

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday April 11, 2019, 5:00 P.M. AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. March 28, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-15

1210 E. 2nd (Elm Heights Historic District)

Petitioner: Chris Smith

Remove four trees from the vacant lot.

B. COA 19-16

926 W. 4th (McDoel Historic District)

Petitioner: Gracia Valliant

Install photovoltaic array on east elevation of the home.

C. COA 19-17

1112 E. Atwater (Elm Heights Historic District)

Petitioner: Janette Fishell

Replace shutters in kind; face limestone front steps with brick; replace concrete walkway and line with brick.

Commission Review

A. COA 19-18

316 S. Rogers (Prospect

Petitioner: Shawn Emberton

Extend roof of rear addition and pour concrete to create covered porch area.

B. COA 19-19

919 E. University (Elm Heights Historic District)

Petitioner: Charlie Matson

Construct three trellis style fence sections to enclose backyard and protect garden from deer.

C. COA 19-20

1000 S. Madison (McDoel Historic District)

Petitioner: Loren Wood Builders

New construction on a vacant lot.

D. COA 19-21

221 E. Kirkwood (Victoria Towers)

Petitioner: Tim Cover (Studio 3 Design, Inc)

This is a resubmission. Petitioner has returned with new design that incorporates modifications as suggested by the HPC at the 3/28/19 meeting. See packet for details.

V. DEMOLITION DELAY

VI. NEW BUSINESS

A. Courtesy Review: New Construction in Maple Heights

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 25, 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 28, 2019
MINUTES

I. CALL TO ORDER

Meeting was called to order by **Jeff Goldin**, @ 5:05.

II. ROLL CALL

Commissioners

John Saunders
Lee Sandweiss
Deb Hutton
Jeff Goldin
Chris Sturbaum

Advisory

Duncan Campbell
Ernesto Casteneda
Derek Richey

Absent

Sam DeSollar
Susan Dyer
Leslie Abshier
Doug Bruce
Jenny Southern

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Eric Sader, HAND
Phillippa Guthrie, Legal
Jeff Underwood, Controller

Guests

Tim Cover
Malcom Dalglish
Sandy Bonfib
Suzanne O'Connell
Johnny Bickley
Richard Stumper
Mark Cornette
Selma Sabanovic
Matthew Francisco

III. APPROVAL OF MINUTES

A. March 14, 2019 Minutes

John Saunders made a motion to approve March 14th, 2019 Minutes, **Deb Hutton** seconded.

Motion carried 5-0-0 (Yes-No-Abstain)

IV. NEW BUSINESS

Jeff Underwood, City Controller and project manager for construction of the Trades District gave a presentation on the administration building garage. This was a courtesy presentation as this building is not part of the Showers Historic District nor is it on any historic survey or registry. Jeff stated that there is currently no use for the building and it is collapsing and beginning to bow out. The City has had to remove parking next to the building if it collapses it will throw brick outward. The City is going to demolish building as it is reducing the value of the admin building which the City is going to sell. While taking down the structure they will save as much of the brick and other material as possible for future artistic purposes. **Deb Hutton** stated that she is happy that they are saving as much materials as possible. **Duncan Campbell** asked if they have had anyone look at the structure to determine if it might be historic. **Jeff Underwood** stated that they looked at saving the building but with the roof collapsing the cost to save the structure outweighed the overall value of the building. **Duncan** suggested the building be looked at from a historic perspective before it is decided the structure is noncontributing or has no historic value. **Jeff Underwood** and **Conor Herterich** will look into the history of the building to determine historic value.

V. 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 chain link fence.

Conor Herterich gave presentation. See packet for details.

Chris Sturbaum gave a brief explanation of guidelines for fencing.

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

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Malcolm Dalglish stated the he was using polycarb over tempered glass to make it easier to clean. Also he will be using water to clean the panels on a regular basis. Even though they may yellow or discolor over time it will be easier to replace polycarb panels than tempered glass.

Duncan Campbell stated that he went to the property and looked over the project and the petitioner has done the things asked of him by the Commission at the previous meeting.

John Saunders made a motion to approve **COA 19-09**, **Deb Hutton** seconded.
Motion carried 5-0-0.

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

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Mark Cornett gave a brief discussion on the history on the property, he also discussed the process and the changes made as suggested by the **Commissioners** at the last meeting.

Chris Sturbaum asked about the siding on the front of the house. **Deb Hutton** asked about the second story of the structure infringing upon the neighbors' walnut tree. **Mark Cornett** stated that the electric company has already taken the top out of the tree.

Chris Sturbaum noted the neighborhood approved of the project. John Saunders likes the changes to the project.

John Saunders made a motion to approve **COA 19-11**, **Lee Sandweiss** seconded.

Motion carried 5-0-0.

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.

Phillippa Guthrie clarified that since **Chris Sturbaum** is involved with this project he would have to excuse himself from the discussion phase and abstain

during voting. This does not affect quorum even though only 5 Commissioners are present, including **Chris Sturbaum**.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Mark Cornett gave a presentation to clarify plans for the project. **Chris Sturbaum** pointed out the fencing at the rear of the property and the alignment of the garage to the house. Also the placement of the doors and the doors on the garage.

Chris Sturbaum then excused himself and left the room prior to the discussion process.

Deb Hutton feels like the placement of the garage placement is a bit much and they should move the garage in line with the house. **Duncan Campbell** and **Derek Richey** like the project and **Jeff Goldin** feels like it fits in with the vision of the neighborhood.

John Saunders made a motion to approve **COA 19-12**, **Lee Sandweiss** seconded.

Motion carried 4-0-1. Chris Sturbaum abstained.

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.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Tim Cover gave an explanation and clarification of the plans for the building.

Chris Sturbaum asked for clarification on the placement of the sky lights. **Tim Cover** explained exactly where the skylights would be placed, **Chris** suggested light tunnels as opposed to sky lights provided there is enough ceiling space. **Ernesto Casteneda** had concerns about so many windows and skylights facing Kirkwood. **Lee Sandweiss** agrees. **Duncan Campbell** stated the building has been radically altered, but what he is concerned about is the carriage house. It dominated and separates itself from the structure and he does have a problem with that façade. He suggested removing the artificial doors. He doesn't feel like the sky lights are the issue, it's the addition directly across from the library.

Chris Sturbaum commented that he doesn't have an issue with a structure separate from the main structure. **John Saunders** agreed with **Duncan**

Campbell in reference to the carriage house. **Ernesto Casteneda** stated that he does have a problem with both the sky lights and the carriage house with the artificial doors. **Deb Hutton** finds the façade of the carriage house to be very busy. **Lee Sandweiss** agrees with **Deb** concerning the carriage house. **Derek Richey** stated that additions to this house began back in the 1950's and has continued to the point that very little of the original house remains. **Jeff Goldin** agrees with **Duncan** on the carriage house and he agrees with **Ernesto** concerning the sky lights. Jeff suggested removing the doors, but he believes this is a good project. It was discussed that denying the petition would allow the petitioner to come back with a redesign at a pace that works for them and not run into problems with the statutory deadline that comes up in two weeks.

Jeff Goldin made a motion to deny **COA 19-13**, **John Saunders** seconded.
Motion carried 5-0-0.

- VI. DEMOLITION DELAY**
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin** @ 6:30 pm.

END OF MINUTES

COA: 19-15

Staff Decision

Address: 1210 E 2nd Street

Petitioner: Chris Smith

Parcel #: 53-05-33-310-093.000-005

Rating: N/A

Structure; N/A

Site Gallery

Tamarack fallen from utility cut damage



Redbud with torn limb



Topped Tamarack



Root damage from equipment



Background:

A vacant lot in the Elm Heights Historic District. The petitioner recently had a COA approved for new construction on the lot.

Request:

1. Petitioner wants to remove three Tamarack and one Redbud tree from the property.
2. A Tree Report written by a certified arborist was submitted (see packet for details) and recommended that the trees in question are damaged and should be removed.
- 3.

Guidelines: Elm Heights Historic District p. 12

A Certificate of Appropriateness is required for the following bolded, numbered item.

- I. Removal of a mature tree that is visible from the public right-of-way.

Staff Decision: Staff approves COA 19-15 due to the following:

1. The trees in question are severely damaged and a certified arborist recommended that they be removed. Staff has suggested to the petitioner that trees be replanted to replace those to be removed. The arborist has provided a list of acceptable replacement species.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 19-15

Date Filed: 3/22/19

Scheduled for Hearing: 4/11/19

Address of Historic Property: 1210 E 2nd St

Petitioner's Name: CM Ventures LLC / Chris Smith

Petitioner's Address: 3702 Devonshire LN

Phone Number/e-mail: 812-219-3030 / cdsmith3030@gmail.com

Owner's Name: CM Ventures LLC

Owner's Address: PO Box 4495, 47407

Phone Number/e-mail: 812-219-3030 / cdsmith3030@gmail.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-21480-00 SEM PT LOT 101; 60'

2. A description of the nature of the proposed modifications or new construction:
Tree Removal. See prior application.

3. A description of the materials used.
Tree removal. See prior application.

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

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

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

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.



Changing the way we care for plants.

Tree Report

Smith

1210 E. 2nd St.
Bloomington, IN 47401

Prepared By: Seth Inman
3-18-19

I performed a level 1 assessment of the trees on the NW corner of the property. There are 3 Tamarack and 1 Redbud.

These trees are located very near a utility trench that was cut through all their root zones causing severe, irreversible damage. This activity caused one of the Tamarack to fall from lack of root support. The Redbud has a torn limb caused when the Tamarack fell. A smaller Tamarack was topped for line clearance. The other remaining Tamarack was damaged at the root collar by equipment. These trees are also in very close proximity to the stake lines for the new home.

A tree protection zone (TPZ) is not recommended due to the damage already incurred and proximity of the new building footprint. For these reasons I do not think these 4 trees are suitable for preservation and should be removed.

Below is a list of trees to consider planting after construction is complete. There is room for 1 shade tree in the front and lots of room in the back for additional shade trees and evergreens. Omitting the shade tree option you could fit 2 ornamentals in the front. There will be space for additional ornamental trees in the back too.

Planting Options

Shade Trees:

Black Gum



Sycamore



Sweetgum



White Oak



Hackberry



Kentucky Coffee Tree



Bald Cypress



Persimmon



Yellowwood



For ornamental options:

Paw Paw



Sourwood

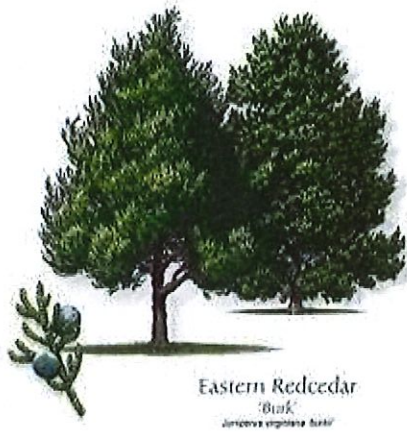


Serviceberry



Evergreens:

Eastern Red Cedar

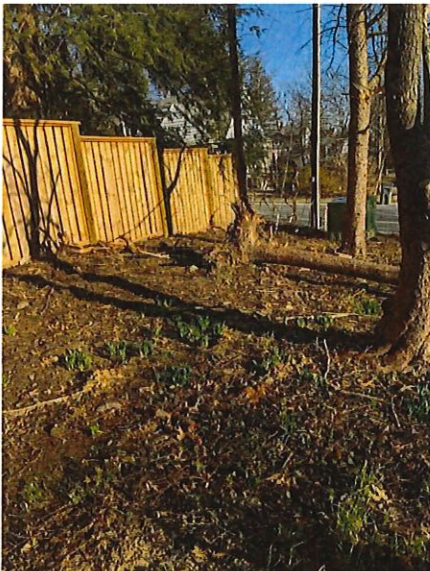


Hemlock

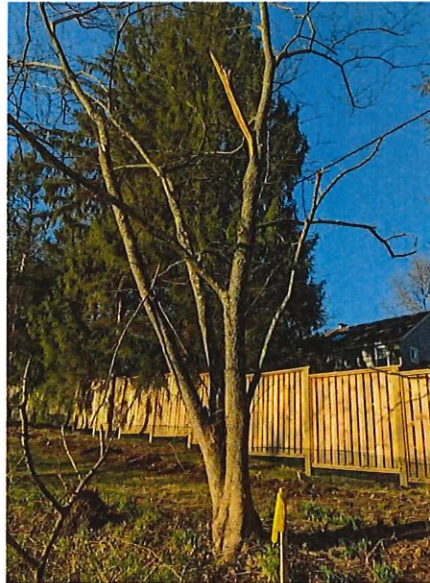


Site Gallery

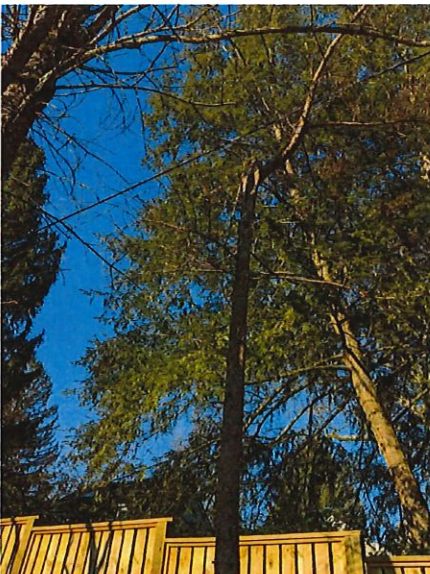
Tamarack fallen from utility cut damage



Redbud with torn limb



Topped Tamarack



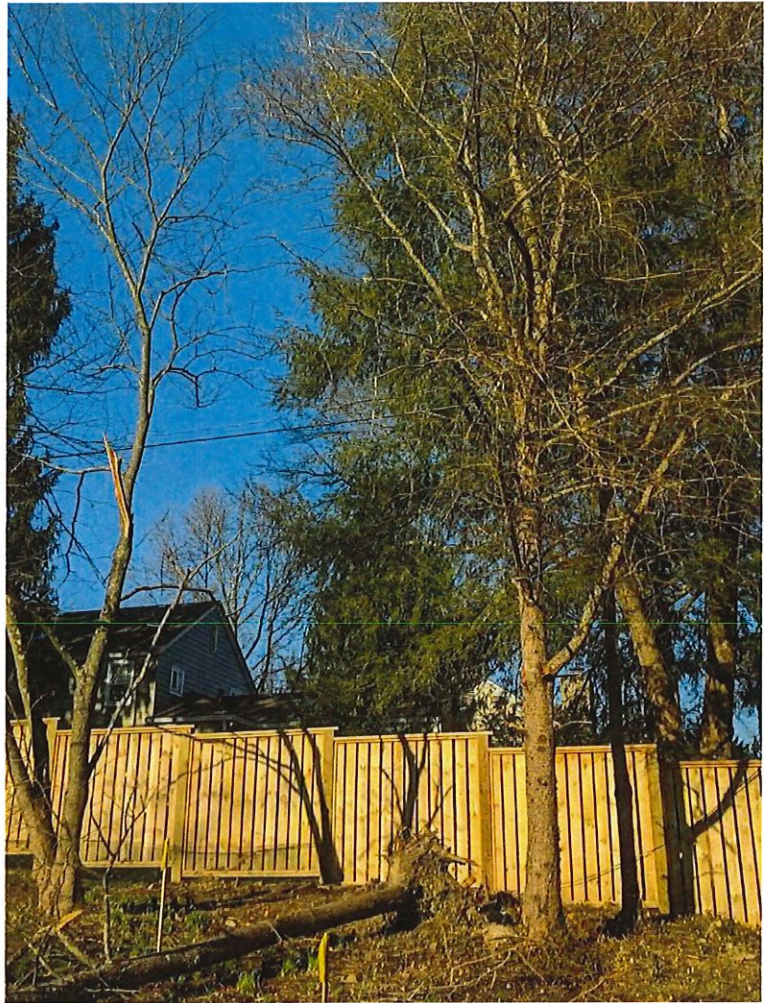
Root damage from equipment



Root collar damage from equipment



Overview of NW corner showing building stakes and utility cut



Let me know if you have any questions or concerns about any part of this report.

Thank You!

SETH INMAN

Owner at Trees PLE, Inc.

ISA IN-3052A



Trees PLE, Inc.

8080 S. Strain Ridge Rd. Bloomington, IN 47401

COA: 19-16

Staff Decision

Address: 926 W. 4th

Petitioner: Gracia Valliant

Parcel #: 53-05-32-411-053.000-005

Rating: Contributing

Structure; Pyramid roof Bungalow c. 1920



Background:

A slightly altered pyramid roof Bungalow located in the McDoel Historic District.

Request:

1. Install photovoltaic array on the east elevation of the home. This side of the home faces an alley.

Guidelines: McDoel Historic District Design Guidelines p. 6

1. McDoel supports alternative energy and sustainability goals.
2. Locate solar panels on the house roof at same pitch as the existing roof. Position close to the roof surface and as inconspicuously as possible.

