

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday March 28, 2019, 5:00 P.M. AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. March 14, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-14

606 W. Howe (Greater Prospect Hill Historic District)

Petitioner: Lindsey Muller

Build 6' vertical plank privacy fence to replace existing chainlink fence.

Commission Review

A. COA 19-09

1111 E. Wylie (Continuation from 2/28/19 Meeting)

Petitioner: Malcolm Dalglish

Widen driveway, relocate retaining wall, and construct shed roof attachment on east elevation of the home

B. COA 19-11 (Continuation from 2/28/19 Meeting)

512 W. Howe (Greater Prospect Hill Historic District)

Petitioner: Matthew Francisco & Selma Sabanovic

Construct 400sqft garage with a 322sqft ADU unit on the second floor

C. COA 19-12

1003 W. Howe (Greater Prospect Hill Historic District)

Petitioner: Chris Sturbaum (Golden Hand)

Two additions to the rear of the home.

D. COA 19-13

221 E. Kirkwood (Victoria Towers)

Petitioner: Tim Cover (Studio 3 Design, Inc)

Add second floor to the one-story addition on north side of property; raise the wall and a portion of the flat roof on a block building addition on the west side; add skylights to roof of original building; restorative work on Kirkwood façade.

V. DEMOLITION DELAY

VI. NEW BUSINESS

A. Notification of demolition on N. Madison. Presented by Philippa Guthrie

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

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

Next meeting date is April 11, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 3/21/2019

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday March 14, 2019, 5:00 P.M.**

MINUTES

I. CALL TO ORDER

Meeting was called to order by **Jeff Goldin**, @ 5pm.

II. ROLL CALL

Commissioners

John Saunders

Lee Sandweiss

Deb Hutton

Jeff Goldin

Leslie Abshier

Susan Dyer

Chris Sturbaum

Sam DeSollar

Advisory

Duncan Campbell

Ernesto Casteneda

Jenny Southern 5:05

Absent

Doug Bruce

Derek Richey

Staff

Conor Herterich, HAND

Eddie Wright, HAND

Eric Sader, HAND

Guests

Clayton Nunes

Landon Feree

III. APPROVAL OF MINUTES

A. February 28, 2019 Minutes

Deb Hutton made a motion to approve February 28, 2019 Minutes, **Lee Sandweiss** seconded.

Motion carried 6-0-2 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-04

614 N. Grant

Petitioner: Clayton Nunes

Enclose porch to create living space.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum asked if more windows were considered to make it look more like a sun porch. **Sam DeSollar** asked about the placement of the door, 3 foot landing and a light outside the door.

John Saunders agreed with Chris about more windows in the front.

John Saunders made a motion to waive and release the demo delay period, **Chris Sturbaum** seconded.

Motion carried 8-0-0.

B. Demo Delay 19-05

717 E. Hunter

Petitioner: Landon Feree Construction

Large addition to the rear of the home.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum asked about the pitch on the drawing and the changes being made. **Landon Feree** explained that they were expanding the bedrooms. **Chris** asked if the ridge of the addition was visible from the street, if the structure was zoned multi-family, and the dimension of the siding. **Landon Feree** replied that the ridge would be visible, the structure is zoned multi-family, and the siding is to be 4 inches all the way around the house. **Landon Feree** also stated that he is also saving the windows to be reused on the addition and is putting down hardwood floors throughout the house. **Jenny Southern** suggested that he might consider placing the windows on the opposite side of the house. **Sam DeSollar** suggested they use something between changes siding changes so it's not so obvious.

John Saunders made a motion to waive and release the demo delay period, **Deb Hutton** seconded.

Motion carried 7-0-1.

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Sam DeSollar suggested they solicit the trades for individuals who have skills pertaining to working on historic structures. This would have to be approved by City Legal and would not be an endorsement by the Commission of the people on the list. **Conor Herterich** stated that he would be giving a presentation to the Builders Association of South Central Indiana and he would mention this to them and give the opportunity to be on this list.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

Conor Herterich mentioned he is working with Mallory Rickbeil, the City of Bloomington Bicycle and Pedestrian coordinator on a historic bike tour. The theme would be African-American history. This is just in the early planning stages at this point but will not be based upon any existing tour brochures but could become a brochure in the future.

XII. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin** @ 5:20 pm.

END OF MINUTES

COA: 19-14

(Staff Review)

Address: 606 W. Howe

Petitioner: Lindsey Muller

Parcel #: 53-08-05-104-004.000-009

Property is Contributing

Circa. 1930



Background: Built circa 1930 in the Greater Prospect Hill Historic District, the structure is a slightly altered front gabled Bungalow.

Request: Remove existing chain-link fence and replace with a 6' privacy fence. The new fence will be dog picket vertical planks of treated wood .

Staff Decision: **Staff approves COA 19-14** for the following reasons:

1. The privacy fence does not obscure the street facing façade of the structure.
2. The proposed fencing material and style is compatible with other fences found in Greater Prospect Hill Historic District.

RECEIVED
MAR 19 2011

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

BY:

Case Number: 19-14

Date Filed: 3/14/11

Scheduled for Hearing: 3/28/11

Address of Historic Property: 606 W. Howe St.

Petitioner's Name: Lindsey & Daniel Muller

Petitioner's Address: 606 W. Howe St.

Phone Number/e-mail: (812)322-4924 lindsey.kinder@gmail.com

Owner's Name: Lindsey & Daniel Muller

Owner's Address: same as above

Phone Number/e-mail: same as above

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than 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 ID: 53-08-05-104-004,000-009

2. A description of the nature of the proposed modifications or new construction:
Privacy fence for backyard to replace existing / rusted chain link fence
Standard 6' vertical planks
↳ except portion in front will be 4' high
2 gates: one by back portion of garage, 1 at front

3. A description of the materials used.
Wood / treated
4" x 4" wood posts
3 x 2x4 (per section)
posts set in concrete
fence fastened w/ screws

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.

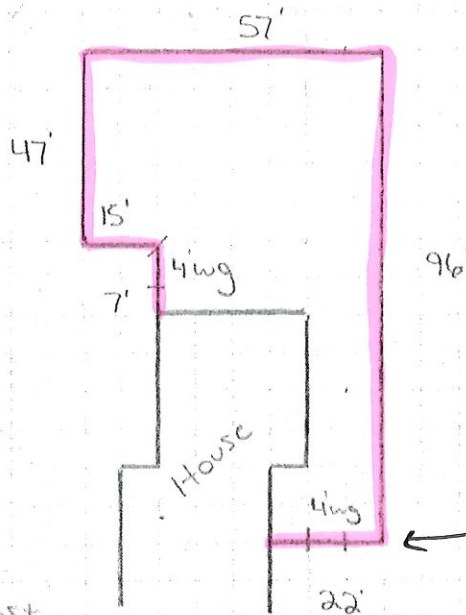
Affordable FENCE, Inc.

P.O. Box 1452 • Bloomington, Indiana • 47402
 Phone# 812-824-1427 • Fax 812-824-9976
 michaelsterrett@yahoo.com
 affordablefence.org

Name Lindsey Muller Address 606 W Howe St
 City Bloomington State IN Zip 47403 County Monroe
 Twp. Perry Phone 322-4924 Email lindsey.kinder@gmail.com
 Cross St. S Fairview St Dig# _____ Dates _____ To _____

Affordable Fence Agrees to the following _____

- Remove existing chain link fence & haul away
- Install
- 244'
- 6' std wood privacy
- (2) 4' walk gate



- * All wood is treated
- * All posts set in concrete
- core drilling additional
- * 4" x 4" posts / 4" x 6" gate hinge post
- * (3) 2x4's per section
- * 5/8" x 5 1/2" x 6' Dog Ear Pickets
- * Fence is fastened w/ screws
- * 1 year warranty

Top Rail Na
 Term Posts _____
 Gate Posts _____
 Line Posts _____
 Wire Gauge _____

At the Above Address for the Price of \$5300.⁰⁰ \$2660.⁰⁰ Deposit \$2660.⁰⁰ Due on Completion
 Any Independent line locates, Approvals from the City, State, or Homeowners Association are the responsibility of the owner.

Owners _____ Date _____ Affordable Fence Michael Sterrett Date 5/16/18







COA: 19-11
(continued)

Address: 1111 E. Wylie

Petitioner: Malcolm Dalglish

Parcel #: 53-08-04-117-004.000-009

Property is Contributing

Circa. 1925



Background: A limestone Tudor Revival style home located in the local Elm Heights historic district.

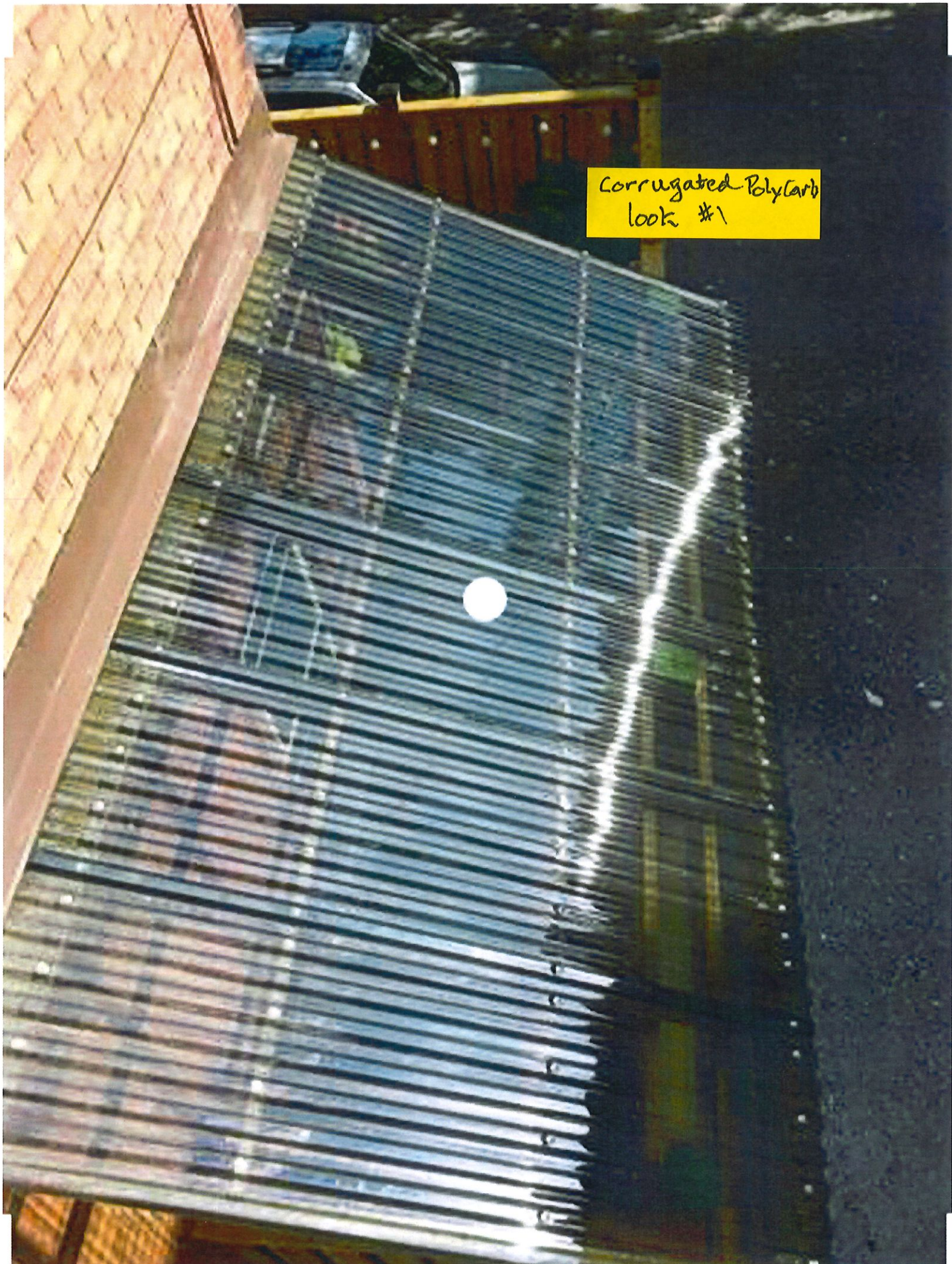
Request: Modifications as follows:

1. Widen driveway
2. Relocate the retaining wall to accommodate the wider driveway.
3. Construct a 15' X 9' shed roof attachment with translucent roof to create a protected space for a charging station on the east elevation of the home.

Staff Decision: **Staff recommends approval of COA 19-09** for the following reasons:

1. The petitioner has provided the details on the railing material and design. (see packet)
2. The petitioner has modified the design to accommodate the feedback of the HPC:
 - Shed roof addition will be made from steel posts and box beam so structure has a thinner appearance than previous design. Will be painted dark brown to match trim on the house.
 - Corner brackets were removed from the design.
 - Corrugated polycarbonate material chosen for roofing material. (see packet)

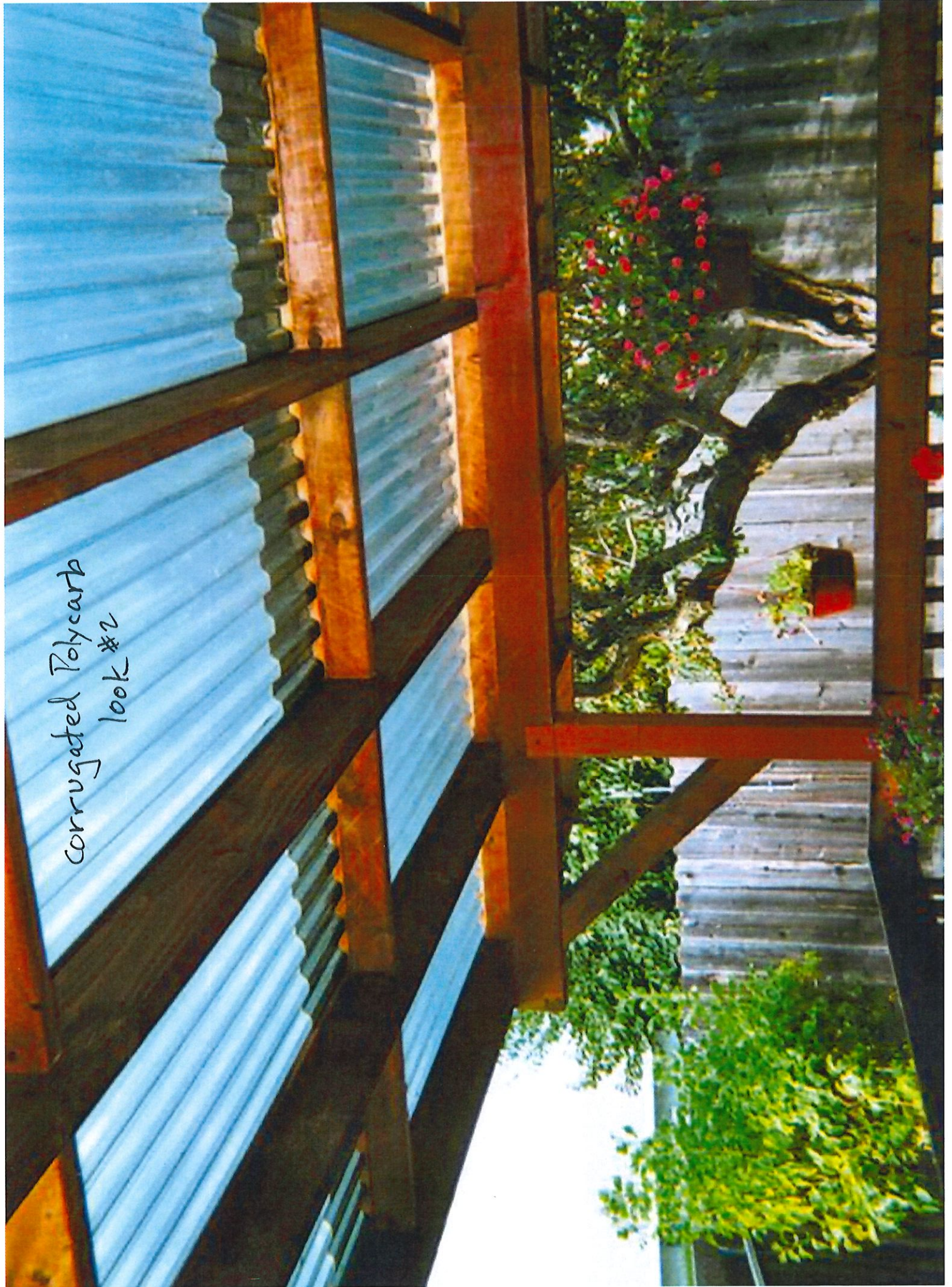
Corrugated Polycarb
look #1



Corrugated Polycarb
100K #3



corrugated Polycarb
look #2





Existing

Railing



type of
railing
Existing

#2 of 3

Background Reading for HPC!

Petition for Variance revised 2/2/19

Malcolm Dalglish & Judy Klein

1111 East Wylie St. (015-03940-00 Hawthorne Lot 6)

1. Setback code

2. Non-permitted roofing material for 25 foot long open pergola like awning designed to provide cover for a car, bikes an outdoor basement stairway on the east side of our residence, as well as allow light to the first floor of our house and the plantings in the garden at the end of our shared driveway.

Goal / Overview:

We are seniors wanting to grow old in this our home of over 30 years. We've chosen this design to provide the following necessities:

- **Safety & Accessibility** The current shared 8 foot wide driveway is useless. There is high risk of scraping the sides of our compact car and no room for car doors to be opened nor the passage of a bicycle past a car parked in the driveway. There is an extremely steep descent down to the only secure bike storage, the basement. It's treacherous even when not covered by ice or snow and quite hazardous for an elderly person. This design would alleviate these factors.
- **Proper Drainage** from 3 neighboring houses- the 100 year floods that are now occurring frequently throughout the year cause the water from 3 adjacent houses to flow into our driveway and into our basement. This design proposed along with water deviations in our backyard will greatly alleviate this problem.
- **Historical Preservation & Ecology**- We live in a neighborhood in which bicycles easily provide 60% of our in-town travel. We own one small car and plan to utilize, when feasible, a plug-in low emission vehicle. An old coal shoot would be repurposed as a charging station. Our aesthetic in our 30+ years of ownership of this home has been to restore and preserve the historical integrity of its original design; elements such as the original double hung windows, storms, floors & moldings, and lath plaster walls. In keeping with the times though, we have made quite a few environmental upgrades not available in 1927; such as foam insulation, safer and more energy efficient utilities, improved kitchen & bathroom and more
- **Beauty-Privacy and Light** As we age, and spend more time indoors, natural light, with privacy is extremely important to our wellbeing. Transforming an unsharable useless ugly narrow driveway into a pergola rock garden sheltered safe space for gatherings, tricycles, bicycles, where small cars from both homeowners have equal access and passage to off street parking...It's a beautiful project, that will allow us to age in our home.

