

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday May 23, 2019, 5:00 P.M. AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. May 9, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-30

204 S. Rogers Street (Greater Prospect Hill Historic District)

Petitioner: Lucas Brown

*Amend COA 17-06. Painted steel fence will now include wood louvers in the upper panels.
Height will remain 8'.*

Commission Review

A. COA 19-32

325 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Lynn & Teri Yohn

Replace 16 wood windows with custom designed Marvin double hung aluminum clad wood windows.

B. COA 19-33

715 N. Maple Street (Maple Heights Conservation District)

Petitioner: Mike Kee

New construction on a vacant lot. See Packet for details.

V. DEMOLITION DELAY

A. Demo-Delay 19-08

Petitioner: Jackie Moore

Full demolition of barn structure.

VI. NEW BUSINESS

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 June 13, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 5/16/2019

Bloomington Historic Preservation Commission
Showers City Hall McCloskey Room,
Thursday May 9, 2019
MINUTES

I. CALL TO ORDER

Meeting was called to order by **Jeff Goldin**, @ 5:00 pm.

II. ROLL CALL

Commissioners

John Saunders
Lee Sandweiss
Deb Hutton
Jeff Goldin
Chris Sturbaum
Sam DeSollar
Susan Dyer
Doug Bruce

Advisory

Ernesto Casteneda

Absent

Leslie Abshier
Derek Richey
Jenny Southern
Duncan Campbell

Staff

Conor Herterich, HAND
Eddie Wright, HAND

Guests

Marty Miller
Chuck Heintzleman
Noor Heintzleman
Ania Hill
Narges Noori
Ted Hill
Bryan Payne

III. APPROVAL OF MINUTES

A. April 11, 2019 Minutes

Doug Bruce made a motion to approve the April 11th, 2019 Minutes, **Sam DeSollar** seconded with the amendment to the minutes that the measurement

of the porch height in the Maple Heights courtesy review be changed from feet to inches.

Motion carried 8-0-0 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-23

2820 E. 10th Street (Garton Farm Local HD)

Petitioner: Bloomington Restoration Inc.

Replace modern K-style aluminum gutters with galvanized half round gutters.

Conor Herterich gave presentation. See packet for details.

B. COA 19-24

112 S. Maple Street (Greater Prospect Hill Historic District)

Petitioner: John Kirtland

Replace the limestone stacked piers with a conventional cinder block foundation.

Conor Herterich gave presentation. See packet for details.

C. COA 19-25

530 S. Jordan (Elm Heights Historic District)

Petitioner: Dale & Sharon Andrews

Replace the side door and storm door.

Conor Herterich gave presentation. See packet for details.

D. COA 19-26

115 S. Walnut Street (Courthouse Square Historic District)

Petitioner: Bob Magiera

Installation of 4" refrigeration piping on rear façade.

Conor Herterich gave presentation. See packet for details.

E. COA 19-27

346 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Karla Lewis

Build 8' tall privacy fence along west side of property.

Conor Herterich gave presentation. See packet for details.

Commission Review

A. COA 19-22

1105 W. 3rd Street (Greater Prospect Hill Historic District)

Petitioner: Chuck Heintzelman
Rehabilitation of Gospel Tabernacle building.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

John Saunders asked if this was part of a bigger project, **Jeff Goldin** answered that it is but the commission does not have purview. **Doug Bruce** asked about information about the door. **Conor Herterich** clarified that the information is in the packet. **Sam SeSollar** asked about moving the steps **Chuck Heintzelman** stated that the steps need to be changed because they are no longer in conformance with current code as they wish to use the door as an emergency exit. **Deb Hutton** asked if the style of replacement windows would be based on any evidence of the historic windows. **Chuck** stated that 3 x 5 manufacturing steel windows were found and that many of the windows are damaged but they will try to preserve the stained glass windows and display them inside the building.

