

Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday April 26, 2018
5:00 P.M.
Agenda

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. April 12, 2018

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 18-21

2500 North Fritz Drive: Matlock Heights

Petitioner: Ian Yarbrough

Replacement of existing wrought iron posts that support the main entrance portico with wooden posts. Fascia will be removed and the portico will be opened but will remain in place. Removal of existing planter next to the portico and infill with gravel.

B. COA 18-23

917 West Kirkwood Avenue: Greater Prospect Hill

Petitioner: Chris Bomba

Amendment to COA 18-03: Reconstruction of burned-out garage on the rear of the property to preexisting dimensions and design. Replacement of door and window. Wrapping the garage in wooden siding to match the house. Shingle roof.

C. COA 18-24

120 South College Avenue: Courthouse Square

Petitioner: Stardust Development, LLC

Replacement of non-original sliding door that leads onto the roof of 210 West 4th Street with an aluminum framed window. Stone sill to match existing sill, and the infill brick will match historic brick.

Commission Review

A. COA 18-22

402 South Jordan Avenue: Elm Heights

Petitioner: Nora Dial, represented by Rachel Ellenson

Replacement of 13 windows with Anderson 400 series windows in Sandstone color. The new windows will fit existing openings. The three lite upper design will be retained.

B. COA 18-25

1026 East 1st Street: Elm Heights

Petitioner: Reza Kaffash

Replacement of existing front door with solid knotty alder, full glass door that will fit the existing door frame. Installation of a roof mounted solar light tube into the living room.

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 18-14

901 North Maple Street

Petitioner: Tina and Tom Ryan

Partial demolition – enclosing a window on the South elevation.

Commission Review

A. Demo Delay 18-09 (cont. from last meeting)

717 North Maple Street

Petitioner: Michael Kee, on behalf of Richard Wells

Full demolition

B. Demo Delay 18-10 (cont. from last meeting)

1209 West 2nd Street

Petitioner: Barre Klapper

Full demolition

C. Demo Delay 18-15

1201 West 6th Street

Petitioner: Rebecca Stanze

Partial demolition – construction of a rear addition.

VI. NEW BUSINESS

VII. COMMISSIONER COMMENTS

VIII. PUBLIC COMMENTS

IX. ANNOUNCEMENTS

X. ADJOURNMENT

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, humanrights@bloomington.in.gov

Next meeting date is Thursday April 26, 2018 at 5:00 p.m. in the McCloskey Room

Posted: 4/19/2018

**Bloomington Historic Preservation Commission
Showers City Hall
McCloskey Room
Thursday April 12, 2018 5:00 P.M.**

MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

Doug Bruce
Flavia Burrell
Jeff Goldin
John Saunders
Chris Sturbaum
Leslie Abshier @ 5:05

Advisory

Deb Hutton
Deriek Richey
Duncan Campbell @ 5:07

Staff

Rachel Ellenson
Eric Sader
Philippa Guthrie
Jackie Scanlan
Eddie Wright

Guests

James McBie
Brian Chelius
Mary Friedman

Heidi Leisz

Thomas Densford
Chris Valliant
Julia Lawson
Barrie Klapper
Faith Hawkins
Greg Larsen
Cindy Kallet

III. APPROVAL OF MINUTES

John Saunders made a motion to approve March 22, 2018 minutes. **Doug Bruce** seconded.
Motion carried 6/0/0 (Yes/No/Abstain).

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 18-19

125 North College Avenue: Courthouse Square

Petitioner: Amy Miller, Wagner Signs

Amendment to approve COA 18-13: Installation of a non-illuminated metal composite painted letter sign on the North side of the building to match the design of the East façade sign. The proposed sign will replace the previously approved wall mounted sign.

Rachel Ellenson gave her presentation. See packet for details.

Commission Review

A. COA 18-16 (cont. from last meeting)

917 West Howe Street: Greater Prospect Hill

Petitioner: Grey Larson and Cindy Kallet

Demolition of existing shed and construction of a new one with the same dimensions and design.

Rachel Ellenson gave her presentation. See packet for details.

Discussion continued from last meeting with the petitioner **Cindy Kallet** stating that there are no studs in the shed and the structure was constructed with a door put up then sheetrock followed by cardboard and foam board. The floor joists are not even and are actually sitting on the ground with no foundation. **Duncan Campbell** stated that he entered the structure and the plank floor has been covered with a tongue in groove floor. The structure is leaning and where the rafters meet the walls the rafters are rotted all the way around. It is an unremarkable building and these were quite common behind bungalows but they are disappearing. The entire roof structure would have to be rebuilt to save the shed. But overall it's not fixable in the sense to give it integrity to

make it the type of structure desired and to justify the expense. **Chris Sturbaum** stated that the only justification for rebuilding the structure is for setback purposes. **Cindy Kallett** stated that they will take the structure down and set the new shed two feet further into the property. Due to the geo thermal system they cannot move it the full five feet and therefore will need to ask for a variance. **Doug Bruce** stated that he wonders how much if anything original or historic you would have after you tried to rebuild and replace and upgrade. **Deb Hutton** stated that they might try to save some of the materials; **Cindy Kallett** said they will save everything they could from the shed, even some 1946 cardboard. The commission agreed that it was time to let the shed go but they were happy to get to review this demolition. **Jeff Goldin** stated that he saved a similar shed and there were some original pieces left, but that shed was in better shape when they began restoration.

John Saunders made a motion to approve **COA 18-16**, **Leslie Abshier** seconded. **Motion carried 7/0/0.**

Chris Sturbaum made a motion to support a variance to the setback for the new shed at 917 W Howe St to be compatible with the placement of the original structure on the property, **Leslie Abshier** seconded. **Motion carried 7/0/0.**

B. COA 18-18

421 South Highland Avenue: Elm Heights

Petitioner: Jeff Leisz

Replacement of damaged front steps with new limestone steps.

Chris Sturbaum stated that he assumes that the steps in question will be of the same size as the steps above and reduce the tread height for safety. **Deb Hutton** asked if the new railing was made of the same material and style as the current railing. **Rachel Ellenson** stated that she did not know and was not given that information. **Heidi Leisz** speaking for the petitioner stated that railing would be piping, silver in color. **Chris Sturbaum** felt like this could be a staff review, **Doug Bruce** agreed. It was pointed out that the plans state the dimensions of the railing.

John Saunders made a motion to approve **COA 18-18**, **Flavia Burrell** seconded. **Motion carried 7/0/0.**

C. COA 18-20

329 ½ South Maple Street: Greater Prospect Hill

Petitioner: Chris Valliant

Removal of existing shed roof addition on the rear of the house and reframe a new rear addition with a gabled roof to match the pitch of the roof on the rest of the house.

Rachel Ellenson gave her presentation. See packet for details.

Chris Sturbaum asked if the gable would be extending. **Chris Valliant** stated that he would trim the new addition to match the rest of the house. **Chris Valliant** stated that it is difficult to know what is under the siding.

John Saunders made a motion to approve **COA 18-20**, **Doug Bruce** seconded. **Motion carried 7/0/0.**

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 18-13

609 West 9th Street

Petitioner: Steve Mascari, Bookabee, LLC

Partial demolition – relocation and replacement of several windows, opening previously closed off front porch.

Rachel Ellenson gave her presentation. See packet for details.

Commission Review

A. Demo Delay 18-09 (cont. from last meeting)

717 North Maple Street

Petitioner: Michael Kee, on behalf of Richard Wells Full demolition

Rachel Ellenson gave her presentation. See packet for details.

Deb Hutton asked if **Rachel Ellenson** has had any communication from the neighborhood association concerning this house. **Lee Sandweiss** asked about the cutoff date for the demo delay? **Rachel Ellenson** stated that it is 90 days after March 12th but it could be extended 30 days. She will remind the neighborhood association of the deadline. **Chris Sturbaum** stated that he recommends the home owner explore all options concerning the house including moving the house.

John Saunders made a motion to continue **DD 18-09** to the next meeting, **Leslie Abshier** seconded. **Motion carried 7/0/0.**

B. Demo Delay 18-10

1209 West 2nd Street

Petitioner: Barre Klapper, Springpoint Architects

Full demolition

Rachel Ellenson gave her presentation. See packet for details.

Barrie Klapper representing the owner, **Mary Freeman**, stated that the property was purchased with the intention of building a multi-use project but the house sits in the middle of the property. **Chris Sturbaum** asked if there has been any attempt to incorporate the house into the project as it stands. **Barrie Klapper** stated that setback regulations and support for parking puts the house in conflict. John Saunders asked if there were businesses located at the property in the past. **Barrie Klapper** stated that there was a car sales operation located there. **Deb Hutton** asked about a driveway on the property, **Barrie Klapper** said this was for access to buildings that have been removed from the property. **Derek Richey** asked what would be constructed on the property. **Barrie Klapper** stated that it would be downstairs commercial, upstairs residential.

Chris Sturbaum believes it is a beautiful house that is out of place at its present location, **John Saunders** agreed. **Doug Bruce** stated that another house the commission saved was in a better location. This house has merit but is in a location that no one would want to live. And there is no historic integrity since no one notable have lived here. He would like to know a little more about this home and would like delay demolition for a few weeks. **Deb Hutton** stated that she would like to see something done similar to what was done on North Walnut, and it appears the house is at the edge of the property, making it easier to save. **Barrie Klapper** clarified that the property owner owns multiple lots at the location with the house actually sitting in the middle of the entire set of lots. **Lee Sandweiss** stated that if this house was on East 1st St it would be a jewel, the house was not out of context when it was built but it is now. It would be a challenge to the architect who is very gifted to incorporate it into the design. She would like to have more information and discuss again later. **Leslie Abshier** agreed with **Doug Bruce** and stated further that if the commission tried to take this to the council for a local designation it would be a difficult fight. She inquired about the possibility of moving the house, **Derek Richey** stated that it is feasible to move the house but it would be a challenge and expensive. **Derek Richey** continued, this house goes back to blanket zoning the city did a number of years ago and similar houses in the area have disappeared. The house used to be connected with a market that was in the building across the street. He would also like to delay demolition to do some research into the history of the house and maybe incorporate the house into the use of the property. **Flavia Burrell** stated that the commission needs a little more information, but the house warrants demolition only because it sits in the middle of a project. **Duncan Campbell** stated that context is criteria for local designation, but not the only criteria. If you look at the area you could say the neighbors are gone. But if you look at the property you can see the property retains its own context. Everything is there in place in reference to the house which is a criteria for single designation. This building has a lot of integrity and the commission is to evaluate based upon the integrity of the house and property itself. The commission faced a similar situation on South Walnut and they moved the house and after the move the house lost its context. **Derek Richey** asked the chances of the area being rezoned back to residential. Consensus was zero. **Chris Sturbaum** stated that if this was the Garrett sitting here it would be a much easier decision but this is a step down which is why its notable but doesn't have a strong historical context or criteria that we know of now. **Derek Richey** stated it's out of place now but it wasn't at the time it was built, and at the time it was built it was built by someone with money and more research needs to be done.

John Saunders made a motion to continue **DD 18-10** to the next meeting, **Doug Bruce** seconded. **Motion carried 6/1/0.**

C. Demo Delay 18-11

726 West 6th Street

Petitioner: James McBee, MBC Construction Partial demolition – removal of chimney stacks

Rachel Ellenson gave her presentation. See packet for details.

James McBee added the three existing chimneys are all interior; they are in poor condition causing roof leaks and are no longer in use. They would like to remove the chimneys to free up more space in the home. The owner would also like to remove the existing windows and return to the original size windows in the near future.

