

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday January 11, 2018
5:00 PM
Agenda**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. December 14, 2017

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 17-91

105 N. College Avenue: Courthouse Square Historic District

Petitioner: Tracy Gates

Installation of a 1” high density urethane sign with foam letters above The Inkwell storefront. Letters will be stud-mounted to aluminum composite panels that will be attached to the existing 4’x20’ bulkhead above the storefront.

B. COA17-92

905 S. Madison Street: McDoel Historic District

Petitioner: Third Sun Solar, on behalf of Andrew Barker

Installation of 30 roof-mounted solar panels affixed to the roof on 4” stand-offs from roof surface. The panels will follow the pitch of the existing roof.

Commission Review

A. COA 17-93

208 S. Rogers Street: Greater Prospect Hill Historic District

Petitioner: Doug Wissing, on behalf of Prospect Hill, LLC.

Construction of two dormers on the East and West faces of the roof. Installation of two Quaker vinyl-clad solid core windows in the East facing dormer.

B. COA 17-94

520 W. Howe Street: Greater Prospect Hill Historic District

Petitioner: Doug Wissing, on behalf of Prospect Hill, LLC.

Renewal of previously approved COA-1-15. Construction of a second floor rear addition to an existing gabled-ell.

C. COA 17-95

330 S. Madison Street: Greater Prospect Hill Historic District

Petitioner: Reg Land

Removal of deteriorated, not-in-use brick chimney stack before the installation of a new roof surface.

D. COA 17-96

208 N. Walnut Street (Faris Building): Courthouse Square Historic District

Petitioner: Kayla Maldonado

Installation of a wooden sign above the door of Cup & Kettle Tea. The sign will be 40” tall and 80” wide. Lettering on the sign will be plexiglass and backlit with LED lights.

E. COA 18-01

105-111 South Walnut Street: Courthouse Square Historic District

Petitioner: Daniel Oh, on behalf of OEI, Inc.

Repair, maintenance, and restoration of the existing original materials/fabric, which may include the following: cleaning of masonry (tuck pointing and painting as necessary) and siding, restoration of awnings, repair/restoration of existing windows, repair and painting of wood, cleaning and restoration of stone and metal structures, and/or repair of any wood rot, soffit, molding, and trim with replacements when necessary, such that the historical integrity of the structure is preserved.

V. DEMOLITION DELAY

A. Demo Delay 17-22

1209 S. Pickwick Drive

Petitioner: Loren Wood

Retroactive request for full demolition.

B. Demo Delay 17-23

1355 W. Allen Street

Petitioner: David Whaley

Full demolition.

VI. NEW BUSINESS

BHPC Elections – Chairman, Vice-chairman

VII. COURTESY REVIEW

VIII. OLD BUSINESS

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNEMENT

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349- 3429](tel: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: 1/4/2018

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

I. CALL TO ORDER

Meeting was called to order at 5:00pm by Chairman, John Saunders.

II. ROLL CALL

Commissioners

Leslie Abshier – arrived at 5:15 pm.

Flavia Burrell
Jeannine Butler
Sam DeSollar
Jeff Goldin
Lee Sandweiss
John Saunders

Advisory

Duncan Campbell
Derek Richey – arrived at 5:05 pm.
Deb Hutton

Staff

Alison Kimmel
Philippa Guthrie
Jacqueline Scanlan
Rachel Ellenson
Doris Sims

Guests

Nicholas Carder
Sib Sheikh
Brian Chelius
David Rhodes
Matt Ellenwood
Daniel Oh
Deborah Myerson
Susan Dyer
David Howard
Linda Williamson

III. APPROVAL OF MINUTES

A. Jeannine Butler made a motion to approve November 9, 2017 minutes. **Jeff Goldin** seconded.
Motion carried 5/0/1 (Yes/No/Abstain).

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.

Rachel Ellenson gave presentation. See packet for details.

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.

Rachel Ellenson gave presentation. See packet for details.

Commission Review

A. COA 17-86

2321 N. Fritz Drive: Matlock Heights
Petitioner: David Rhodes
Removal and replacement of aluminum windows with Insignia windows.

Rachel Ellenson gave presentation. See packet for details.

Leslie Abshier asked if the current windows would be replaced with the same size windows. **Rachel Ellenson** stated they would be the same size.

Jeannine Butler stated she liked the idea of the picture window.

Duncan Campbell stated he did not like the idea of replacing original fabric with vinyl windows.

Jeff Goldin made a motion to approve **COA 17-86**. **Jeannine Butler** seconded. Motion carried 7/0/0.

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.

Rachel Ellenson gave presentation. See packet for details.

Derek Richey asked if there were final plans for it. **Sib Sheikh** stated it is done, other than some greenery that is going to be added.

Deb Hutton asked if the deck was allowed to be on top of the sidewalk. **Sib Sheikh** stated they received Board of Public Works approval for it.

Sam DeSollar asked if the work was done with a building permit. **Sib Sheikh** stated it was. **Sam DeSollar** asked how it was attached. **Sib Sheikh** stated he was not positive, but it was approved by the building department inspectors.

Leslie Abshier asked if the covered porch was original. **Rachel Ellenson** stated it was not.

Jeff Goldin asked why this was not brought to the commission's attention if the petitioner received a building permit. **Sib Sheikh** stated it was added by his contractor. The covered porch received approval from the commission about a year ago.

Deb Hutton stated she feels the trellis hides the house.

Duncan Campbell asked if the commission would have approved this the first time around. The retroactive requests are frustrating for this reason.

Leslie Abshier stated she agrees with Duncan and Deb. She understood the functionality of it, but it is challenging when looking at it from a historic view.

Jeannine Butler made a motion to approve COA-17-87. **Jeff Goldin** seconded. **Motion carried 6/1/0 (Yes/No/Abstain)**

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.

Rachel Ellenson gave presentation. See packet for details.

Derek Richey asked when the addition to the building was completed. **Linda Williamson** stated 1997.

Sam DeSollar asked what the height of the panels would be above the roof. **Rachel Ellenson** stated 2-3 inches.

Jeff Goldin made a motion to approve **COA 17-88**. **Lee Sandweiss** seconded. Motion carried 7/0/0.

V. DEMOLITION DELAY

A. Demo Delay 17-19

608 N. Dunn Street

Petitioner: Matt Ellenwood

Full demolition

Rachel Ellenson gave presentation. See packet for details.

David Howard stated the foundation is not stable, the walls constantly move and the limestone is deteriorating.

Jeff Goldin asked if the future plans fit into the city's development plan and would be affected by the proposed changes. **Matt Ellenwood** stated this property does not fall within the area of the proposed changes.

Deb Hutton asked if there are any other historic materials in the house other than the limestone. **David Howard** stated the house has been constantly remodeled due to necessary upkeep related to it being a student rental.

Jeff Goldin asked if there was going to be commercial on the first floor. **Matt Ellenwood** stated yes. The zoning is for mixed-use.

Derek Richey commented this house is one of the last remaining houses that shows this neighborhood was once a working-class neighborhood. He recommends not approving the demolition.

Jeff Goldin stated he has been in this house many times and it is not in good condition. He will support this demolition. The commission needs to pick their battles.

Jeannine Butler stated the plan for post-demolition was the ugliest building she has ever seen.

Sam DeSollar stated he agrees with Jeff Goldin.

Duncan Campbell stated the only choice the commission has is to designate it as a single designation or let it go. He doesn't like the plans for the property but he doesn't believe the house would stand for designation.

Jeff Goldin moved to release **Demolition Delay 17-19**. **Jeannine Butler** seconded. Motion carried 7/0/0.

B. Demo Delay 17-20

403 E. 20th Street

Petitioner: Matt Ellenwood

Full demolition

Rachel Ellenson gave presentation. See packet for details.

Jeff Goldin asked if the petitioner considered moving the house and donating. **David Howard** stated the materials would be donated to restore. He did not think it was worth moving.

Steve Wyatt stated this house is very movable, but the process takes about 6 months for finding a site, approvals and moving.

Jeff Goldin stated there is going to be a push for student housing in this area, so he would agree with the release of the permit.

Jeff Goldin released **Demolition Delay 17-19**. **Leslie Abshier** seconded. Motion carried 7/0/0.

C. Demo Delay 17-21

1901 S. Rogers Street

Petitioner: Deborah Myerson, on behalf of South Central Indiana Housing Opportunities

Full demolition

Derek Richey asked if the zoning changed on this property. **Deborah Myerson** stated it changed from residential to multi-family.

Duncan Campbell asked what the cross-street was. **Rachel Ellenson** stated Rogers and Rockport.

Derek Richey stated the house has been sitting vacant for quite some time. He is excited to see affordable housing go in, not student apartments.

Jeannine Butler stated if this was not intended for low-incoming housing, she would put up more of a fight to keep this house.

Sam DeSollar commented he liked how the petitioner put together her presentation and included the contributing structures in the neighborhood.

Leslie Abshier stated the house is not notable enough to individually designate. She asked the petitioner if materials could be saved. **Deborah Myerson** stated since limestone is so abundant in the area, there is not a high chance, but possibly the windows and doors could be saved.

Jeff Goldin moved to release **Demolition Delay 17-20**. **Sam DeSollar** seconded. Motion carried 7/0/0.

VI. NEW BUSINESS

VII. COURTESY REVIEW

VIII. OLD BUSINESS

A. Trojan Horse Exploratory Work Update – Dan Oh, OEI, Inc.

Dan Oh gave presentation on 103-111 S. Walnut Street and 100 E. Kirkwood Avenue. **Dave Walker** stated the aluminum siding that has been covering the original siding has been doing a good job at preserving the original materials underneath it.

Jeff Goldin asked how long the replacement windows have been there. **Dave Walker** stated he moved to Bloomington in 1980 and the windows were present when he arrived.

Dan Oh stated they are going to come back with a modern, sustainable material that would fit the era of this building.

B. SHAARD Resurvey Update – Steve Wyatt

Steve Wyatt gave the commission an update of the SHAARD resurvey. This completes two-thirds of the entire survey. It was also stated that he did not think he would meet the February deadline. **Philippa Guthrie** asked if they had a new deadline to propose. **Steve Wyatt** said they thought maybe spring. **Philippa Guthrie** stated she would look at the contract to see when the deadline for completion was.

IX. COMMISSIONER COMMENTS

Philippa Guthrie stated the city has withdrawn its proposal of demolishing the Kiln.

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

A. Commission elections - John

John Saunders stated Jeff would consider being Chair and Leslie would consider being Vice Chair. **Duncan Campbell** asked whether there wasn't supposed to be a nominating committee that proposes a slate.

Philippa Guthrie stated she would look up the rules for nomination. She then did so during the meeting and reported that there is no requirement of a nominating committee, although the Commission could create one if it wanted to. The Commission agreed that the nominations are going to happen the first meeting in January.

B. Batman House update.

Rachel Ellenson stated the work has been completed. She is going to see the owner tomorrow to have her sign paperwork.

XII. ADJOURNEMENT

Meeting was adjourned at 6:50 p.m.

SUMMARY

COA 17-91 (Staff Review)

105 N. College Avenue: Courthouse Square Historic District
Petitioner: Tracy Gates

Contributing

IHSSI #: 105-05-23016

c. 1930



Background: The building located at 105 N. College Avenue is a contributing, slightly altered neoclassical commercial structure in good condition. The building is part of the Courthouse Square Historic District and is within the Courthouse Square Overlay.

Request: Installation of a 1” high density urethane sign with foam letters above The Inkwell storefront. Letters will be stud-mounted to aluminum composite panels that will be attached to the existing 4’x20’ bulkhead 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 approves of the sign installation project as proposed. The design of the sign is compatible with surrounding storefront signs and the new sign will be bolted into an existing bulkhead that previous tenants used for storefront signage mounting.



APPROVED

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Staff - RKE
Dec. 7, 2017

RECEIVED
DEC 07 2017
BY: RKE

Case Number: COA 17-91

Date Filed: _____

Scheduled for Hearing: Staff review

Address of Historic Property: 105 North College Avenue

Petitioner's Name: Tracy Gates

Petitioner's Address: 105 N. College

Phone Number/e-mail: 812-322-3499/ manager@inkwellbtown.com

Owner's Name: Abodes

Owner's Address: 940 Clarizz Blvd. Apt. 25, Bloomington, IN

Phone Number/e-mail: 812-333-3333

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. 105 North College Ave, E

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

Sign on top of the Building.

See attached

3. A description of the materials used.

Wood / Foam

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.

Inkwell Bakery & Cafe 105 N College Ave

1" high density urethane sign foam letters cut to shape and painted off white as shown. Overall dimensions of graphics are 36" x 88".

Letters will be stud-mounted to satin finish, black, aluminum composite panels mounted on 4' x 20' bulkhead of storefront.



SUMMARY

COA 17-92 (Staff Review)

905 S. Madison Street: McDoel Historic District
Petitioner: Third Sun Solar, on behalf of Andrew Baker

Non-contributing

IHSSI #: 105-055-53062

c. 1924, 1978



Background: The residence located at 905 S. Madison is a non-contributing, severely altered California Bungalow constructed c. 1924. The house is part of the McDoel Historic District and is zoned RC-Residential Core.

Request: Installation of 30 roof-mounted solar panels affixed to the roof on 4” stand-offs from rood surface. The panels will follow the pitch of the existing 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 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.
- 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 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 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.

McDoel Historic District Guidelines

Solar Panels / Energy Retrofits

- McDoel supports alternative energy and sustainability goals within the district.
 - *Preferred:*
 - Locate solar panels on the house roof at same pitch as the existing roof. Position close to the roof surface and as inconspicuously as possible. Alternatively place solar panels in the backyard or on the garage roof.
 - *Acceptable:*
 - Install at elevations not significantly above the roof surface.

Recommendations: Staff approves of the solar panel installation project as proposed. The solar panels will only be visible from the public right-of-ways during the winter when vegetation does not conceal them. The roof surface will remain as is and the installation of the solar panels will not detract from the overall historic integrity of the historic district. The Executive Committee of McDoel Gardens was consulted regarding this project and there is unanimous support for the solar panel installation.



APPROVED

Staff - RKE
Dec. 19, 2017

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
DEC 19 2017
BY: RKE

Case Number: COA 17-92

Date Filed: 12-19-17

Scheduled for Hearing: Staff

Address of Historic Property: 905 S. Madison

Petitioner's Name: Third Sun Solar

Petitioner's Address: 762 W. Union St Athens, OH 45701

Phone Number/e-mail: 740-331-4984

Owner's Name: Andrew J. Baker

Owner's Address: 905^S Madison

Phone Number/e-mail: 812-336-0323, ajbaker@indiana.edu

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. parcel # 53-08-05-401-075.000-009

2. A description of the nature of the proposed modifications or new construction:
roof-mounted solar electric system. Consists of 30 solar panels
affixed to the roof on stand-offs (approx 4" off roof surface +
following the lines of the roof.)

3. A description of the materials used.
Solar panels, stand-offs, wiring (see plan sets for details)

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.

PROJECT DESCRIPTION

THIS ROOF MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEM SHALL BE INSTALLED AT THE SINGLE FAMILY RESIDENCE IN BLOOMINGTON, IN. THE ENERGY PRODUCED BY THIS PV SYSTEM SHALL BE INTERCONNECTED WITH THE UTILITY GRID THROUGH THE EXISTING ON-SITE ELECTRICAL EQUIPMENT VIA A PV BREAKER IN THE MAIN SERVICE PANEL. THIS SYSTEM DOES NOT INCLUDE STORAGE BATTERIES.

NOTES

- 1) ALL DIMENSIONS SHALL BE FIELD VERIFIED BY INSTALLER PRIOR TO INITIATING CONSTRUCTION.
- 2) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 3) ALL EQUIPMENT SHALL BE LISTED FOR ITS SPECIFIC APPLICATION BY UL OR EQUIVALENT AGENCY.
- 4) ALL EQUIPMENT SHALL BE RATED FOR THE ENVIRONMENT IN WHICH IT IS INSTALLED.
- 5) ACCESS TO ELECTRICAL COMPONENTS OVER 150 VOLTS-TO-GROUND SHALL BE RESTRICTED TO QUALIFIED PERSONNEL.
- 6) ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 VOLTS AND 90 DEGREES C WET ENVIRONMENT, UNLESS OTHERWISE NOTED.
- 7) UNSPECIFIED EQUIPMENT DIMENSIONS SHALL BE DETERMINED ACCORDING TO APPLICABLE CODES UPON INSTALLATION.
- 8) PV MODULE FRAMES SHALL BE BONDED TO RACKING RAIL PER THE MODULE MANUFACTURERS LISTED INSTRUCTION SHEET.
- 9) PV MODULE RACKING RAIL SHALL BE BONDED TO BARE COPPER GEC VIA WEB LUG OR EQUIVALENT LISTED EQUIPMENT.
- 10) GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE CONTINUOUS AND/OR IRREVERSIBLY SPLICED/WELDED.
- 11) ALL JUNCTION BOXES, COMBINER BOXES, AND DISCONNECTS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS.
- 12) WORKING SPACE AROUND ELECTRICAL EQUIPMENT SHALL COMPLY WITH 2014 NEC 110.26.

SCOPE OF WORK

- ELECTRICAL EQUIPMENT
- (30) REC REC290TP2 (561 sq-ft)
 - (1) SOLAREDGE SE7600H-US INVERTER
 - (30) SOLAREDGE P320 OPTIMIZERS
 - (1) PV PRODUCTION METER
 - (1) EXT. AC DISCONNECT (DG2222URB)

- MOUNTING AND RACKING
- (102) SUNMODO EZ MOUNT - COMP
 - (42) SUNMODO MID CLAMPS
 - (36) SUNMODO END CLAMPS
 - (344) SUNMODO STANDARD RAIL

SITE SPECIFICATIONS

BUILDING DISCRIP: SINGLE FAMILY RESIDENCE
 BUILDING TYPE: RESIDENTIAL
 LANDSCAPE: SUBURBAN
 UTILITY: DUKE ENERGY INDIANA
 AHJ:
 OCCUPANCY CATEGORY: II
 EXPOSURE CATEGORY: B
 DESIGN WIND SPEED: 90 MPH (ASCE 7-05)
 GROUND SNOW LOAD: 20 PSF (ASCE 7-10)

GOVERNING CODES

2008 NATIONAL ELECTRIC CODE
 2014 INDIANA BUILDING CODE
 2014 INDIANA FIRE CODE
 2005 INDIANA RESIDENTIAL CODE (AMD 2012)
 UNDERWRITERS LABORATORIES (UL) STANDARDS
 OSHA CFR 1910.269

BAKER, ANDREW

905 MADISON ST, BLOOMINGTON, IN 47403

30 REC 290 - 8.7 KWSTC

PROJECT MANAGER: ADAM BROWN
 PHONE: 740-249-4533 ext. 134
 EMAIL: j.brown@thirdsunsolar.com
 SOLAR CONSULTANT: CHARLES RIGLER
 SITE VISIT TECH: NICK BOLTON
 DESIGN ENGINEER: CHRIS JONES



762 W. UNION ST.
 ATHENS, OH 45701
 (740) 249-4533
 www.thirdsunsolar.com

PROJECT:

BAKER, ANDREW
 905 MADISON ST
 BLOOMINGTON, IN 47403

JOB NUMBER:

17-0187

PROJECT DETAILS:

8.7 KWSTC, 7.6 KW AC

ENGINEERING APPROVAL:

SHEET TITLE:

COVER

SHEET NUMBER:

T1.0

SHEET SIZE:

ANSI B (17.00 X 11.00 INCHES)

REVISIONS

Description	Date	Int Rev
ORIGINAL	10/25/17	CJ 0
RL1	11/10/17	CJ A

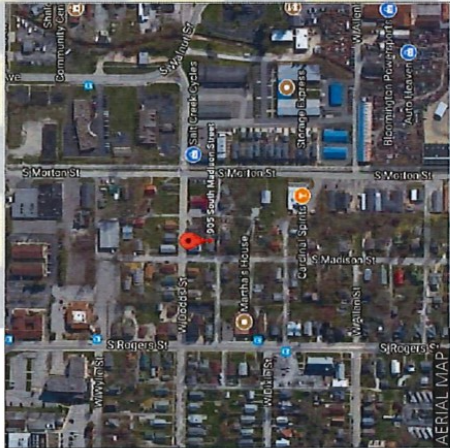
DRAFT:

CHRIS JONES

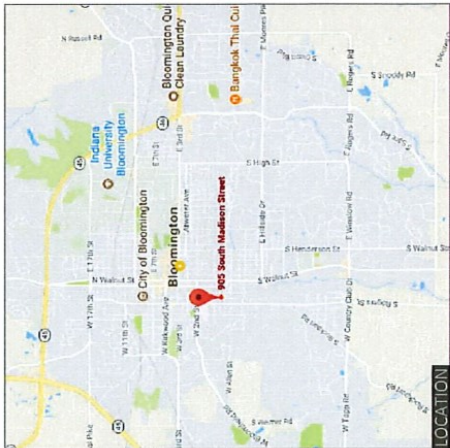
REVIEWED:



ARRAY MAP



AERIAL MAP



LOCATION



762 W. UNION ST.
ATHENS, OH 45701
(740) 249-4533
www.thirdsunsolar.com

PROJECT:

BAKER, ANDREW
905 MADISON ST
BLOOMINGTON, IN 47403

JOB NUMBER:

17-0187

PROJECT DETAILS:

8.7 kW_{STC}, 7.6 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A1.0

SHEET SIZE:

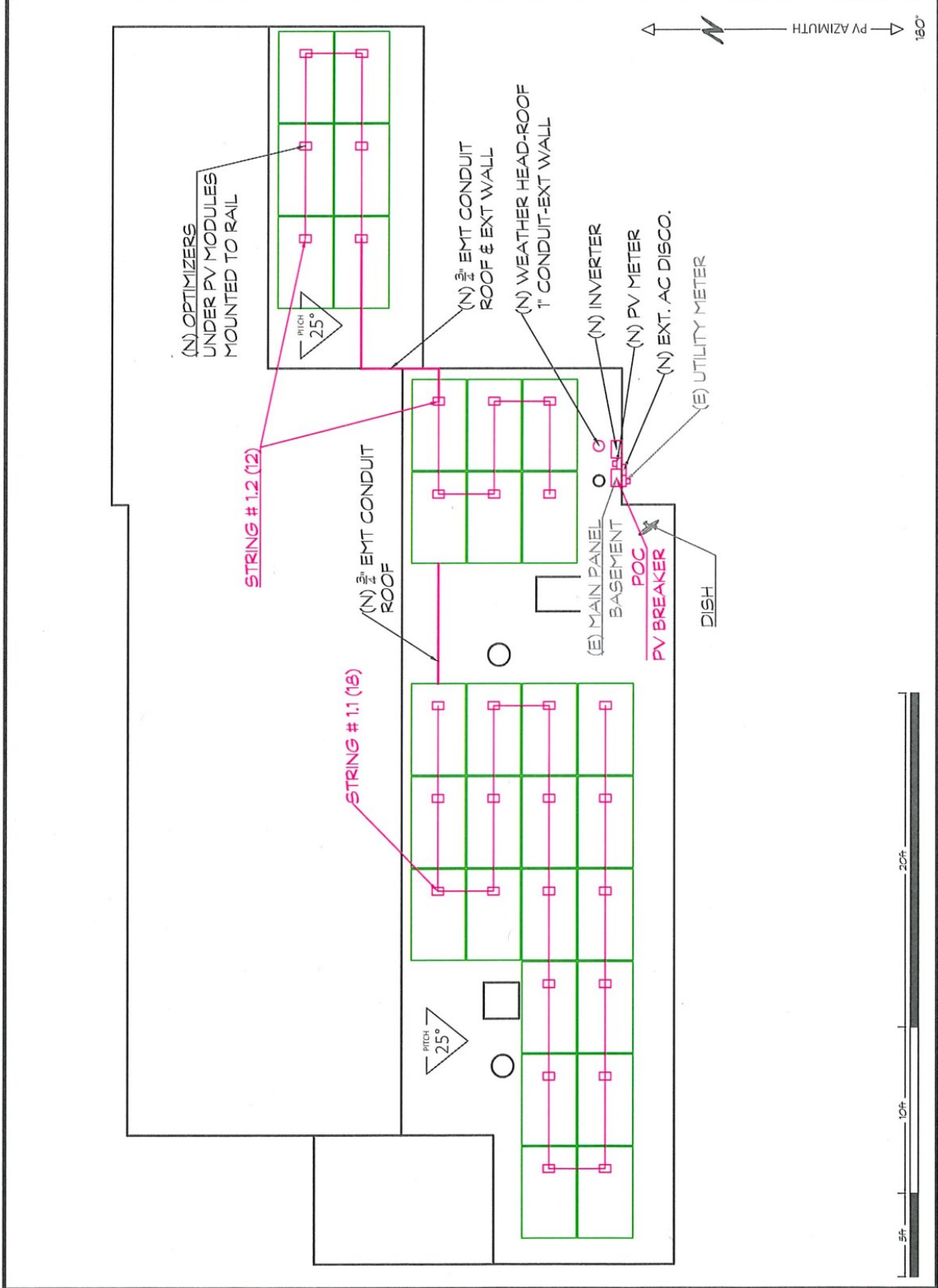
ANSI B (17.00 X 11.00 INCHES)

REVISIONS		
Description	Date	Int Rev
ORIGINAL	10/25/17	CJ 0
RL1	11/10/17	CJ 1

DRAWN:

CHRIS JONES

REVIEWED:



▲ PV AZIMUTH 180°





PROJECT:
BAKER, ANDREW
905 MADISON ST
BLOOMINGTON, IN 47403

JOB NUMBER:
17-0187

PROJECT DETAILS:
8.7 kWstc, 7.6 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
PV LAYOUT

SHEET NUMBER:
A1.1

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

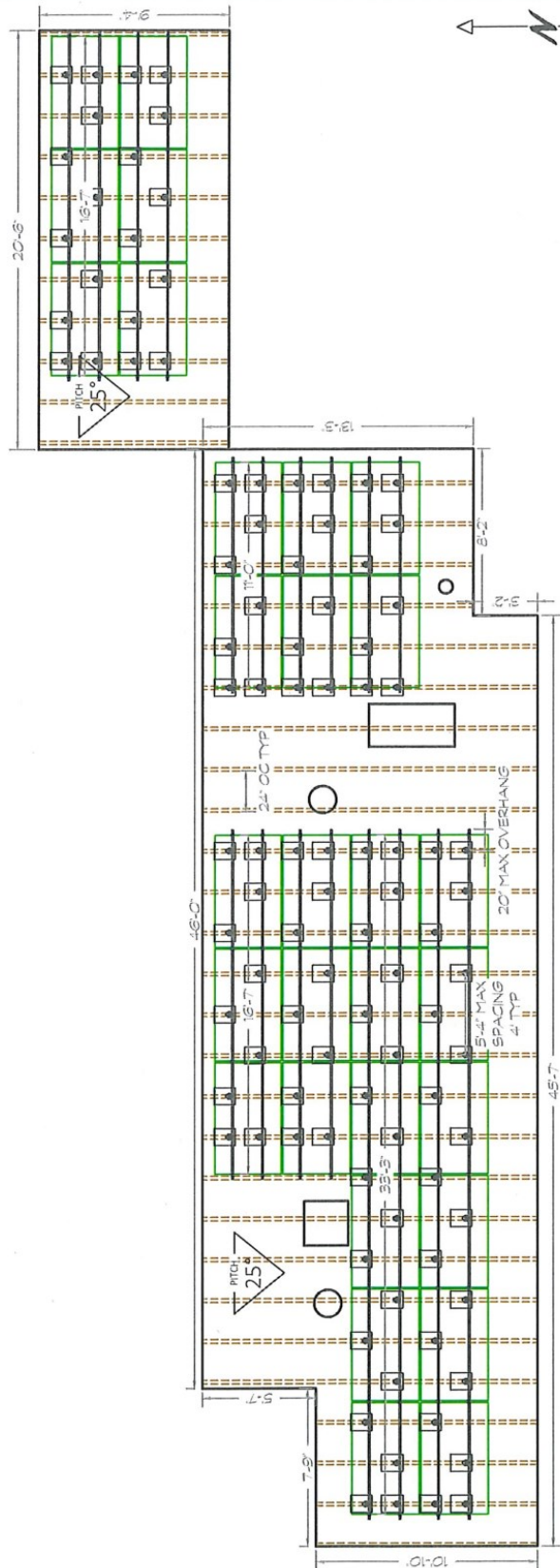
REVISIONS		
Description	Date	Int Rev
ORIGINAL	10/25/17	CJ 0
RL1	11/10/17	CJ A

DRAFT:
CHRIS JONES

REVIEWED:

ROOF LOAD CALCS				
QTY	WEIGHT	TOTAL		
PV MODULE	30 X 40.8 LBS	= 1224	LBS	
RACKING RAIL	344 X 0.65 LB/FT	= 292	LBS	
CLAMPS	76 X 0.125 LBS	= 10	LBS	
ATTACHMENTS	102 X 2 LBS	= 204	LBS	
TOTAL WEIGHT = 1730			LBS	
ARRAY AREA = 561			SQFT	
DEAD LOAD = 3			LB/SQFT	
POINT LOAD = 17			LBS	

RACKING SCHEDULE		
SUNMODO EZ MOUNT - COMP	102	COUNT
SUNMODO MID CLAMPS	42	COUNT
SUNMODO END CLAMPS	36	COUNT
SUNMODO STANDARD RAIL	344	FT



ROOF #1





762 W. UNION ST.
ATHENS, OH 45701
(740) 249-4533
www.thirdsunsolar.com

PROJECT: BAKER, ANDREW
905 MADISON ST
BLOOMINGTON, IN 47403

JOB NUMBER: 17-0187

PROJECT DETAILS:
8.7 kW_{STC}, 7.6 kW AC

ENGINEERING APPROVAL:

SHEET TITLE: MOUNTING & RACKING

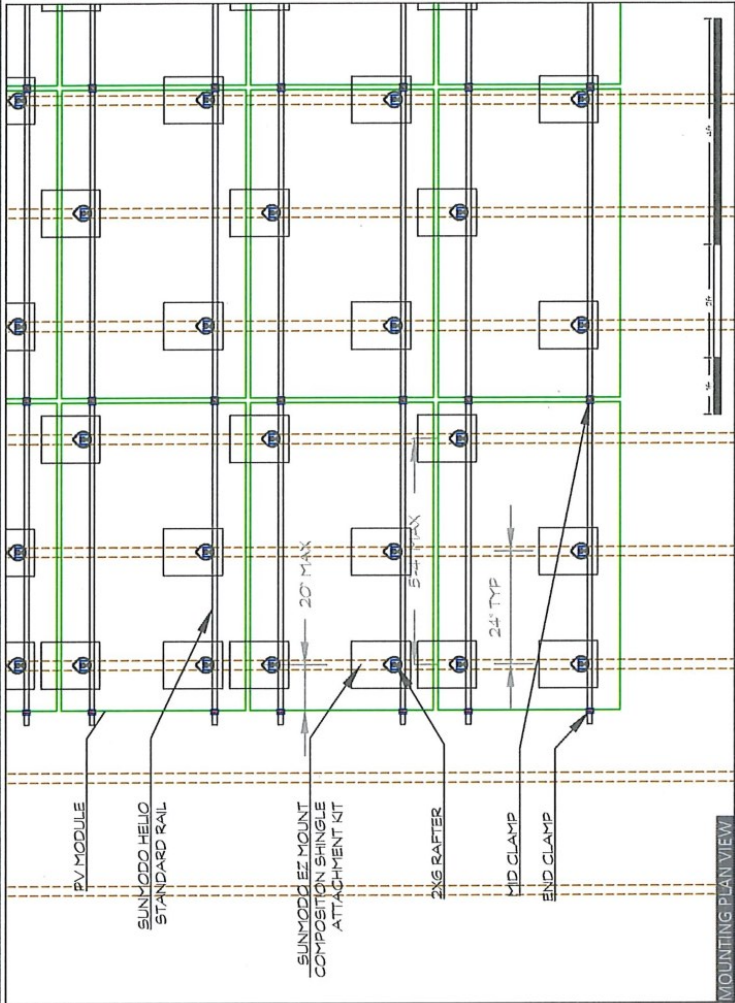
SHEET NUMBER: A2.0

SHEET SIZE: ANSI B (17.00 X 11.00 INCHES)

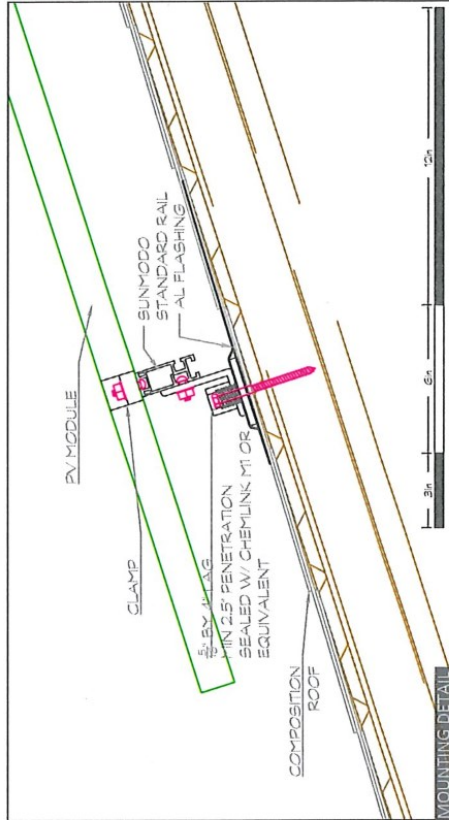
REVISIONS		
Description	Date	Int Rev
ORIGINAL	10/25/17	CJ 0
RL1	11/10/17	CJ A

DRAFT: CHRIS JONES

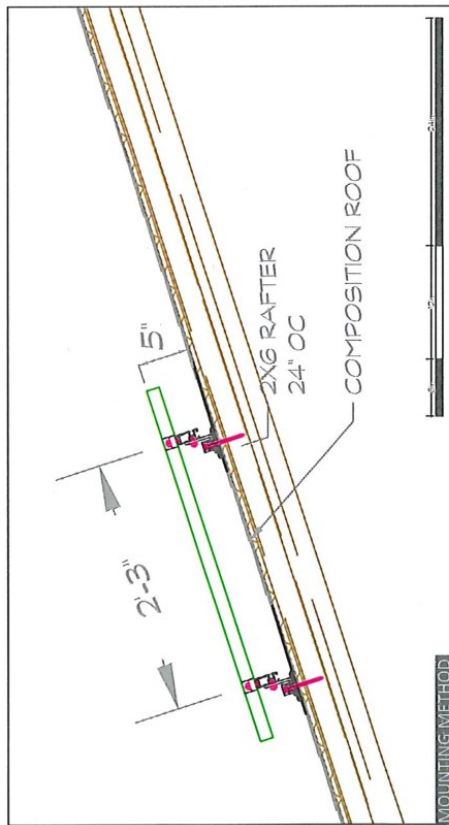
REVIEWED:



MOUNTING PLAN VIEW



MOUNTING DETAIL



MOUNTING METHOD

THIRD SUN SOLAR
 762 W. UNION ST.
 ATHENS, OH 45701
 (740) 249-4533
 www.thirdsunsolar.com

PROJECT:
 BAKER, ANDREW
 905 MADISON ST
 BLOOMINGTON, IN 47403

JOB NUMBER:
 17-0187

PROJECT DETAILS:
 8.7 kWstc, 7.6 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
 ELECTRICAL

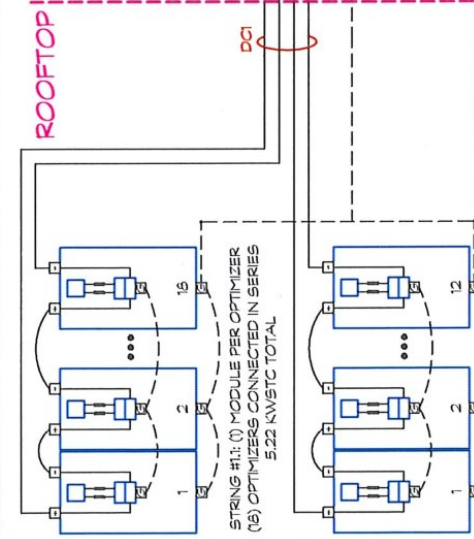
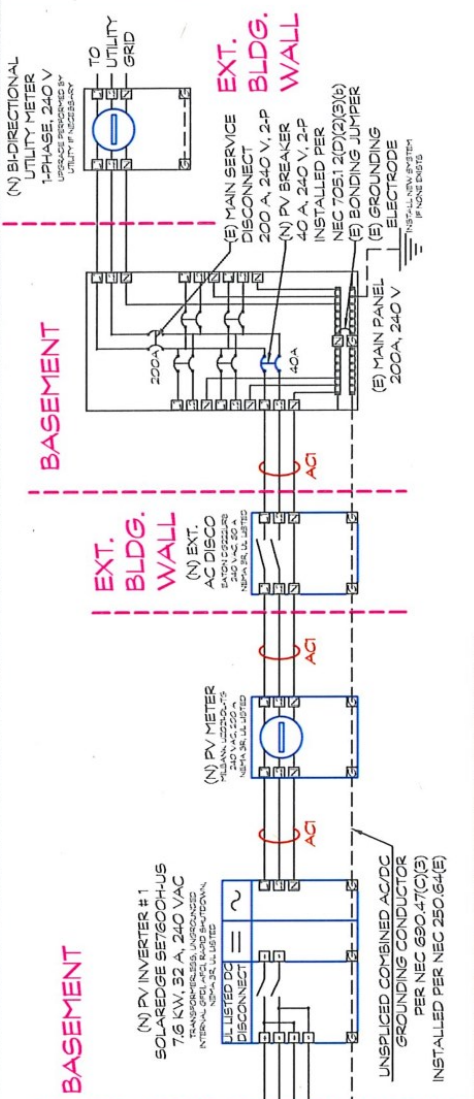
SHEET NUMBER:
 E1.0

SHEET SIZE:
 ANSIB (17.00 X 11.00 INCHES)

REVISIONS	Date	Int Rev
ORIGINAL	10/25/17	CI 0
RL1	11/10/17	CI A

DESIGNED BY:
 CHRIS JONES

REVIEWED:



Wire and Conduit Schedule

Tag	Phase Conductor	Qty	Type	Size	Type	Est. Dist. (ft)
DC1	4 AWG #10 PV Wire	1	AWG #6 THWN-2	1"	EMT	25
AC1	3 AWG #6 THWN-2	1	AWG #6 THWN-2	1"	EMT	25

PV Module Specifications

Model Number: REC-REC290TP2
 Weight: 40.8 lbs
 Dimensions: 65.9 x 39.25 x 1.5 (in)
 Power @ STC: 290 Watts
 Voc: 38.80 Volts DC
 Vmp: 32.10 Volts DC
 Isc: 9.58 Amps
 Imp: 9.05 Amps
 Voc Temp Coeff: -0.3 %/°C
 Isc Temp Coeff: 0.066 %/°C
 Max Fuse Rating: 20 Amps

Power Optimizer Specifications

Model Number: SolarEdge P320
 Max Input Power: 320 Watts
 Max Input Voc: 48.00 Volts DC
 Max Input Isc: 11.00 Amps
 Max Output Voltage: 60.00 Volts DC
 Max Output Current: 15.00 Amps
 Min. String Length: 8 Modules
 Max. String Length: 25 Modules
 Max. String Power: 5250 Watts

Conductor Specifications

Model Number: SolarEdge SE7600H-US
 Power Rating: 7600 Watts
 Nominal Voltage: 240 Volts AC
 Max Output Current: 32 Amps
 CEC Efficiency: 99 %
 Max DC Voltage: 480 Volts DC
 Max DC Current: 45 Amps DC
 Max DC Power: 11800 Watts

PV System Maximum Voltage Calculation per NEC 690.7(A)

Local Record Low Temp: -13 °C
 Data Source: MONROE CO
 Voc Temp Coefficient: 25°C - Record Low
 Correction: -0.3%/°C x 38 °C + 1 = Correction Factor
 Calculation: Voc x Number of Modules = 43.2 Volts DC
 Final Calculation: 43.2 Volts DC x 1.14 = 49.2 Volts DC

Temperature Derating

Local 2% Avg High Above: 33.0 °C
 Local 2% Avg High Below: 33.0 °C
 Derating Factor: 0.92

AC System Summary

Number of Inverters: 1
 Max AC Power: 7.6 kW AC
 DC/AC Ratio: 1.14 W/W
 Nominal System Voltage: 240 Volts AC
 Max Current per 690.8(A)(3): 32 Amps AC

AC System Summary

Number of Panels: 30
 Max DC Power: 8.7 kWstc
 Max Voltage per 690.7(A): 500 Volts DC
 Max Current per 690.8(A)(5): 60 Amps DC

Conductivity and Ampacity

Conductor: 3 AWG THWN-2
 Ampacity: 40 Amps
 Derating Factor: 0.92
 Final Ampacity: 36.8 Amps

Temperature Derating

Local 2% Avg High Above: 33.0 °C
 Local 2% Avg High Below: 33.0 °C
 Derating Factor: 0.92

Inverter Specifications

Model Number: SolarEdge SE7600H-US
 Power Rating: 7600 Watts
 Nominal Voltage: 240 Volts AC
 Max Output Current: 32 Amps
 CEC Efficiency: 99 %
 Max DC Voltage: 480 Volts DC
 Max DC Current: 45 Amps DC
 Max DC Power: 11800 Watts

PV System Summary

Number of Panels: 30
 Max DC Power: 8.7 kWstc
 Max Voltage per 690.7(A): 500 Volts DC
 Max Current per 690.8(A)(5): 60 Amps DC

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 Max AC Power: 7.6 kW AC
 DC/AC Ratio: 1.14 W/W
 Nominal System Voltage: 240 Volts AC
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Temperature Derating

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 Local 2% Avg High Below: 33.0 °C
 Derating Factor: 0.92



762 W. UNION ST.
ATHENS, OH 45701
(740) 249-4533
www.thirdsunsolar.com

PROJECT:
BAKER, ANDREW
905 MADISON ST
BLOOMINGTON, IN 47403

JOB NUMBER:
17-0187

PROJECT DETAILS:
8.7 kWstc, 7.6 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
SAFETY PLACARDS

SHEET NUMBER:
E2.0

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

REVISIONS	
Description	Date
ORIGINAL	10/25/17
RL1	11/10/17

DRAWN:
CHRIS JONES

REVIEWED:

WARNING
ELECTRIC SHOCK HAZARD
IF A GROUND FAULT IS INDICATED,
NORMALLY GROUNDING CONDUCTORS
MAY BE ENERGIZED AND ENERGIZED

REQD BY: NEC 690.5(C) 1
APPLY TO:
INVERTERS & BATTERIES, IF NOT APPLIED BY MFR

PHOTOVOLTAIC SYSTEM
EQUIPPED WITH RAPID SHUTDOWN

REQD BY: NEC 690.12(A), 690.56(C) 2
APPLY TO:
INVERTER(S), IF NOT APPLIED BY MFR

PHOTOVOLTAIC SYSTEM
DC DISCONNECT

REQD BY: NEC 690.13(B) 3
APPLY TO:
DC DISCONNECT SWITCHES

PHOTOVOLTAIC SYSTEM
AC DISCONNECT

REQD BY: NEC 690.13(B) 4
APPLY TO:
AC DISCONNECT SWITCHES

WARNING
ELECTRIC SHOCK HAZARD
THE DC CONDUCTORS OF THIS SYSTEM
MAY BE ENERGIZED AND MAY BE
UNGROUNDING AND MAY BE
ENERGIZED

REQD BY: NEC 690.35(F) 7
APPLY TO:
COMBINER BOX, DC DISCONNECT

PHOTOVOLTAIC SYSTEM
MPPPT 1. SPECIFICATIONS
MAX SYSTEM CURRENT: 32 AMPS
OPERATING VOLTAGE: 350 VOLTS
MAX SYSTEM VOLTAGE: 500 VOLTS
MPPPT 2. SPECIFICATIONS
MAX SYSTEM CURRENT: 32 AMPS
OPERATING VOLTAGE: 350 VOLTS
MAX SYSTEM VOLTAGE: 500 VOLTS

REQD BY: NEC 690.35(F) 5
APPLY TO:
INVERTER #1 AND DC DISCONNECTS

WARNING
ELECTRIC SHOCK HAZARD
ON BOTH THE LINE AND LOAD SIDES MAY
BE ENERGIZED IN THE OPEN POSITION

REQD BY: NEC 690.17(E) 5
APPLY TO:
DISCONNECTS, FUSES, CIRCUIT BREAKERS

THIS SITE CONTAINS A
PHOTOVOLTAIC
POWER SYSTEM
SYSTEM DISCONNECT LOCATION:

REQD BY: NEC 690.56(B) 10
APPLY TO:
APPLY NEAR SERVICE DISCONNECT IF NOT IN
SAME LOCATION

PHOTOVOLTAIC
POWER SOURCE
AC DISCONNECT
OPERATING CURRENT: 32 AMPS
OPERATING VOLTAGE: 240 VOLTS

REQD BY: NEC 690.54 9
APPLY TO:
AC DISCONNECTS, IF NOT APPLIED BY MFR

WARNING
INVERTER OUTPUT CONNECTION
DO NOT DEGRATE THIS EQUIPMENT DEVICE

REQD BY: NEC 705.12(D)(2)(3)(b) 12
APPLY TO:
PV BACKFEED CIRCUIT BREAKER(S)

THIS ELECTRIC SYSTEM IS
ALSO SERVED BY A
PHOTOVOLTAIC SYSTEM

REQD BY: NEC 705.12(D)(3) 11
APPLY TO:
ANY/ALL ELECTRICAL PANELS CONNECTED
TO MULTIPLE POWER SOURCES

- SIGNAGE REQUIREMENTS
- 1) RED BACKGROUND
 - 2) WHITE LETTERING
 - 3) MIN 3/8" LETTER HEIGHT
 - 4) ALL CAPITAL LETTERS
 - 5) ARIAL OR SIMILAR FONT
 - 6) WEATHER RESISTANT MATERIAL PER UL 969

ENERGIZING LIFE TOGETHER



REC TWINPEAK 2 SERIES

PREMIUM SOLAR PANELS WITH SUPERIOR PERFORMANCE

REC TwinPeak 2 Series solar panels feature an innovative design with high panel efficiency and power output, enabling customers to get the most out of the space used for the installation.

Combined with industry-leading product quality and the reliability of a strong and established European brand, REC TwinPeak 2 panels are ideal for residential and commercial rooftops worldwide.

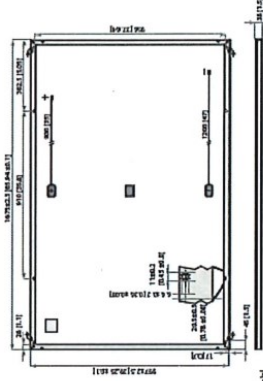
MORE POWER OUTPUT PER M²

IMPROVED PERFORMANCE IN SHADED CONDITIONS

100% PID FREE

REDUCES BALANCE OF SYSTEM COSTS

REC TWINPEAK 2 SERIES



17.7% EFFICIENCY

10 YEAR PRODUCT WARRANTY

25 YEAR LINEAR POWER OUTPUT WARRANTY

US IMPORT DUTY FREE

TEMPERATURE RATINGS

Nominal operating cell temperature (NOCT): 44.6°C (112°F)

Temperature coefficient of P_{max} : -0.36 %/°C

Temperature coefficient of V_{oc} : -0.30 %/°C

Temperature coefficient of I_{sc} : 0.056 %/°C

GENERAL DATA

Cellitype: 120 REC-Chromatonyt-stalline

Strings of 20 cells

0.1% (0.2 mm) anti-reflection coating with anti-reflective properties

Highly resistant conductive polycrystalline construction

Anodized aluminum (p-anodized in a vacuum)

Frame: IP57 rated 3-part with 3 by-pass diodes

Junction box: 17 AWG (4mm²) PV wire, 3P + 2P (6.0mm² 12mm)

Connectors: 5-pole MC4-PPV-K8T-MPV-K5T4 (2xM) G4 (mm)

MAXIMUM RATINGS

Operational temperature: -40 ~ +85°F (-40 ~ +85°C)

Maximum system voltage: 1000V

Design Loads: (175.5 lbs) (81.6 kg) (6500 Pa)

(133.4 lbs) (61.7 kg) (6000 Pa)

Refer to installation manual

Max series fuse rating: 20A

Max reverse current: 20A

MECHANICAL DATA

Dimensions: 55.9" (1425.15 mm) (L) x 35.4" (897.66 mm) (W)

Area: 19.80 m² (21.67 m²)

Weight: 40 lbs (18.5 kg)

Notes: Specifications subject to change without notice.

ELECTRICAL DATA @ STC

	275	280	285	290
Nominal Power - P_{max} (W)	0/4.5	0/4.5	0/4.5	0/4.5
Watt Class Sorting - (W)	31.5	31.7	31.9	32.1
Nominal Power Voltage - V_{mp} (V)	8.74	8.84	8.95	9.05
Nominal Power Current - I_{mp} (A)	38.2	38.4	38.6	38.8
Open Circuit Voltage - V_{oc} (V)	9.30	9.39	9.49	9.59
Short Circuit Current - I_{sc} (A)	15.5	15.8	17.1	17.4
Panel Efficiency (%)				

Product Code: REC-G275P2, REC-G280P2, REC-G285P2, REC-G290P2

ELECTRICAL DATA @ NOCT

	205	210	214	218	223
Nominal Power - P_{max} (W)	29.2	29.4	29.6	29.8	30.0
Nominal Power Voltage - V_{mp} (V)	7.07	7.15	7.24	7.32	7.43
Nominal Power Current - I_{mp} (A)	35.4	35.6	35.8	36.0	36.2
Open Circuit Voltage - V_{oc} (V)	7.52	7.59	7.68	7.75	7.85
Short Circuit Current - I_{sc} (A)					

Product Code: REC-G205P2, REC-G210P2, REC-G214P2, REC-G218P2, REC-G223P2

WARRANTY

10-year product warranty

25-year linear power output warranty

(max. degradation rate of 0.45% per year)

See warranty conditions for further details.

REC is a leading vertically integrated solar energy company. Through integrated manufacturing from silicon to wafers, cells, high-quality panels and extending to solar solutions, REC provides the world with a reliable source of clean energy. REC's renowned product quality is supported by the lowest warranty claims rate in the industry. REC is a Bluestar Ethen company with headquarters in Norway and operational headquarters in Singapore. REC employs more than 2,000 people worldwide producing 1.4 GW of solar panels annually.

THIRD SUN SOLAR

762 W. UNION ST.
ATHENS, OH 45701
(740) 249-4533
www.thirdsunsolar.com

PROJECT: BAKER, ANDREW
905 MADISON ST
BLOOMINGTON, IN 47403

JOB NUMBER: 17-0187

PROJECT DETAILS: 8.7 kWdc, 7.6 kW AC

ENGINEERING APPROVAL:

SHEET TITLE: PV MODULE DATASHEET

SHEET NUMBER: D1.0

SHEET SIZE: ANSI B (17.00 X 11.00 INCHES)

REVISIONS

Description	Date	Int	Rev
ORIGINAL	10/25/17	CJ	0
RL1	11/10/17	CJ	A

DRAWN: CHRIS JONES

REVIEWED:



SolarEdge Single Phase Inverters for North America

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



Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Integrated arc fault protection for NEC 2011 690.11 and integrated rapid shutdown for NEC 2014 690.12
- Extremely small
- High reliability without any electrolytic capacitors
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)



www.solaredge.us

INVERTERS



Single Phase Inverters for North America

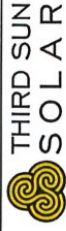
SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US
OUTPUT					
Rated AC Power Output	3000	3800	5000	6000	7600
Max. AC Power Output	3000	3800	5000	6000	7600
AC Output Voltage Min./Nom./Max. (138 - 208 - 220)	-	-	-	-	-
AC Output Voltage Min./Nom./Max. (211 - 260 - 264)	✓	✓	✓	✓	✓
AC Frequency (Nominal)	50/60	50/60	50/60	50/60	50/60
Maximum Continuous Output Current 208V	12.5	16	21	25	32
Maximum Continuous Output Current 240V	12.5	16	21	25	32
GFI Threshold	1	1	1	1	1
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes	Yes	Yes	Yes	Yes
INPUT					
Maximum DC Power	4650	5900	7750	9300	11800
Transformerless, Ungrounded	Yes	Yes	Yes	Yes	Yes
Maximum Input Voltage	600	600	600	600	600
Nominal DC Input Voltage	380	380	380	380	380
Maximum Input Current, 208V	8.5	10.5	13.5	16.5	20
Maximum Input Current, 240V	8.5	10.5	13.5	16.5	20
Max. Input Short Circuit Current	99	99	99	99	99
Reverse-Polarity Protection	Yes	Yes	Yes	Yes	Yes
Ground Fault Isolation Detection	Yes	Yes	Yes	Yes	Yes
Maximum Inverter Efficiency	99.2	99.2	99.2	99.2	99.2
CEC Weighted Efficiency	99.2	99.2	99.2	99.2	99.2
Nighttime Power Consumption	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5
SELF-SUSTAINING POWER OUTLET (OPTIONAL)					
Nominal Output Voltage	120	120	120	120	120
Maximum Output Power	1500 ^W	1500 ^W	1500 ^W	1500 ^W	1500 ^W
External Outlet with GFI	Yes	Yes	Yes	Yes	Yes
ADDITIONAL FEATURES					
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)				
Revenue Grade Data, ANSI C12.20	Optional ¹				
Rapid Shutdown - NEC 2014 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect				
STANDARD COMPLIANCE					
Safety	UL1741, UL1699B, CSA C22.2, Canadian AFC (according to T.L.L. M-07)				
Emissions	IEEE519, IEC61000-3-2, IEC61000-3-3				
INSTALLATION SPECIFICATIONS					
AC Output Conductivity / Range	0.75" - 3" Conduit / 1/4-6 BNC				
DC Input Conductor Size / # of Strands / Range	0.75" - 3" Conduit / 2-2 Energy / 16-6 AWG				
Dimensions with Safety Switch (HxWxD)	17.7 x 14.0 x 8.8 / 4.50 x 3.50 x 2.174				
Weight with Safety Switch	25.3 / 11.5				
Mounting	Natural Connection				
Operating Temperature Range	-31 to +50 / -25 to +40 ¹ (-40 ¹ to +40 ¹ optional ¹)				
Protection Rating	NEMA 3R (Inverter with Safety Switch)				

¹ For other regions, please contact our sales support team. Revenue grade data is available upon request. © 2017 SolarEdge Technologies, Inc. All rights reserved. See www.solaredge.us for more information.



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PROJECT: BAKER, ANDREW
905 MADISON ST
BLOOMINGTON, IN 47403

JOB NUMBER: 17-0187

PROJECT DETAILS: 8.7 kW_{STC}, 7.6 kW_{AC}

ENGINEERING APPROVAL:

SHEET TITLE: INVERTER DATASHEET

SHEET NUMBER: D2.0

SHEET SIZE: ANSI B (17.00 X 11.00 INCHES)

REVISIONS	
Description	Date
ORIGINAL	10/25/17
RL1	11/10/17

DRAWN: CHRIS JONES

REVIEWED:



SolarEdge Power Optimizer

Module Add-On For North America

P300 / P320 / P400 / P405



PV power optimization at the module-level

- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Module-level voltage shutdown for installer and firefighter safety

USA - CANADA - GERMANY - ITALY - FRANCE - JAPAN - CHINA - AUSTRALIA - THE NETHERLANDS - UK - ISRAEL

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POWER OPTIMIZER



SolarEdge Power Optimizer

Module Add-On for North America

P300 / P320 / P400 / P405

	P300 (for 60-cell modules)	P320 (for high-power 60-cell modules)	P400 (for 72 & 96-cell modules)	P405 (for high-efficiency modules)
INPUT				
Rated Input DC Power ⁽¹⁾	300	320	400	405
Absolute Maximum Input Voltage (Voc at lowest temperature)	48	48	80	125
MPP ² Operating Range	8 - 48	8 - 48	8 - 80	12.5 - 105
Maximum Short Circuit Current (Isc)	10	11	10.1	10.1
Maximum DC Input Current	12.5	13.75	13.75	12.63
Maximum Efficiency	99.5	99.5	99.5	99.5
Weighted Efficiency	98.9	98.9	98.9	98.9
Overvoltage Category	II			
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)				
Maximum Output Current	15			
Maximum Output Voltage	60	60	85	85
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)				
Safety Output Voltage per Power Optimizer	1			
STANDARD COMPLIANCE				
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3			
Safety	IEC62109-1 (class II safety), UL1741			
RoHS	Yes			
INSTALLATION SPECIFICATIONS				
Maximum Allowed System Voltage	1000			
Compatible Inverters	All SolarEdge Single Phase and Three Phase inverters			
Dimensions (W x L x H)	128 x 152 x 27.5	128 x 152 x 35	128 x 152 x 50	128 x 152 x 50
Weight (including cables)	5 x 5.97 x 1.08	5 x 5.97 x 1.37	5 x 5.97 x 1.96	5 x 5.97 x 1.96
Input connector	760 / 1.7	830 / 1.8	1064 / 2.3	1064 / 2.3
Output wire Type / Connector	MC4 Compatible			
Output Wire Length	Double Insulated; MC4 Compatible			
Operating Temperature Range	0.95 / 3.0	1.2 / 3.9	1.2 / 3.9	1.2 / 3.9
Protection Rating	-40 - +85 / 40 - +185	IP65 / NEMA4P	IP65 / NEMA4P	IP65 / NEMA4P
Relative Humidity	0 - 100			
⁽¹⁾ Based on 25°C power of the module. Module up to 100% power tolerance allowed.				
PV SYSTEM DESIGN USING A SOLAREDGE INVERTER⁽²⁾	SINGLE PHASE	THREE PHASE 208V	THREE PHASE 480V	
Minimum String Length (Power Optimizers)	8	10	18	
Maximum String Length (Power Optimizers)	25	25	50	
Minimum Power per String	3250	6000	12750	W
Parallel Strings of Different Lengths or Orientations	Yes			

⁽²⁾ It is not allowed to mix P405 with P300/P400/P405 in one string.



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762 W. UNION ST.
ATHENS, OH 45701
(740) 249-4533
www.thirdsunsolar.com

PROJECT: BAKER, ANDREW
905 MADISON ST
BLOOMINGTON, IN 47403

JOB NUMBER: 17-0187

PROJECT DETAILS:
8.7 kWstc, 7.6 kW AC

ENGINEERING APPROVAL:

SHEET TITLE: OPTIMIZER DATASHEET

SHEET NUMBER: D2.1

SHEET SIZE: ANSI B (17.00 X 11.00 INCHES)

REVISIONS	
Description	Date
ORIGINAL	10/25/17
RL1	11/10/17

DRAWN: CHRIS JONES

Helio Standard Rail

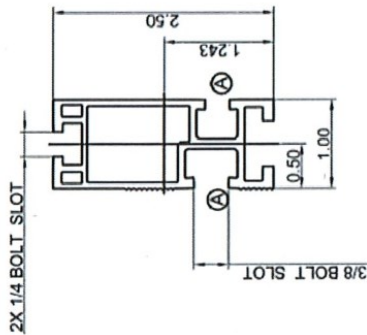
Summodo's newly launched Helio Standard Rail is a cost-effective rail especially designed for its strength and versatility.

Calculated Span Chart on page 16

With two convenient 1/4" slot and a 3/8" slot available, the Helio standard rail can handle a variety of components such as mounts, rail splices, micro-inverters, clamps, and a variety of wire and grounding products.

Manufactured in 4 stock sizes in clear or black anodized. Summodo can also supply rail at any lengths.

Summodo Rail is extruded 6065-T5 aluminum.



"Clear"



"Black"



Part Number	Description	Length	Weight
A20144-084	Standard Clear Anodized Aluminum Rail 84"	84"	8.3 lbs.
A20144-124	Standard Clear Anodized Aluminum Rail 124"	124"	12.27 lbs.
A20144-164	Standard Clear Anodized Aluminum Rail 164"	164"	16.22 lbs.
A20144-206	Standard Clear Anodized Aluminum Rail 206"	206"	20.37 lbs.

Part Number	Description	Length	Weight
A20144-084-BK	Standard Black Anodized Aluminum Rail 84"	84"	8.3 lbs.
A20144-124-BK	Standard Black Anodized Aluminum Rail 124"	124"	12.27 lbs.
A20144-164-BK	Standard Black Anodized Aluminum Rail 164"	164"	16.22 lbs.
A20144-206-BK	Standard Black Anodized Aluminum Rail 206"	206"	20.37 lbs.

-Page 12-

Ez Roof Mount

Our roof mounting system is water tight and durable for any composite/shake roof.



Serrated L-Foot allows for rail mounting on either side.



Versatile aluminum base for multiple configurations.



Flashing designed to redirect water flow.