Staff Decision: Staff approves COA 19-16 due to the following:

1. McDoel historic district supports the installation of photovoltaic systems as long as the panels follow the roof pitch and are close to the roof surface. This requests meets both of those criteria.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 19-16

Date Filed: 3/22/19

Scheduled for Hearing: 4/11/19

Address of Historic Property: 922 W 4th St

Petitioner's Name: Gracia Valliant

Petitioner's Address: same 9534

Phone Number/e-mail: 812-679-9534

Owner's Name: Gracia Valliant

Owner's Address: same

Phone Number/e-mail: 812-679-9534 gm Valliant@gmail.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 53-05-32-411-053,000-005

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

10 solar panels are to be installed on the East facing
roof of the home. See the attached panel layout for
configuration. The panels will be tied into the home's electrical
system through a conduit run to an inverter, mounted in the
basement.

3. A description of the materials used.

REC REC 290 TP2 - 10x REC 290w solar panels
SolarEdge SE3900H-US HD Wave - 1x SolarEdge 3.8 kW AC inverter
SolarEdge P320 - 10x P320 power optimizers
SnapNrack racking system
Solar AC Disconnect - 30 Amps
3/4" conduit, couplers, and connector boxes

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

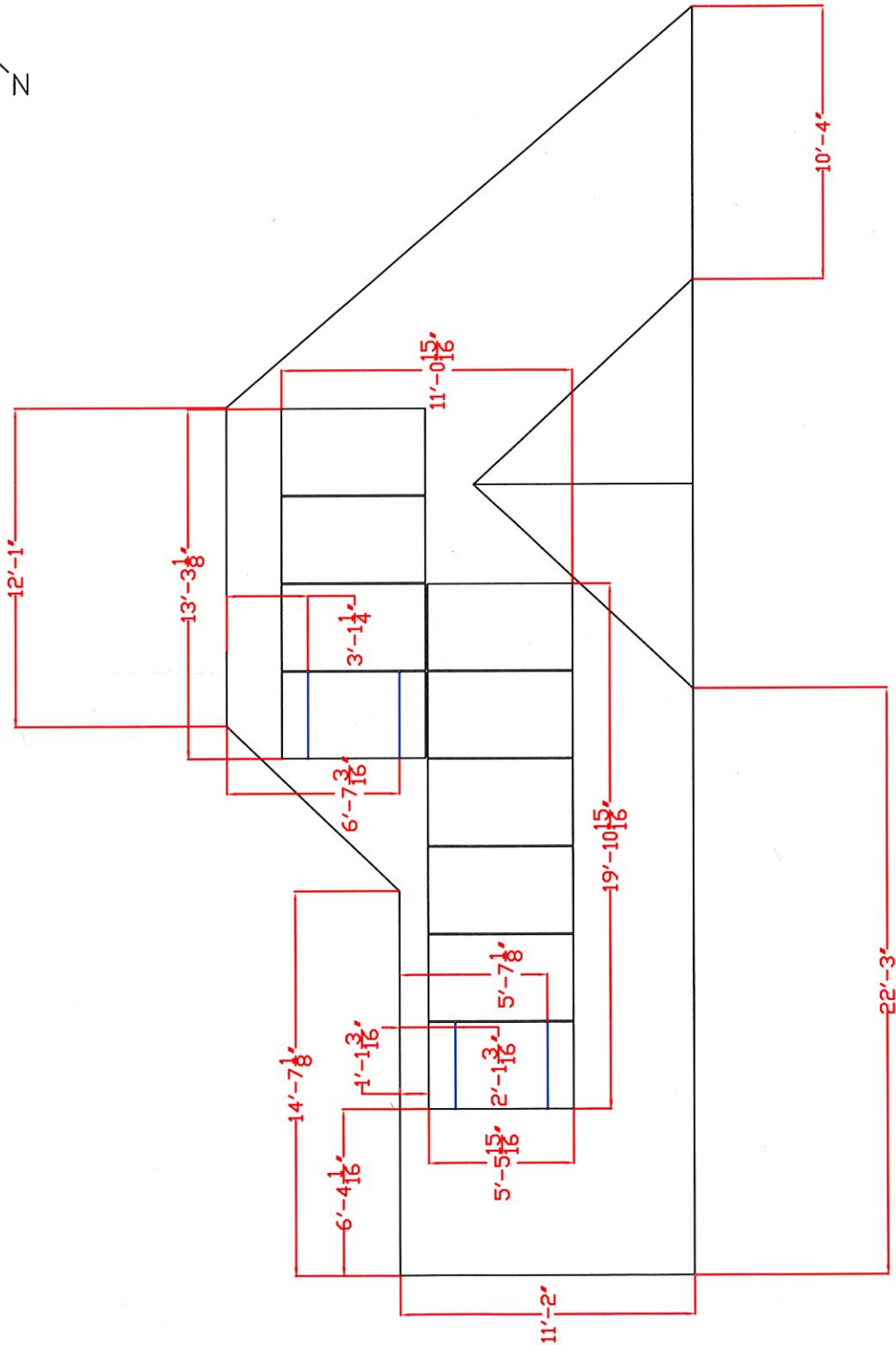
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

6. Affix at least three photographs showing the existing full façade 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.

3/22/19 PANEL LAYOUT DRAWING

Project:	Equipment Information:		Prepared By:
Gracla Vallent 926 W. 4th St. Bloomington, IN 47404 (812) 679-9534	Solar Panel:	REC REC290TP2	Whole Sun Designs Inc. Alex Jorck 6873 S Old St Rd 37 Bloomington, IN 47403
	Panel Dim. (In.):	39.25' x 66" x 1.5"	
	Inverter:	SE3800H-US	
	Roof Type, Pitch:	Dim Shingles, 24	





Duke
Meter

East Facin Gable
for Conduit Run

Remove
Tree

926 West 4th Street

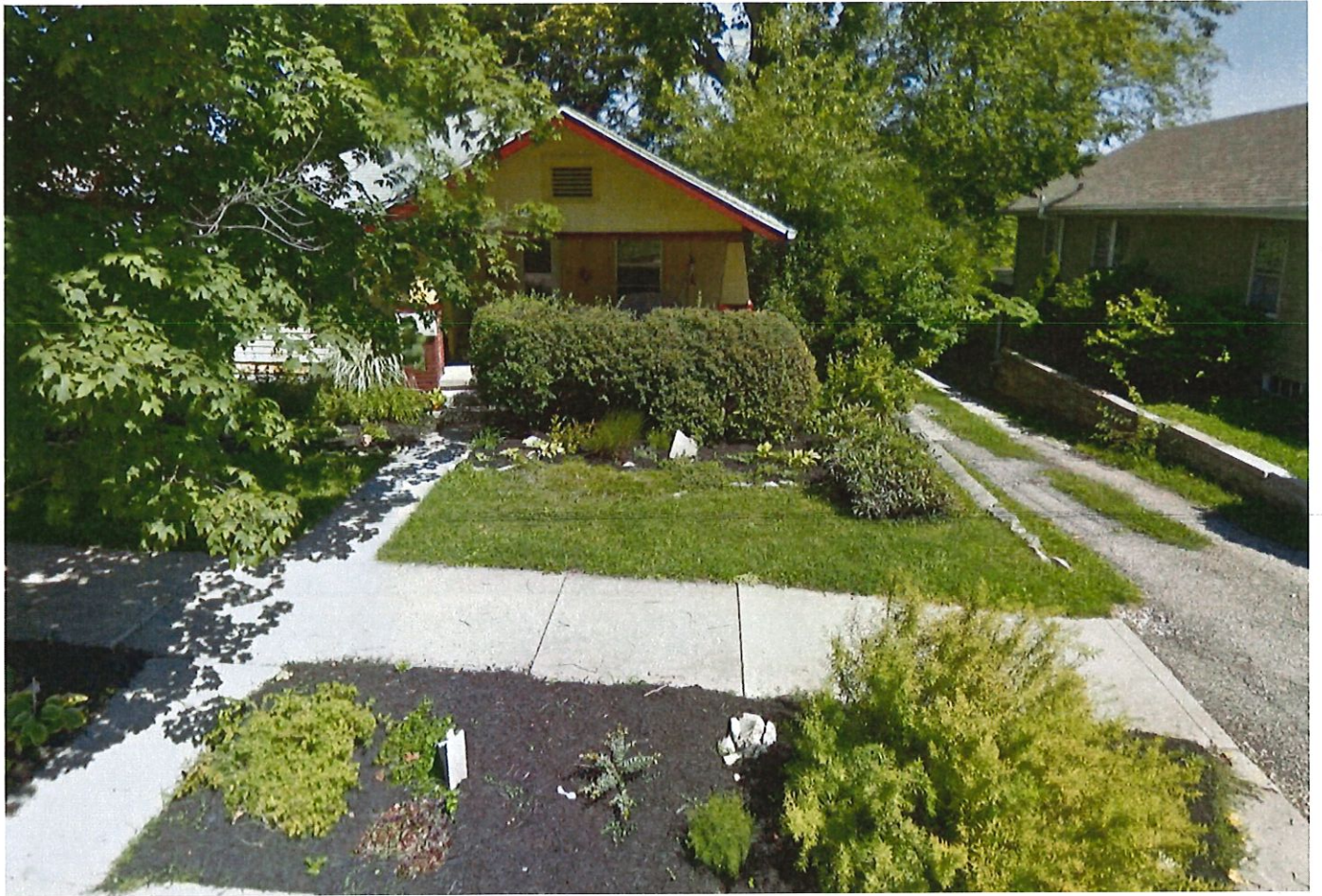
Panels

W 4th St

W 4th St

W 4th St

W









SOLAR'S MOST TRUSTED



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PREMIUM SOLAR PANELS WITH SUPERIOR PERFORMANCE

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

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



**MORE POWER
OUTPUT PER M²**



**IMPROVED PERFORMANCE
IN SHADED CONDITIONS**

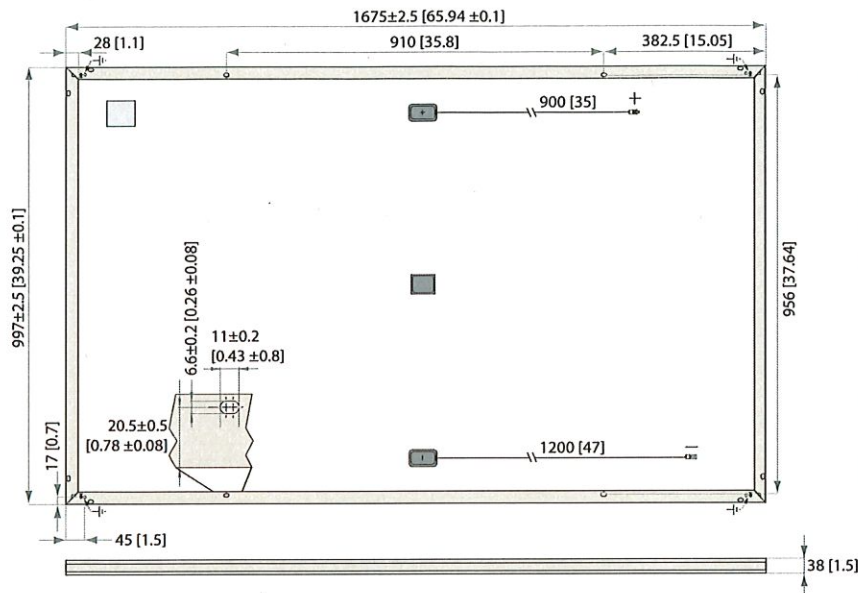


**100%
PID FREE**



**REDUCES BALANCE OF
SYSTEM COSTS**

REC TWINPEAK 2 SERIES



Measurements in mm [in]

ELECTRICAL DATA @ STC	Product code*: RECxxxTP2					
Nominal Power - P_{MPP} (Wp)	275	280	285	290	295	300
Watt Class Sorting - (W)	-0/+5	-0/+5	-0/+5	-0/+5	-0/+5	-0/+5
Nominal Power Voltage - V_{MPP} (V)	31.5	31.7	31.9	32.1	32.3	32.5
Nominal Power Current - I_{MPP} (A)	8.74	8.84	8.95	9.05	9.14	9.24
Open Circuit Voltage - V_{OC} (V)	38.2	38.4	38.6	38.8	39.0	39.2
Short Circuit Current - I_{SC} (A)	9.52	9.61	9.66	9.71	9.76	9.82
Panel Efficiency (%)	16.5	16.8	17.1	17.4	17.7	18.0

Values at standard test conditions (STC: air mass AM1.5, irradiance 1000 W/m², temperature 25°C), based on a production spread with a tolerance of V_{OC} & I_{SC} ±3% within one watt class. At a low irradiance of 200 W/m² at least 95% of the STC module efficiency will be achieved.
 *Where xxx indicates the nominal power class (P_{MPP}) at STC indicated above, and can be followed by the suffix BLK for black framed modules.

ELECTRICAL DATA @ NMOT	Product code*: RECxxxTP2					
Nominal Power - P_{MPP} (Wp)	206	210	214	218	223	226
Nominal Power Voltage - V_{MPP} (V)	29.2	29.4	29.6	29.8	30.0	30.1
Nominal Power Current - I_{MPP} (A)	7.07	7.15	7.24	7.32	7.43	7.51
Open Circuit Voltage - V_{OC} (V)	35.4	35.6	35.8	36.0	36.2	36.3
Short Circuit Current - I_{SC} (A)	7.52	7.59	7.68	7.75	7.85	7.91

Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 20°C, windspeed 1 m/s).
 *Where xxx indicates the nominal power class (P_{MPP}) at STC indicated above, and can be followed by the suffix BLK for black framed modules.

CERTIFICATIONS

IEC 61215, IEC 61730 & UL 1703; MCS 005, IEC 62804 (PID)
 IEC 62716 (Ammonia Resistance), IEC 60068-2-68 (Blowing Sand)
 IEC 61701 (Salt Mist level 6), UNI 8457/9174 (Class A), ISO 11925-2 (Class E)
 ISO 9001:2015, ISO 14001:2004, OHSAS 18001:2007

WARRANTY

10 year product warranty
 25 year linear power output warranty
 (max. degradation in performance of 0.7% p.a.)
 See warranty conditions for further details.

takeaway take-e-way WEEE-compliant recycling scheme

18.0% EFFICIENCY

10 YEAR PRODUCT WARRANTY

25 YEAR LINEAR POWER OUTPUT WARRANTY

GENERAL DATA

Cell type: 120 half-cut multicrystalline PERC cells
 6 strings of 20 cells in series

Glass: 3.2 mm solar glass with anti-reflection surface treatment

Backsheet: Highly resistant polyester polyolefin construction

Frame: Anodized aluminum (silver / black)

Junction box: 3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790

Cable: 4 mm² solar cable, 0.9 m + 1.2 m in accordance with EN 50618

Connectors: Stäubli MC4 PV-KBT4/PV-KST4 (4 mm²)
 Tonglin TL-Cable01S-FR (4 mm²)
 in accordance with IEC 62852, IP68 only when connected

Origin: Made in Singapore

MAXIMUM RATINGS

Operational temperature: -40... +85°C

Maximum system voltage: 1000 V

Design load (+): snow 367 kg/m² (3600 Pa)*
 Maximum test load (+): 550 kg/m² (5400 Pa)

Design load (-): wind* 163 kg/m² (1600 Pa)*
 Maximum test load (-): 244 kg/m² (2400 Pa)

Max series fuse rating: 25 A

Max reverse current: 25 A

* Safety factor 1.5

TEMPERATURE RATINGS*

Nominal Module Operating Temperature: 44.6°C (±2°C)

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

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

Temperature coefficient of I_{SC} : 0.066 %/°C

*The temperature coefficients stated are linear values

MECHANICAL DATA

Dimensions: 1675 x 997 x 38 mm

Area: 1.67 m²

Weight: 18.5 kg

Specifications subject to change without notice. Ref: NE-05-07 Rev- G.2 11.17

Founded in Norway in 1996, REC is a leading vertically integrated solar energy company. Through integrated manufacturing from silicon to wafers, cells, high-quality panels and extending to solar solutions, REC provides the world with a reliable source of clean energy. REC's renowned product quality is supported by the lowest warranty claims rate in the industry. REC is a Bluestar Elkem company with headquarters in Norway and operational headquarters in Singapore. REC employs more than 2,000 people worldwide, producing 1.4 GW of solar panels annually.



Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US



INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

SE3000H-US SE3800H-US SE5000H-US SE6000H-US SE7600H-US SE10000H-US SE11400H-US

OUTPUT

Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5 ⁽¹⁾							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							

INPUT

Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380			400				Vdc
Maximum Input Current @240V ⁽²⁾	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V ⁽²⁾	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600k Ω Sensitivity.							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W

ADDITIONAL FEATURES

Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)
Revenue Grade Data, ANSI C12.20	Optional ⁽³⁾
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect

STANDARD COMPLIANCE

Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCl according to T.I.L. M-07
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)
Emissions	FCC Part 15 Class B

INSTALLATION SPECIFICATIONS

AC Output Conduit Size / AWG Range	3/4" minimum / 14-6 AWG		3/4" minimum / 14-4 AWG	
DC Input Conduit Size / # of Strings / AWG Range	3/4" minimum / 1-2 strings / 14-6 AWG		3/4" minimum / 1-3 strings / 14-6 AWG	
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174		21.3 x 14.6 x 7.3 / 540 x 370 x 185	
Weight with Safety Switch	22 / 10	25.1 / 11.4	26.2 / 11.9	38.8 / 17.6
Noise	< 25		< 50	
Cooling	Natural Convection			
Operating Temperature Range	-40 to +140 / -25 to +60 ⁽⁴⁾ (-40°F / -40°C option) ⁽⁵⁾			
Protection Rating	NEMA 4X (Inverter with Safety Switch)			

⁽¹⁾ For other regional settings please contact SolarEdge support

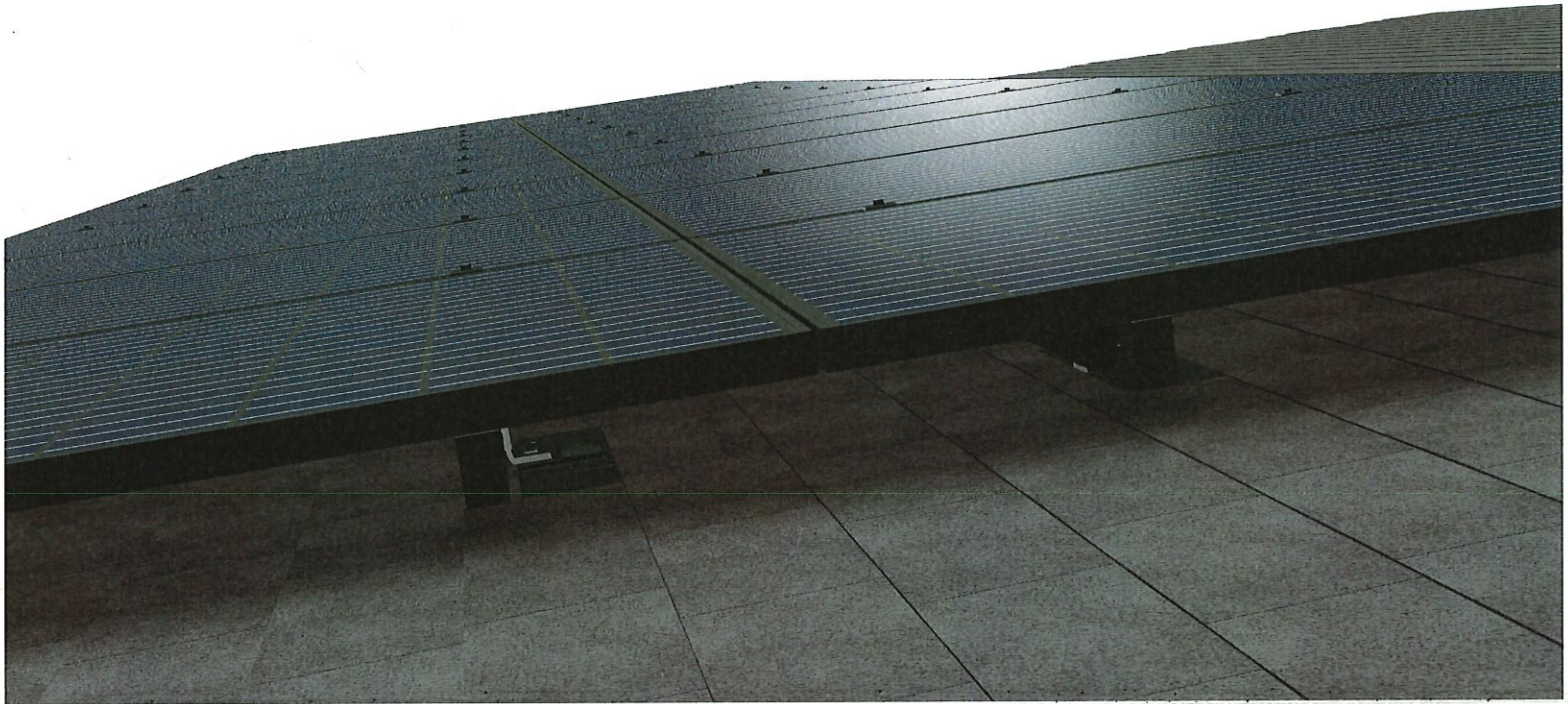
⁽²⁾ A higher current source may be used; the inverter will limit its input current to the values stated

⁽³⁾ Revenue grade inverter P/N: SExxxH-US000NNC2

⁽⁴⁾ For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>

⁽⁵⁾ -40 version P/N: SExxxH-US000NNU4

Series 100



The Installers Choice for Residential Solar Mounting



Entire Mounting System from
Single Manufacturer under 1
Warranty



Snap-in features make the
install process intuitive and
fast



Industry Leading Technical
Support Services for Every
Customer



The Most Comprehensive UL
2703 Listing in the Industry

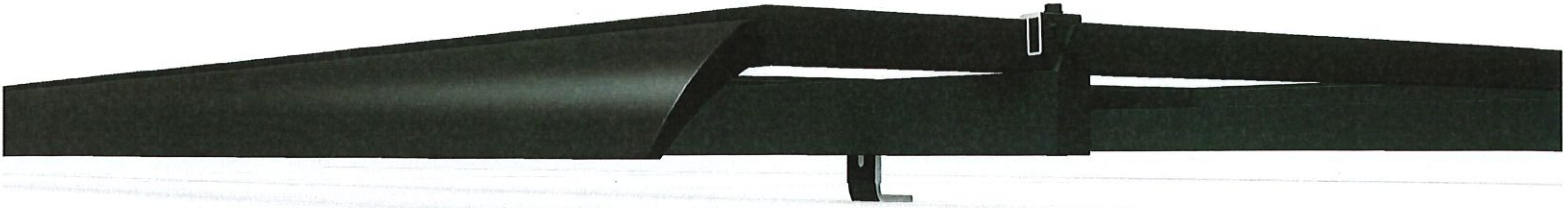
Start Mounting Solar on Your Roof Today

RESOURCES
DESIGN
WHERE TO BUY

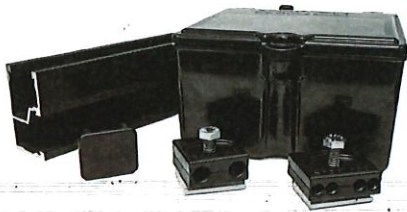
snapnrack.com/resources
snapnrack.com/configurator
snapnrack.com/where-to-buy

The SnapNrack Series 100 Roof Mount System

is designed to provide the lowest total install cost of any residential mounting system.



The top-of-the-line features of the SnapNrack mounting system reduce install times and labor cost while eliminating the need for service calls creating the lowest install lifecycle cost of any mounting system.

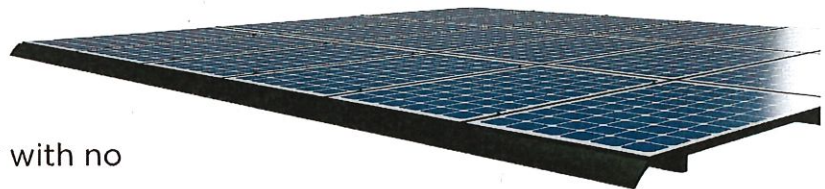


Wire Management

- Products such as the standard rail channel keep wires neatly organized providing a clean finished look to every install
- Industry's largest offering of wire management accessories include snap in junction box, 4-wire and trunk cable clamps, as well as conduit clamps for both composition shingle and tile roofs.

Undeniable Aesthetics

- Render the mounting system invisible by using Universal End Clamps that fasten modules while remaining hidden underneath the array
- Array skirt provides a sleek look and attractive design to the front of the array
- Rail-based system provides rigid structure tucked away underneath array with no unsightly mounts at the top or bottom



Quality. Performance. Innovation.

SnapNrack solutions are focused on simplifying the installation experience through intuitive products and the best wire management in the industry.

SnapNrack™
Solar Mounting Solutions

877-732-2860

www.snapnrack.com

contact@snapnrack.com

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COA: 19-17

Staff Decision

Address: 1112 East Atwater

Petitioner: Janette Fishell

Parcel #: 53-08-04-102-028.000-009

Rating: Notable

Structure; Colonial Revival c. 1927



Background:

An unaltered, Colonial Revival style home built in 1927. and located in the Elm Heights Historic District. It was designed by architect Alfred Grindle, who practiced in Bloomington in the 1920s and designed many notable local buildings.

Request:

1. Replace damaged and missing handrail w/ new wrought iron rail.
2. Replace rotten wood shutters with shutters of same design and color but built from Spanish Cedar.
3. Replace concrete sidewalk and line with red brick trim
4. Face existing limestone steps w/ bricks that match home in color. Most bricks used in project are original to house and come from earlier home improvement projects.

Guidelines: McDoel Historic District Design Guidelines p. 6

1. Maintain the traditional patterns established within the neighborhood for driveways, walkways, and alleys.
2. Design walkways, driveways, and parking areas in keeping with the neighborhood setting.

Staff Decision: Staff approves COA 19-17 due to the following reasons:

1. Proposed work items are repair or replace in kind.
2. Appropriate use of materials. Brick is either original to home or matches original in color and texture will be used on the walkway and front steps.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 1A-17

Date Filed: March 22, 2019

Scheduled for Hearing: 4/11/19

Address of Historic Property: 1112 EAST ATWATER AVENUE, Bloomington
47401

Petitioner's Name: JANETTE FISHELL

Petitioner's Address: same

Phone Number/e-mail: 812 593-0624

Owner's Name: same

Owner's Address: same

Phone Number/e-mail: same

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 53-08-04-102-028.000-009

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

- grade lawn
- replace damaged & missing handrail w/ new wrought iron rail
- replace rotten wooden shutters
- replace broken concrete sidewalk, trim w/ red brick border
- face existing limestone steps w/ bricks matching home
- install limestone sidewalk border

3. A description of the materials used.

- concrete walk
- period or distressed red brick pavers to match house
(I already have most bricks from previous owners home improvements)
- limestone caps for border of lawn & sidewalk
- shutters will be of Spanish Cedar, Ipe or Cypress
- possibly new cast iron shutter dogs & latches

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

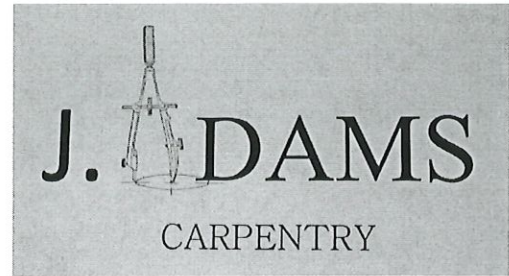
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

Thank you!
Janice Jean!

J Adams Carpentry, Inc.
 1146 E Commons Dr.
 Bloomington, IN 47401 US
 (812) 340-3858
 ja@jadamscarpentry.com
 www.jadamscarpentry.com



ESTIMATE

ADDRESS

Janette Fishell
 1112 E Atwater
 Bloomington, IN 47401

ESTIMATE # 1006
DATE 05/04/2017

ACTIVITY	QTY	RATE	AMOUNT
REPLACE SHUTTERS-4 GROUND LEVEL PLUS 6 UPSTAIRS			
Materials Spanish Cedar, Ipe, or Cypress 1" thick lumber-15 bf per shutter (OPTION: can use Red Cedar and cut this by roughly 50%, but life span, hardness, and durability would be reduced greatly)	130	8.00	1,040.00T
Materials MDO exterior plywood for top panel, per sheet	1	65.00	65.00T
Materials Domino tenons, sipo mahogany (40 per shutter), per pack of 390	1	125.00	125.00T
Materials Adhesive, supplies	1	50.00	50.00T
Services Estimated labor to remove shutters and hinges-per hour on site	6	50.00	300.00
Services Quote to build 10 new shutters to match style of old ones	1	2,850.00	2,850.00
Services Estimated labor to reinstall stripped hinges (stripping to be done by others), install shutters-per hour on site	6	50.00	300.00
Materials OPTION: new cast iron vintage shutter hinges (if old cannot be cleaned up)	20	20.00	400.00T
Materials OPTION: new cast iron vintage shutter dogs (hold opens)	10	20.00	200.00T
Materials OPTION: new cast iron vintage shutter latches	10	20.00	200.00T
Services OPTION: estimated labor for installation of dogs and hold opens-per hour on site	4	50.00	200.00

SUBTOTAL 5,730.00
 TAX (7%) 145.60

Restoration & Design Concepts

RESTORATION MASONRY

Paul Chambers
3293 Carowinds Court
Bloomington, IN 47401

Phone: (812) 361-0083
Email: pachambers3@gmail.com

Estimate

Attention : Jeanette Fishell

Job Information

Contractor: Restoration & Design
Job# _____
Projected Completion Date _____

Date	Qty	Description	Amount	Total
3/8/19		Masonry Restoration Projects		
	1	The left hand side is approx. 35ft long/ the right hand side is approx. 22ft To install approx 57ft of limestone sidewalk boarder/ 3'x 10"x 8" pieces. This will need some drainage/ gravel and drain lines/weedbarrior	\$2,900.	
	2	To demo and grade the lawn to the sidewalk.	\$2,800.	TBA
	3	To demo and install new concrete sidewalk edged in brick pavers to match the house.	\$3,475.	
	4	To install brick on the existing concrete steps to match the home. This would include a small concrete footer poured for brick ledge on bottom step.	\$2,775.	
	5	To have new detailed black rod iron handrails installed .	\$1,600.	
	6	To install a 25ft French drain into a 5ft x 6ft x 3ft deep drywell.	\$3,300.	
	7	To remove and save the 2 evergreen trees in front of the steps	\$225-	
		TOTAL		\$17,075.

**Note: A 50% deposit is required prior to delivery of goods and services.
The final cost may differ slightly from the estimate but will not exceed \$**

Please make checks payable to Paul Chambers

bc

Replace all shutters
in kind



New sidewalk
w/ brick pavers on
sides





Example taken from neighbour
Existing Limestone steps will be
faced w/ brick





Ex of
HANDLING
my
STEPS
TO
the
Street

LAWN
NEEDS RE-
GRADING,
HANDRAIL



COA: 19-18

Address: 316 S. Rogers

Petitioner: Shawn Emberton

Parcel #: 53-08-05-102-014.000-009

Rating: Outstanding

Structure; Queen Anne c. 1890



Background:

Built in the 1890's and designed by architect John Nichols, this Queen Anne home is known as the Dillman-Correll House and is located in the Prospect Hill Historic District.

Request:

1. Construct a 8'x 8' porch roof on the rear of the house. Columns and spindle work on the front porch will be duplicated on this rear porch addition (See Packet for details)
2. Extend concrete patio area 6' west and 6' south.
3. Porch roof materials: #2 better 2x6 KD HT (killed dried heat treated) for frame. 7/16" OSB sheeting on top of 3/4" carsing tongue & groove (painted).

Guidelines: Prospect Hill Local Historic District Book of Guidelines, pg 17

1. Retain existing original porch features and details.
2. Repair missing or deteriorated elements or replace them with elements that duplicate the originals in design and materials. Paint new porch work.

Recommendation: Staff recommends approval of COA 19-18 for the following reasons:

1. The proposed modification is not occurring on a primary elevation and is not significant enough to diminish the historic character of the home.
2. Columns and spindle work will match detailing found on the front porch.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-18
Date Filed: 3/27/19
Scheduled for Hearing: 4/11/19

Address of Historic Property: 316 S. Rogers St., Bloomington IN 47403
Petitioner's Name: Shawn Emberton Crosscreek Holdings LLC
Petitioner's Address: 4450 Peggy Hollow Rd, Shoals, IN 47581
Phone Number/e-mail: 812-309-8974 crosscreekholdings464@gmail.com
Owner's Name: Dave R. Crane
Owner's Address: 316 S Rogers St., Bloomington IN 47403
Phone Number/e-mail: 812-339-2606 drcrane98@hotmail.com

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. Parcel # 5301467141800009

2. A description of the nature of the proposed modifications or new construction:
8'x8' porch roof on the rear of the house. Extend the concrete step level with interior entryway. duplicate columns and spindles that are on the front porch. extend the open patio by 6 feet to the west and 6 feet to the south.

3. A description of the materials used.
concrete, wood frame roof, asphalt shingles, exterior grade paint and sealants.

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.