Chris Sturbaum asked if by taking the chimneys down, would enough room be gained that would justify the cost and work involved. **James McBee** stated that the chimneys go through the entire house from the foundation to the roof and are about two feet wide, so some space would be freed. **Chris Sturbaum** suggested bracing and keeping the chimneys from the attic up. **James McBee** stated that the home owner is receptive to that idea however with cathedral ceilings in the second floor there is no way to brace and keep the chimneys. **John Saunders** asked about the firmness of the chimneys at the foundation level, **James McBee** stated that there are problems at that level and he is working with a foundation expert to address those issues. **John Saunders** inquired as to the amount of space to be freed and **James McBee** stated the area is eighteen inches by two feet. **John Saunders** asked what was behind what was covering the fire places. **James McBee** stated the fire places had been converted for wood stove use. **Deb Hutton** asked for the total number of fire places on the property, there are three. **Leslie Abshier** asked if the neighborhood association is on board with the changes. **Rachel Ellenson** stated this is something they would want to be involved with but they haven't received an application. But she would follow up with the neighborhood association. **John Saunders** asked about the addition to the back of the house. **Rachel Ellenson** stated that she didn't know if that was a later addition. There was a question about previous ownership of the house; **Rachel Ellenson** stated that the ownership history gets lost pretty quickly in the deed books.

Chris Sturbaum stated that the chimneys are defining features, and the house predates the development of the area. He likes the idea of continuing the demo delay to learn more about the structure. **John Saunders** believes the chimneys are defining and should be kept. **Doug Bruce** agreed with **John Saunders** and favors continuing, but he's not sure about designating the structure as historic. **Deb Hutton** is happy to see the windows being taken back to original and asked if a COA would be necessary. **Rachel Ellenson** said it would only be necessary if the structure is designated. **Chris Sturbaum** stated that the windows would likely be vinyl. **James McBee** stated that they have kept the original windows and those are being restored for reuse and those are wood. **Deb Hutton** congratulated the owner and **James McBee** for the work with the windows. **Leslie Abshier** agrees with continuing. **Flavia Burrell** feels like the chimneys are defining features of the house and once they are removed the house becomes something simple and not defined. **Duncan Campbell** noted that the chimneys are built in this manner, inside the

hose for heat and they go all the way to the foundation and removal would be a serious intrusion into the architectural integrity of the home. Removal of the chimneys would be to remove a key feature of the house. It is one of the oldest houses in Bloomington and he believes it deserves local designation. **Jeff Goldin** agrees with everything said before concerning the chimneys as well as local designation.

Rachel Ellenson read a letter from Sandi Clothier in support of local designation.

Jeff Goldin stated that the commission could release, continue or recommend local designation. **James McBee** stated that the home owner is willing to keep the chimneys if he has to with all the structural issue they are having. He would just clean and repair the chimneys and seal the leaks. **Chris Sturbaum** said it might be a good idea to just withdraw the petition. **James McBee** stated that if the demo delay was not approved then he would withdraw the petition. **Leslie Abshire** stated that it might be a good idea to withdraw first since the commissioners' favor continuing and moving for a local designation. **Chris** was concerned about delays to work being done on the property should the commission continue the demo delay. He asked if **James McBee** could speak for the petitioner concerning withdrawal. He stated that he could not but noted that he has a completion date of August first so he cannot have any delays at this point. **James McBee** stepped out of the room to contact the owner. He returned shortly thereafter.

No vote taken, petition withdrawn by petitioner. The owner will leave the chimneys and work to clean the chimneys and seal the roof.

D. Demo Delay 18-12

722 East University Street

Petitioner: Faith Hawkins and Glenda Schulz

Partial demolition - rear addition

Rachel Ellenson gave her presentation. See packet for details.

Deb Hutton asked if the addition would be squared with the existing structure. **Chris Sturbaum** stated he would like the historic designation to be voluntary. **John Saunders** asked if this was a Sears home. **Faith Hawkins** stated it was not, it is a John Nichols home. **Duncan Campbell** asked if there was a request to remove the whole back part. They are not removing the whole back part, just squaring the kitchen and the breakfast nook will remain.

Chris Sturbaum encourages local designation **John Saunders** agrees. **Doug Bruce** agrees but he would like to see an elevation since they are adding windows. **Faith Hawkins** showed **Doug Bruce** an elevation and he agreed with the project. **Deb Hutton** agreed with previous comments. **Lee Sandweiss** encouraged them to support local designation. **Duncan Campbell** noted that this house is one of only a few left in Bloomington that was built by John Nichols. If they continue and do not designate then it would be under the purview of the COA. **Derek Richey** stated that we have lost many Nichols buildings and it is important to recognize this. **Duncan Campbell** further stated that East University has the best bungalows in Bloomington and should

be a historic district. This deserves more than just a standalone. **Chris Sturbaum** stated that could be a reason not to go ahead now and get some momentum for a district. **Flavia Burrell** stated that it should be a district, and **Faith Hawkins** would be willing to do this if someone would walk her through the process. They are dedicated to this house and the project. **Jeff Goldin** is in favor of releasing the demo delay and Rachel pursuing historic designation.

John Saunders made a motion to release **DD 18-12**, **Chris Sturbaum** seconded. **Motion carried 7/0/0.**

VI. NEW BUSINESS

A. Local Historic District Designation – 506 South High Street

See packet for details.

Deb Hutton asked for clarification on which house is being designated. **Rachel Ellenson** stated it is the one with the green roof.

Lee Sandweiss made a motion to send historic designation for 506 S High St. on to City Council, **Doug Bruce** seconded. **Motion carried 7/0/0.**

B. Local Historic District Designation – 605 South Fess Street

See packet for details.

Chris Sturbaum stated this is an example of not wanting to lose architectural features and the loss of this property would take away proof that things can be done well. Even though some aspects of that have been lost on this building. **Rachel Ellenson** supports local designation because the owners of the building are not supportive of the Commission, and won't preserve the historic character of the building. There was a question as to the time frame for designation by the City Council. It's a three week process and interim protection might be a good idea.

Doug Bruce made a motion to send historic designation for 605 S Fess St. on to City Council, **Chris Sturbaum** seconded. **Motion carried 7/0/0.**

Deb Hutton was concerned about the time period before historic designation by the City Council. **Chris Sturbaum** suggested interim protection for both properties going for City Council designation. The commission agreed,

Chris Sturbaum made a motion for interim historic protection for 605 S Fess Ave. while the City Council considers permanent historic designation, **Lee Sandweiss** seconded. **Motion carried 7/0/0.**

Chris Sturbaum made a motion for interim historic protection for 506 S High St. while the City Council considers permanent historic designation, **Lee Sandweiss** seconded. **Motion carried 7/0/0.**

A Question was asked if maintenance would be halted by interim designation. **Philippa Guthrie** clarified that interim designation does not stop general maintenance and repairs.

VII. COURTESY REVIEW

VIII. OLD BUSINESS

IX. COMMISSIONER COMMENTS

Jeff Goldin stated that he was visiting 1175 S Smith that was once owned by the Harley family and is now surrounded by development. He spoke with the current owner Mr. Harvey about historic designation. The owner didn't think it would qualify because the property has had several modifications. He suggested approaching the Harvey's about historic designation.

X. PUBLIC COMMENTS

None

XI. ANNOUNCEMENTS

A. Preservation Month Photo Contest - entry form is on the website.

B. This Place Matters – website update added preservation month information. Also to engage the community.

C. Rosemary Miller Lecture with Henry Glassie – May 4, 2018 in City Council chambers. It's free but only the first thirty people get to go.

D. Walking Tour with Jim Capshew – May 19, 2018 entry form is on the website.

XII. ADJOURNMENT

Jeff Goldin adjourned meeting at 7:05 p.m.

SUMMARY

COA 18-21 (Demo Delay)

2500 North Fritz Drive: Matlock Heights
Petitioner: Ian Yarbrough

Contributing

IHSSI #: 105-055-34516

c. 1955



Summary: The property located at 2500 N. Fritz Drive is a contributing slightly-altered Ranch in good condition that was constructed c. 1955. The house is located with the Matlock Heights Local Historic District.

Request: Replacement of existing wrought iron posts that support the main entrance portico with wooden posts. Fascia will be removed and the portico will be opened but will remain in place. Removal of existing planter next to the portico and infill with gravel.

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.

Matlock Heights Local Historic District Guidelines

VI. Guidelines for Existing Buildings and Other Public Façade Changes

A. Materials

- Recommended: Limestone/sandstone, brick, clapboard, wood, and cement board are appropriate materials.
- Acceptable: Building materials, whether natural or man-made should be visually compatible with surrounding contributing buildings. Vinyl or aluminum are acceptable materials, especially if used as a continuation of what is currently on the structure. When hardboard or concrete board siding is used to simulate wood clap board siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.

C. Patios and Porches

- Recommended: Buildings materials include laid brick, concrete, stone, and/or wood. When possible locate away from a primary façade or in the rear.

D. Other Architectural Features

- Recommended: Retain existing character defining architectural features and detailing.
- Acceptable: If the existing material cannot be retained because of its condition, document the materials and its condition and apply for a COA.

Recommendations: Staff approved COA 18-21 on April 10, 2018. Staff feels that the proposed design of the new posts is compatible with the design guidelines for the district and will not detract from the overall historic integrity of the building or district. Staff also feels that the removal of the fascia on the portico will not detract from the historic integrity of the house.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
APR 09 2018
BY: RKE

Case Number: COA 18 -21

Date Filed: April 9, 2018

Scheduled for Hearing: Staff

Address of Historic Property: 2500 N Fritz Dr

Petitioner's Name: Ian Yarbrough

Petitioner's Address: same

Phone Number/e-mail: 832-858-9278 yarbian@gmail.com

Owner's Name: Ian Yarbrough and Kelsey Thetonia

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:

Open up the front door entry way and remove wrought iron support and railing.

Signature mid-century modern front door to be preserved. Large bushes and planter to left of front door must be removed. The planter is exposing siding to dirt and water and the stone is collapsing

3. A description of the materials used.

4x4 supports clad with suitable 1x wood material to be painted. Wood cladding and trim on the ceiling of the entry structure, potentially either stained or painted. Simple wood construction railings to be painted.

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.



SUMMARY

COA 18-23 (staff review)

917 W. Kirkwood Avenue: Greater Prospect Hill
Petitioner: Chris Bomba

Contributing

IHSSI #: 105-055-26309

c. 1905



Background: The house located at 917 W. Kirkwood Avenue is a contributing slightly altered Pyramid Roof Cottage in good condition that was constructed c. 1905. It is located with the Greater Prospect Hill Local Historic District.

Request: Amendment to COA 18-03: Reconstruction of burned-out garage on the rear of the property to preexisting dimensions and design. Replacement of door and window. Wrapping the garage in wooden siding the match the house. Shingle 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 Local Historic District Design Guidelines

IV. Guidelines for New Construction

Primary Structures

- **Materials**
 - Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
 - When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
 - Brick, limestone, clapboard, cement board, wood, shingles, stucco
- **Accessory Structures**
 - New structures accessory to primary building should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern.
 - New structures should be placed, where possible, in a subordinate position to the primary building on the lot.
- **Style and Design**
 - No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
 - Surrounding building should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories, and set on foundations. Look for character-defining elements such as chimneys, dormers, gabled, overhanging eaves, and porches.

Recommendations: Staff approved COA 18-23 on April 11, 2018. Staff feels that the reconstruction of the non-original garage to the original specifications and design of the garage that burned will not detract from the overall historic integrity of the site or the neighborhood. Staff approves of the use of wooden siding to match the house. Staff is supportive of the use of a shingle roof to match the house.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
APR 10 2018
BY: RILE

Case Number: COA 18-23

Date Filed: April 10, 2018

Scheduled for Hearing: Staff review

Address of Historic Property: 917 W Kirkwood

Petitioner's Name: Chris Bomba

Petitioner's Address: 3756 E Sterling Ave

Phone Number/e-mail: 812-345-0272

Owner's Name: Charles Layne LLC

Owner's Address: Same

Phone Number/e-mail: 812-345-0272

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. 013-00610-00 Waldron lot 41

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

1. Supplement to COA 18-03- This is for the Garage

2. Replace door with period specific. (Example attached)

3. Install wood siding and paint. To match house

4. Install window to match house . Example attached

5. Shingle roof *****I will shingle roof but would anyone be apposed to a metal roof on the garage? Attached image. I do not want this to hold up my completion.