Ez Mount L-Foot Kit for Shingle Roofs

Patent #: US 8122648B

Kit# K10068-001

All kits come complete with the following parts:



Also available:



1505 E 5th St., Ste. A
Vancouver, WA 98661

Phone: 360-844-0048 www.sunmodo.com



762 W. UNION ST.
ATHENS, OH 45701
(740) 249-4593
www.thirdsunsolar.com

PROJECT:

BAKER, ANDREW
905 MADISON ST
BLOOMINGTON, IN 47403

JOB NUMBER:

17-0187

PROJECT DETAILS:

8.7 kWdc, 7.6 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:

RACKING DATASHEET

SHEET NUMBER:

D3.0

SHEET SIZE:

ANSI B (17.00 X 11.00 INCHES)

REVISIONS

Description	Date	Int	Rev
ORIGINAL	10/25/17	C	0
RL1	11/10/17	C	A

DRAWN:

CHRIS JONES

REVIEWED:

THIRD SUN SOLAR
 762 W. UNION ST.
 ATHENS, OH 45701
 (740) 249-4533
 www.thirdsunsolar.com

PROJECT:
 BAKER, ANDREW
 905 MADISON ST
 BLOOMINGTON, IN 47403

JOB NUMBER:
 17-0187

PROJECT DETAILS:
 8.7 kWstc, 7.6 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
 GROUNDING DATASHEET

SHEET NUMBER:
 D4.0

SHEET SIZE:
 ANSI B (17.00 X 11.00 INCHES)

REVISIONS		
Description	Date	Int Rev
ORIGINAL	10/25/17	CJ 0
RL1	11/10/17	CJ A

DRAWN BY:
 CHRIS JONES

REVIEWED:



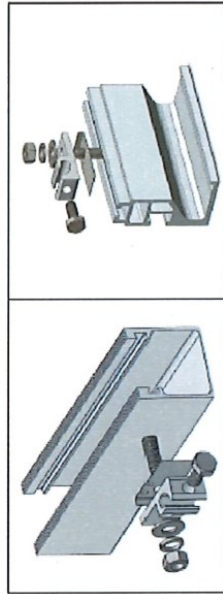
WEEB-LUG

The WEEB Lug consists of a WEEB (Washer, Electrical Equipment Bond), lay-in lug, and hardware. It is used with one solid or stranded copper wire (14AWG to 6AWG), or two copper wires (12AWG to 10AWG) to provide a continuous ground on roof or ground mounted solar systems. Unlike traditional lay-in lugs, the WEEB Lug does not require surface preparation on rail or module to install. The WEEB Lug is installed using stainless steel mounting hardware. When the hardware is tightened the WEEB's specialized teeth embed into anodized aluminum, galvanized steel, or any electrically conductive metal to establish a gas tight electrical connection. The lay-in-plated Lug assures minimum contact resistance and protection against corrosion. Copper wire is clamped by a 1/4-28 stainless steel screw, which is horizontal to the tang for easy access when mounted under a PV module. The low profile of the WEEB Lug allows it to be installed in a variety of positions.

Catalog	Item #	L x W x H	Hole	Hardware	Torque
WEEB-LUG-6.7	30020109	1.60" x 0.71" x 0.47"		1/4 inch hardware - included unassembled	7 ft. lbs. for terminal screw
WEEB-LUG-6.7AS	30020110	1.60" x 0.71" x 0.47"	0.286"	1/4 inch hardware - included assembled	
WEEB-LUG-6.0	30020111	1.60" x 0.97" x 0.47"		M8 or 5/16 inch hardware - not included	10 ft. lbs. for mounting hardware w/ Penetro-A on threads
WEEB-LUG-8.2MS	30020115	1.60" x 0.71" x 0.47"	0.323"	M8 or 5/16 inch hardware - not included	
WEEB-LUG-15.8	30020112	1.60" x 0.71" x 0.47"		M8 or 5/16 inch hardware - not included	



- Material: 304 stainless steel, tin-plated copper, outdoor rated
- Low profile design
- Multiple equipment ground conductor allowance:
- One 14 AWG to 6 AWG or two 10 AWG, two 12 AWG
- Listed to ANSI/UL 467 by Intertek ETL



Customer Service Department
 7 Aviation Park Drive
 Londonderry, NH 03053
 1-800-346-4175
 1-803-547-5299 (International)



3098177



www.we-llc.com

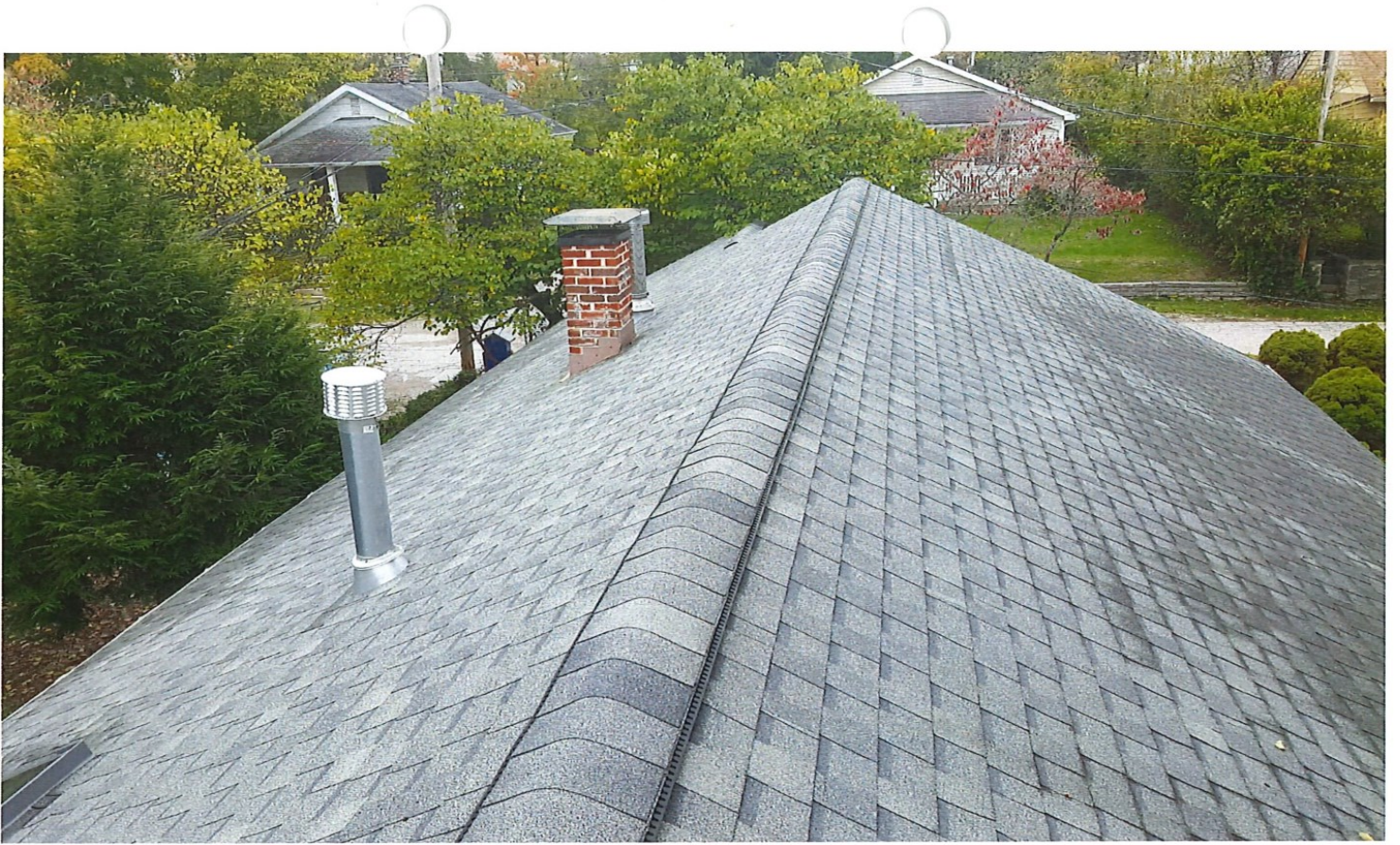
©2012 BURNDY LLC













SUMMARY

COA 17-93

208 S. Rogers Street: Greater Prospect Hill Historic District
Petitioner: Doug Wissing, on behalf of Prospect Hill, LLC.

Contributing

IHSSI #: 105-055-26450

c. 1900



Background: The residence located at 208 S. Rogers Street is a slightly altered, T-Plan Cottage in good condition that was constructed c. 1900. The house is located in the Greater Prospect Hill Historic District and is within the Downtown Edges Overlay.

Request: Construction of two shed roof dormers on the East and West faces of the roof. Installation of two Quaker vinyl-clad solid core windows in the East facing dormer. Installation of a Quaker vinyl-clad solid core window in the South facing dormer to match the window in the North facing dormer in appearance and dimensions.

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

IV. Guidelines for New Construction

Materials – Recommended

- Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.

Fenestration – Recommended

- Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
- Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

VI. Guidelines for Existing Structures

- 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.
- Prioritize the retention of the roof's original shape as viewed from the public way façade. Chimneys may be removed unless they are an outstanding characteristic of the property.

Recommendations: Staff recommends approving the project as proposed. Staff does not feel the addition of the dormers and the addition of two windows in the East-facing dormer will not detract from the overall historic integrity of the house or surrounding historic district. The design of the dormers is compatible with surrounding houses and the windows throughout the rest of the house are not original. Staff also recommends approval of the new window installation in the existing South facing dormer because it will create a more symmetrical fenestration pattern and the design of the window will be compatible with windows found throughout the rest of the house.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
DEC 21 2017
BY: RKE

Case Number: COA 17-93

Date Filed: Dec. 21, 2017

Scheduled for Hearing: January 11, 2018

Address of Historic Property: 208 S. Rogers St.

Petitioner's Name: Doug Wissin

Petitioner's Address: PO Box 1683, Bloomington, 47402

Phone Number/e-mail: 812 360 2706, douglaswissin@gmail.com

Owner's Name: Prospect Hill, LLC

Owner's Address: Same

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. See attached

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

3. A description of the materials used.
Vinyl-clad solid core windows Duquesne
Vinyl siding to match rest of house

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.



Rachel Ellenson <ellensor@bloomington.in.gov>

208 S. Rogers dormer

4 messages

Douglas Wissing <douglaswissing@gmail.com>
To: Rachel Ellenson <ellensor@bloomington.in.gov>

Wed, Dec 20, 2017 at 3:41 PM

Rachel--

I have applied for a permit to add two small dormers and a window to a small garret bedroom at 208 S. Rogers St. The dormers are designed to make this affordable 1-BR studio residence more livable. Designer Jon Racek and I have endeavored to develop plans that are compatible with the neighborhood design guidelines.

Am hoping the HPC will support the project. To give you a heads-up, am attaching the plans and a letter to Planning with supporting docs for the permit. Please let me know if I can answer any questions.

All best,

Doug

Douglas A. Wissing
Architectural Resource Consultants
P.O. Box 1683
Bloomington, IN 47402
(812) 360-2706
douglaswissing@gmail.com
www.arcbloomington.com

2 attachments

 **208SRogersPermitLtr.pdf**
6987K

 **208SRogers Dormer - 11.28.16.pdf**
114K

Rachel Ellenson <ellensor@bloomington.in.gov>
To: Douglas Wissing <douglaswissing@gmail.com>

Wed, Dec 20, 2017 at 3:50 PM

Hi Doug,

Thank you for giving me a heads up on the project. You will need to submit a Certificate of Appropriateness to the HPC for review because the house is located within the Greater Prospect Hill Historic District. This is a separate application from the planning department request you have already submitted.

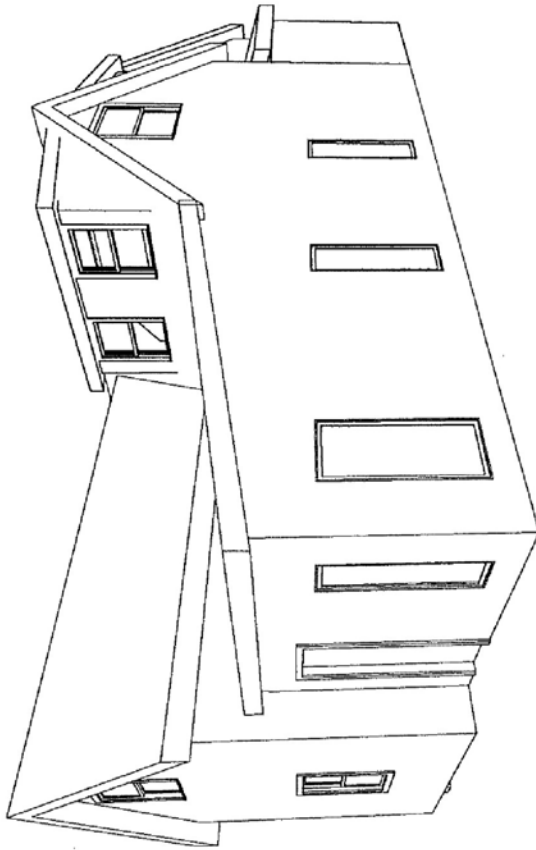
I have included the link for the COA application, which can either be printed and filled out or there is a hyperlink for a fillable form that you can email back to me. Either way, I am happy to help with the application in any way that I can and I look forward to reviewing the project. Please let me know if you have any questions or concerns.

Thanks,

Rachel Ellenson

<https://bloomington.in.gov/neighborhoods/preservation/coa>
[Quoted text hidden]

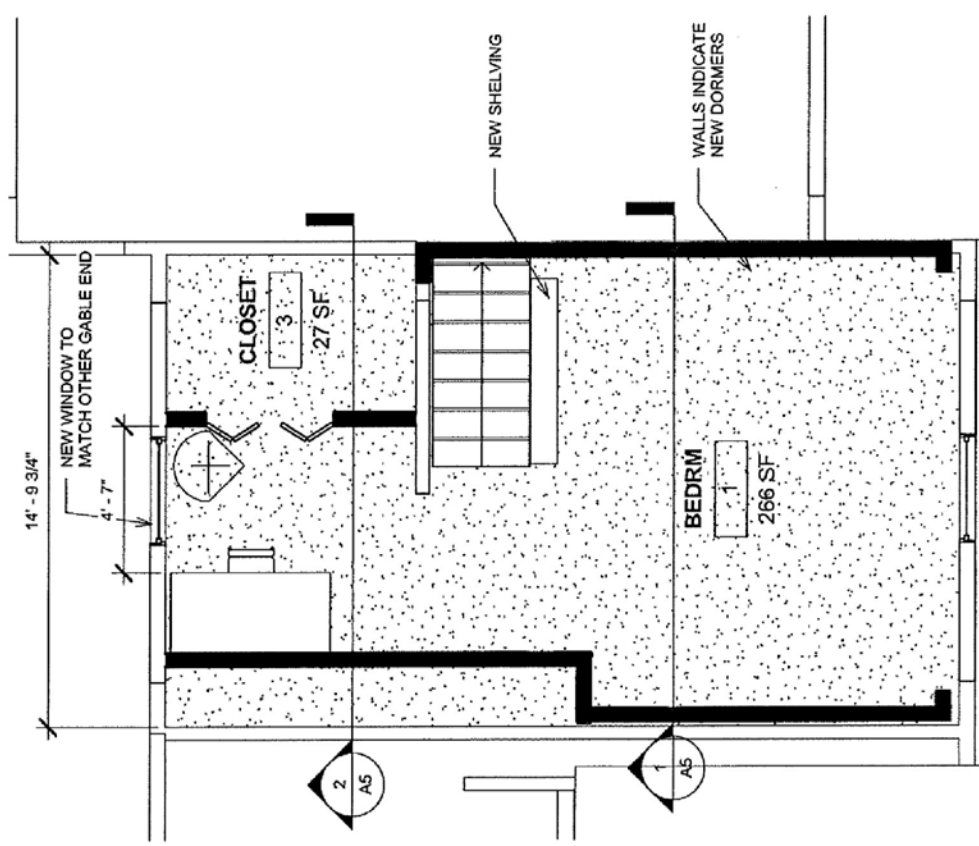
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① VIEW OF NEW DORMERS

WISSING		COVER	
S Rogers		Project number	04
Dormers		Date	11/27/16
		Drawn by	Author
		Checked by	Checker
			Scale
			A0

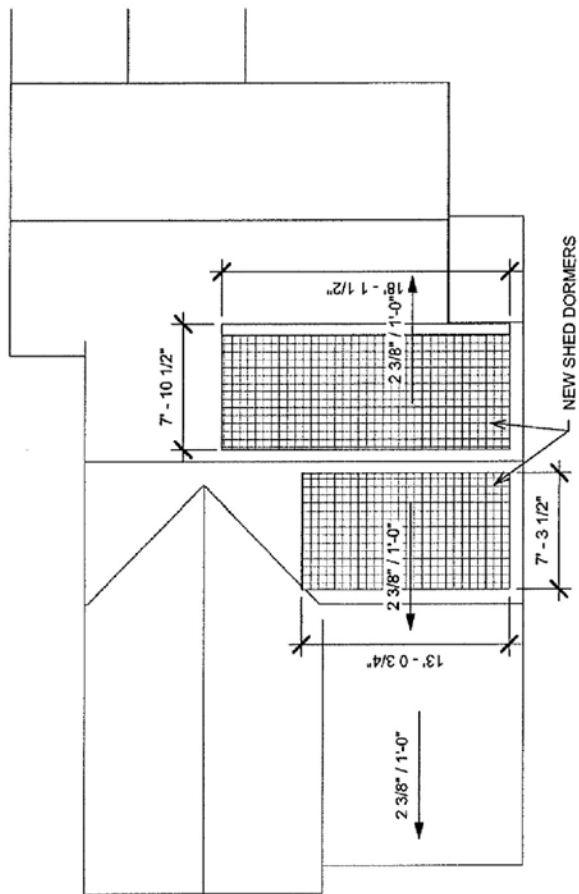
11/28/2016 7:09:58 AM



① ATTIC PLAN
1/4" = 1'-0"

WISSING S Rogers Dormers	ATTIC PLAN		
	Project number	04	A1
	Date	11/27/16	
	Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"	

11/28/2016 7:09:58 AM



NEW SHED DORMERS

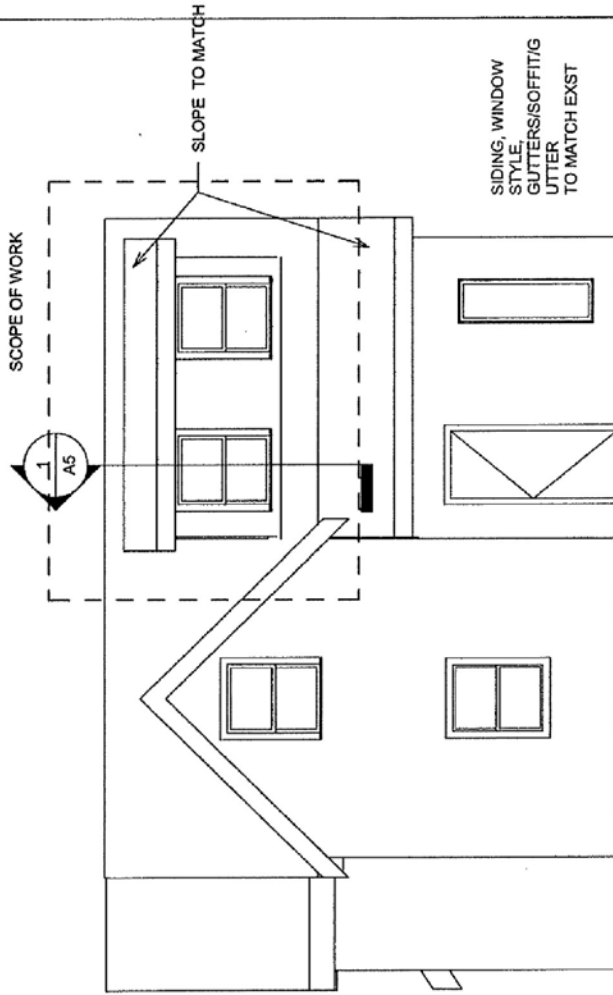
WISSING
S Rogers
Dormers

ROOF PLAN

Project number	04
Date	11/27/16
Drawn by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

A2

11/28/2016 7:09:58 AM



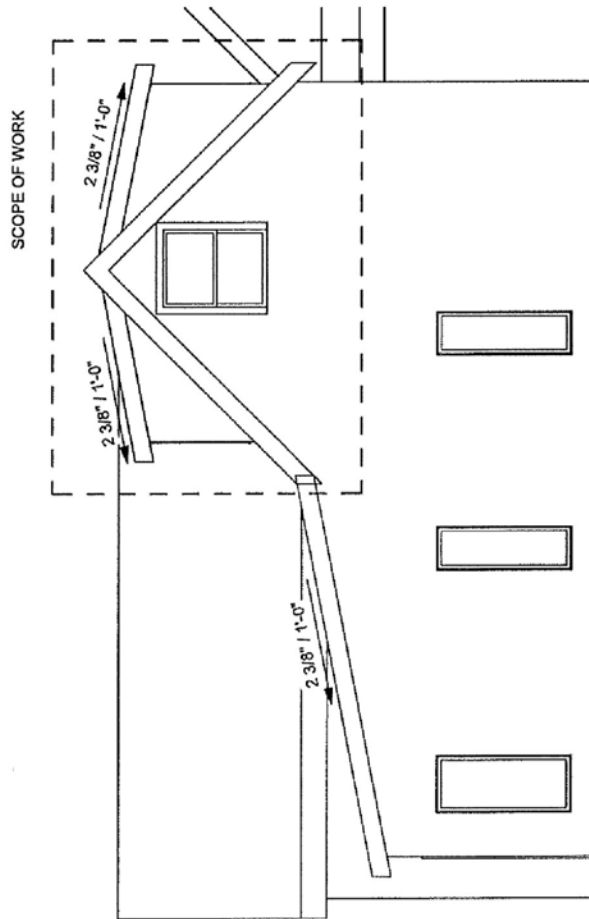
① West
3/16" = 1'-0"

WEST ELEVATION

**WISSING
S Rogers
Dormers**

Project number	04
Date	11/27/16
Drawn by	Author
Checked by	Checker
Scale	3/16" = 1'-0"

A3

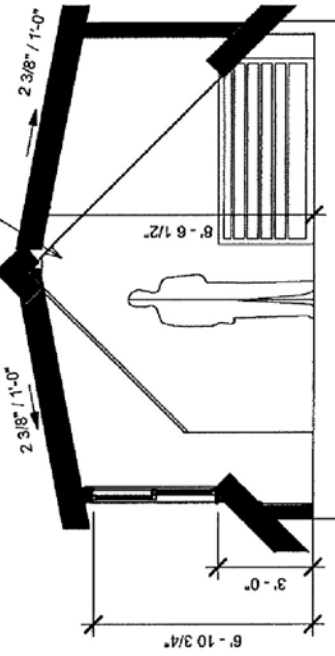


① South
3/16" = 1'-0"

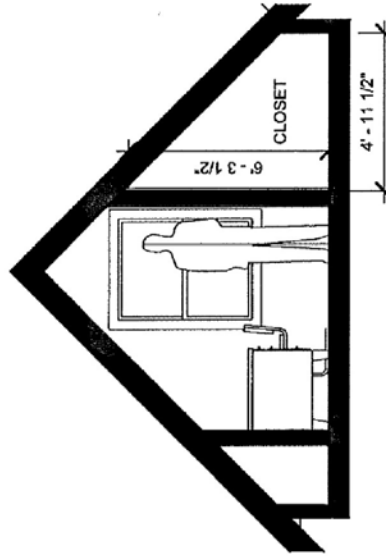
WISSING S Rogers Dormers	SOUTH ELEVATION	
	Project number	04
	Date	11/27/16
	Author	A4
	Checked by	Scale 3/16" = 1'-0"

11/28/2016 7:09:59 AM

EXIST CEILING TO BE REMOVED
COLLAR TIES TO REMAIN



① SECTION THRU NEW ATTIC
1/4" = 1'-0"



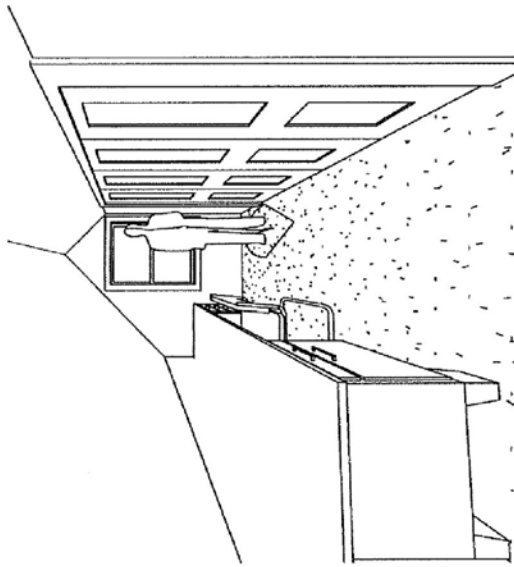
② SECTION THROUGH NEW OFFICE
1/4" = 1'-0"

WISSING
S Rogers
Dormers

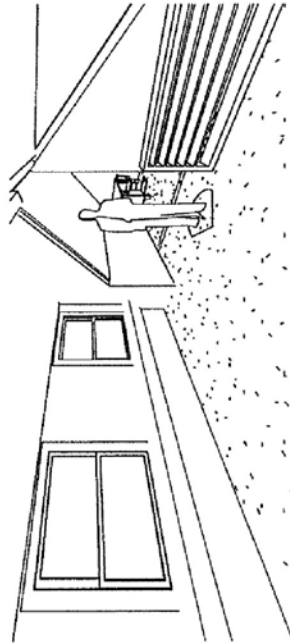
SECTION

Project number	04
Date	11/27/16
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A5



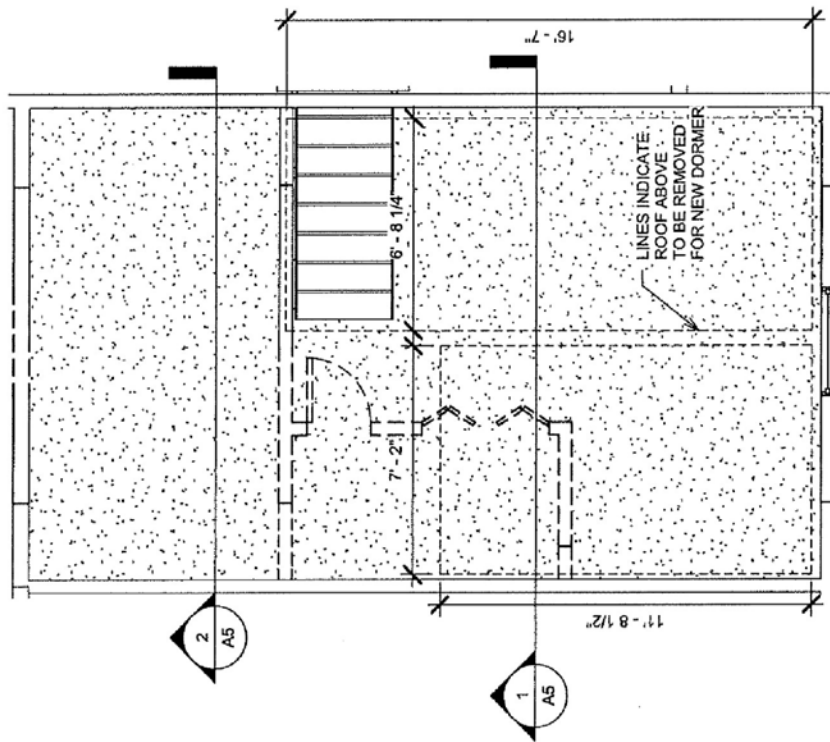
① 3D View 1



② 3D View 2

WISSING S Rogers Dormers		3d Views	
		Project number	04
		Date	11/27/16
		Drawn by	Author
		Checked by	Checker
			Scale
			A6

11/28/2016 7:10:00 AM



1 DEMO PLAN
1/4" = 1'-0"

DASHED LINES = TO BE REMOVED

WISSING	DEMO PLAN			
	Project number	04	Author	D1
S Rogers	Date	11/27/16	Checker	1/4" = 1'-0"
Dormers	Drawn by		Scale	

11/28/2016 7:10:00 AM

SUMMARY

COA 17-94

520 W. Howe Street: Greater Prospect Hill Historic District
Petitioner: Doug Wissing, on behalf of Prospect Hill, LLC.

Notable

IHSSI #: 105-055-54215

c. 1905



Background: The residence located at 520 West Howe Street is a notable, slightly altered gabled-ell house constructed c. 1905. The house is a part of the Greater Prospect Hill Historic District and is zoned RC-Residential Core.

Request: Renewal of approved COA-1-15: “Construction of a second floor rear addition to an existing gabled-ell per the plans and specifications submitted and reviewed at the February 12th Preservation Commission meeting.” All of the plans and specifications for the addition will remain the same.

Project Outline:

- Construction of a shed roof dormer on the North face of the roof.
- Installation of a skylight window in the dormer.
- Construction of a gable dormer on the NE corner of the 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:

IV. Guidelines for New Construction

Materials – Recommended

- Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.

Fenestration – Recommended

- Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
- Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

VI. Guidelines for Existing Structures

- 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.
- Prioritize the retention of the roof's original shape as viewed from the public way façade. Chimneys may be removed unless they are an outstanding characteristic of the property.

Recommendations: Staff recommends approving the project as proposed. The BHPC previously approved the work and because nothing is going to change, Staff is supportive of approving the project again. The addition of the dormer will not detract from the overall historic integrity of the house or the surrounding historic district.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-17-94

Date Filed: December 22, 2017

Scheduled for Hearing: January 11, 2018

RECEIVED
DEC 22 2017
BY: RKE

Address of Historic Property: 520 W. Howe Street Bloomington, IN 47403

Petitioner's Name: Doug Wissing

Petitioner's Address: P.O. Box 1683 Bloomington, IN 47402

Phone Number/e-mail: 812-360-2706, douglaswissing@gmail.com

Owner's Name: Prospect Hill, LLC.

Owner's Address: Same

Phone Number/e-mail: Same

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:
See previously submitted COA application for COA-1-15. The plans have not changed and the original COA application was approved by the BHPC on February 12, 2015. This COA application is to approve a renewal of originally approved COA-1-15.

3. A description of the materials used.
See original application submission for COA-1-15.

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.

CERTIFICATE OF APPROPRIATENESS

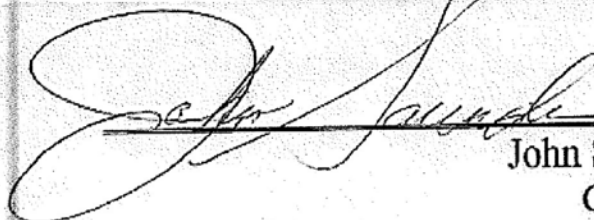
Issued by
The
Bloomington Historic Preservation Commission

ADDRESS 520 West Howe Street: Greater Prospect Hill Historic District.

