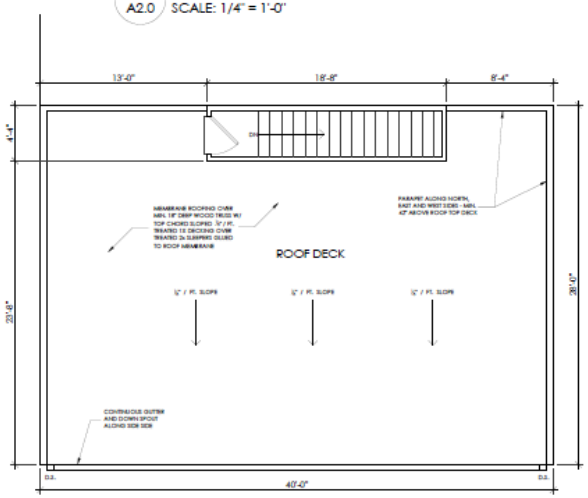
01 FIRST COMMERCIAL SPACE FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"



03 THIRD FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"



04 ROOF PLAN
A2.0 SCALE: 1/4" = 1'-0"

MATTE BLACK ARCHITECTURE

DESIGNMATTERS

608 NORTH DUNN ST. NEW BUILDING

608 N DUNN ST BLOOMINGTON, IN

DATE 12.01.17

ISSUE CD

JOB NO. 17-XX

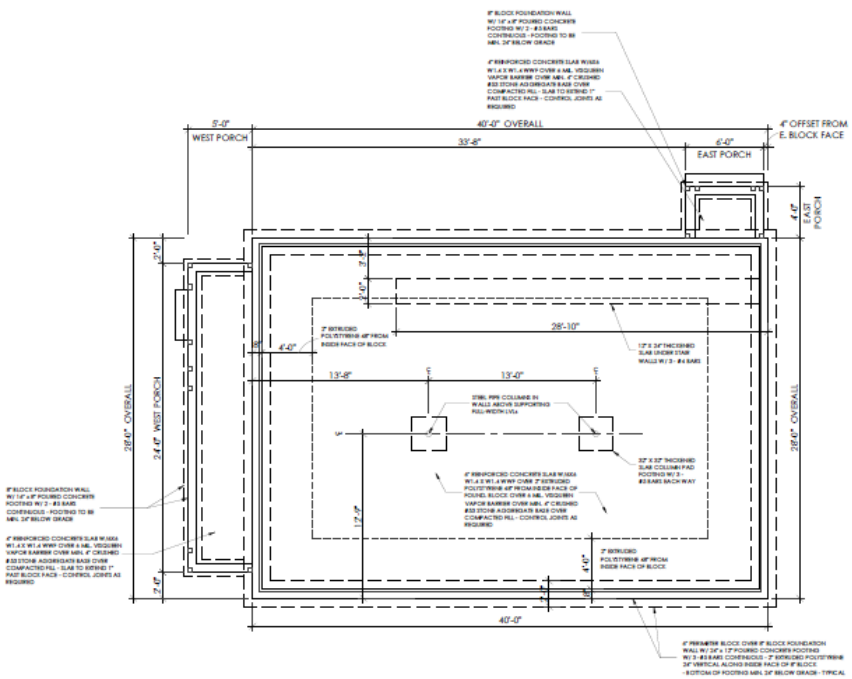
CHECKED BY MDE

A2.0

FLOOR PLANS
ROOF PLAN

FOUNDATION PLAN GENERAL NOTES

1. FOOTING SIZE & DEPTH ARE BASED UPON VIRGIN SOIL OR ENGINEERED FILL HAVING BEARING CAPACITY OF 2000 P.S.F. CONFIRM SITE CONDITIONS ARE SUCH AT TIME OF EXCAVATION OR AFTER ENGINEERED FILL.
2. ALL CMU'S TO BE 2 CELLED UNITS, 8" X 16" OR 12" X 16" FACES LAID IN RUNNING BOND. UNITS ABOVE GRADE TO BE "SPLIT-FACE", TOP COURSE & COURSES BELOW GRADE TO BE STANDARD "FLAT-FACE".
3. FOOTING CONCRETE TO BE 3000 PSI DESIGN STRENGTH, SLAB CONCRETE TO BE 4000 PSI. REBARS/STEEL MESH AS NOTED.
4. PROVIDE .006 VISQUEEN VAPOR BARRIER BETWEEN SLAB & GRANULAR COMPACTED BASE. ALL SOILS TO BE TERMITE TREATED PRIOR TO LAYING OF VISQUEEN.
5. PROVIDE 3" MIN. COVER AT BOTTOM OF POURED CONC. FOOTINGS.
6. PROVIDE 2" TH. X 2'-0" H RIGID INSULATION AT FOUNDATION PERIMETER.



01 A2.2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

N

MATTE BLACK ARCHITECTURE

2021 EAST WINSLEY ROAD
BLOOMINGTON, IN 47401
812.219.8200, 812.336.8207
MATTEBLACKDESIGN@GMAIL.COM
WWW.MATTEBLACKARCH.COM

DESIGNMATTERS

608 NORTH DUNN ST. NEW BUILDING

608 N DUNN ST BLOOMINGTON, IN

DATE 12.01.17

ISSUE CD

JOB NO. 17-XX

CHECKED BY MDE

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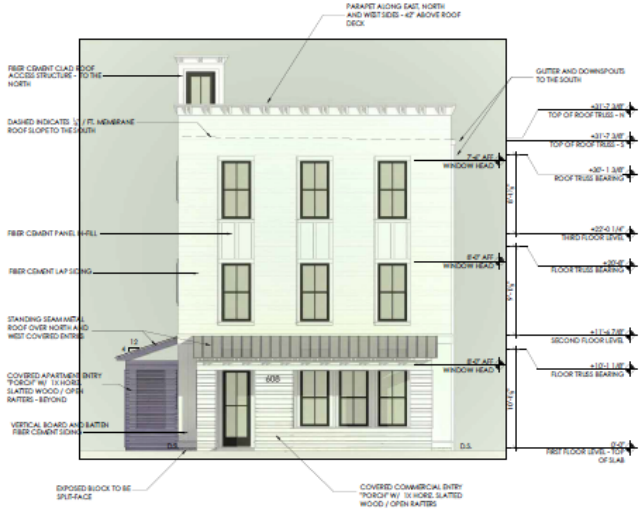
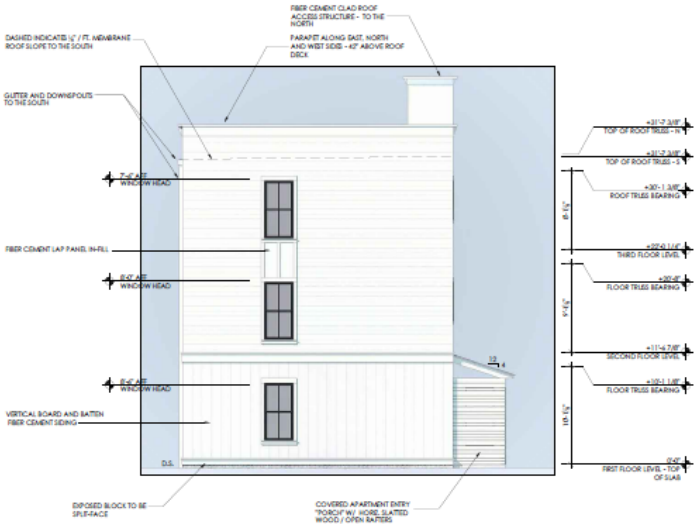
A2.2