3. A description of the materials used.

See Examples

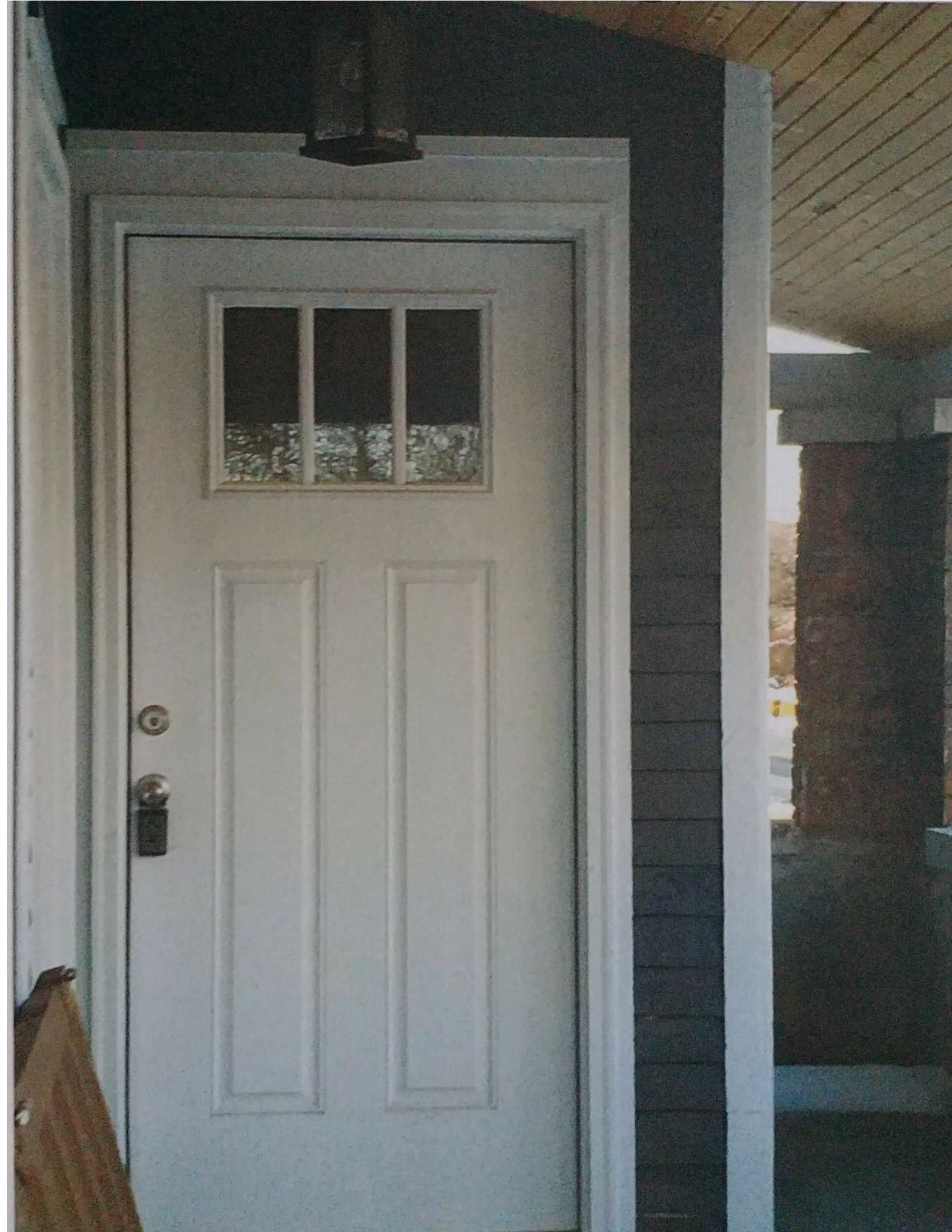
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.







SUMMARY

COA 18-24 (staff review)

120 South College: Courthouse Square
Petitioner: Stardust Development, LLC

Notable

IHSSI #: 105-055-23024

c. 1925



Background: The property located at 120 S. College Avenue is a notable, slightly-altered Neoclassical storefront building in good condition that was constructed c. 1925. The building is located within the Courthouse Square Local Historic District.

Request: Replacement of non-original sliding door that leads onto the roof of 210 W. 4th Street with an aluminum framed window. Stone sill to match existing sill, and the infill brick will match historic brick.

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 Local Historic District

2. Guidelines for Rehabilitation and Maintenance

A. Secondary Facades – Doors, Equipment, and Exterior Mechanicals

- All contributing entrances, doors, and loading docks and their elements, materials, and features (functional and decorative), should be preserved and repaired using recognized preservation methods, rather than replaced. Where they survive, original doors and door fittings are significant architectural features that lend distinctive historical character to the area. Where historic fabric has been removed, appropriate infill designs will be considered.
- The original entrance design and arrangement of openings should be retained. Where alterations are required, they will be reviewed on a case-by-case basis. It is anticipated that some adaptations may require more prominent entrances with compatible new designs.
- When considering entrances and door elements, materials, and features (functional and decorative) cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, and shape, profile and detail of installation.
- If using the same material is not technically or economically feasible, then compatible substitute material may be considered.
- Contributing entrance materials, elements, and features (functional and decorative) shall not be sheathed or otherwise obscured by other materials.
- Proposals for new doors or entrance will be reviewed on a case-by-case basis.
- It is preferred that service, mechanical, electrical, or technical equipment not be visible from the public way.
- Whenever feasible historic materials should not be damaged or removed when installing equipment.

5. Guidelines for New Construction and Additions to Existing Structures

D. New Construction, General

- New construction should not negatively impact the historic character of a property or the district.
- New construction should be distinct from the old and avoid creating a false sense of historic development while respecting the historic form and character of the area.

Recommendations: Staff approved COA 18-24 on April 19, 2018. Staff feels that the replacement of the non-original sliding door with an aluminum window will not detract from the overall historic integrity of the structure and will be minimally visible from the public right of way. Staff is supportive of the use of brick and stone for the sill to match the character of the building.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
APR 12 2018

BY:CW.....

Case Number: COA 18-24

Date Filed: April 12, 2018

Scheduled for Hearing: _____

Address of Historic Property: 120 S. College Avenue

Petitioner's Name: Stardust Development, LLC

Petitioner's Address: 403 East Sixth Street

Phone Number/e-mail: (812) 332-2113, CLB@ferglaw.com

Owner's Name: Stardust Development, LLC

Owner's Address: 403 East Sixth Street

Phone Number/e-mail: (812) 332-2113, CLB@ferglaw.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. Original Plat Pt Lot 87

2. A description of the nature of the proposed modifications or new construction:
Replacement of a sliding door with a window. The door currently leads out onto the roof of 210 W. Fourth Street
(designated as Roof #3 on the attached map). Current door is in poor condition and leaks.
Replacement window will be fabricated and installed by City Glass.

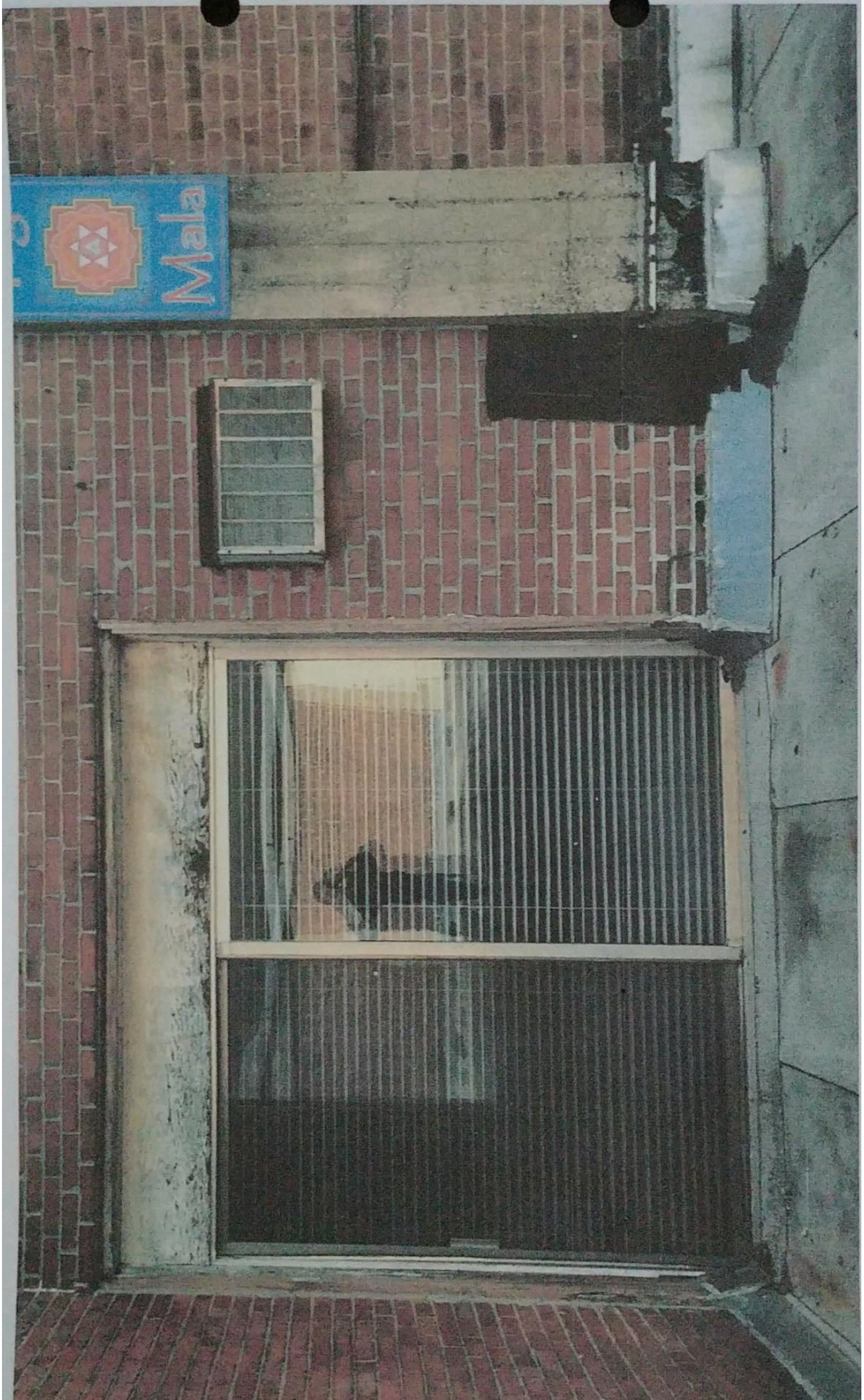
3. A description of the materials used.
Aluminum storefront to match adjacent existing storefront, tubelite window, stone sill to match existing sill, brick to
match historic brick. (See attached drawing for further details.)