1. Setback Variance:

We would widen the driveway on our side and relocate our wall to provide space for our car, bicycles, as well as a

sheltered basement stairway entrance. **We'd need a support post 3 feet 9 inches from the property line rather than the 6 foot requirement.** Our proposed support post would not be any closer to the property line than the existing masonry walls on both sides of the shared driveway. The current masonry retaining wall on our side of the driveway serves no function and is crumbling.

2. Non-permitted roofing material:

We've been told by the Historic Preservation Committee that this pergola needs to be a non-permanent structure that will in no way compromise the integrity of the original exterior of the house when removed. All the permitted roofing options are non-recyclable and would end up in a land fill once removed. They are also opaque and if used, would darken all the windows on the east side of our house and block all the morning light coming through those windows, a prospect that would be unacceptable for age in place livability of the ground floor of our house. Our only viable options for a translucent cover would be a polycarbonate roof. **We would like a translucent PC material for the following reasons:**

- **New improved polycarbonate technology** is not only recyclable, one can sell it, as it is easily reconstituted back into usable PC. This roofing material has a life span of 10-25 years depending on its manufacture, design, usage and installation technique. It's got a wide temperature range and is easier and cheaper to install, maintain, replace or remove than asphalt shingles, thereby facilitating any historic restoration a future owner may have.
- **Natural light:** The material would not only allow light and the changing colors of trees to come into our living room, but the distortion would offer our downstairs bedroom an acceptable amount of privacy from our driveway sharing neighbor's windows just 20 feet away. The driveway ends in a rock garden. Plantings there and hanging from the pergola would be allowed to thrive with plenty of sunlight.
- **Neighborhood Aesthetics** The transparent nature of the material would also allow neighbors to enjoy the sturdy timber joinery of the open pergola lattice structure. (See curated example images) Our neighborhood has many shoddy looking temporary structures and carports. The inspiration for our structure came from a beautiful side-of-the-house project across the street on the east side of an equally old historic designated house.
- **Safety** In low light periods of the day, it would be easier to see our way around without lightbulbs.
- **Importance of Translucence** We feel that the semitransparency of this covering is a keystone requirement in the design of this entire project. We would not be able to give up the morning light coming into our home and would cancel this age-in-place scheme of ours if we were required to use the opaque nonrecyclable permitted roofing materials on this awning structure.

Polycarb vs Tempered glass for this application?

Background Reading for HPC
 #1 of 3

Translucent Polycarbonate	Tempered Glass	Asphalt Shingle
More Resilient impact, weather tree limbs, cantilever	Less Resilient unsafe	same
Stronger flexible	Weaker, brittle shatter or crack	same
Light weight	Heavy	heavier
Aging properties (yellows under constant UV light after 10 yrs maybe(non issue) but far better than fiber/plexiglass/ABS/PVC. Yellow= litmus indicator (does not turn green.)	Remains clear	longer
Polycarb is a sellable recyclable material	Pyrex and other types of tempered glass are not recyclable.	landfill
Easy to work with, install, remove, and replace	Difficult	Difficult
similar maintenance and cleaning with available hose down		Difficult
allows light, true colors, distorted translucence	allows light translu. only film gass gives privacy	opaque
privacy		
safer to work with walk on with plywood if needed	unsafe work with to walk on	safe
roofing panels easy to acquire	difficult	easy
DIY friendly	requires specialist	specialist

Background Reading for HPC

#3 of 3

Asa Palley & Charlotte Agger
1113 E. Wylie St.
Bloomington IN 47401

Jan 15, 2019
City of Bloomington Planning Dept
Board of Zoning Appeals
atn: Amelia Lewis
401 N. Morton Str. Suite #130
Bloomington, IN 47404

re: A variance from side yard setback standards for an attached carport & a variance from architectural standards to allow for a polycarbonate roof.

To whom it may concern:

We are the owners and residents of the home sharing the driveway which will be impacted by this carport construction project, and have received notice of the hearing at 5:30 pm on February 21, 2019 in the common council Chambers Room #115 of the City Hall Building at 401 N. Morton.

We have reviewed the drawings, site plan, and, variance petition statement submitted by our driveway-sharing neighbors to the west of us, Malcolm Dalglish & Judy Klein, 1111 East Wylie St.
(015-03940-00 Hawthorne Lot 6)

We have had many a brainstorm with experts consulting over a variety of driveway plans this past year addressing problems with drainage, safety, driveway width, age-in- place accessibility and aesthetics. We are very much in support of this project and stand to benefit immensely for the following reasons:

-Our useless shared narrow driveway will be widened allowing passage of vehicles and bicycles from both houses to and from the street without being blocked or incurring damage to our vehicles.

-We will both have off street parking and theirs will be sheltered adding safety to their elderly years.

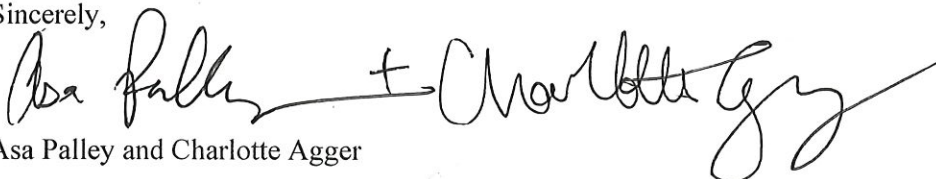
-The new grade and design will divert drainage from our driveway and 3 neighboring houses rather than into our basements.

-The translucent polycarbonate roofing they propose will be a far more attractive than looking down from our windows on asphalt shingles or glaring metal. This material offers visibility to the beautifully crafted substructure as well as sunlight to the plantings in the rear of the driveway.

-Our houses are very close to each other and yet this design does not impinge upon our space any more than their current rock retaining wall. We appreciate that despite this close proximity, we may both enjoy privacy and natural light without darkening our homes with opaque roofing or window curtains.

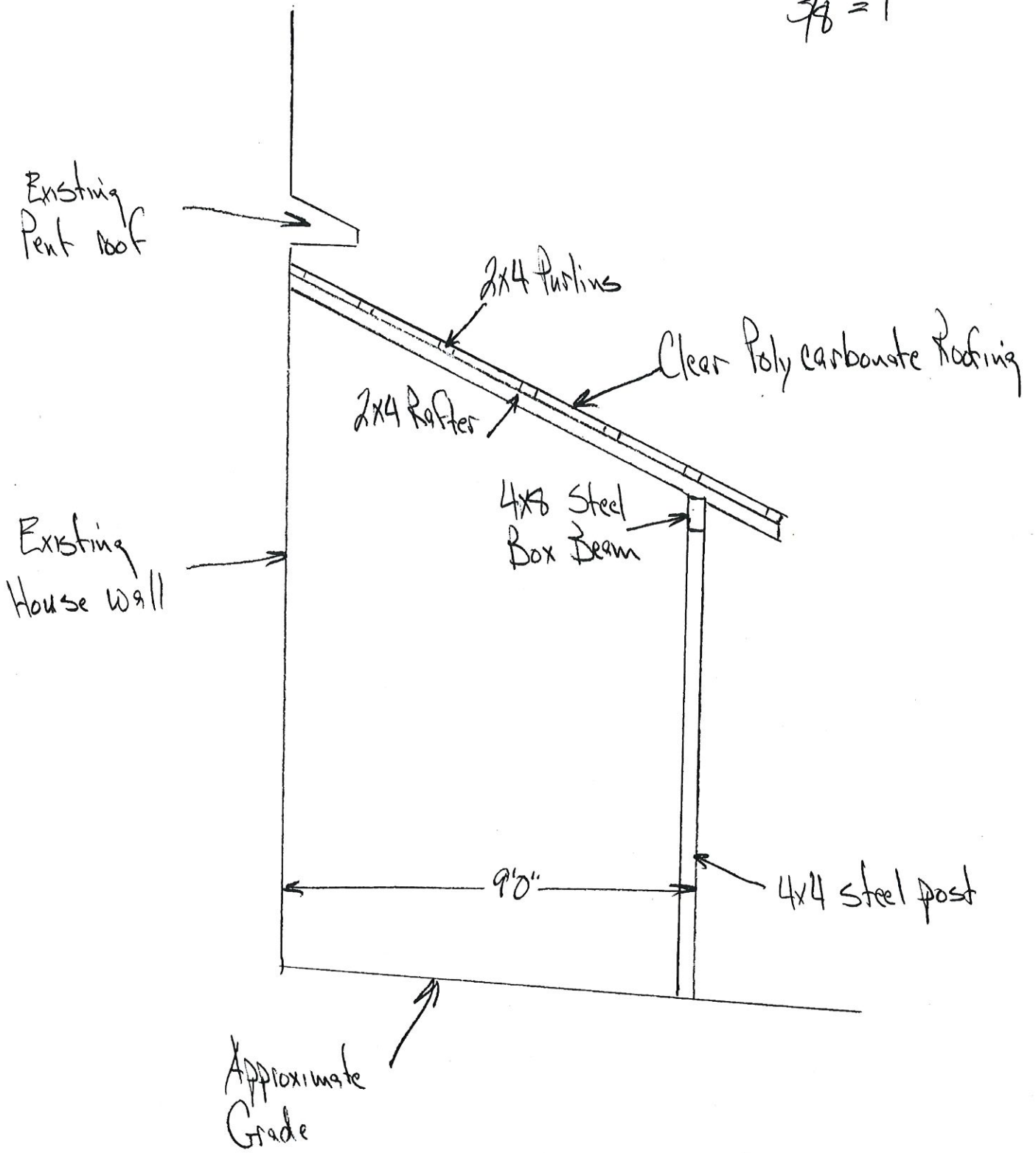
Lastly we love having Judy and Malcolm as neighbors and are grateful to them for this ingenious design that we may both enjoy for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Asa Palley + Charlotte Agger". The signature is written in a cursive, flowing style. A horizontal line is drawn under the signature, extending from the left side of the page towards the right.