FOUNDATION PLAN

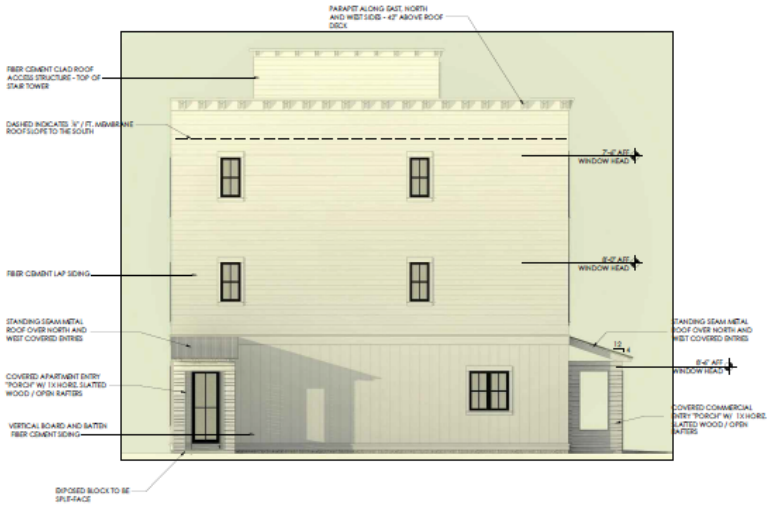


01 WEST ELEVATION - DUNN ST. ENTRANCE
A3.0 SCALE: 3/16" = 1'-0"

02 SOUTH ELEVATION
A3.0 SCALE: 3/16" = 1'-0"



03 EAST ELEVATION
A3.0 SCALE: 3/16" = 1'-0"



04 NORTH ELEVATION
A3.0 SCALE: 3/16" = 1'-0"

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DESIGN MATTERS

608 NORTH DUNN ST. NEW BUILDING

608 N DUNN ST BLOOMINGTON, IN

DATE 12.01.17

ISSUE CD

JOB NO. 17-XX

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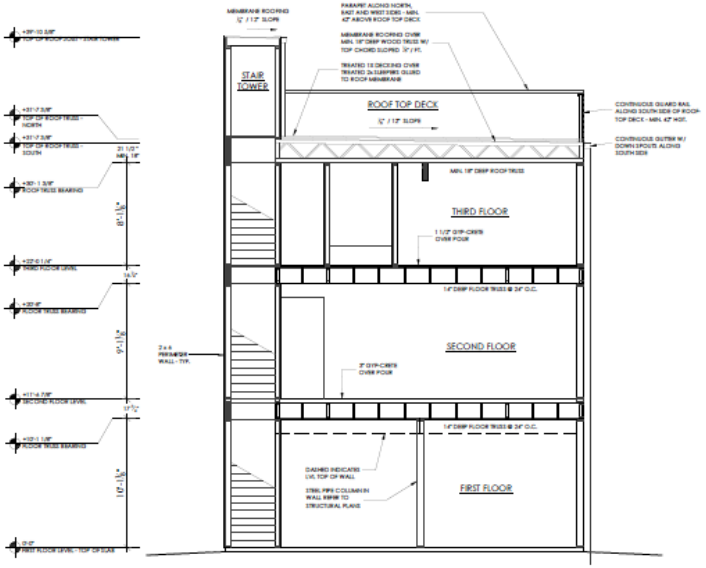
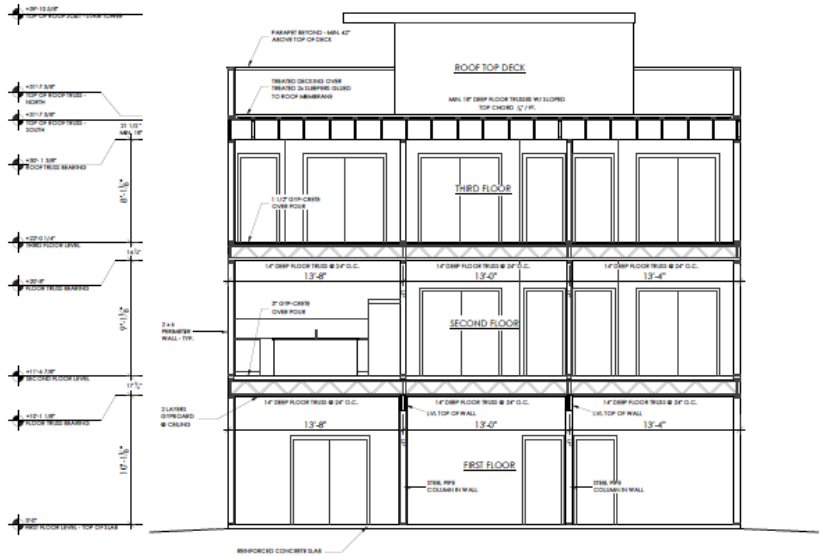
A3.0

