BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, May 11, 2017
5:00 P.M.
AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. April 13, 2017

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-17-28
509 W. Smith Ave.: Greater Prospect Hill
Petitioner: Matthew Francisco
Expansion of an existing side deck, addition of a sliding door onto deck, installation of a new window and removal of the chimney.

B. COA-17-30
925 E. University St.: Elm Heights
Petitioner: Stumpner's Building Services
Installation of 18 flush mounted solar panels on front façade.

C. COA-17-30
1002 W. Howe St.: Greater Prospect Hill
Petitioner: Peter Roeth
Construction of a 4' welded wire and wood fence on side yards and 8'wood privacy fence in back yard.

D. COA-17-31
925 E. University St.: Elm Heights
Petitioner: Stumpner's Building Services
Installation of 18 flush mounted solar panels on front façade.

E. COA-17-32
530 S. Jordan Ave.: Elm Heights
Petitioner: Stumpner's Building Services
Installation of 15 flush mounted solar panels on east garage roof.

Commission Review

A. COA-17-33
212 S. Grant St.: Greater Restaurant Row
Petitioner: Annex Student Living
New construction of two mixed use buildings with Original Plat Lots 9 and 10 in historic district, northwest corner located within the local historic district.

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 17-08
900 W. 6th St.: Near West Side Survey Area
Petitioner: Robert Himmel and Caren Stoll
Partial demolition.
Commission Review
A. Demo Delay 17-09
201 S. College Ave.
Petitioner: Matt Ellenwood and Tariq Khan
Partial demolition.

VI. NEW BUSINESS
A. Consulting Grant Application- 223 W. 6th St

VII. OLD BUSINESS
A. Preservation Month

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

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

Next meeting date is Thursday, May 25, 2017 at 5:00 p.m. in the McCloskey Room
Posted: May 4, 2017

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, April 13, 2017
5:00 P.M.
MINUTES

I. CALL TO ORDER

Meeting was called to order by Chairman, John Saunders at 5:02 pm.

II. ROLL CALL

COMMISSIONERS
Leslie Abshier
Flavia Burrell
Sam DeSollar
Jeff Goldin
Kelsey Maas
Lee Sandweiss
John Saunders
Chris Sturbaum

ADVISORY
Marjorie Hudgins

STAFF
Alison Kimmel- HAND
Bethany Emenhiser - HAND
Philippa Guthrie – LEGAL

GUESTS
Norma Jain Jacobson
Al Jacobson
Robert Friedman
Joy Skidmore
Brian Chelius
Chelsea Blanchard
Andy Bayer
Deb Hutton

Abe Schultz
Nicholas Carder
Mary Krupinski

III. APPROVAL OF MINUTES

A. March 9, 2017

Jeff Goldin made a motion to approve the March 9, 2017 minutes. **Lee Sandweiss** seconded. **Motion carried 7/0/1 (Yes/No/Abstain)**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-17-14

609 W. Dodds St.: McDoel Gardens
Petitioner: Esteban Jose Garcia Ortiz
Construction of a porch off the rear of the house.

Bethany Emenhiser gave presentation. See packet for details.

B. COA-17-15

208 S. Dunn St.: Greater Restaurant Row
Petitioner: Ross Glass
Installation of two wall signs and one blade sign.

Bethany Emenhiser gave presentation. See packet for details.

C. COA-17-16

1001 E. University St.: Elm Heights
Petitioner: Herb Marks and Perry Hodges
Installation of 30 flush mounted solar panels on a rear addition.

Bethany Emenhiser gave presentation. See packet for details.

D. COA-17-18

1120 E. 1st St.: Elm Heights
Petitioner: Charlotte Agger and Asa Palley
Removal of a non-original wooden front accessible ramp.

Bethany Emenhiser gave presentation. See packet for details.

E. COA-17-20

1302 E. 2nd St.: Elm Heights
Petitioner: Alisan Donway

Removal of Evergreen trees along Highland Ave. and construct a 6' wooden fence along the back of the property and along Highland Ave up about 8' from the rear of the house.

Bethany Emenhiser gave presentation. See packet for details.

F. COA-17-21
525 W. 3rd St.: Prospect Hill
Petitioner: Patrick and Glenda Murray
Installation of five new limestone steps with ashlar styling to match existing and provide proper treads. Brick and mortar repointing in various locations.
Installation of metal handrail up front steps.

Bethany Emenhiser gave presentation. See packet for details.

G. COA-17-22
812 E. 12th St.: University Courts
Petitioner: Donald Lee
Install new sidewalks in rear, remove non-original concrete block wall and expand rear parking pad.

Bethany Emenhiser gave presentation. See packet for details.

H. COA-17-23
714 W. 4th St.: Greater Prospect Hill
Petitioner: Craig and Kathy Taylor
Retroactive request for removal of hail damaged aluminum siding with 4" vinyl siding.

Bethany Emenhiser gave presentation. See packet for details.

I. COA-17-24
1319 E. 1st St.: Elm Heights
Petitioner: Darrin Ricketts
Request for removal of two evergreens causing foundation damage and removal of front yard hedges and shrubs.

Bethany Emenhiser gave presentation. See packet for details.

J. COA-17-25
221 E. Glendora Dr.: Matlock Heights
Petitioner: Yu Hsing Lin

Removal of a 5' chain-link fence and replace with a 6' wood fence in the back yard.

Bethany Emenhiser gave presentation. See packet for details.

K. COA-17-26
724 W. 3rd St.: Greater Prospect Hill
Petitioner: Austin Goodman Removal
of front fence.

Bethany Emenhiser gave presentation. See packet for details.
L. COA-17-27
116 N. Walnut St.: Courthouse Square Petitioner:
Talia Halliday—Gather
Request for new 2'x5' wood sign with metal letters affixed.

Bethany Emenhiser gave presentation. See packet for details.

Automatically approved per 30 day statute.
A. COA-17-17
1319 E. 1st St.: Elm Heights
Petitioner: Darrin Ricketts
Request to remove limestone wall along alley and construct a wood fence. Request to remove a limestone fire pit and construct a new fire pit and patio area. Request to install a black rod iron fence along east property line and up to the edge of the front of house. Request to add stairs to access the west side of the house. Request to construct a 6'x6'x9' storage garage in front of non-original addition. Request to add two skylights to the rear addition.

Bethany Emenhiser gave presentation. See packet for details.

B. COA-17-19
620 W. 4th St.: Greater Prospect Hill
Petitioner: Ernesto Castaneda
Extension of non-original garage 4' and construction of a new second story addition.

Bethany Emenhiser gave presentation. See packet for details.

III. DEMOLITION DELAY

Commission Review
A. Demo Delay 17-04
639 N. College Ave.

Petitioner: Omega Properties
Partial demolition.

Bethany Emenhiser gave presentation. See packet for details.

Robert Friedman stated the siding is failing, specifically on the south side past the point of regular upkeep.

Chris Sturbaum asked to the petitioner what was specifically wrong with the siding. **Robert Friedman** stated it is rotting and falling apart, mainly on the south side.

Jeff Goldin asked if the trim would be replaced as well. **Robert Friedman** stated if the trim can be kept, it will be.

Sam DeSollar asked if the replacement product would be the same size and profile. **Robert Friedman** stated it probably would be.

Marjorie Hudgins commended the Friedman's on how the house looks.

Chris Sturbaum stated he was uncomfortable with all of the trim and siding coming off. He suggested tabling the decision until next meeting.

Lee Sandweiss stated she agreed with Chris.

Jeff Goldin commented he trusts the Friedman family with replacing the siding and making correct decisions regarding what material they choose.

Sam DeSollar stated he was surprised by Chris and Lee's comments. As long as the owner promises to match the size and profile of the replacement product with the current siding he would have no problem with it.

Flavia Burrell commented she is in favor of the replacement.

Leslie Abshier asked Bethany if the commission can put stipulations on Demolition Delays. **Bethany Emenhiser** stated if the petitioner agrees to the stipulations at the meeting, it is a binding agreement when the petition is released.

Jeff Goldin released **Demo Delay 17-04. Motion carried 8/0/0 (Yes/No/Abstain)**

B. Demo Delay 17-05
512-514 S. Fess St.

Petitioner: Mary Krupinski
Partial demolition.

Bethany Emenhiser gave presentation. See packet for details.

Mary Krupinski reviewed the proposal with the commission.

Chris Sturbaum stated the other approach would be to match the existing siding that would be revealed at a later time. **Mary Krupinski** commented they would be open to that.

Sam DeSollar asked what the front columns would be made of. **Mary Krupinski** stated they would be wood or pvc wrap.

Marjorie Hudgins stated she liked the project.

Chris Sturbaum stated he supports these projects.

Lee Sandweiss stated she likes the house and what it is going to be.

Sam DeSollar commented he agrees with Chris and encourages the petitioner to stay away from pvc wrap.

Jeff Goldin released **Demo Delay 17-05. Chris Sturbaum** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

C. Demo Delay 17-06
802 S. Washington St.
Petitioner: Andrew Bayer
Partial demolition.

Bethany Emenhiser gave presentation. See packet for details.

Andre Bayer explained the efficiency bathroom is going to become the kitchen and will need a window.

Marjorie Hudgins asked if they were planning on adding windows in the rear where there are none now. **Andrew Bayer** stated they were not.

Chris Sturbaum asked if they were going to use casement windows. **Andrew Bayer** stated they would either use casement or some sort of side sliders.

Sam DeSollar asked if the windows on the back of the house are in such bad shape they need replaced, what material window they will be replaced with. **Andrew Bayer** stated, wood.

Leslie Abshier asked if the small window would be the only window that would change size. **Chelsea Blanchard** stated yes. The bank of windows in the back would technically change size, but the openings would be the same. **Leslie Abshier** asked if they knew what type of window. **Andrew Bayer** stated they would be using a double hung.

Kelsey Maas commented she thought it would look good. **Sam DeSollar** and **Leslie Abshier** both agreed.

Jeff Goldin **released Demo Delay 17-06. Chris Sturbaum** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

D. Demo Delay 17-07
754 S. Walnut St.
Petitioner: Al Jacobson
Partial demolition.

Bethany Emenhiser gave presentation. See packet for details.

Marjorie Hudgins asked if there were any special treatments when working with asphalt siding. **Norma Jain** commented if the siding is being removed, then yes. If the side is just being covered, no.

Leslie Abshier asked if the siding was original. **Bethany Emenhiser** stated it was not. It was probably from the 30's or 40's.

Marjorie Hudgins asked what color the siding was going to be. **Norma Jain Jacobson** stated it will be a medium gray with white trim.

Chris Sturbaum asked what trim they will use. **Norma Jain Jacobson** commented the vinyl trim will cover the current trim.

Sam DeSollar commented he understand the economics of the vinyl, but is not a fan of it.

Flavia Burrell commented it would improve the look.

Leslie Abshier stated she agreed with Sam.

John Saunders asked how the new trim would cover the current lip around the windows. **Norma Jain Jacobson** stated she was not sure what the plan was for the windows, but the man doing the job does have a plan for it to cover it up and look nice.

Jeff Goldin released **Demo Delay 17-07. Sam DeSollar** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

VI. NEW BUSINESS

A. Findings of Fact approvals

Finding of Fact
122 S. College Ave.

Bethany Emenhiser read Finding of Fact. See packet for details.

Jeff Goldin made a motion to approve Finding of Fact 122 S. College. **Sam DeSollar** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

Finding of Fact
925 E. University

Bethany Emenhiser read Finding of Fact. See packet for details.

Sam DeSollar commented he did not agree with this approval due to it contradicting the neighborhood guidelines. His concern is that is sets a dangerous precedent for future approvals. **John Saunders** proposed asking the neighborhood to review their guidelines. **Sam DeSollar** commented the way the guidelines are written, it is not serving the neighborhood as they want them to. Based on the guidelines the dormer should not have been approved. **Jeff Goldin** asked what he would do to change this Finding of Fact. **Sam DeSollar** stated changing the Finding of Fact is not going to change his issues with the approval and the guidelines. **Bethany Emenhiser** stated she would speak with the neighborhood about their guidelines.

Jeff Goldin made a motion to approve Finding of Fact 925 E. University. **Chris Sturbaum** seconded. **Motion carried 6/1/1 (Yes/No/Abstain)**

Finding of Fact
912 S. Madison

Bethany Emenhiser read Finding of Fact. See packet for details.

Jeff Goldin made a motion to approve Finding of Fact 912 S. Madison. **Chris Sturbaum** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

Finding of Fact
204 S. Rogers St.

Bethany Emenhiser read Finding of Fact. See packet for details.

Jeff Goldin made a motion to approve Finding of Fact 204 S. Rogers St. **Chris Sturbaum** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

Finding of Fact
401 N. Morton

Bethany Emenhiser read Finding of Fact. See packet for details.

Jeff Goldin made a motion to approve Finding of Fact 401 N Morton. **Chris Sturbaum** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

Finding of Fact
335 W. 11th St

Bethany Emenhiser read Finding of Fact. See packet for details.

Jeff Goldin made a motion to approve Finding of Fact 335 W. 11th. **Chris Sturbaum** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

Finding of Fact
204 N. Walnut

Bethany Emenhiser read Finding of Fact. See packet for details.

Jeff Goldin made a motion to approve Finding of Fact 204 N. Walnut. **Lee Sandweiss** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

Finding of Fact
416 E. 4th St

Bethany Emenhiser read Finding of Fact. See packet for details.

Jeff Goldin made a motion to approve Finding of Fact 416 E. 4th St. **Chris Sturbaum** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

Finding of Fact
912 W. 12th St

Bethany Emenhiser read Finding of Fact. See packet for details.

Jeff Goldin made a motion to approve Finding of Fact 912 W. 12th St. **Chris Sturbaum** seconded. **Motion carried 8/0/0 (Yes/No/Abstain)**

B. Annex Project Review- S. Grant St.

Bethany Emenhiser gave presentation. See packet for details.

Joy Skidmore commented the elevations of the project are being revised. She reviewed the part of the project the commission has purview of.

Chris Sturbaum asked what materials were being used and if they were acceptable materials. **Joy Skidmore** stated all materials would meet architectural guidelines.

Jeff Goldin asked how many apartments would this building have. **Joy Skidmore** commented about 100 apartments.

Bethany Emenhiser reviewed the planning issues before the revised plans were made, which included, development in the right-of-way along 3rd Street, height, not stepping the retail space with the street grade along 3rd street, the garage is on Grant Street, and the context with the other development.