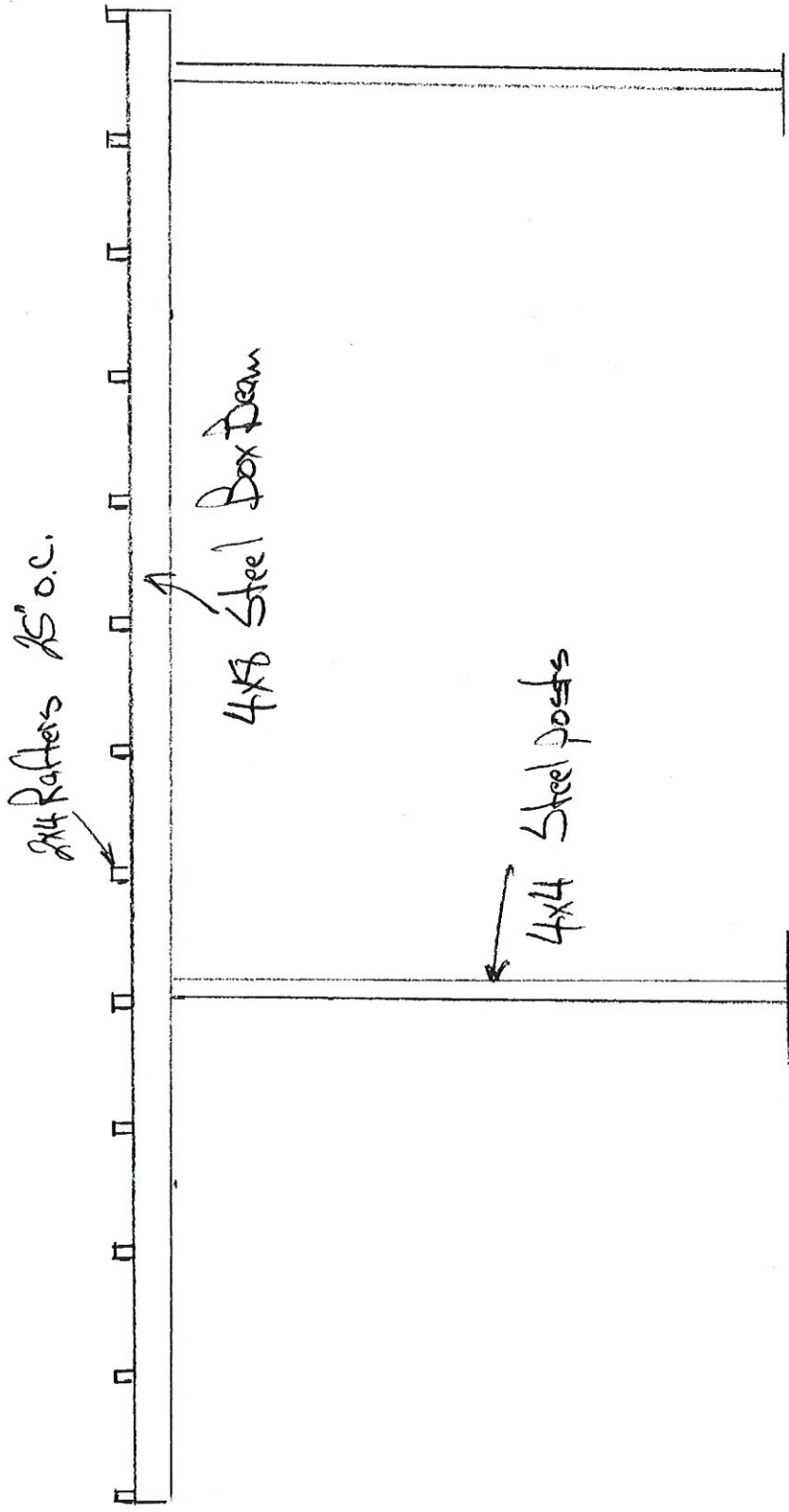
Asa Palley and Charlotte Agger

$\frac{3}{8}'' = 1'$



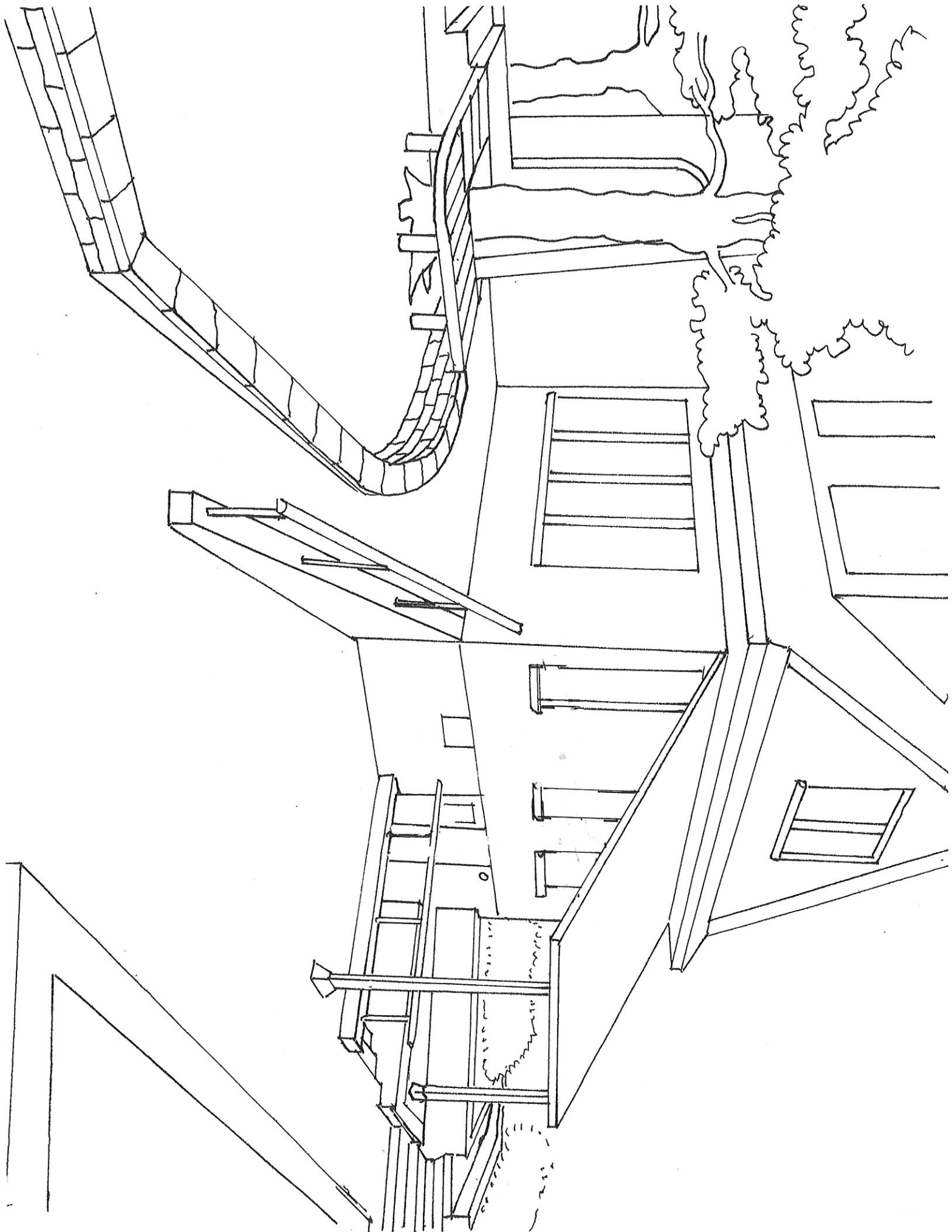
Dalglisk/Klein Cross Section Revised

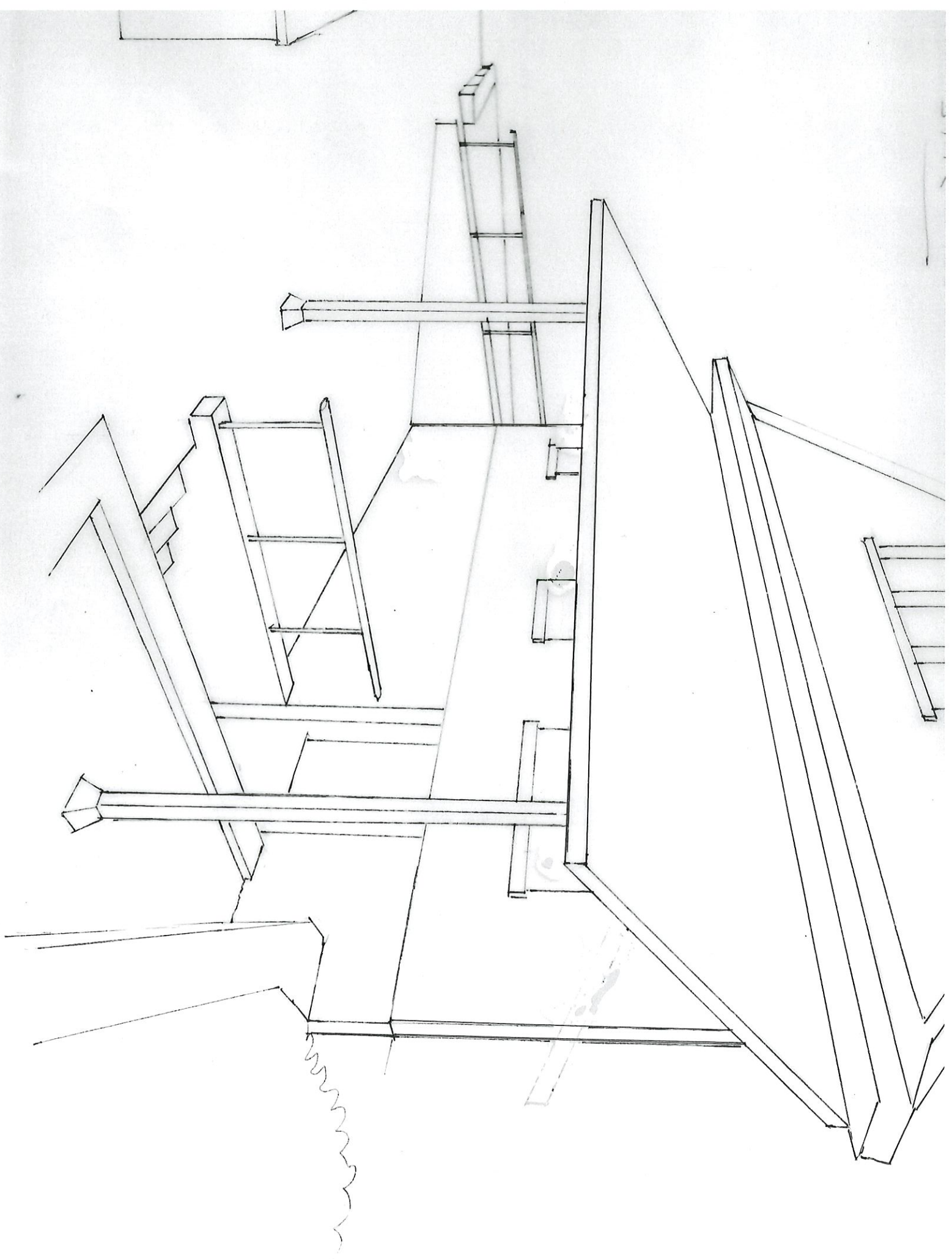
$\frac{3}{16}'' = 1'$



8'4" 16'8"

Daglish/Klein Carport Elevation Revised





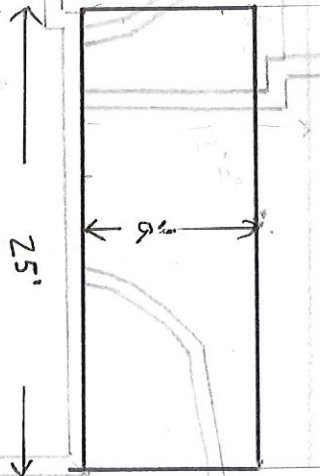
SITE PLAN
1111 EAST WYLIE ST,
Bloomington IN 47401

1" = 10 FT

Foot Print
↓

Spigot

Property
Line
←



25'

9'

12' 9"

9'

High
Point

EAST WYLIE STREET

PROPERTY CORNER

COA: 19-11
(continued)

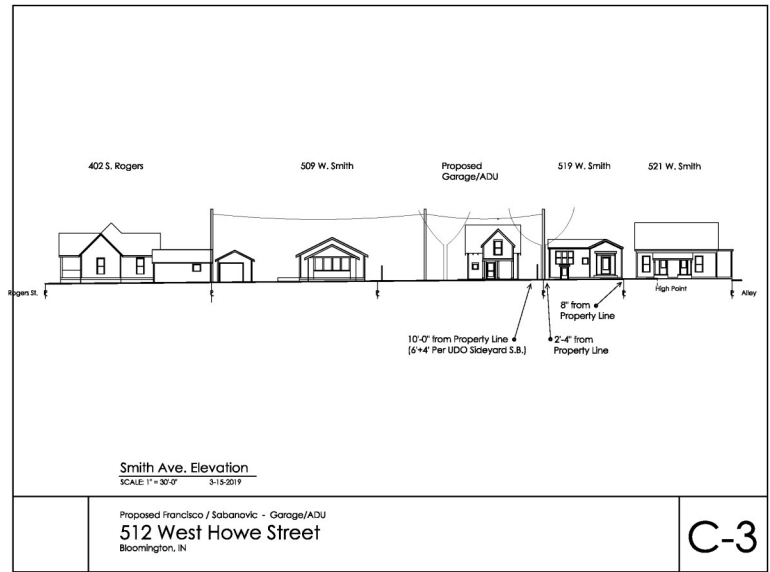
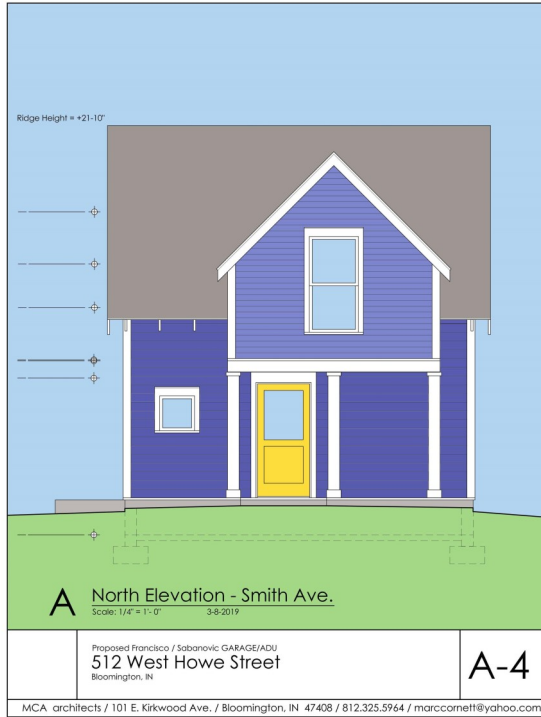
Address: 512 W. Howe

Petitioner: Matthew Francisco & Selma Sabanovic

Parcel #: 53-08-04-117-004.000-009

Property is New Infill

Circa. 2011



Background: Built in 2011 in the Greater Prospect Hill Historic District, the primary structure on this lot was designed to reflect the Gable Ell form.

Request: Construct a 400sqft garage with a 322sqft ADU unit on the second floor. This will be sited on the back of the lot with a gravel driveway connecting the structure to W. Smith Avenue.

Staff Decision: **Staff recommends approval of COA 19-11** for the following reasons:

1. The petitioner has addressed the concerns raised by the HPC at the 2/28/19. These changes are reflected in the new design. (see packet)
2. The north elevation (facing Smith Ave) now has the appearance of a house front.
3. The structure has been moved 2ft to the east.



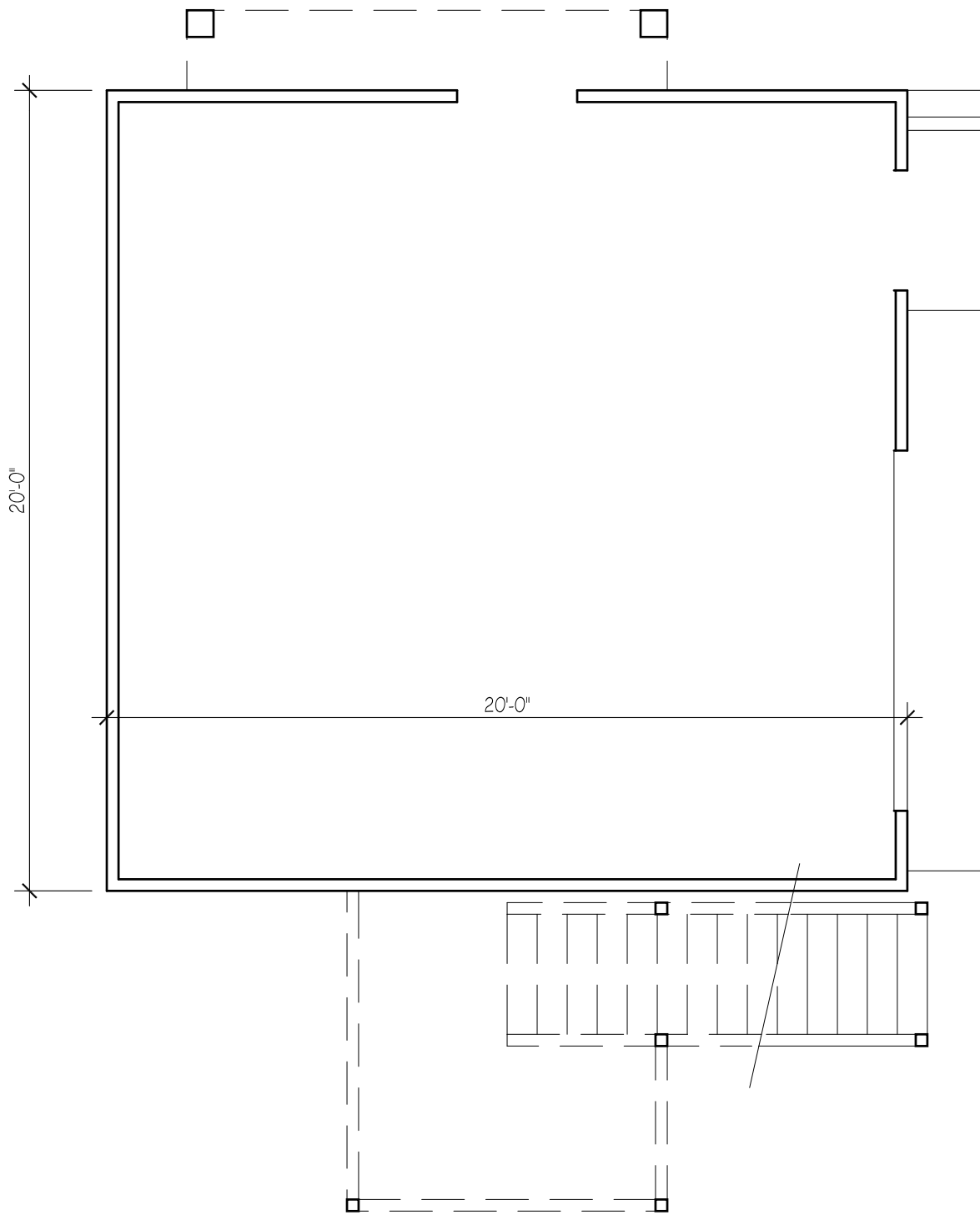
519 W Smith
East Elevation View - Looking from ADU/Garage Site

3-15-2019



519 W Smith
View from North - Looking from Smith Ave
@ East Property Line

3-15-2019



A

Garage Floor Plan

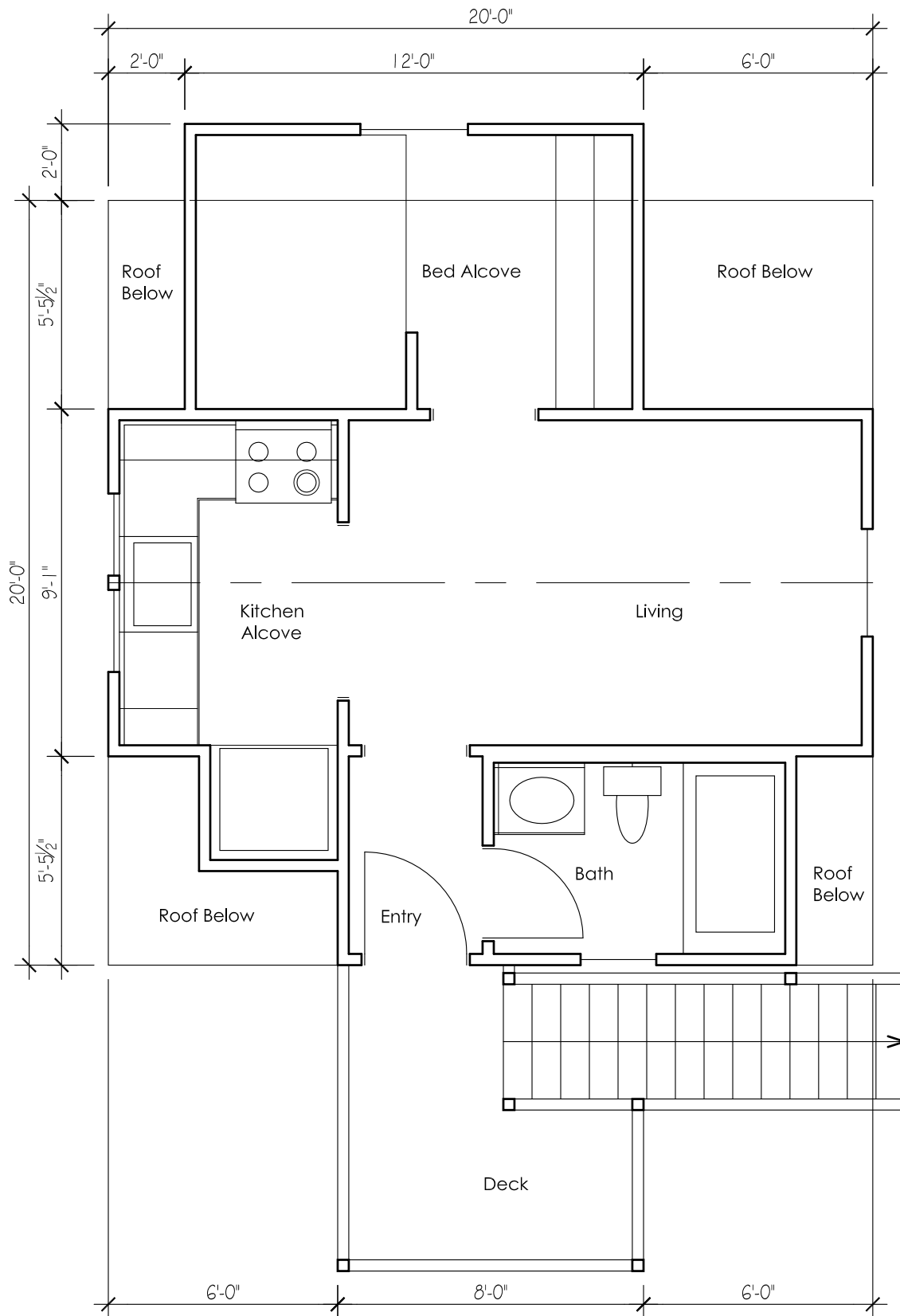
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3-15-2019

400 SF

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
 Bloomington, IN

A-2



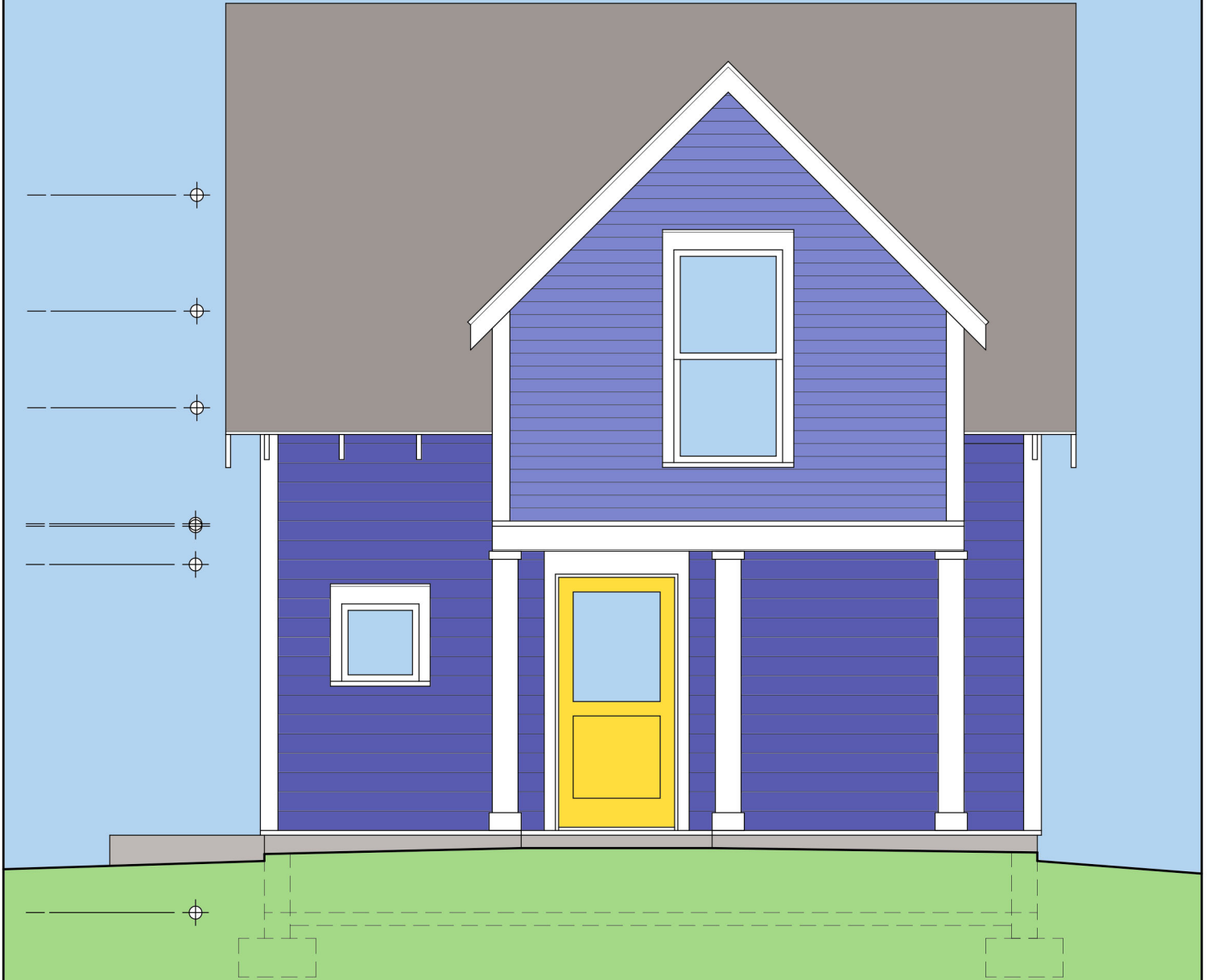
A ADU/Apartment Floor Plan

Scale: 1/4" = 1'-0" 2-28-2019 347 SF

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
 Bloomington, IN

A-3

Ridge Height = +21'-10"



A

North Elevation - Smith Ave.