ELEVATIONS

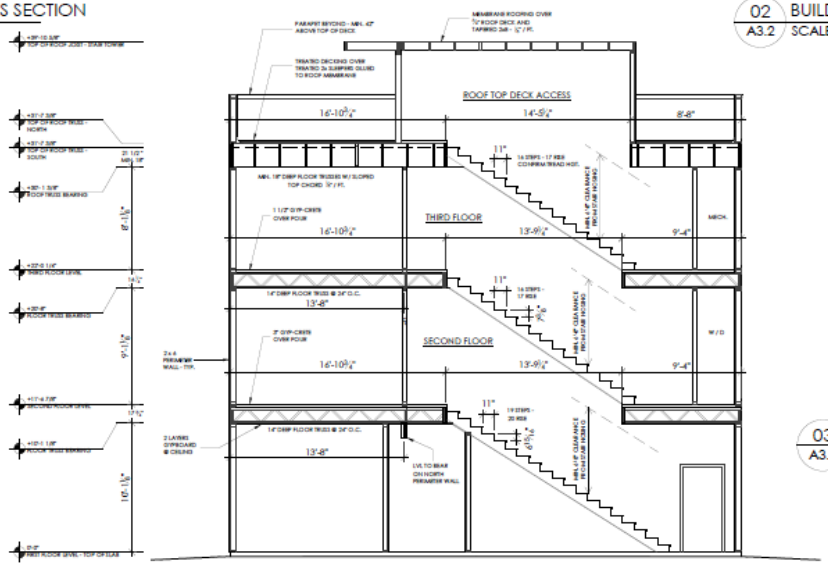
00 x 24.00 in



01 A3.2 BUILDING CROSS SECTION
SCALE: 1/4" = 1'-0"



02 A3.2 BUILDING LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



03 A3.2 BUILDING LONGITUDINAL STAIR SECTION
SCALE: 1/4" = 1'-0"

MATTE BLACK ARCHITECTURE

DESIGNMATTERS

608 NORTH DUNN ST. NEW BUILDING

608 N DUNN ST BLOOMINGTON, IN

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A3.2

SECTIONS

608

Demolition Delay 17-20

403 E. 20th Street
Petitioner: Matt Ellenwood

Contributing IHSSI #: 105-055-35349 c. 1950

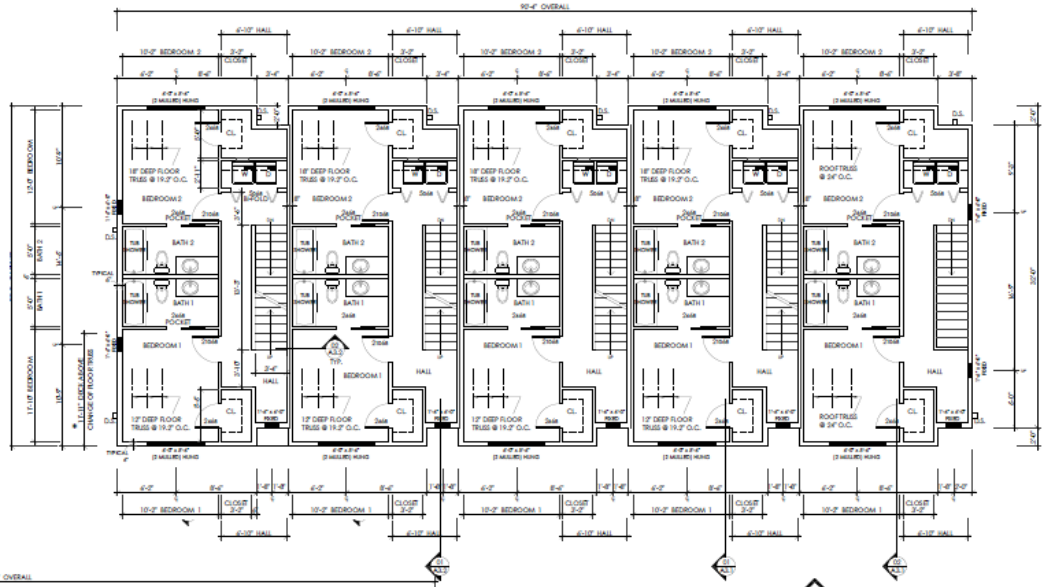
Background: The residential structure at 403 E 20th Street is a slightly altered American Small House constructed c. 1950. It is not directly adjacent to any local historic districts and is not an individually designated structure.

Request: Full demolition.

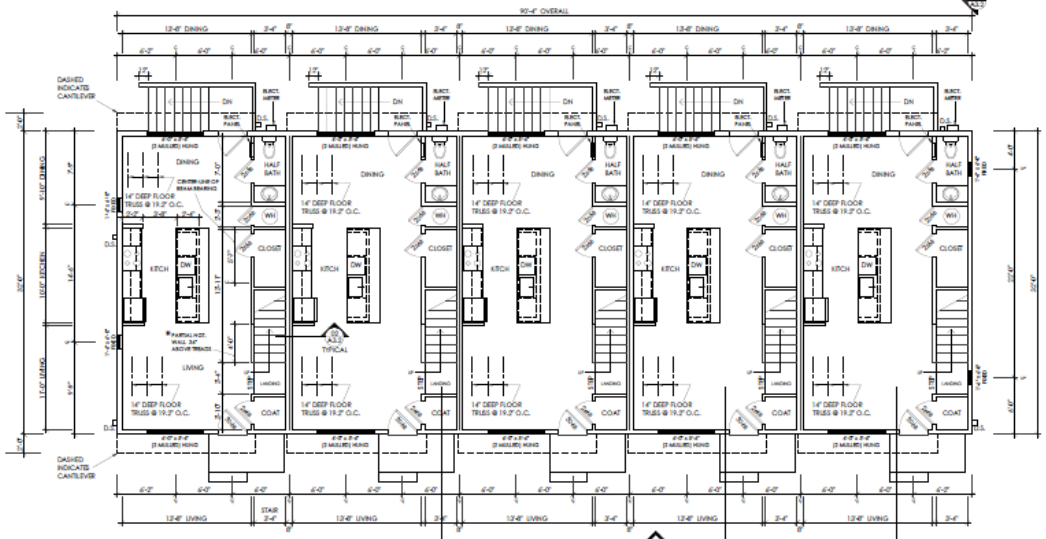
Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on November 29, 2017. The BHPC may thus employ demolition delay for 90 days from the date, and may request an addition 30 days if necessary for

further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends releasing the demolition delay permit because the house does not retain enough historic integrity to merit individual local historic designation. It would certainly merit contribution to a larger historic district but as this time, there is no action to designate a larger district that the house could be included in.



02 A2.0 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



01 A2.0 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

MATTE BLACK ARCHITECTURE

DESIGNMATTERS

20TH STREET TOWNHOUSES

403 E 20TH STREET, BLOOMINGTON, IN 47404

DATE 07.10.17
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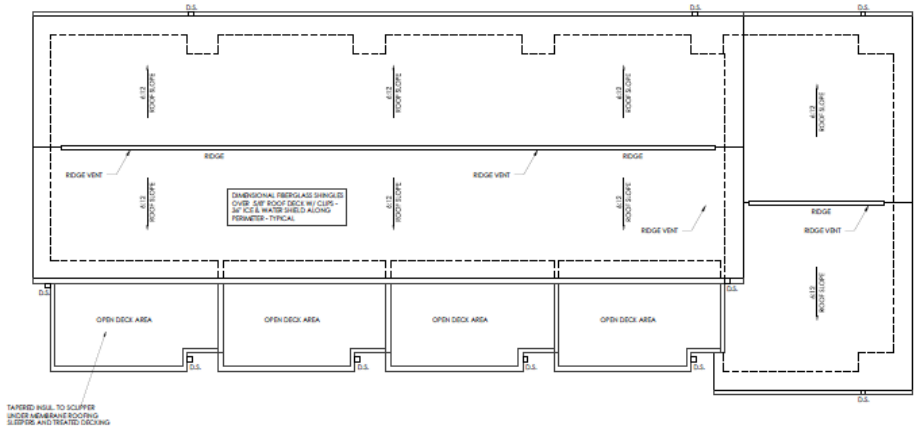
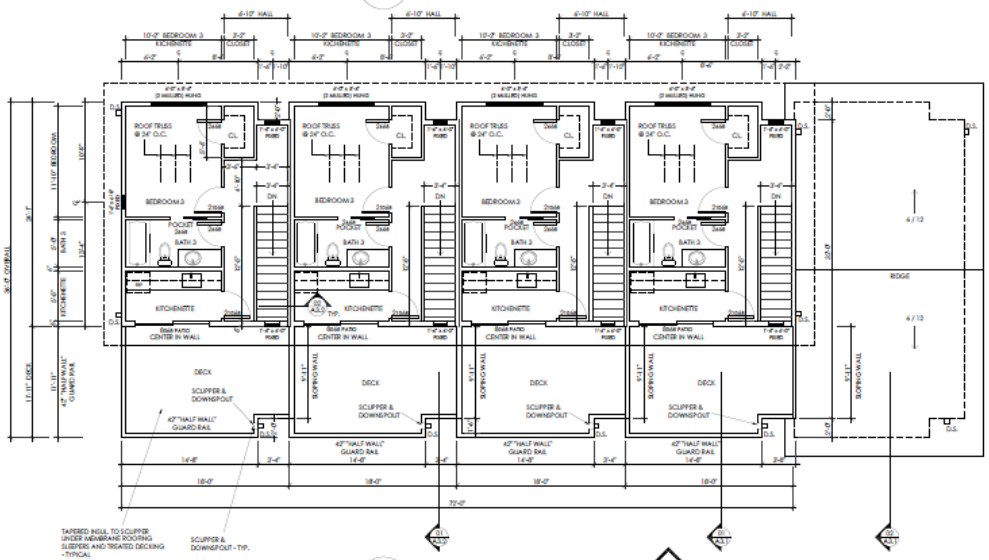
A2.0