Marjorie Hudgins stated she is too overwhelmed.

Chris Sturbaum asked what architectural style this project is. **Joy Skidmore** stated she couldn't answer that question. **Chris Sturbaum** stated the project gave no attempt to blend with Bloomington. He also asked if height was still an issue. **Joy Skidmore** stated they are asking for a height waiver. They are 14 feet too tall.

Steve Brehob stated the plans the commission is looking at are first submittal before any of the planning issues were heard.

Lee Sandweiss commented she has only lived in Bloomington for 15 years. She compared it to the Poplars building and when it was built based on the size of it.

Jeff Goldin stated the building has no style and there is nothing special about the building.

Kelsey Maas asked if the current retail space would stay the same with this building or if the project would increase it. **Steve Brehob** thought it would increase it.

Sam DeSollar asked how many feet were in between the building and the historic structure. **Steve Brehob** commented about 10 feet. **Sam DeSollar** commended the increase of retail space, but was not a fan of the overall project.

Flavia Burrell asked if the parking was adequate for the residence or if it was for the retail too. **Joy Skidmore** commented it was for residence only. The retail spaces would be valet parking along with some on-street parking.

Leslie Abshier asked if the building dropped down next to the house. **Steve Brehob** stated the area next to the house was a green roof.

Flavia Burrell asked what the project name is. **Joy Skidmore** stated, Annex of Bloomington.

Leslie Abshier commented she appreciated the dropped roof next to the house. Overall she did not like the project, it blocks the view for many people.

John Saunders agreed with Leslie Abshier.

Chris Sturbaum commented the retail area needed columns or forms to separate the store fronts.

Marjorie Hudgins asked if a height waiver is needed. **Bethany Emenhiser** stated, yes, it is needed.

Sam DeSollar commented the retail could have street planting, terracing, and other items to allow the retail spaces to be modularized. **Steve Brehob** stated the initial submittal to planning had everything that was just commented on, but it was too much encroachment in the right-of-way.

Sam DeSollar asked when this would be going to the Planning Commission meeting. **Bethany Emenhiser** stated it would be on May 8th.

C. Local Designation Public Hearing: 1400 N. Lincoln St.
Bethany Emenhiser gave presentation. See packet for details.

Marjorie Hudgins asked if any notable person has built or lived in this house.
Bethany Emenhiser stated there was no information she could find.

Chris Sturbaum asked if we should take context in mind when thinking about the importance of this building. **Bethany Emenhiser** responded, a lot of the context is gone, but it is not completely gone yet. On the other hand, this zone is Residential High-Density so it is at risk for demolition. **Abe Schultz** commented he purchased this property 20 years ago planning on developing.

Jeff Goldin asked Bethany if she thought the property was notable. **Bethany Emenhiser** stated yes.

Sam DeSollar asked what shape the property was in. **Abe Schultz** stated the property is in decent shape, considering it has been a student rental for the past 14-16 years. **Sam DeSollar** asked if you could fit another building on the parcel. **Abe Schultz commented** the house sits directly in the center and it is not possible.

Flavia Burrell commented she would be more uncomfortable with it if there were more homes like this surrounding it.

Leslie Abshier asked if the condition of the house has anything to do with designating local properties. **Bethany Emenhiser** stated the 9 criteria are used when designating a local house, condition isn't one of them.

John Saunders commented he did not like the box structure of the proposed properties. He suggested hiring an architect to help with the design of the structure. **Abe Schultz** commented he is building a cost-effective structure for students. He is not attempting to build anything unique.

Chris Sturbaum commented he thinks it is smart to choose the commissions battles.

Lee Sandweiss stated she agrees with Chris.

Jeff Goldin stated he is also in complete agreement.

Kelsey Maas commented she would like to see more windows on the structure.

Sam DeSollar stated he thinks the house is interesting. The zoning on this property is overpowering the house in his opinion.

Leslie Abshier commented she did not feel comfortable letting the house go, but would.

John Saunders reiterated, there are many students who like living in historic homes.
Jeff Goldin made a motion to **not recommend** this property for local designation. **Lee Sandweiss** seconded. **Motion carried 7/0/1 (Yes/No/Abstain)**

D. Courthouse Square Design Guidelines

Jeff Goldin made a motion to approve the Courthouse Square Design Guidelines. **Lee Sandweiss** seconded. **Motion carried 7/0/1 (Yes/No/Abstain)**

VII. OLD BUSINESS

A. Preservation Month

Bethany Emenhiser reviewed all activities planned for Preservation Month.

VIII. COMMISSIONERS' COMMENTS

NONE

IX. PUBLIC COMMENTS

NONE

X. ANNOUNCEMENTS

NONE

XI. ADJOURNMENT

Meeting was adjourned at 7:25 pm.

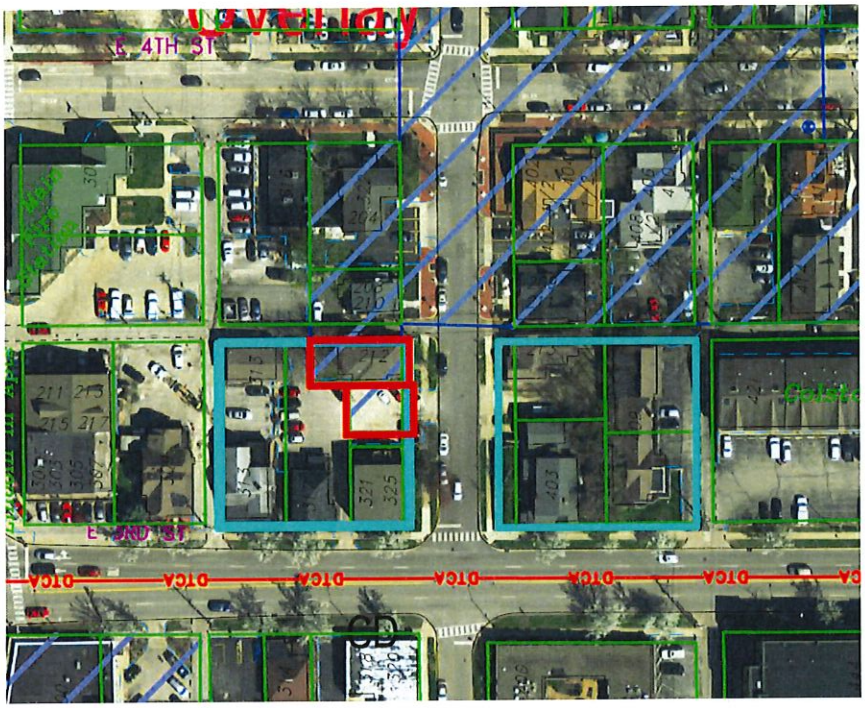
SUMMARY

New construction of two mixed use buildings with Original Plat Lots 9 and 10 in historic district, northwest corner located within the local historic district.

COA-17-33

212 S. Grant St. (Greater Restaurant Row)
Petitioner: Annex Student Living

Contributing **105-055-34668** **Apartments;** American Foursquare, c. 1927

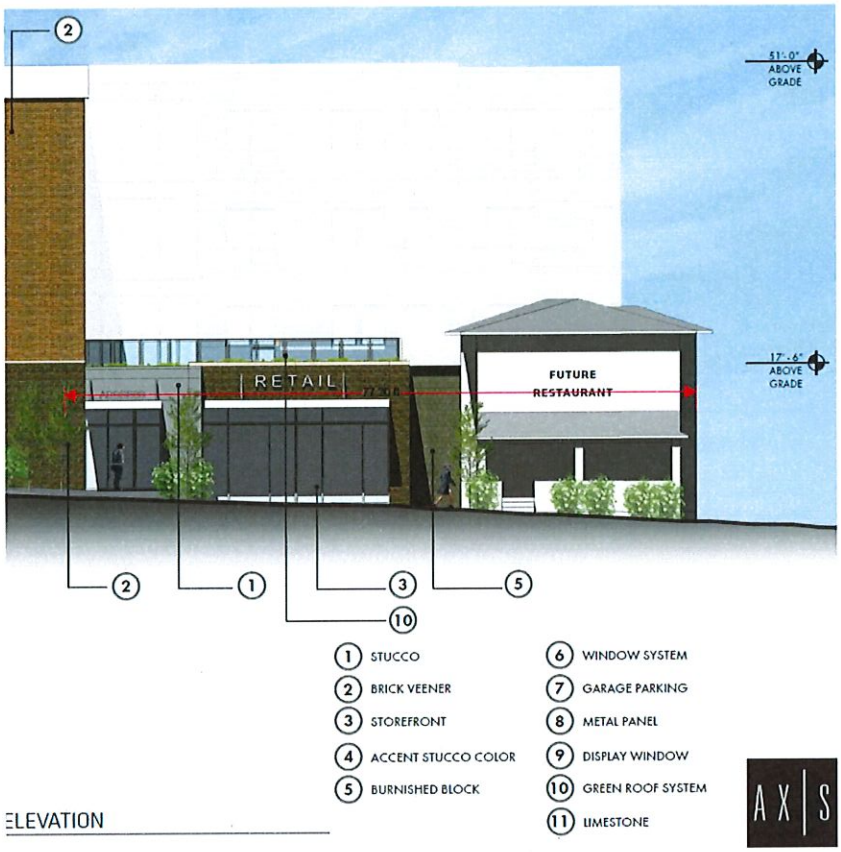


Background

This petition is part of a larger two building new construction development with the property, 212 S. Grant St (specifically 013-2680-01 ORIG PLAT (30'x66') LOT 10 and 013-02680-00 ORIG PLAT LOTS 9 & 10 (47'x38')) is located within the Greater Restaurant Row Local Historic District. The map to the left outlines the entire project scope in cyanine and the area specifically under the BHPC's purview is outlined in red. It is zoned Commercial Downtown (CD) and is in the University Village Downtown Overlay.

Request

This is a request to new construction of two mixed use buildings with Original Plat Lots 9 and 10 in historic district, northwest corner located within the



ELEVATION

local historic district. The proposed building materials in this portion of the project are a mix of stucco, brick veneer, a storefront system, metal canopies over retail, and a green roof system.

Applicable Design Guidelines or Standards Sections

Secretary of Interior's Standards for Rehabilitation:

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

Preservation Plan for Historic Bloomington 2012:

Restaurant Row Character Area *Committee Comments*

- The architectural character

in Restaurant Row is still recognizable as single family residential. The small footprints, with green space in front and hidden or separated parking areas, create an intimate and relaxing environment.

- Efforts should be made to ensure that development of these lots has orientation to Fourth Street, as well as compatible scale and character.

Strategies and Recommendations

- Maintain residential character and mass. In addition, ensure compatible redevelopment to the west.
- Retain the rhythm of residential window forms on the second story.
- Keep uniform setback from the street with green space.
- Deny demolition for higher density or height except in non-contributing structures.
- Retain public tree cover and preserve existing trees.

Unified Development Ordinance University Village Overlay District 20.03.150

The University Village Overlay (UVO) District is intended to guide both new development and redevelopment activities as follows:

- Ensure that new development is compatible in mass and scale with historic structures in the University Village Character Area;
- Draw upon the variety of architectural styles combined with diverse land uses and site features to enhance the existing eclectic mix of developments that serves as a dynamic and key transitional activity center that connects the Courthouse Square with Indiana University;
- Promote infill and redevelopment of sites using moderate residential densities for the University Village area and higher residential densities along the Kirkwood Corridor (Washington Street to Indiana Avenue);
- Maintain and reinforce the traditional main street character of the Kirkwood Corridor as a strong pedestrian-friendly route;
- Protect and maintain the unique character of the converted residential structures along Restaurant Row (4th Street between Lincoln Street and Dunn Street).

20.03.200 University Village Overlay (UVO); Architectural Standards
(b)(D) Restaurant Row: (i) Buildings shall incorporate sloped or pitched gable and/or hip roofs. (ii) Roof ridges greater than forty (40) feet in width parallel to a street shall incorporate a minimum of one (1) dormer into this section of sloping roof.

Recommendations

Standard 9 from the SOI Standards notes three important review considerations for new infill construction: "characteristics of the property, differentiation of the new work from the old, and compatibility with existing fabric in terms of materials, features, size, scale, and proportions and massing." Things to be considered in context with the rest of the historic district are how the new construction fits by site placement, height, massing, scale, materials, development patterns and architectural characteristics such as ornamentation and fenestration. The portion of the project in our purview breaks away

from many of the district's characteristics such as the rhythm of the residential form and fenestration, material connectivity, and residential character. This district's period of significance is primarily the late 1800s and early 1900s district. This proposed project shows no connection to the district other than having a residential feel front yard street/pedestrian connection adjacent to the house on 212 S. Grant St. As the district's character as a single family residential pattern is still well established, staff is recommending denial of the permit according to incompatibility for the aforementioned criteria within the Greater Restaurant Row Historic District.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-17-33

Date Filed: 5/3/17

Scheduled for Hearing: May 11, 2017

RECEIVED
MAY 0 3 2017
BY: BME

****

Address of Historic Property: 212 South Grant Street, Bloomington, Indiana 47408

Petitioner's Name: Annex Student Living

Petitioner's Address: 409 Masschusetts Ave, Ste 300, Indianapolis, Indiana 46204

Phone Number/e-mail: P/ 317.584.8442 E/ kyle@annexstudentliving.com

Owner's Name: Annex Student Living

Owner's Address: 409 Masschusetts Ave, Ste 300, Indianapolis, Indiana 46204

Phone Number/e-mail: P/ 317.584.8442 E/ kyle@annexstudentliving.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. A part of in lot number 10 in the City of Bloomington.

2. A description of the nature of the proposed modifications or new construction:
This project will propose to demolish the existing buildings at the corner of Third and Grant, build two new buildings consisting of ground floor retail/ restaurants, underground parking, upper story affordable and market-rate housing, as well as convert the historic house at 212 South Grant Street into a restaurant as part of a future phase.

3. A description of the materials used.
Both buildings have a masonry base with either a brick or burnished block veneer that wraps the entire perimeter of both buildings. A ribbon of metal panel begins as canopies over the retail storefront, extends vertically to wrap the corner and connect the primary facades for both buildings into a cohesive language. The alleys have the aforementioned masonry base finish, with metal panel and stucco on the upper levels. Brick wraps each façade on the alleys and extends back for a minimum 25 feet in all cases.

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

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

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

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

April 26, 2017

City of Bloomington Planning Department
P.O. Box 100
Bloomington, Indiana 47402

Attn: Amelia Lewis

PETITIONERS STATEMENT

Dear Amelia,

Annex is pleased to submit the attached apartment development, Bloomington Annex for Plan Commission review. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any additional questions.