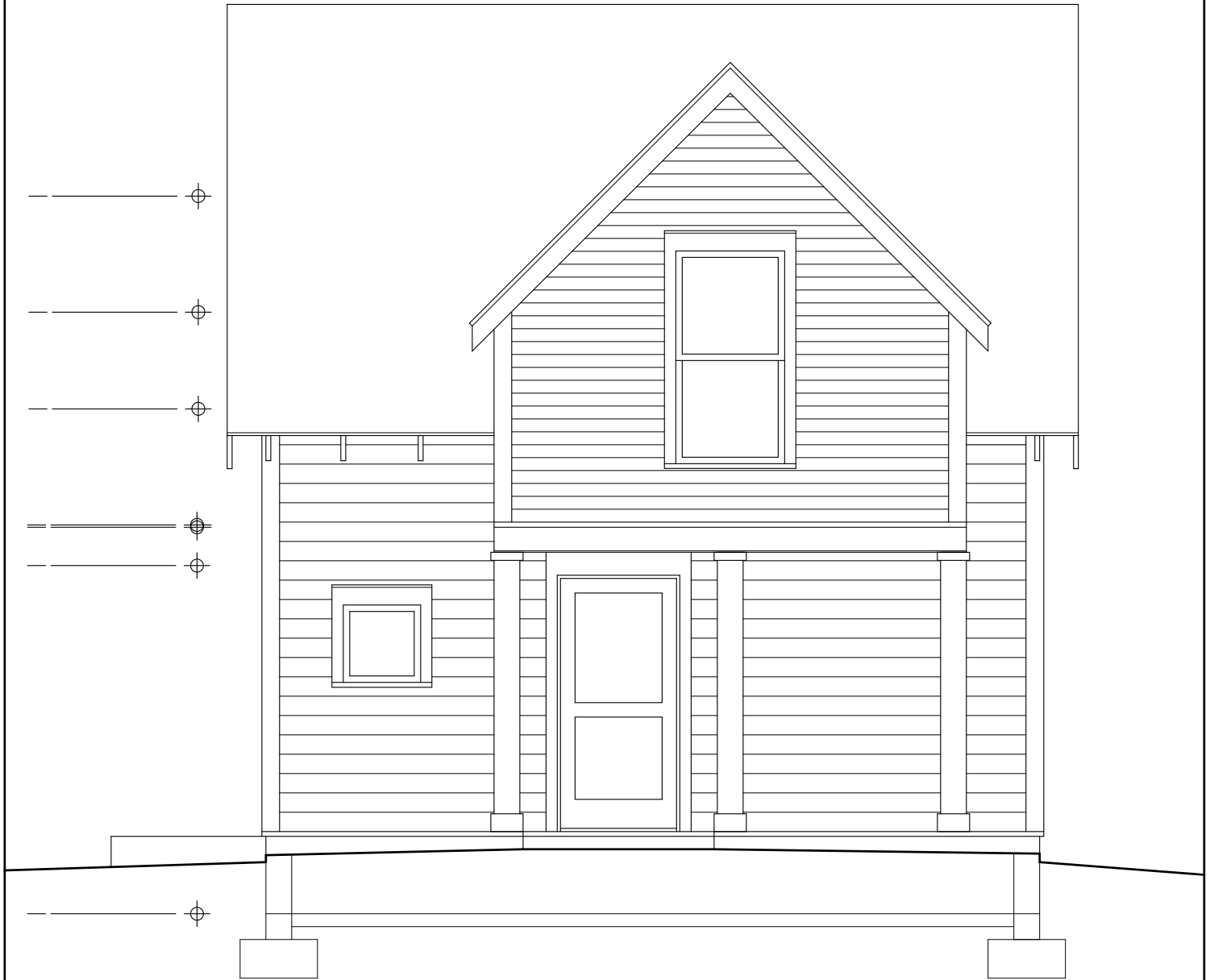
Scale: 1/4" = 1'-0"

3-8-2019

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
Bloomington, IN

A-4

Ridge Height = +21'-10"



A

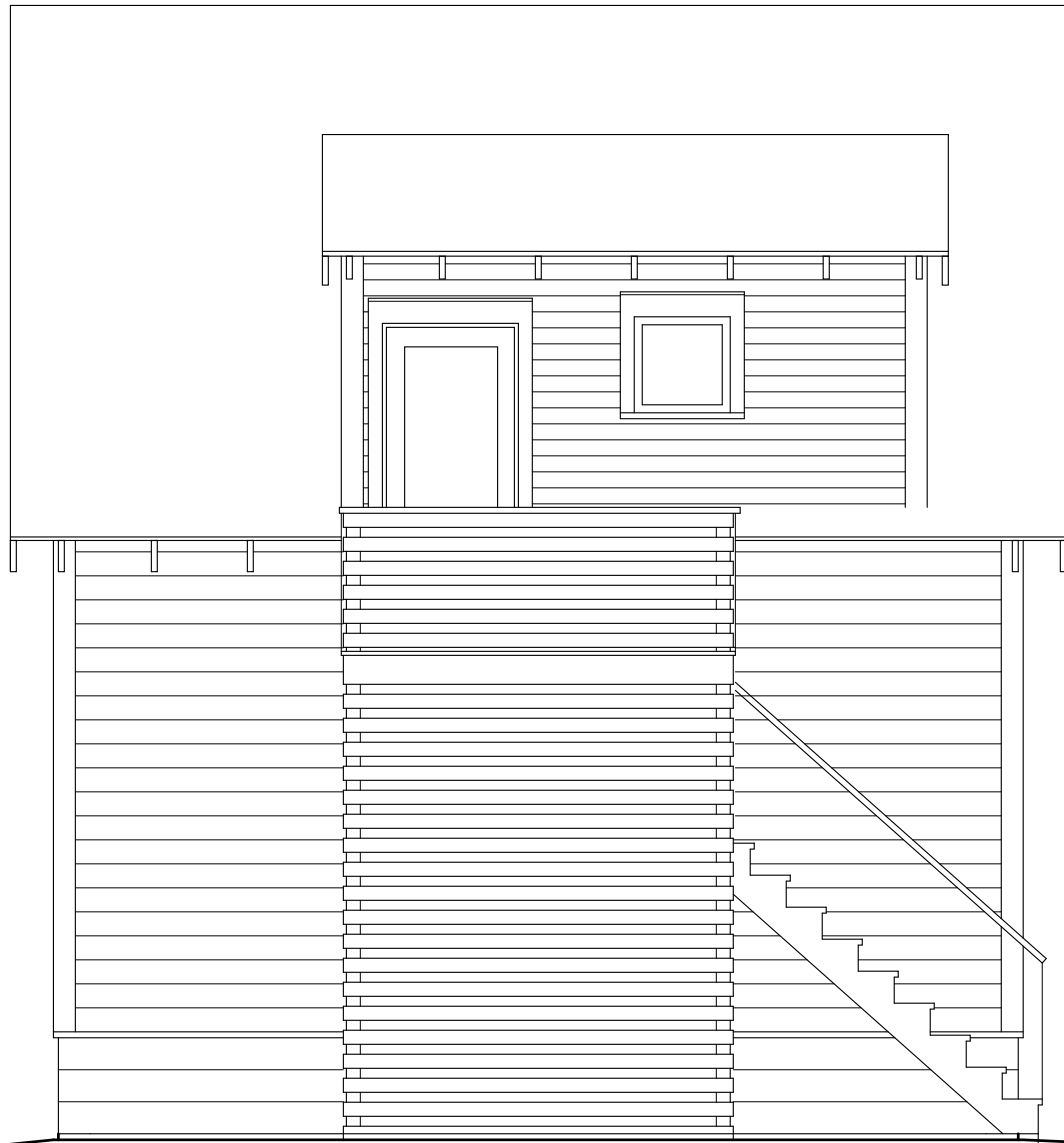
North Elevation - Smith Ave.

Scale: 1/4" = 1'-0"

3-8-2019

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
Bloomington, IN

A-4



A

South Elevation - Interior Yard

Scale: 1/4" = 1'-0"

3-6-2019

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
Bloomington, IN

A-5

Ridge Height = +21'-10"



A

East Elevation

Scale: 1/4" = 1'-0"

3-6-2019

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
Bloomington, IN

A-6

EXTERIOR MATERIALS LIST:

Foundation: 8" CMU block, to match main house
Siding: Cement composite lap siding, painted, 4" and 6" exposure, to match main house
Trim: Composite or cedar, painted, 4" and 6" profiles, to match main house
Windows: Double-hung and Awning, to match main house
Doors: to match main house
Stairwell: KDAT treated wood or cedar, painted, (corn-crib skip board look)
Exposed Rafter Tails: KDAT or cedar, to match main house
Roofing: Asphalt Shingles, 3-tab, to match main house

Ridge Height = +21'-10" _____



Proposed Grade

A

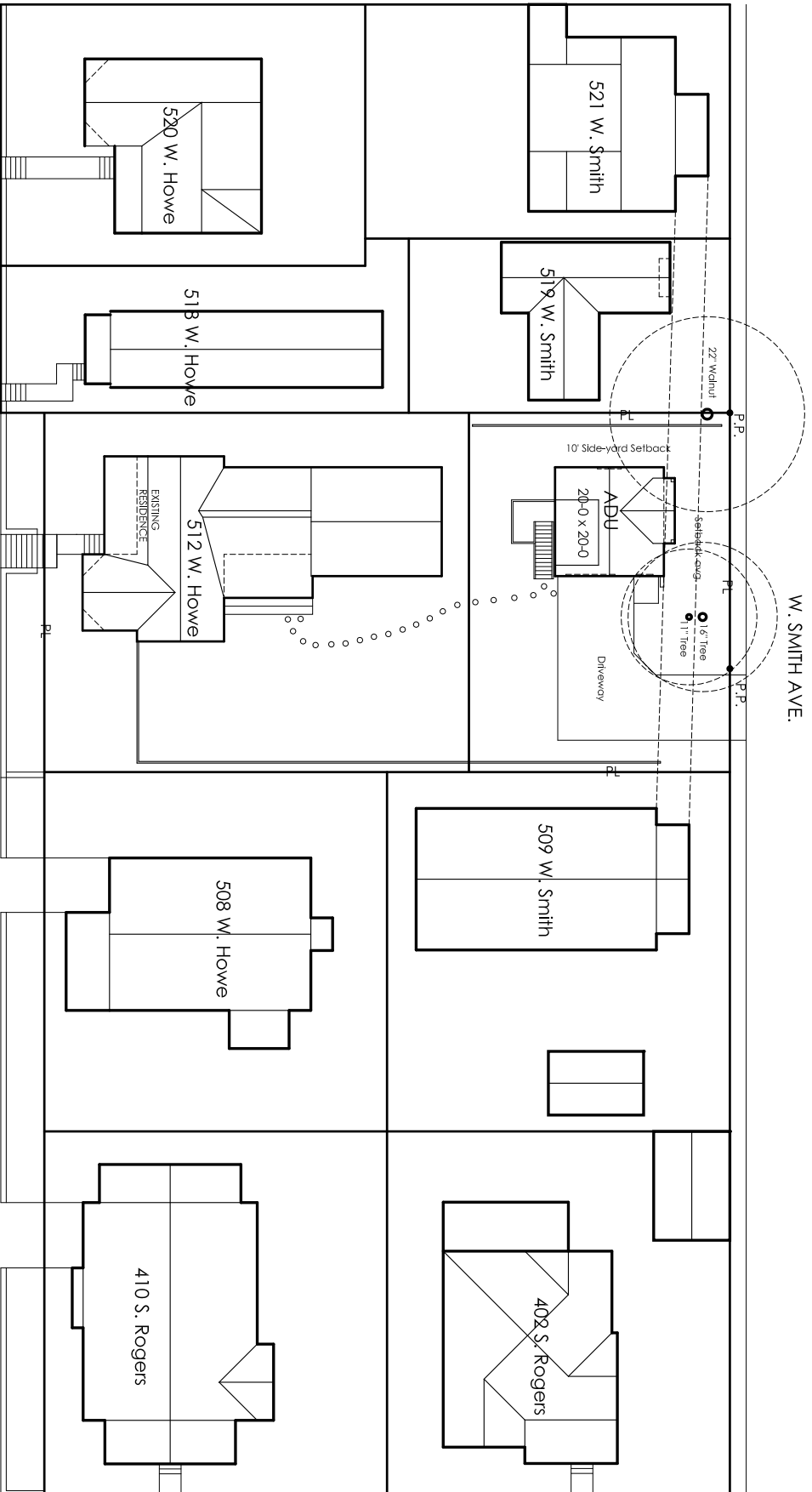
West Elevation

Scale: 1/4" = 1'-0"

3-6-2019

Proposed Francisco / Sabanovic GARAGE/ADU
512 West Howe Street
Bloomington, IN

A-7



PROPOSED SITE PLAN

SCALE: 1" = 30'-0"
3-15-2019

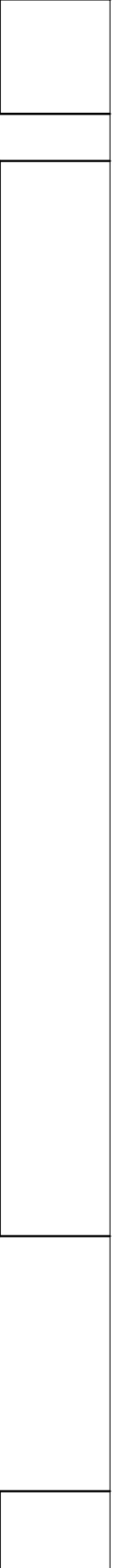


Proposed Francisco / Sabbanovic In-law Garage Apartment

512 West Howe Street
Bloomington, IN

MCA architects / 101 E. Kirkwood Av. / Bloomington, IN 47408 / 812.325.5964 / marccornett@yahoo.com

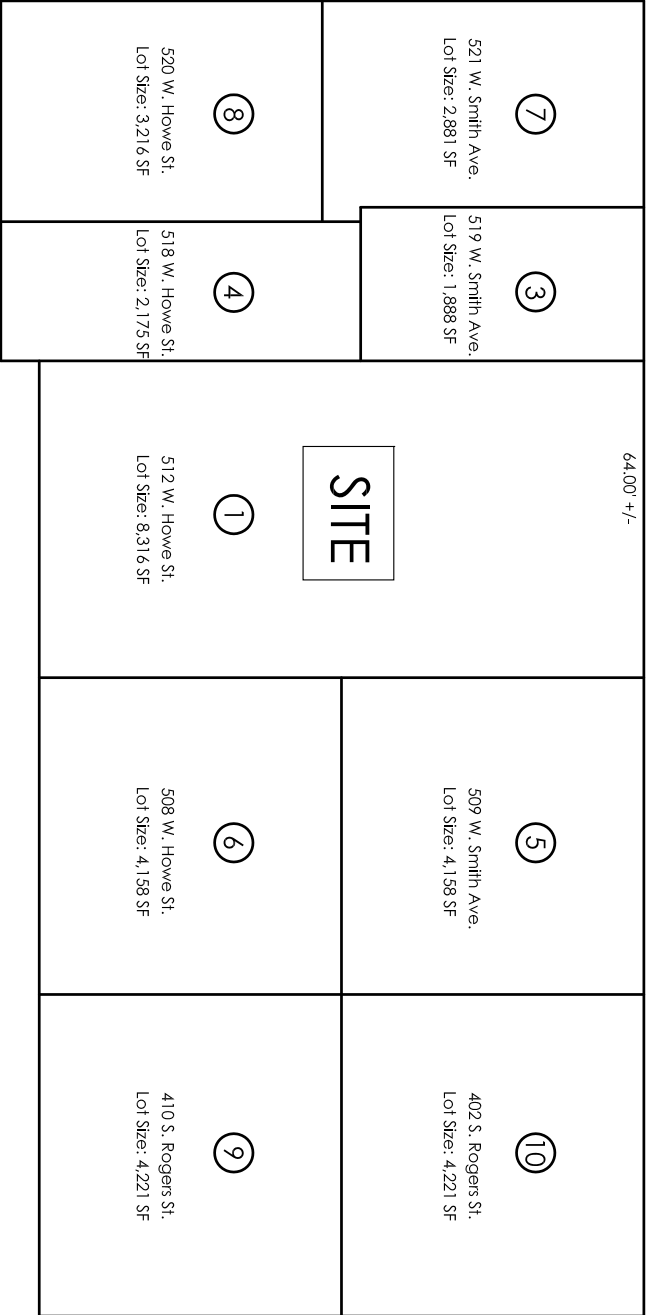
C-1



W. Smith Ave. (ROW)



Alley (ROW)



64.00' +/-

⑦

521 W. Smith Ave.
Lot Size: 2,881 SF

③

519 W. Smith Ave.
Lot Size: 1,888 SF

⑧

520 W. Howe St.
Lot Size: 3,216 SF

④

518 W. Howe St.
Lot Size: 2,175 SF

①

SITE

512 W. Howe St.
Lot Size: 8,316 SF

⑤

509 W. Smith Ave.
Lot Size: 4,158 SF

⑥

508 W. Howe St.
Lot Size: 4,158 SF

⑩

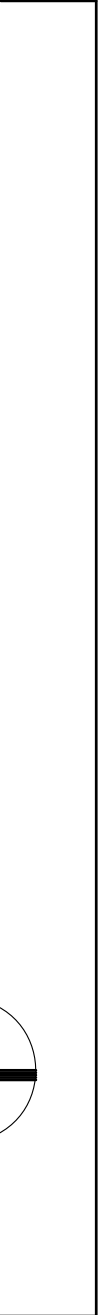
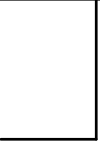
402 S. Rogers St.
Lot Size: 4,221 SF

⑨

410 S. Rogers St.
Lot Size: 4,221 SF

W. Howe St. (ROW)

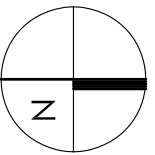
S. Rogers St. (ROW)



Site Context Plan - Prospect Hill N.A.