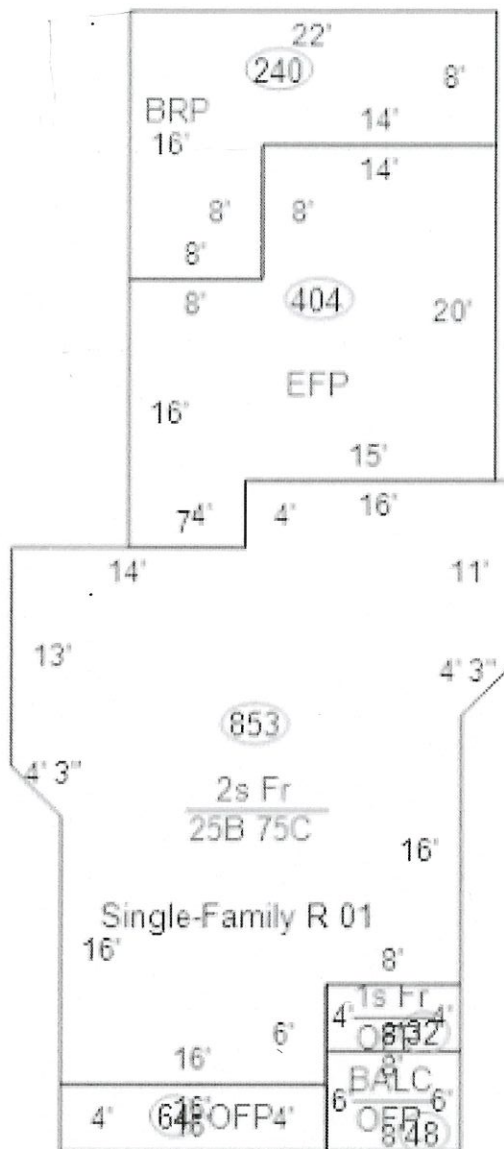
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.

Conner Hendrix
812-349-3420
City Planning
- Run 120 N. H. H. -

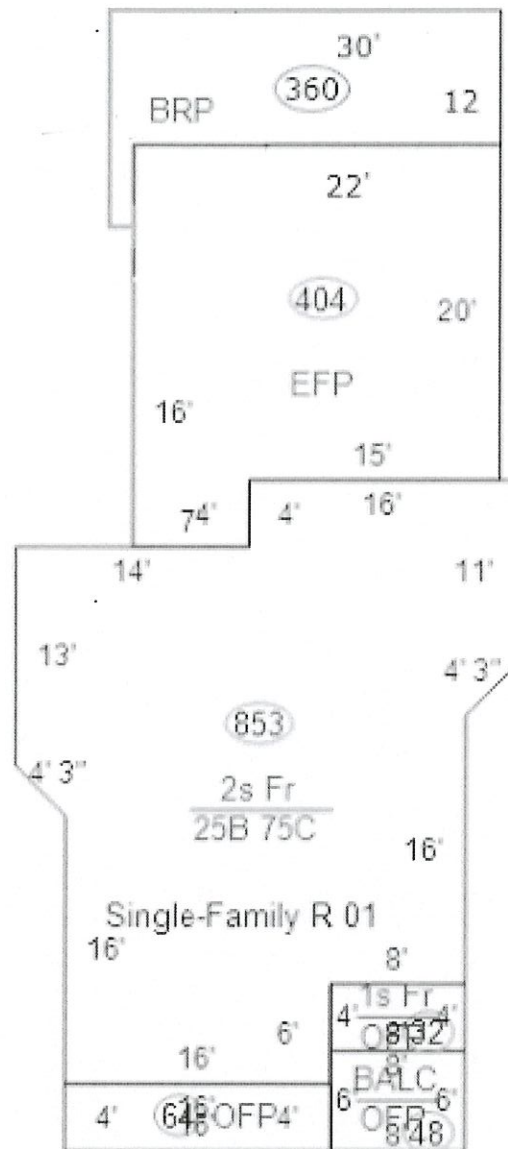
Dave R. Crane
316 S. Rogers St.
Bloomington, IN

CURRENT

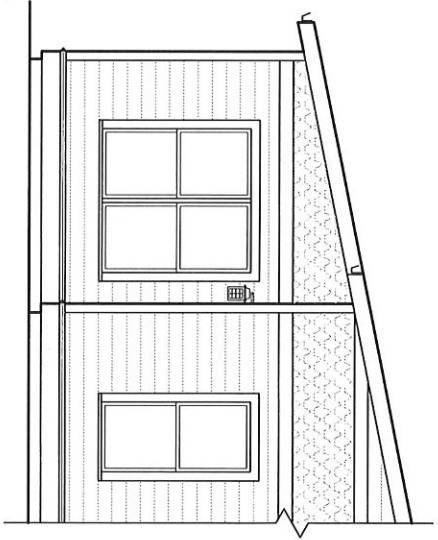
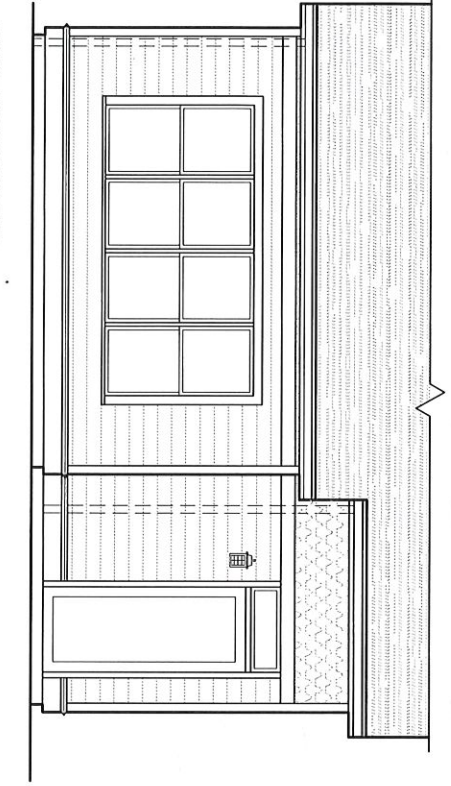


Dave R. Crane
316 S. Rogers St.
Bloomington, IN

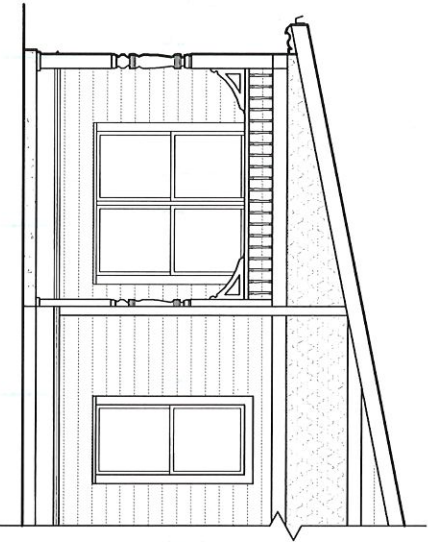
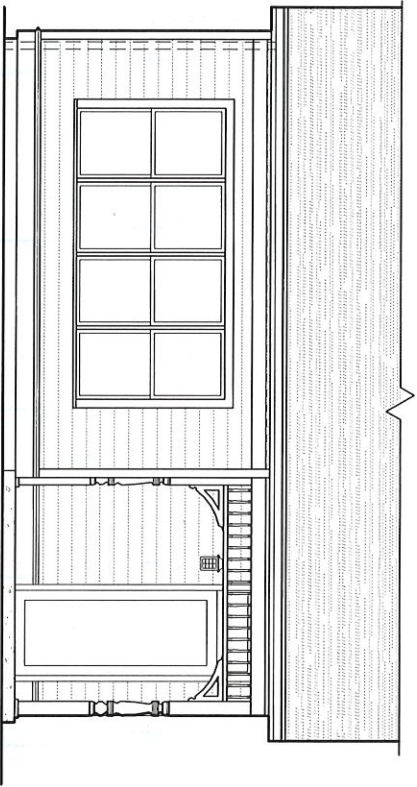
Proposed Patio & Porch




① PRESENT CONDITION
1/4" = 1'-0"

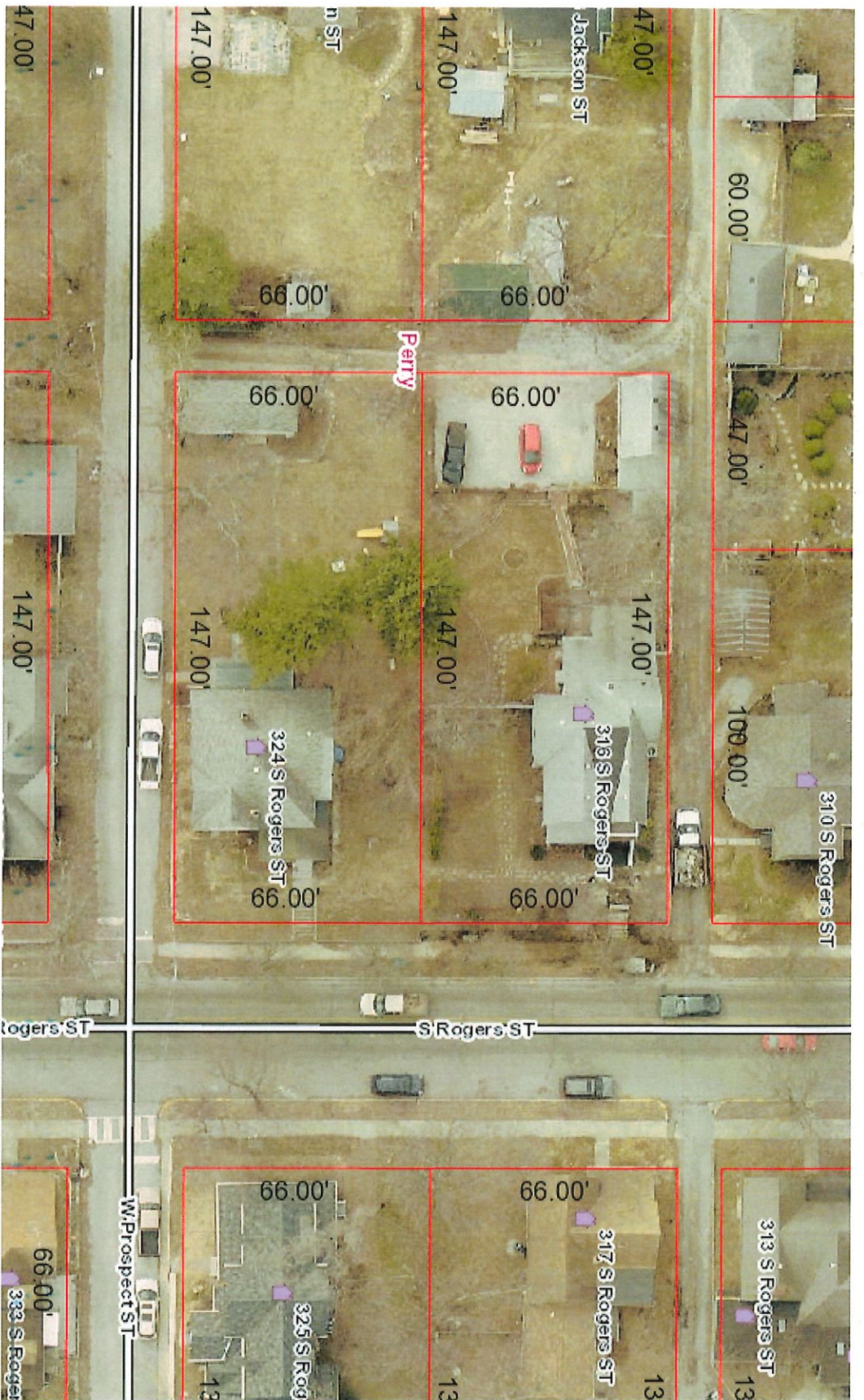


② PROPOSED CONDITION
1/4" = 1'-0"



THESE DRAWINGS ARE FOR REVIEW PURPOSES ONLY.
THEY ARE NOT TO BE USED FOR BIDDING, PERMITTING OR
CONSTRUCTION.

 <p>2124 W. INDUSTRIAL PK DR. BLOOMINGTON, IN 47404 lucas@brownsmithstudios.com 812-961-8887</p>	<p>316 S. ROGERS 316 S. ROGERS ST. BLOOMINGTON, IN 47403</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																			<p>CURRENT & PROPOSED ELEVATIONS</p> <p>03-25-19</p> <p>SHEET NUMBER A-001</p>



Aerial View

DAVE R. CRAWE

316 S. ROGERS ST

BLOOMINGTON, IN

COA: 19-19

Address: 919 E. University St

Petitioner: Charles Matson

Parcel #: 53-08-05-102-014.000-009

Rating: Contributing

Structure; Tudor Revival c. 1920



Background:

This unaltered Tudor-Revival style home was built circa 1920 and is located in the Elm Heights Historic District.

Request:

1. Construct three fence sections to protect backyard garden from deer.
2. Fence specifications: 5' and 6' Trellis style fence built using treated wood (see Packet for details).

Guidelines: Elm Heights Historic District Design Guidelines, pg 14

1. Use historically appropriate materials, may include iron, stone, brick, or wood.
2. Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house
3. Install new walls or fences so the total height does not obscure the primary facade of the building.

Recommendation: Staff recommends approval of COA 19-18 for the following reasons:

1. Material (wood) and style (trellis) are compatible with the primary structure and are appropriate for the historic district.

(continued on next page)

COA: 19-19

2. While the fence is forward of the halfway point between the front and rear facades, this is necessary to enclose a large flower bed and flower box.
3. The trellis style protects garden from deer and still ensures that the garden and side elevations of the home are still visible from the street.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-19

Date Filed: 3/29/19

Scheduled for Hearing: 4/11/19

Address of Historic Property: 919 E. University St.

Petitioner's Name: Charles C. Matson

Petitioner's Address: 919 E. University St.

Phone Number/e-mail: (812) 331-0413 (812) 325-3145

Owner's Name: Charles C. Matson

Owner's Address: 919 E. University St.

Phone Number/e-mail: (812) 331-0413 (812) 325-3145

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

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

Three fence sections to inclose backyard gardens from deer, wishing trellis/open design.

3. A description of the materials used.

Various wood - All treated.

See p 2 Quote for wood specifications

Page 3 for example of selected fence design.

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.

MATSON RESIDENCE



1

EXISTING FENCE - 6'

BACK YARD

EXISTING FENCE - 6'

NEW FENCE - 5'

BRICK WALLS

RAISED FLOWER BOXES

NEW FENCE - 6'

FLOWER BED

WINDOW WELL

NEW FENCE 6'

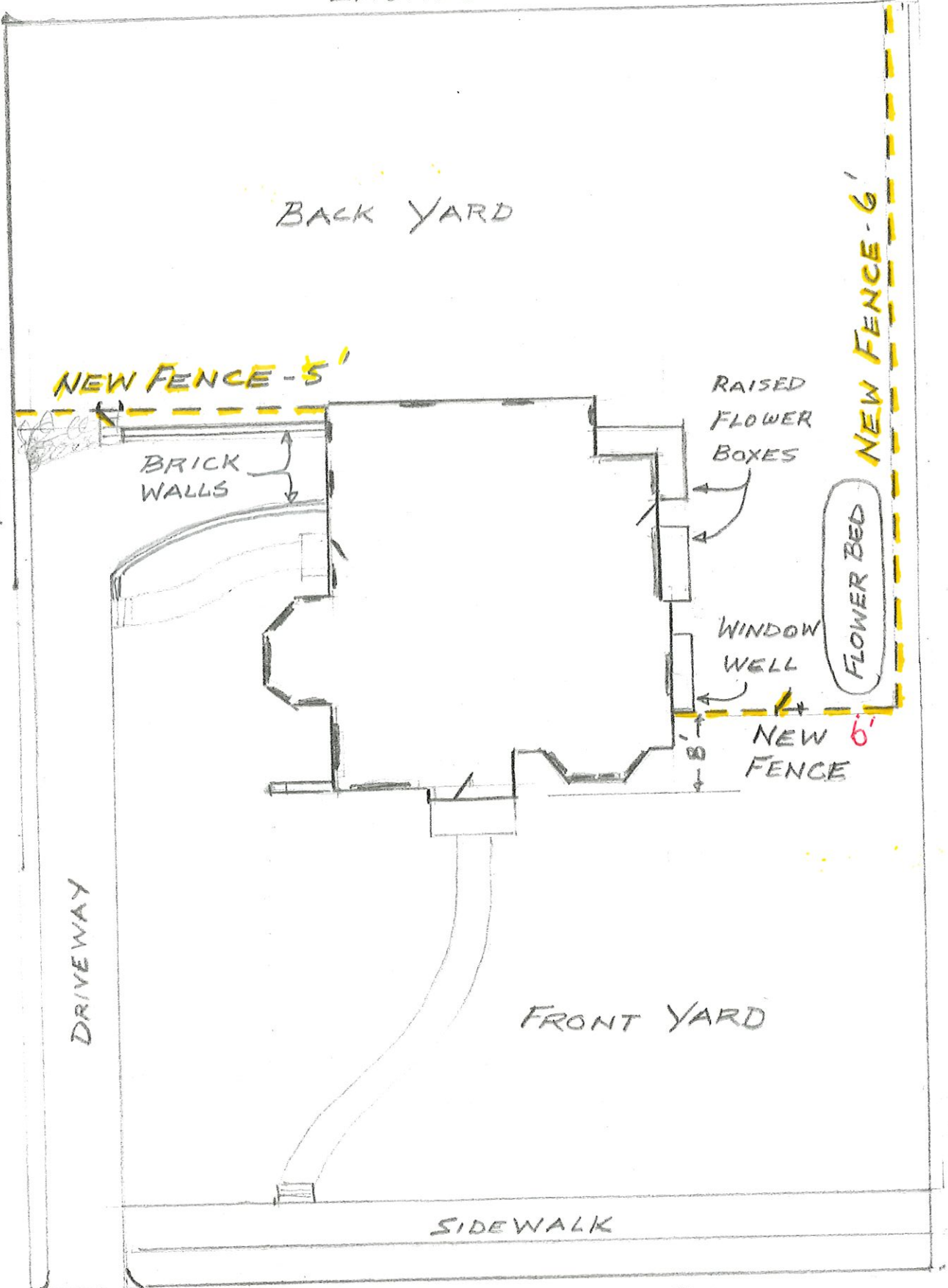
DRIVEWAY

FRONT YARD

SIDEWALK

919 E. UNIVERSITY ST.

SCALE 1/4" = 4'



Affordable FENCE, Inc.