Apartment Types

	Count	Beds
East Site		
Studio Apartment	53 Units	53 Beds
1 Bedroom Apartment	7 Units	7 Beds
Total:	**60 Units**	**60 Beds**
West Site		
Studio Apartment	43 Units	43 Beds
2 Bedroom Apartment	6 Units	12 Beds
Total:	**49 Units**	**55 Beds**
Grand Total:	**109 Units**	**115 Beds**

***Note:** **Both East and West buildings will contain 10% affordable housing.** Therefore, the East building has 60 units x 10% = 6 affordable units and the West building has 49 units x 10% = 5 affordable units. This would provide for a **total of 11 affordable housing units**.

Property Density

East Site: 132' x 132' = **.4 acres**
West Site: 132' x 132' = **.4 acres**

33 apartments/ acre = **13.2 DUE's allowed (for each site)**

East Site:
Studio .20 DUE x 53 = **10.6 DUE's**
1 bedroom .25 DUE x 7 = **1.75 DUE's**

12.35 DUE's provided (13.2 DUE's allowed)

ARCHITECTURE + INTERIORS
AXIS
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West Site:

Studio	.20 DUE x 43 =	**8.6 DUE's**
2 bedroom	.66 DUE x 6 =	**3.96 DUE's**

12.56 DUE's provided (13.2 DUE's allowed)

Project Location

The project is located at the corner of Third and Grant Streets in the Downtown University Overlay District. The surrounding land use includes former houses converted into restaurants to the North and West, property management businesses to the South, apartments to the Southeast and a mixed use (residential over business) development to the East. The East site currently contains two private residences and a law office. On the West site, there is a small retail business in a converted house, as well as rental houses.

Project Concept

A main tenant of the overall project concept is that of respecting the surrounding context. The contextual width of the existing homes along Grant Street has been maintained and reflected in the massing and cadence of the new facades along Grant Street. This was achieved, in part, by modulating the massing of the buildings into "L" and "C" forms. This, in turn, allows green rooftop courtyards to open towards the City. These simple shapes speak to the efficiency of the buildings' structural layout for stacking 3 stories of residential over a 2-story concrete podium of retail space and a parking garage. Internally, the buildings are divided into smaller dwelling units all accessed off of a central interior walkway system that has been sized to serve as the primary path to each unit. The overall form, detailing and material palette has been composed to provide a modern feel while still blending in architecturally with the similar developments in the Downtown Overlay Districts. Similar project types and aesthetic includes the Springhill Suites by Marriott Bloomington on the Northwest corner of West 9th Street and North College Avenue and the mixed use building at the Southeast corner of West 10th Street and North College Avenue.

The buildings' architectural detailing is defined on the Third Street façades by breaking down the massing into three forms with distinctly different roof lines and materials (including brick veneer, limestone veneer, burnished block, stucco, metal panel and storefront). A white ribbon of metal panel begins as a canopy over the retail storefront and extends vertically to wrap the corner at Third and Grant and connect the street facades for both buildings into a cohesive language. The ribbon serves to connect two masses: a brick and glass podium with three stories of residential living area, detailed mainly in stucco. Setbacks are carved out along the Third Street facade of each building to create visual interest, color variety and the required façade modulation. The buildings both step back along Grant Street and the northern alleys to pay respect to the historic buildings to the north.

Non-Residential space - Retail

Retail space is required in the Downtown University Overlay district for 50% of the ground floor footprint. Despite the significant grade change on both sites, retail space is provided at grade on Grant and Third for both buildings. For the East site, **6,995 square feet of retail** space is provided with 75% frontage along the Third Street façade and 25% of the Grant Street façade. The retail space covers **46%** of this level of the East building. On the West site, **7,289 square feet of retail** space is provided with 75% frontage along the Third Street façade and over 50% of the Grant Street façade. The retail space covers **53%** of this level of the West building.

Parking Counts

Required parking for Retail:	0 spaces
Required parking for:	
East Site:	60 beds = **37 spaces**
West Site:	55 beds = **35 spaces**
Total:	**72 spaces**

Street parking	5 spaces
East Site Level 1 parking garage	33 spaces
West Site Level 1 parking garage	22 spaces

Total on-site: **60 spaces**

A waiver will be pursued for parking counts on both buildings.

Window detailing

Ground floor windows along Third and Grant are storefront units running from finish floor to canopy. On the upper floors, windows are grouped together where possible to obtain the best natural lighting possible for the interior of apartment living spaces. The issue of providing the UDO requested proportions of the windows has been addressed through the window sizing and placement. Portions of the upper stories contain large arrangements of storefront to create an exterior expression. In addition, these windows provide great views and natural lighting in the hallways, as well as near vertical circulation.

Parking Garage

Parking is located under the East and West buildings on level 1 and is accessed via the alley to the north. The parking garage layout contains 33 (East) and 22 (West) parking spaces measuring 18'-0" deep by 9'-0" wide separated by a 24'-0" drive lane. Turning radii have been reviewed to confirm the functionality of the layout. Due to tight sites, each garage has space to allow vehicles to turn around.

Site Accessibility

Pedestrians can enter the site at grade off of Third and Grant Streets into the retail space under a metal building canopy. The primary resident entrance for the East building is located on the south façade of the building off of Third Street, while the West building resident entrance is located on the east façade of Grant Street. These entrances provide residents access to a common lobby area, which is also accessible from the parking garage area via a secured door. The East site contains a clubhouse amenity space to be shared by both East and West buildings.

By code, since the building contains 20 or more apartment units, we are required to provide (1) full ANSI type A unit. One studio unit on the second floor of each building will be designed as a fully accessible unit to house any tenants with a disability that require special accommodations.

Building Façade modules

The East and West buildings each provide (1) 4'-0" setback on the south façade for residential levels. Retail has been notched at these locations as well to help differentiate the façade. The East building provides (1) 46'-6" setback on the west façade per UDO requirements. On the West building, there is (1)

14'-0" setback on the east façade per UDO requirements. The setbacks along Grant Street serve as nods to the historic buildings just to the north.

Both East and West buildings use the setbacks and material changes to break up the massing. This gives the effect of looking like three (3) different "buildings" on both Third and Grant Street facades. Setbacks are accented with alternate materials and variations in material modulation to help accent the building setbacks.

Building Height

Both East and West sites have a significant slope, with the East at approximately 17 feet of fall and the West with approximately 8 feet of fall. The low point for both sites is located at the NW corner and a high point at the SE corner. The building height is based off providing a garage vehicular entrance at the low point of the site to minimize financial hardship of removing more bedrock. Both buildings step down east to west and south to north to accommodate the grade change, while allowing for multiple pedestrian interaction on Third and Grant Streets. The East site is accessed via (3) accessible entrances on Third Street and (2) on Grant Street. The West site has (2) accessible entrances on Third Street and (3) on Grant Street. Level 2, which houses the required retail space, has a floor-to-floor height of 14' to provide an attractive space to potential retail tenants. The 3 upper stories house studio, 1 bedroom and 2 bedroom apartments, so 9'-0" ceilings are provided to give the units a more spacious feel.

The main body of each building is a 5-story structure (garage, retail and 3 levels of apartments), with the parapet height set at 60'-0" (East) and 58'-6" (West) above the lowest point on the site. We are asking for a 20' height waiver (East) and an 18'-6" height waiver (West) at the NW corners for a portion of the building. The height at this corner is slightly higher than the immediate surrounding context of the 3-story mixed use building to the east as well as a 4-story apartment project at the corner of Third and Dunn Streets. The height is lower than the adjacent East building, but higher than surrounding context of the 2-story restaurant buildings to the west and north.

Along Third Street, the East building façade begins at the alley at 52'-0" and steps up to 53'-0" at the corner of Grant Street. The East building façade along Grant Street incrementally steps down its height going north to a maximum of 39'-0" above grade adjacent to the house to the north. The adjacent house is 19'-6" at its highest point, which represents a 20'-1" difference in height. Starting at the alley on Third Street, the West building is at a height of 55'-8" above grade and steps down to 52'-6". The West building façade along Grant Street incrementally steps down its height going north to a maximum of 17'-6" above grade adjacent to the house to the north. The adjacent house is 27'-5" at its highest point, which represents a 9'-11" difference in height. A waiver will be pursued for the building height on both the East and West buildings.

Building Materials

Architectural metal panel, two colors of brick veneer, limestone veneer, burnished block and a stucco system form the palette for almost all the elevations of the building. Both buildings have a masonry base with either a brick or burnished block veneer that wraps the entire perimeter of both buildings. A ribbon of metal panel begins as canopies over the retail storefront, extends vertically to wrap the corner and connect the primary facades for both buildings into a cohesive language. The alleys have the aforementioned masonry base finish, with metal panel and stucco on the upper levels. Brick wraps each façade on the alleys and extends back for a minimum 25 feet in all cases.

Metal panel products are classified as a secondary material. As such, less than 20% of the primary facades of both buildings use a secondary material per the UDO requirements. Primary facades are defined in the UDO as those that face streets. Secondary facades facing alleys or adjacent properties are permitted to have a higher percentage of secondary materials. The majority of the each building's facades are clad in brick veneer or stucco paneling for the residential levels, brick veneer and burnished block on the garage facades and storefront on the retail facades. This is in context with many of the adjacent developments, as well as those within the Downtown Overlay Districts.

Void to Solid Percentages

The UDO asks for a building in this overlay district to have a 50% void to solid ratio on the ground floor and 20% void to solid ratio on the upper floors. The East building, south façade on Third Street currently has 51% void space on the ground floor and 20% void space on the upper floors, meeting the requirement. The East building, west façade on Grant Street currently has 50% void space on the ground floor and 25% void space on the upper floors, meeting the requirement of the UDO.

The West building, south façade on Third Street currently has 54% void space on the ground floor and 24% void space on the upper floors, meeting the requirement. The West building, east façade on Grant Street currently has 50% void space on the ground floor and 23% void space on the upper floors, meeting the requirement of the UDO.

Building Height Step Down

The University Village Overlay requires that any building located immediately adjacent to the side of Outstanding, Notable and Contributing structures as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent historic structure.

The West building steps back and down below the historic house just north of the garage entrance to a height of 17'-6". The East building steps back on the first and third floors in acknowledgement of the contributing house to the north at a height one story above the house. It maintains this step-back for the remaining height of the building. Since only a portion of the building over the 14'-0" limit, it is not feasible to step the whole building back. A waiver will be pursued for a building step back on the East building.

Bike Storage/ Parking

Efforts have been made to make the facility "bike friendly" through the incorporation of bike parking focused around the residential and retail entry points on Third and Grant Streets. Additional bicycle parking and storage will be provided in the parking garages. At the East building, (15) Visitor bike spaces are provided per the UDO requirements – (3) Class I and (10) Class II spaces for the multifamily residential requirement, and (4) covered, Class 2 spaces for the non-residential requirement. At the West building, (12) Visitor bike spaces are provided per the UDO requirements – (3) Class I and (10) Class II spaces for the multifamily residential requirement, and (4) covered, Class 2 spaces for the non-residential requirement. Per the UDO, covered bicycle parking will be provided at one-half (½) of the total number of required bicycle parking spaces for short-term Class II facilities and a minimum of one quarter (1/4) as long term Class I facilities.

Environmental Considerations

The developer is interested in providing a building that is sensitive to the concerns of today's built environment. Sustainable practices found in the LEED rating system will be incorporated into the development, however the project will not submit for certification or testing. As such, we are reviewing the incorporation of the following into the project:

- Green roof installation over 18% of East building roofs and 13% of West building roofs.
- White reflective roofing membrane for energy conservation and reduced heat island effect.
- "Green friendly" building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius. Examples of these materials include brick, burnished blocks, and cast concrete.
- Recycling 50% of non-hazardous construction and demolition debris.
- Permeable paving materials.

- Incorporating mix of residential and non-residential land uses within same building.
- Close proximity (within 1/4 mile) to Bloomington Transit stop, public school and park, public multiuse trail, downtown Bloomington.
- Close proximity (within 1/4 mile) to public school and park.
- Energy efficient "Energy Star" appliances.
- Energy efficient windows with low-E glazing.
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.
- Energy efficient lighting fixtures.
- Building shell and demising wall insulation.

Impervious Surface Coverage

The project meets the requirements for impervious surface coverage. The UVO district limits site impervious surface coverage to a maximum of 85% of the site area. The western site's impervious surface coverage is 79%. This is achieved through the use of 13% of the building roof area being installed as a green roof system, the use of permeable pavers within the small patio north of the building and the inclusion of landscape zones. The eastern site's impervious surface coverage is 80%. This is achieved through the use of 18% of the building roof area being installed as a green roof system, landscape zones and the inclusion of a large landscape buffer zone along the eastern alley.

Build to Line

The project meets the requirement of the UDO to have the Third and Grant Street façades constructed on the build-to line. The East building is held off the East property line 8'-0" in observance of the power lines on the alley. The West building is held off the North property line 5'-0" in observance of the historic house and 8'-0" off the North property line near the alley to allow for vehicular garage entrance and assist in trash removal.

Building Entrances

The East building has (1) resident entrance off of Third Street, while the West building has one resident entrance off of Grant Street. Several pedestrian entrances to the retail space are located off of Third and Grant Streets. There are (3) pedestrian entrances from the parking garage for the East building and (2) entrances for the West. Additionally, there is a vehicular route into each site accessed from the northern alleys. The primary building entrances off Third and Grant Streets are accented with lighting and covered by a building canopy. Building signage and address are located on the canopies on each street.

Encroachments

The project will require the following encroachments with the city:
- Building Canopy over both the retail area and the resident entrance along Third and Grant Streets.
- Bicycle parking facilities are located within the public right-of-way but outside of the clear sidewalk path.
- Potential for future outdoor dining (if provided based on retail tenants needs, this encroachment will be pursued by the retail user).
- Fire department equipment (post indicator valve and FDC) is located within the public right-of-way but outside of the clear sidewalk path.

Trash Removal

Trash removal has been provided off of the North alley for both buildings. The proposed gate to the trash room will be located in the garage on the first floor. The grade will be leveled at this location to assist in the roll-out of trash containers on pick-up days. Both alleys will be modified to have a concrete apron for the garbage truck to sit on while dumping the trash.