Chris Sturbaum stated that he likes the use of the building and the neighborhood is very supportive of the project. The Commissioners were in agreement that this is a very good project. **Doug Bruce** stated that he believes the character defining features will remain intact and he is supportive of the project. **Lee Sandweiss** stated it was a terrific project. **Sam DeSollar** stated that he appreciated the level of work and detail that **Chuck Heintzelman** has given the project. Sam also wanted to make sure that the awning mounting was attached to the mortar joints and not directly into the stone. **Susan Dyar** said that she thinks it is great and she lives and walks by there and is happy to see something done with the building. **Jeff Goldin** stated that this is a great project and that this is how historic preservation works, adaptive reuse. **Chris Sturbaum** had one other thought, and wondered if the awning could have a less steep slope so as not to block the entrance. He stated this was not a condition of approval but that the petitioner should think about it.

John Saunders made a motion to approve COA 19-22, **Sam DeSollar** seconded.

Motion carried 8-0-0

B. COA 19-28

413 S. Highland (Elm Heights Historic District)

Petitioner: Narges Noori

Replace current non-functioning wood windows with ThermaStar, single-hung, vinyl windows.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Narges Noori clarified why she was requesting the replacement of the windows. She wants the windows to be safe but also remain in conformance with neighborhood standards. They recently had a HAND inspection and none of the windows on the lower level open up. The issue is that these windows do not seal and if we replace them with wood we would have the same problems. The property is a rental and the tenants have tried to do repairs to the windows themselves. She is concerned the current windows are a fire hazard and explained that she wanted to use vinyl windows to replace because the windows will be able to be properly sealed without expansion and contraction of wood. She stated that the windows are truly beyond repair, and everyone else in the neighborhood has vinyl windows so she is not changing the look of the building.

Chris Sturbaum asked what a single hung window is. **Jeff Goldin** answered that it's a window where the top is inoperable. Chris Sturbaum asked if there are going to be grids in the windows, internal, inside the glass. Ted Hill answered that yes the grilles would be inside the window and clarified that the windows would be double hung, not single hung. The new windows will appear as the old windows. He also suggested they consider fiberglass windows as opposed to vinyl because the fiberglass have the grids (grilles) applied to the glass and has a more traditional look. **John Saunders** asked if the weights are out of the windows. He stated it looks like there has been a lot of neglect over the years which is why the sills are rotted. **Ted Hill** stated that most of the windows are just rotted. **Ernesto Casteneda** agreed with **Chris Sturbaum's** statement that adding grill to outside will give more detail to the structure. **Sam DeSollar** asked about the Elm Heights Neighborhood opinion on the changes. **Conor Herterich** stated that Jenny Southern stated the neighborhood would like to see the windows repaired. **Sam DeSollar** asked if Narges was aware that the home was in the Elm Heights historic district when she purchased it. **Narges Noori** stated Reza Kaffash sold the homes to her mother and that her mother had no clue. She blamed Mr. Kaffash on the current problems.

Chris Sturbaum stated that the design of replacement windows have advanced to the point that they look very similar to original wood windows. He is ok with replacement if the new windows look the same as the original windows and have the grids (grilles) on the outside of the glass. **John Saunders** stated that he would like to see the windows removed and repaired, as he feels as though these windows are not in that bad shape. **John** stated that repairing the windows wouldn't cost that much more than replacement windows. **Ernesto Casteneda** stated that he is against vinyl, he wants the grille to be on the outside and encourages removal and repair of the original wood windows or replace with new quality windows. **Deb Hutton** stated she is ok with replacement but wanted to see it look as historic as possible. **Doug Bruce** stated that he agrees with **Chris** that designs of new windows has come very far. But when replacing windows the replacement windows must be right. He could support replacement if the replacement was in kind that had the grid on the exterior. **Lee Sandweiss** agreed with both **Chris** and **Doug**. **Sam DeSollar** stated that the lower windows on the south elevation is what makes the house contributing. As for replacement he has to go with the guidelines and Elm Heights has the most restrictive

guidelines. He stated that his first leaning is to get the windows repaired but that we have to look at what the guidelines say and Elm Heights has one of the most restrictive guidelines in the city. But if these can't be repaired then they must be replaced in kind. **Jeff Goldin** stated that he is with Chris and Doug, and that if they can get some fiber glass windows with some grids that match style and configuration of the current windows that he would be on board, but vinyl windows would destroy this house.