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

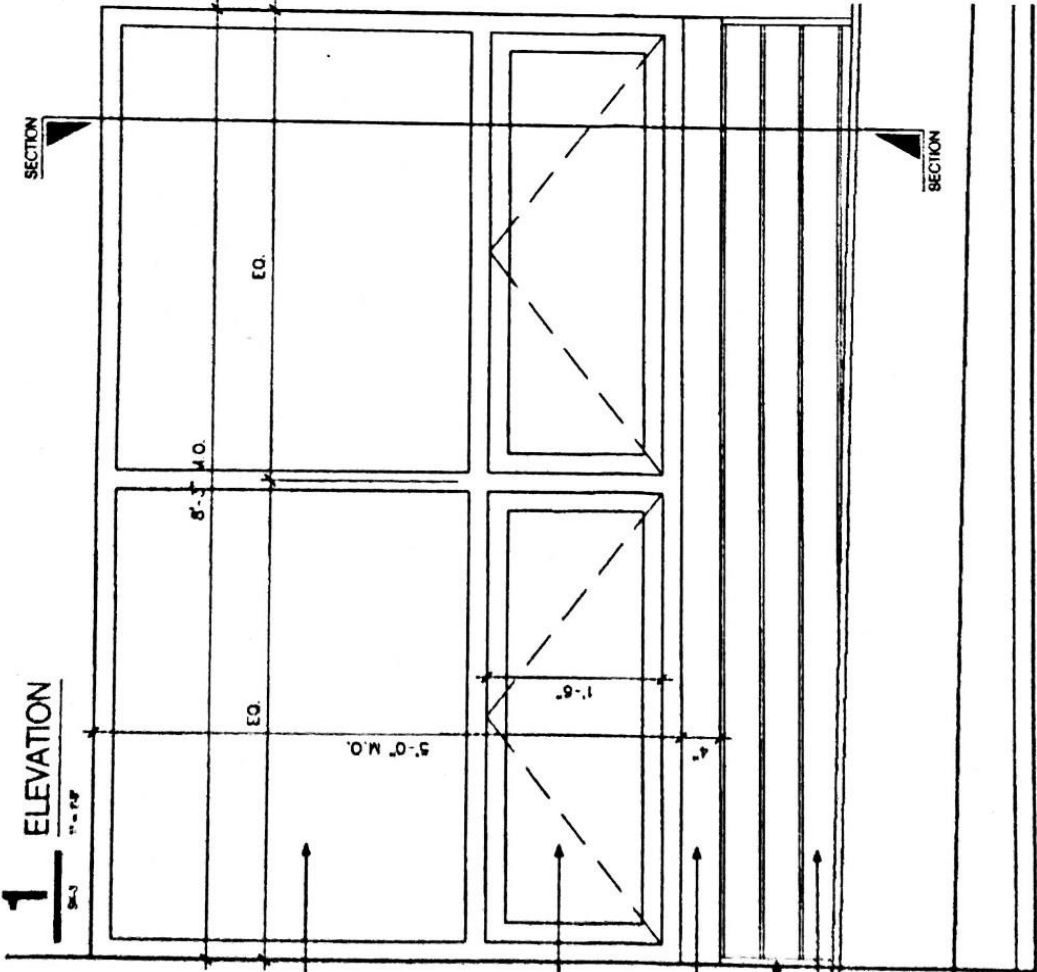
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

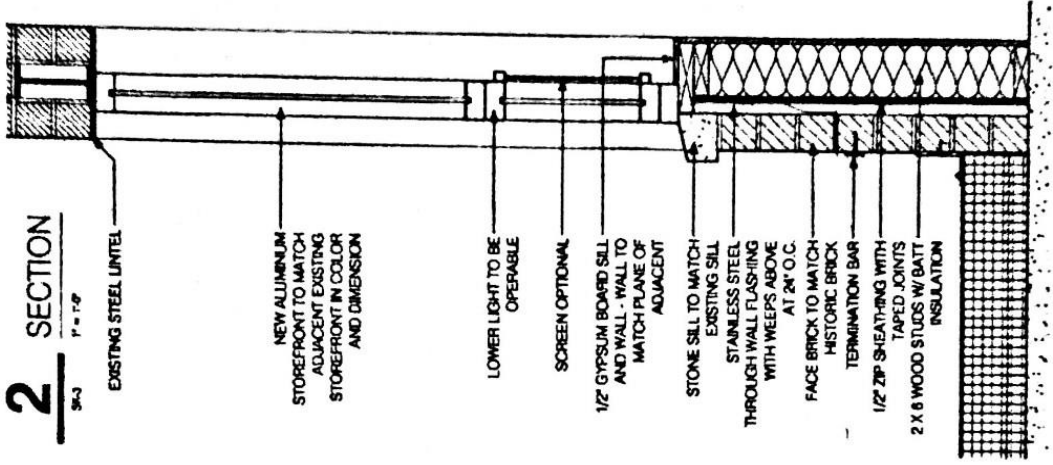


1 ELEVATION
SK-3 1" = 1'-0"



- NEW ALUMINUM STOREFRONT TO MATCH ADJACENT EXISTING STOREFRONT IN COLOR AND DIMENSION. BASIS OF DESIGN - TUBELITE STOREFRONT
- LOWER LIGHT TO BE OPERABLE - BASIS OF DESIGN - TUBELITE WINDOW
- STONE SILL TO MATCH EXISTING SILL IN DIMENSION, PROFILE AND TEXTURE. CALLED EXPANSION JOINT
- FACE BRICK TO MATCH HISTORIC BRICK

2 SECTION
SK-3 1" = 1'-0"



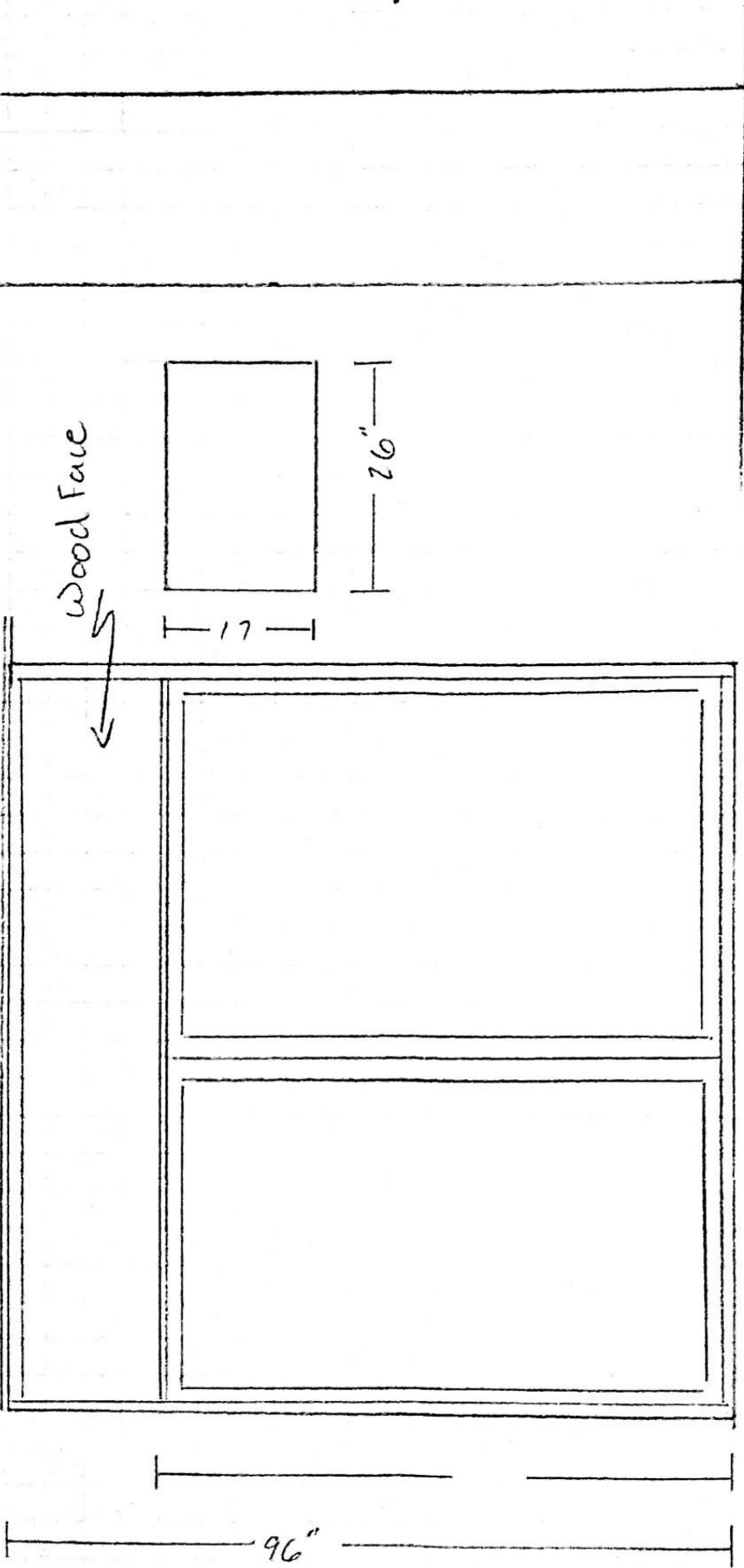
- EXISTING STEEL UNTEL
- NEW ALUMINUM STOREFRONT TO MATCH ADJACENT EXISTING STOREFRONT IN COLOR AND DIMENSION
- LOWER LIGHT TO BE OPERABLE
- SCREEN OPTIONAL
- 1/2" GYPSUM BOARD SILL AND WALL - WALL TO MATCH PLANE OF ADJACENT
- STONE SILL TO MATCH EXISTING SILL
- STAINLESS STEEL THROUGH WALL FLASHING WITH WEEPS ABOVE AT 24" O.C.
- FACE BRICK TO MATCH HISTORIC BRICK
- TERMINATION BAR
- 1/2" ZIP SHEATHING WITH TAPED JOINTS
- 2 X 8 WOOD STUDS W/ BATT INSULATION

BROWNING DAY MULLINS DIERDORF
LEADERSHIP + DESIGN
600 North State Street Indianapolis, Indiana 46204
212-214 W. 4TH, BLOOMINGTON, INDIANA
RE-roofing PROJECT
CHECKED: MARCH 2007

SK-3
DRAWING NO.
REV. DRAWING NO.

DATE: 12/14/07
DRAWN BY: JMT
CHECKED BY: HMB
P. 317 600 4000 P. 317 600 4000

Current sliding glass door: To be removed,
To belite frame and glass per BDM.D.
to match existing store-front design. Metal Plate