For the following work:

Construction of a second floor rear addition to an existing gabled-ell per the plans and specifications submitted and reviewed at the February 12th Preservation Commission meeting (attached).

A copy of the complete approved plans may be obtained from the City of Bloomington, 401 N. Morton, Department of Department of Housing and Neighborhood Development under case number COA-01-15. This Certificate is effective for two years following the date of issue. Exterior work outside the scope of this approval is not permitted and subject to fines outlined in Municipal Code, Title 8, Chapter 8.16.020.



John Saunders
Chairman
Bloomington Historic Preservation Commission

Approved February 12, 2015



Monroe County Building Department

501 N. MORTON ST RM 220-B
Bloomington, IN 47404
(812) 349-2580

BUILDING PERMIT

Permit Date: 05/04/2015

Permit #: 20150445

Address: 520 HOWE ST W

Lot #: N/A

Parcel #: 015-11450-00

Subdivision:

Township: PR-5

Scope of Work: RESIDENTIAL ADDITION

Square Footage Finished: 400

Unfinished: 0

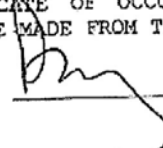
Owner: WISSING, DOUG

Telephone:


Contractor: TO BE DETERMINED

A permit to erect and/or modify a structure upon payment of a fee of \$131.00 is hereby granted. Receipt number: 36933

The undersigned hereby certifies that the statement and drawings submitted are true and correct, agrees to perform the work covered by the permit in conformity with the applicable laws, regulations, and ordinances; and to comply with, and conform to, the deed and plat restrictions of the lot herein named. The undersigned here by acknowledges that it is illegal to occupy any new or remodeled structure prior to the issuance by the Monroe County Building Department of a CERTIFICATE OF OCCUPANCY AND COMPLIANCE for the structure and that a civil penalty of up to Two Hundred Fifty Dollars (\$250.00) per day for each violation which exists may be levied against the undersigned and/or the responsible party. The undersigned hereby further agrees that he/she will not occupy the structure prior the issuance by the Monroe County Building Commissioner of a CERTIFICATE OF OCCUPANCY AND COMPLIANCE for the project. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE ORIGINAL APPLICATION A NEW PERMIT WILL BE REQUIRED.

Owner/Agent: 

Jim Gerstbauer
Monroe County Building Commissioner


Clerk

Approved by State Board of Accounts for Monroe County, 2001

**Petitioner's Statement to
City of Bloomington Planning and Transportation Department Hearing Officer
regarding
520 W. Howe St. Variance Request**

I am requesting a side-yard setback variance for a proposed dormer on a 1-BR, 1-BA house at 520 W. Howe St. in Prospect Hill. The late-19th-century house is approximately 900 square feet in size. The proposed dormer, approximately 400-sf in size, is designed to convert underutilized attic space into one small garret bedroom, a ¾-bath, and a mechanical/storage room.

The variance is required because the side-yard setback is approximately 6'2" from the east property line, less than the 10' setback standard.

Following preliminary guidance by planner Patrick Shay, designer Jon Racek and I designed the dormer to stay within the house's original footprint, meet all of the Greater Prospect Hill Historic District Guidelines, and provide an attractive addition to the residence and the neighborhood.

Greater Prospect Hill Historic District and Historic Preservation Commission Review

The Prospect Hill neighbors on the Greater Prospect Hill Historic District design review committee supported the proposed dormer design.

Comments made by the GPHHD design review committee members:

"It is a well thought out design. It does not affect the character of the house from the street view. I can only offer my encouragement. I am always pleased to see home owners contribute to our neighborhood."
—John Vitello

"I see this in keeping with the neighborhood's feel and think it should receive staff approval."
—Margaret Fette

"Surprising how similar the solutions to these two cases are. With tight lots and many houses of similar design, i.e., "Gable ells" I guess its no wonder that the solutions should look so similar.

I think this project will fit into the neighborhood context very nicely.

I'd like to reiterate that its important that these first few projects set good examples, and I think they do, to demonstrate that our 100 year old houses can evolve and remain relevant to current life styles.

How many ways can a Gable ell grow?"

—Patrick Murray (responding to CoAs for two Gabled-L projects, 520 W. Howe and 600 W. 4th)

"I agree with both Margaret and John and the changes to this property are reasonable and within the parameters of the guidelines."

I agree with Patrick's comments, that this project fits well within the guidelines and is a good example for future projects.

—Jeff Goldin

Following the GPHHD design review committee's recommendation, the City of Bloomington Historic Preservation Commission unanimously voted yes for the Certificate of Appropriateness certificate.

Prospect Hill Compact Urban Form and Dormers

The variance is required because the house's side-yard setback is approximately 6'2" from the east property line, less than the 10' setback standard.

The proposed dormer for this Gabled-L cottage is patterned on numerous Gabled-L dormers that citizens have built across the Prospect Hill, both historically and recently. Reflecting Prospect Hill's traditional compact urban form, many of the neighborhood's dormered houses have less than a 10' side-yard setback.

Here are a few random examples of the form among the many Gabled-L dormers in the Prospect Hill and Westside neighborhoods. Photos are provided:

Carr house, 600 W. Howe. Next door to 520 W. Howe, this vintage Gabled-L has a dormer that houses a small bedroom, ¾-bath and storage.

Fawcett house, 729 W. Howe. This recent remodel of a vintage Gabled-L included a large dormer addition.

Sturbaum house, 327 W. Jackson. This vintage Gabled-L was remodeled with a large dormer addition.

Murphy house, 727 W. 3rd St. This vintage Gabled-L was remodeled with a large dormer addition, as well as an expanded footprint addition and garage/workshop.

Gold house, 300 S. Fairview. This vintage Gabled-L has a historic dormer and a more recent remodeling.

O'Dea house, 305 S. Fairview. This vintage Gabled-L was remodeled with a large dormer addition, as well as an expanded footprint addition.

Roska house, 339 S. Euclid Ave. This vintage Gabled-L has a historic dormer.

Vernon house, 921 W. Howe. This vintage Gabled-L has a large contemporary dormer.

Development Standards Variance Criteria

The approval of this variance will not be injurious to the neighborhood and community's public health, safety, morals, and public welfare. This proposed adaptive re-use will enhance this historic structure, help insure its future sustainability, and provide esthetic and historic value to the neighborhood and community.

The proposed dormer will not adversely affect adjacent property: Firstly, the proposed addition is completely within the structure's existing footprint. Secondly, per the GPHHD design guidelines, the dormer will not even be visible from the streetscapes, both on the front (south) and the alley (west). Thirdly, the changes to the gable on the east side are minor. Lastly, the dormer's north-facing rear façade is modest in scale and congruent with historic styles.

Because of Prospect Hill's historical compact urban form, strict application of the UDO side-yard setback will result in practical difficulties in this area, where the house lots are particularly tight. This proposed small dormer will require a variance to relieve the practical difficulties.

Conclusion

The 520 W. Howe dormer will convert this small cottage's underutilized attic space into a small bedroom, bath, and an accessible storage/mechanical room. The design is modest in scale, and congruent with historic neighborhood forms and esthetic guidelines. The improved house will enhance the historic Prospect Hill environment and provide a sustainable home for generations to come.

I respectfully request a side-yard setback variance to proceed with the dormer project.

I appreciate your consideration.

All best,

Douglas Wissing

213 S. Jackson St.
Bloomington, IN 47404
douglaswissing@gmail.com
(812) 360-2706

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: _____

Date Filed: _____

Scheduled for Hearing: _____

Address of Historic Property: 520 W. Howe St

Petitioner's Name: Doug Wissing

Petitioner's Address: P.O. Box 1683, Blount, IN 47402

Phone Number/e-mail: (812) 360 2706 douglaswissing@gmail.com

Owner's Name: Same

Owner's Address: _____

Phone Number/e-mail: _____

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff 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. § 015-11450-00

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

3. A description of the materials used.
Hardiplank. Quaker vinyl-clad solid core windows

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

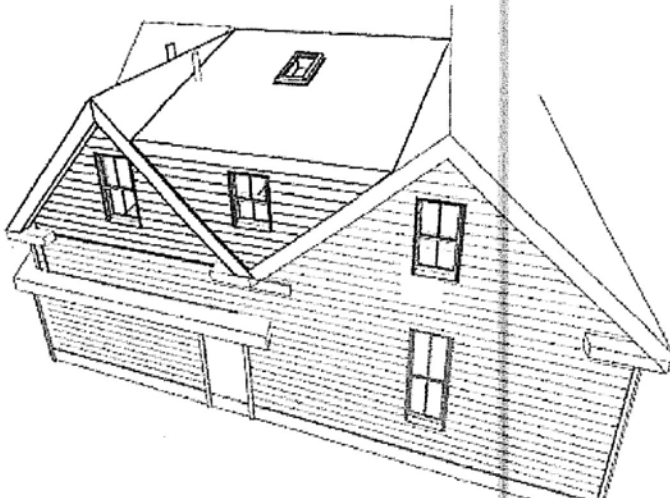
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

HOWE STREET RENOVATION

520 Howe Street
Bloomington IN



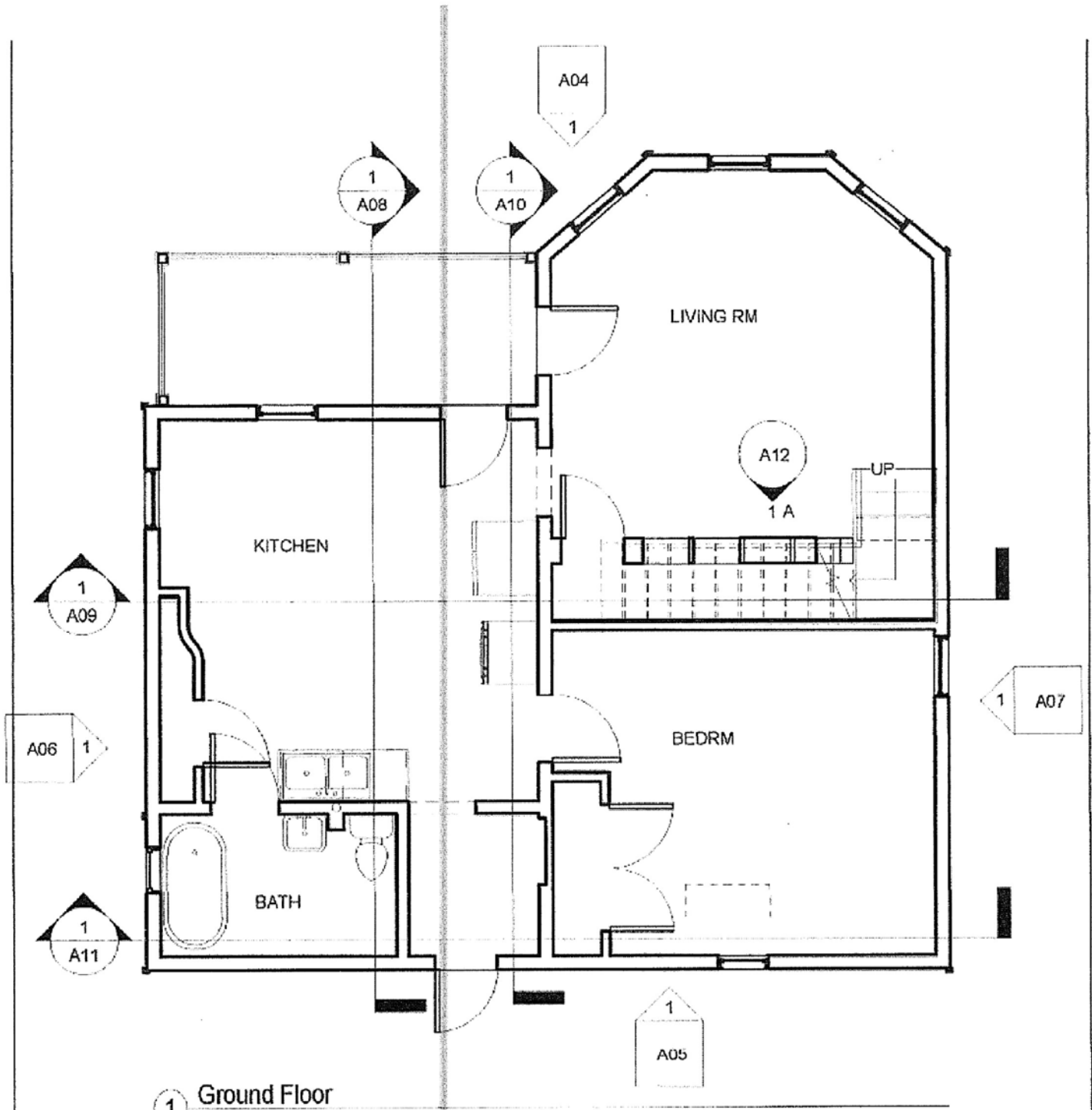
① PERSPECTIVE OF NEW DORMER 2

Sheet List	
Sheet Number	Sheet Name
D01	DEMO PLAN, GROUND
A01	GROUND FLOOR PLAN
A02	ATTIC FLOOR PLAN
A03	ROOF PLAN
A04	SOUTH ELEVATION
A05	NORTH ELEVATION
A06	WEST ELEVATION
A07	EAST ELEVATION
A08	BUILDING SECTION
A09	BUILDING SECTION
A12	INTERIOR ELEVATIONS
A10	BUILDING SECTION
A11	BUILDING SECTION
A13	SCHEDULES
A14	PERSPECTIVE
A15	PERSPECTIVE
A16	PERSPECTIVE
A17	PERSPECTIVE

NOT FOR
CONSTRUCTION

COVER SHEET

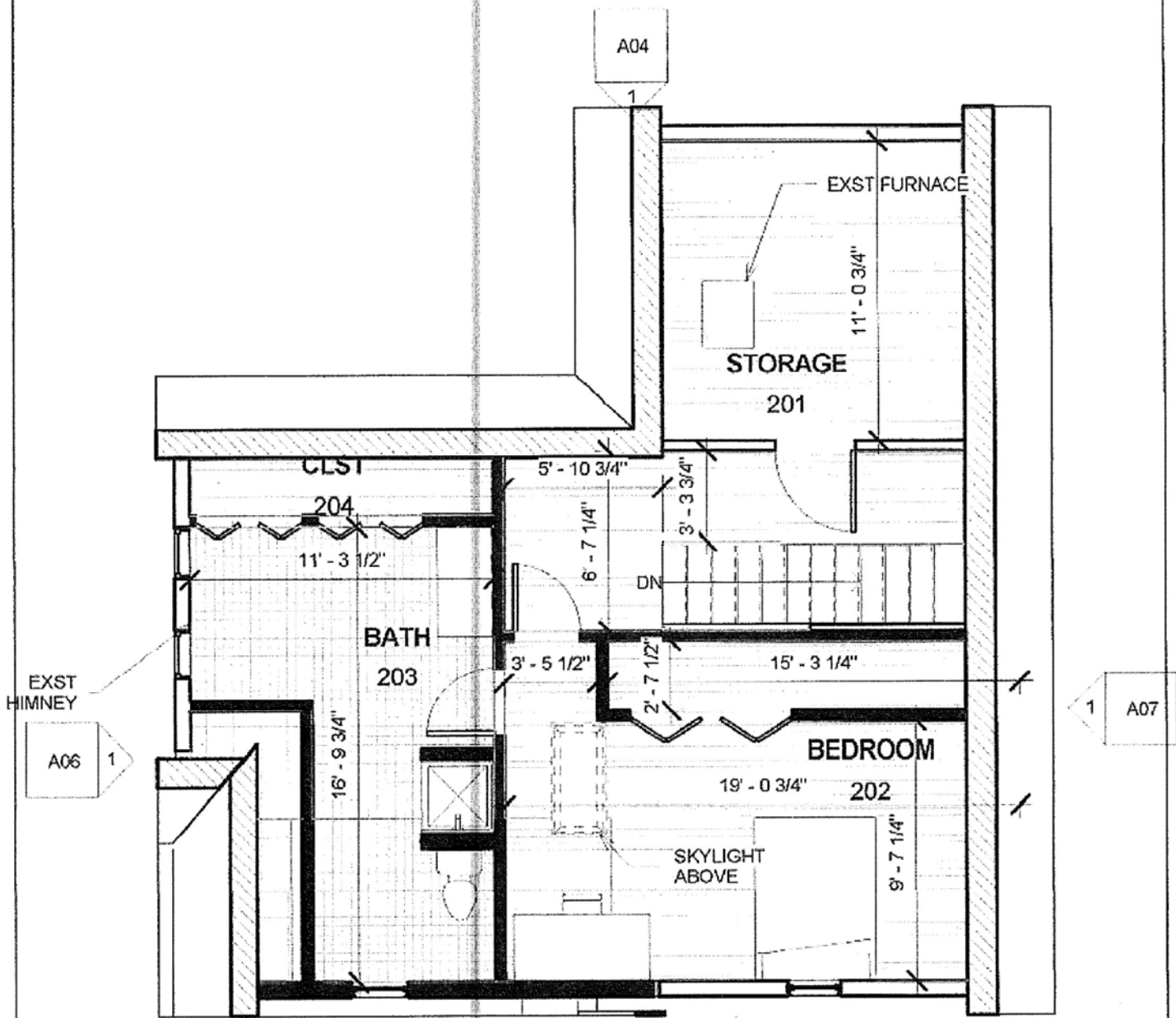
Project number	Project Number	A00
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	



① Ground Floor
 3/16" = 1'-0"

**NOT FOR
 CONSTRUCTION**

GROUND FLOOR PLAN		A01
Project number	Project Number	
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

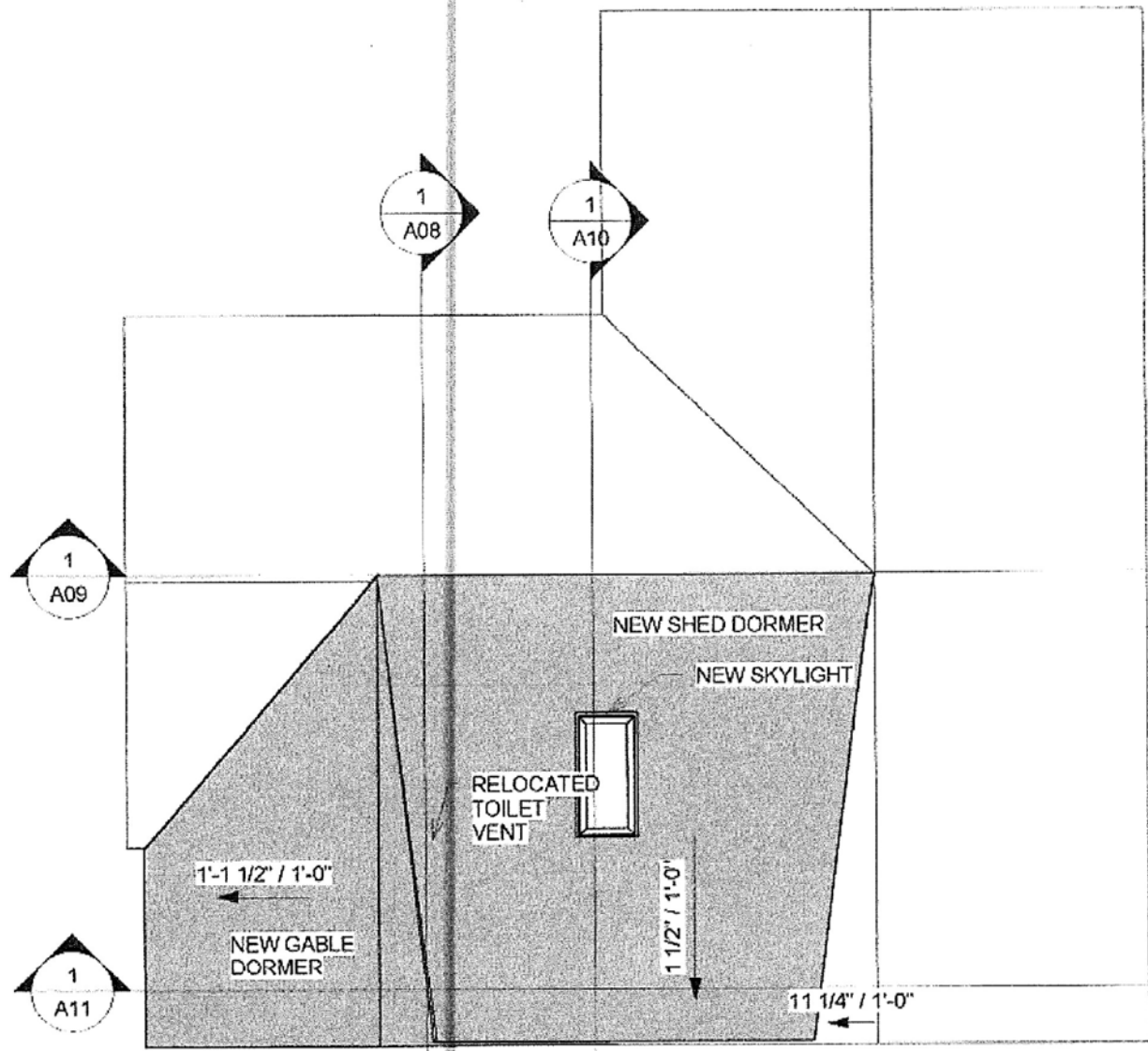


① Attic
 $\frac{3}{16}'' = 1'-0''$

NOT FOR
 CONSTRUCTION

ATTIC FLOOR PLAN

Project number	Project Number	A02
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale $\frac{3}{16}'' = 1'-0''$

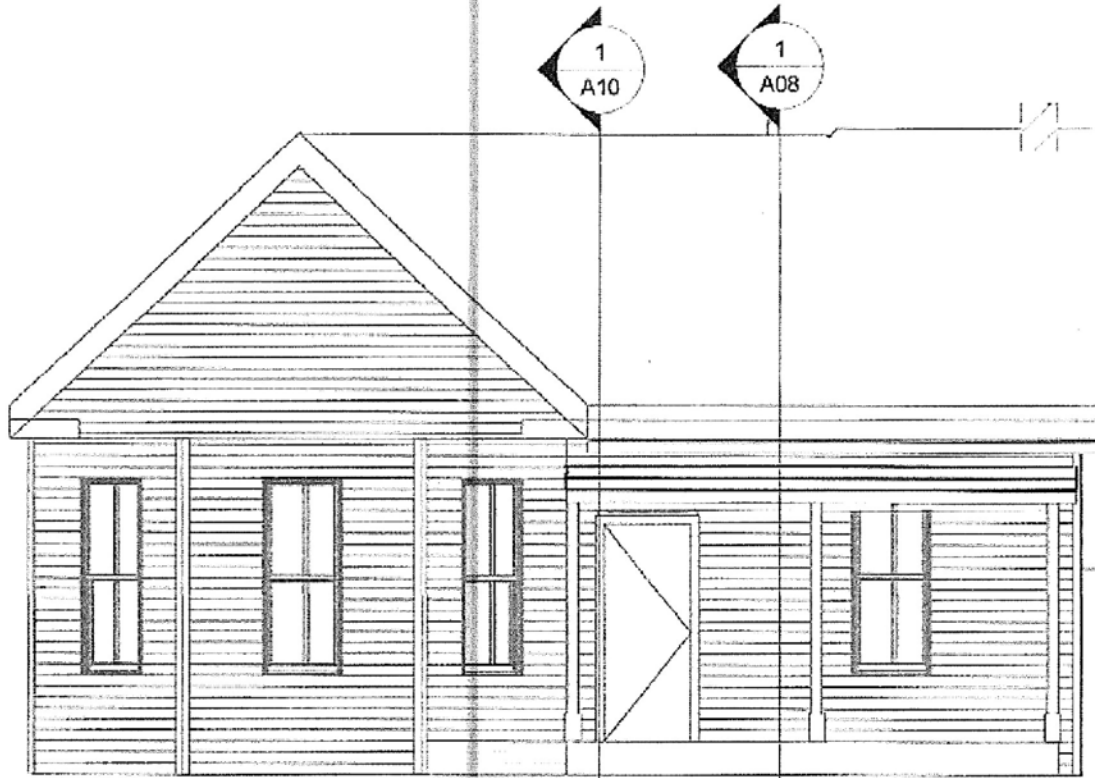


① Roof
 $\frac{3}{16}'' = 1'-0''$

NOT FOR
 CONSTRUCTION

ROOF PLAN

Project number	Project Number	A03
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale $\frac{3}{16}'' = 1'-0''$



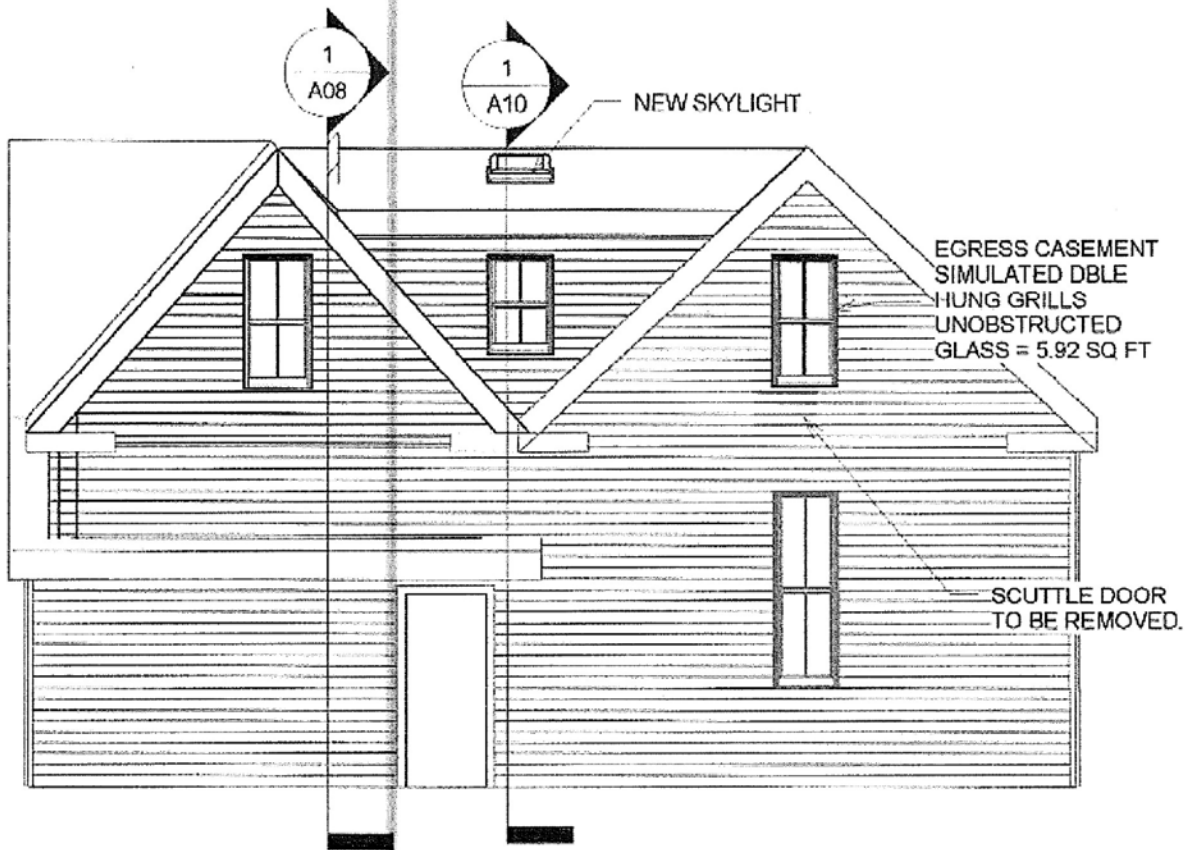
① SOUTH ELEVATION
3/16" = 1'-0"

NO WORK ON THIS ELEVATION

NOT FOR
CONSTRUCTION

SOUTH ELEVATION

Project number	Project Number	A04
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1' 0"

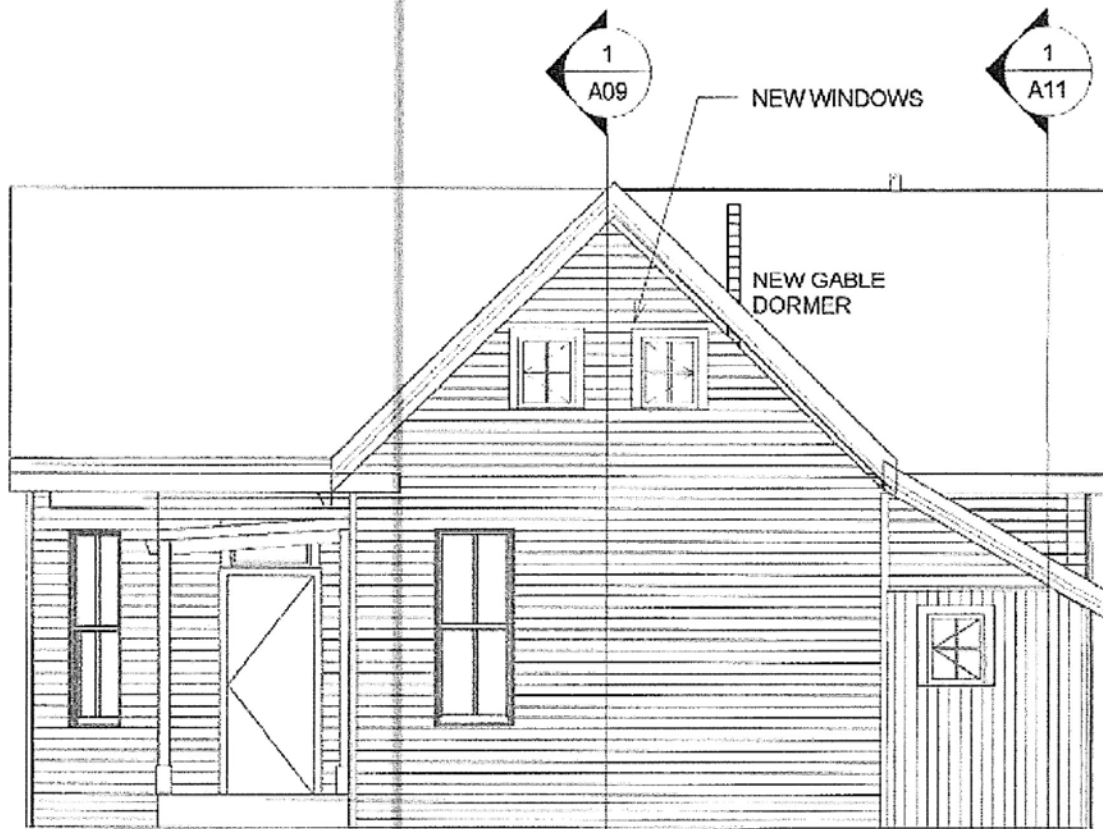


① NORTH ELEVATION
3/16" = 1'-0"