Scale: 1" = 40'-0"

2-13-2019



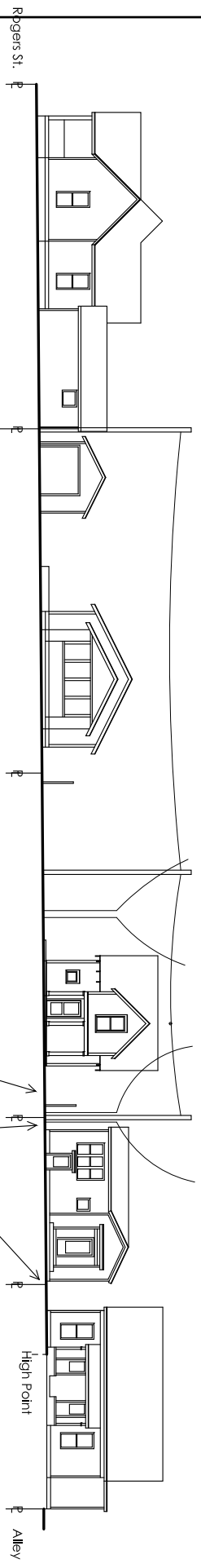
402 S. Rogers

509 W. Smith

Proposed
Garage/ADU

519 W. Smith

521 W. Smith



Smith Ave. Elevation

SCALE: 1" = 30'-0"
3-15-2019

Proposed Francisco / Sabanovic - Garage/ADU
512 West Howe Street
Bloomington, IN

C-3

COA: 19-12

Address: 1003W. Howe

Petitioner: Chris Sturbaum (Golden Hands Construction)

Parcel #: 53-08-05-111-019.000-009

Property is Contributing

Circa. 1905



Background: Built circa 1905 in the Greater Prospect Hill Historic District, this is a slightly altered T-Plan Cottage.

Request: Add two one story additions to the rear of the house. One addition will provide added living space while the other is a garage. Both additions roughly 500sqft.

Guidelines Greater Prospect Hill Design Guidelines pg. 23
Additions Guidelines follow the New Construction Guidelines with the following exceptions:

1. Materials Exception: Use of materials currently on the existing structure can be continued on the Addition.
2. Building Outline and Mass Exception: Excessive impact to the public way façade should be discouraged.
3. Fenestration* Exception: Increased design flexibility for additions on non-public way façades may be considered.

Staff Decision: **Staff recommends approval of COA 19-12** for the following reasons:

1. The additions, while large, are to the rear of the home. Excluding alleys, the addition will only be visible from one vantage point on 2nd Street.
2. Both the siding and the roof silhouette on the addition are compatible with the primary structure.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 19-12

Date Filed: 3/6/19

Scheduled for Hearing: 3/28/19

Address of Historic Property: 1003 W Howe

Petitioner's Name: Golden Hands Construction / Chris Sturbaw

Petitioner's Address: 334 S Jackson

Phone Number/e-mail: 812-340-0724 / goldenhandsinc @ comcast.net

Owner's Name: John Bickley / Sandy Bonsib

Owner's Address: 1003 W Howe

Phone Number/e-mail: 425-736-4306 john.e.bickley@gmail.com
John

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. Lot #11 / Weavers Addition

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

Adding Sewing Room, Family-Sun Room
and Garage (head to tail parking)

3. A description of the materials used.

4" Cement Siding / Board Trim / Marvin Integrity Windows
and Sliding Doors / Metal Panel Garage door.

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.

WOOD - HOZ 44 N - R - 4444 T

Proposed Overall Plan and West Elevation

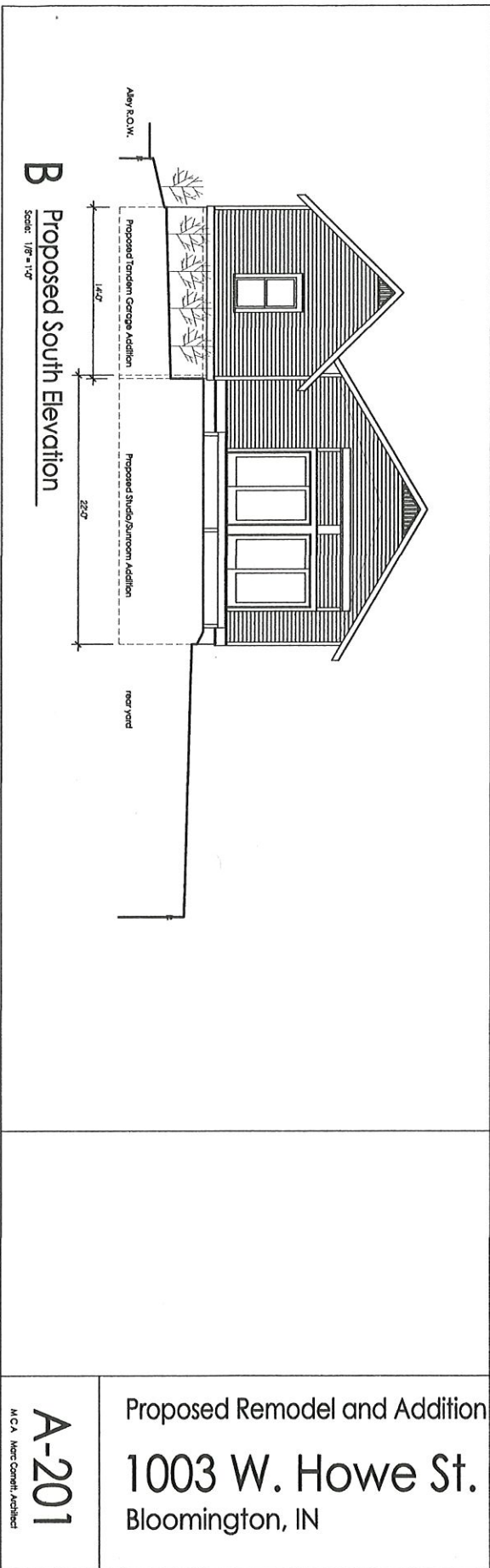
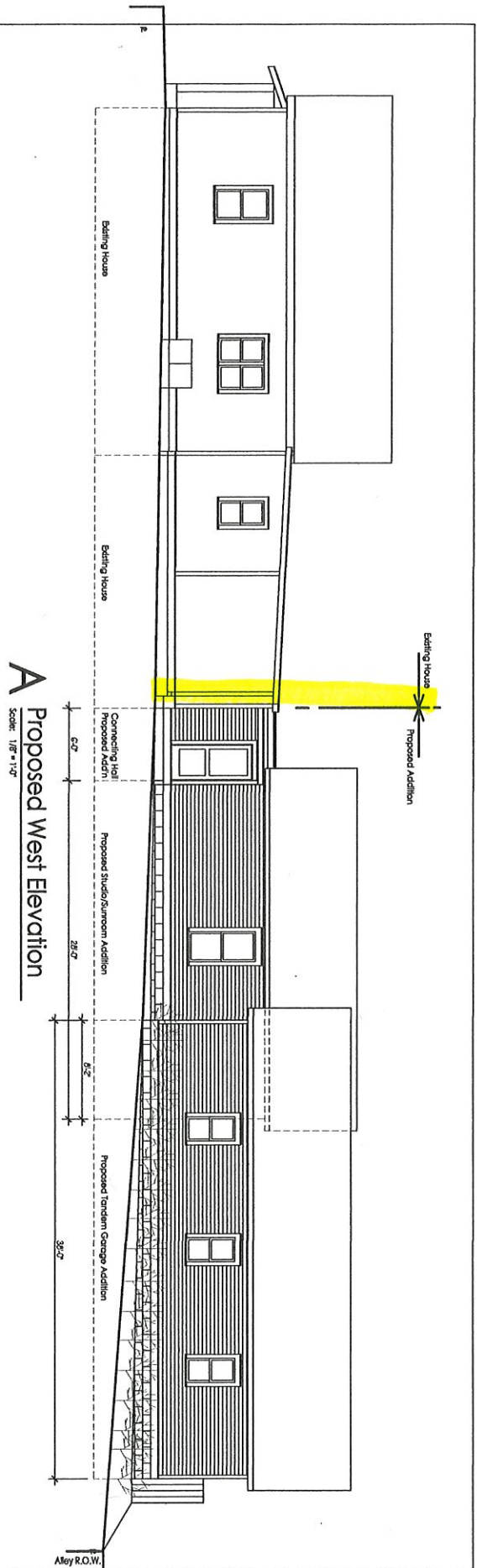
Scale: 1/8" = 1'-0"
1023 W. Howe St.



ALLEY

Auto Court

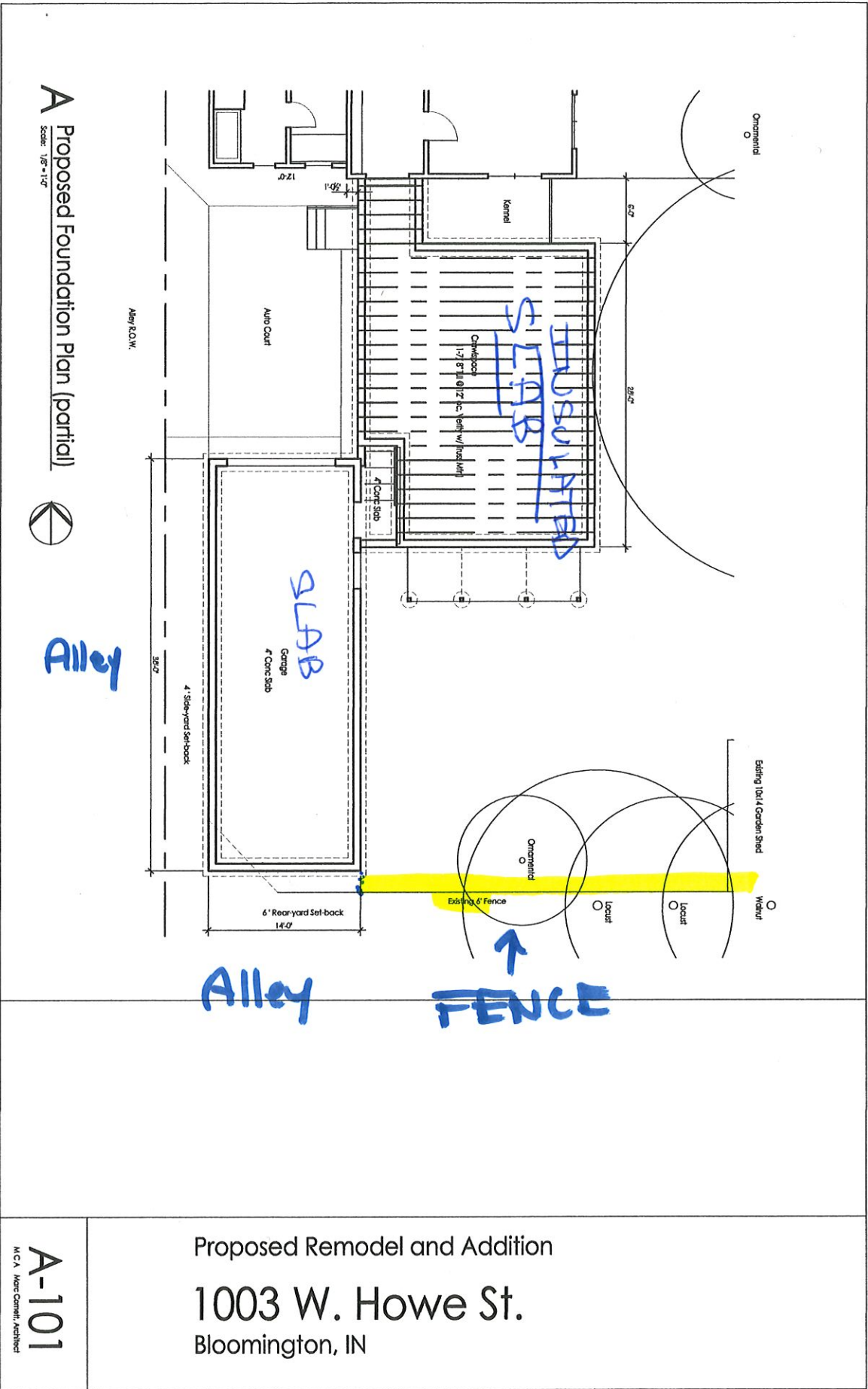
A-101



Fence will block view of addition - garage will show (A 101)

Proposed Remodel and Addition
 1003 W. Howe St.
 Bloomington, IN

A-201
 M.C.A. Marc Cornett, Architect



A Proposed Foundation Plan (partial)

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



Alley

Alley

FENCE

Proposed Remodel and Addition

1003 W. Howe St.

Bloomington, IN

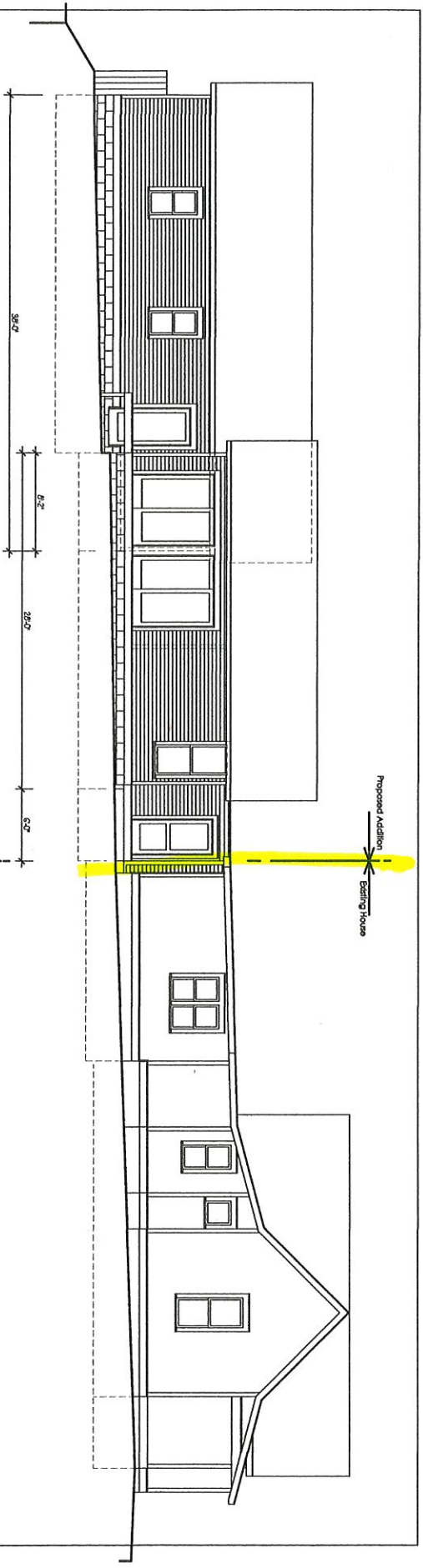
A-101

M.C.A. More Cornelli, Architects

(3)

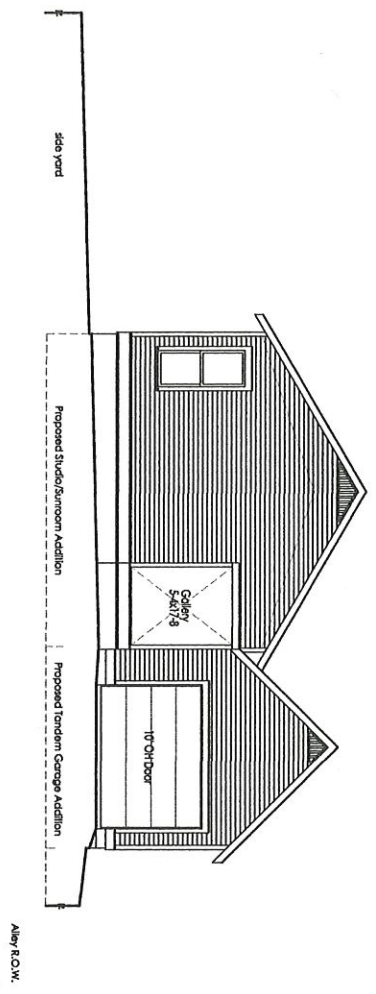
A Proposed East Elevation

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



B Proposed North Elevation/Section thru Gallery connector

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



Proposed Remodel and Addition
 1003 W. Howe St.
 Bloomington, IN

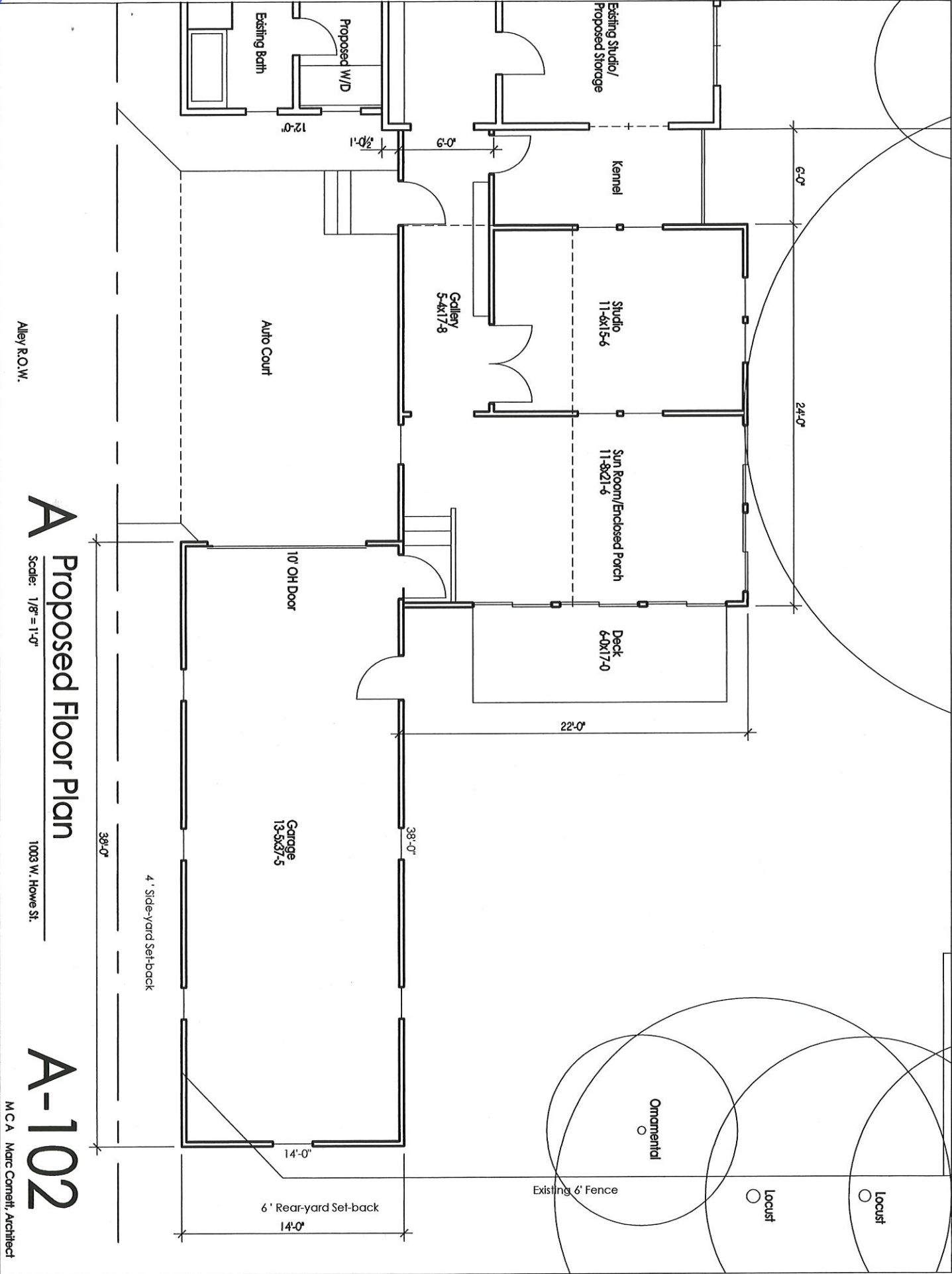
A-202
 M.C.A. Moore Cornett Architects

(9)

Ornamental

Existing 10x14 Garden Shed

Walnut



Alley R.O.W.