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

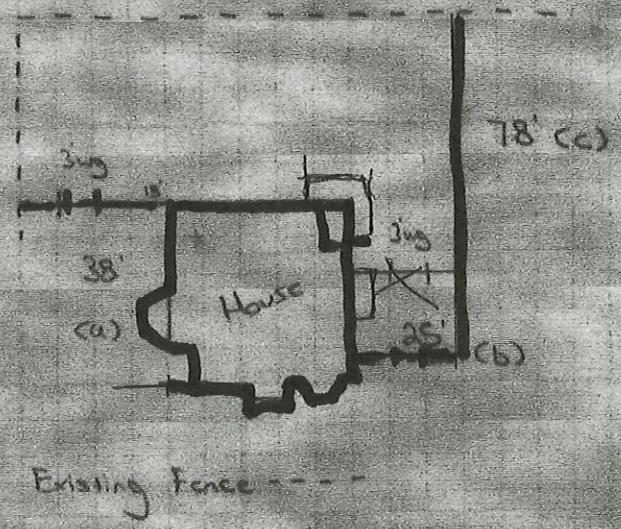
Name Charley Matson Address 919 E University St
 City Bloomington State IN Zip 47401 County Montee
 Twp. Perry Phone 331-0413 Email _____
 Cross St. S Hawthorne Dr Dig# _____ Dates _____ To _____
 Affordable Fence Agrees to the following _____

- Install
 - 38' (a)
 - 5' Custom Trellis Fence w/ 2"x8" Post Tops
 - (1) 3 walk gate
 - 103' (b,c)
 - 6' Custom Trellis Fence w/ 2"x8" Post Tops
 - (1) 3 walk gate

- * All wood is treated
- * All posts Set in Concrete (Max spacing 8')
- Core drilling additional (\$50⁰⁰)
- * 6"x6" posts
- * 2"x4" Framing (Gate)
- * 2"x2" Accent / 6"x6" openings
- * 1"x4" Trim (Both sides of fence)
- * 2"x4" Top Plate
- * Fasten w/ Screws
- * 1 year warranty on labor
- * Trim small shrubs & saplings for fencing

Top Rail Na

Term Posts	_____
Gate Posts	_____
Line Posts	_____
Wire Gauge	_____







919











COA: 19-20

Address: 1000 S. Madison

Petitioner: Loren Wood Builders

Parcel #: 53-08-05-401-014.000-009

Rating: N/A

Structure; New Construction, Bungalow.



PROPOSED
A EAST ELEVATION
SCALE: 1/8" = 1'-0"

Background:

Residential infill in the Mcdoel Historic District.

Request:

1. New construction of a three bedroom, 2 bathroom home on a vacant lot. One story bungalow style home, roughly 1,100 square feet.
2. Materials: seven and a quarter inch smooth fiber cement siding; asphalt shingle roof;

Guidelines: McDoel Historic District Design Guidelines, "Section V: New Construction"

1. New construction of residential structures should be visually compatible with contributing house types found in the neighborhood. These include:
2. Size (800-1500 square feet on ground level, one to three bedrooms); height (one to two stories); and main roof configuration (gable roofs and pyramid styles). Front porches are encouraged.
3. Materials: Masonry foundation (stone or block) with exterior walls sided in wood, aluminum, fiber, vinyl, or composite materials.

Recommendation: Staff recommends approval of COA 19-18 for the following reasons:

1. The proposed design is compatible with contributing housing types found in the neighborhood. Site placement, setback, size, height, roof configuration, front porch, and materials are consistent with specifications listed in the neighborhood design guidelines.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-20

Date Filed: 3/29/19

Scheduled for Hearing: 4/11/19

Address of Historic Property: 1000 S. MADISON

Petitioner's Name: TUCKER JAROLL

Petitioner's Address: 802 N. MADISON ST.

Phone Number/e-mail: 219-707-9347 ~~TUCKER~~ TUCKER@LORENWOODBUILDERS.COM

Owner's Name: LOREN WOOD

Owner's Address: LOREN@LORENWOODBUILDERS.COM

Phone Number/e-mail: 4535 E. 3rd St. BLOOMINGTON, IN 47401

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. 53-08-05-401-014¹000-009

2. A description of the nature of the proposed modifications or new construction:
BUILDING NEW CONSTRUCTION OF 3-BEDROOM HOME IN
VACANT LOT. ONE STORY BUNGALOW WITH ROUGHLY 1,100 SqFT.

3. A description of the materials used.
ASPHALT SHINGLE ROOF, 7/8^{CEMENT} FIBER SIDING, SPLIT FACE OBU,

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

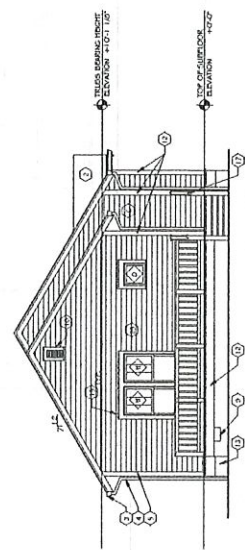
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

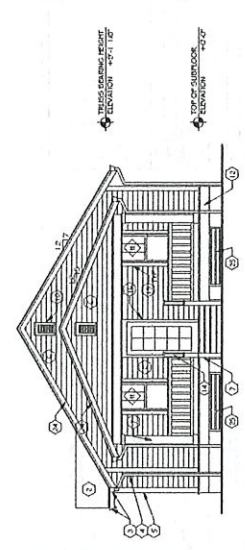
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

BUILDING ELEVATION NOTES

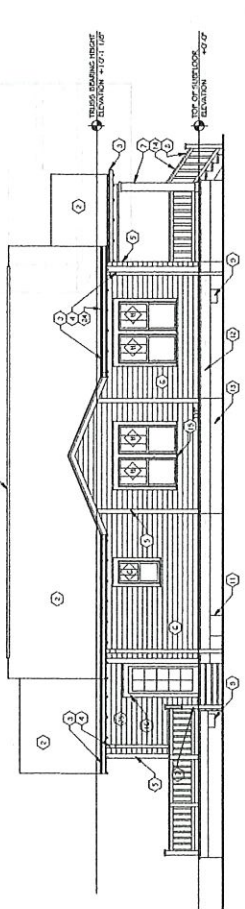
1. FINISH VIEW
2. 3/4" X 1/4" ASPEN SHINGLE ROOF
3. GUTTER
4. DOWNPOUT
5. 1/4" CONCRETE TRIM, PAINTED, 1/4" R.O.C.
6. 1/4" CONCRETE TRIM, PAINTED, 1/4" R.O.C.
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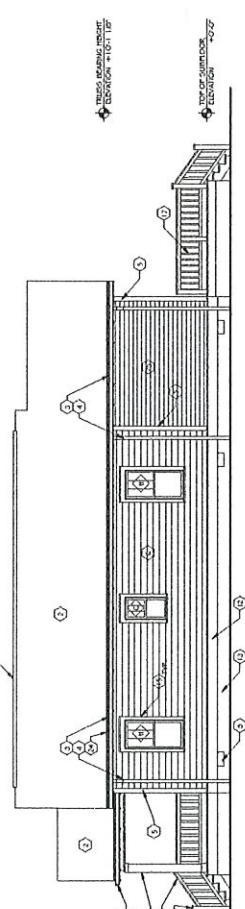
C REAR ELEVATION
SCALE: 3/16" = 1'-0"



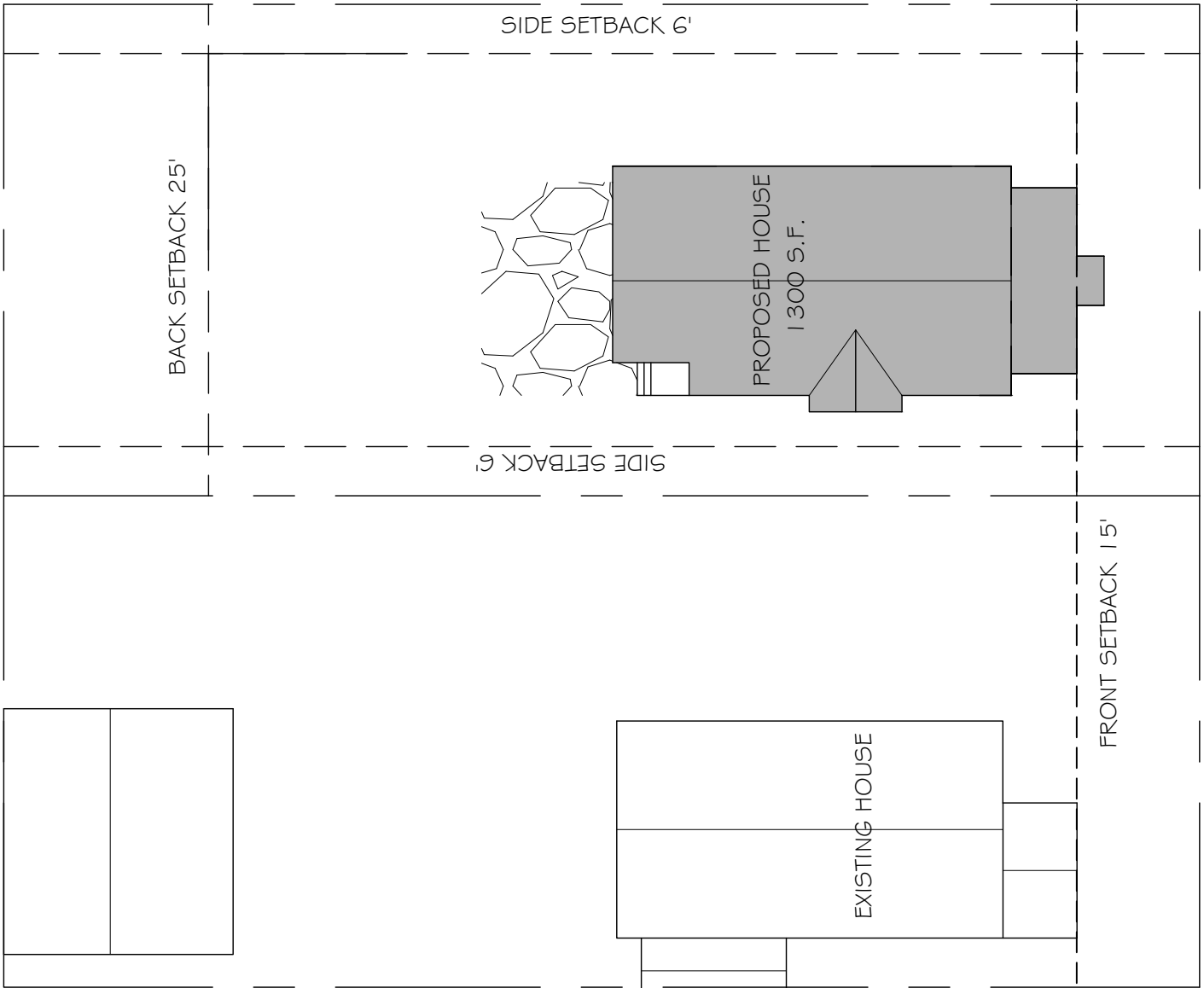
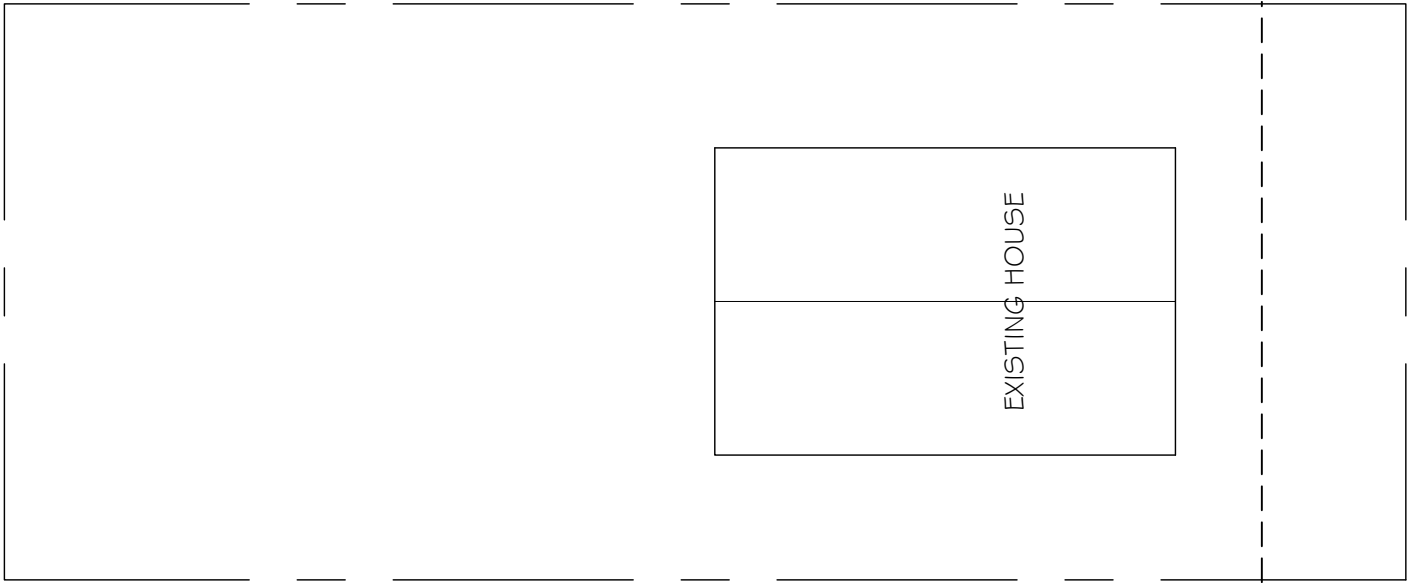
A FRONT ELEVATION
SCALE: 3/16" = 1'-0"



D SIDE ELEVATION
SCALE: 3/16" = 1'-0"



B SIDE ELEVATION
SCALE: 3/16" = 1'-0"



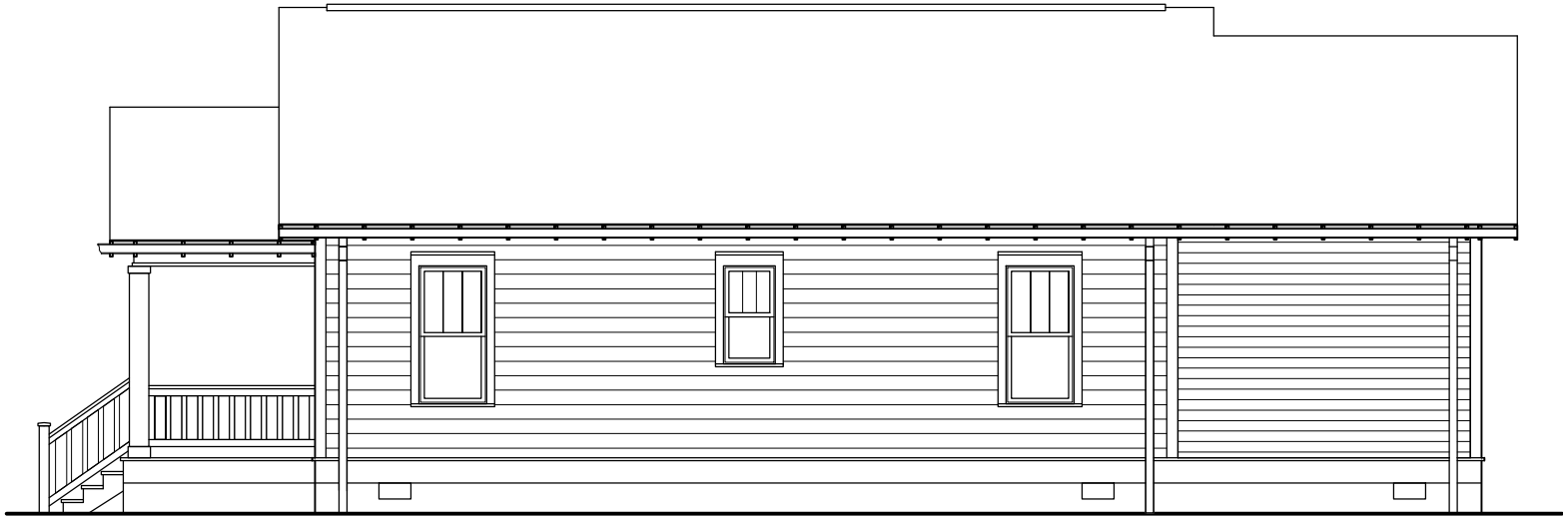
PROPOSED
A SITE PLAN
 SCALE: 1" = 20'-0"