Anticipated Waivers

We will be asking for 3 waivers for the development:

1. A height waiver to allow the building to be built over the 50'-0" height limitation imposed by the UDO. We are asking for a 23'-7" height waiver (East) and an 18'-8" height waiver (West) at the NW corners for a portion of the building. The East roof in question here will only be 46'-5" above grade, but due to the 17'-2" difference in finished grade from the SE to NW of the project site, the building will be over the allowable height. The height at this corner is lower than the immediate surrounding context of the 3-story mixed use building to the east as well as a 5-story apartment project at the corner of Third and Dunn Streets. The West roof in question will only be 51'-0" above grade, but due to the almost 8'-0" difference in finished grade from the SE to NW of the project site, the building will be over the allowable height. The height at this corner is lower than the adjacent East building, but higher than surrounding context of the 2-story restaurant buildings to the west and north.

2. A building step down waiver to allow the building to be built over the 14'-0" height limitation imposed by the UDO. The East building steps back on the third floor in acknowledgement of the contributing house to the north at a height one story above the house. It maintains this step-back for the remaining height of the building. Since only a portion of the building over the 14'-0" limit, it is not feasible to step the building back.

3. A parking waiver to allow for fewer parking stalls than the limits imposed by the UDO. Parking garage entrances were relocated to enter off the northern alleys, instead of Grant Street. By doing so, spaces were lost in the garage and at surface level. UDO requires (72) parking stalls and the project provides 83% of that at (60).

PARCEL III:

PART OF IN LOT NUMBER 10 IN THE CITY OF BLOOMINGTON, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT NUMBER 10; RUNNING THENCE SOUTH 30 FEET,

THENCE WEST 66 FEET, THENCE NORTH 30 FEET, THENCE EAST 66 FEET TO THE PLACE OF BEGINNING.

PARCEL IV:

PART OF IN LOTS NUMBERED 9 AND 10 IN THE CITY OF BLOOMINGTON, INDIANA, BOUNDED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID IN LOT 9, 55 FEET NORTH OF THE SOUTHEAST CORNER OF

SAID IN LOT 9; RUNNING THENCE NORTH A DISTANCE OF 47 FEET TO A POINT ON THE EAST LINE OF SAID IN LOT 10, 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID IN LOT 10; THENCE WEST A DISTANCE OF 38 FEET AND 4

INCHES; THENCE SOUTH A DISTANCE OF 47 FEET; THENCE EAST A DISTANCE OF 38 FEET AND 4 INCHES TO THE PLACE OF BEGINNING, ALL IN THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA.

Google Maps 215 S Grant St

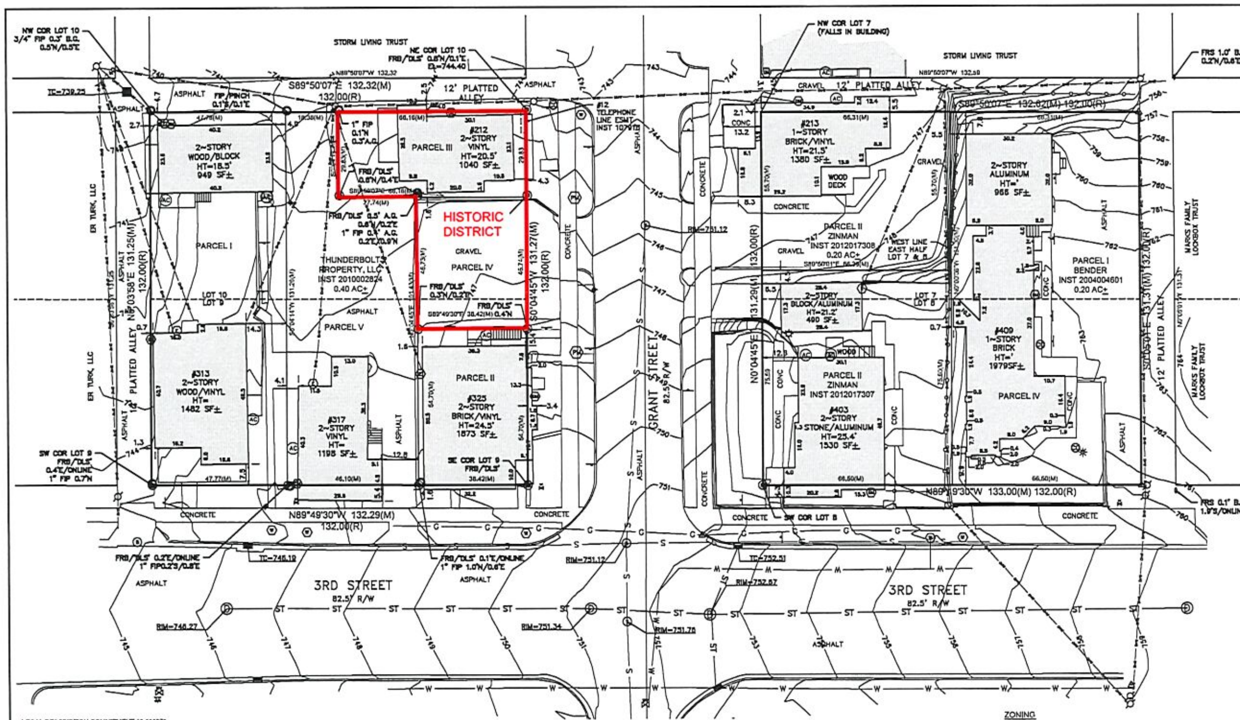
Image capture: Jul 2015 © 2017 Google

Bloomington, Indiana

Street View - Jul 2015

30

S Grant St
29



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SCALE: 1"=20'

JOB TITLE

BOUNDARY SURVEY
3RD AND GRANT
BLOOMINGTON, INDIANA
SEC 33-T9N-R1W

REVISIONS	BY	DATE

FIELD	DRAFTED	CHECKED
SPP	TMB	TMB

JOB NUMBER 5370

SHEET 1 OF 1

DATE 8/10/16

ALTA/NSPS SURVEY

GENERAL NOTES

1) BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (18105C0142D) FOR MONROE COUNTY, INDIANA, DATED DECEMBER 17, 2010, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM. THE SUBJECT PROPERTY IS LOCATED WITHIN (UNSHADED) ZONE X.

2) UNDERGROUND UTILITIES WERE LOCATED FROM ABOVE GROUND OBSERVATIONS AND INDIANA 811 MARKINGS AND SHOULD NOT BE CONSIDERED COMPLETE.

3) THE SUBJECT PROPERTY CONTAINS 0 MARKED PARKING SPACES AND 0 HANDICAPPED SPACES.

4) THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

5) THERE ARE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY TO THIS SURVEYOR.

6) PER THE NATIONAL WETLANDS INVENTORY ONLINE MAPPER, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTIES.

7) ALL MONUMENTS FOUND IN PERFORMANCE OF THIS SURVEY WERE FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED, AND THE AGE AND ORIGIN OF SAID FOUND MONUMENTS ARE UNKNOWN UNLESS OTHERWISE NOTED.

8) ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.

9) REFERENCE IS MADE TO THE FOLLOWING SURVEYS OR PLATS.
DECKARD LAND SURVEYING, JOB 09-150 (INST 2010003168)(S3-27)
SMITH NEUBECKER & ASSOCIATES, JOB 4933
SMITH NEUBECKER & ASSOCIATES, JOB 5089
ORIGINAL PLAT OF THE TOWN OF BLOOMINGTON

SURVEYOR'S REPORT
CLIENT: MECCA COMPANIES INC.
JOB NUMBER: 5370
TYPE OF SURVEY: RETRACEMENT SURVEY MEETING THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS
CLASS OF SURVEY: URBAN SURVEY (865 IAC 1-12)
FIELD WORK COMPLETED: JULY 25, 2016
LOCATION OF SURVEY: 3RD AND GRANT, BLOOMINGTON, INDIANA

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 (RULE 12) OF THE INDIANA ADMINISTRATIVE CODE (IAC), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE UNCERTAINTY IN THE POSITION OF THE LINES AND CORNERS ESTABLISHED AND/OR REESTABLISHED ON THIS SURVEY AS A RESULT OF:

1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS;
2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) USED AND/OR THE ADJOINER'S DESCRIPTIONS; AND
3) OCCUPATION OR POSSESSION LINES.
4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)

NOTE: THERE MAY EXIST UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
MONUMENTS USED IN PERFORMANCE OF THIS SURVEY ARE LABELED HEREON. UP TO 1.9 FEET OF UNCERTAINTY.
2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S)
NONE
3) OCCUPATION OR POSSESSION LINES
POSSESSION LINES AT THE TIME OF THE SURVEY ARE LABELED HEREON. UP TO 13.2 FEET OF UNCERTAINTY.
4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)
URBAN SURVEY (+/- 0.07 FOOT PLUS 50 PARTS PER MILLION) AS DEFINED IN 865 IAC 1-12-8, EFFECTIVE MAY 4, 2006.
THEORY OF LOCATION
THE RIGHT OF WAYS FOR LINCOLN STREET, 4TH STREET AND GRANT STREET WERE ESTABLISHED PER PRIOR SBA JOBS 4933 AND 5089. THE RIGHT OF WAY FOR 3RD STREET WAS ESTABLISHED BY HOLDING A FOUND UTT REBAR AT THE SOUTHEAST CORNER OF LOT 353 AND THE FOUND DECKARD REBAR AT THE SOUTHWEST CORNER OF LOT 9. THE RIGHT OF WAY FOR DUNN STREET WAS ESTABLISHED BY HOLDING SAID UTT REBAR AND NORTHEAST CORNER OF LOT 353 AS ESTABLISHED PER SAID SBA SURVEYS. THE 12 FOOT ALLEY ALONG THE EAST SIDE OF LOTS 7 AND 8 WAS ESTABLISHED BETWEEN THE NORTHWEST CORNER OF LOT 4 (PER SAID SBA SURVEYS) AND A FOUND RAILROAD SPIKE 1.9 SOUTH OF THE SOUTHWEST CORNER OF LOT 1. THE REMAINING ALLEYS AND LOT LINES WERE PRORATED FROM THE ESTABLISHED LINES.

SURVEYOR'S CERTIFICATE
TO: BACH INVESTMENTS, LLC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
ANNEX OF BLOOMINGTON, LLC;
CENTER BANK, ITS SUCCESSORS AND/OR ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a)(b), 7(a)(b1)(c), 8, 9, 11, 13, 14 AND 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 25, 2016.

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED AUGUST 10, 2016

TMB

TODD M. BORGMAN
REGISTERED LAND SURVEYOR NO. 21200021
STATE OF INDIANA

TODD M. BORGMAN REGISTERED No. LS21200021 STATE OF INDIANA LAND SURVEYOR

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (TODD BORGMAN)

BASIS OF BEARINGS: INDIANA STATE PLANE, WEST ZONE
VERTICAL DATUM: NAVD 88

LEGAL DESCRIPTION-COMMITMENT 16-009279
PARCEL I (409 E. 3RD STREET):
THE EAST HALF OF LOTS SEVEN (7) AND EIGHT (8) IN THE CITY OF BLOOMINGTON, INDIANA.

PARCEL II
(403 E. 3RD STREET)
A PART OF IN LOT NUMBER SEVEN (7) AND A PART OF IN LOT NUMBER EIGHT (8) IN THE CITY OF BLOOMINGTON, MONROE COUNTY, STATE OF INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID IN LOT (8), RUNNING THENCE EAST 66 FEET, THENCE NORTH 76 FEET, THENCE WEST 66 FEET, THENCE SOUTH 76 FEET TO THE PLACE OF BEGINNING.
(213 S. GRANT STREET)
PART OF IN-LOT NUMBER SEVEN (7) IN BLOOMINGTON, INDIANA, BOUNDED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID IN-LOT SEVEN (7) THENCE SOUTH FIFTY-SIX (56) FEET, THENCE EAST SIXTY-SIX (66) FEET, THENCE NORTH FIFTY-SIX (56) FEET, THENCE WEST SIXTY-SIX (66) FEET TO THE BEGINNING.

SCHEDULE B SURVEY ITEMS
THIS SURVEY WAS PREPARED UTILIZING INFORMATION CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 16-009279, DATED JUNE 29, 2016. *(NO SURVEY RELATED ITEMS)*

LEGAL DESCRIPTION-COMMITMENT 16-009281
PARCEL I:
THE WEST PART OF IN LOTS NUMBERED NINE (9) AND TEN (10) IN THE CITY OF BLOOMINGTON, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID IN LOT NUMBER NINE (9); THENCE RUNNING EAST FORTY-SEVEN (47) FEET AND EIGHT (8) INCHES; THENCE RUNNING NORTH TO THE NORTH LINE OF IN LOT NUMBER TEN (10); THENCE RUNNING WEST FORTY-SEVEN FEET AND EIGHT (8) INCHES TO THE NORTHWEST CORNER OF SAID IN LOT NUMBER TEN (10), THENCE RUNNING SOUTH ALONG THE WEST LINE OF SAID IN LOTS NUMBERED TEN (10) AND NINE (9) AND TO THE PLACE OF BEGINNING.

PARCEL II:
PART OF IN LOT NUMBER 9 IN THE CITY OF BLOOMINGTON, INDIANA, BOUNDED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID IN LOT 9; RUNNING THENCE NORTH 55 FEET; THENCE WEST 38 FEET, 4 INCHES, MORE OR LESS, THENCE SOUTH TO THE SOUTH LINE OF SAID IN LOT 9, THENCE EAST ON THE SOUTH LINE OF SAID IN LOT 9, 38 FEET, 4 INCHES, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL III:
PART OF IN LOT NUMBER 10 IN THE CITY OF BLOOMINGTON, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT NUMBER 10; RUNNING THENCE SOUTH 30 FEET, THENCE WEST 66 FEET, THENCE NORTH 30 FEET, THENCE EAST 66 FEET TO THE PLACE OF BEGINNING.

PARCEL IV:
PART OF IN LOTS NUMBERED 9 AND 10 IN THE CITY OF BLOOMINGTON, INDIANA, BOUNDED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID IN LOT 9, 55 FEET NORTH OF THE SOUTHEAST CORNER OF SAID IN LOT 9; RUNNING THENCE NORTH A DISTANCE OF 47 FEET TO A POINT ON THE EAST LINE OF SAID IN LOT 10, 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID IN LOT 10; THENCE WEST A DISTANCE OF 38 FEET AND 4 INCHES; THENCE SOUTH A DISTANCE OF 47 FEET; THENCE EAST A DISTANCE OF 38 FEET AND 4 INCHES TO THE PLACE OF BEGINNING, ALL IN THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA.