NOT FOR
CONSTRUCTION

NORTH ELEVATION

Project number	Project Number	A05
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale: 3/16" = 1'-0"

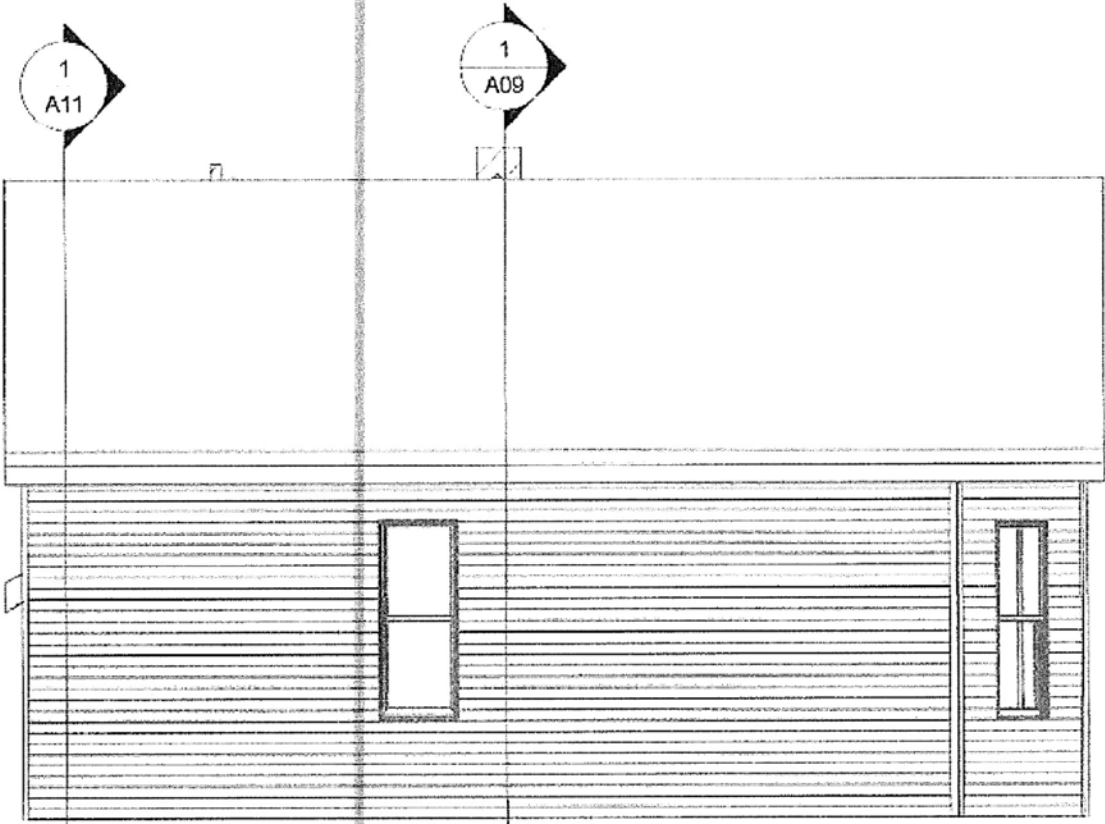


① WEST ELEVATION
 3/16" = 1'-0"

NOT FOR
 CONSTRUCTION

WEST ELEVATION

Project number	Project Number	A06
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"

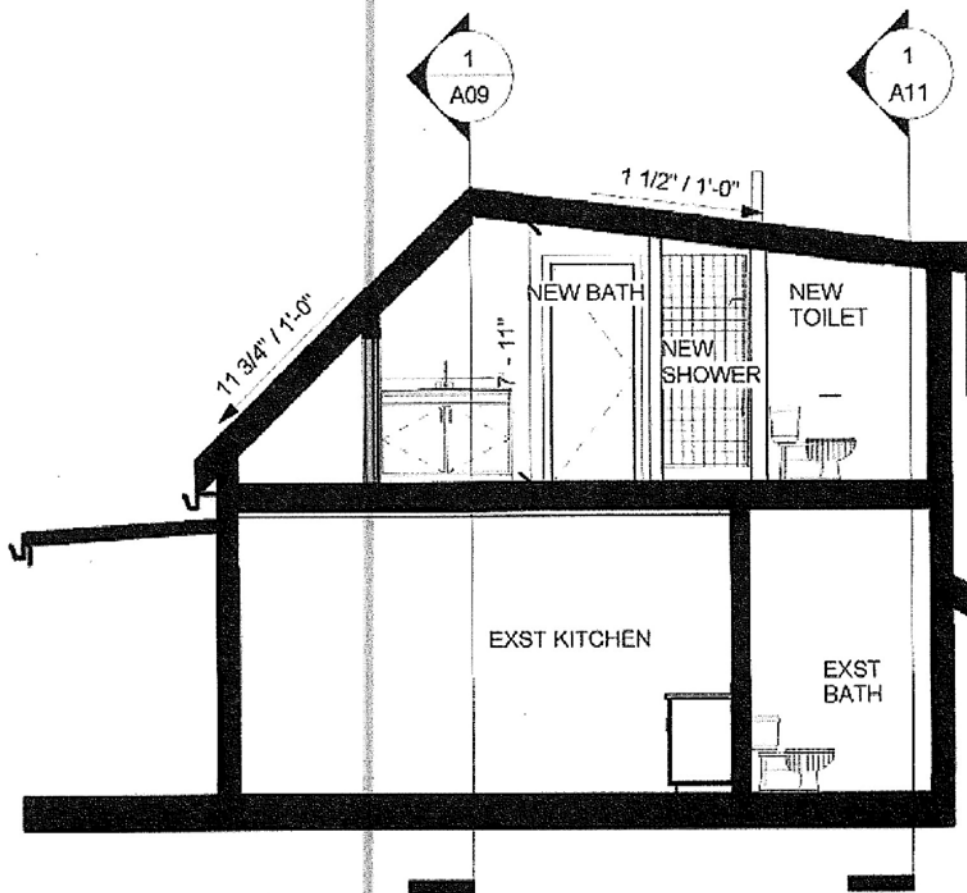


① EAST ELEVATION
3/16" = 1'-0"

NO WORK ON THIS ELEVATION

NOT FOR
CONSTRUCTION

EAST ELEVATION		
Project number	Project Number	A07
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1' 0"

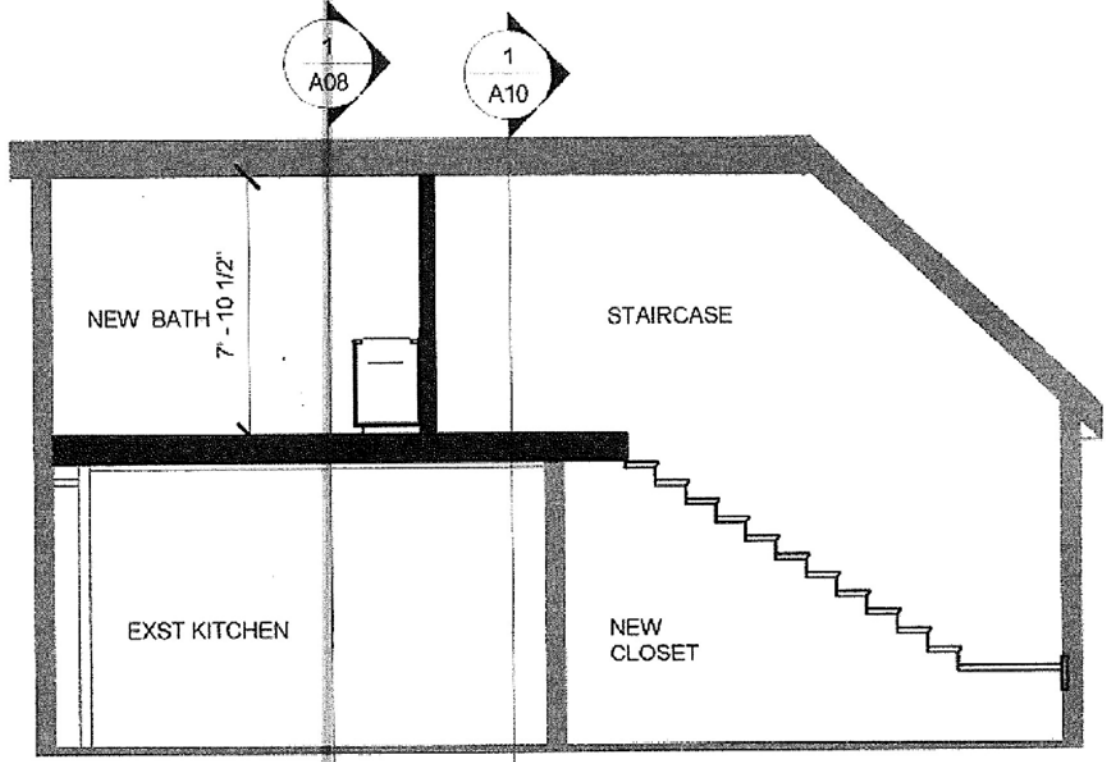


1 Section 1
3/16" = 1'-0"

NOT FOR
CONSTRUCTION

BUILDING SECTION

Project number	Project Number	A08
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"

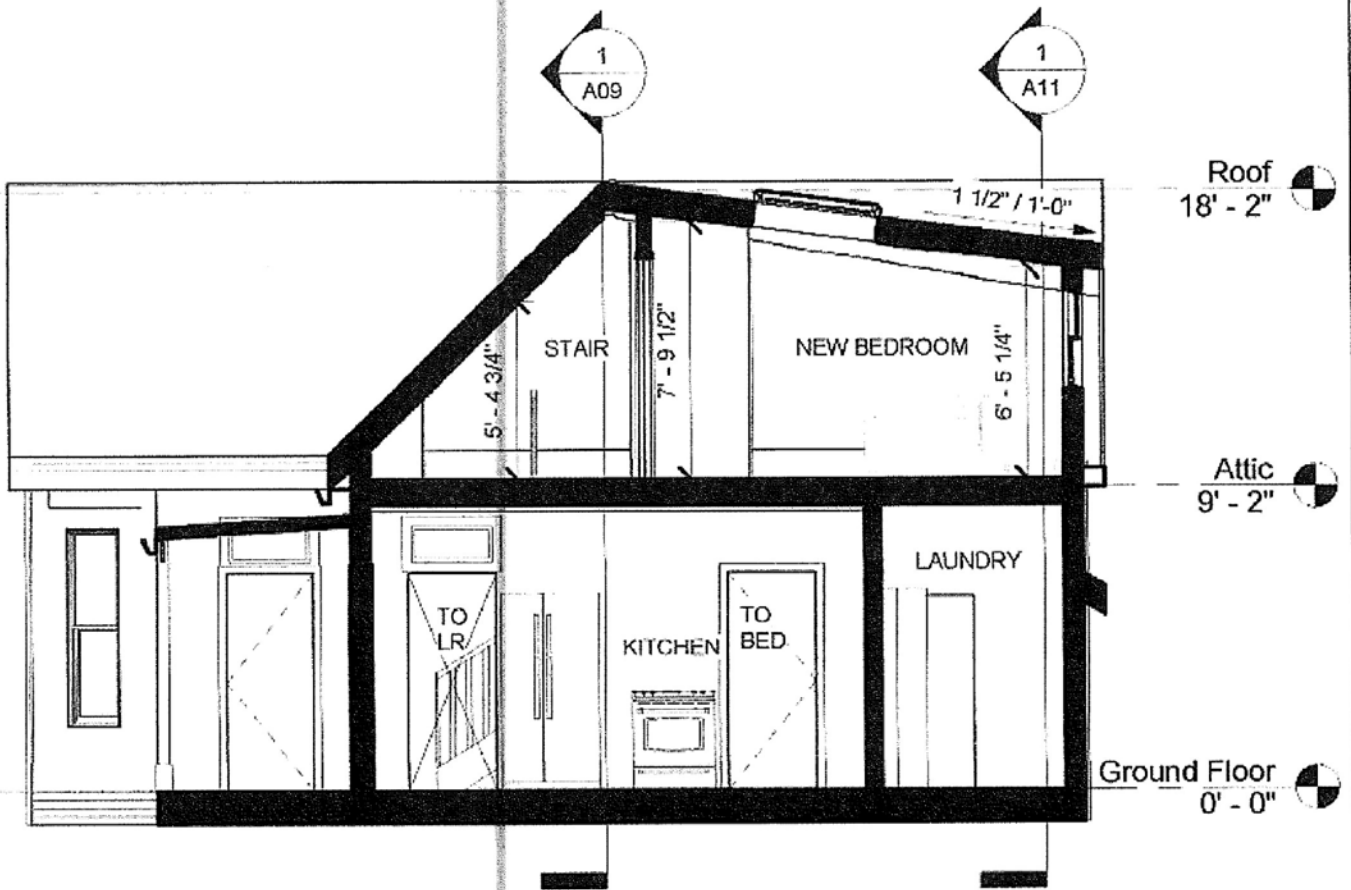


① Section 2
 3/16" = 1'-0"

NOT FOR
 CONSTRUCTION

BUILDING SECTION

Project number	Project Number	A09
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"

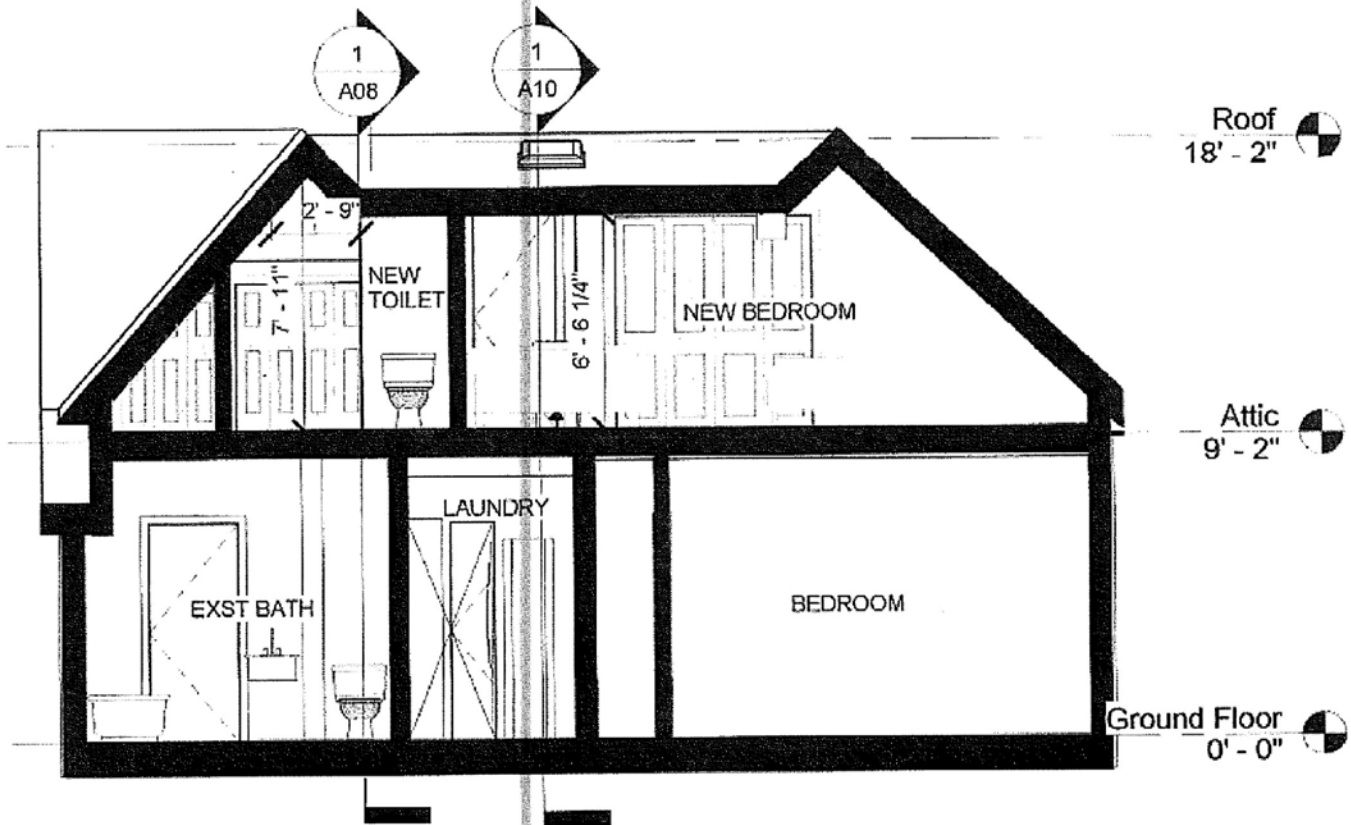


① Section 3
3/16" = 1'-0"

NOT FOR
CONSTRUCTION

BUILDING SECTION

Project number	Project Number	A10
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"

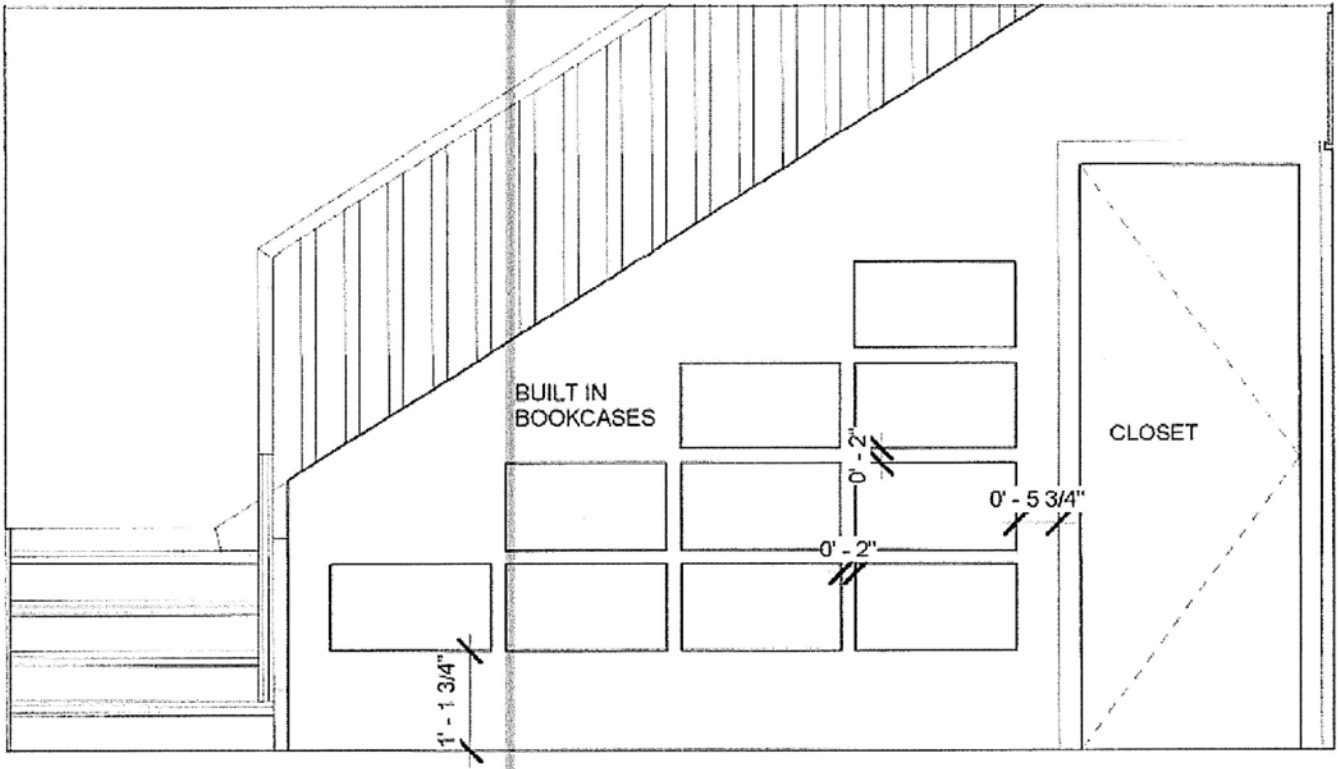


1 Section 4
3/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

BUILDING SECTION

Project number	Project Number	A11
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



① A
 1/2" = 1'-0"

**NOT FOR
 CONSTRUCTION**

INTERIOR ELEVATIONS

Project number	Project Number	A12
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale 1/2" = 1'-0"

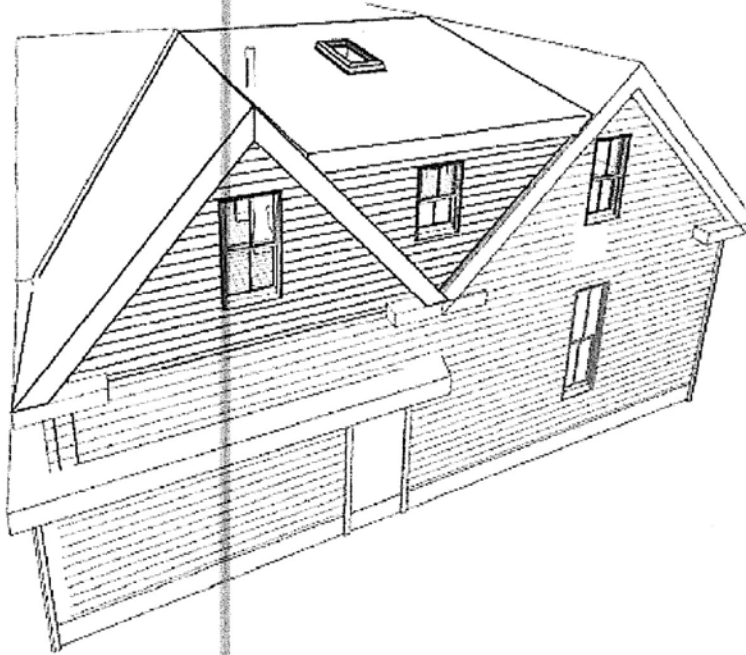
Room Finish Schedule

Name	Number	Area	Base Finish	Ceiling Finish	Floor Finish	Wall Finish
STORAGE	201	160 SF	WD TRIM	PTD GWB	WD FLRING	PTD GWB
BEDROOM	202	191 SF	WD TRIM	PTD GWB	WD FLOORING	PTD GWB
BATH	203	155 SF	TILE	PTD GBW	TILE	PTD GWB
CLST	204	43 SF	WD TRIM	PTD GWB	WD FLRING	PTD GWB

**NOT FOR
CONSTRUCTION**

SCHEDULES

Project number	Project Number	A13
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale



① PERSPECTIVE OF NEW DORMER

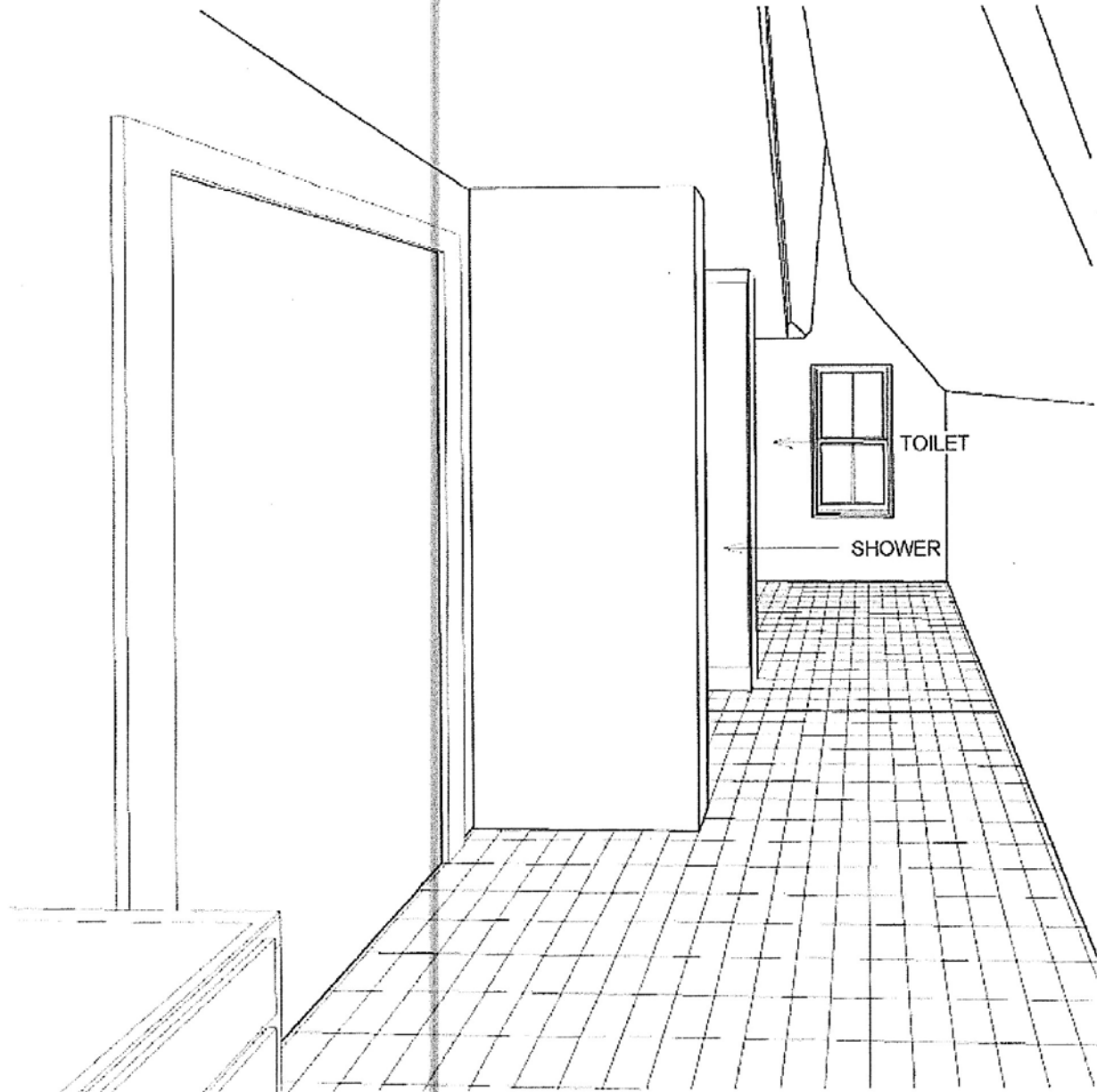
**NOT FOR
CONSTRUCTION**

PERSPECTIVE

Project number	Project Number
Date	1/4/15
Drawn by	Author
Checked by	Checker

A14

Scale



① VIEW OF NEW BATH

NOT FOR
CONSTRUCTION

PERSPECTIVE

Project number Project Number

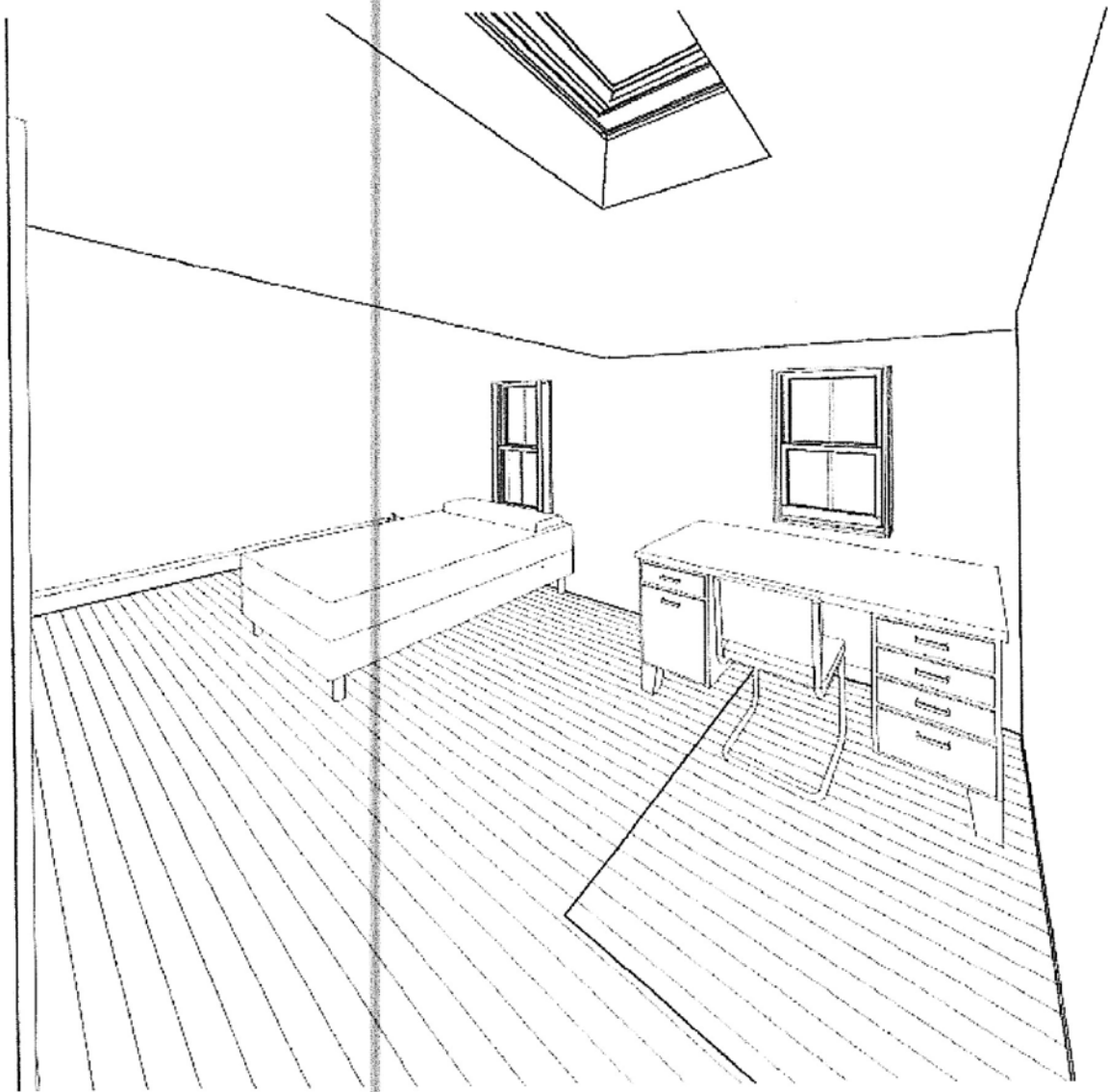
Date 1/4/15

Drawn by Author

Checked by Checker

Scale

A15

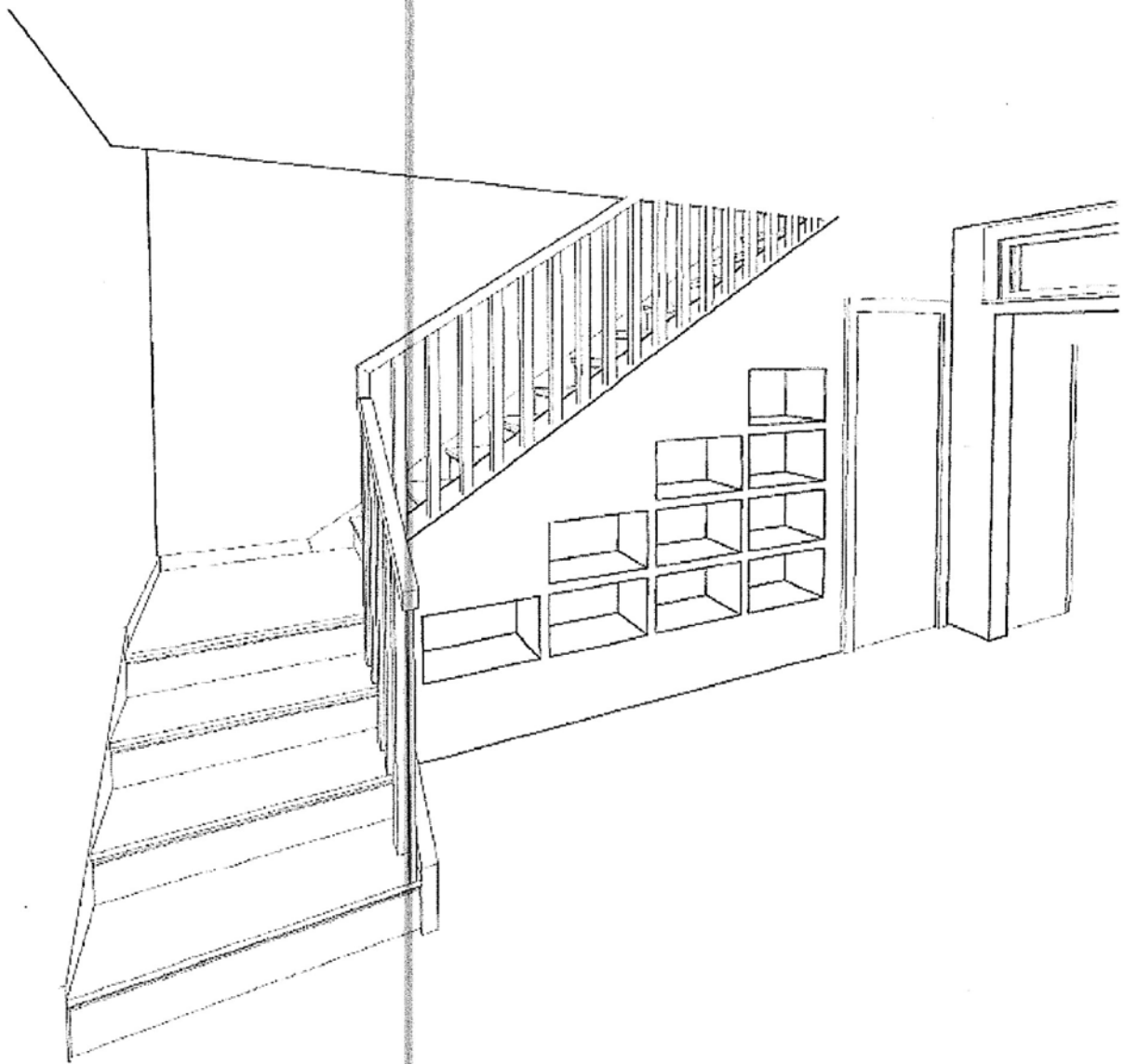


① VIEW OF NEW BEDROOM

**NOT FOR
CONSTRUCTION**

PERSPECTIVE

Project number	Project Number	A16
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	Scale