John Saunders made a motion to deny COA 19-28, **Sam DeSollar** seconded.
Motion carried 8-0-0

C. COA 19-29

121 S. Walnut (Courthouse Square Historic District)

Petitioner: John Simon

Install 14" x 30" cast aluminum sign on side of building. See Packet for wall placement, materials, and design. Addition of black text to the face of vinyl awning.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Marty Miller gave a further explanation of the placement of the sign.

Deb Hutton asked about the wording of the sign. **Marty Miller** explained it was the date K of C assumed ownership. **Sam DeSollar** asked if the sign could be mounted to the mortar joints. He also asked if the lettering is large enough. **Marty Miller** stated he is happy with the sign.

Sam DeSollar made a motion to approve COA 19-29, **Doug Bruce** seconded.
Motion carried 8-0-0.

v. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-06

1723 W. Gray Street

Petitioner: Shelia Stephens

Full demolition of home.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

John Saunders made a motion to waive the demo delay period, **Doug Bruce** seconded.
Motion carried 8-0-0.

B. Demo Delay 19-07

613 N. Morton Street

Petitioner: City of Bloomington

Full demolition of structure.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Brian Payne added that the city is doing a lot of work in the alley and the building is bulging into the alley.

Chris Sturbaum asked why the building was allowed to deteriorate. **Bryan** stated that he could only speculate. **Ernesto Casteneda** asked about salvaging of the brick. **Bryan** stated they will salvage as much of the brick as possible. Once the garage is down the open lot will be marketed for parking. **Deb Hutton** asked about the building being used in milling operations in the past. **Bryan** stated that he could not be certain, but a gentleman that was involved with project stated that is wasn't. **Sam DeSollar** asked when the building was acquired by the city. **Bryan** stated it was the early 2000's.

Chris Sturbaum stated that the chance to save the building has passed. **John Saunders** stated that it is a shame the city let the building deteriorate. **Doug Bruce** agreed with **Chris Sturbaum**. **Lee Sandweiss** would like to know what the building was used for when the Showers factory was in operation. **Bryan Payne** stated they did an asbestos test and none was found. **Sam DeSollar** stated that he loves this building and he went to the city and tried to save the building in 2016, but was rebuffed, this is a case of demolition by neglect. He would like to see legislation to stop people from letting historic buildings just sit and decay. **Jeff Goldin** stated that trying to save this building at this point would not be realistic, this building is lost.

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

Motion carried 5-1-2.

VI. NEW BUSINESS

- A. Preservation Month Events Update – **Conor Herterich** has organized a history themed trivia competition on May 22nd @ The Mill 6 - 8pm. Food will be served and prizes will be awarded. He also has guest speakers lined up. All funds will be donated to BRI. See packet for further details.

Conor Herterich also has Randy Shipp giving a presentation “Press a Button, Get a House” set for May 31st @ the Waldron Arts Center 7pm. See packet for further details.

Conor Herterich stated that he nominated the Dimension mill for historic recognition.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Chris Sturbaum stated he will no longer be on the City Council but he will

continue with Historic Preservation.

John Saunders had concerns about the windows decision earlier in the evening. He feels like they Commission is lightening up. **Sam DeSollar** stated they are interpreting guidelines, and Elm Heights guidelines are very restrictive. **Conor** stated that replacement vs repair is a very hot topic at this time. Indiana Landmarks are working on a set of guidelines. **Jeff Goldin** stated that each case should be reviewed on an individual basis. They are only guidelines and like a court ruling. **Sam DeSollar** stated they are all from different backgrounds and have different viewpoints but they all have the city's best interest at heart.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin** @ 6:36 pm.

END OF MINUTES

COA: 19-30

Staff Decision

Address: 204 S. Rogers Street

Petitioner: Lucas Brown

Parcel #: 53-08-05-102-035.000-009

Rating: Not Rated

Structure; One-Part Commercial Block c. 1927



Background:

Historically known as Burns Grocery, this building is located in the Greater Prospect Hill Historic District. In February of 2017 the HPC approved a COA that included an addition, installation of signage, an awning, a new metal door, and a painted 8' steel fence.