PARCEL V:
PART OF IN LOTS NUMBERED NINE (9) AND TEN (10) IN THE ORIGINAL TOWN, NOW CITY, OF BLOOMINGTON, INDIANA, BOUND AS FOLLOWS,TO-WIT: BEGINNING AT A POINT ON THE SOUTH LINE OF IN LOT NUMBER NINE (9), FORTY-SEVEN (47) FEET AND EIGHT (8) INCHES EAST OF THE SOUTHWEST CORNER OF SAID LOT NUMBER NINE (9); RUNNING THENCE EAST FORTY-SIX (46) FEET; THENCE NORTH ONE HUNDRED TWO (102) FEET; THENCE WEST TWENTY-SEVEN (27) FEET AND EIGHT (8) INCHES; THENCE NORTH THIRTY (30) FEET TO THE ALLEY, THENCE WEST ALONG THE SOUTH SIDE OF THE ALLEY EIGHTEEN (18) FEET AND FOUR (4) INCHES; THENCE SOUTH ONE HUNDRED THIRTY-TWO (132) FEET TO THE PLACE OF BEGINNING.

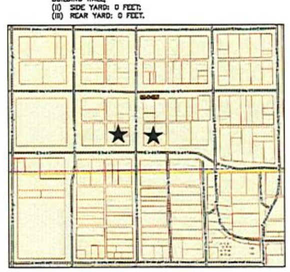
SCHEDULE B SURVEY ITEMS
THIS SURVEY WAS PREPARED UTILIZING INFORMATION CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 16-009281, DATED JUNE 28, 2016.
12 EASEMENT FOR TELEPHONE LINE PER INSTRUMENT NO.107918, *SHOWN HEREON*

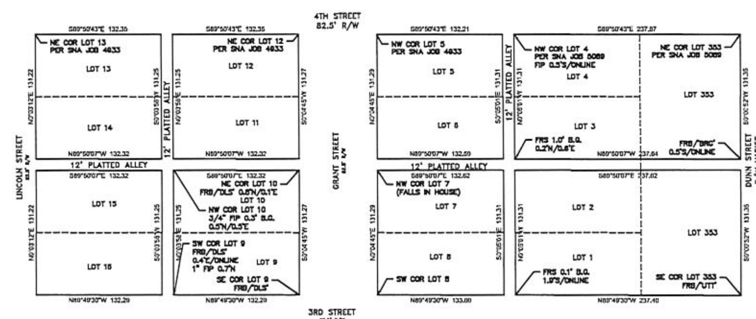
ZONING

ZONED: CD (COMMERCIAL DOWNTOWN) LOCATED IN UNIVERSITY VILLAGE OVERLAY DISTRICT (UVO)
(FROM CITY OF BLOOMINGTON UNIFIED DEVELOPMENT ORDINANCE)

(a) DENSITY AND INTENSITY STANDARDS:
(1) MAXIMUM RESIDENTIAL DENSITY: 33 UNITS PER ACRE.
(A) DWELLING UNIT EQUIVALENTS:
5-BEDROOM UNIT: 2 UNITS;
4-BEDROOM UNIT = 1.5 UNITS;
3-BEDROOM UNIT = 1.0 UNIT;
2-BEDROOM UNIT WITH LESS THAN 950 SQUARE FEET = 0.66 OF A UNIT;
1-BEDROOM UNIT WITH LESS THAN 700 SQUARE FEET = 0.25 OF A UNIT;
EFFI CIENCY OR STUDIO UNIT WITH LESS THAN 550 SQUARE FEET = 0.20 OF A UNIT.
(2) MAXIMUM IMPERVIOUS SURFACE COVERAGE:
(A) GENERAL: 85%;
(B) KIRKWOOD CORRIDOR: 100%.
(b) HEIGHT STANDARDS:
(1) GENERAL:
(A) MINIMUM STRUCTURE HEIGHT: 25 FEET
(B) MAXIMUM STRUCTURE HEIGHT: 40 FEET
(2) RESTAURANT ROW:
(A) MINIMUM STRUCTURE HEIGHT: 25 FEET.
(B) MAXIMUM STRUCTURE HEIGHT: 35 FEET.
(c) PARKING STANDARDS:
(1) MINIMUM SURFACE PARKING SETBACK:
(A) GENERAL:
(I) FRONT YARD: 20 FEET BEHIND PRIMARY STRUCTURE'S FRONT BUILDING WALL;
(II) SIDE YARD: 5 FEET;
(III) REAR YARD: 5 FEET.
(B) KIRKWOOD CORRIDOR:
(I) FRONT YARD: 20 FEET BEHIND PRIMARY STRUCTURE'S FRONT BUILDING WALL;
(II) SIDE YARD: 0 FEET;
(III) REAR YARD: 0 FEET.

(1) RESIDENTIAL PARKING STANDARDS:
(A) FOR THE FI RST TEN (10) BEDROOMS, NO PARKING SHALL BE REQUIRED.
(B) FOR BEDROOMS ELEVEN (11) THROUGH TWENTY (20), FI VE-TENTHS (0.5) PARKING SPACE PER BEDROOM SHALL BE PROVIDED.
(C) FOR ANY BEDROOMS ABOVE TWENTY (20), EIGHT-TENTHS (0.8) PARKING SPACE PER BEDROOM SHALL BE PROVIDED.
(3) NONRESIDENTIAL PARKING STANDARDS: NO PARKING REQUIRED
(a) BUILDING SETBACK STANDARDS: EXCEPT AS OTHERWISE PROVIDED IN THIS UNIFI ED DEVELOPMENT ORDINANCE, BUILDING SETBACK STANDARDS ARE:
(1) BUILD-TO LINE: N/A;
(2) MAXIMUM FRONT SETBACK: 15 FEET FROM THE EXISTING PUBLIC RIGHT-OF-WAY;
(3) MINIMUM SIDE SETBACK: 0 FEET; ADDITIONAL SETBACK MAY BE REQUIRED PER LOCAL BUILDING CODE;
(4) MINIMUM REAR SETBACK: 0 FEET; ADDITIONAL SETBACK MAY BE REQUIRED PER LOCAL BUILDING CODE.





LEGEND

Symbol		Symbol		Line		Abbr.	
	RR SPIKE		GAS METER	OVERHEAD WIRES	—OHW—	M	MEASURED
	REBAR		GAS VALVE	SANITARY SEWER	—S—	P	PLATTED
	IRON PIPE		AIR CONDITIONER	UNDERGROUND GAS LINE	—G—	R	RECORD
	MAG NAIL		WATER VALVE	UNDERGROUND ELECTRIC LINE	—E—	FRB	FOUND REBAR
	UTILITY POLE		WATER MANHOLE	UNDERGROUND COMMUNICATION LINE	—C—	SRB	SET REBAR
	LIGHT POLE		WATER METER	WATER LINE	—W—	FIP	FOUND IRON PIPE
	GUY WIRE		FIRE HYDRANT	STORM SEWER	—ST—	FRS	FOUND RAILROAD SPIKE
	ELECTRIC METER		CLEAN OUT	FENCE		FMAG	FOUND MAG NAIL
	PARKING METER		STORM MANHOLE	CURB INLET		SMAG	SET MAG NAIL
	SANITARY MANHOLE					B/C	BUILDING CORNER
						FND	FOUND
						P.D.O.	POSSIBLE DEED OVERLAP
						P.D.G.	POSSIBLE DEED GAP

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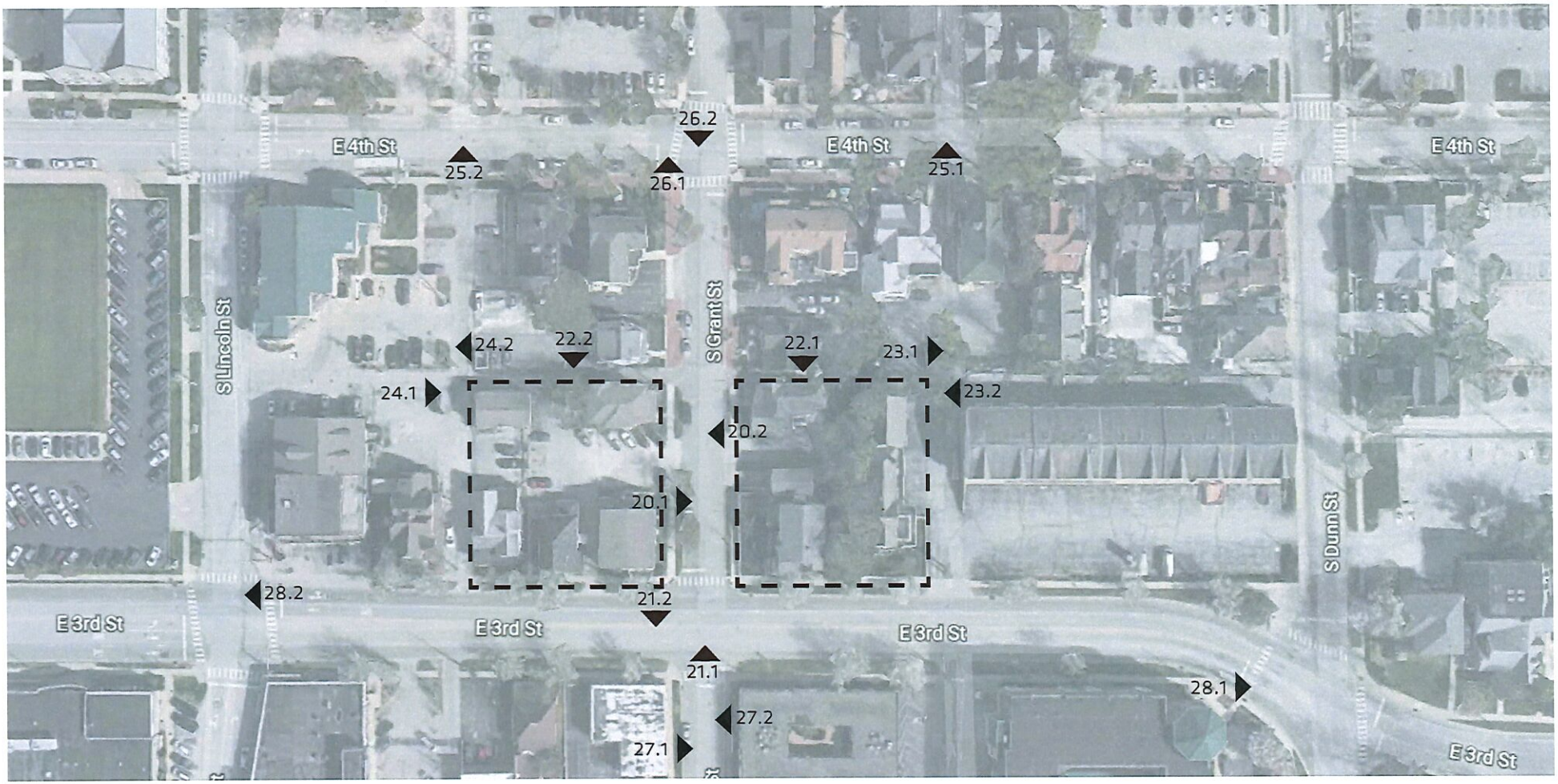

E 4th St
E 4th St
E 4th St
S Lincoln St
S Grant St
S Dunn St
E 3rd St
E 3rd St
E 3rd St
E 3rd St
25.2
26.2
26.1
25.1
24.2
22.2
22.1
23.1
24.1
23.2
20.2
20.1
28.2
21.2
21.1
28.1
27.2
27.1