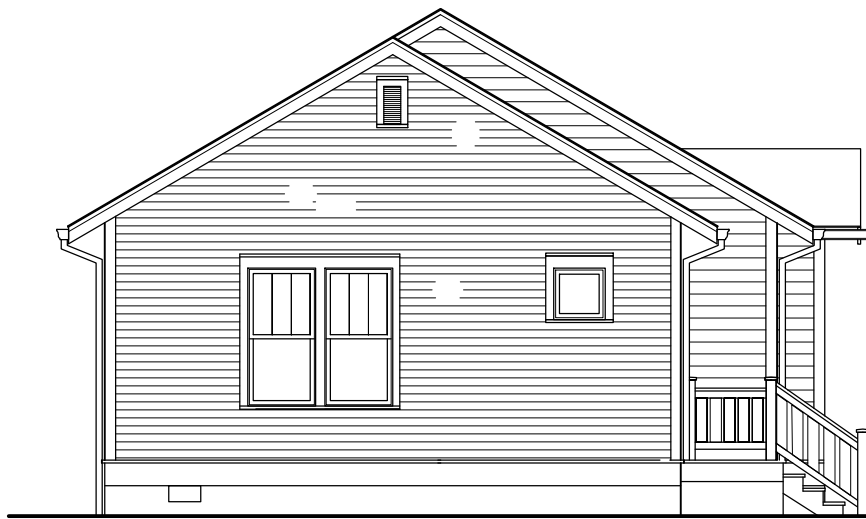
PROPOSED
B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



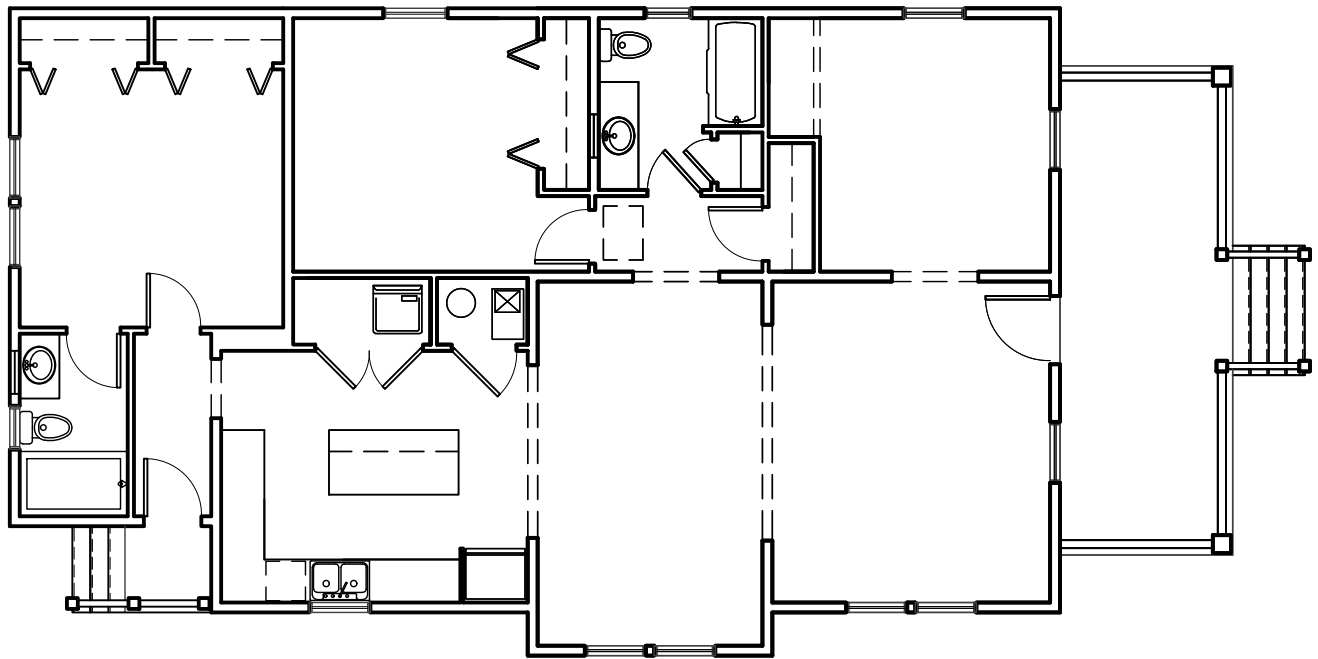
PROPOSED
A EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED
B NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED
A WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

COA: 19-21

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. Modify level 2 of the primary structure and the attic to create 6 apartment units.
2. Add second floor over the one story addition on the north side of the property and modify level one of the addition. (see Packet for details).
3. Raise portion of a flat roof on the block building addition on west side approx. 3'.
4. Add skylights to the roof of the primary structure. No skylights will be added to roof facing Kirkwood Avenue.
5. Replace roof with asphalt shingles in the double butt style. Repaint ornamental detailing on the Kirkwood façade.

Recommendation: Staff recommends approval of COA 19-21 for the following reason:

1. Petitioner has returned with new design that incorporates modifications as suggested by the HPC at the 3/28/19 meeting. For a complete list of modifications please see the "Petitioners Statement" following the COA 19-21 application form in the Packet.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-21 (resubmission of CA 19-13)

Date Filed: 3/29/19

Scheduled for Hearing: 4/11/19

Address of Historic Property: 221 E. Kirkwood, Bloomington, IN

Petitioner's Name: Tim Cover

Petitioner's Address: 8604 Allisonville Rd, Indianapolis, IN suite 33

Phone Number/e-mail: 317-572-1236, tcover@studio3design.net

Owner's Name: Cedarview 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. 53-05-33-310-337.000-005

2. A description of the nature of the proposed modifications or new construction:
 - *Modify level 2 and the attic to create 6 apartment units.
 - *Add second floor over a one story addition on the north side of the property. (See attached elevat
 - *Raise a portion of a flat roof on a block building addition on the west side approximately 3'
 - *Add skylights to the original roof. No skylights will be placed on Kirkwood façade. See packet for c
 - *Install new roof using asphalt, double butt style shingles that will mimic current shingles.
 - *Repaint cornice frieze and ornamentation on Kirkwood façade.

3. A description of the materials used.
 - *Limestone base and cement boarding siding and trim used on the north addition
 - *Aluminum and glass skylights
 - *Vinyl, single hung windows used on north addition
 - *Asphalt, double butt style shingles
 - *Steel stair and railing to replace existing in same location

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.



Revised 4-01-2019

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

Attn: Mr. Conor Herterich

RE: **Victoria Towers,
221 E. Kirkwood, Bloomington Indiana**

PETITIONERS STATEMENT

Thank you for the opportunity to submit modifications to the Victoria Tower project. Based on our HPC meeting on March 28th, 2019, we have made the following modifications to our submittal.

1. The "Carriage House" feel created by the arched garage doors has been removed and changed to a simple pattern of single hung windows at living spaces and a transom height window at bedroom spaces along the first level for security.
2. The window types and detailing have been simplified and made more uniform on levels 1 and 2.
3. Materials have stayed the same with a limestone base and cement board siding and trim.
4. Building massing has stayed the same with the two-story structure and hip roof remaining at the same height and design.
5. Additional windows were added on the North face and additional glass area (larger windows) were provided on the East face to enhance natural lighting in the units.
6. The transom window in the dormer on the East and West elevation were changed to the same style as the windows on the first floor to simplify the number/ types of fenestration.
7. The skylights facing Kirkwood were removed as requested.
8. Additional skylights were added facing Lincoln street and the attic bedroom unit modified to allow natural light from the added skylight to get into the room.
9. ADA accessibility and parking in the rear of the building were modified to provide a pedestrian accessible route to both the apartments and the restaurant from Lincoln street.

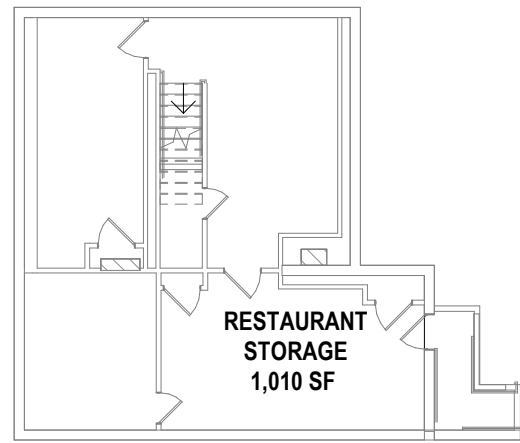
Respectfully submitted,

STUDIO 3 DESIGN, INC

A handwritten signature in cursive script that reads 'Tim J. Caer'.

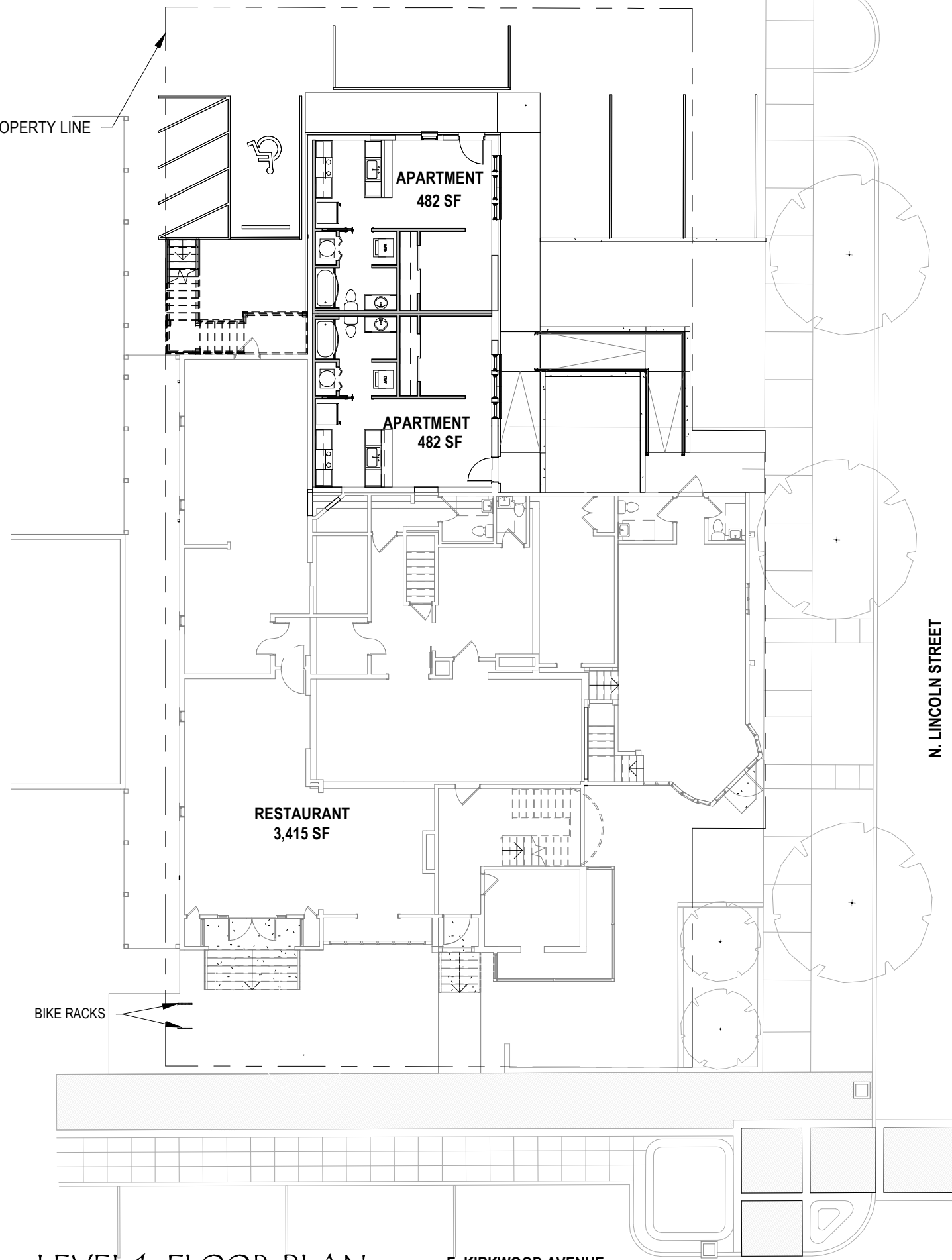
LEVEL 0 FLOOR PLAN

1/16" = 1'-0"



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

PROPERTY LINE



LEVEL 1 FLOOR PLAN

1/16" = 1'-0"