① VIEW OF STAIRS, BOOKCASE

NOT FOR
CONSTRUCTION

PERSPECTIVE

Project number Project Number

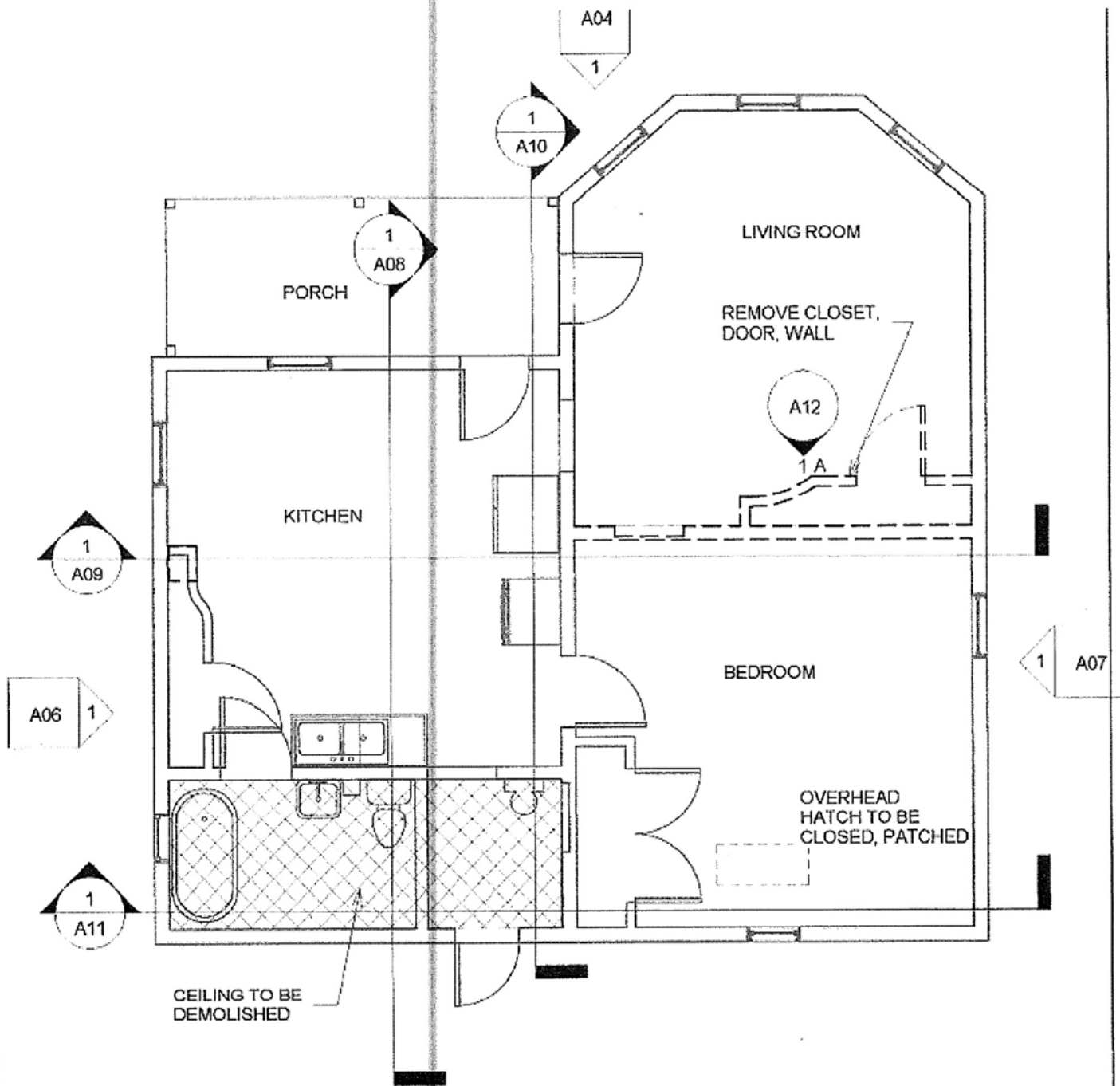
Date 1/4/15

Drawn by Author

Checked by Checker

Scale

A17



1 DEMO PLAN, GROUND
 3/16" = 1'-0"

**NOT FOR
 CONSTRUCTION**

DEMO PLAN, GROUND

Project number	Project Number	D01
Date	1/4/15	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"

SUMMARY

COA 17-95

330 S. Madison Street: Greater Prospect Hill Historic District
Petitioner: Reg Land

Contributing

IHSSI #: 105-055-54198

c. 1920



Background: The residence located at 330 S. Madison is a slightly altered, pyramid roof cottage that was constructed c. 1920. The house is located within the Greater Prospect Hill Historic District and is zoned RC-Residential Core.

Request: Removal of a deteriorated, no longer in use chimney stack before the installation of a new roof surface. A COA is not required for the installation of the new roof because the materials will be in kind.

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:

VI. Guidelines of an Existing Structure

B. Changes to the Public Way Façade

- Retain historical character-defining architectural features and detailing, and retaining on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.
- Prioritize the retention of the roof's original shape as viewed from the public way façade. Chimneys may be removed unless they are an outstanding characteristic of the property.

C. Removal of Original Materials

- Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, dormer windows, and gable end shingles.
- 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 removal of the chimney stack from the roof of 330 S. Madison. Staff feels that the chimney stack is a secondary feature to the current house, as it has lost a substantial amount of its original historic integrity and the chimney is no longer a central component of the historic feel of the structure. Staff has been in contact with Mark Dollase, Vice-President of Preservation Services at Indiana Landmarks, regarding his opinion on the removal of the chimney because Mark originally reviewed this project during the fall. Mark agrees that the chimney is a secondary component to the overall feel of the house and is supportive of its removal based on the level of structural degradation.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 17-95

Date Filed: December 22, 2017

Scheduled for Hearing: January 11, 2018

RECEIVED
DEC 22 2017
BY: RICE

Address of Historic Property: 330 S. Madison Street, Bloomington, IN 47403

Petitioner's Name: Reg W. Land

Petitioner's Address: 330 S. Madison Street, Bloomington, IN 47403

Phone Number/e-mail: 317-250-6655/ rland44@sbcglobal.net

Owner's Name: Reg W. Land

Owner's Address: 330 S. Madison Street, Bloomington, IN 47403

Phone Number/e-mail: 317-250-6655/rland44@sbcglobal.net

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. McPheeters PT, Lot 10

2. A description of the nature of the proposed modifications or new construction:
Remove brick chimney stack before new roof is installed. The chimney is on the south side of the house and has
very limited street visibilty from Madison Street and none from Prospect Street. The chimney has lost nearly all of its
masonry tuckpointing. The cost to rebuild will be excessive. The house now has a new furnace
and water heater, both of which are directly ventilated. The chimney now serves no purpose.

3. A description of the materials used.
The opening will be filled with new plank decking and covered with shingles by the roofing company when the
new roof is installed.

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.

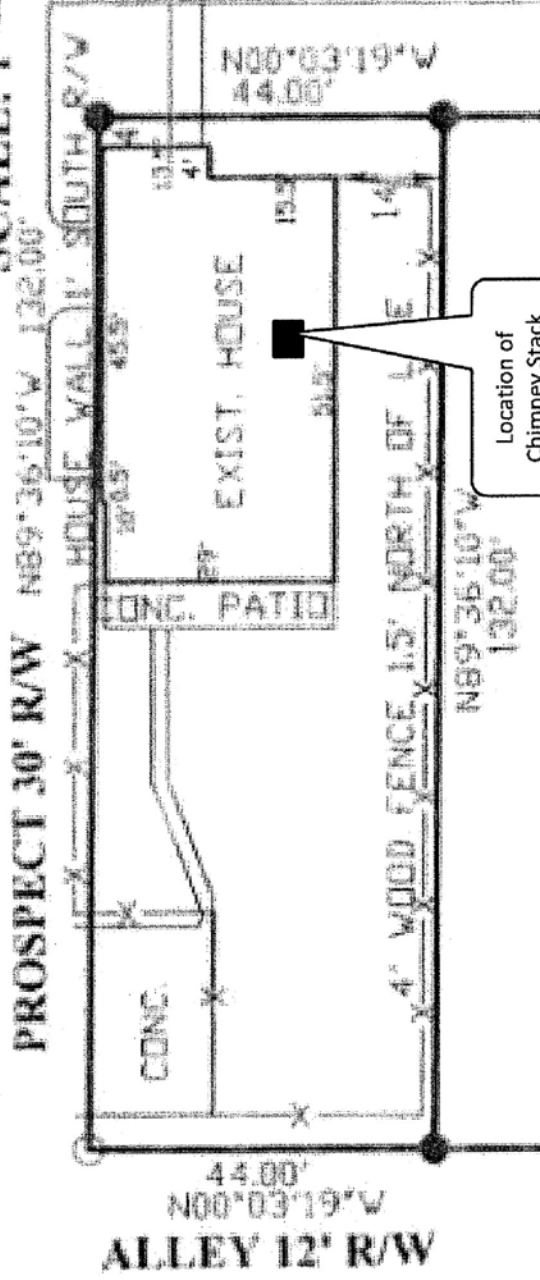
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.

15 30

SCALE: 1"=30'

MADISON AVE. 66' R



Location of Chimney Stack











SUMMARY

COA 17-96

208 N. Walnut Street (Faris Building): Courthouse Square Historic District
Petitioner: Kayla Maldonado

Notable

IHSSI #: 105-055-23067

c. 1895



Background: The property located at 208 North Walnut Street is a slightly altered, Italianate style commercial storefront building that was constructed c. 1895. The building is located in the Courthouse Square Historic District and is part of the Courthouse Square Downtown Overlay.

Request: Installation of a wooden sign above the door of Cup & Kettle Tea. The sign will be 40” tall and 80” wide. Lettering on the sign will be plexiglass and backlit with LED lights.

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 a 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 façade 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.

Recommendations: Staff recommends approving the design and installation the sign as proposed. Staff does not feel the sign detracts from the historic integrity of the building and the sign is compatible with other designs of signage in the Courthouse Square Historic District. The sign will be attached to the building in a way that will not damage the front face of the stone columns and will use pre-existing holes. The conduit line will be minimally invasive where it is attached to the top portion of the window frame.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 17-96

Date Filed: December 27, 2017

Scheduled for Hearing: January 11, 2018

RECEIVED
DEC 27 2017
BY: RKE

Address of Historic Property: 208 N. Walnut Street (Faris Building)

Petitioner's Name: Kayla Maldonado

Petitioner's Address: 2605 S Kendall Dr Bloomington, IN 47403

Phone Number/e-mail: 812-320-7512 / cupandkettletea@gmail.com

Owner's Name: CFC Properties

Owner's Address: 320 W. Eighth Street, Suite 200

Phone Number/e-mail: 812-332-0053 ron.walker@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 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. Please see attached.

2. A description of the nature of the proposed modifications or new construction:
Installation of a sign above the door of Cup & Kettle Tea to help attract customers on an automobile heavy main arterial roadway in downtown Bloomington. The sign will be 40" tall and 80" wide.

3. A description of the materials used.
The background will be made from wood and the lettering will be made out of plexiglass. The lettering will also be back lit with LED lights.

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.

Exhibit B

Faris Building
LEGAL DESCRIPTION

Part of In Lot Two Hundred Twenty-nine (229) in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Commencing 92 feet North of the Southwest corner of said In Lot, running thence North 40 feet; thence East 66 feet; thence South 40 feet; thence West 66 Feet to the place of beginning.

Also a part of In Lot Number Two Hundred Thirty (230) in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Commencing 92 feet North of Southwest corner of said lot, running thence East 4 feet; thence North 40 feet to an alley; thence West 4 feet; thence South 40 feet to the place of beginning.

Also, all the right, title, and interest held by the grantor in and to the North half of the North wall of the brick building situated immediately South of and adjacent to the real estate above described as being part of In Lot Number Two Hundred Twenty-nine (229), such interest being set out in a deed from Robert G. Hardy to Charles Ross and recorded in Deed Record No. 46, page 326, in the Recorder's Office of Monroe County, Indiana.





Existing electrical supply for signage

LED backlit letters

40"

80"

New electrical conduit. Will be routed inside window well and painted to match, in order to hide/camouflage it as much as possible. See next photo for more details



Sign depth
~2"

New electrical conduit. Will be routed inside window well and painted to match, in order to hide/camouflage it as much as possible.

Sign brackets. Will bolt into the side of the columns to prevent any damage to the front face of the stone. Brackets will be painted to match the white of the stone.

SUMMARY

COA 18-01

105-111 S. Walnut Street: Courthouse Square Historic District
Petitioner: Daniel Oh, OEI, Inc.

Contributing

IHSSI #: 105-055-23017

c. 1900



Background: The building located at 105-111 South Walnut Street is a severely altered commercial storefront with second story apartments that was constructed c. 1900. The building is located within the Courthouse Square Historic District and is part of the Courthouse Square Overlay. The second story is no longer used as apartments and has been converted to be an extension of the Trojan Horse Restaurant on West Kirkwood Avenue. The first floor continues to be business rental space.

Request: Repair, maintenance, and restoration of the existing original materials/fabric, which may include the following: cleaning of masonry (tuck pointing and painting as necessary) and siding, restoration of awnings, repair/restoration of existing windows, repair and painting of wood, cleaning and restoration of stone and metal structures, and/or repair of any wood rot, soffit, molding, and trim with replacements when necessary, such that the historical integrity of the structure is preserved.

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 a property shall be avoided.

Courthouse Square Historic District Design Guidelines

E. General Guidelines

- Deteriorated materials and / or features, whenever possible, should be repaired rather than replaced or removed.
- 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.
- Surface cleaning shall use the mildest method possible. Sandblasting, wire brushing, power washing or other similar abrasive cleaning methods may not be permitted.

2. Guidelines for Rehabilitation and Maintenance

a. Primary Facades

- The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.

b. Upper Façade Windows

- The original window design, elements and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced...Deteriorated or missing window elements and features (functional and decorative), should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration, and detail as closely as technically and economically feasible.
- Retrofitting existing frames and sash to allow for the insertion of an additional pane of insulating glass for storm window applications may be allowed in the alteration does not visually detract from the historic fabric of the original window.
- If it is demonstrated that original windows cannot be repaired, they should be replaced with windows that match the original in material, detail, profile, and dimension. If using the same material is not technically or economically feasible, the Commission may consider the use of replacement windows. The Commission may require the retention of some original windows, preferably in situ, to provide documentation of original conditions. Enlarging or reducing window openings for the purpose of fitting stock window sash or air conditioners will not be allowed.
- The number and arrangement of window panes in the sash design shall not be changed from the original.
- Some of these buildings have already lost their original windows or they have been filled over time. It is preferred that replacement windows for these properties be based on documentary evidence of the original windows.

c. Exterior Walls, General

- Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, architectural

details, and other character-defining features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.

- When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original or building period in material, color, texture, size, shape, profile and detail of installation.

Recommendations: Staff recommends approval of the restoration project as proposed. The restoration work is going to bring the building back to a more historic appearance, making it more compatible with other buildings in the historic district. The proposed work is going to be conducted using historic preservation best practices and the project will ultimately beautify a corner of one of the most visited historic districts in Bloomington.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
JAN 03 2018
BY: RKE

Case Number: COA 13-01

Date Filed: January 3, 2018

Scheduled for Hearing: January 11, 2018

Address of Historic Property: 105 - 111 S. Walnut St., Bloomington , IN 47408

Petitioner's Name: OEI, Inc. (Daniel Oh)

Petitioner's Address: PO Box 1611, Ames, IA 50010

Phone Number/e-mail: 515-735-2220

Owner's Name: OEI, Inc. (Daniel Oh)

Owner's Address: PO Box 1611, Ames, IA 50010

Phone Number/e-mail: 515-735-2220, daniel.oh@oeiinc.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. 013-33360-00 Original Plat Pt Lot 124 (southern portion)

2. A description of the nature of the proposed modifications or new construction:
Repair, maintenance, and restoration of the existing original materials/fabric, which may include the following: cleaning of masonry (tuck pointing and painting as necessary) and siding, restoration of awnings, repair/restoration of existing windows, repair and painting of wood, cleaning and restoration of stone and metal structures, and/or repair of any wood rot, soffit, molding, and trim with replacements when necessary, such that the historical integrity of the structure is preserved in accordance with Department of Interior standards. Other repair and restoration work as necessary, which may include weather proofing, sealing and standard insulation, and protective measures to preserve the longevity of the building. Please see the attached drawings for additional and more detailed information about work that may be performed in the course of the repair/restoration.

3. A description of the materials used.
Material to match and properly coordinate with existing fabric.

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.

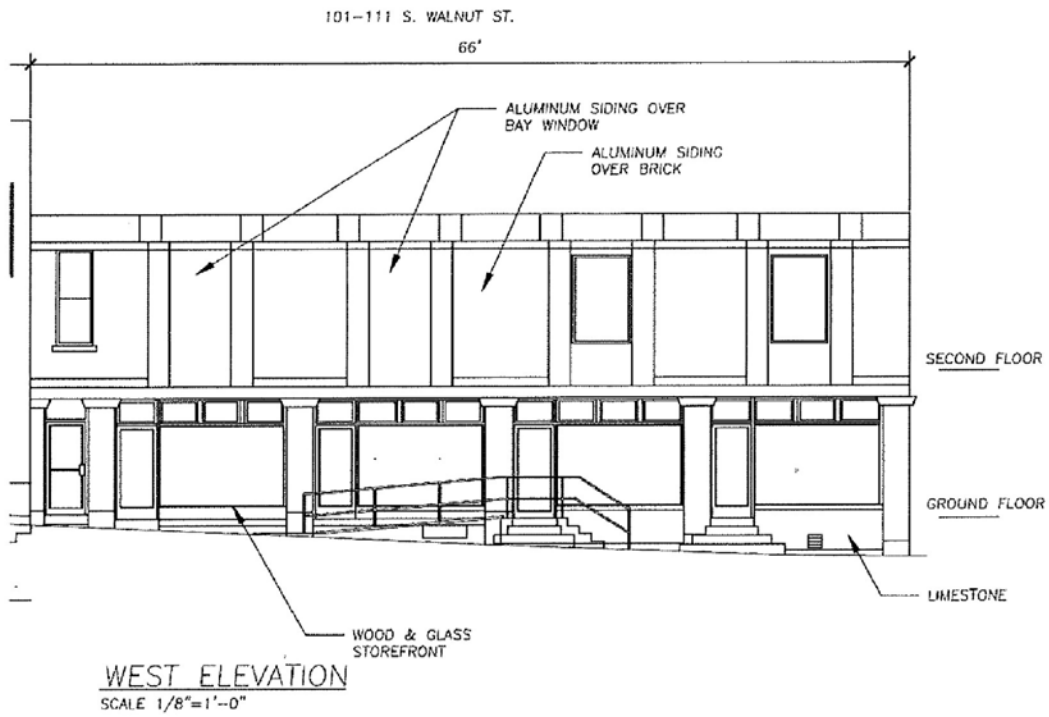
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.

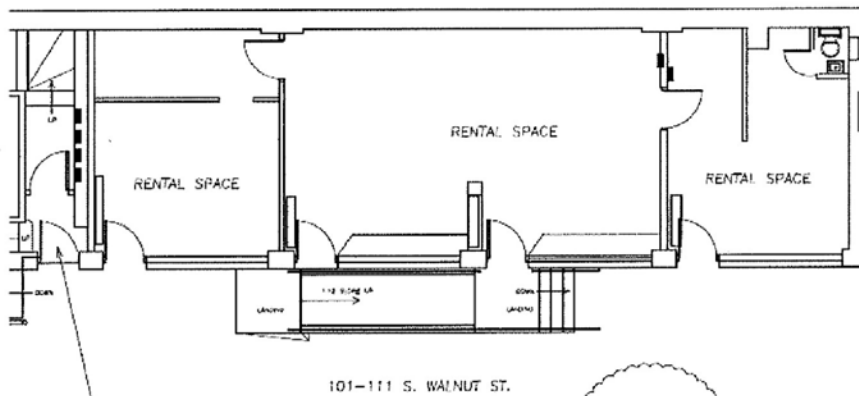
HPC Review

The project was on the agenda of the Bloomington Historic Preservation Commission, Thursday, August 10, 2017; B. COA-17-57. Progress on the project was reviewed at the HPC meeting on December 14th and it was agreed that the plan is in keeping with the district guidelines.

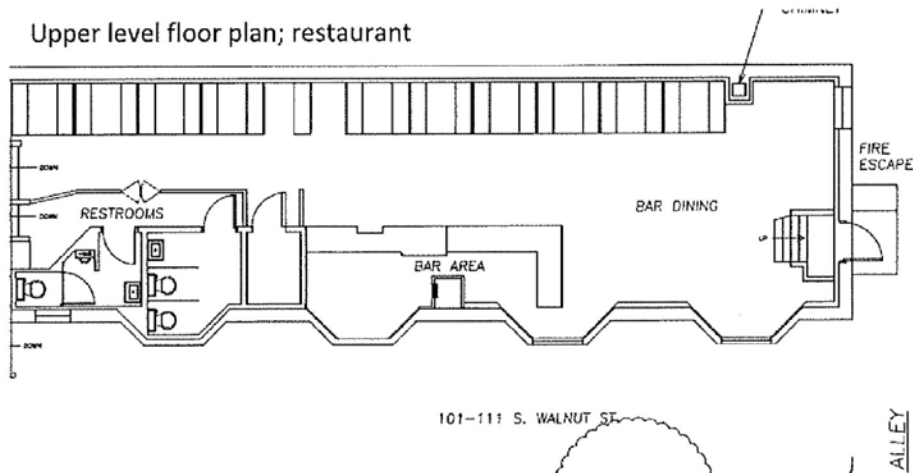
Façade as is—prior to restoration



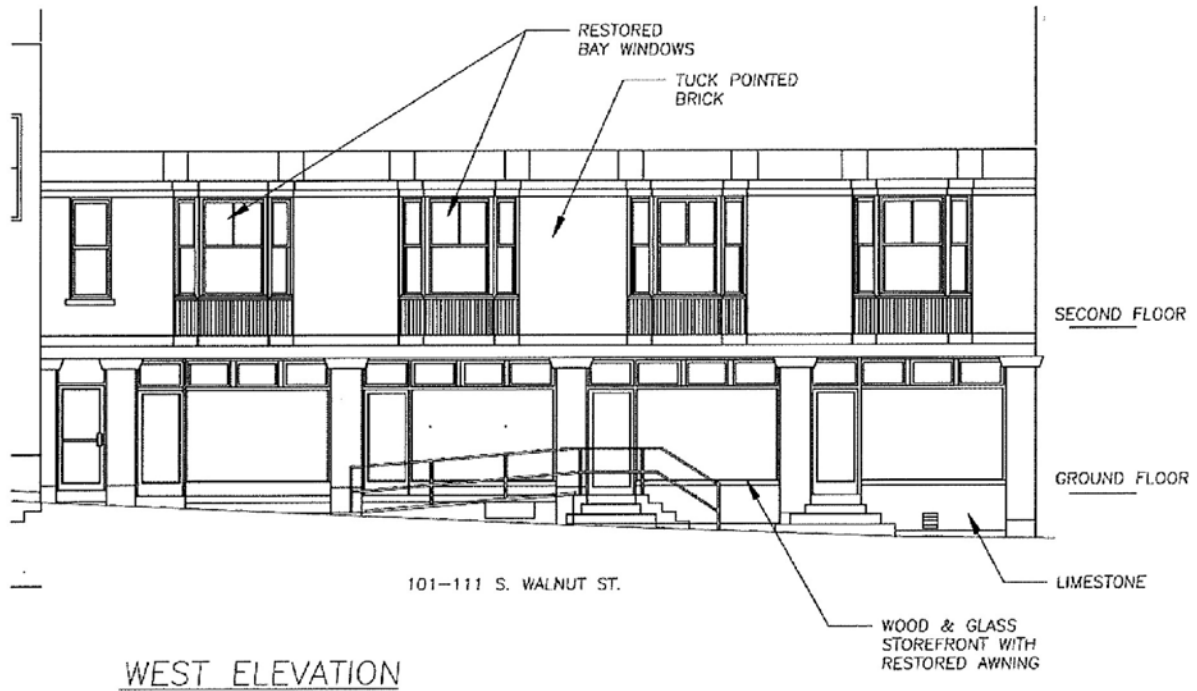
Lower level floor plan; retail/office



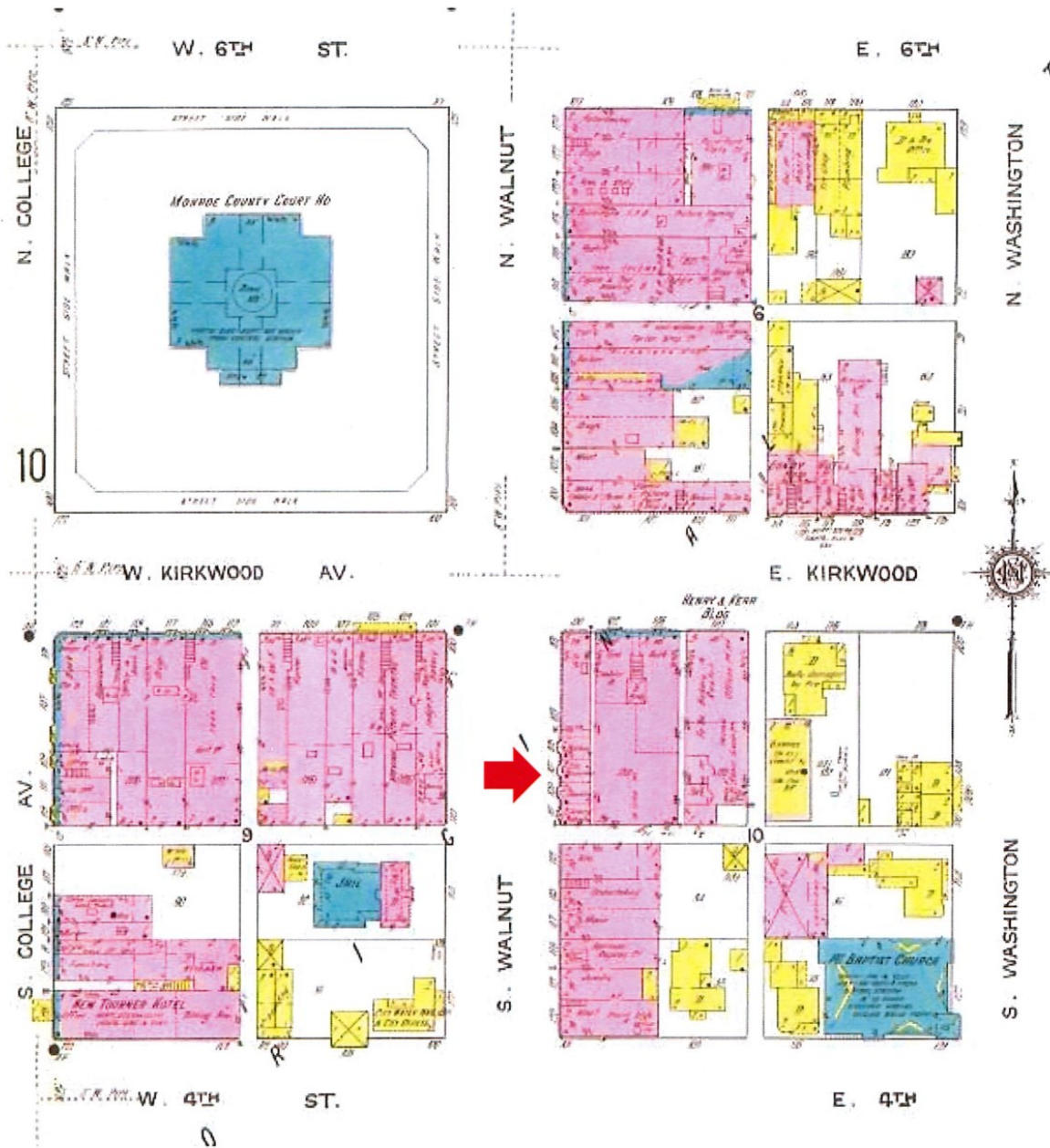
Upper level floor plan; restaurant



Façade as complete—after restoration



Location map within Courthouse Square Historic District - subject indicated by red arrow



Historical Photographs



Important details of the bay windows, wood framing, brick walls and stone trim can be seen in this photo.