FIRST &SECOND FLOOR PLANS



02 ROOF PLAN
A2.1 SCALE: 3/16" = 1'-0"



01 THIRD FLOOR PLAN
A2.1 SCALE: 3/16" = 1'-0"

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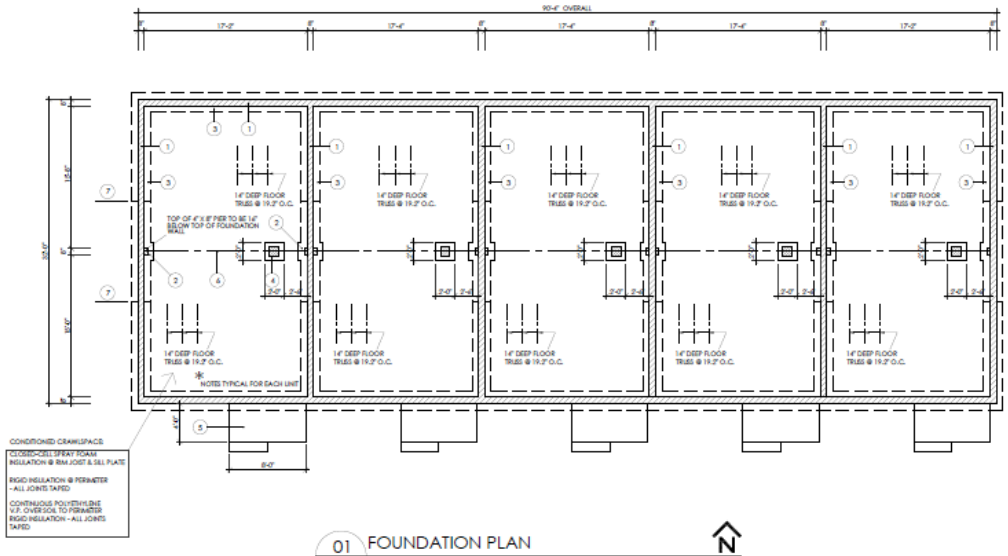
A2.1
THIRD FLOOR & ROOF PLANS

00 x 24.00 in



01 A2.2 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

N

FOUNDATION PLAN GENERAL NOTES

1. FOOTING SIZE & DEPTH ARE BASED UPON VIRGIN SOIL OR ENGINEERED FILL HAVING BEARING CAPACITY OF 2000 P.S.F. CONFIRM SITE CONDITIONS ARE SUCH AT TIME OF EXCAVATION OR AFTER ENGINEERED FILL.
2. ALL CMU'S TO BE 2 CELLED UNITS, 8" X 16" OR 12" X 16" FACES LAID IN RUNNING BOND. UNITS ABOVE GRADE TO BE "SPLIT-FACE", TOP COURSE & COURSES BELOW GRADE TO BE STANDARD "FLAT-FACE".
3. FOOTING CONCRETE TO BE 3000 PSI DESIGN STRENGTH, SLAB CONCRETE TO BE 4000 PSI. REBARS/STEEL MESH AS NOTED.
4. PROVIDE .006 VISQUEEN BAPOR BARRIER BETWEEN SLAB & GRANULAR COMPACTED BASE. ALL SOILS TO BE TERMITE TREATED PRIOR TO LAYING OF VISQUEEN.
5. PROVIDE 3" MIN. COVER AT BOTTOM OF POURED CONC. FOOTINGS.
6. PROVIDE 2" TH. X 2'-0" H RIGID INSULATION AT FOUNDATION PERIMETER.

FOUNDATION PLAN KEY

1. 8" CMU FOUNDATION WALL
2. 4" x 8" SOLID CMU PIER @ FOUNDATION WALL WIDEN FOOTING 8" @ THIS LOCATION - TOP OF PIER TO BE 16" BELOW TOP OF FOUNDATION WALL
3. 12" X 24" CONC. FOOTING W/(3) #5'S CONT.
4. 12" X 12" CONCRETE BLOCK PIER W/ 24" X 24" X 12" REINFORCED CONCRETE FOOTING W/ (3) #5'S EACH WAY
5. ENTRY SLAB - 4" CONC. SLAB W/6X6 W1.4 X W1.4 WWF OVER 4" COMPACTED BASE (#53 STONE AGGREGATE)
6. BEAM LINE ABOVE (SEE FRAMING PLANS)
7. STEP FOOTING W/ GRADE - CONFIRM SITE CONDITIONS

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20TH STREET TOWNHOUSES

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DATE 07.10.17
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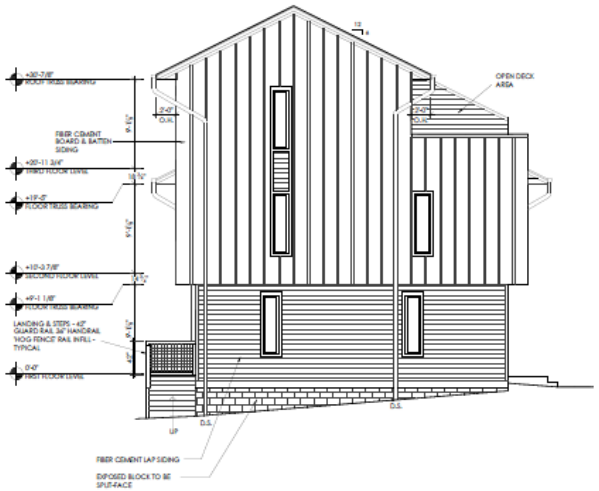
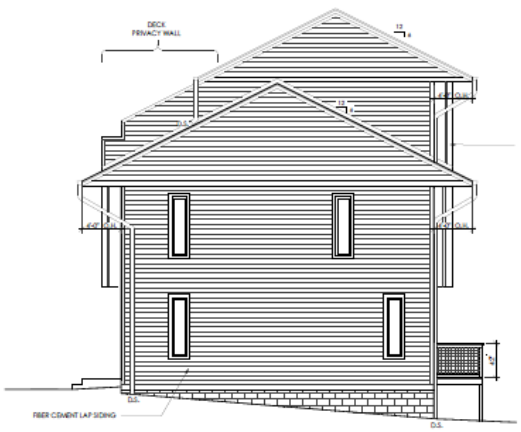
A2.2
FOUNDATION PLAN