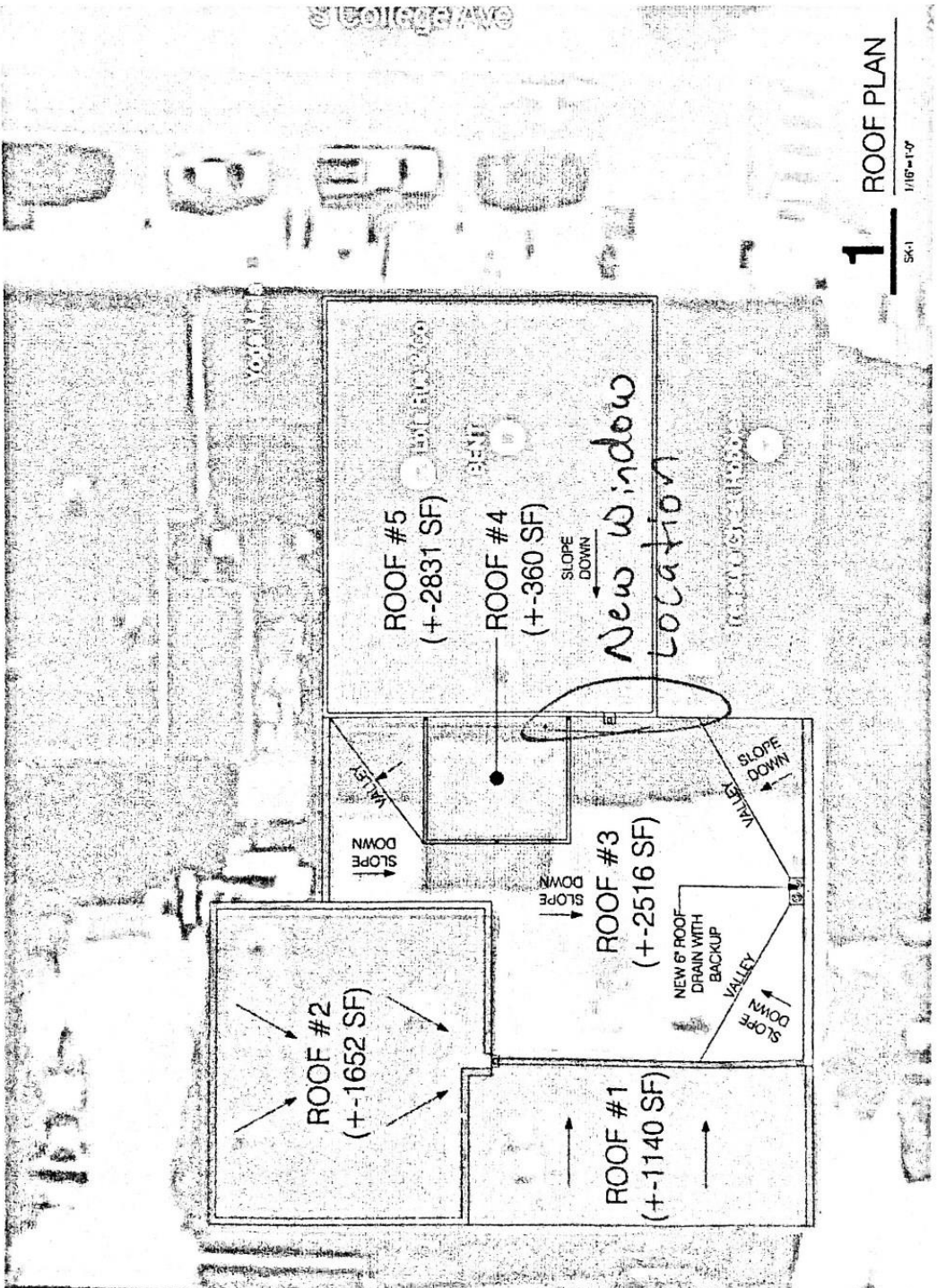


Idea:

- Remove Sliding Glass Door
- Replace with window
- bottom wall to accom.
flushing
- Windows to open?

GENERAL ROOF NOTES

1. REMOVE ALL EXISTING MISCELLANEOUS DEBRIS FROM ROOF.
2. WATER MUST DRAIN OFF ROOF WITH NO EXCEPTIONS. STANDING WATER IS NOT ALLOWED.
3. ROOF #1 - REMOVE EXISTING GUTTER AND DOWNSPOUT INCLUDING ALL PORTIONS OF GUTTER WITH TWO (2) 6" DOWNSPOUTS AT EITHER END ROUTED TO ROOF #3 BELOW. TERMINATE WITH ELBOW AND SPLASH BLOCK. REPAIR EXISTING ROOFING MEMBRANE AS NOTED IN INSPECTION.
4. ROOF #2 - REMOVE EXISTING GUTTER AND DOWNSPOUT. INSTALL A NEW 20" X 12" COLLECTOR BOX AND 6" DOWNSPOUT ROUTED TO GUTTER OF ROOF #1. REMOVE EXISTING CLAY TILE CAPS. USE TERMINATION BAR AT ALL MEMBRANE AT PERIMETER. INSTALL CLEAT AND ALUM. SHEET METAL COPING AROUND PERIMETER.
5. ROOF #3 - REMOVE SLIDING DOOR. INSTALL NEW WINDOW. INFILL DOOR OPENING. INSTALL TWO (2) NEW 6" ROOF DRAINS. ONE (1) IS THE PRIMARY ROOF DRAIN. ONE (1) IS A BACKUP ROOF DRAIN AND IS TO BE INSTALLED ADJACENT TO EXISTING ROOF DRAIN LOCATIONS OR AS PART OF A PAIRED ASSEMBLY (EXAMPLE: JOSAM 22500 SERIES, LARGE SLUMP COMBINATION DRAIN/OVERFLOW). ATTACH ROOF DRAINS TO NEW 6" STORM PIPING ON INTERIOR. PENETRATIONS THROUGH ROOF ARE TO BE COORDINATED WITH STRUCTURAL ENGINEER. REPAIR ANY DAMAGE TO INTERIOR FINISHED CAUSED BY ROOF DRAIN INSTALLATION. 6" STORM PIPING TO CONNECT TO EXISTING OUTLET BENEATH SIDEWALK. REMOVE EXISTING ROOFING TO CONCRETE DECK. MECHANICALLY ATTACHED NEW 1/4" TAPERED INSULATION. SLOPE AS INDICATED. VERIFY SLOPE WORKS WITH EXISTING PARAPET HEIGHT. INSTALL 1/4" COVER BOARD. INSTALL FULLY ADHERED 60 MIL MEMBRANE ROOFING SYSTEM WITH 15 YEAR WARRANTY T-BAR AND COUNTERFLASH ENTIRE PERIMETER.
6. ROOF #4 - INSTALL NEW T-BAR, WALL FLASHING, AND COUNTERFLASHING. INSTALL NEW 5" GUTTER WITH THREE (3) 4" DOWNSPOUTS. DOWNSPOUTS TO BE ROUTED TO ROOF #3 BELOW. TERMINATE DOWNSPOUTS WITH ELBOW AND SPLASH BLOCK. INSTALL NEW DRIP EDGE AT PERIMETER.
7. ROOF #5 - REMOVE EXISTING COLLECTOR BOX AND DOWNSPOUT INCLUDING PORTION OF DOWNSPOUT ON FRONT OF BUILDING. INSTALL NEW COLLECTOR BOX AND 6" DOWNSPOUT ROUTED TO ROOF #3 BELOW. TERMINATE DOWNSPOUT WITH ELBOW AND SPLASH BLOCK.



1 ROOF PLAN
1/16"=1'-0"
SK-1

SK-1
DRAWING NO.

DATE: 08/18/19
DRAWN BY: JAY
REVISED BY: JAY
P. 317.653.2029 F. 317.627.2405
REF: DRAWING NO.

BROWNING
DAY MULLINS
DIERDORF
LEADERSHIP + DESIGN

OLYMPUS PROPERTIES - OAKZING WALK PARK
212-214 W. 4TH, BLOOMINGTON, INDIANA
REEROOFING PROJECT
552 WEST BROADWAY

SUMMARY

COA 18-22

402 South Jordan Avenue: Elm Heights
Petitioner: Nora Dial, represented by Rachel Ellenson

Contributing

IHSSI #: 105-055-51025

c. 1930



Background: The house located at 402 S. Jordan Avenue is an unaltered California Bungalow in good condition that was constructed c. 1930. The house is located within the Elm Heights Local Historic District.

Request: Replacement of 13 windows with Anderson 400 series wooden windows in Sandstone color. The new windows will fit existing openings. The three lite upper design will be retained. The petitioner is concerned about the long term care of the windows and would like to install new windows that are more energy efficient and will last longer without needing repairs.

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.

Elm Heights Local Historic District Design Guidelines

4.5 Windows and Doors

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- Replace missing elements based on accurate documentation of the original.
- Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
- New units or materials will be considered for non-character defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- Inappropriate treatments of windows and doors, particularly in the primary facades include:
 - Creation of new window or door openings.
 - Changes in the scale or proportion of existing openings.
 - Introduction of inappropriate styles or materials as vinyl or aluminum or steel replacement doors.
 - Addition of cosmetic detailing that creates a style or appearance that the original building new exhibited.
 - Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

Recommendations: Staff recommends denying COA 18-22. While Staff acknowledges that the replacement of the windows would be done in a sympathetic manner to the original exterior and would be done using the highest grade of wooden windows, the original windows are repairable and should remain in place, based on the district guidelines. If the Commission chooses to approve COA 18-22, the use of wooden windows with the same lite design is a good replacement option and the overall appearance of the public-way facades will remain the same. Staff recommends donation of the old windows is COA 18-22 is approved.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
APR 09 2018

BY: RKE

Case Number: COA 18 - 22

Date Filed: April 9, 2018

Scheduled for Hearing: April 26, 2018

Address of Historic Property: 402 S. Jordan Ave

Petitioner's Name: Nora Dial

Petitioner's Address: 228 Creekside Village Dr, Los Gatos, CA

Phone Number/e-mail: 408-455-9901 noradial@msn.com

Owner's Name: Nora Dial

Owner's Address: 228 Creekside Village Dr, Los Gatos, CA

Phone Number/e-mail: 408-455-9901

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 53-08-03-204-054.000-009

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

This house is a rental house and I want to update 13 windows this July before new grad school tenants move in for the next 2 years.

3. A description of the materials used.

Please see the attached quote from Mike at Tommy D's windows and doors. Anderson windows that retain the three lite upper window sashes. Anderson 400 Series Umt, Woodwnght Insert Equal Sash, Sandtone/Clear Pine, Gray/Gray Liner, M Handing, (Top Sash) High Performance SmartSun Low-E4, Divided Light without Spacer, Specified Equal Lite, 3W1H, 3/4", Sandtone/Pme, Permanently Applied, Chamfer/Chamfer, High Performance SmartSun Low-E4, 1 Sash Lock, Traditional, Stone

SEE ATTACHED QUOTE AND PICUTRES

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.



Andersen Windows - Abbreviated Quote Report



Project Name: DIAL

Quote # 6455

Print Date: 04/09/2018

Quote Date: 04/09/2018

iQ Version: 18.0

Dealer:

Sales Rep MIKE PORTER

Created By

Customer NORA DIAL

Billing Address: Phone: Contact Trade ID

Fax:

Promotion Code:

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	12	WDHI 27 3/4" x 53 1/2" - 0 Deg (AA)		\$ 708.83	\$ 8505.96

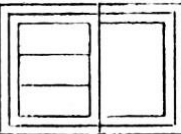
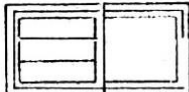
Unit Size: 27 3/4" W x 53 1/2" H

400 Series

Unit, Woodwright Insert Equal Sash, Sandtone/Clear Pine, Gray/Gray Liner, AA Handing, (Top Sash) High Performance SmartSun Low-E4, Divided Light without Spacer, Specified Equal Lite, 3W1H, 3/4", Sandtone/Pine, Permanently Applied, Chamfer/Chamfer, (Bottom Sash) High Performance SmartSun Low-E4, 1 Sash Lock, Traditional, Stone Full Insect Screen, Sandtone

U-Factor 0.29, SHGC 0.21

Viewed from Exterior



Viewed from Exterior

0002 1 WDHI 27 3/4" x 37 1/4" - 0 Deg (AA)

Unit Size: 27 3/4" W x 37 1/4" H

400 Series

Unit, Woodwright Insert Equal Sash, Sandtone/Clear Pine, Gray/Gray Liner, AA Handing, (Top Sash) High Performance SmartSun Low-E4, Divided Light without Spacer, Specified Equal Lite, 3W1H, 3/4", Sandtone/Pine, Permanently Applied, Chamfer/Chamfer, (Bottom Sash) High Performance SmartSun Low-E4, 1 Sash Lock, Traditional, Stone Full Insect Screen, Sandtone

U-Factor 0.29, SHGC 0.21

\$ 608.82 \$ 608.82

PROJECT PRICE ADJUSTMENTS

AMOUNT

Quote # 6455

Print Date: 04/09/2018

Page 1 Of 2

iQ Version: 18.0

Item Qty Item Size (Operation) Location Unit Price Ext. Price

LABOR TO INSTALL

Subtotal \$ 13,114.78
 Tax (0.000%) \$ 0.00
 Grand Total \$ 13,114.78

Total Load Factor
 1 769

Customer Signature _____

Dealer Signature _____

** All graphics viewed from the exterior

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.