Request:

1. Change the design of previously approved painted steel fence to include wood louvers in the upper panels of the fence.

Guidelines: Greater Prospect Hill Historic District Design Guidelines:

1. No guidance on fencing.

Staff Decision: Staff approves COA 19-26 due to the following reasons:

1. The fence height is still 8' which is the same as the previously approved fence height and is consistent with UDO requirements.
2. Wood louvers are compatible with the pergola structure in the outside patio area.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 19-30

Date Filed: 5/4/19

Scheduled for Hearing: 5/23/19

Address of Historic Property: 204 S. Rogers St.: Greater Prospect Hill

Petitioner's Name: Lucas Brown

Petitioner's Address: 2055 W Industrial Park Drive

Phone Number/e-mail: 812 961 8687

Owner's Name: FAR LLC.

Owner's Address: 205 N College Ave. Suite 510 Bloomington, IN 47404

Phone Number/e-mail: _____

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

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

Under COA-17-06 the exterior of the existing building, the addition, other exterior elements and the painted steel fence were approved by the Commission. The "painted steel fence" design has changed. It is now a painted steel fence with steel pickets in the lower panels and wood louvers in the upper panels.

3. A description of the materials used.

The primary material will be painted steel for the overall frame, the panels, and the lower pickets. The wood louvers will be planed, sanded and sealed cedar, Spanish cedar, ipe, or equivalent rot-resistant and durable wood.

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

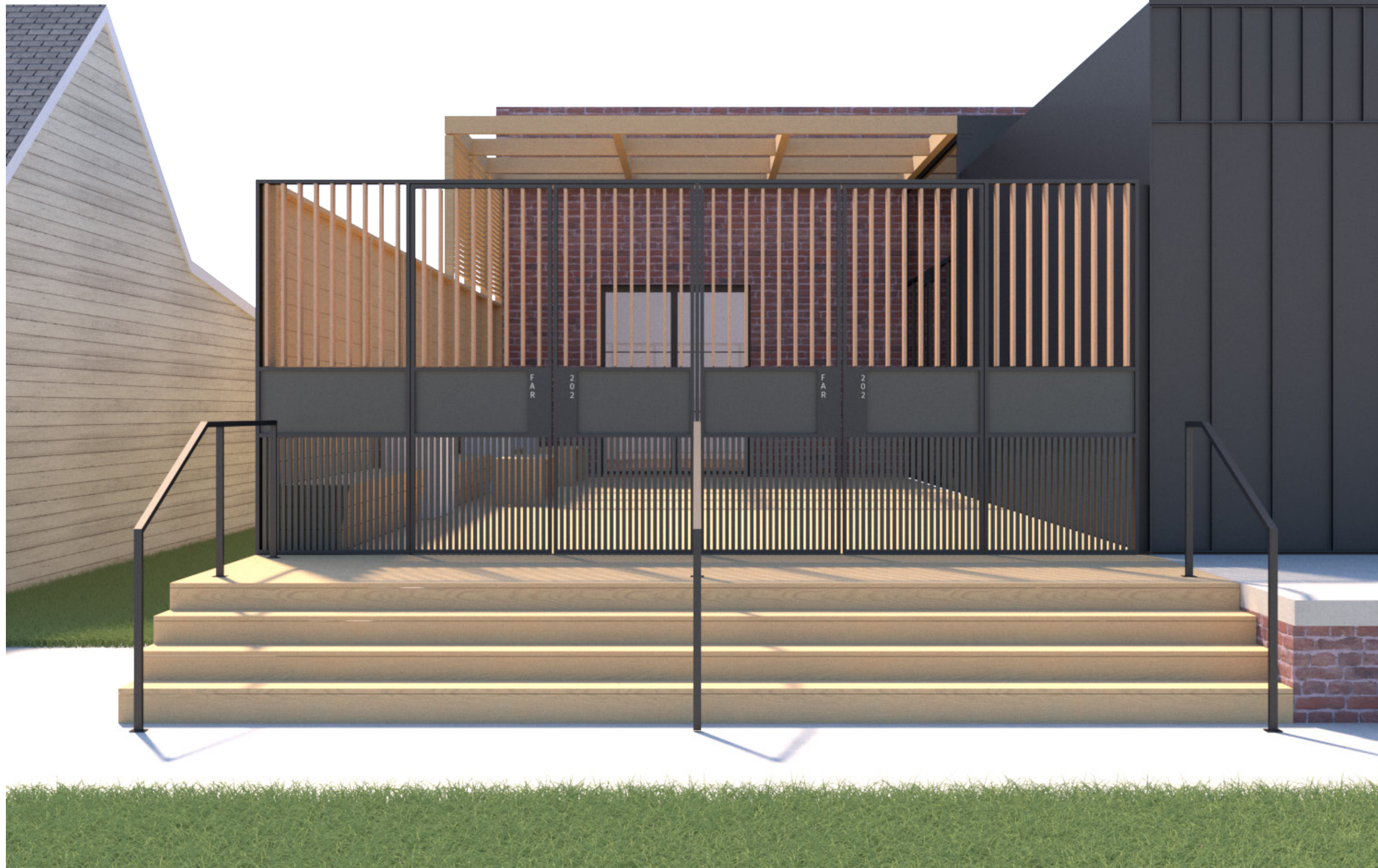
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