03 WEST ELEVATION
A3.0 SCALE: 3/16" = 1'-0"

01 SOUTH ELEVATION
A3.0 SCALE: 3/16" = 1'-0"



04 EAST ELEVATION
A3.0 SCALE: 3/16" = 1'-0"

02 NORTH ELEVATION
A3.0 SCALE: 3/16" = 1'-0"

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20TH STREET TOWNHOUSES

403 E 20TH STREET, BLOOMINGTON, IN 47404

MATTHEW D. ELLENWOOD
REGISTERED
No. AR11100124
STATE OF
ARCHITECT

DATE 07.10.17
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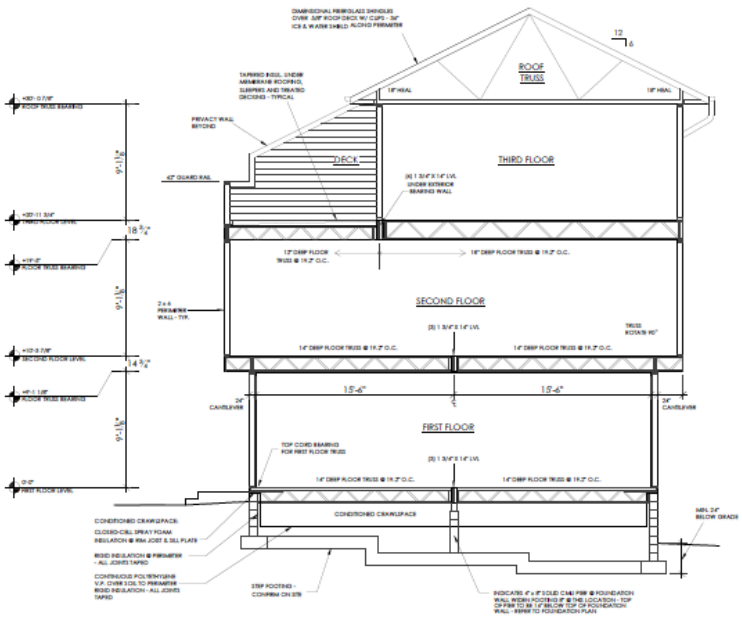
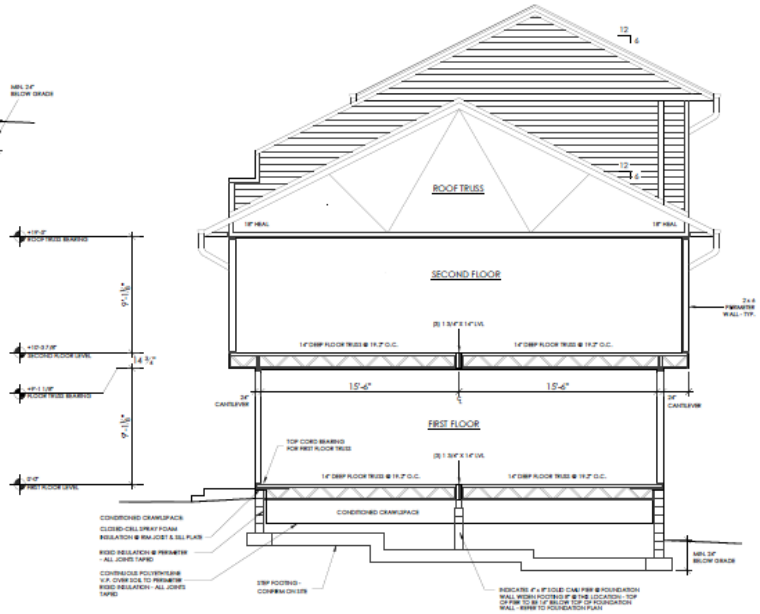
A3.0
ELEVATIONS



01 SECTION
A3.1 SCALE: 1/4" = 1'-0"



02 SECTION
A3.1 SCALE: 1/4" = 1'-0"

MATTE BLACK ARCHITECTURE

DESIGNMATTERS

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403 E 20TH STREET, BLOOMINGTON, IN 47404

DATE 07.10.17

ISSUE SD SET

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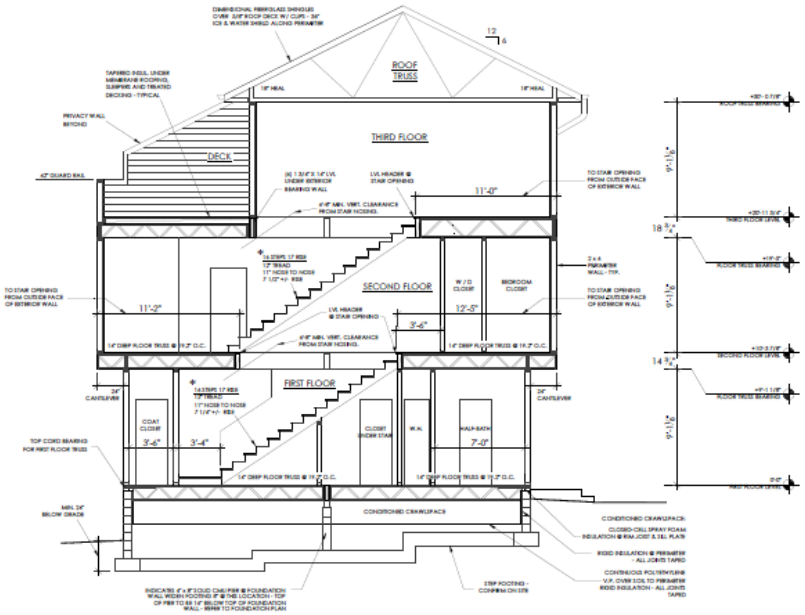
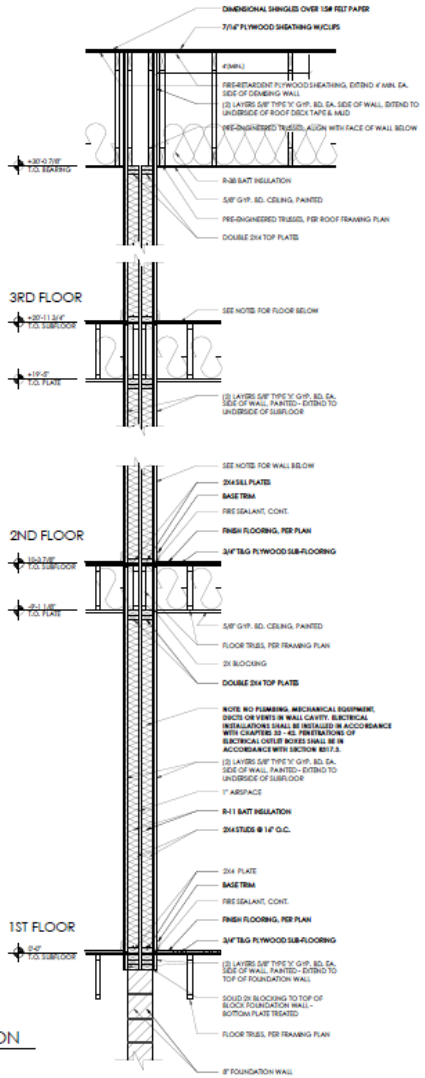
A3.1

SECTIONS



01 STAIR SECTION
A3.2 SCALE: 1/4" = 1'-0"



02 DEVISING WALL SECTION
A3.2 SCALE: 3/4" = 1'-0"

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DESIGN MATTERS

20TH STREET TOWNHOUSES

403 E 20TH STREET, BLOOMINGTON, IN 47404

REGISTERED ARCHITECT
MATTHEW D. BLACK
No. AR11100126
STATE OF INDIANA

DATE 07.10.17
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A3.2
SECTION
WALL SECTION

Demolition Delay 17-21

1901 S. Rogers Street
Petitioner: Deborah Myerson, on behalf of South Central Indiana Housing Opportunities

Contributing IHSSI #: 105-055-60886 c. 1950

Background: The residential structure at 1901 S. Rogers Street is a slightly altered ranch constructed c. 1950. It is not directly adjacent to any local historic districts and is not an individually designated structure.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on December 7, 2017. The BHPC may thus employ demolition delay for 90 days from the date, and may request an addition 30 days if necessary for further investigation. During the demolition delay period, the BHPC must decide whether to apply Local Designation to the property.