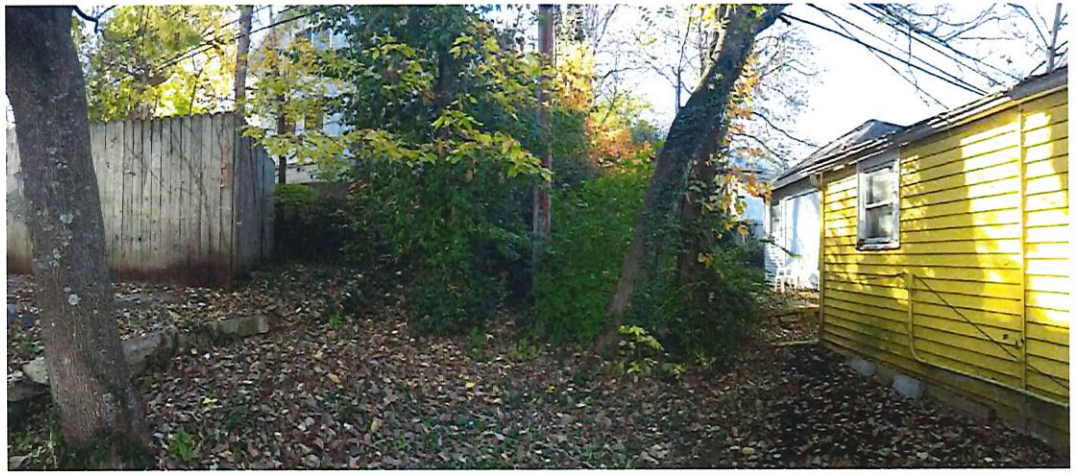
20.2 - GRANT STREET. WEST

20.1 - GRANT STREET. EAST

21.2 - THIRD STREET. SOUTH

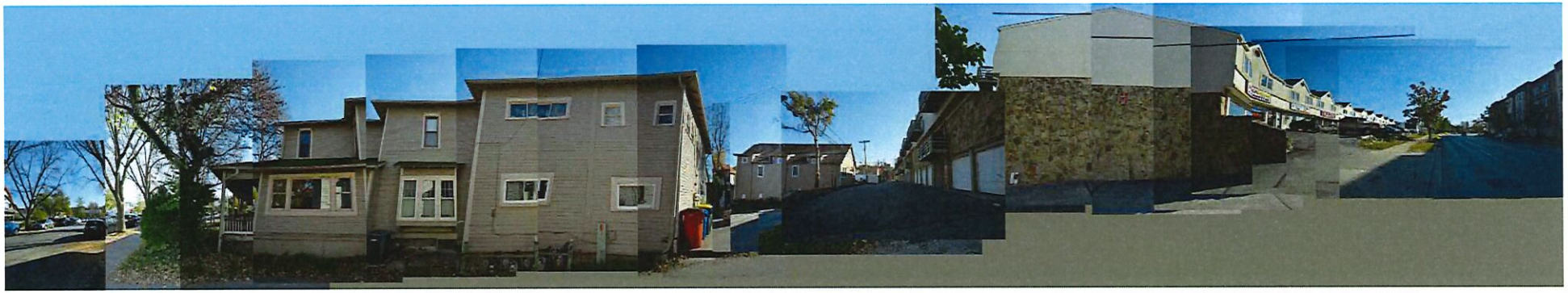
21.1 - THIRD STREET. NORTH

22.2 - ALLEY BETWEEN 3RD + 4TH STREETS. SOUTH- WEST SITE



22.1 - ALLEY BETWEEN 3RD + 4TH STREETS. SOUTH- EAST SITE

23.2 - ALLEY BETWEEN GRANT + DUNN STREETS. WEST



23.1 - ALLEY BETWEEN GRANT + DUNN STREETS. EAST

24.2 - ALLEY BETWEEN GRANT + LINCOLN STREETS. WEST

24.1 - ALLEY BETWEEN GRANT + LINCOLN STREETS. EAST

25.2 - FOURTH STREET FROM ALLEY BETWEEN GRANT + LINCOLN STREETS. NORTHWEST TO NORTHEAST

25.1 - FOURTH STREET FROM ALLEY BETWEEN GRANT + DUNN STREETS. NORTHWEST TO NORTHEAST

26.2 - FOURTH STREET FROM GRANT STREET. SOUTHEAST TO SOUTHWEST

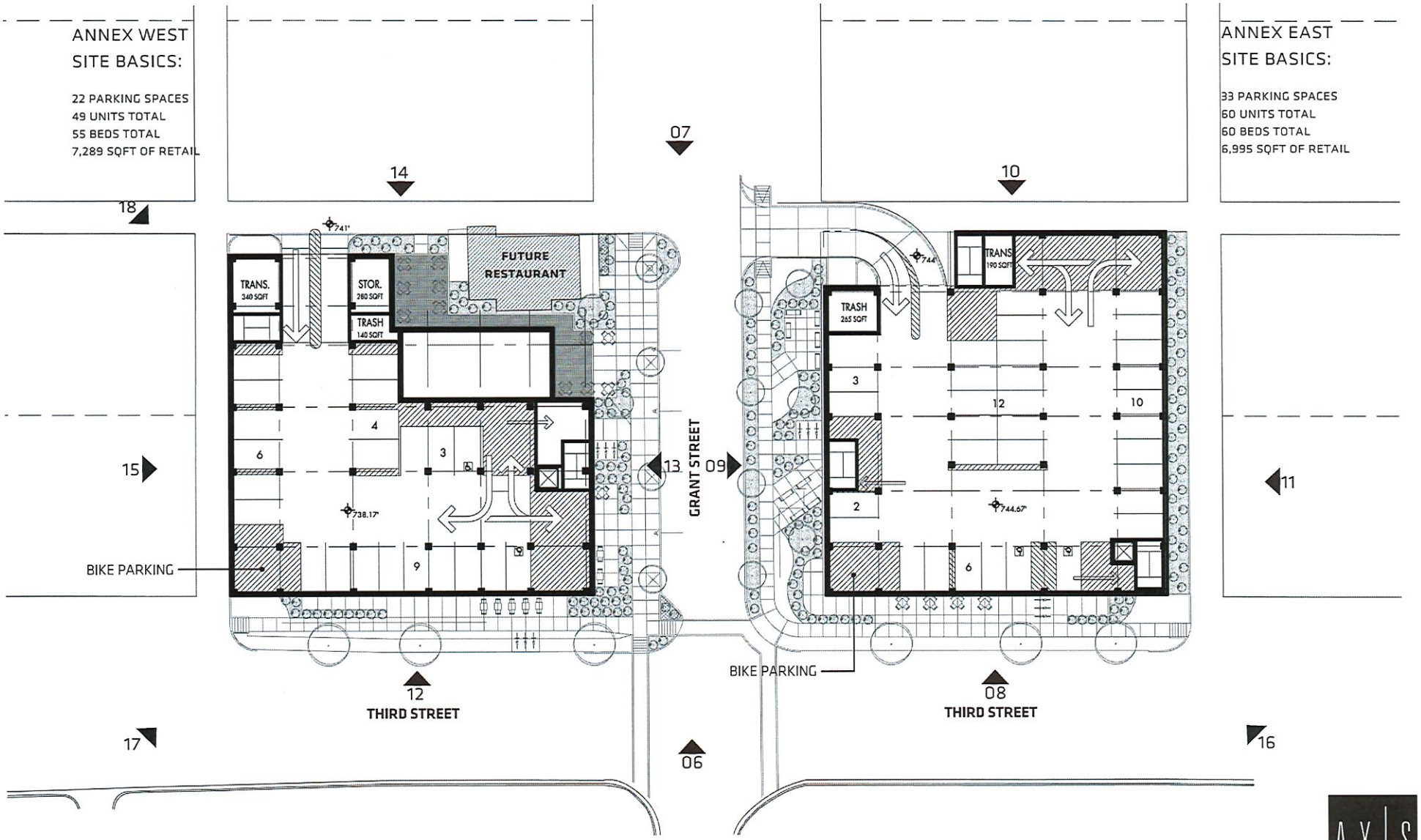
26.1 - FOURTH STREET FROM GRANT STREET. NORTHWEST TO NORTHEAST

27.2 - GRANT STREET SOUTH OF THIRD STREET. WEST

27.1 - GRANT STREET SOUTH OF THIRD STREET. EAST

28.2 - THIRD + LINCOLN STREETS. SOUTHWEST TO NORTHWEST

28.1 - THIRD + DUNN STREETS/ ATWATER AVENUE. NORTHEAST TO SOUTHEAST



01 **ANNEX EAST AND ANNEX WEST** | GARAGE LEVEL

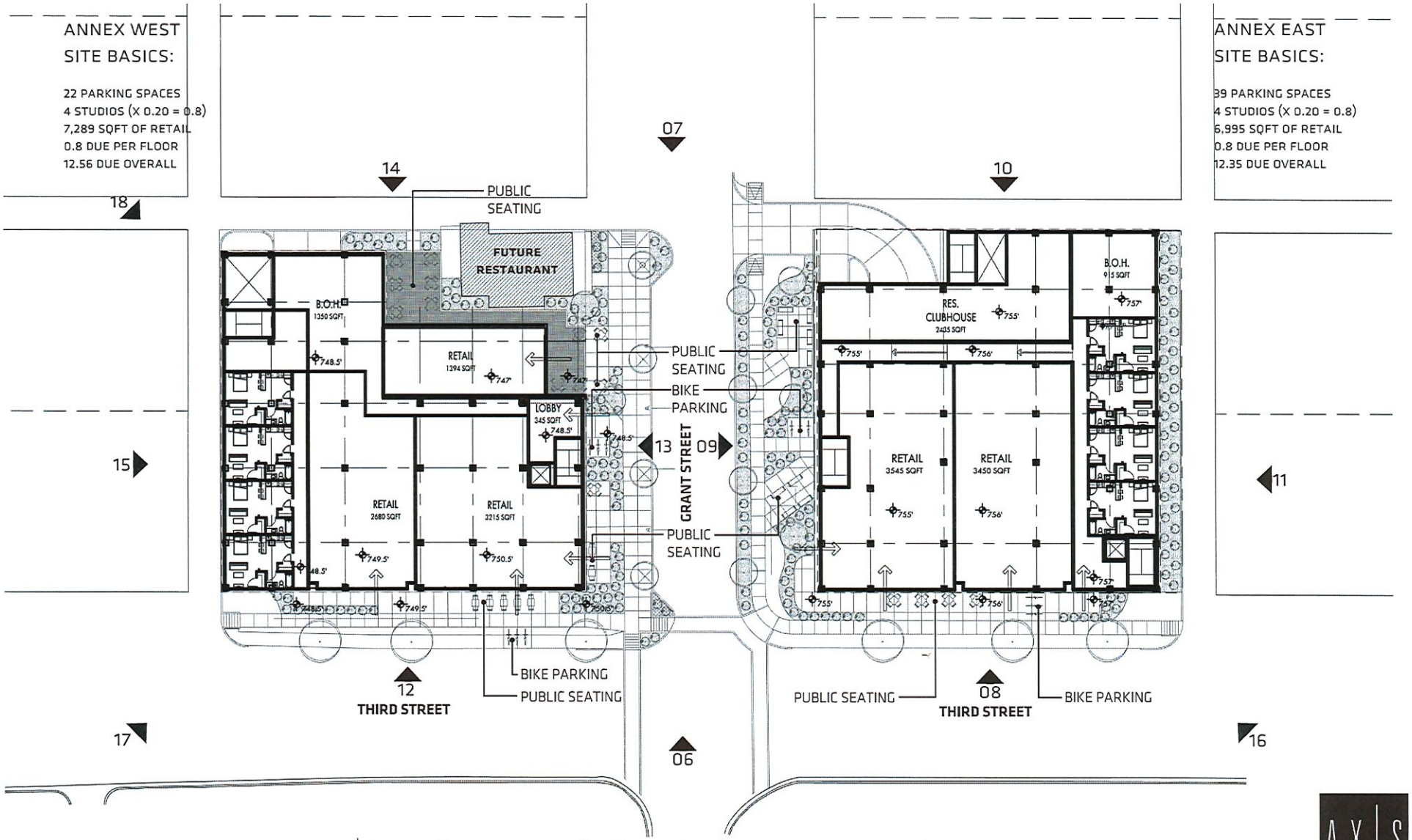
APRIL 26, 2017 SCALE: 1/32" = 1' - 0"

ANNEX WEST
SITE BASICS:

22 PARKING SPACES
4 STUDIOS (X 0.20 = 0.8)
7,289 SQFT OF RETAIL
0.8 DUE PER FLOOR
12.56 DUE OVERALL

ANNEX EAST
SITE BASICS:

39 PARKING SPACES
4 STUDIOS (X 0.20 = 0.8)
6,995 SQFT OF RETAIL
0.8 DUE PER FLOOR
12.35 DUE OVERALL



02 **ANNEX EAST AND ANNEX WEST** | GRANT STREET LEVEL (SECOND LEVEL)
APRIL 26, 2017 SCALE: 1/32" = 1' - 0"

AXIS

ANNEX WEST
SITE BASICS:

13 STUDIOS (X 0.20 = 2.6)
2 BR (X 0.66 = 1.32)
3.92 DUE PER FLOOR
12.56 DUE OVERALL

ANNEX EAST
SITE BASICS:

17 STUDIOS (X 0.20 = 3.4)
1 BR (X 0.25 = 0.75)
4.15 DUE PER FLOOR
12.35 DUE OVERALL

07 14 18 15 13 09 10 11 12 08 17 06 16

03 **ANNEX EAST AND ANNEX WEST** | THIRD LEVEL
APRIL 26, 2017 SCALE: 1/32" = 1' - 0"

AXIS

ANNEX WEST

SITE BASICS:

13 STUDIOS (X 0.20 = 2.6)
2 BR (X 0.66 = 1.32)
3.92 DUE PER FLOOR
12.56 DUE OVERALL

ANNEX EAST

SITE BASICS:

16 STUDIOS (X 0.20 = 3.2)
1 BR (X 0.25 = 0.5)
3.7 DUE PER FLOOR
12.35 DUE OVERALL

04 **ANNEX EAST AND ANNEX WEST** | FOURTH LEVEL

APRIL 26, 2017

SCALE: 1/32" = 1' - 0"

AXIS

ANNEX WEST

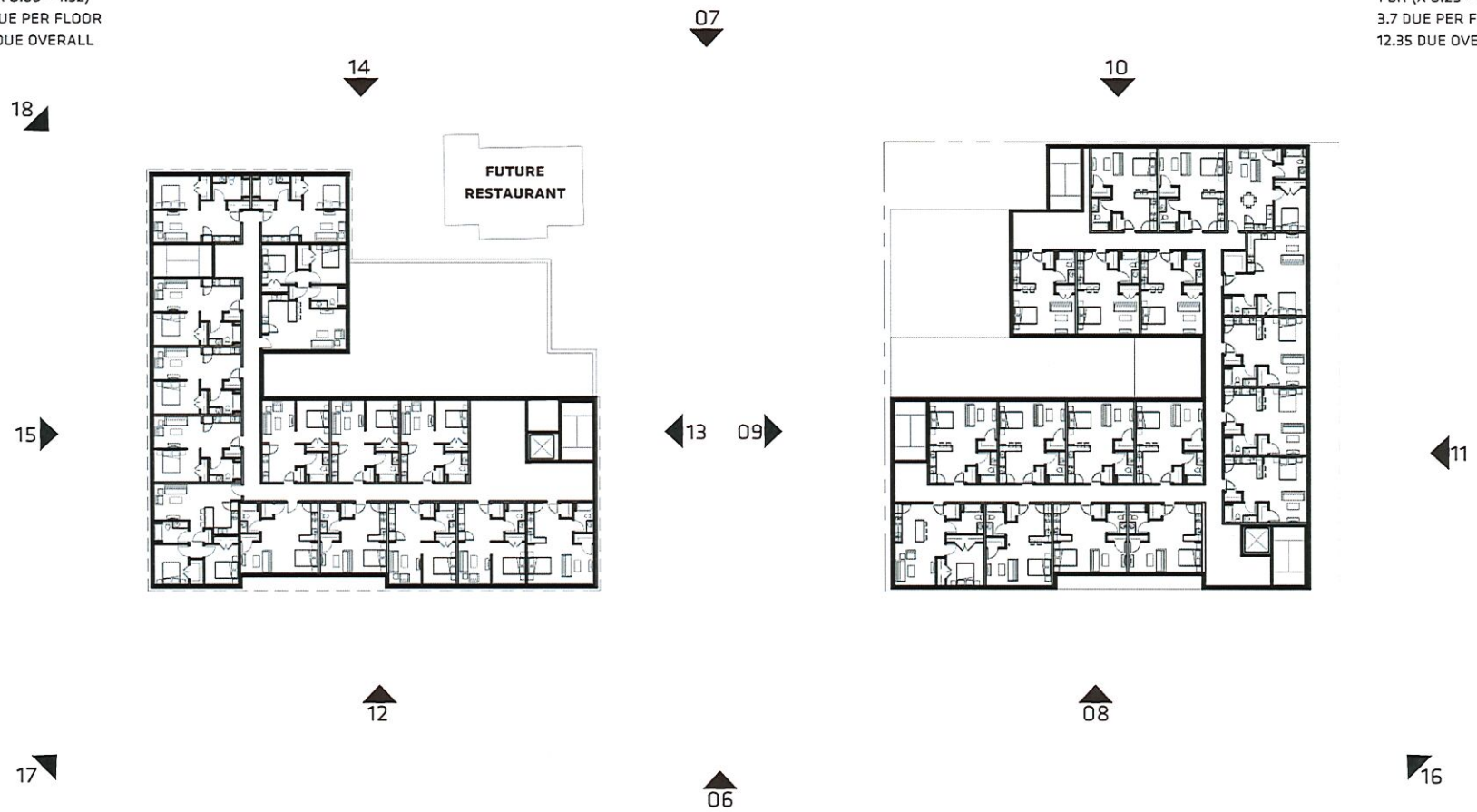
SITE BASICS:

13 STUDIOS (X 0.20 = 2.6)
2 BR (X 0.66 = 1.32)
3.92 DUE PER FLOOR
12.56 DUE OVERALL

ANNEX EAST

SITE BASICS:

16 STUDIOS (X 0.20 = 3.2)
1 BR (X 0.25 = 0.5)
3.7 DUE PER FLOOR
12.35 DUE OVERALL



05 **ANNEX EAST AND ANNEX WEST** | FIFTH LEVEL

APRIL 26, 2017

SCALE: 1/32" = 1' - 0"

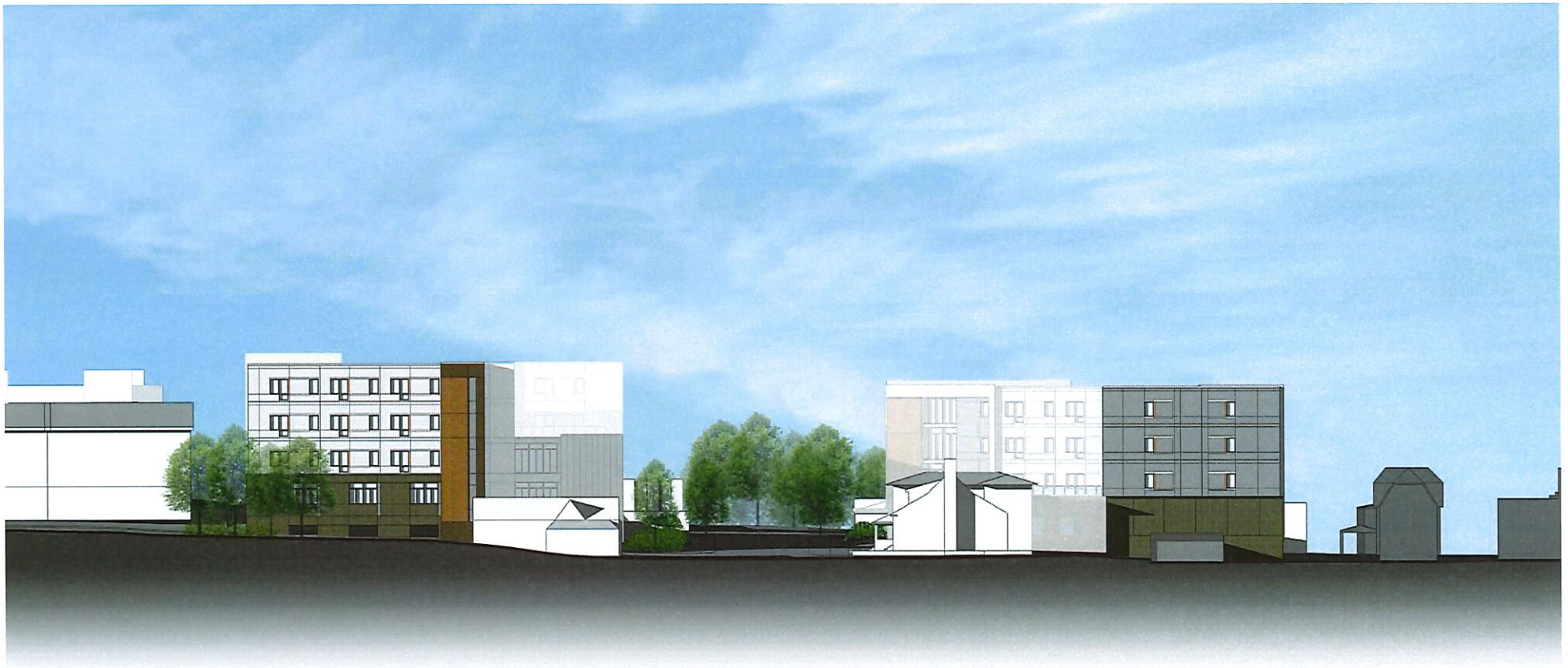
AXIS

06 **ANNEX EAST AND ANNEX WEST** | SOUTH ELEVATION

APRIL 26, 2017

SCALE: 1/32" = 1'-0"

AXIS



07 **ANNEX EAST AND ANNEX WEST** | NORTH ELEVATION

APRIL 26, 2017

SCALE: 1/32" = 1'-0"

AXIS

1 STUCCO
2 BRICK VEENER
3 STOREFRONT
4 ACCENT STUCCO COLOR
5 BURNISHED BLOCK
6 WINDOW SYSTEM
7 GARAGE PARKING
8 METAL PANEL
9 DISPLAY WINDOW
10 GREEN ROOF SYSTEM
11 LIMESTONE

AXIS

08 **ANNEX EAST AND ANNEX WEST** | ANNEX EAST - SOUTH ELEVATION

APRIL 26, 2017

SCALE: 3/32" = 1'-0"

51

1. STUCCO
2. BRICK VEENER
3. STOREFRONT
4. ACCENT STUCCO COLOR
5. BURNISHED BLOCK
6. WINDOW SYSTEM
7. GARAGE PARKING
8. METAL PANEL
9. DISPLAY WINDOW
10. GREEN ROOF SYSTEM
11. LIMESTONE

AXS

09 **ANNEX EAST AND ANNEX WEST** | ANNEX EAST - WEST ELEVATION

APRIL 26, 2017

SCALE: 3/32" = 1'-0"

1 STUCCO
2 BRICK VEENER
3 STOREFRONT
4 ACCENT STUCCO COLOR
5 BURNISHED BLOCK
6 WINDOW SYSTEM
7 GARAGE PARKING
8 METAL PANEL
9 DISPLAY WINDOW
10 GREEN ROOF SYSTEM
11 LIMESTONE

10 **ANNEX EAST AND ANNEX WEST** | ANNEX EAST - NORTH ELEVATION

APRIL 26, 2017 SCALE: 3/32" = 1'-0"

1. STUCCO
2. BRICK VEENER
3. STOREFRONT
4. ACCENT STUCCO COLOR
5. BURNISHED BLOCK
6. WINDOW SYSTEM
7. GARAGE PARKING
8. METAL PANEL
9. DISPLAY WINDOW
10. GREEN ROOF SYSTEM
11. LIMESTONE

AXIS

11 **ANNEX EAST AND ANNEX WEST** | ANNEX EAST - EAST ELEVATION

APRIL 26, 2017 SCALE: 3/32" = 1'-0"

47

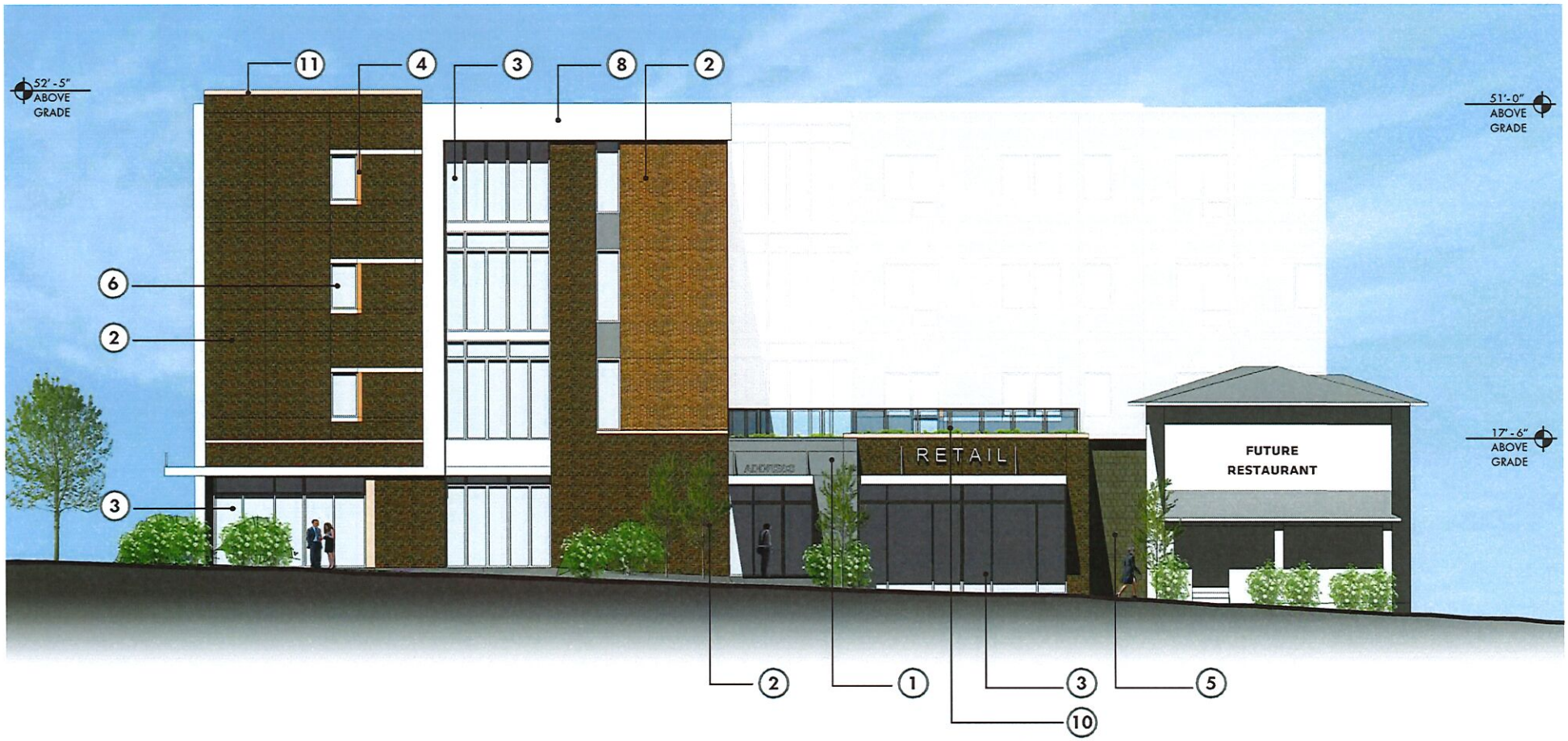
1 STUCCO
2 BRICK VEENER
3 STOREFRONT
4 ACCENT STUCCO COLOR
5 BURNISHED BLOCK
6 WINDOW SYSTEM
7 GARAGE PARKING
8 METAL PANEL
9 DISPLAY WINDOW
10 GREEN ROOF SYSTEM
11 LIMESTONE

AXIS

ANNEX EAST AND ANNEX WEST | ANNEX WEST - SOUTH ELEVATION

APRIL 26, 2017

SCALE: 3/32" = 1'-0"



1 STUCCO
2 BRICK VEENER
3 STOREFRONT
4 ACCENT STUCCO COLOR
5 BURNISHED BLOCK
6 WINDOW SYSTEM
7 GARAGE PARKING
8 METAL PANEL
9 DISPLAY WINDOW
10 GREEN ROOF SYSTEM
11 LIMESTONE

13 **ANNEX EAST AND ANNEX WEST** | ANNEX WEST - EAST ELEVATION

APRIL 26, 2017 SCALE: 3/32" = 1'-0"

AXS

1. STUCCO
2. BRICK VEENER
3. STOREFRONT
4. ACCENT STUCCO COLOR
5. BURNISHED BLOCK
6. WINDOW SYSTEM
7. GARAGE PARKING
8. METAL PANEL
9. DISPLAY WINDOW
10. GREEN ROOF SYSTEM
11. LIMESTONE

ANNEX EAST AND ANNEX WEST | ANNEX WEST - NORTH ELEVATION

APRIL 26, 2017

SCALE: 3/32" = 1'-0"

5

1 STUCCO
2 BRICK VEENER
3 STOREFRONT
4 ACCENT STUCCO COLOR
5 BURNISHED BLOCK
6 WINDOW SYSTEM
7 GARAGE PARKING
8 METAL PANEL
9 DISPLAY WINDOW
10 GREEN ROOF SYSTEM
11 LIMESTONE

AXIS

15 **ANNEX EAST AND ANNEX WEST** | ANNEX WEST - WEST ELEVATION

APRIL 26, 2017 SCALE: 3/32" = 1'-0"

85

16 **ANNEX EAST AND ANNEX WEST** | SOUTH-EAST PERSPECTIVE

APRIL 26, 2017

AX | S

69

17 **ANNEX EAST AND ANNEX WEST** | SOUTH-WEST PERSPECTIVE

APRIL 26, 2017

AXIS

AX|S

61

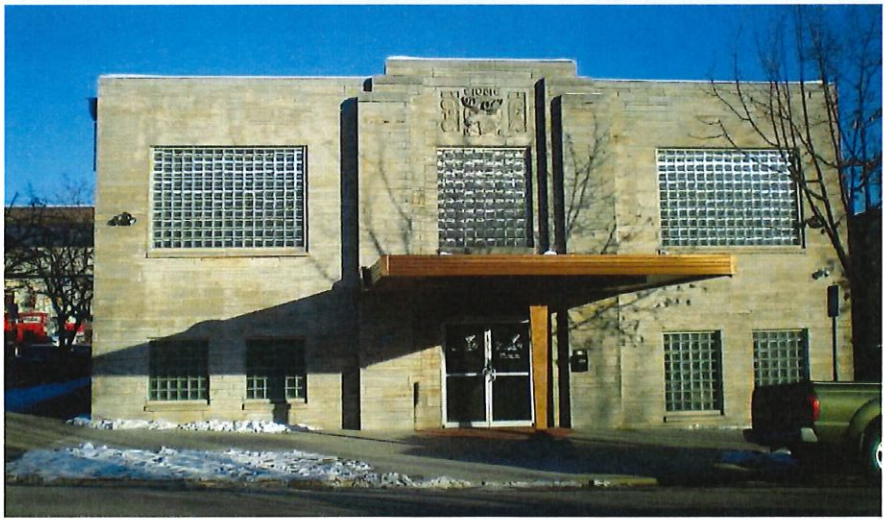
DEMOLITION DELAY-17-09

Summary

Partial demolition.