FAR Fence & Egress Gate Design

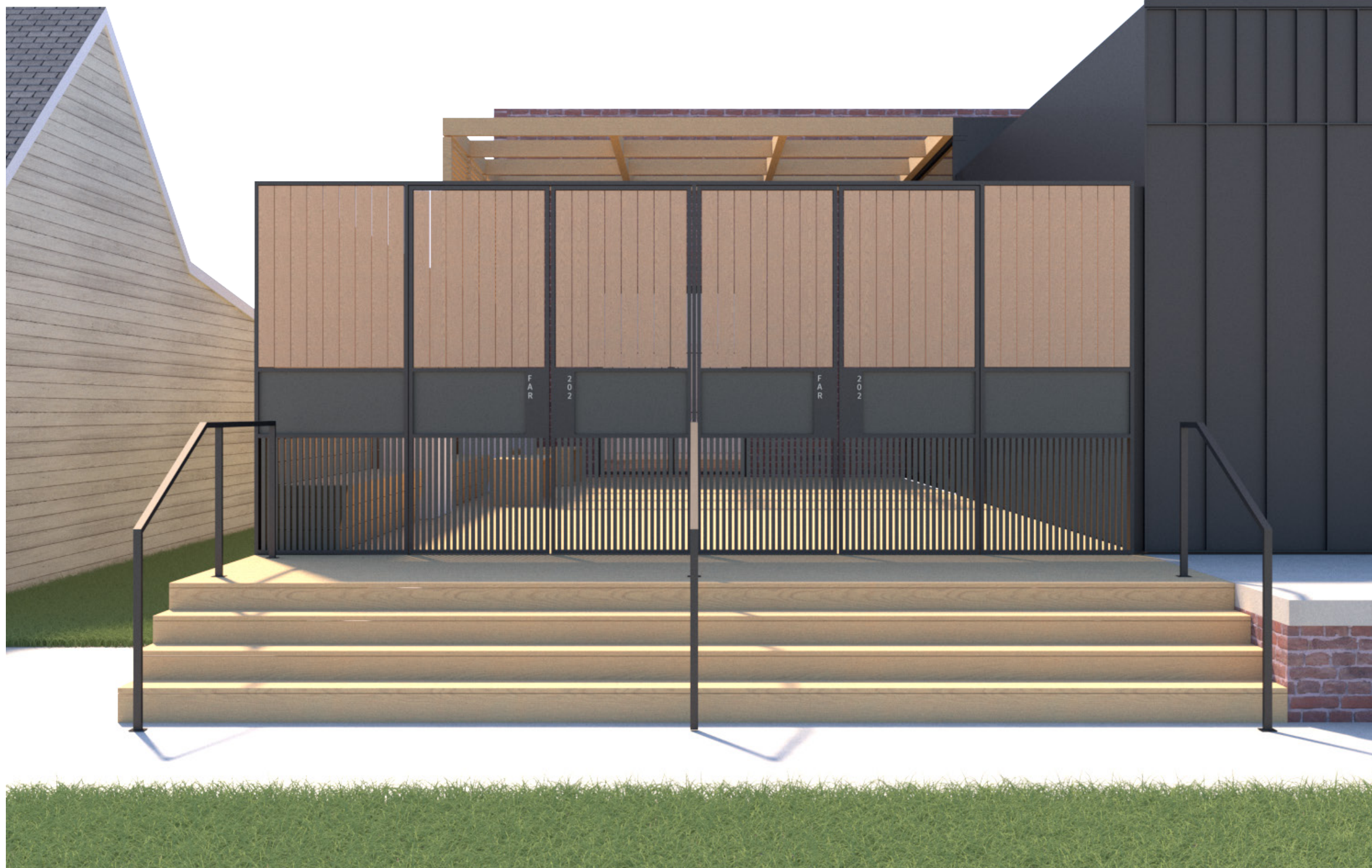
Fence and gate made of painted steel and designed with operable wood louvers which can be opened and closed from interior garden side.