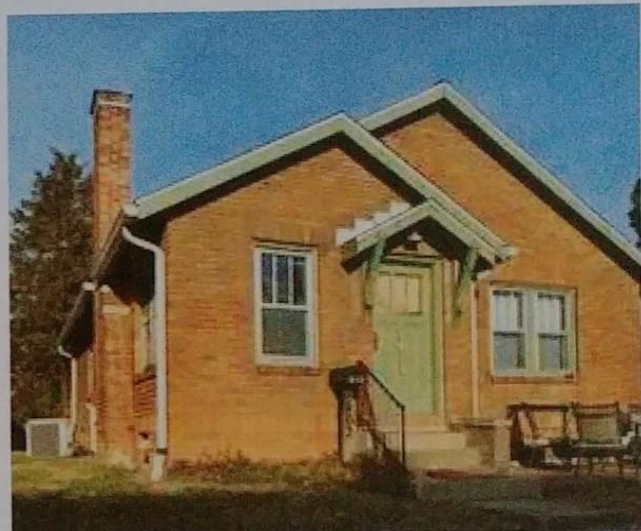
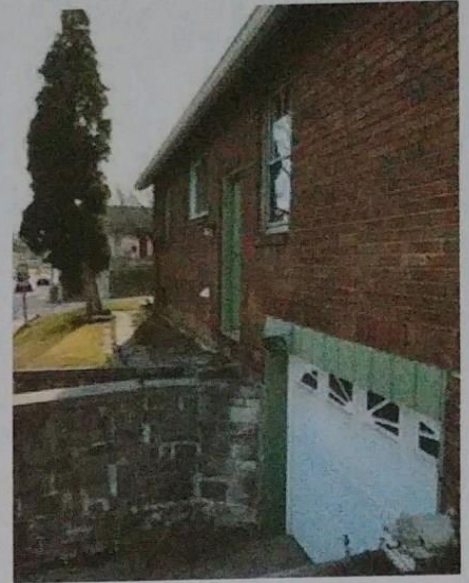
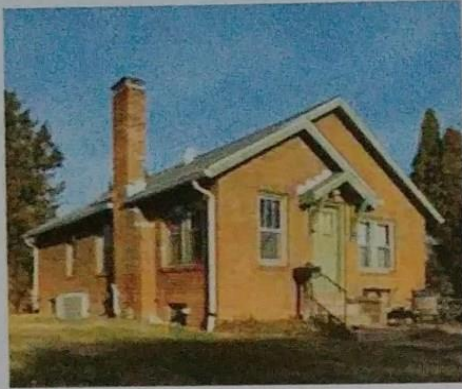


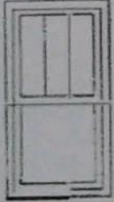
This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of Nov 2017 This data may change over time due to ongoing product changes or updated test results or requirements Ratings for all sizes are specified by NFRC for testing and certification Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc

Nexia is a registered trademark of Ingersoll Rand Inc

Project Comments _____



	Item	Qty	Item Size (Operation)
Viewed from Exterior	0001	12	WDHI 27 3/4" x 53 1/2" - 0 Deg
	Unit Size: 27 3/4" W x 53 1/2" H		
	400 Series		
	Unit, Woodwnght Insert Equal Sash, Sandtone/Clear without Spacer, Specified Equal Lite, 3W1H, 3/4", Sa Low-E4, 1 Sash Lock, Traditional, Stone		
	Full Insect Screen, Sandtone		
	U-Factor 0.29, SHGC 0.21		

See Quote

SUMMARY

COA 18-25

1026 East 1st Street: Elm Heights
Petitioner: Reza Kaffash

Contributing

IHSSI #: 105-055-47030

c. 1929



Background: The property located at 1026 E. 1st Street is a slightly altered Spanish Colonial Revival house in excellent condition that was constructed c. 1929. The house is located within Elm Heights Local Historic District.

Request: Replacement of existing front door with solid knotty alder, full glass door that will fit the existing door frame. Installation of a roof mounted solar light tube in the living room.

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.

Elm Heights Local Historic District Design Guidelines

4.5 Windows and Doors

- If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- Replace missing elements based on accurate documentation of the original.
- New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
- Inappropriate treatments of windows and doors, particularly in the primary facades include: creation of new window or door openings, changes in the scale or proportion of existing openings, introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors, addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.

Recommendations: Staff recommends denying the replacement of the front door but is supportive of the installation of the roof mounted solar light. The original door does not appear to be deteriorated, and although it does not sit square in the frame, can be rehung and sealed. Staff does not feel that the design of the new door is sympathetic to the overall design of the house, and that the original door should be retained.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
APR 12 2018

BY: RKE

Case Number: COA 18-25

Date Filed: April 12, 2018

Scheduled for Hearing: _____

Address of Historic Property: 1026 East 1st St.

Petitioner's Name: Reza Kaffash

Petitioner's Address: 1026 East 1st St.

Phone Number/e-mail: (812)391-3436

Owner's Name: Reza Kaffash

Owner's Address: 1026 East 1st St.

Phone Number/e-mail: (812)391-3436 reza499@yahoo.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. 53-08-04-100-051. 000-009

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

1) Changing the slab on the front door with solid Knotty Alder, full glass and iron slab. Two reasons: the old door isn't completely square, causing gap at top and bottom; we would like more natural sun light in living room.

2) If daylight still isn't sufficient, we would like the option of then adding solar light tube for the living room.

3. A description of the materials used.

Solid Knotty alder wood with iron and glass.

Flush to roof solar light system

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.

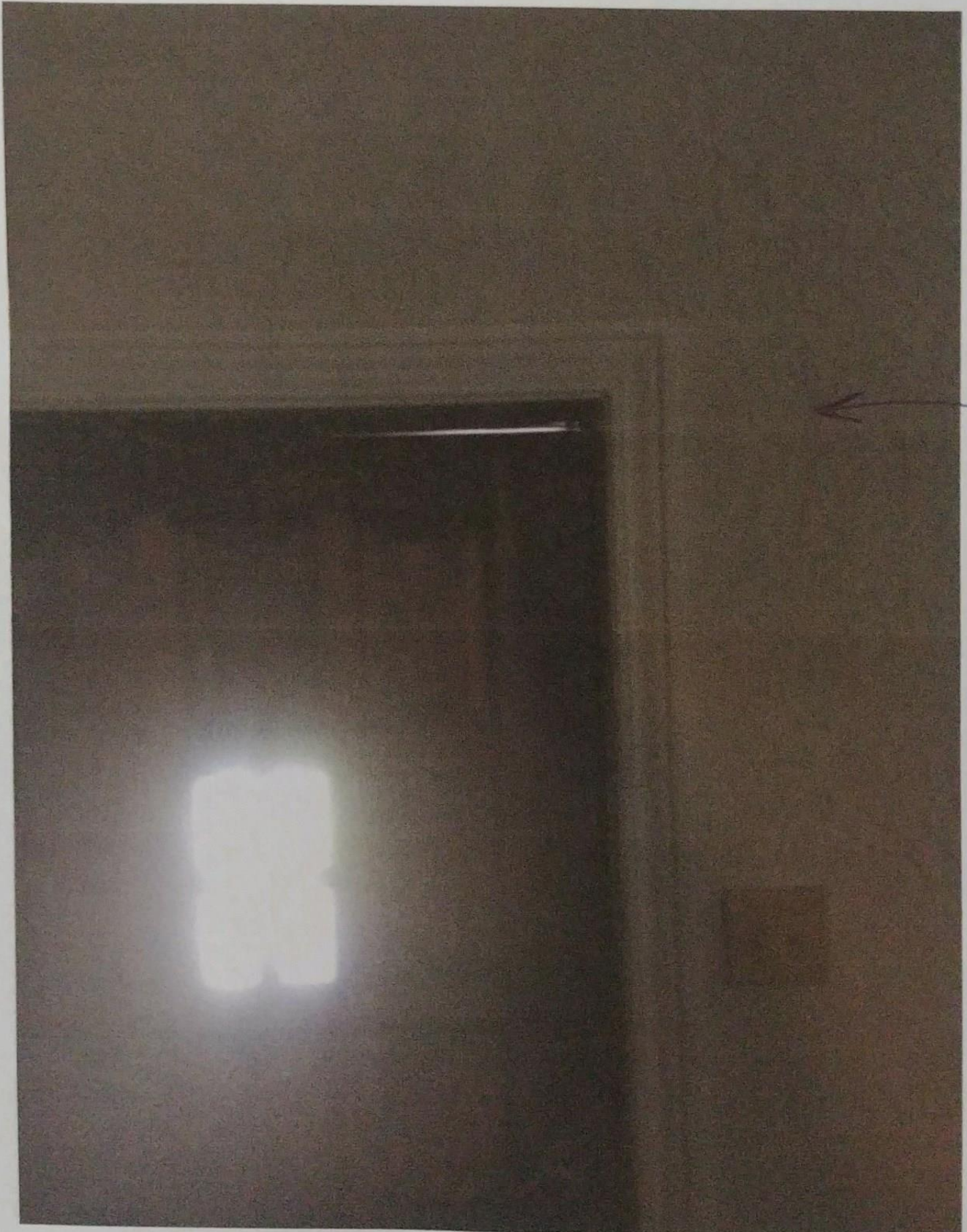
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.

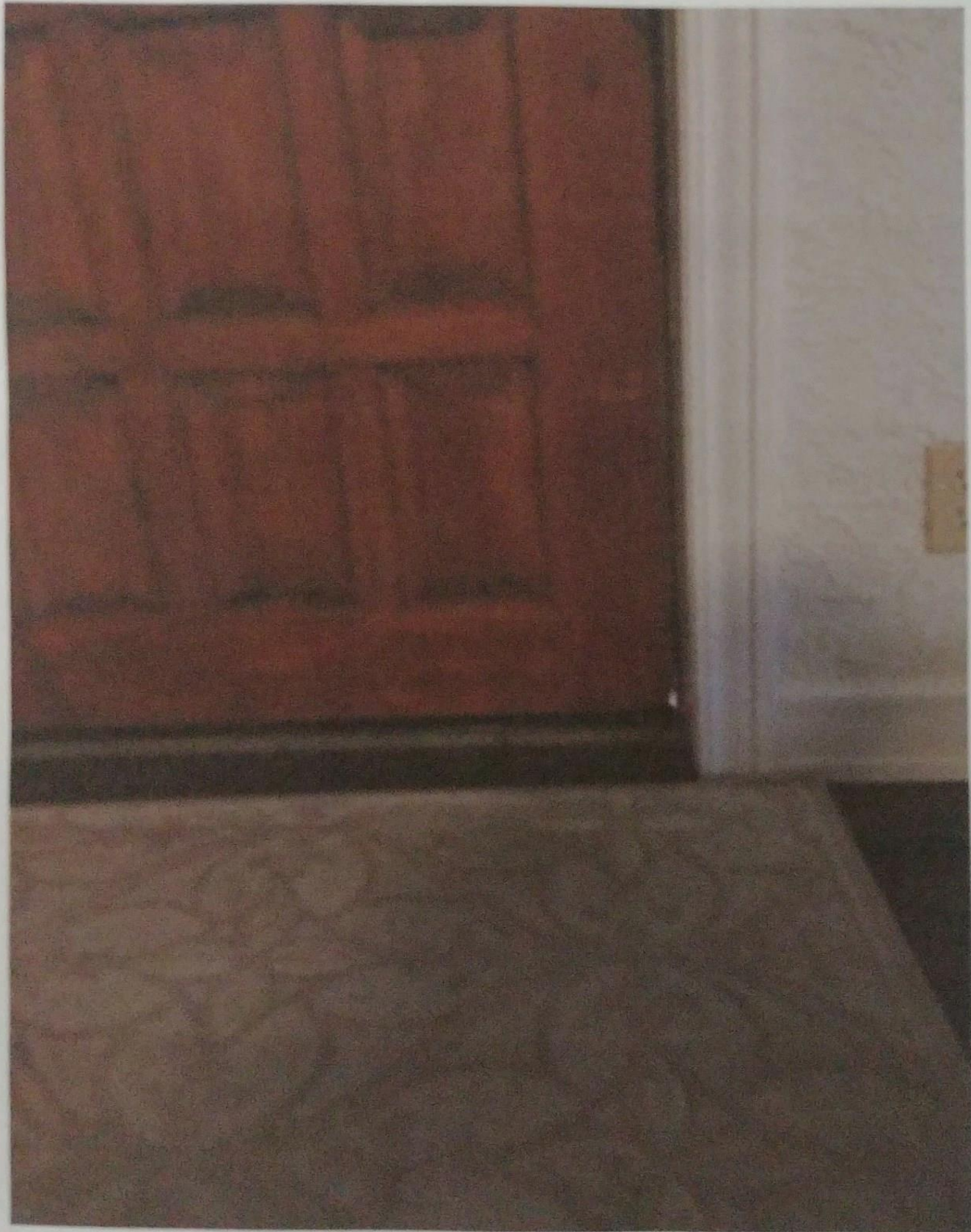
Existing door, 1026 East 1st. St.