Photograph from prior to removal of aluminum siding (2017)



The South Walnut Street buildings storefront were built as a series of small shops as indicated on the Sanborn map. The four bay windows, centered over the original storefront doors and glass, are unique for Bloomington. Restrooms for the restaurant are behind the two bay windows on the left side of the photograph. It is possible to see some of the original bay window sash behind a cupboard door in the men's room.

Photographs since removal of siding





105-111 South Walnut Street

1. The aluminum siding has been removed from one wall section and the south portion of the bay window. The soffit has been removed to expose a sub-soffit of plywood. The historic photo shows a plain soffit and fascia with small molding trim at the inside corners, so this may still exist beneath the exposed sub-fascia.
2. The brick has a beige paint coating, which may be the same coating that the stucco received.
3. Mortar joints on the brick are eroded, appearing to be half an inch or more recessed behind the face of the brick. In some places, the mortar joint has been completely filled.
4. A surprise is a row of ashlar limestone laid on top of the steel beam and under the brick.
5. The wood furring strips are in good condition, showing no signs of rot or termites.
6. The original wood window frame and sash are intact. The wood sill may have been trimmed back when the siding was installed. We may expect to find that all of the windows were left in place when the aluminum siding was installed.

7. The vertical car siding has peeling paint and some signs of rot from moisture. The drip edge between the vertical siding and the horizontal band board was trimmed flush when the siding was installed.
8. A steel channel rests on the limestone cap and looks very good with a fresh coat of paint.



Additional Notes – November 6, 2017

1. Siding has been removed from the remainder of the second story of 103-111 South Walnut. The wood bay windows are still intact and the brick appears to be in good condition. It appears that the original windows were left in place when compared to the historic photographs.
2. The brick has been painted in all locations, but the coating is failing and may contain lead based paints. Removal of the paint coating will be necessary to perform tuck pointing.



The damage to the brick in the center of the building corresponds to the location of the projecting sign in the historic photograph. Note that the far right window has a vertical muntin on the upper and lower sash, whereas the next two bay windows do not have this muntin. Because the roof membrane terminates with the fascia, removal of the metal covering will be delayed till spring.



This photograph shows the condition of the wood trim and siding at the bay windows. It is a very simple trim consisting of "car siding" below and simple boards for the casing of the windows. Depending upon the condition of the wood, replacement with new materials may be considered to avoid lead paint issues. The sash and frames of the windows appears to be in good condition. It is recommended that the windows be removed for restoration off-site during the winter months.

If the glass is intact, it should be preserved. However, because there are restrooms behind these windows, a black-out panel should be installed before the windows are reinstalled in the building.

The two aluminum framed plate glass windows should be replaced with new windows similar to the historic windows as part of the restoration work on the façade.

The brick can be cleaned of paint coatings with paint removal products such as "Peel-Away" or similar paint removal products available at local paint stores. The brick will require tuck pointing with a lime mortar. Painting of the brick may be necessary to prevent moisture migration to the interior.

53-05-33-310-056.000-005

General Information

Parcel Number 53-05-33-310-056.000-005
Local Parcel Number 013-33360-00
Tax ID:

Routing Number 33.46 -0091.000

Property Class 429 Other Retail Structures

Year: 2017

Location Information

County Monroe
Township BLOOMINGTON TOWNSHIP
District 005 (Local 005)
School Corp 5740
MONROE COUNTY COMMUNITY
Neighborhood 53005076-005
38 BLOOMINGTON CITY - DOWN

Section/Plat

Location Address (1) 100 E 5th ST
Bloomington, IN 47404

Zoning

Subdivision

Lot

Market Model 429 - Other Retail Structures

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved, Sidewalk
Neighborhood Life Cycle Stage Other

Printed Thursday, April 6, 2017

Review Group 2017

Data Source N/A

Collector

Appraiser 06/03/2016 KS

100 E 5th ST

Ownership

OEI INC
PO BOX 175
BLOOMINGTON, IN 47402-0175

Legal

ORIGINAL PLAT PT LOT 124

429, Other Retail Structures

Transfer of Ownership

Date Owner
11/08/1990 OEI INC
07/03/1978 OH, MOON SANG & D
01/01/1900 USHAKOW, WLATER
01/01/1900 UNKNOWN

38 BLOOMINGTON CITY - 1/4

Notes

9/8/2016 2017-FIELD REVIEW: 2017/18 -- NO CHANGE 9/8/2016 KS/ES
2/25/2016 2016-TRENDING: 16/17 - APPLIED 1.25 MARKET FACTOR. KS/JH 2/25/16
17/2016 TIF: STATE TIF DISTRICT 004 - BC-DOWNTOWN ORIGINAL
2/25/2013 2013-TRENDING: 2013/2014 TRENDING-- CHANGED EFF YR FROM 1985 TO 1991. 02/25/13 KS/SJ

Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2017, 2016, 2015, 2014, 2013. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

Land Data (Standard Depth: Res 100', Cl 100')

Table with columns: Land Pricing Soil Method ID, Act Front, Size, Rate, Ext. Value, Infli. %, Res Market Value, and Value.

Land Computations

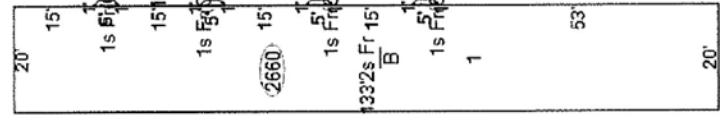
Calculated Acreage 0.08
Actual Frontage 0
Developer Discount
Parcel Acreage 0.08
81 Legal Drain NV 0.00
82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.08
Total Acres Farmland 0.08
Farmland Value \$0
Measured Acreage 0.00
Avg Farmland Value/Acre 0.0
Value of Farmland \$0
Classified Total \$0
Farm / Classified Value \$0
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$0
CAP 2 Value \$0
CAP 3 Value \$130,400
Total Value \$130,400

General Information		
Occupancy	C/I Building	Pre. Use
Description	C/I Building C 01	Dining/Lounge
Story Height	2	Pre. Framing
Type	N/A	Pre. Finish
		Finished Open

Wall Type	SB	B	1	U
Heating	1(306')	1(306')	1(309')	1(309')
A/C	2660 sqft	2660 sqft	2676 sqft	2676 sqft
Sprinkler	2394 sqft	2660 sqft	2275 sqft	2275 sqft

Plumbing RES(C)		Roofing	
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	0
Total	0	0	0

Exterior Features		Area	Value
Description			



Pricing Key	GCM	GCM	GCM	GCM	GCM
Use	DINING	UTLSTOR	DINING	DINING	GENRET
Use Area	2394 sqft	266 sqft	2261 sqft	266 sqft	399 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft
Use %	90.0%	10.0%	85.0%	85.0%	15.0%
Eff Perimeter	306'	306'	306'	306'	306'
PAR	12	12	12	12	12
# of Units / AC	-1	-1	-1	-1	-1
Avg Unit szldpth	-1	-1	-1	-1	-1
Floor	B	B	B	B	1
Wall Height	9'	9'	9'	10'	10'

Base Rate	Frame Adj	Wall Height Adj	Dock Floor	Roof Deck	Adj Base Rate	BPA Factor	Sub Total (rate)	Interior Finish	Partitions	Heating	A/C	Sprinkler	Lighting	Unit Finish/SR	GCK Adj.	S.F. Price	Sub-Total	Unit Cost	Elevated Floor	Total (Use)
\$100.91	(\$9.02)	(\$1.67)	\$0.00	\$0.00	\$90.22	1.00	\$90.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90.22	\$90.22	\$0.00	\$0.00	\$215,987
\$46.33	(\$7.88)	\$0.00	\$0.00	\$0.00	\$38.45	1.00	\$38.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38.45	\$38.45	\$0.00	\$0.00	\$10,228
\$119.83	(\$6.99)	(\$6.68)	\$0.00	\$0.00	\$104.16	1.00	\$104.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$104.16	\$104.16	\$0.00	\$0.00	\$271,523

Building Computations	
Sub-Total (all floors)	\$783,743
Racquetball/Squash	\$0
Theater/Balcony	\$0
Plumbing	\$25,600
Special Features	\$0
Exterior Features	\$0
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$809,343
Quality (Grade)	\$809,344
Location Multiplier	0.94
Repl. Cost New	\$760,782

Special Features		Other Plumbing	
Description	Value	Description	Value
Racquetball/Squash	\$0		
Theater/Balcony	\$0		
Plumbing	\$25,600		
Special Features	\$0		
Exterior Features	\$0		

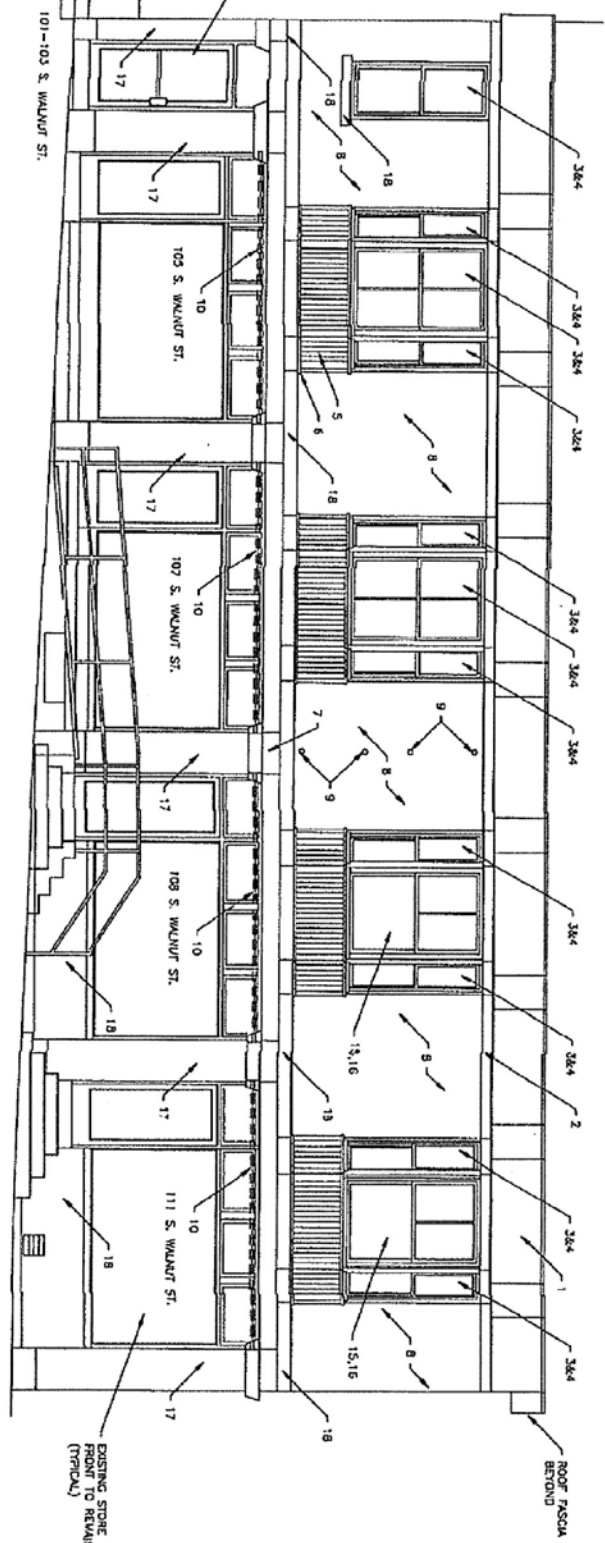
Summary of Improvements

Description	Res Eligible	Story Height	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC %	Nbhd	Mrkt Value	Improv Value
1: C/I Building C 01	0%	2	1975	1991	26	A	\$760,782	0.94	\$760,782	\$760,782		62%	\$289,100	0%	100%	1.00	1,2500	\$361,400
													Total all pages			\$361,400		

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	DINING	GENOFF	GENRET
Use Area	1338 sqft	268 sqft	669 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	50.0%	10.0%	25.0%
Eff Perimeter	309'	309'	309'
PAR	12	12	12
# of Units / AC	-1	-1	-1
Avg Unit sz/dpth	-1	-1	-1
Floor	2	2	2
Wall Height	10'	10'	10'
Base Rate	\$115.21	\$111.71	\$94.21
Frame Adj	(\$5.77)	(\$6.71)	(\$7.85)
Wall Height Adj	(\$3.34)	(\$4.34)	(\$3.34)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$106.10	\$100.66	\$83.02
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$106.10	\$100.66	\$83.02
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$106.10	\$100.66	\$83.02
Sub-Total	\$0.00	\$0.00	\$0.00
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$141,962	\$26,977	\$55,540

Special Features		Exterior Features	
Description	Value	Description	Value
Other Plumbing			
Description	Value		

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mirkt	Improv Value	
Total (Use)	\$141,962		\$26,977	\$55,540					\$19,966											



WEST ELEVATION
SCALE 1/8"=1'-0"

RESTORATION SCOPE OF WORK

1. EXISTING ALUMINUM FRAMA AND SORTIT TO REMAN
2. RESTORE DAMAGED FRAMA BOARD BELOW SORTIT
3. REMOVE WINDOW FRAMES AND SASH FOR RESTORATION OFF-SITE. RESTORATION INCLUDES:
 - A. STRIP OFF PAINT & GLAZING COMPOUND
 - B. REPAIR TO DAMAGED OR ROTTED WOOD MEMBERS
 - C. REPLACING SASH AND PROVIDING BLACK OUT PANELS
 - D. REPLACEMENT OF SILLS, SASH COORDS AND WEIGHTS
 - E. FINISHING
4. REPAIR OR REPLACE WINDOWS IN ORIGINAL LOCATION
5. REPLACE OR REPAIR DAMAGED OR ROTTED TERRAZZO WOOD CAR SILING
6. RESTORE MISSING BASE TRIM AND GRIP EDGE
7. REPLACE DAMAGED LIMESTONE PIECE
8. CLEAN EXISTING ALUMINUM AND GLASS WINDOW AND POINT MORTAR JOINTS
9. REMOVE CUT-OFF SIGN SUPPORTS AND REPLACE DAMAGED BRICK
10. RESTORE FINISHES USING SALVAGED HARDWARE WITH NEW LATH
11. EXISTING ALUMINUM AND GLASS DOOR TO REMAN
12. RESTORE DOOR TO ORIGINAL CONDITION
13. REPAIR FIRE ESCAPE LADDER AND PLATFORM AS EXISTING
14. REPLACE EXHAUST FAN FOR FIRE DEPARTMENT
15. CLEAN EXISTING ALUMINUM AND GLASS WINDOW AND PAINT TO MATCH EXISTING WINDOW
16. PROVIDE APPLIED LININGS TO REPLICATE WOOD BAY
17. CLEAN BRICK PERS AND THICK POINT. REPLACE MISSING WOOD TRIM AT JUNCTION WITH EXISTING WOOD STROGEMAN
18. DISTING LIMESTONE TO REMAN

OUTLINE SPECIFICATIONS

1. DRAINAGE OF WASTEWATER: USE LOW PRESSURE WATER AND SEWER. COLLECT WASTE WATER AND DISPOSE OF IN SEWERY SYSTEM.
2. PAINT REMOVAL: USE "TELEMAX" PROPRIETARY WASTEWATER CLEANER TO REMOVE PAINT FROM BRICK. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION. DWELL TIME: 15-30 MINUTES. USE BRUSH AND SCRAPE TO REMOVE LOOSE MORTAR UNTIL COOL. FROM WORKING IS FOUND, APPLY TYPE MORTAR. TUCK POINTING: USE LEAD AND ZINC PASTE TO REPAIR MORTAR JOINTS. SEE WWW.DUOHOUSES.COM FOR ADDITIONAL INFORMATION. FRESH AIR: USE 6" PIPE OR EQUIVALENT TO PROVIDE FRESH AIR TO INTERIOR. DIRECTED BY OWNER'S REPRESENTATIVE. PREPARE NEW WOOD WITH CUPRENOL WOOD PRESERVATIVE BEFORE APPLYING PAINT COATINGS.
3. WINDOW GLAZING: REMOVE GLAZING POINTS AND DAP "3" GLAZING COMPOUND. CLEAN WOOD SASH OF ALL PAINT AND COMPOUND AND WOOD SURFACES. WOOD SURFACES IS AT SAME LEVEL AS INTERIOR WOOD. ALLOW TO CURE BEFORE PAINTING.
4. WOOD REPAIR: USE AARON "LIQUIDWOOD" OR WOODGLOX PRODUCT ON SORTED OR PARTIALLY MISSING WOOD. SEE WWW.AARONWOOD.COM FOR MORE INFORMATION. EXISTING OF BUILDING.
5. LIMESTONE: LOCALLY QUARRIED INDIANA COLICCI PITCHED FACE.
6. WINDOW GLAZING: REMOVE GLAZING POINTS AND DAP "3" GLAZING COMPOUND. CLEAN WOOD SASH OF ALL PAINT AND COMPOUND AND WOOD SURFACES. WOOD SURFACES IS AT SAME LEVEL AS INTERIOR WOOD. ALLOW TO CURE BEFORE PAINTING.
7. WOOD REPAIR: USE AARON "LIQUIDWOOD" OR WOODGLOX PRODUCT ON SORTED OR PARTIALLY MISSING WOOD. SEE WWW.AARONWOOD.COM FOR MORE INFORMATION. EXISTING OF BUILDING.
8. LIMESTONE: LOCALLY QUARRIED INDIANA COLICCI PITCHED FACE.

* BRICK TO BE PAINTED WHITE. IF OLD PAINT COULDN'T BE QUANTITATIVELY REMOVED, WASTEWATER IS FOUND TO BE TOO SOFT OR PAINT IS TOO THICK, WASTEWATER AND REQUIRE PAINT TO ACT AS A BARRIER TO PREVENT WASTEWATER FROM PENETRATING THE BRICK'S PORE FABRIC.

David P. Walter
Architect
208 N. PETER ST.
BLOOMINGTON, IN 47404
812-555-0033
dwalter@indiana.edu



105-111 S. WALNUT ST.
BLOOMINGTON, INDIANA
Project Title
RESTORATION SCOPE OF WORK AND SPECIFICATIONS
Sheet Title

Drawn By DPM	Created By DPM
Scale 1/8"=1'-0"	Revision None
Code File Name 105-111-2018	
Drawing File Number 105-111-2018	
Project Number 105-111-2018	
Sheet Number A-1	
of 1 Sheets	













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AMERICAN FUTONS & GALLERY

Medicine Health
& Hygiene
101 - 103 - 105

105

101 - 103





109

107

S & GALLERY









Demolition Delay 17-22

1209 S. Pickwick Drive
Petitioner: Loren Wood

Contributing

IHSSI #: 105-055-61442

c. 1960



Background: The house located at 1209 South Pickwick Drive was a slightly altered, ranch style house that was constructed c. 1960. Unfortunately, the house was demolished after plans for an addition were determined to be infeasible after severe structural deterioration was found in the existing house. Plans have been implemented to construct a new house on the property.

Request: Retroactive request for full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application for the time it is forwarded to the Commission for review. Commission staff received the application on December 20, 2017. The BHPC may thus employ demolition delay for 90 days from the date, and may request an additional 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 denying the retroactive request for full demolition. Based on existing pictures of the structure prior to demolition, it retained enough historic integrity to warrant inclusion in a larger historic district if it were ever proposed for this neighborhood.

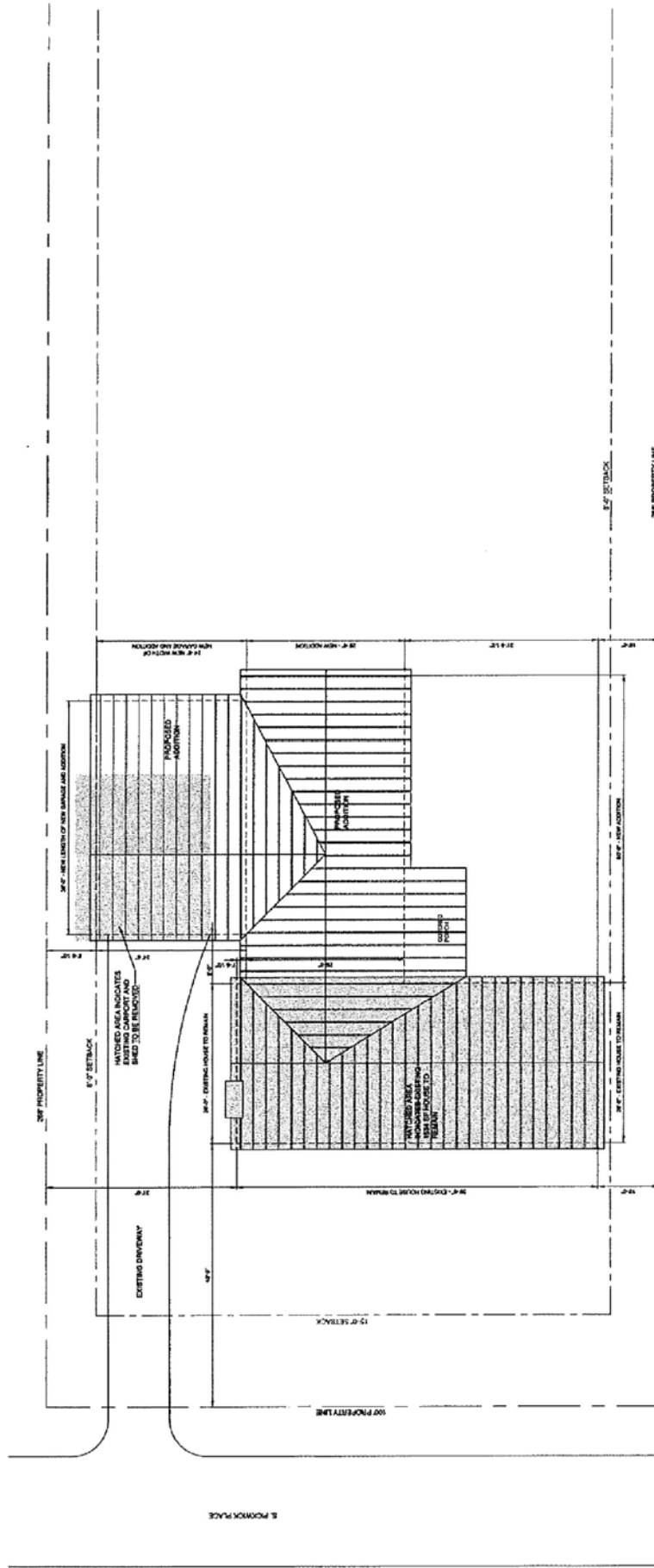
*Note: Plans included in the packet are for the original addition work, not for the reconstruction of the house.

PICKWICK RENOVATION & ADDITION

PROJECT NUMBER 1209 DECEMBER 4, 2017

DRAWING SET INDEX

- S.1 COVER / INDEX / SITE PLAN
- A.1 FOUNDATION / FLOOR FRAMING PLAN
- A.2 FLOOR PLAN
- A.3 ROOF FRAMING PLAN
- A.4 EXTERIOR ELEVATIONS
- A.5 BUILDING SECTIONS
- A.6 FINISH DETAILS
- A.7 BUILDING SECTIONS

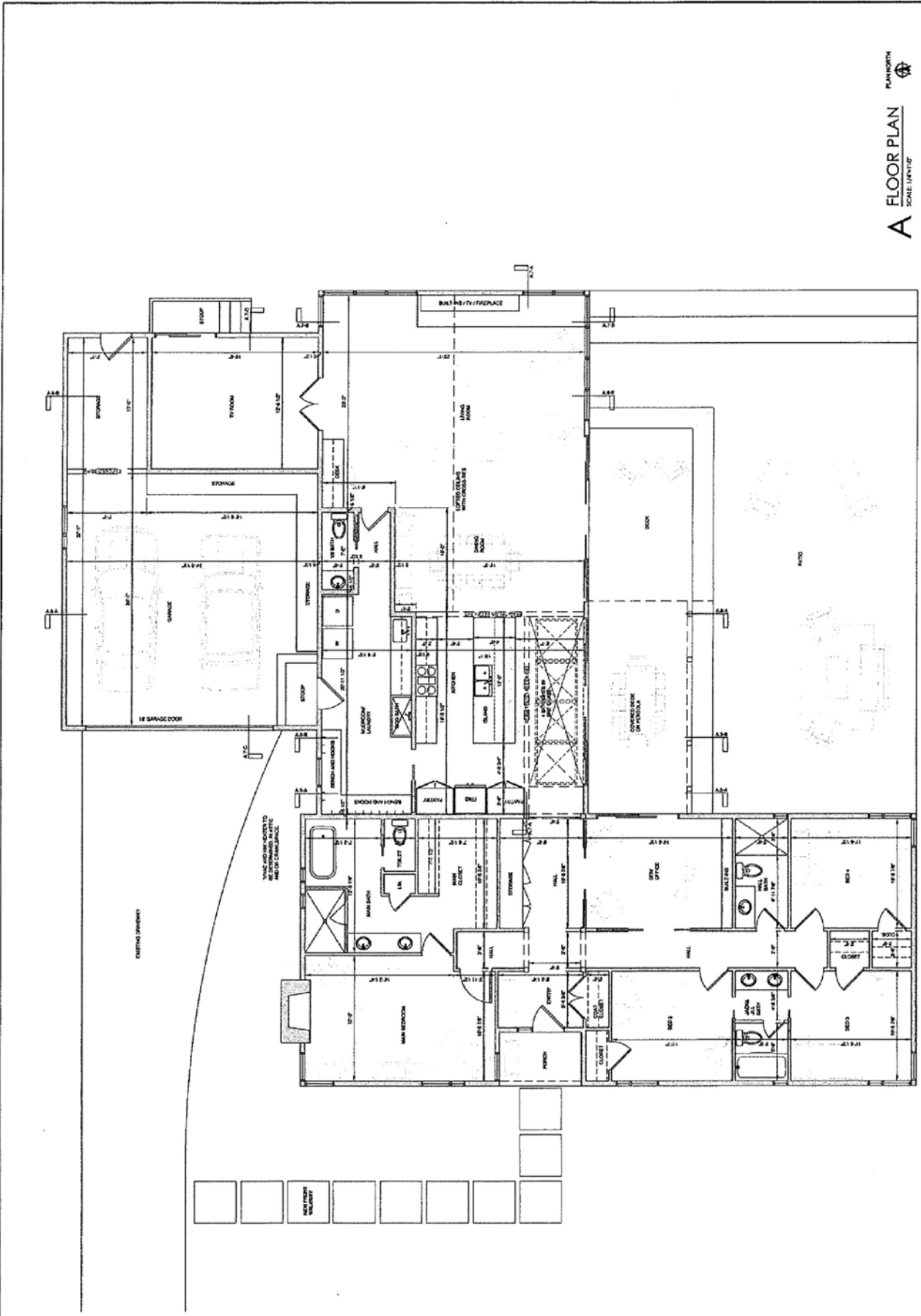


A SITE PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

Susan Yelley Interiors BLOOMINGTON, INDIANA 812.340.1388 susan@susanyelleyinteriors.com	L. NOGGLE DESIGNS Architectural Design PH 612.377.9455 lnozzle@lnozzle.com	REVISIONS: INDIANA	RENOVATION & ADDITION PICKWICK HOUSE 1209 S. PICKWICK BLOOMINGTON
PROJECT: SPEC CLIENT: 1209 DATE: 12.4.17		COVER: SITE PLAN <h1>S.1</h1>	

A FLOOR PLAN
 SCALE 1/4"=1'-0"
 PLAN NORTH



susan yelley interiors
 812.340.1388
 812.331.7959
 susan@susanyelleyinteriors.com
 BLOOMINGTON, INDIANA