Recommendations: Staff recommends releasing demolition delay permit because the house does not retain enough historic integrity to merit individual local historic designation. It would certainly merit contribution to a larger historic district but as this time, there is not action to designate a larger district that the house could be included in.

Area of Potential Effect (APE)
APE is the area viewed when standing at the highest point of the project site. (ERR Workbook, p. 21)

Project site – *listed as "Contributing" in SHAARD*

Properties in the APE listed in SHAARD

1. 1808 S Rogers - *Contributing*
2. 1904 S Rogers - *Contributing*

"Contributing" properties are not important enough to stand on their own as individually outstanding or notable. They can be listed on the National Register of Historic Places if they are part of an historic district, but would not usually qualify individually.

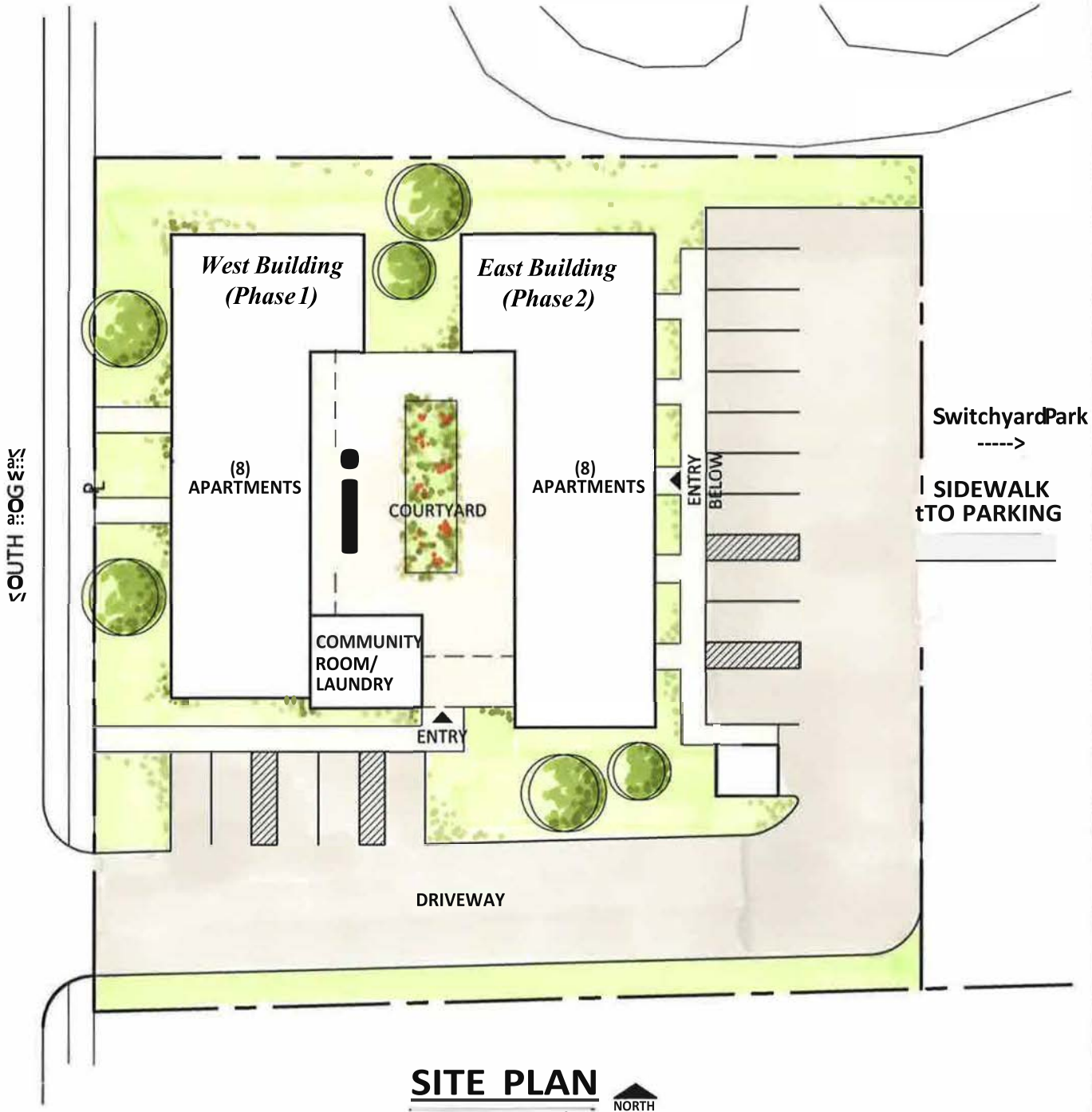
N

1:1,500

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

Conceptual Site Plan
Switchyard Park Apartments
1901 S Rogers, Bloomington, Ind.
South Central Indiana Housing Opportunities (SCIHO)