Showing non-square slab at top of door.



Showing damage on the bottom part of door.



Information about door.

[Back to Search Results](#)



6472 LAREDO

SERIES: Mastermark® Collection

TYPE: Exterior Decorative

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

MATCHING COMPONENTS

Laredo Sidelight (8'0") (6473)

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Profile: Ovolo Sticking with Raised Moulding 2-Sides
Glass: Matte Black Forged Iron Grill Insulated Glass



WHERE TO BUY

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH ▾

HEIGHT ▾

WOOD SPECIES ▾

UPGRADES

WaterBarrier Technology

REQUEST DEALER QUOTE

Similar Doors:



Solid Knotty alder wood.
Will be stained dark brown.



Flush to roof solar light.



Inside attic solar light system.

SUMMARY

Demo Delay 18-14 (staff review)

901 North Maple Street
Petitioner: Tina and Tom Ryan

No attribute data found



Background: The house located at 901 N. Morton Street is a contributing structure and is zoned RC-Residential Core. It is listed as contributing on the 2001 survey but is not included in the 2015 survey.

Request: Partial demolition – enclosing a window on the South elevation of the building.

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 April 5, 2018. 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 released the demo delay waiting period on April 6, 2018. Staff does not feel the house deserves stand-alone designation, although it certainly merits inclusion in a larger district. The enclosing of the window will not detract from the overall historic integrity of the structure and is not visible from the public right-of-way.

SUMMARY

COA 18-09 (cont. from last meeting)

717 North Maple Street
Petitioner: Michael Kee, on behalf of Richard Wells

No attribute data found



Background: The house located at 717 N. Maple Street is a gabled-ell house that was constructed c. 1920. It is zoned RC-Residential Core.

Request: Full demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit applications from the time it is forwarded to the Commission for review. Commission staff received the application on March 12, 2018. 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 continuing the demolition delay waiting period. Staff has been in contact with the Maple Heights Neighborhood Association and there is substantial interest in designating a larger local historic district. If an application for the larger district is not received within the remaining amount of demolition delay time, Staff recommends releasing the demo delay waiting period because while the house certainly warrants inclusion in a larger district, Staff does not feel the structure warrants stand-alone designation.

SUMMARY

Demo Delay 18-10 (cont. from last meeting)

1209 West 2nd Street
Petitioner: Barre Klapper, on behalf of Springpoint Architects

Notable

IHSSI #: 105-055-60807

c. 1940



Background: The house located at 1209 W. 2nd Street is a notable, slightly-altered English Cottage in good condition. It was constructed c. 1940 and is zoned CA-Commercial Arterial.

Request: Full demolition of house and garage

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 March 19, 2018. 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 a move for local historic designation. The house and garage are in almost perfect condition with only slight modifications from the house's original construction. The house has a substantial presence on the SW corner of W 2nd Street and S Patterson Drive, and if it were torn down, the historic integrity of this immediate area would be destroyed. Staff does acknowledge that the context of the area that the property and house are located in has changed dramatically and the property is the last non-commercial building at this intersection, so it would be logical to develop the property for commercial use. However, Staff cannot support a move for full demolition due to the historic integrity of the structure. Staff did not find that the house was associated with a significant person in Bloomington's history and it appears to have had only one owner prior to the current owner, Omega Visions, LLC.

SUMMARY

Demo Delay 18-15

1201 West 6th Street
Petitioner: Rebecca Stanze

Notable

IHSSI #: 105-055-26325

c. 1900



Background: The house located at 1201 W. 6th Street is a slightly altered gabled front bungalow in excellent condition that was constructed c. 1900. The property is zoned RC-Residential Core.

Request: Partial demolition – removal of existing addition and construction of a new rear addition.

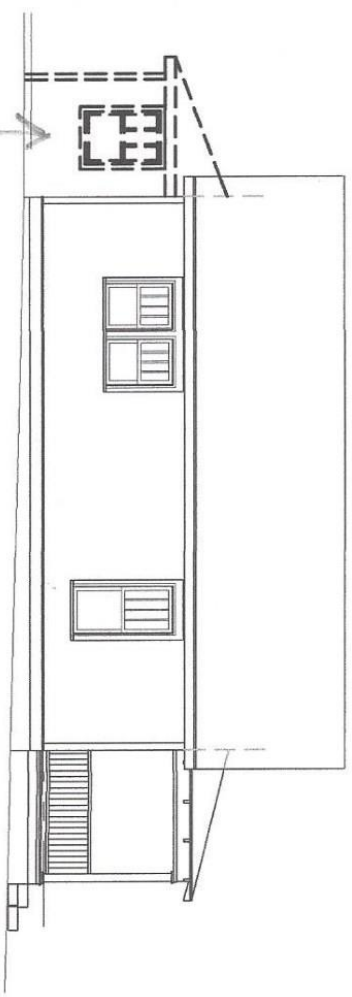
Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff received the application on March 27, 2018. The BHPC may thus employ demolition delay for 90 days from the 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 a move for local historic designation. Staff believes that the house deserves stand-alone designation for its historic integrity. If the Commission decides to release the demolition delay waiting period, Staff believes the proposed addition will be compatible with the design of the house and it will not detract from the historic integrity of the structure.