A Proposed Floor Plan

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

1003 W. Howe St.

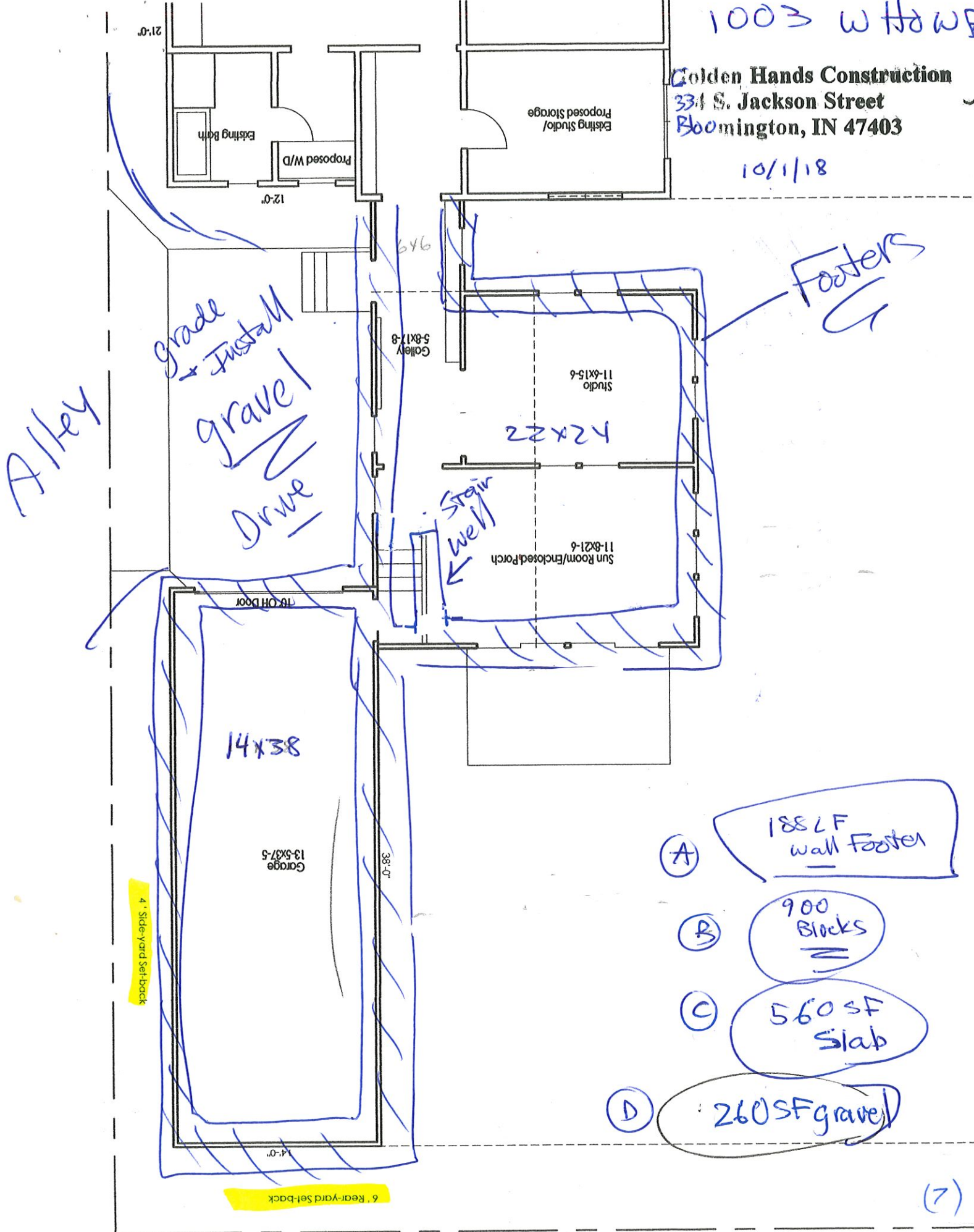
A-102

M.C.A. Marc Cornetti, Architect

1003 W HOWE

Golden Hands Construction
331 S. Jackson Street
Bloomington, IN 47403

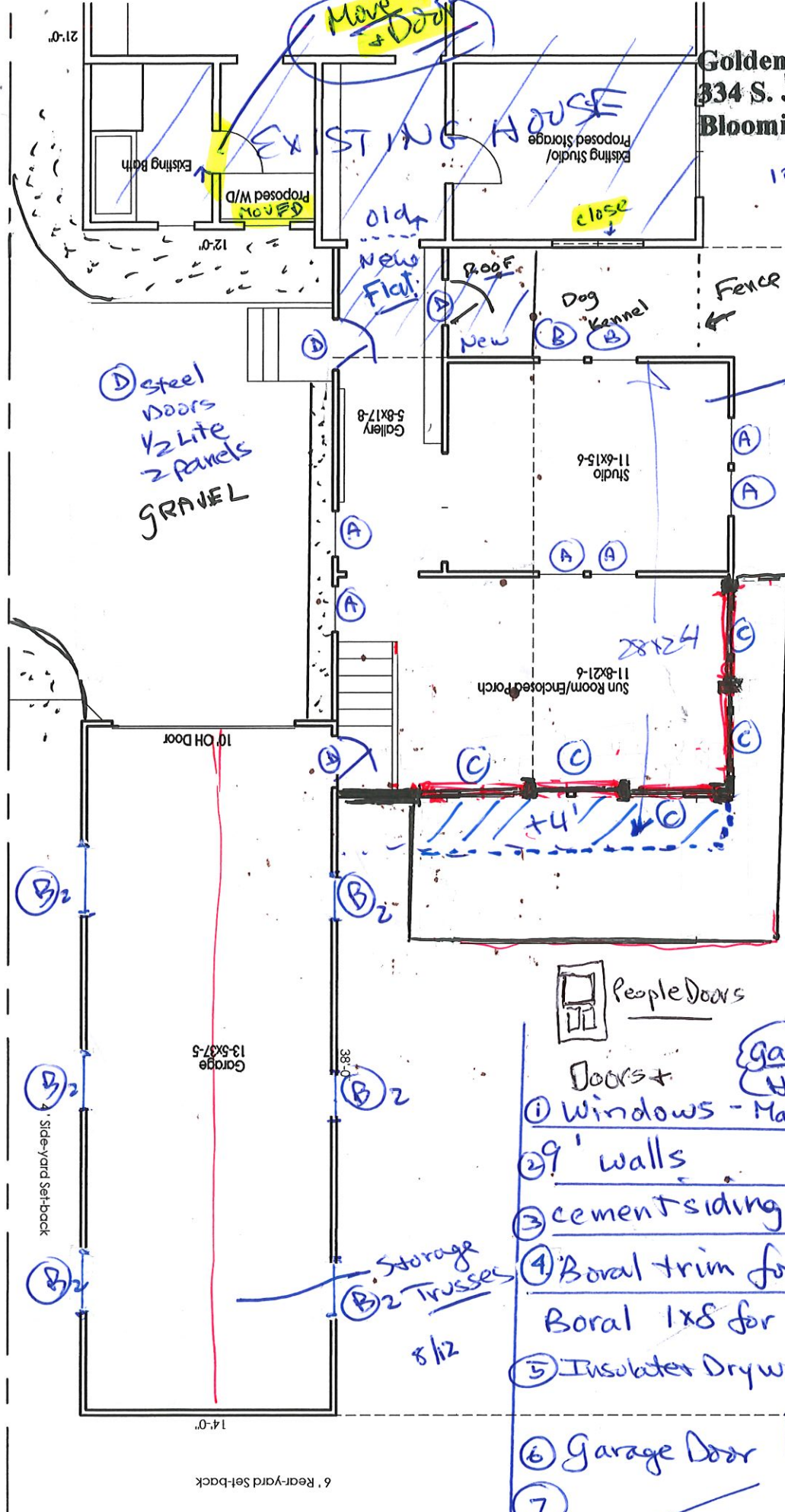
8/1/18



- (A) 188 LF wall Foster
- (B) 900 Blocks
- (C) 560 SF Slab
- (D) 260 SF gravel

Golden Hands Construction
 334 S. Jackson Street
 Bloomington, IN 47403

10/1/18



WINDOWS

(B) 30 x 16 Awning

Scissor Trusses s/12

(A) 30 x 60 DH

(C) 5 sliding doors



5' w/grids



Garage - white inside
 House - wood inside

(1) Windows - Marvin Integrity

(2) 9' walls

(3) cement siding 4" lap (5/4)

(4) Boral trim for windows & corners 1x4

Boral 1x8 for Base/Board Trim

(5) Insulate Drywall Interior/garage

Bare

(6) Garage Door



Looks like old powder doors

(7)

TRUSS TAILS EXPOSED

(8)

12x6
 14' 18" →

(D) steel doors
 1/2 Lite
 2 Panels
 GRAVEL

Gallery 5-8x17-8

Studio 11-6x15-6

Sun Room/Enclosed Porch 11-6x21-6

Garage 13-5x37-5

Side-yard Set-back

14'-0"

6' Rear-yard Set-back

Storage Trusses
 (B)2
 s/12

(D)

(A)

(A)

(B)

(B)2

(B)2

(B)2

(B)2

(B)2

(B)2

(A)

(B)

(B)

Fence

old

New Flat

Roof

New

Dog Kennel

Studio

Sun Room/Enclosed Porch

10' OH Door

38'-0"

21'-0"

12'-0"

14'-0"

6' Rear-yard Set-back

Storage Trusses
 (B)2
 s/12

(D)

(A)

(A)

(B)

(B)2

(B)2

(B)2

(B)2

(B)2

(B)2

(A)

(B)

(B)

Fence

old

New Flat

Roof

New

Dog Kennel

Studio

Sun Room/Enclosed Porch

10' OH Door

38'-0"

21'-0"

12'-0"

14'-0"

6' Rear-yard Set-back

Storage Trusses
 (B)2
 s/12

(D)

(A)

(A)

(B)

(B)2

(B)2

(B)2

(B)2

(B)2

(B)2

(A)

(B)

(B)

Fence

old

New Flat

Roof

New

Dog Kennel

Studio

Sun Room/Enclosed Porch

10' OH Door

38'-0"

21'-0"

12'-0"

14'-0"

6' Rear-yard Set-back

Storage Trusses
 (B)2
 s/12

(D)

(A)

(A)

(B)

(B)2

(B)2

(B)2

(B)2

(B)2

(B)2

(A)

(B)

(B)

Fence

old

New Flat

Roof

New

Dog Kennel

Studio

Sun Room/Enclosed Porch

10' OH Door

38'-0"

21'-0"

12'-0"

14'-0"

6' Rear-yard Set-back

Storage Trusses
 (B)2
 s/12

(D)

(A)

(A)

(B)

(B)2

(B)2

(B)2

(B)2

(B)2

(B)2

(A)

(B)

(B)

Fence

old

New Flat

Roof

New

Dog Kennel

Studio

Sun Room/Enclosed Porch

10' OH Door

38'-0"

21'-0"

12'-0"

14'-0"

6' Rear-yard Set-back

Storage Trusses
 (B)2
 s/12

(D)

(A)

(A)

(B)

(B)2

(B)2

(B)2

(B)2

(B)2

(B)2

(A)

(B)

(B)

Fence

old

New Flat

Roof

New

Dog Kennel

Studio

Sun Room/Enclosed Porch

10' OH Door

38'-0"

21'-0"

12'-0"

14'-0"

6' Rear-yard Set-back

Storage Trusses
 (B)2
 s/12

(D)

(A)

(A)

(B)

(B)2

(B)2

(B)2

(B)2

(B)2

(B)2

(A)

(B)

(B)

Fence

old

New Flat

Roof

New

Dog Kennel

Studio

Sun Room/Enclosed Porch

10' OH Door

38'-0"

21'-0"

12'-0"

14'-0"

6' Rear-yard Set-back

Storage Trusses
 (B)2
 s/12

(D)

(A)

(A)

(B)

(B)2

(B)2

(B)2

(B)2

(B)2

(B)2

(A)

(B)

(B)

Fence

old

New Flat

Roof

New

Dog Kennel

Studio

Sun Room/Enclosed Porch

10' OH Door

38'-0"

21'-0"

12'-0"

14'-0"

6' Rear-yard Set-back

Storage Trusses
 (B)2
 s/12

(D)

(A)

(A)

(B)

(B)2

(B)2

(B)2

(B)2

(B)2

(B)2

(A)

(B)

(B)

Fence

old

New Flat

Roof

New

Dog Kennel

Studio

Sun Room/Enclosed Porch

10' OH Door

38'-0"

21'-0"

12'-0"

14'-0"

6' Rear-yard Set-back

Storage Trusses
 (B)2
 s/12

(D)

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(B)2

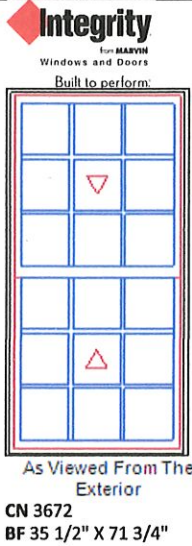
(A)

(B)

LINE ITEM QUOTES

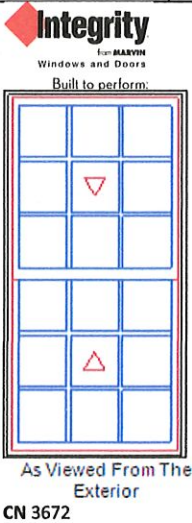
The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 3060 DH-EXTERIOR WALL	Net Price:	567.60
Qty: 4		Ext. Net Price:	2,270.40
		USD	



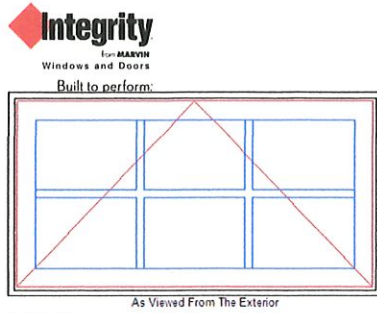
Stone White Exterior
 Bare Pine Interior
 Integrity Traditional Double Hung 408.93
 Wood-Ultrex
 CN 3672
 Rough Opening 36 3/4" X 72 3/8"
 Top Sash
 IG
 Low E2 w/Argon
 GBG 53.54
 Rectangular - Standard Cut 3W3H
 Stone White Ext - White Int
 Bottom Sash
 IG
 Low E2 w/Argon
 GBG 53.54
 Rectangular - Standard Cut 3W3H
 Stone White Ext - White Int
 Almond Frost Sash Lock
 Exterior Aluminum Screen 20.00
 Stone White Surround
 Charcoal Fiberglass Mesh
 6 9/16" Jambos 31.61
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #2	Mark Unit: 3060 DH-INTERIOR WALLS	Net Price:	536.00
Qty: 2		Ext. Net Price:	1,072.00
		USD	



Stone White Exterior
 Bare Pine Interior
 Integrity Traditional Double Hung 408.93
 Wood-Ultrex
 CN 3672
 Rough Opening 36 1/2" X 72 1/4"
 Top Sash
 IG
 Low E2 w/Argon
 GBG 53.54
 Rectangular - Standard Cut 3W3H
 Stone White Ext - White Int
 Bottom Sash
 IG
 Low E2 w/Argon
 GBG 53.54
 Rectangular - Standard Cut 3W3H
 Stone White Ext - White Int
 Almond Frost Sash Lock
 Exterior Aluminum Screen 20.00
 Stone White Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jambos
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

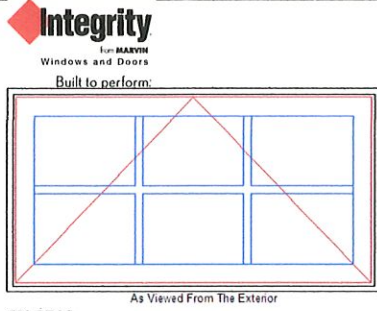
Line #3	Mark Unit: B AWNING	Net Price:	305.08
Qty: 2		Ext. Net Price:	610.16
		USD	



CN 3719

Stone White Exterior
 Bare Pine Interior
 Integrity Awning - Roto Operating, 236.72
 Wood-Ultrex
 CN 3719
 Rough Opening 37" X 19 5/8"
 IG
 Low E2 w/Argon
 GBG 36.12
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 Almond Frost Folding Handle
 Interior Aluminum Screen, 12.26
 Charcoal Fiberglass Mesh
 Almond Frost Surround
 6 9/16" Jamb, 20.00
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

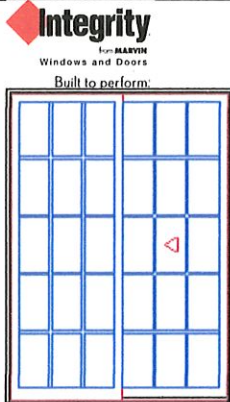
Line #4	Mark Unit: GARAGE AWNINGS	Net Price:	323.79
Qty: 6		Ext. Net Price:	1,942.74
		USD	



CN 3719

Stone White Exterior
 White Interior, 38.70
 Integrity Awning - Roto Operating, 236.72
 Wood-Ultrex
 CN 3719
 Rough Opening 37" X 19 5/8"
 IG
 Low E2 w/Argon
 GBG 36.12
 Rectangular - Standard Cut 3W2H
 Stone White Ext - White Int
 White Folding Handle
 Interior Aluminum Screen, 12.26
 Charcoal Fiberglass Mesh
 White Surround
 4 9/16" Jamb
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #5	Mark Unit: 5/0 SLIDING DOORS	Net Price:	1,385.46
Qty: 5		Ext. Net Price:	6,927.30
		USD	



Stationary Primary

As Viewed From The Exterior

CN 5068
 BF 59" X 82"

Stone White Exterior
 Bare Pine Interior
 Integrity Sliding Patio Door - OX 964.28
 Wood-Ultrex
 CN 5068
 Rough Opening 60 1/4" X 82 5/8"
 Left Panel
 IG
 Tempered Low E2 w/Argon
 GBG 89.66
 Rectangular - Standard Cut 3W5H
 Stone White Ext - White Int
 Right Panel
 IG
 Tempered Low E2 w/Argon
 GBG 89.66
 Rectangular - Standard Cut 3W5H
 Stone White Ext - White Int
 Cambridge SPD Handle Satin Nickel PVD Exterior Primary Handle Set, 49.67
 Cambridge SPD Handle Satin Nickel PVD Interior Primary Handle Set, 49.67
 Exterior Sliding Screen, 98.69
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 Beige Ultrex Sill / Beige Weather Strip

COA: 19-13

Address: 221 E. Kirkwood

Petitioner: Tim Cover 9 (Studio 3 Design)

Parcel #: 53-05-33-310-337.000-005

Property is Contributing

Circa. 1900



Background: Built in the late 1890's, this Queen Anne home has been adapted and used to serve various commercial purposes since the 1930s. The structure was locally designated as a single property historic district in 2000.