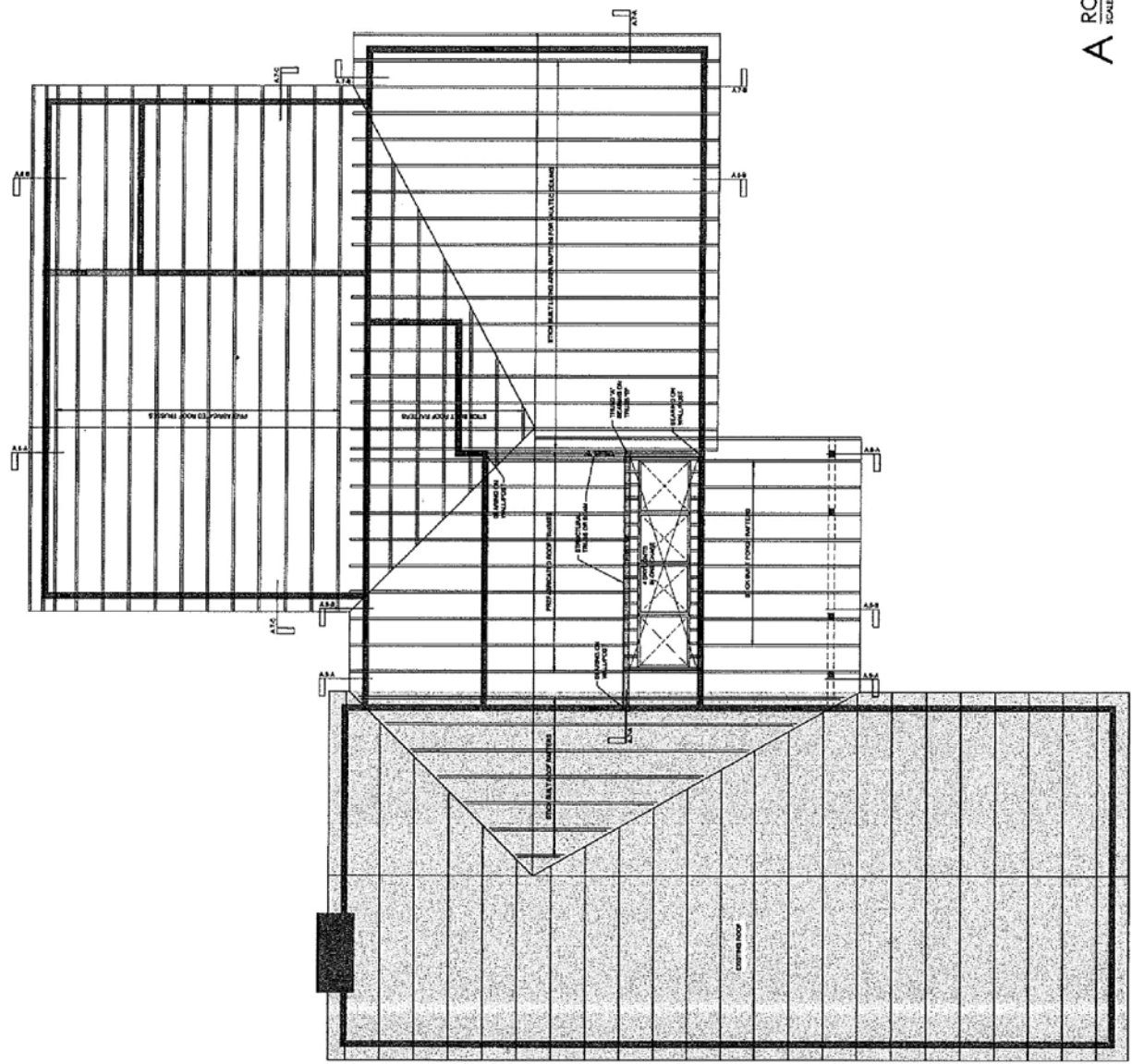
L. NOGGLE DESIGNS
 Architectural Design
 812.331.7959
 lnozzle@lnozzle.com
 PH 812.331.7959

REVISIONS:

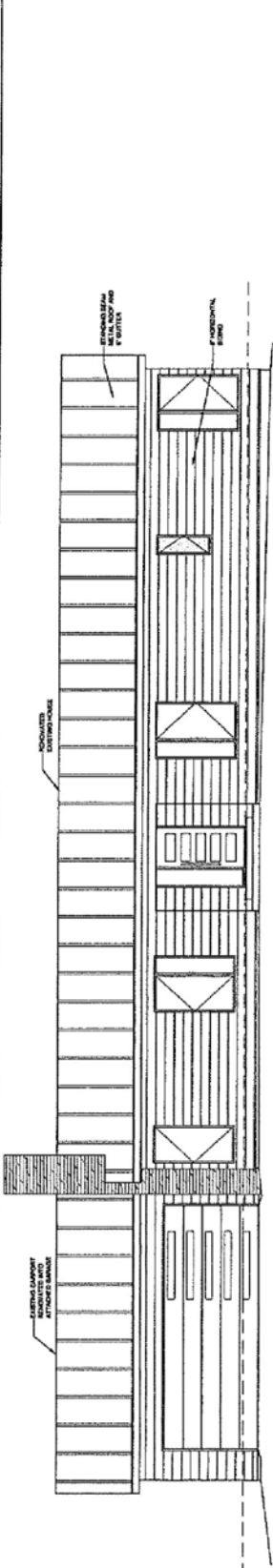
INDIANA
PICKWICK HOUSE
 RENOVATION & ADDITION
 1209 S. PICKWICK
 BLOOMINGTON

PROJECT: SPEC
 CLIENT: T207
 DATE: 12.4.17

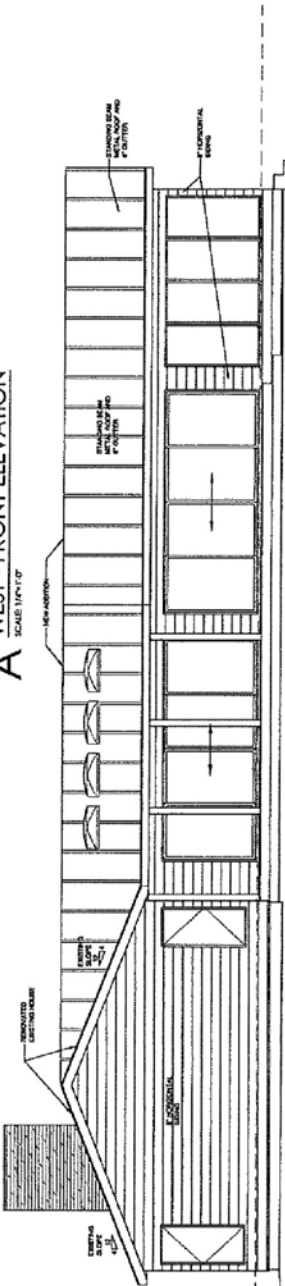
ROOF FRAMING PLAN
A.3



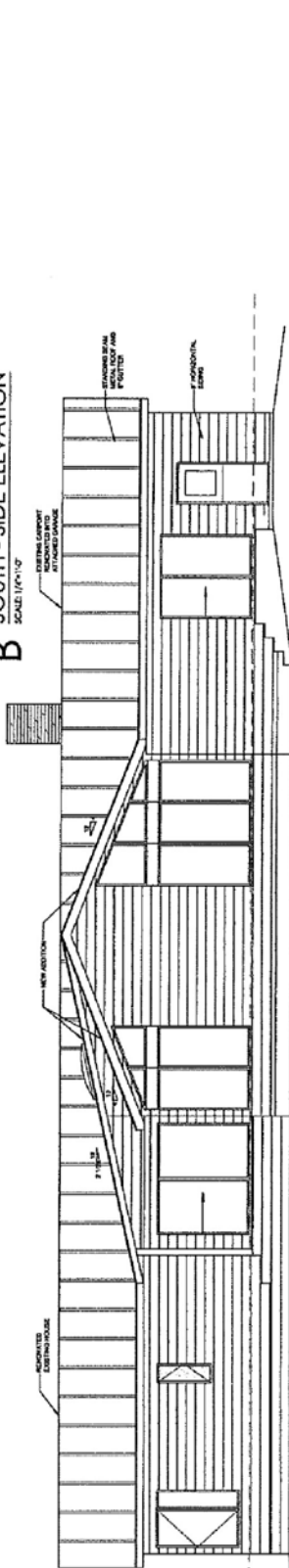
A ROOF FRAMING PLAN
 SCALE: 1/8"=1'-0"
 PLAN NORTH



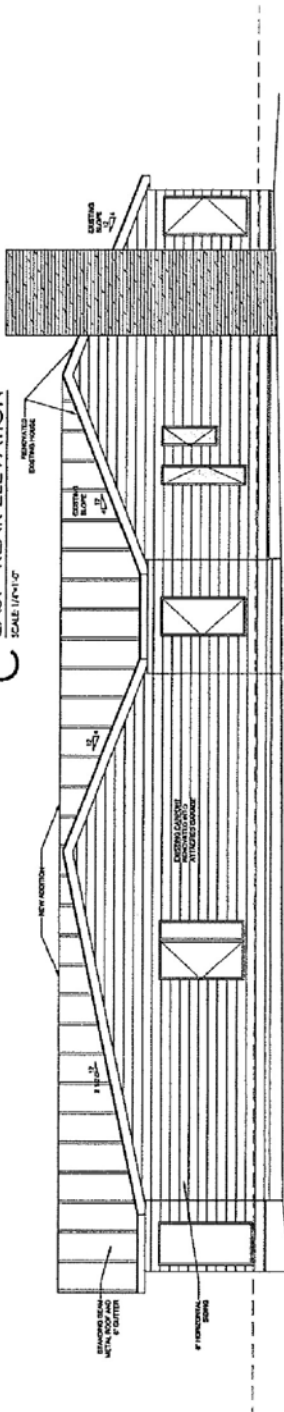
A WEST - FRONT ELEVATION
 SCALE 1/4\"/>



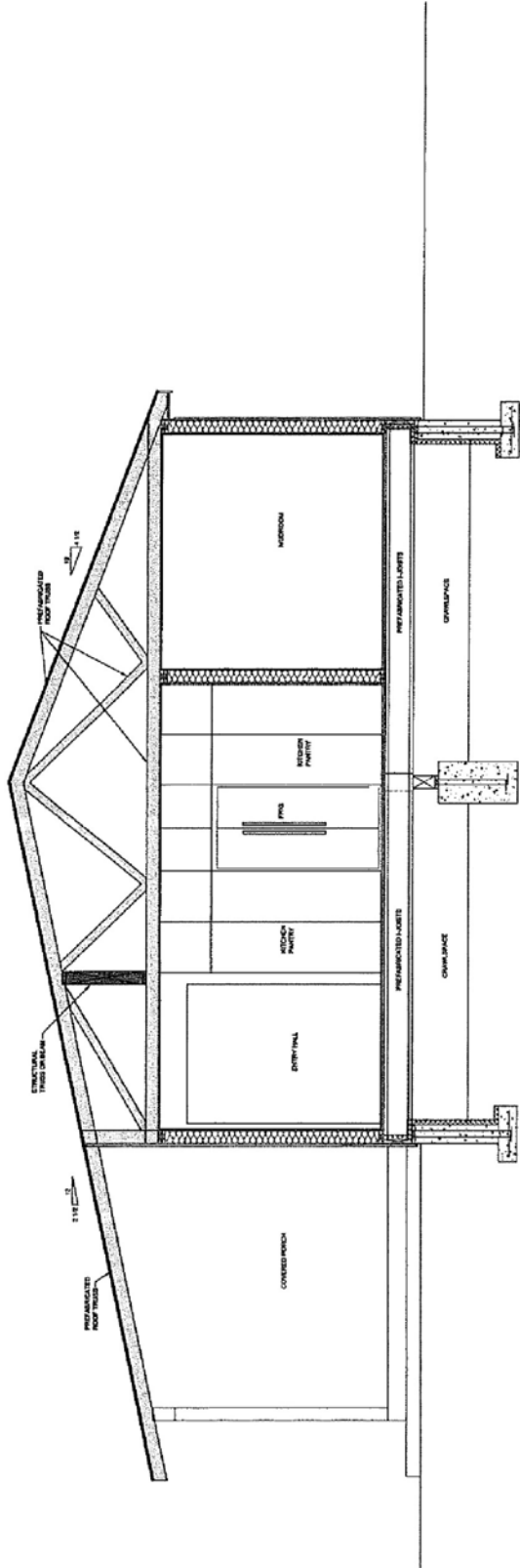
B SOUTH - SIDE ELEVATION
 SCALE 1/4\"/>



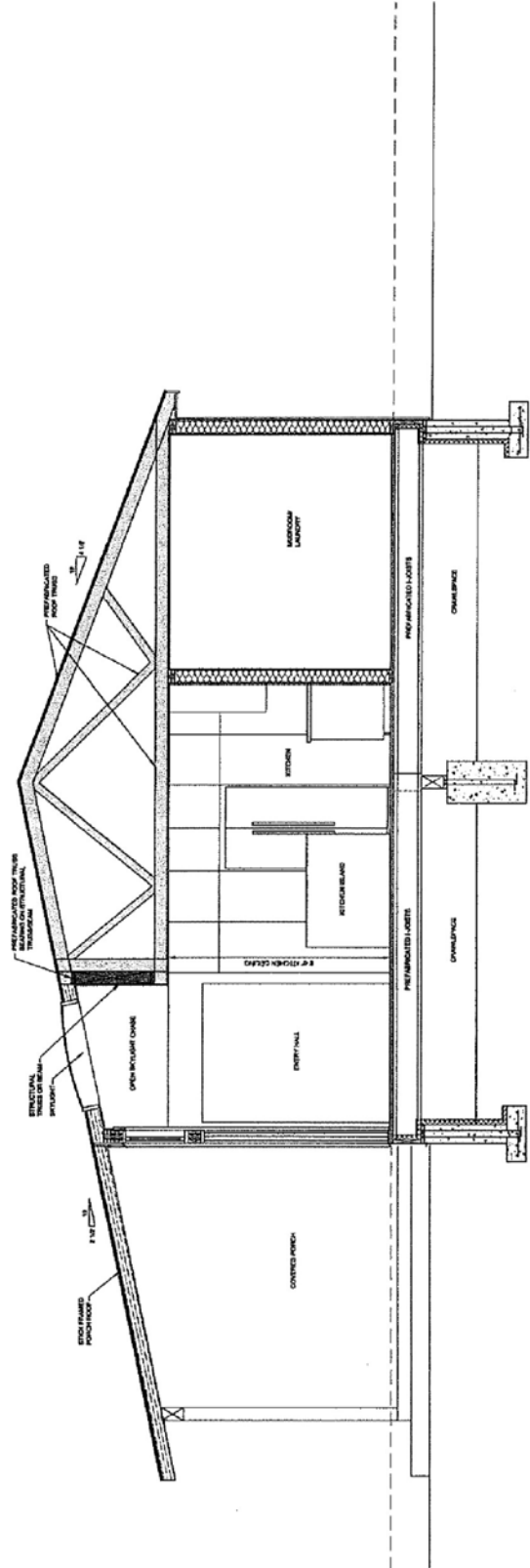
C EAST - REAR ELEVATION
 SCALE 1/4\"/>



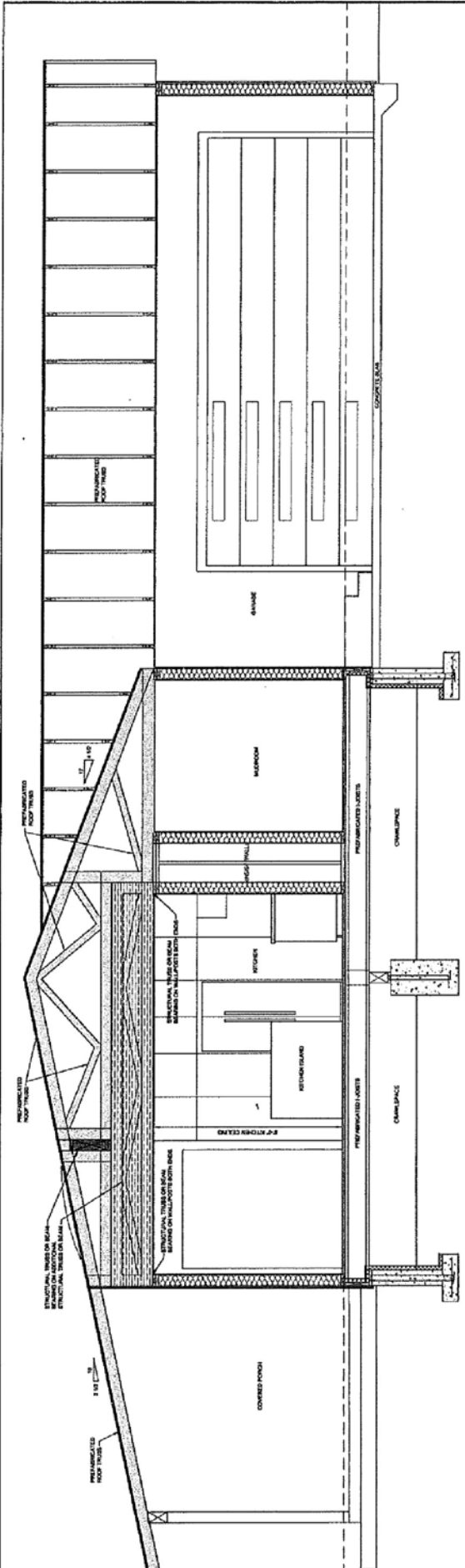
D NORTH - SIDE ELEVATION
 SCALE 1/4\"/>



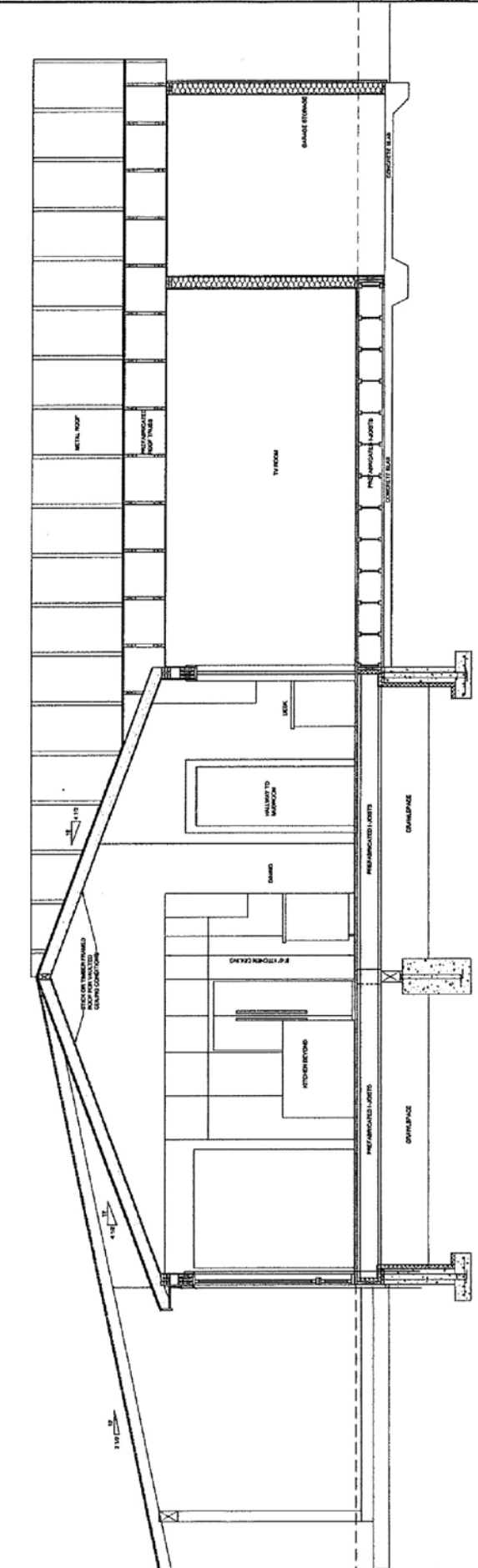
A
 SECTION A-B (SECTION VIEW WEST)
 BUILDING SECTION
 SCALE: 1/8"=1'-0"



B
 SECTION B-C (SECTION VIEW WEST)
 BUILDING SECTION
 SCALE: 1/8"=1'-0"



A
 REOPEN MICROKITCHEN GARAGE VIEW WEST
 BUILDING SECTION
 SCALE: 1/8"=1'-0"



B
 REOPEN MICROKITCHEN, ISLE, TV ROOM & GARAGE VIEW WEST
 BUILDING SECTION
 SCALE: 1/8"=1'-0"

Demolition Delay 17-23

1355 W. Allen Street
Petitioner: David Whaley

Contributing

IHSSI #: 105-055-60506

c. 1950



Background: The house located at 1355 West Allen Street is a slightly altered, ranch style building in good condition that was constructed c. 1950

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 14, 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 for the demolition of 1355 West Allen Street. Although the house certainly warrants consideration for inclusion in a larger historic district, Staff does not feel the structure warrants stand-alone designation. The house does not represent a significant broader pattern of architectural history in Bloomington and it does not represent significant architectural integrity because portions of the exterior have been altered.

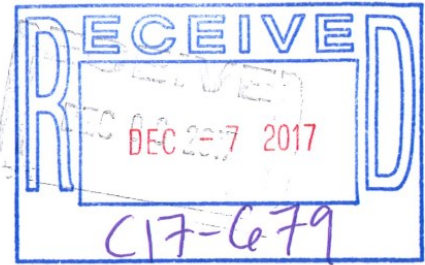
Demolition Application

Monroe County Building Department

501 N. Morton St Rm 220-B, Bloomington, Indiana 47404

Phone Number: (812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/buildingdept.html>



DEC 06 2017

Date: _____

Project Address: 1355 W Allen St Bloomington IN 47404
Street City, State Zip

Township: _____ Section #: 5

Parcel Number 53-08-05-300-006.000-009 (015-11650-01)

Subdivision: Seminary lot # 166 Lot #: _____

Applicant Name: David Whaley Phone #: 812-360-5430

Property Owner Name: Deb Dave Investments LLC

Address: 4791 E St Rd 45 Bloomington IN 47408 Phone #: 812-360-5430
Street City, State & Zip

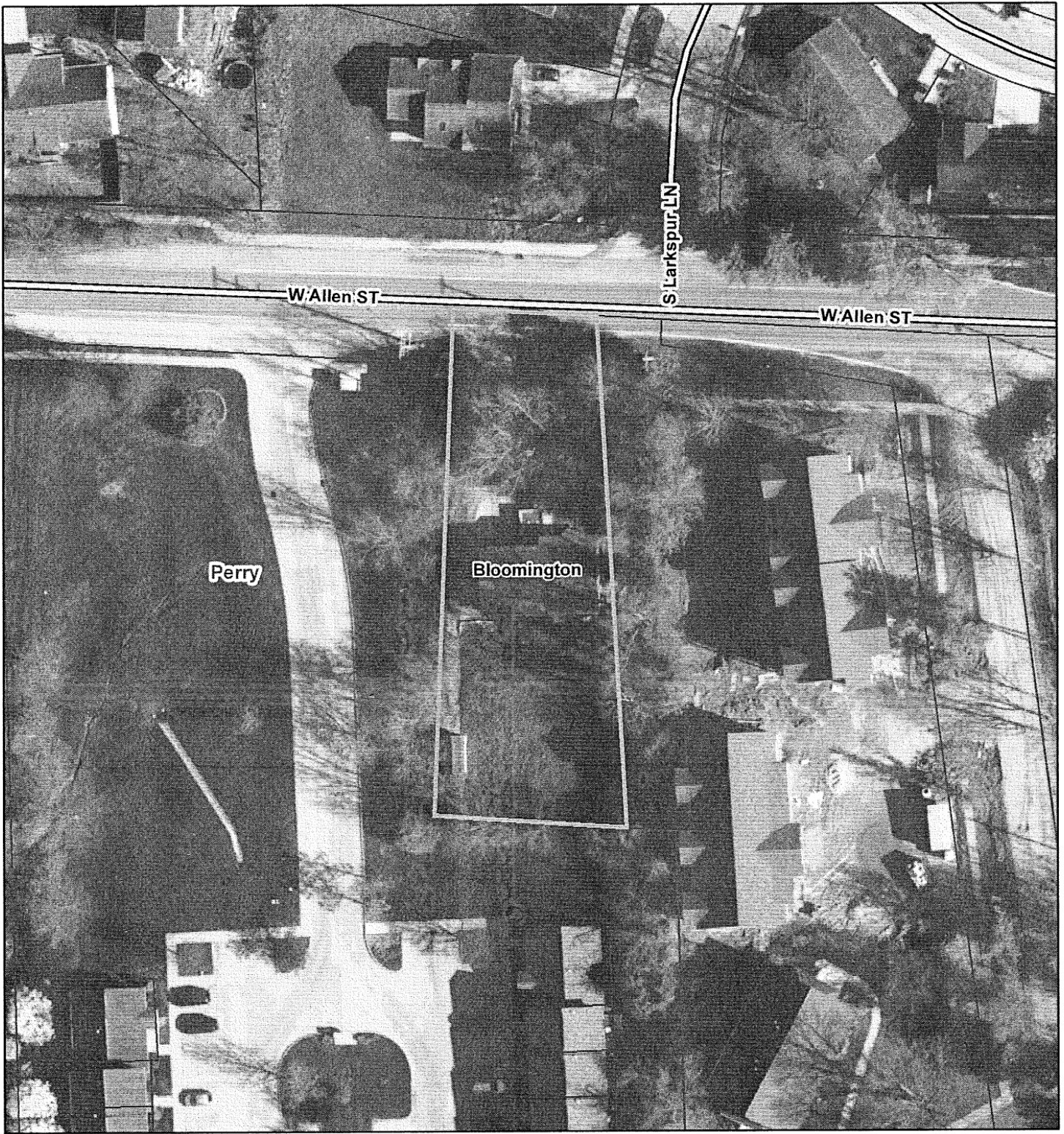
Contractor: (if applicable) David Whaley
Phone #: 812-360-5430

Type of Utilities Connected to this Structure
 Gas Electricity Septic/Sewer Water Other

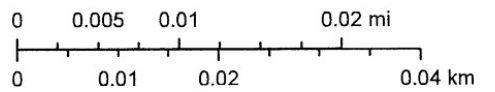
WORK BEING PERFORMED:

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature David Whaley
Owner/Applicant



1:750



DEB DAVE INVESTMENTS LLC
Project - DEB DAVE INV-RES DEMO-1355
Address - 1355 ALLEN ST W
Parcel - 53-08-05-300-006.000-009
App # - 62654 Twp - PR-05

**DULY ENTERED
FOR TAXATION**

OCT 09 2015


Auditor Monroe County, Indiana

2015014158 QC \$22.00
10/09/2015 03:27:13P 4 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



Send tax statements to:
4791 East SR 45
Bloomington, IN 47408

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That DEBRA K. WHALEY, of Monroe County, in the State of Indiana, ("Grantor"), QUITCLAIMS AND RELEASES to DEBDAVE INVESTMENTS, LLC ("Grantee"), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt which is hereby acknowledged, all interest in and to the following described real estate in Monroe County, Indiana, to wit:

TRACT 1

Lot Number Eleven (11) in Happy Hollow Addition, a subdivision of a part of the East half of the Southeast quarter of the Northwest quarter of Section Thirteen (13), Township Nine (9) North, Range One (1) West, in Monroe County, Indiana, as shown by the plat thereof recorded in Plat Book No. 5 page 103, in the office of the Recorder of Monroe County, Indiana.

Parcel No. 53-05-13-203-021.000-004 (012-08010-00)
Commonly Known As: 4640 N. Happy Hollow Road, Bloomington, Indiana

TRACT 2

Lot Number 39 in Sweetbriar at Winslow Farm Phase II, as shown on the plat thereof recorded in Plat Cabinet C, Envelope 189, in the office of the Recorder of Monroe County, Indiana.

Parcel No.: 53-08-09-405-052.000-009 (015-70003-39)
Commonly Known As: 2214 S. Sweetbriar, Bloomington, Indiana.

TRACT 3

Part of the West half of the Southwest quarter of Section 14, Township 9 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows: Beginning at

a 5/8 inch rebar with cap set North 1,157.95 feet from a stone found marking the Southwest corner of said section; thence continuing North 214.82 feet to a PK nail set in the centerline of Bethel Lane; thence along said centerline the following bearings and distances: North Eighty-nine (89) degrees, Eight (08) minutes, Twenty-six (26) seconds East 165.26 feet; thence North Eighty-eight (88) degrees, Twenty-nine (29) minutes, Twenty-seven (27) seconds East 36.17 feet to a PK nail set; thence South 218.25 feet to a 5/8 inch rebar with cap set; thence West 201.40 feet to the point of beginning. Containing 1.00 acres, more or less.

Parcel No.: 53-05-14-300-004.000-004 (012-17320-00)

Commonly Known As: 3000 E Bethel Lane, Bloomington, Indiana.

TRACT 4

A part of Seminary Lot Number One Hundred Sixty-six (166) in the Southwest quarter of Section Five (5), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at the Northeast corner of said Seminary Lot #166, said corner being the Northwest corner of a tract of land described as an exception in a deed from William J. and Patricia Nasser and Edward and Rea Krulowitch to the First Merchants National Bank of Michigan City, recorded January 20, 1964 in Deed Record 156, page 106, in the Office of the Recorder of Monroe County, Indiana; thence from said point of beginning and with the East line of Seminary Lot #166 and the West line of the above mentioned exception and running South Five (05) degrees Twenty-eight (28) minutes East for Two Hundred Twenty-two and Sixty-eight Hundredth (222.68) feet; thence leaving the East line of Seminary Lot #166 and running West for One Hundred Nine and Thirty Hundredths (109.30) feet; thence North One (01) degree Forty-seven (47) minutes Thirty (30) seconds West for Two Hundred Twenty-one and Seventy-eight Hundredths (221.78) feet and to the North line of said Seminary Lot #166; thence running East for Ninety-five and Three Hundredths (95.03) feet and to the place of beginning. Containing Fifty-two Hundredth (0.52) of an acre, more or less.

Parcel No.: 53-08-05-300-006.000-009 (015-11650-01)

Commonly Known As: 1355 W. Allen Street, Bloomington, Indiana

TRACT 5

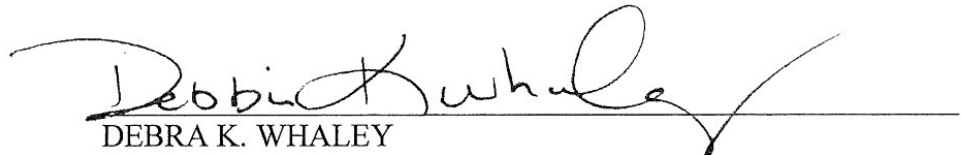
A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF GARRISON CHAPEL ROAD, SAID POINT OF BEGINNING BEING 1,441.72 FEET SOUTH AND 1,350.51 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 9; THENCE FROM SAID POINT OF BEGINNING AND WITH THE CENTERLINE OF SAID ROAD AND RUNNING SOUTH 00 DEGREES 42 MINUTES 20 SECONDS EAST FOR 240.55; THENCE LEAVING THE CENTERLINE OF SAID ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 9 AND RUNNING SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST FOR 155.00 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 40 SECONDS EAST FOR 240.55 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST FOR 148.00 FEET AND TO THE POINT OF BEGINNING, CONTAINING 0.84 OF AN ACRE, MORE OR LESS.

Parcel No.: 53-09-09-200-045.000-015 (016-29740-01)

Commonly Known As: 1820 S. Garrison Chapel Road, Bloomington, Indiana.

There was no search of the public records done in conjunction with this deed.

Dated this 2 day of October, 2015.


DEBRA K. WHALEY

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Grantor, DEBRA K. WHALEY, and acknowledged the execution of the foregoing *Quitclaim Deed* to be its free and voluntary act and deed for the uses and purposes therein expressed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 2 day of October, 2015.

My Commission expires:
03/29/2017



Anita J. Hert
Anita J. Hert, Notary Public
A resident of GREENE County.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number on this document, unless required by law. Eric P. Slotegraaf

This Instrument Prepared By:
Eric P. Slotegraaf, Attorney at Law
SLOTEGRAAF LEGAL, P.C.
200 East 3rd Street
Bloomington, IN 47401
Telephone: (812) 332-6000