LOUVERS IN OPEN POSITION

FAR Fence & Egress Gate Design

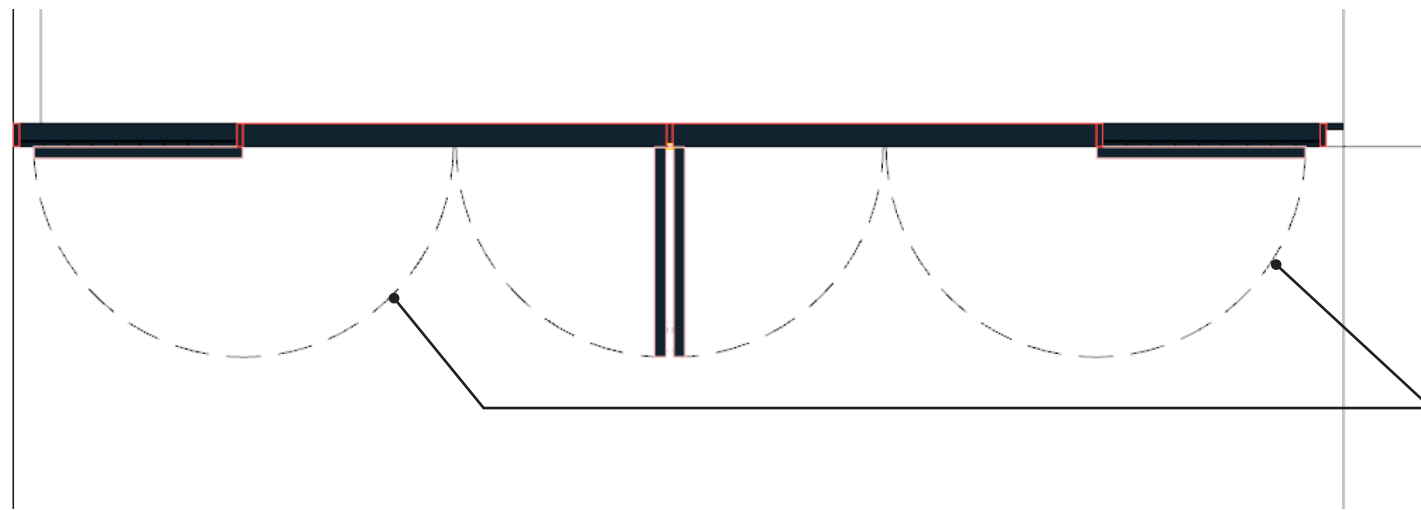
Fence and gate made of painted steel and designed with operable wood louvers which can be opened and closed from interior garden side.