Request:

1. Add second story to the one story addition on the north side of the property.
2. Raise the wall on the block building addition on the west elevation by 3'.
3. Add seven skylight windows to the existing structure.
4. Fish scale style shingles will replace current shingles on the structure.
5. Repaint cornice frieze and ornamentation on Kirkwood façade and repaint EIFS.

Staff Decision: **Staff approves COA 19-13** for the following reasons:

1. The primary façade on Kirkwood is not being altered with the exception of adding two skylight windows (which staff does not approve).
2. The major proposed alteration to Victoria Towers (addition of one story to existing rear addition) is only visible from Lincoln St. and does not alter the primary façade along Kirkwood. The addition differentiates itself without compromising compatibility. (Similar material pattern to the primary structure but designed to look like carriage house)
3. The addition is subordinate to the primary structure in size and massing.
4. Staff does have concerns about the two proposed skylights on the south elevation.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 19-13
Date Filed: 3/12/19
Scheduled for Hearing: 3/28/19

Address of Historic Property: 221 E. Kirkwood, Bloomington In.
Petitioner's Name: Tim Cover
Petitioner's Address: 8604 Allisonville Road, Indianapolis, In suite 330
Phone Number/e-mail: 317-572-1236, tcover@studio3design.net
Owner's Name: Cederview Management
Owner's Address: 601 N. College, Ste 1A, Bloomington, in
Phone Number/e-mail: 812-339-8777

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. 221 E. Kirkwood, Bloomington Indiana. See attached Survey

2. A description of the nature of the proposed modifications or new construction:
The Structure is listed as "notable on Bloomington's locally designated list.
The building currently houses a restaurant on level1 and multiple retail and office uses on level 2
The buildig has been added onto 4 times and the interior has been completely modified for current uses.
We are proposing to modify level 2 and the attic to create 6 apartment units.
We are adding a second floor over a one story addition on the north side of the property
We are raising a portion of a flat roof on a block building addition on the west side approx. 3' to improve interior head height.
We are adding skylights to the roof of the original building to provide natural light for the attic apartments.

3. A description of the materials used.
Cementious wood siding to compliment the existing building, replace existing asphalt shingle
Roofing with new asphalt shinle roofing in similar profile and color (double butt) shingle
Caulk and repaint exterior
New EPDM rubber roof to replace existing EPDM rubber roofing on flat roof areas.
New vinyl windows at addition level 2, new storefront windows at Level 1 of addition.
New aluminum and glass skylights on roof
See attached drawings and renderings.

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.





ESAN THAI RESTAURANT

Esan Thai
Entrance
No Smoking

NO SMOKING



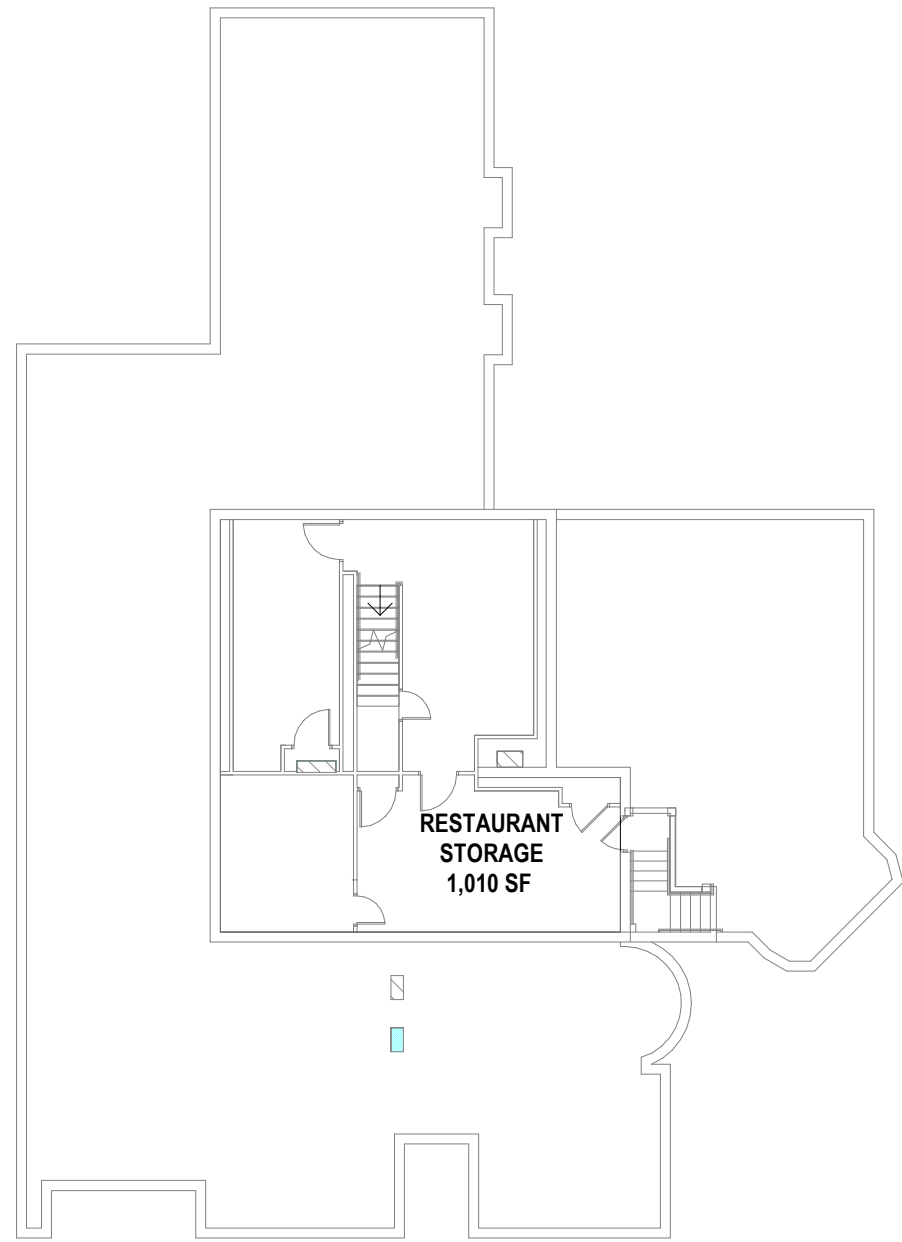
ESAN THAI
RESTAURANT

Esan Thai
Restaurant

Esan Thai Restaurant
Esan Thai Restaurant
BY PARKING LOT

NOTICE
PLEASE NO
Smoking
Littering
Handing Out

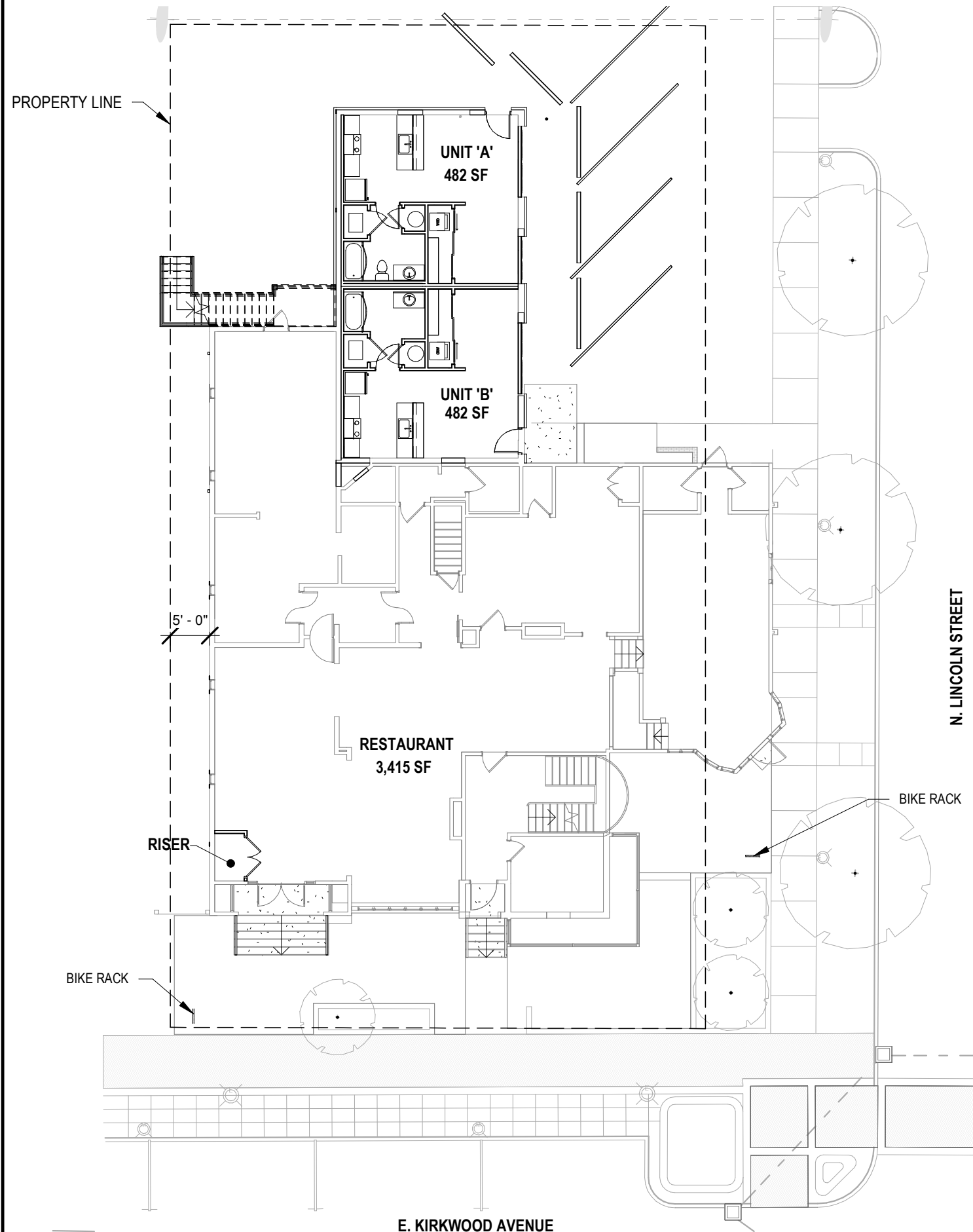




LEVEL 0 - FLOOR PLAN

1/16" = 1'-0"

GROSS AREA	
RETAIL=	4,425 SF
APART.=	5,212 SF
COMMON=	215 SF
	9,852 SF

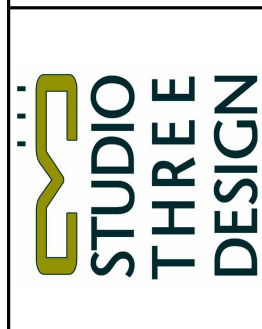


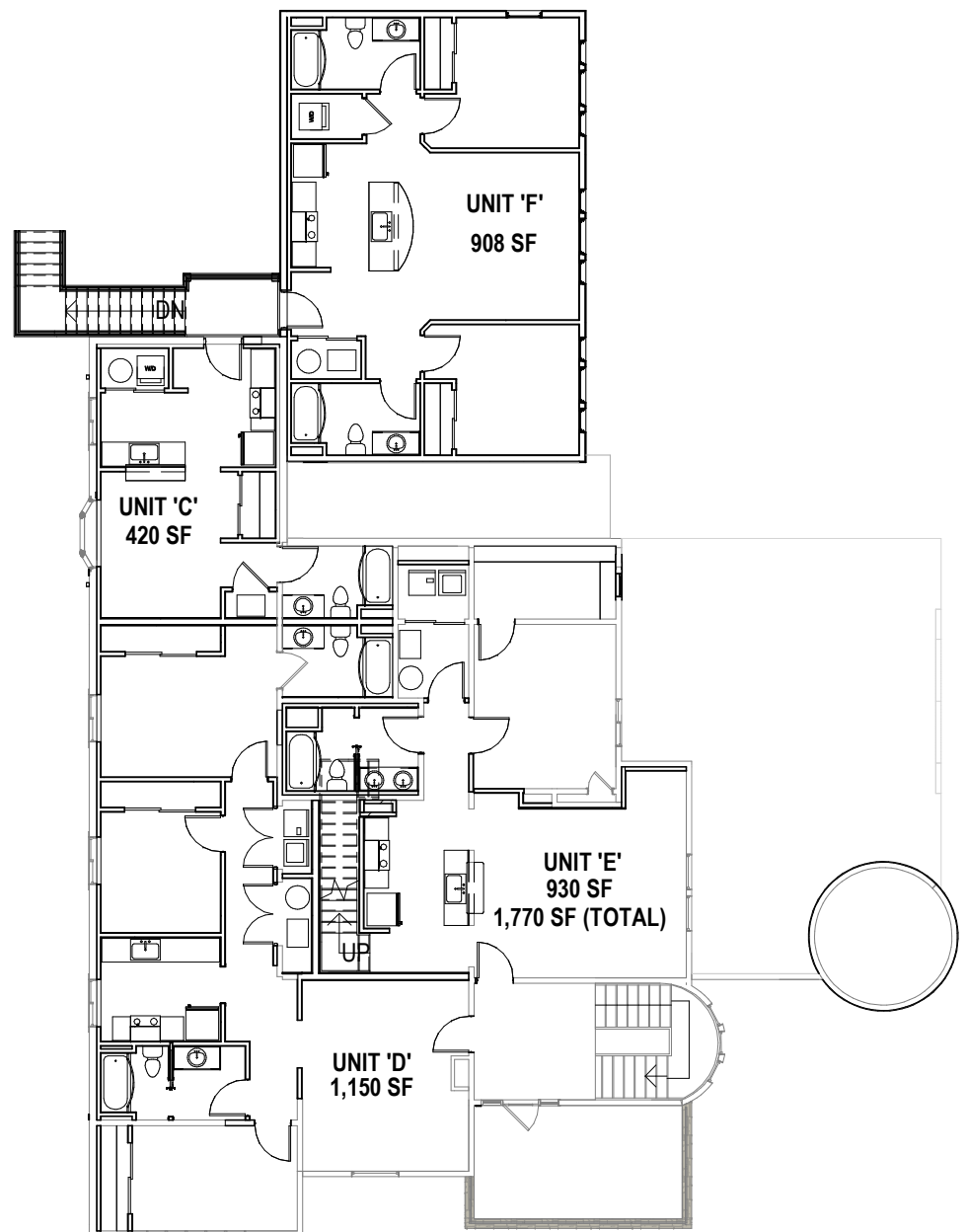
LEVEL 1 - FLOOR PLAN

1/16" = 1'-0"