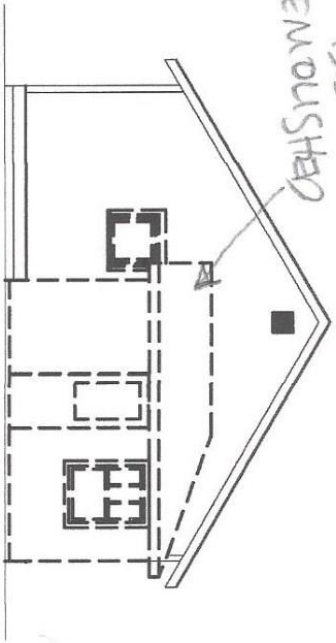






C DEMOLITION
EAST ELEVATION

BACK PORCH
TO BE
DEMOLISHED



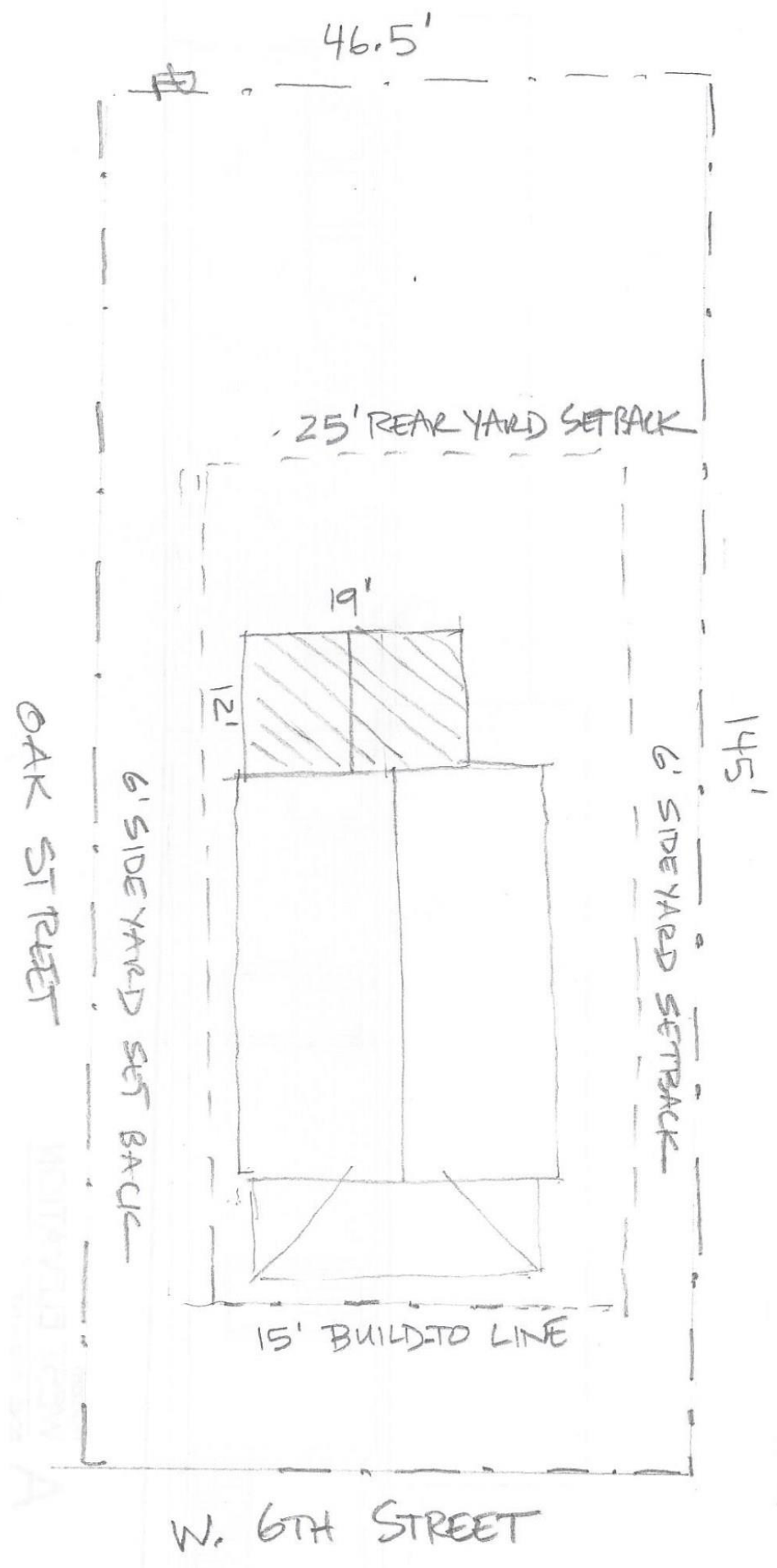
B DEMOLITION
SOUTH ELEVATION

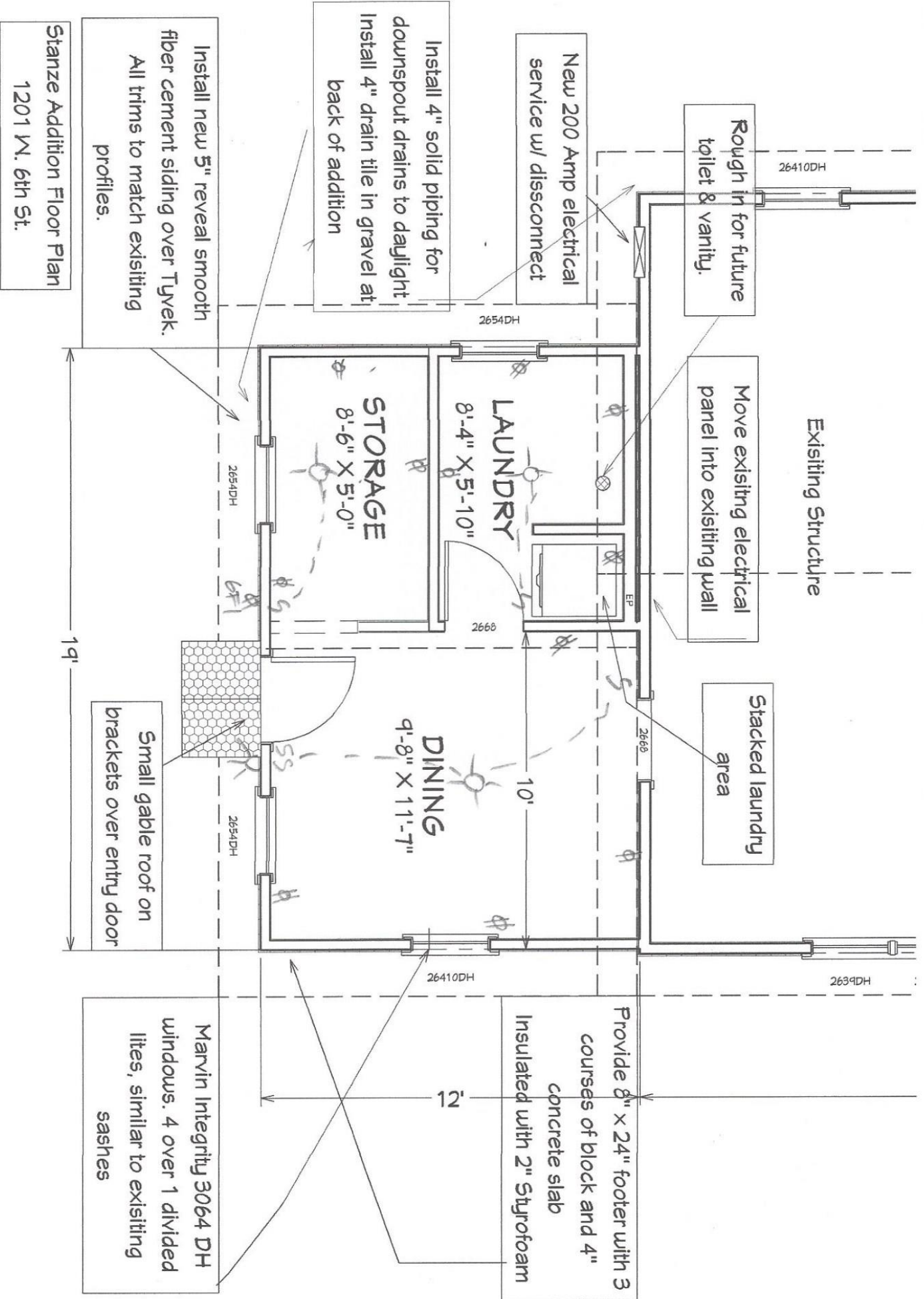


A DEMOLITION
FLOOR PLAN

AREA TO BE
DEMOLISHED

SITE PLAN
STANZE ADDITION
SITE PLAN
1201 W. 6TH ST.





Stanzee Addition Floor Plan
1201 W. 6th St.

Install new 5" reveal smooth fiber cement siding over Tyvek. All trims to match existing profiles.

Install 4" solid piping for downspout drains to daylight. Install 4" drain tile in gravel at back of addition

New 200 Amp electrical service w/ disconnect

Rough in for future toilet & vanity.

Move existing electrical panel into existing wall

Stacked laundry area

Small gable roof on brackets over entry door

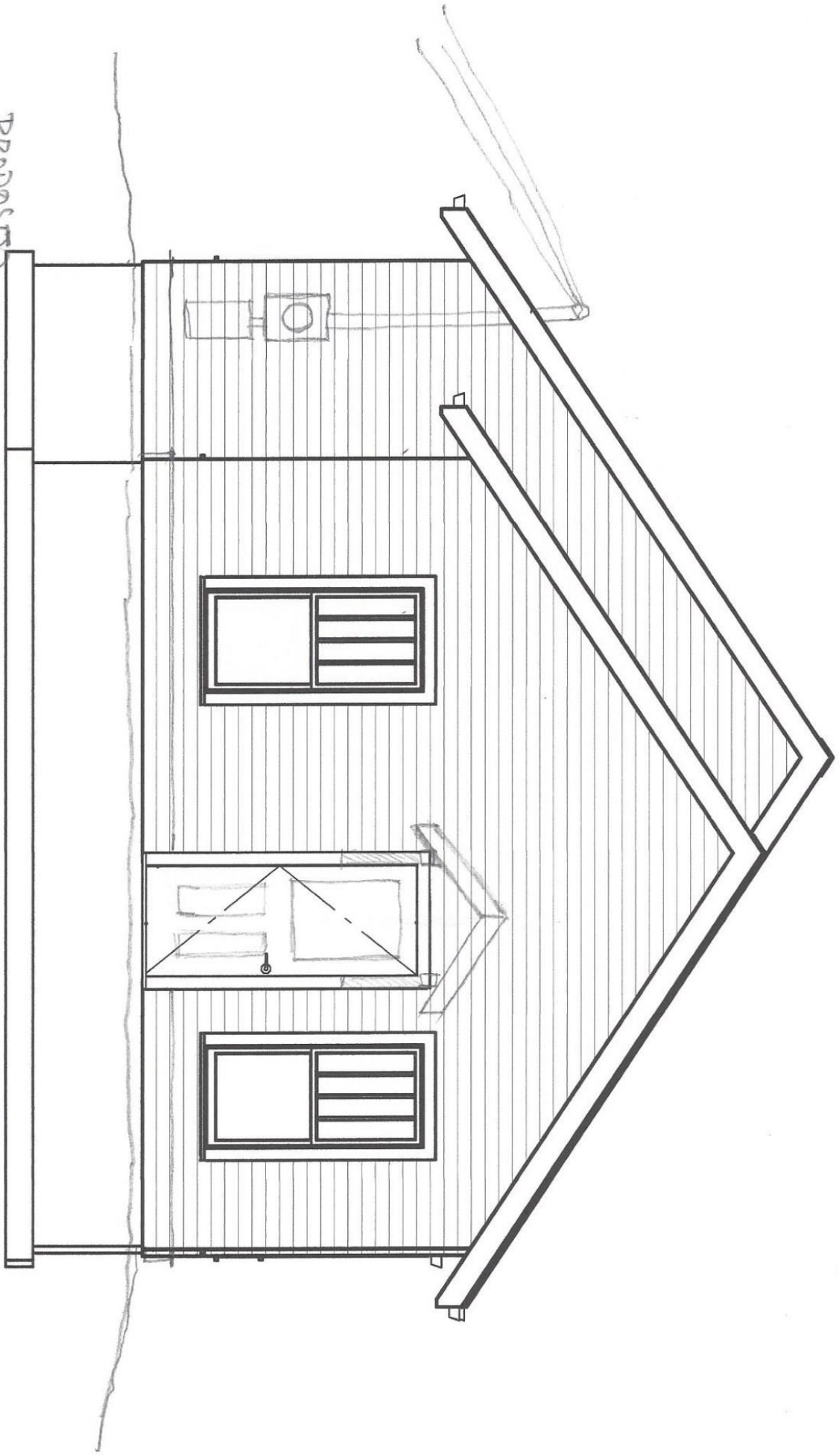
Provide 8" x 24" footer with 3 courses of block and 4" insulated with 2" Styrofoam

Marvin Integrity 3064 DH windows. 4 over 1 divided lites, similar to existing sashes

19'

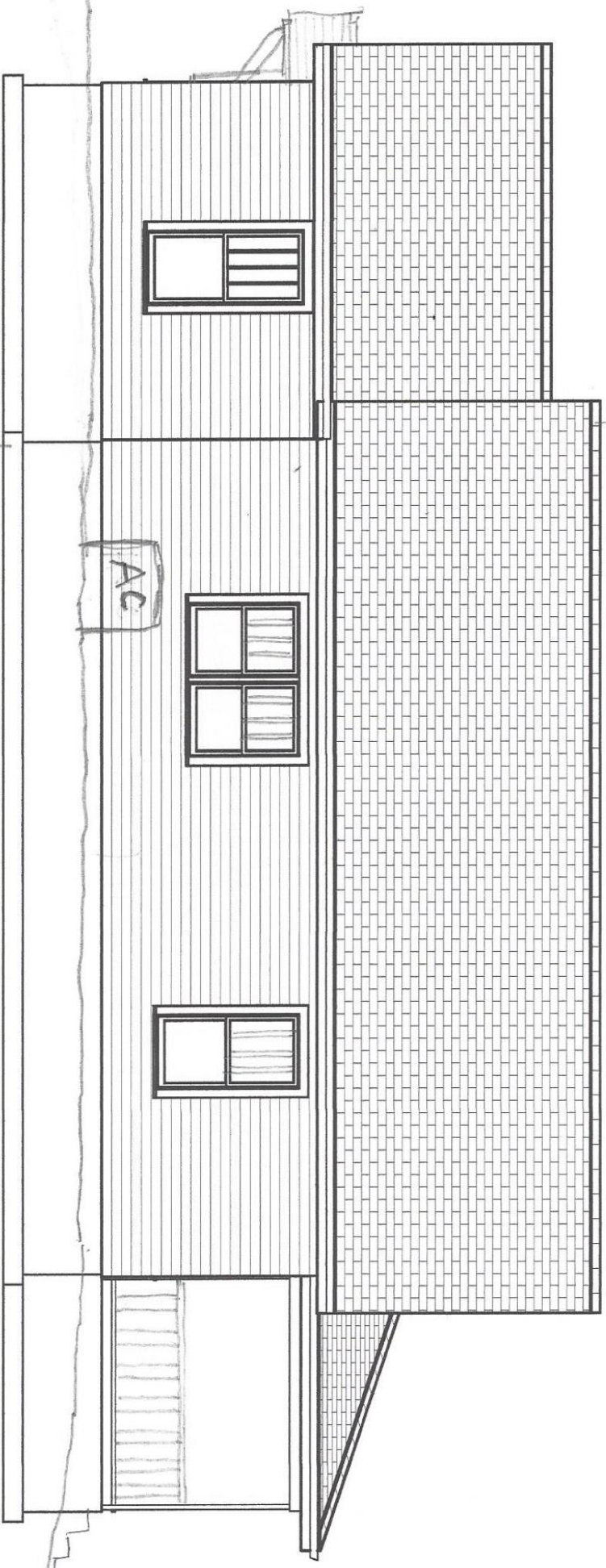
12'

PROPOSED
SOUTH ELEVATION
STANZE ADDITION
1201 W. 6TH ST.



PROPOSED
ADDITION ←

EXISTING HOME →



PROPOSED
EAST ELEVATION
STANZE ADDITION
1201 W. 6TH ST.

1201 West 6th Street

Demolition:

5'10" x 13' space that was likely a porch at some point

Mis-matched windows, none of which match original house

Non-contributing square window on south face of house Plywood siding



New Construction:

12' x 19'

Marvin Integrity double hung, divided light windows to match original four-over-one windows in original house

Trim to match window and door trim in original house

Fiber cement siding to match siding in original house

Contractor: Mark Longacre, Longacre Construction