SITE PLAN
SCALE: 1:30'
NORTH

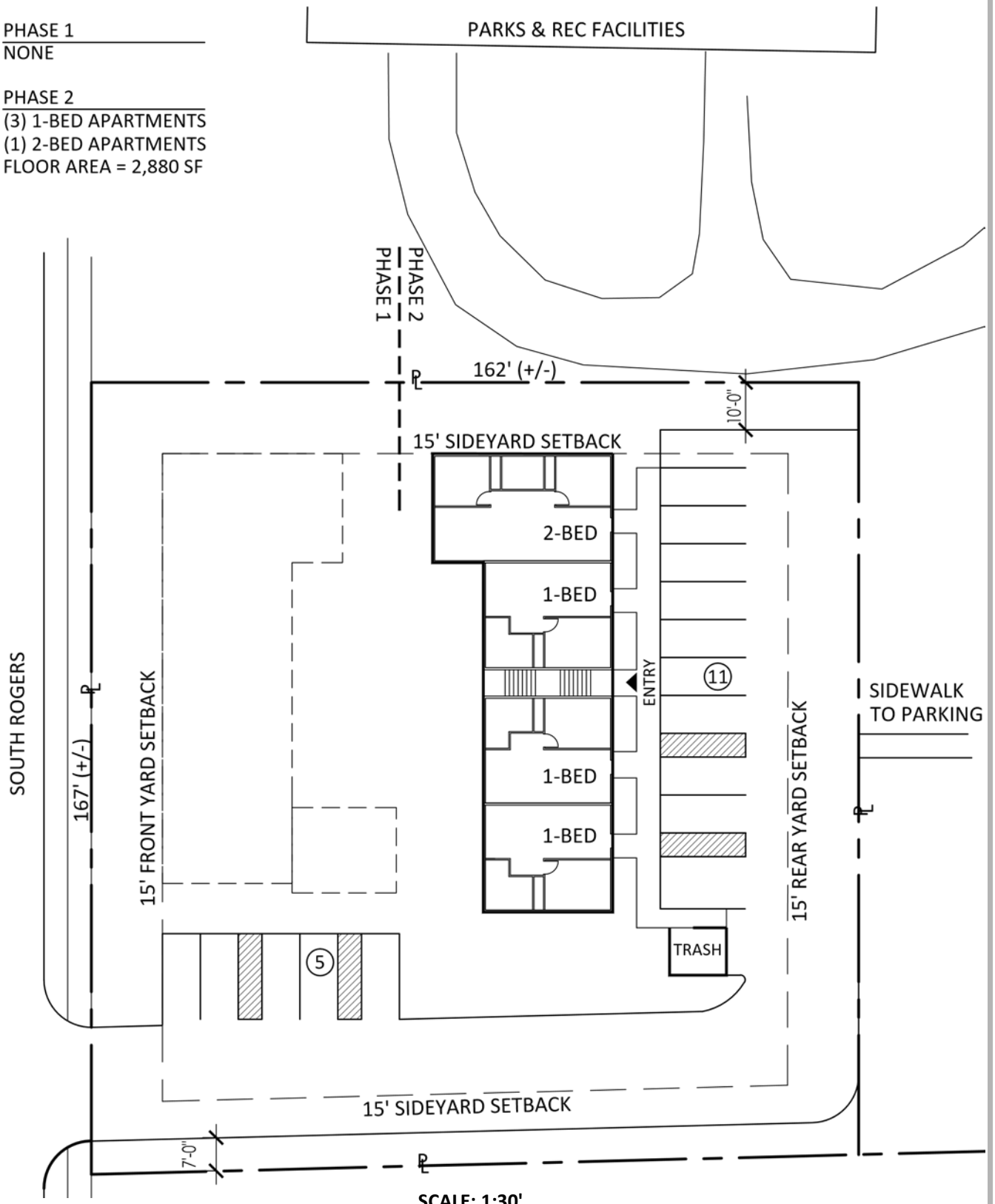
springpoint ARCHITECTS

213 SOUTH ROGERS, SUITE 5
BLOOMINGTON, INDIANA47404
812.318.2930
www.springpointarchitects.com

SCIHO
AFFORDABLE HOUSING DEVELOPMENT
BLOOMINGTON, INDIANA
APRIL 17, 2017

PHASE 1
NONE

PHASE 2
(3) 1-BED APARTMENTS
(1) 2-BED APARTMENTS
FLOOR AREA = 2,880 SF



SCALE: 1:30'

AFFORDABLE HOUSING DEVELOPMENT

BLOOMINGTON, INDIANA
APRIL 17, 2017

LOWER LEVEL

springpoint
ARCHITECTS PC

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812.318.2930
www.springpointarchitects.com

SCIHO

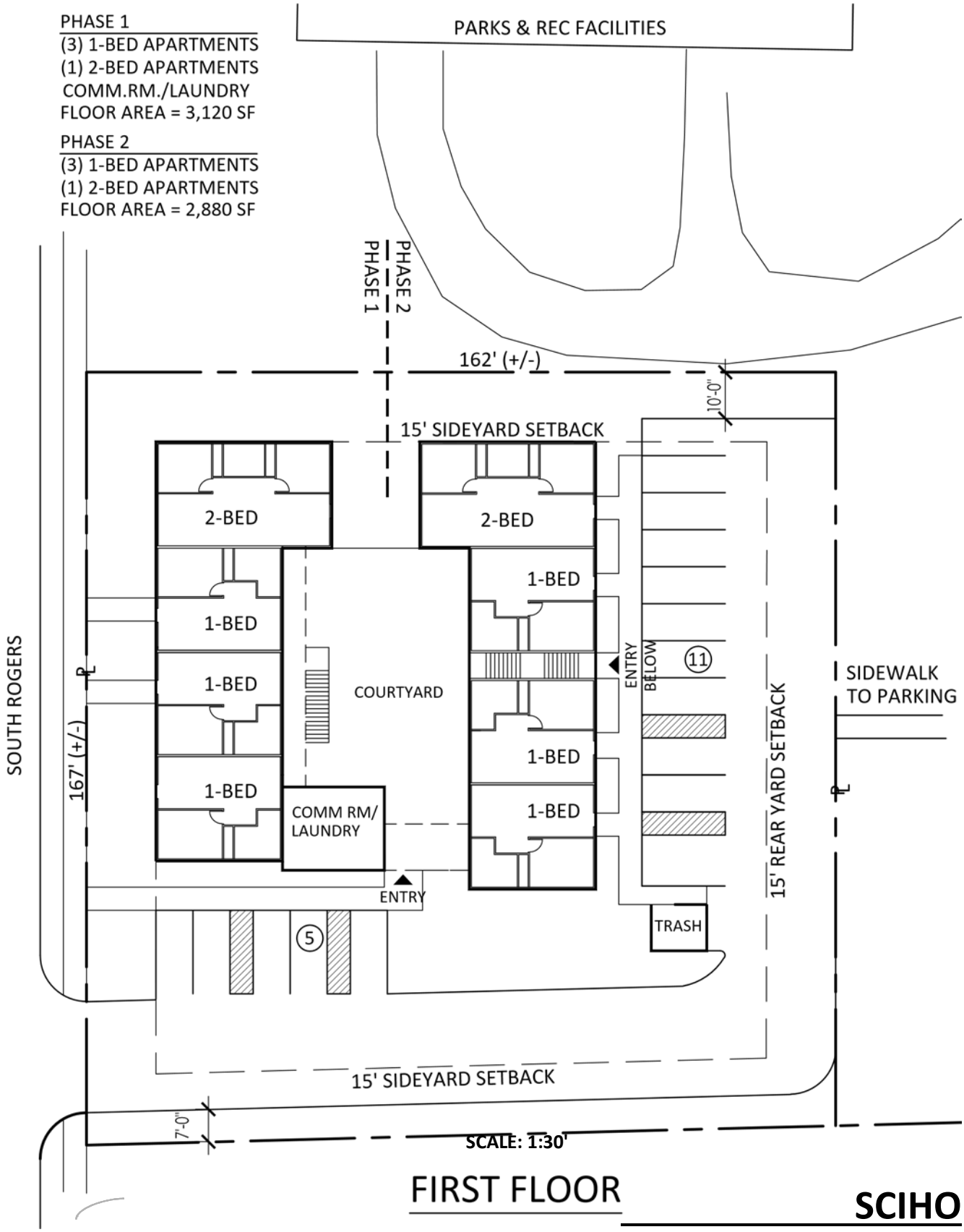
SCALE: 1:30'

SCIHO

AFFORDABLE HOUSING DEVELOPMENT
BLOOMINGTON, INDIANA
APRIL 17, 2017

PHASE 1
(3) 1-BED APARTMENTS
(1) 2-BED APARTMENTS
COMM.RM./LAUNDRY
FLOOR AREA = 3,120 SF

PHASE 2
(3) 1-BED APARTMENTS
(1) 2-BED APARTMENTS
FLOOR AREA = 2,880 SF



SCALE: 1:30'

FIRST FLOOR

SCIHO

AFFORDABLE HOUSING DEVELOPMENT
BLOOMINGTON, INDIANA
APRIL 17, 2017

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ARCHITECTS
213 SOUTH ROGERS, SUITE 5
BLOOMINGTON, INDIANA 47404
812.318.2930
www.springpointarchitects.com