PROJECT NO. 19009

LEVEL 0 & 1

DATE

04-01-2019

ERL - 3 LLC
VICTORIA TOWERS
BLOOMINGTON, IN

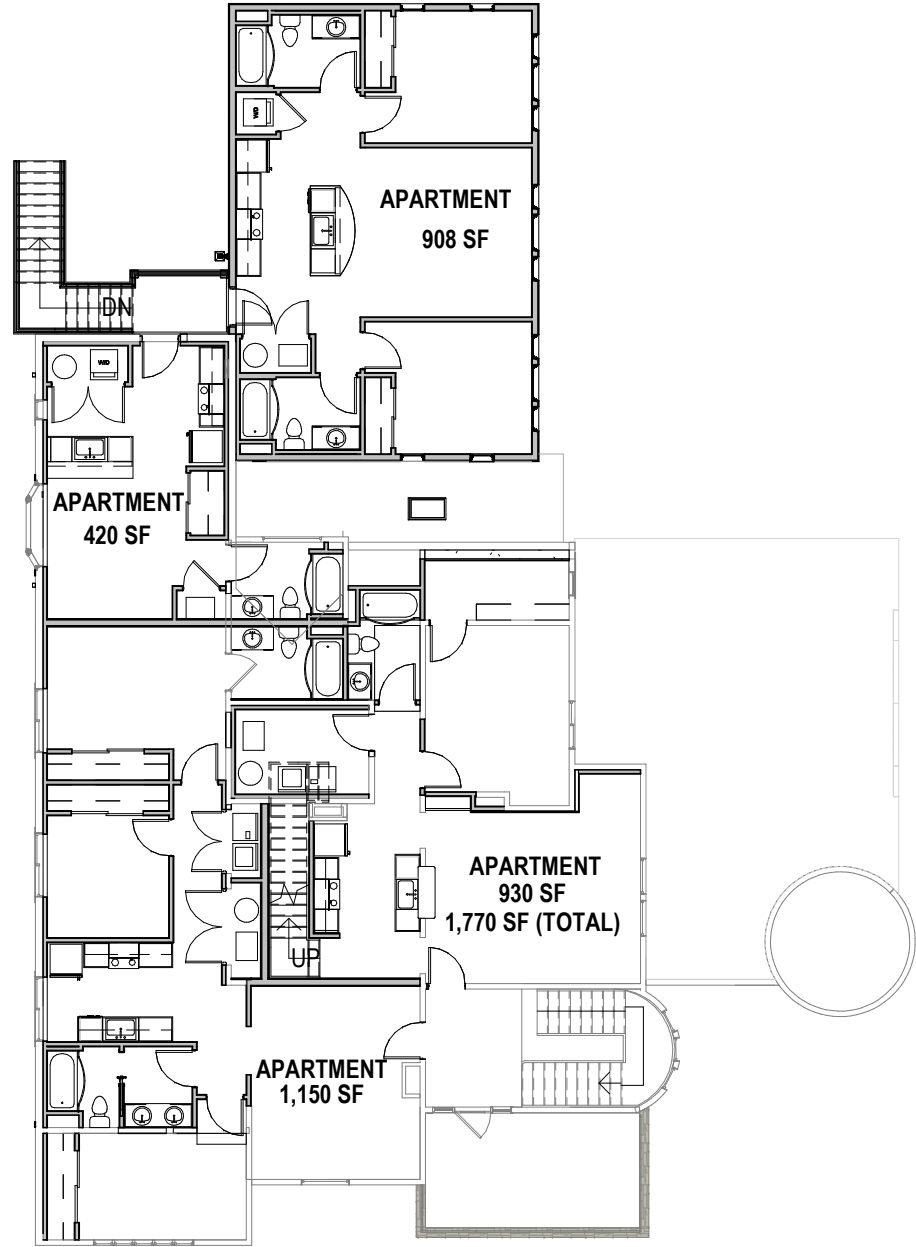


SHEET DESCRIPTION

FLOOR PLANS

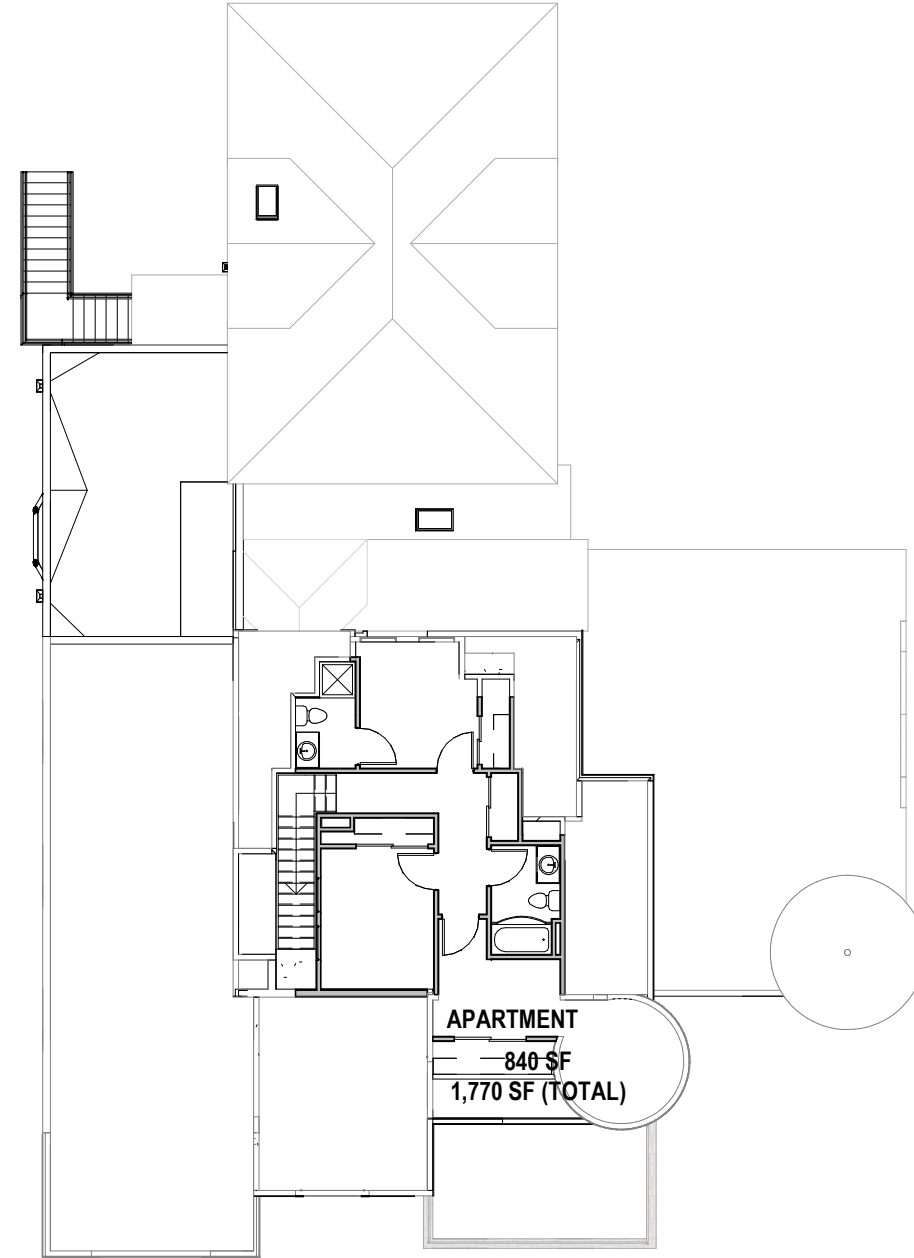
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SHEET NUMBER



LEVEL 2 FLOOR PLAN

1/16" = 1'-0"



LEVEL 3 FLOOR PLAN

1/16" = 1'-0"



ERL - 3 LLC
VICTORIA TOWERS
 BLOOMINGTON, IN

PROJECT NO.
19009
 DATE
04-01-2019

SHEET DESCRIPTION
LEVEL 2 & 3
FLOOR
PLAN

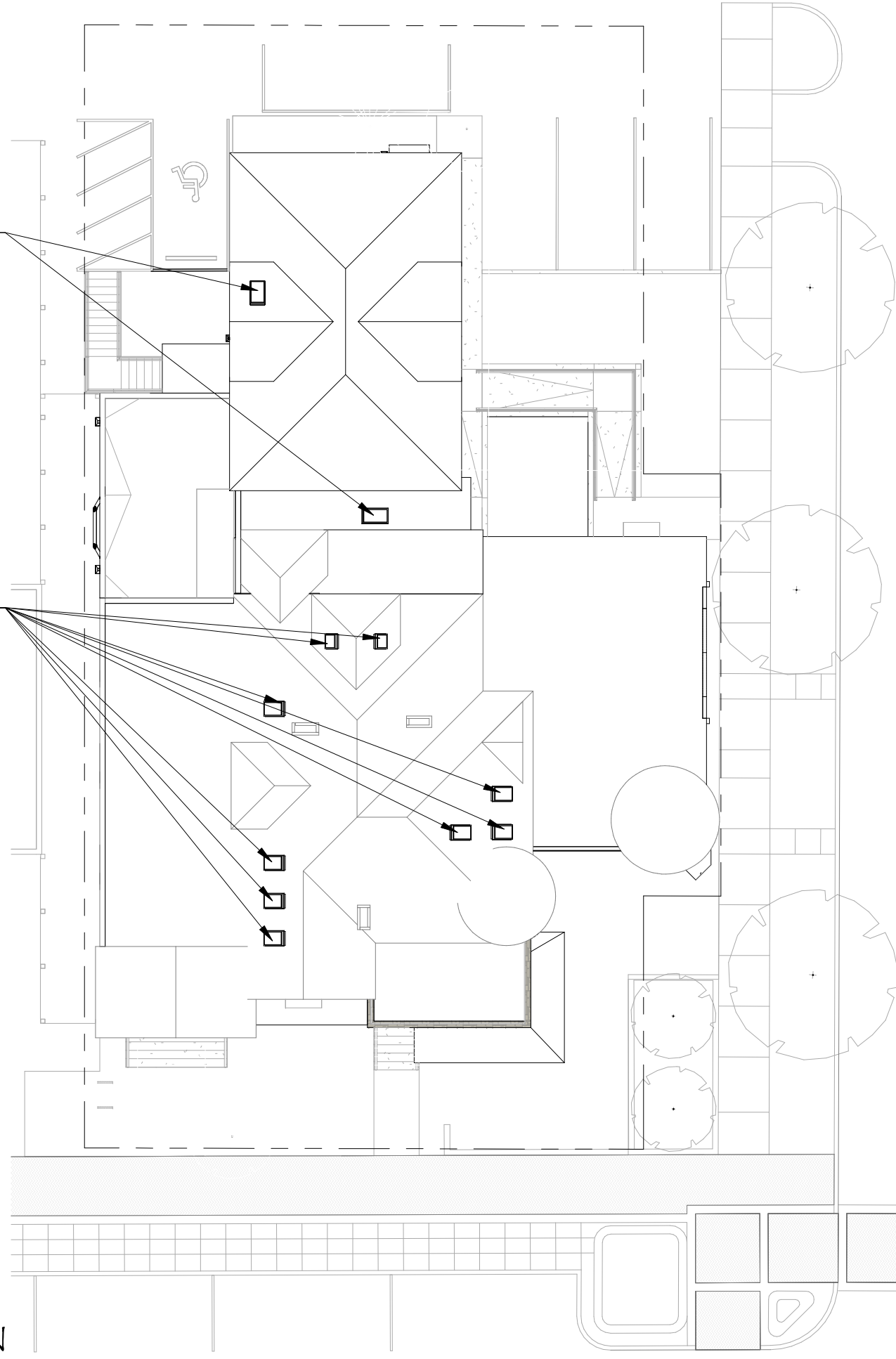
SHEET NUMBER
A2

ROOF PLAN

1/16" = 1'-0"

NEW SKYLIGHTS

NEW SKYLIGHTS



ERL - 3 LLC
VICTORIA TOWERS
BLOOMINGTON, IN

PROJECT NO.
19009

DATE
04-01-2019

SHEET DESCRIPTION
ROOF PLAN

SHEET NUMBER

A3



NORTH ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

SHEET DESCRIPTION SHEET NUMBER

A4

PROJECT NO. 19009
 DATE 04-01-2019
 NORTH & SOUTH ELEVATIONS

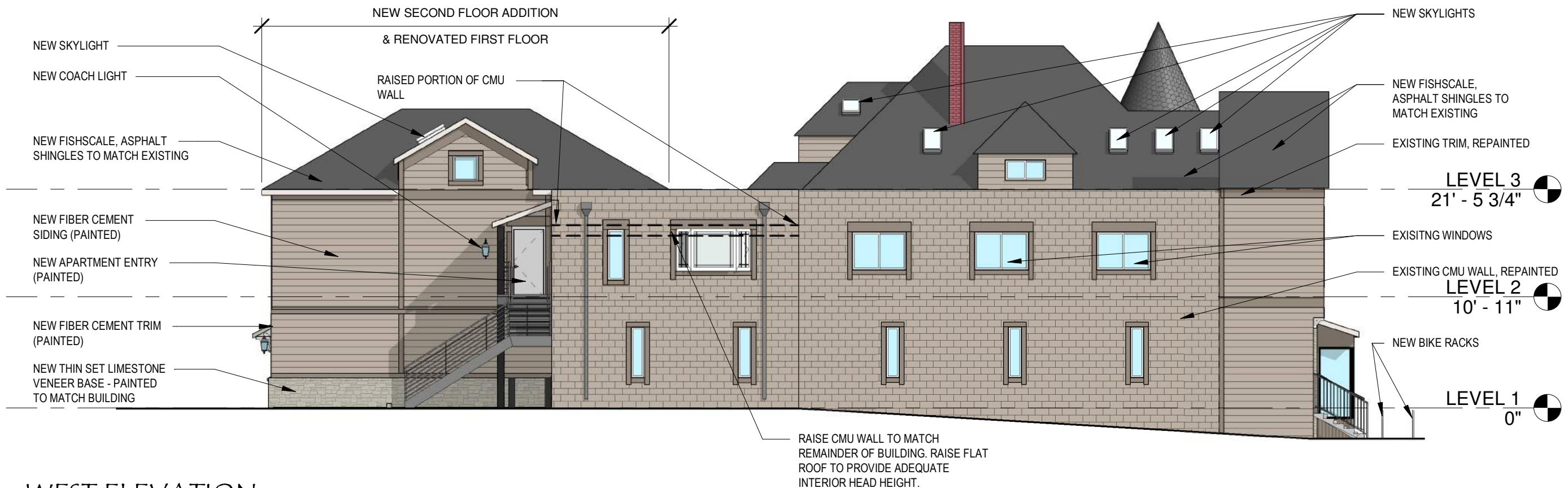
ERL - 3 LLC
VICTORIA TOWERS
 BLOOMINGTON, IN





EAST ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

SHEET DESCRIPTION SHEET NUMBER

A5

PROJECT NO. 19009 DATE 04-01-2019
 EAST & WEST ELEVATIONS

ERL - 3 LLC
VICTORIA TOWERS
 BLOOMINGTON, IN





SE PERSPECTIVE VIEW



ERL - 3 LLC
VICTORIA TOWERS
BLOOMINGTON, IN

PROJECT NO.
19009
DATE
04-01-2019

SHEET DESCRIPTION
SE
PERSPECTIVE
VIEW

SHEET NUMBER
A6



SW PERSPECTIVE VIEW



ERL - 3 LLC
VICTORIA TOWERS
BLOOMINGTON, IN

PROJECT NO.	19009
DATE	04-01-2019

SHEET DESCRIPTION	SW PERSPECTIVE VIEW
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SHEET NUMBER	A7
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NE PERSPECTIVE VIEW



ERL - 3 LLC
VICTORIA TOWERS
BLOOMINGTON, IN

PROJECT NO.
19009
DATE
04-01-2019

SHEET DESCRIPTION
NE
PERSPECTIVE
VIEW

SHEET NUMBER
A8



NW PERSPECTIVE VIEW



ERL - 3 LLC
VICTORIA TOWERS
BLOOMINGTON, IN

PROJECT NO.
19009

DATE

04-01-2019

SHEET DESCRIPTION

NW
PERSPECTIVE
VIEW

SHEET NUMBER

A9



EXISTING SOUTH ELEVATION PHOTOS



EXISTING EAST ELEVATION PHOTOS

SHEET DESCRIPTION SHEET NUMBER

A10

PROJECT NO.

EXISTING
EXTERIOR
PHOTOS

19009

DATE

04-01-2019

ERL - 3 LLC
VICTORIA TOWERS
BLOOMINGTON, IN





EXISTING NORTH ELEVATION PHOTOS

PROJECT NO. 19009

DATE 04-01-2019

SHEET DESCRIPTION EXISTING EXTERIOR PHOTOS

SHEET NUMBER A11

ERL - 3 LLC
 VICTORIA TOWERS
 BLOOMINGTON, IN





EXISTING WEST ELEVATION PHOTOS



ERL - 3 LLC
VICTORIA TOWERS
 BLOOMINGTON, IN

PROJECT NO.
 19009
 DATE
 04-01-2019

SHEET DESCRIPTION
 EXISTING
 EXTERIOR
 PHOTOS

SHEET NUMBER
A12



EXISTING ORNAMENT TO REMAIN & BE REPAINTED



ERL - 3 LLC
VICTORIA TOWERS
 BLOOMINGTON, IN

PROJECT NO.

19009

DATE

04-01-2019



SHEET DESCRIPTION

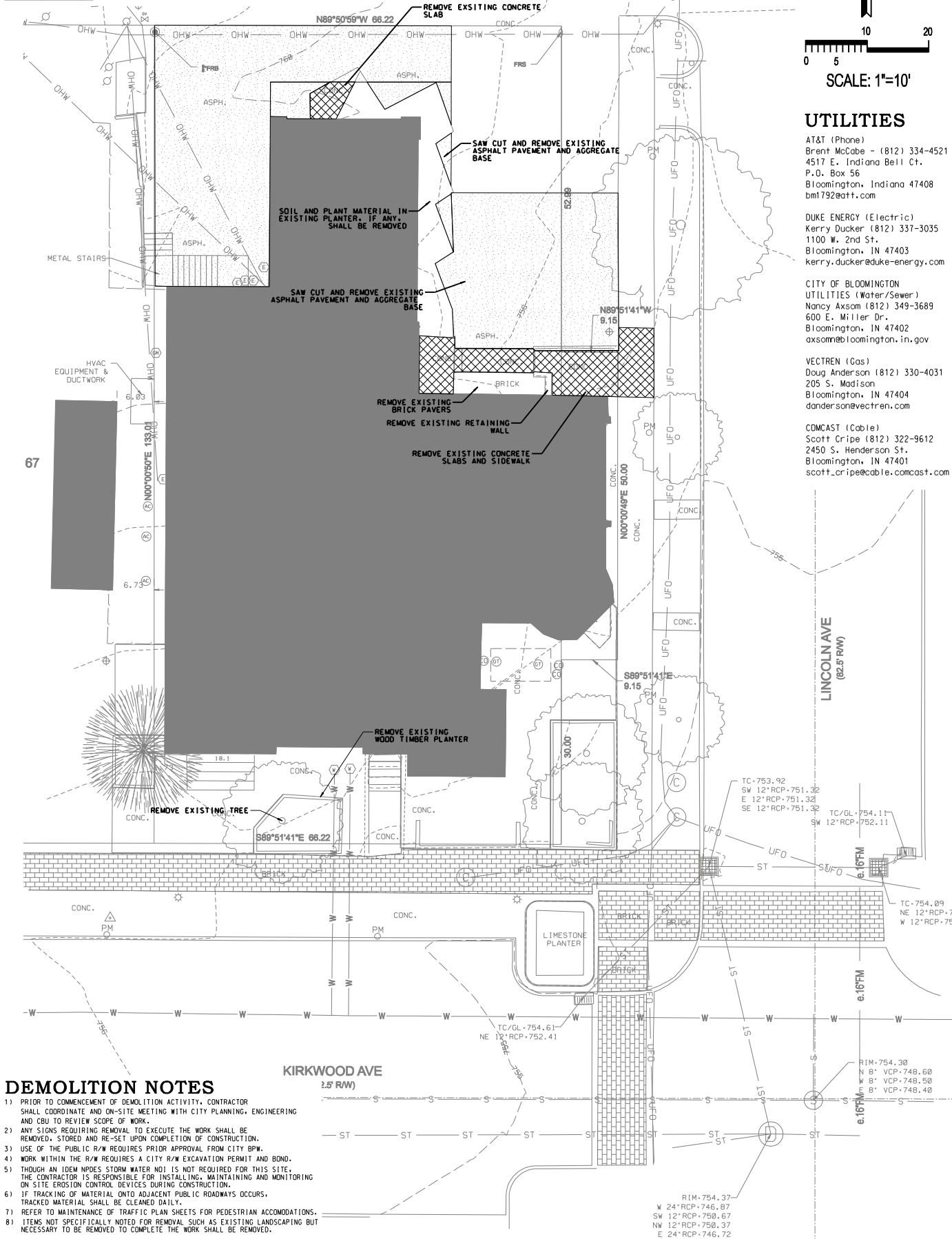
EXISTING
 ORNAMENT

SHEET NUMBER

A13

DEMOLITION LEGEND

-  REMOVE EXISTING CONCRETE SIDEWALK OR SLAB. SIDEWALKS SHOULD BE SAW CUT AT THE NEAREST JOINT FOR REMOVAL.
-  REMOVE EXISTING ASPHALT PAVEMENT AND AGGREGATE BASE MATERIAL. ASPHALT MATERIAL MAY NOT BE USED FOR ON SITE FILL.