201 S. College Ave. (Courthouse Square Survey Area)

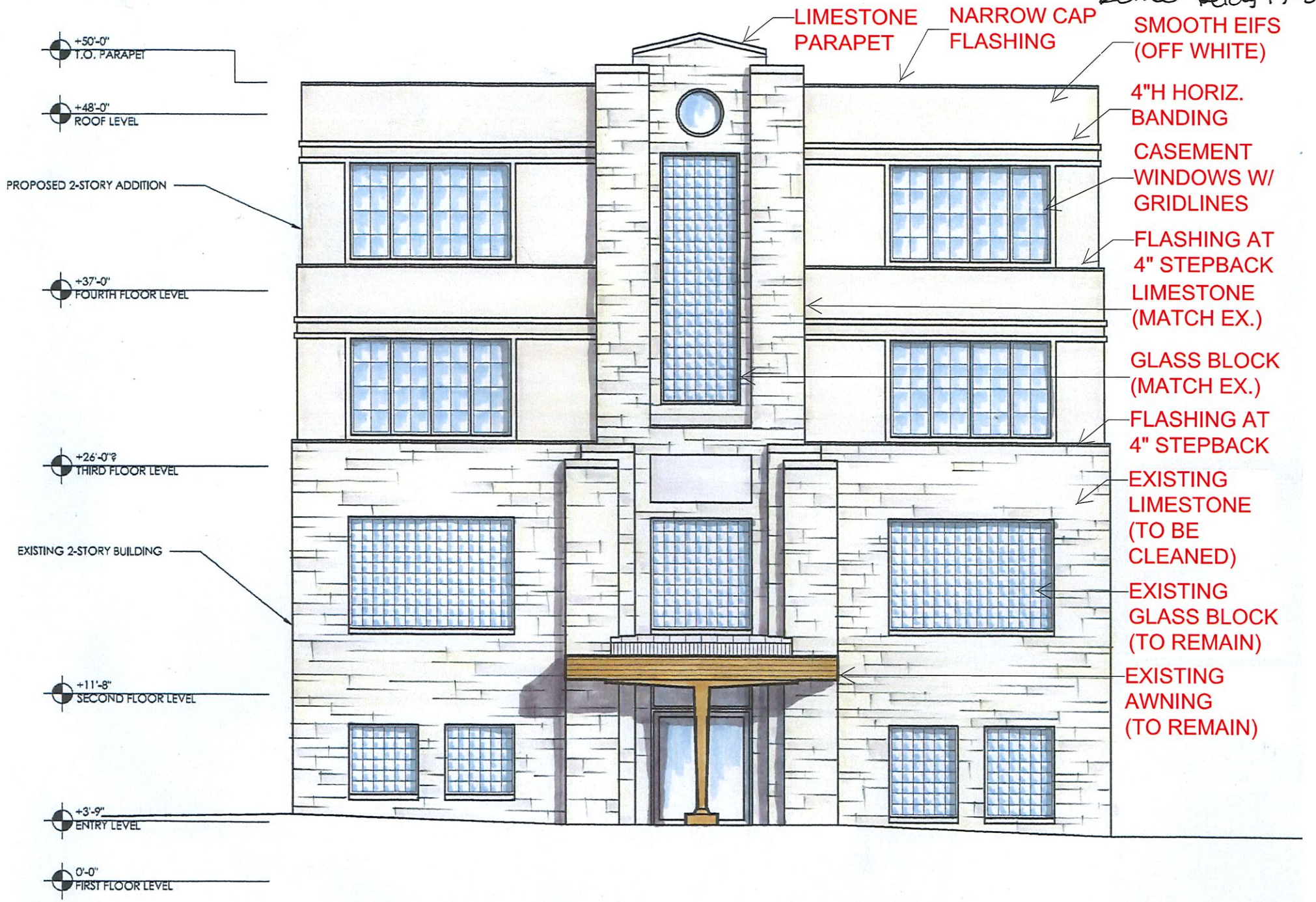
Contributing **105-055-34732** **Commercial;** Moderne, c. 1948



This is a Contributing, slightly altered Moderne Commercial structure in good condition. The property is a contributing structure and in the Courthouse Square Survey Area. The former Moose Lodge downtown at 201 S. College Avenue was built in 1948 in the Art Moderne style and is one of Bloomington's few buildings in this style. It is zoned CD-commercial downtown.

The petitioner is proposing constructing a two story addition to the existing building. The addition will not detract from the historic character of the structure, is compatible yet differentiated and is slightly inset from the historic façade. Staff is recommending release of the permit.

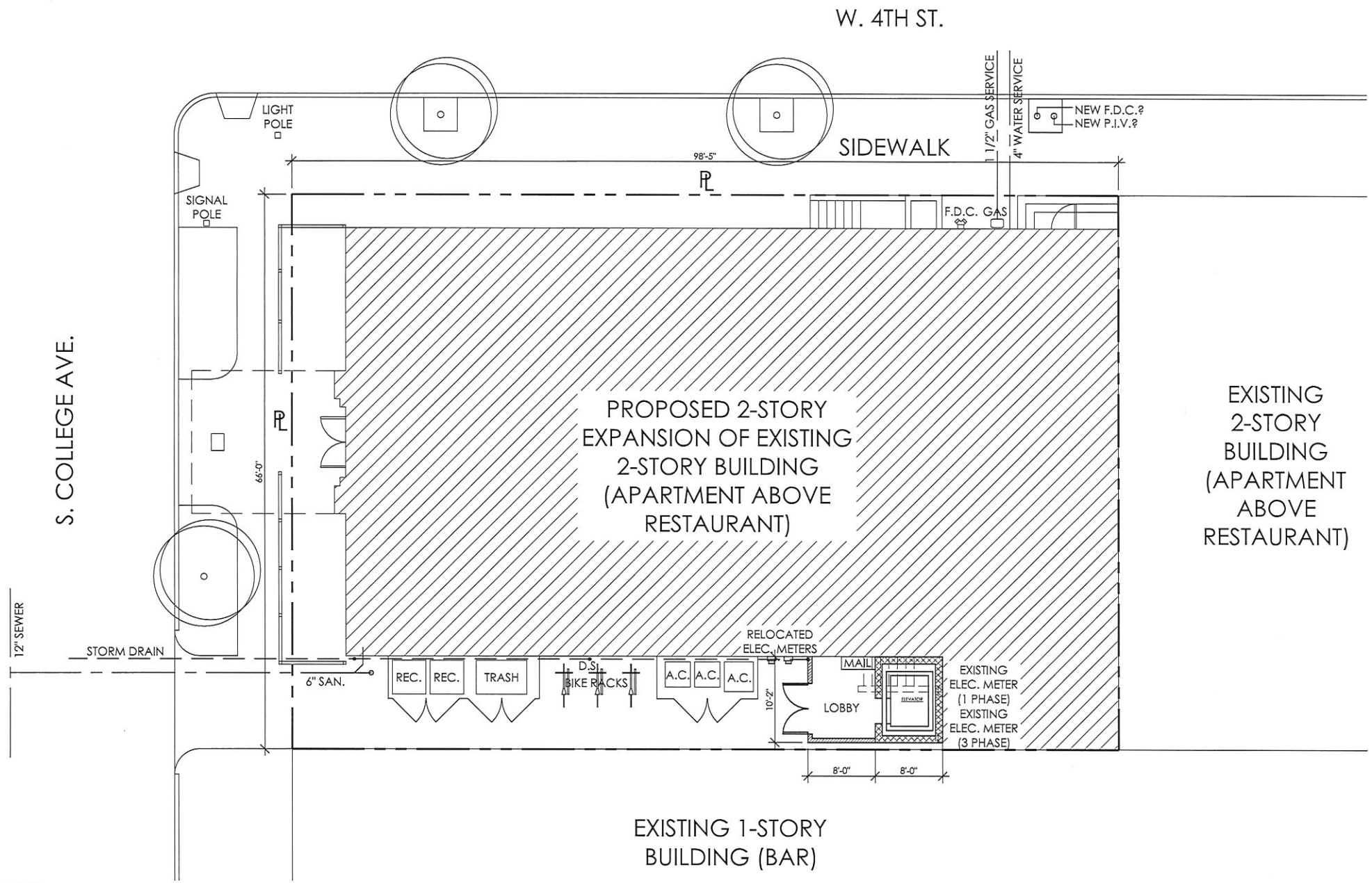
Demo Delay 17-09



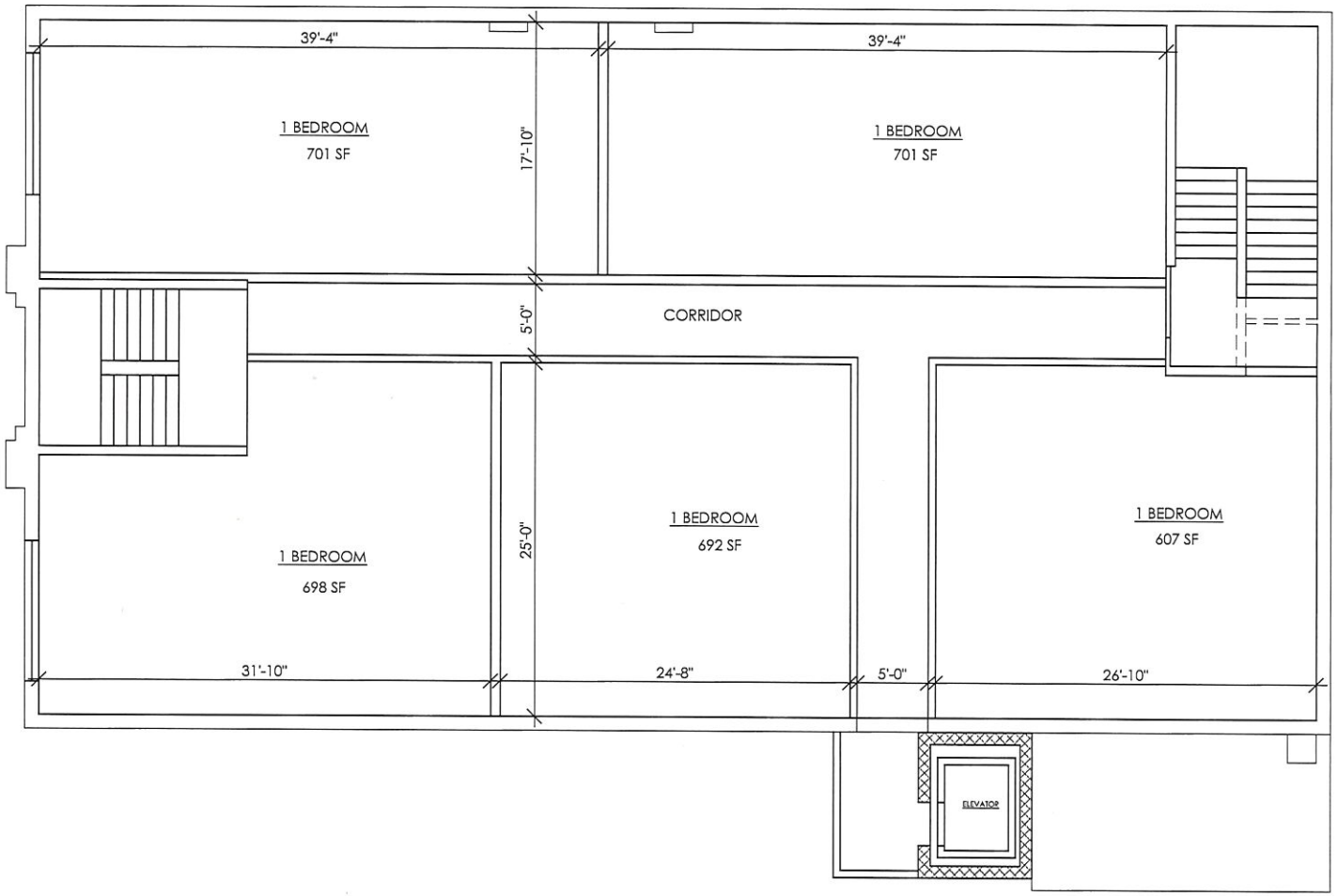
63

PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"


W. 4TH ST.
LIGHT POLE
SIDEWALK
98'-5"
1 1/2" GAS SERVICE
4" WATER SERVICE
NEW F.D.C.?
NEW P.I.V.?
SIGNAL POLE
F.D.C. GAS
S. COLLEGE AVE.
66'-0"
PROPOSED 2-STORY EXPANSION OF EXISTING 2-STORY BUILDING (APARTMENT ABOVE RESTAURANT)
EXISTING 2-STORY BUILDING (APARTMENT ABOVE RESTAURANT)
12" SEWER
STORM DRAIN
6" SAN.
REC.
REC.
TRASH
D.S. BIKE RACKS
A.C.
A.C.
A.C.
RELOCATED ELEC. METERS
MAIL
ELEVATOR
LOBBY
10'-2"
EXISTING ELEC. METER (1 PHASE)
EXISTING ELEC. METER (3 PHASE)
8'-0"
8'-0"
EXISTING 1-STORY BUILDING (BAR)

64



PROPOSED THIRD/FOURTH FLOOR

Application
Bloomington Historic Preservation Consulting Grant

Requirements:

The owner/ tenant must be contemplating building rehabilitation or construction within the next year and the building site must be listed in areas covered by the 2004 *Bloomington Historic Sites and Structures Report.* Survey information is also available on-line at the city web site www.Bloomington.in.gov (look for the Housing and Neighborhood Development site, then the Historic Commission and survey site).

The Consultant must be on the Indiana Division of Historic Preservation and Archaeology Qualified Professional list or recommended by city staff as appropriate to the description of the job. The consultant must be allowed access to the building. A copy of the report should be given to the owner and to the Historic Commission.

Applicant MARK D. CONLIN

Phone Number 812·320 9254 e-mail address M.CONLIN@SBCGLOBAL.NET

For building located at 223 W. 6TH. ST.

Owner SAME AS APPLICANT.

Briefly describe the work you are contemplating (including any adaptive reuse of the space) and the extent of the work proposed (i.e. facade, storefront, living space conversion).

WEST. ELEVATION FACADE. FEASABILITY.

606