PHASE 1

(3) 1-BED APARTMENTS
(1) 2-BED APARTMENTS
FLOOR AREA = 2,720 SF

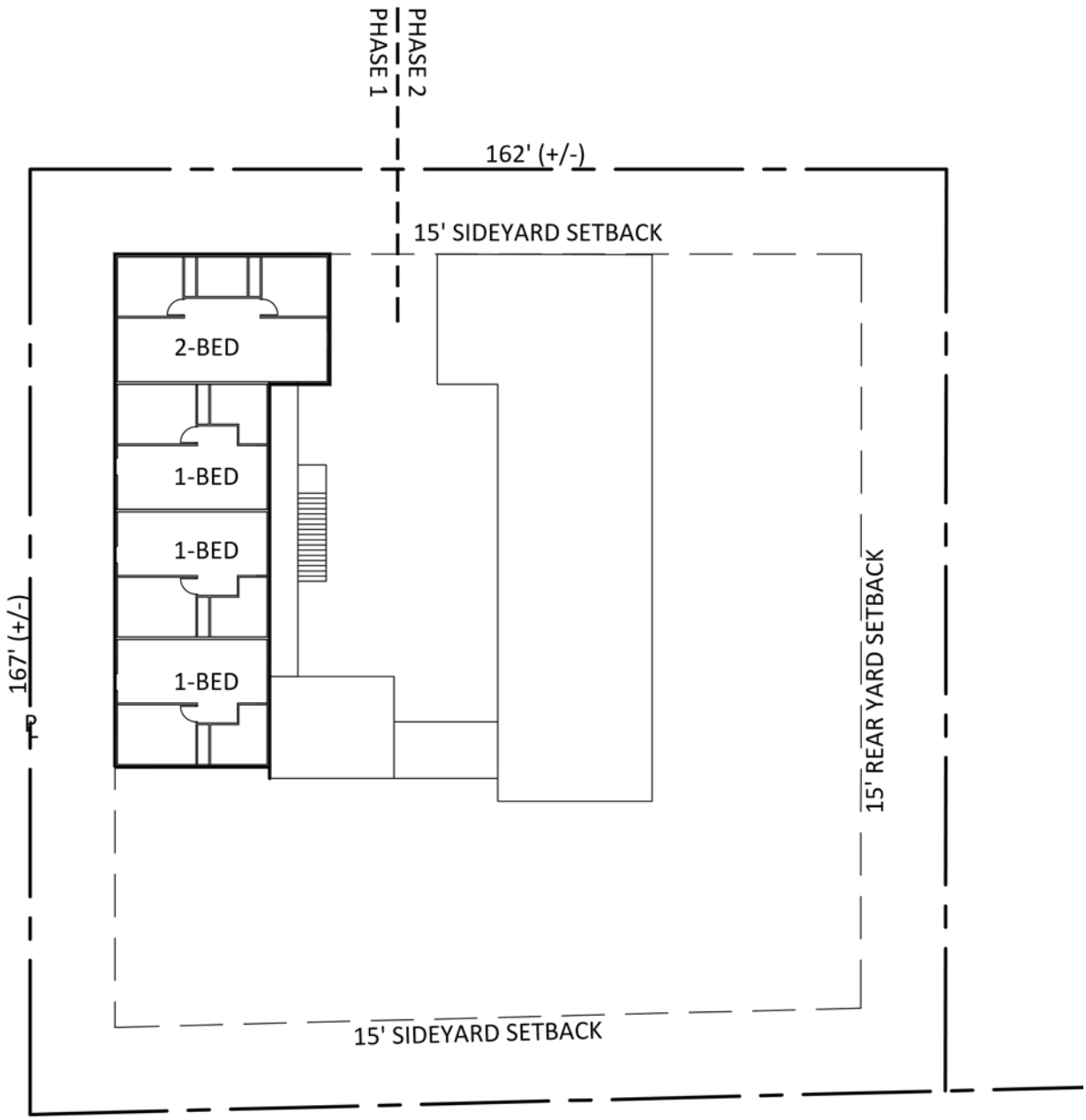
PHASE 2

NONE

SCALE: 1:30'

SCIHO

AFFORDABLE HOUSING DEVELOPMENT
BLOOMINGTON, INDIANA
APRIL 17, 2017



SECOND FLOOR

springpoint
ARCHITECTS inc

213 SOUTH ROGERS, SUITE 5
BLOOMINGTON, INDIANA 47404
812.318.2930
www.springpointarchitects.com

SCALE: 1:30'

SCIHO

AFFORDABLE HOUSING DEVELOPMENT
BLOOMINGTON, INDIANA
APRIL 17, 2017

WEST ELEVATION

SCALE: $\frac{1}{16}$"= 1'-0"

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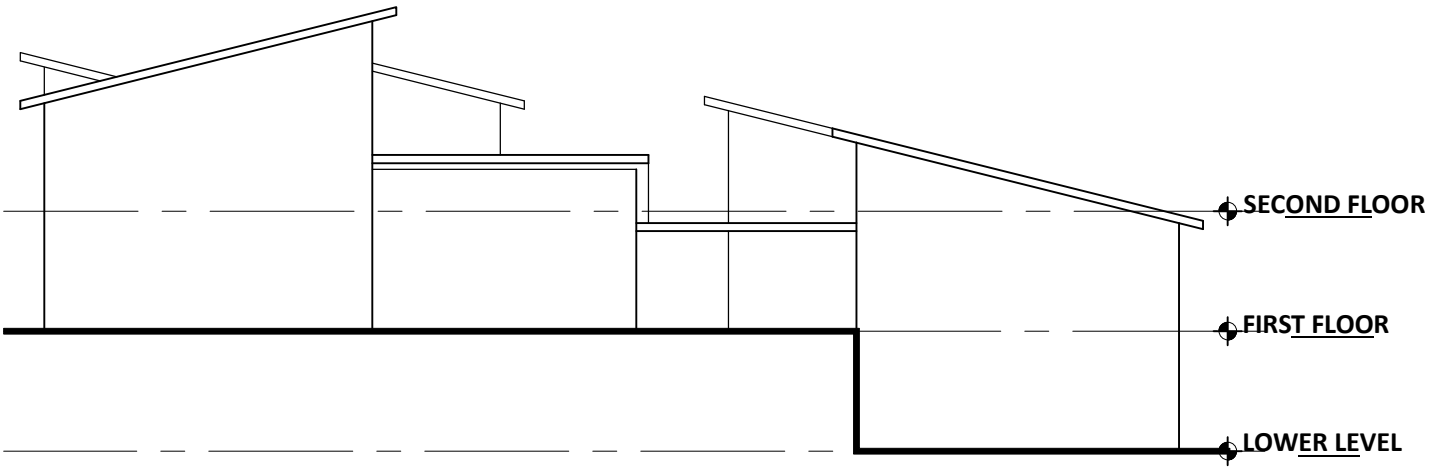
SCALE: 1:30'

SCIHO

AFFORDABLE HOUSING DEVELOPMENT
BLOOMINGTON, INDIANA
APRIL 17, 2017

SCHEMATIC SECTION

SCALE: $\frac{1}{16}$"= 1'-0"



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812.318.2930 www.springpointarchitects.com

SCALE: 1:30'

SCIHO

AFFORDABLE HOUSING DEVELOPMENT
BLOOMINGTON, INDIANA
APRIL 17, 2017