UTILITIES

AT&T (Phone)
Brent McCabe - (812) 334-4521
4517 E. Indiana Bell Ct.
P.O. Box 56
Bloomington, Indiana 47408
bml792@att.com

DUKE ENERGY (Electric)
Kerry Ducker (812) 337-3035
1100 W. 2nd St.
Bloomington, IN 47403
kerry.ducker@duke-energy.com

CITY OF BLOOMINGTON
UTILITIES (Water/Sewer)
Nancy Axson (812) 349-3689
600 E. Miller Dr.
Bloomington, IN 47402
axsonn@bloomington.in.gov

VECTREN (Gas)
Doug Anderson (812) 330-4031
205 S. Madison
Bloomington, IN 47404
anderson@vectren.com

COMCAST (Cable)
Scott Cripe (812) 322-9612
2450 S. Henderson St.
Bloomington, IN 47401
scott.cripe@cable.comcast.com

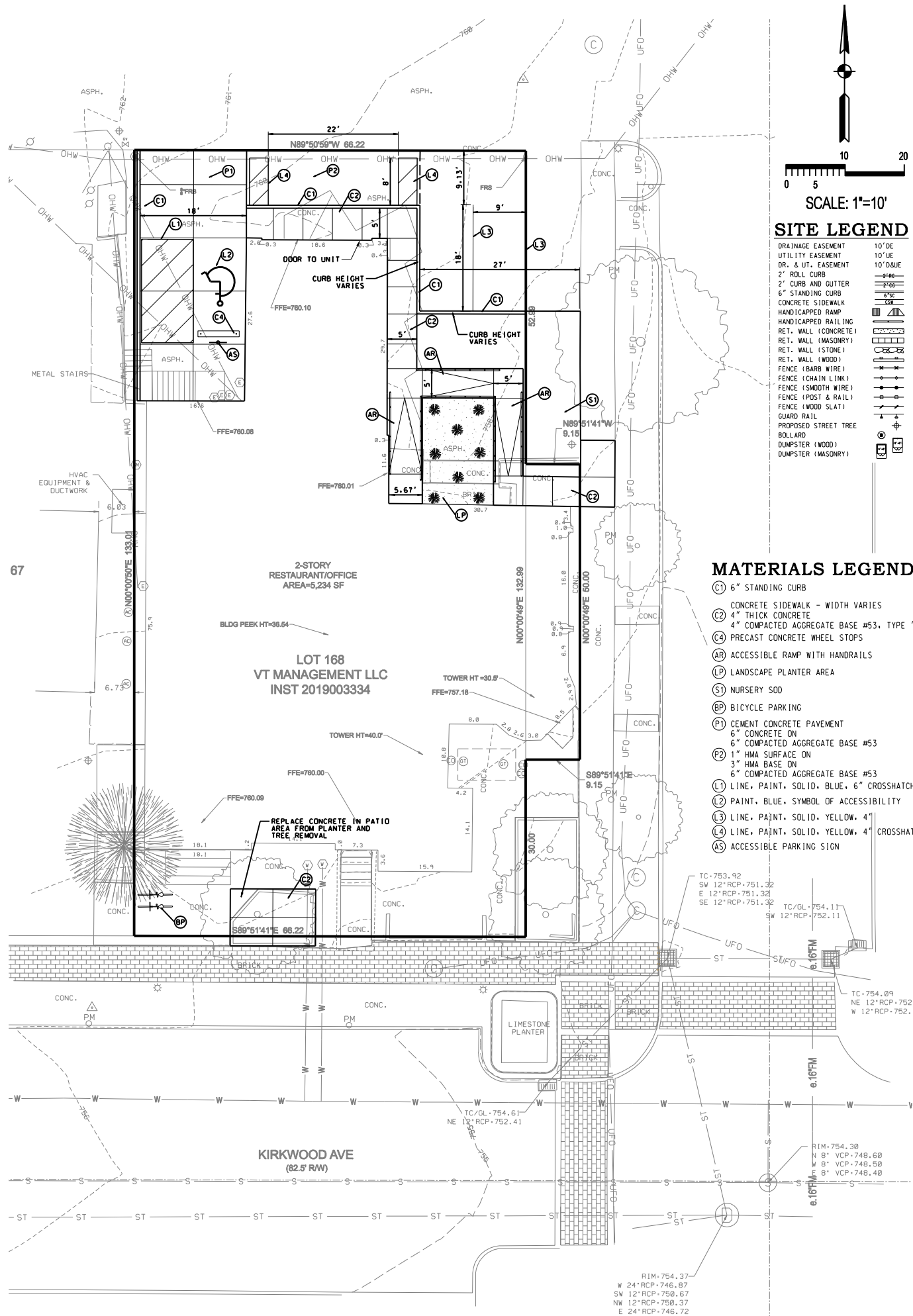
67

LINCOLN AVE
(82.5' R/W)

KIRKWOOD AVE
(2.5' R/W)

DEMOLITION NOTES

- 1) PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AND ON-SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
- 2) ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
- 3) USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY BPPM.
- 4) WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
- 5) THOUGH AN IDEM NPDES STORM WATER NOI IS NOT REQUIRED FOR THIS SITE, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON-SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
- 6) IF TRACKING OF MATERIAL ONTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
- 7) REFER TO MAINTENANCE OF TRAFFIC PLAN SHEETS FOR PEDESTRIAN ACCOMMODATIONS.
- 8) ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL SUCH AS EXISTING LANDSCAPING BUT NECESSARY TO BE REMOVED TO COMPLETE THE WORK SHALL BE REMOVED.



SITE LEGEND

- 10" DE DRAINAGE EASEMENT
- 10" DE UTILITY EASEMENT
- 10" DE DR. & UT. EASEMENT
- 2" ROLL CURB
- 2" CURB AND GUTTER
- 6" STANDING CURB
- CONCRETE SIDEWALK
- HANDICAPPED RAMP
- HANDICAPPED RAILING
- RET. WALL (CONCRETE)
- RET. WALL (MASONRY)
- RET. WALL (STONE)
- RET. WALL (WOOD)
- FENCE (CHAIN LINK)
- FENCE (SMOOTH WIRE)
- FENCE (POST & RAIL)
- FENCE (WOOD SLAT)
- GUARD RAIL
- PROPOSED STREET TREE
- BOLLARD
- DUMPSTER (WOOD)
- DUMPSTER (MASONRY)

MATERIALS LEGEND

- (C1) 6" STANDING CURB
- CONCRETE SIDEWALK - WIDTH VARIES
- (C2) 4" THICK CONCRETE
- 4" COMPACTED AGGREGATE BASE #53, TYPE "0"
- (C3) PRECAST CONCRETE WHEEL STOPS
- (AR) ACCESSIBLE RAMP WITH HANDRAILS
- (LP) LANDSCAPE PLANTER AREA
- (S1) NURSERY SOD
- (BP) BICYCLE PARKING
- (P1) CEMENT CONCRETE PAVEMENT
- 6" CONCRETE ON
- 6" COMPACTED AGGREGATE BASE #53
- (P2) 1" HMA SURFACE ON
- 3" HMA BASE ON
- 6" COMPACTED AGGREGATE BASE #53
- (L1) LINE, PAINT, SOLID, BLUE, 6" CROSSHATCH
- (L2) PAINT, BLUE, SYMBOL OF ACCESSIBILITY
- (L3) LINE, PAINT, SOLID, YELLOW, 4"
- (L4) LINE, PAINT, SOLID, YELLOW, 4" CROSSHATCH
- (AS) ACCESSIBLE PARKING SIGN


67

LINCOLN AVE
(82.5' R/W)

KIRKWOOD AVE
(2.5' R/W)

2-STORY RESTAURANT/OFFICE
AREA=5,234 SF
BLDG PEEK HT=38.54'
LOT 168
VT MANAGEMENT LLC
INST 2019003334

Smith Brubob & Associates, Inc.
453 S. Clavier Boulevard
Bloomington, Indiana, 47401
Telephone: (812) 336-6836
Web: www.smithbrubob.com



CERTIFICATION DATE

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JOB TITLE:
**CITYSIDE 123, LLC
VICTORIA TOWERS
BLOOMINGTON, IN.**

REVISIONS	BY	DATE

DESIGNED	DRAWN	CHECKED	DATE
SAB	SAB		

JOB NUMBER
5852
SHEET
C201
DATE
04/01/19
DEMOLITION AND SITE PLAN



March 11th, 2019
Revised 3-15-2019
Revised 4-01-2019

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

Attn: Mr. Eric Greulich
Mr. Conor Herterich

**RE: Victoria Towers,
221 E. Kirkwood, Bloomington Indiana**

PETITIONERS STATEMENT

Dear Mr. Greulich

Studio 3 Design is pleased to submit the attached renovations at 221 E. Kirkwood for Plan Commission and HPC 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.

The following petition is based on the amended UDO.

<u>Apartment Types</u>	<u>Count</u>	<u>Beds</u>
Studio Apartment	1 Units	1 Beds
1 Bedroom Flat	2 Units	2 beds
2 Bedroom Flat	1 Units	2 Beds
3 Bedroom Flat	1 Unit	3 Beds
4 bedroom Townhome	1 Unit	4 beds
	6 Units	12 Beds

Property density:

Site: .2 Acres
20 DUE's/acre = **4 DUE's allowed**

Studio	.20 DUE x 1=	.20 DUE's
1 Bed	.25 DUE x 2=	.50 DUE's
2 bed	.66 DUE x 1=	.66 DUE's
3 bed	1.00 DUE x 1 =	1.00 DUE's
4 Bed	1.5 0 due x 1 =	1.50 DUE's

3.86 DUE's provided (4.00 allowed)

Project Location

The project is located on the North side of Kirkwood Street at the intersection of Kirkwood and Lincoln.
The site is bounded by an alley to the North, a business to the West, Lincoln Street to the East and Kirkwood Street to the South.

Project Concept

The project is a renovation of an existing 2 story Victorian style building that has had 4 previous additions put on it. The building is currently used for a restaurant on level 1 with storage in the basement, and multiple businesses on level 2. The attic space is vacant and undeveloped. The project scope is to maintain a retail space for a restaurant on Level 1 which will occupy approx. 3,415 sf of space and convert the north addition (964sf) into two one bedroom apartments with a 2 bedroom apartment added above..
The second floor and attic of the existing building will be converted into an additional studio, (1) 3 bed unit and (1) four bed townhome that makes use of the ample volume available in the attic space.
New construction includes the removal of the current pitched roof on the single-story north addition and construction of a second floor for a two bedroom unit. The concept is to create a feel for the unit that is sympathetic to the existing building but not a copy of it. The other area of construction is on the second floor roof of the West CMU building addition. The ceiling heights in the North end of the building are at 7'4" – we are proposing raising the roof structure to match the remaining 2/3rds of the flat roof on that building (approx.. 3' raise).

Parking Counts

Required parking for non-residential	0 spaces
<u>Required parking for residential</u>	<u>1 spaces</u>
Parking provided	6-8 spaces (3 off Lincoln, 1 off alley on south side and 2 to 4 in double stacked off alley on West side)

Site Accessibility:

The building is currently not accessible.
Fair housing does not apply to this building based on first occupancy occurring prior to March of 1991. Americans with Disability Act (ADA)for parking applies to commercial parking- the City does not require any at this location.
For the development, we are making reasonable accommodations for ADA by adding an accessible route from the street to the the restaurant entrance on the North side and an accessible route from the street and West parking to the apartments and restaurant entrance on the north side. The grades on the west parking / delivery are being modified to meet ADA cross slopes so that the owner may make accommodations in the future for a van accessible parking space should he have a resident that request it.

Streetscape

The intent is to leave the streetscape with some modifications on the plaza areas out in front along Kirkwood. The current raised outdoor area has several elevation changes and 2 planter beds with dead vegetation. We would like to improve accessibility onto the outdoor area and remove the planting beds to provide for improved outdoor seating for a restaurant tenant.

The majority of the current plaza is on the owner's property, a 10x roughly 60' zone running parallel with Lincoln street has been found to be on City property.

The intent is to request an easement for this area in order to provide usable outdoor seating that will add to the street life along Kirkwood. A separate filing for the plaza area changes will be provided at a later time for review with staff.

Building Façade modules

Not Applicable – no new footprint is being added to the structure. The addition will be on top of the existing first floor.

Building Height

The overall building height for the addition is under the 30' maximum building height required under the amended UDO.

Building Materials

The building façade primary materials are a mix of wood and cementitious siding and a stone base to complement the existing material used on the historic structure and the subsequent additions. Primary materials carry on all 4 sides of the addition.

Void to Solid Percentages

Not applicable to the ground level existing façade – We are maintaining existing walls but will provide additional glazing on the first floor façade. The second floor addition requires 20% void to solid mix which we will provide.

Building Step Back

Not applicable

Historic

The existing building is on Bloomington's Locally Designated list as a Notable structure. Original portions of the Victorian house are still visible primarily for Kirkwood street with portions of the upper level visible from Lincoln street. The building has had 4 major additions over time, each with their own character – a 2 story on the West, a single story on the North with a pitched roof, a single story on the East side with a high pitched roof and added turret mimicking the original house and a series of bump-outs on the Kirkwood elevation that cover the original porch and front façade. Our intended addition of a second floor on the North end will remain separated from the original structure to distinguish it as a new item- not part of the original.

We would like to add several skylights into the existing roof structure to bring natural light into the attic space. The current roof is in disrepair and needs to be completely replaced. We will come back with the same style of shingles (double butt profile) as the structure currently has. During this replacement we would add the skylight. Each skylight is no more than a 24" x 36" unit. All locations are being reviewed with HPC as part of the certificate for appropriateness.

Bike Parking

We will provide the required bike parking based on UDO recommendations. Bike racks to hold 4 bikes. 2 on Kirkwood and 2 on Lincoln.

Environmental Considerations

The facility is being up-dated on the interior and repaired on the exterior in an effort to salvage the building and provide an adaptive reuse of the it. With the revisions to the attic space envelop and addition of new HVAC, plumbing and electrical- the building will be far more energy efficient than it is today.

Encroachments:

The project will require the following encroachments with the city:

- Outdoor patio area and seating area as it exists today extends over the property line. Modifications to the patio and or addition of a railing may require that we apply for an encroachment.

Trash Removal

Trash removal currently exist off of the North Alley and will remain there.

Anticipated Waivers

We feel that the project is in alignment with all existing and amended requirements of the UDO with the exception of the following items that have been provided to maintain the building in character with the existing historic structure.

1. Building materials- Siding is not an allowed primary material- however, it is the primary material of the original structure. As such we are proposing the use of siding on the north addition based on final approval from HPC.
2. Roof pitch: This district requires a flat roof on new structures. We are proposing a pitched roof on the north addition to be in character with the existing historic structure. The pitched roof is over the same area currently covered by a one story building with a pitched roof. His request will be based on final approval from HPC.

221 E. Kirkwood- Petitioners Statement
March 11th, 2019
Revised 4-1-2019
Page 5

Respectfully submitted,

STUDIO 3 DESIGN, INC

A handwritten signature in black ink that reads "Tim Cover". The signature is written in a cursive, flowing style with a large initial "T" and "C".

Tim Cover
Architect