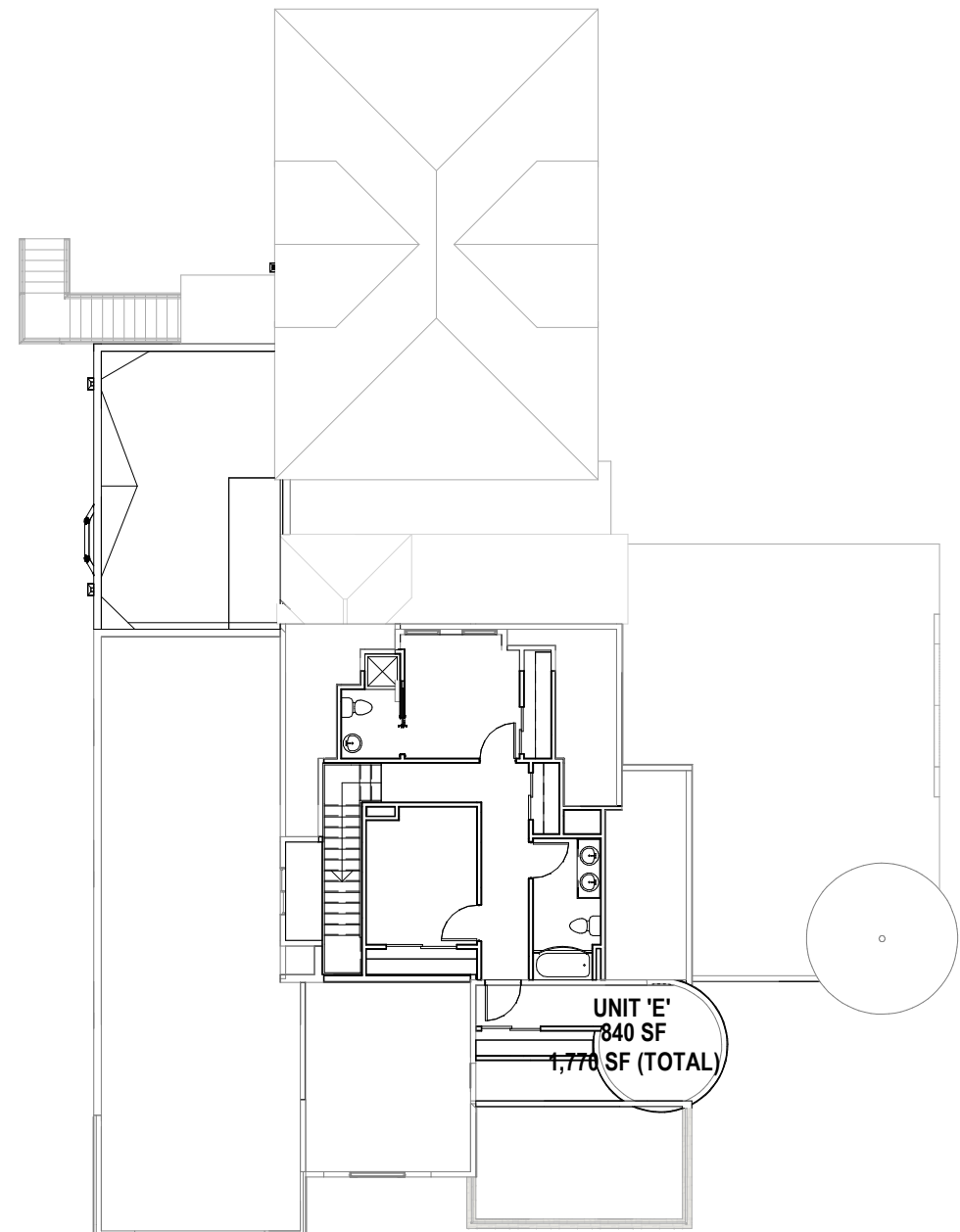
PROJECT NO.	19009	SHEET DESCRIPTION	LEVEL 0 & 1	SHEET NUMBER	A1
		DATE	FLOOR PLANS		

ERL - 3 LLC
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 BLOOMINGTON, IN

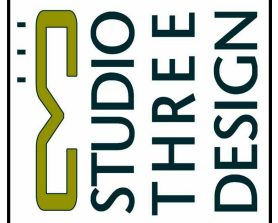




LEVEL 2 - FLOOR PLAN
1/16" = 1'-0"



LEVEL 3 - FLOOR PLAN
1/16" = 1'-0"

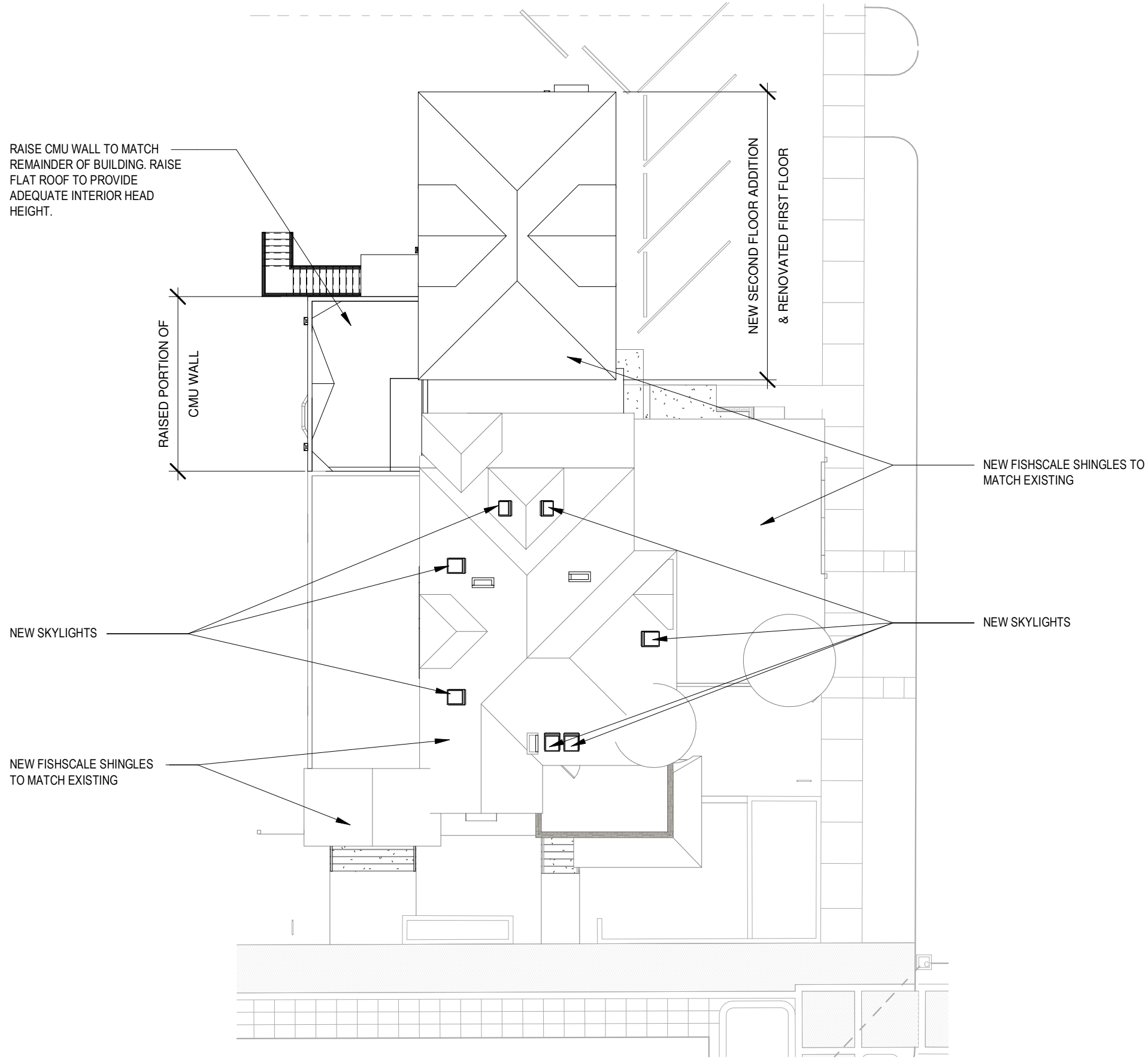


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PROJECT NO.
19009
DATE
03-15-2019


SHEET DESCRIPTION
LEVEL 2 & 3
FLOOR
PLAN

SHEET NUMBER
A2



ROOF PLAN

1/16" = 1'-0"

	PROJECT NO. 19009		SHEET DESCRIPTION ROOF PLAN	SHEET NUMBER A3
	DATE 03-15-2019			
ERL - 3 LLC VICTORIA TOWERS BLOOMINGTON, IN				

NEW FISHSCALE, ASPHALT SHINGLES - TO MATCH EXISTING

EXISTING ORNAMENT TO REMAIN, REPAINTED. SEE PHOTOS ON A13.

EXISTING WOOD TRIM

EXISTING SIDING

NEW RESIDENTIAL WINDOW ON 2ND FLOOR ADDITION

EXISTING ORNAMENT TO REMAIN, REPAINTED. SEE PHOTOS ON A13.

NEW APARTMENT ENTRY

EXISTING RETAIL ENTRY

EXISTING BRICK CHIMNEY

NEW FISH SCALE, ASPHALT SHINGLES TO MATCH EXISTING

EXISTING FIBER CEMENT LAP SIDING

EXISTING STAINED GLASS WINDOW

APARTMENT ENTRANCE

EXISTING CMU, REPAINTED

NEW STEEL STAIR & RAILING TO REPLACE EXISTING IN SAME LOCATION

RETAIL - BACK ENTRANCE

LEVEL 3
20' - 0"

LEVEL 2
10' - 0"

LEVEL 1
0"

NEW SECOND FLOOR ADDITION & RENOVATED FIRST FLOOR

NORTH ELEVATION
3/32" = 1'-0"

EXISTING EIFS, REPAINTED. EXISTING ORNAMENT TO REMAIN, REPAINTED - SEE PHOTOS ON A13.

NEW SKYLIGHTS

EXISTING FABRIC AWNING

EXISTING EIFS, REPAINTED. EXISTING ORNAMENT TO REMAIN, REPAINTED. SEE PHOTOS ON A13.

EXISTING SIDING

EXISTING WINDOWS

EXISTING TRIM

EXISTING ASHLAR LIMESTONE VENEER

EXISTING ALUMINUM STOREFRONT SYSTEM

EXISTING BRICK CHIMNEY

NEW SKYLIGHTS

NEW FISH SCALE, ASPHALT SHINGLES TO MATCH EXISTING

EXISTING ORNAMENT TO REMAIN, REPAINTED. SEE PHOTOS ON A13.

EXISTING ALUMINUM RAILING

EXISTING ORNAMENT TO REMAIN, REPAINTED. SEE PHOTOS ON A13.

LEVEL 3
20' - 0"

LEVEL 2
10' - 0"

LEVEL 1
0"

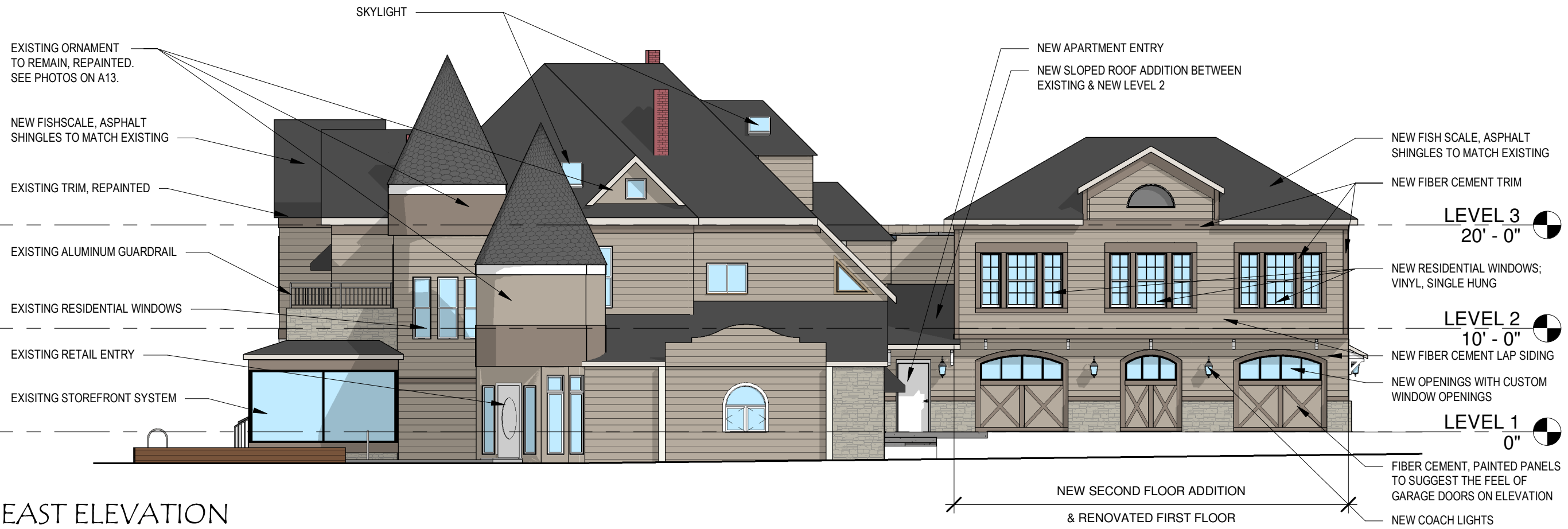
EXISTING ALUMINUM STOREFRONT SYSTEM

SOUTH ELEVATION
3/32" = 1'-0"

PROJECT NO. 19009	SHEET DESCRIPTION NORTH & SOUTH ELEVATIONS	SHEET NUMBER A4
	DATE 03-15-2019	

ERL - 3 LLC
VICTORIA TOWERS
BLOOMINGTON, IN





EAST ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

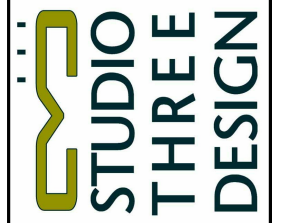
SHEET DESCRIPTION		SHEET NUMBER	
EAST & WEST ELEVATIONS		A5	
PROJECT NO.	19009	DATE	03-15-2019

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SE PERSPECTIVE VIEW



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 BLOOMINGTON, IN

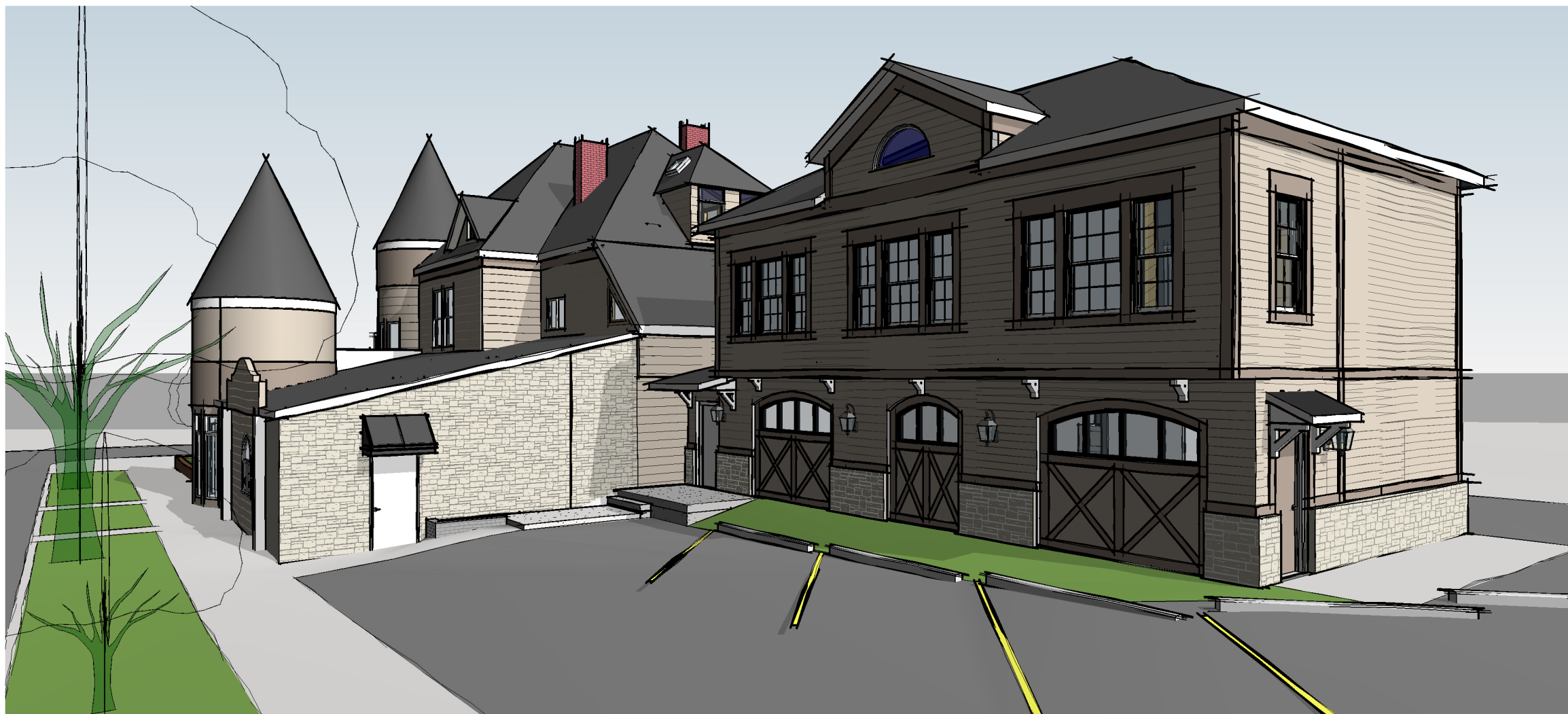
PROJECT NO.
 19009
 DATE
 03-15-2019

SHEET DESCRIPTION
 SE
 PERSPECTIVE
 VIEW

SHEET NUMBER
 A6



SW PERSPECTIVE VIEW



NE PERSPECTIVE VIEW



ERL - 3 LLC
VICTORIA TOWERS
BLOOMINGTON, IN

PROJECT NO.
19009
DATE
03-15-2019

SHEET DESCRIPTION
NE
PERSPECTIVE
VIEW

SHEET NUMBER
A8



NW PERSPECTIVE VIEW



ERL - 3 LLC
VICTORIA TOWERS
BLOOMINGTON, IN

PROJECT NO.
19009
DATE
03-15-2019

SHEET DESCRIPTION
NW
PERSPECTIVE
VIEW

SHEET NUMBER
A9



EXISTING SOUTH ELEVATION PHOTOS



EXISTING EAST ELEVATION PHOTOS



PROJECT NO. 19009

SHEET DESCRIPTION EXISTING EXTERIOR PHOTOS

SHEET NUMBER A10

DATE 03-15-2019

ERL - 3 LLC
 VICTORIA TOWERS
 BLOOMINGTON, IN





EXISTING NORTH ELEVATION PHOTOS

PROJECT NO. 19009

DATE 03-15-2019

SHEET DESCRIPTION

EXISTING

EXTERIOR

PHOTOS

ERL - 3 LLC

VICTORIA TOWERS

BLOOMINGTON, IN



STUDIO

THREE

DESIGN

SHEET NUMBER

A11



EXISTING WEST ELEVATION PHOTOS



ERL - 3 LLC
VICTORIA TOWERS
 BLOOMINGTON, IN

PROJECT NO.
 19009
 DATE
 03-15-2019

SHEET DESCRIPTION
 EXISTING
 EXTERIOR
 PHOTOS

SHEET NUMBER
A12



EXISTING ORNAMENT TO REMAIN & BE REPAINTED