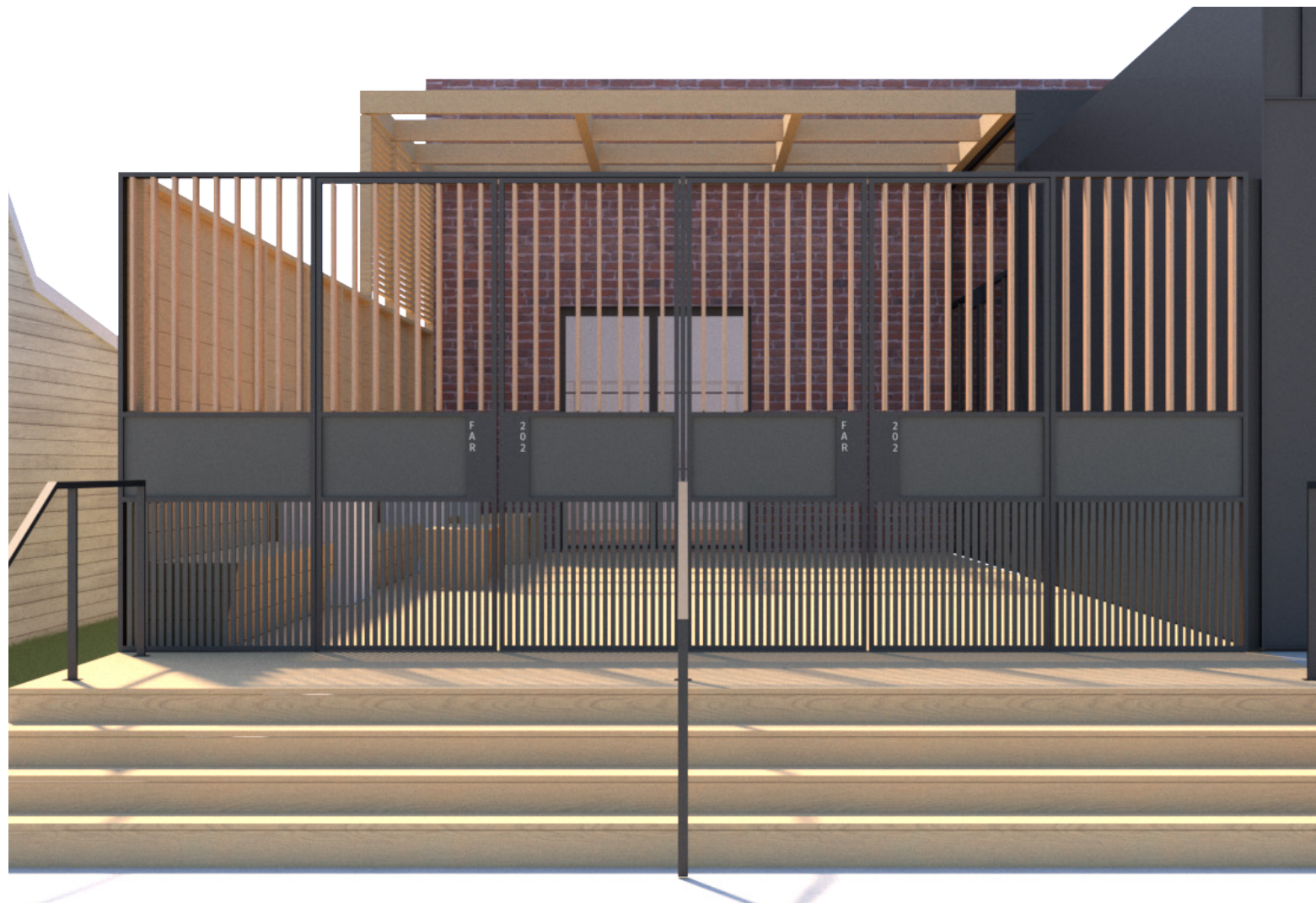
EXAMPLE OF WOODEN LOUVERS WITH THIN STEEL HEADER

LOUVERS IN CLOSED POSITION

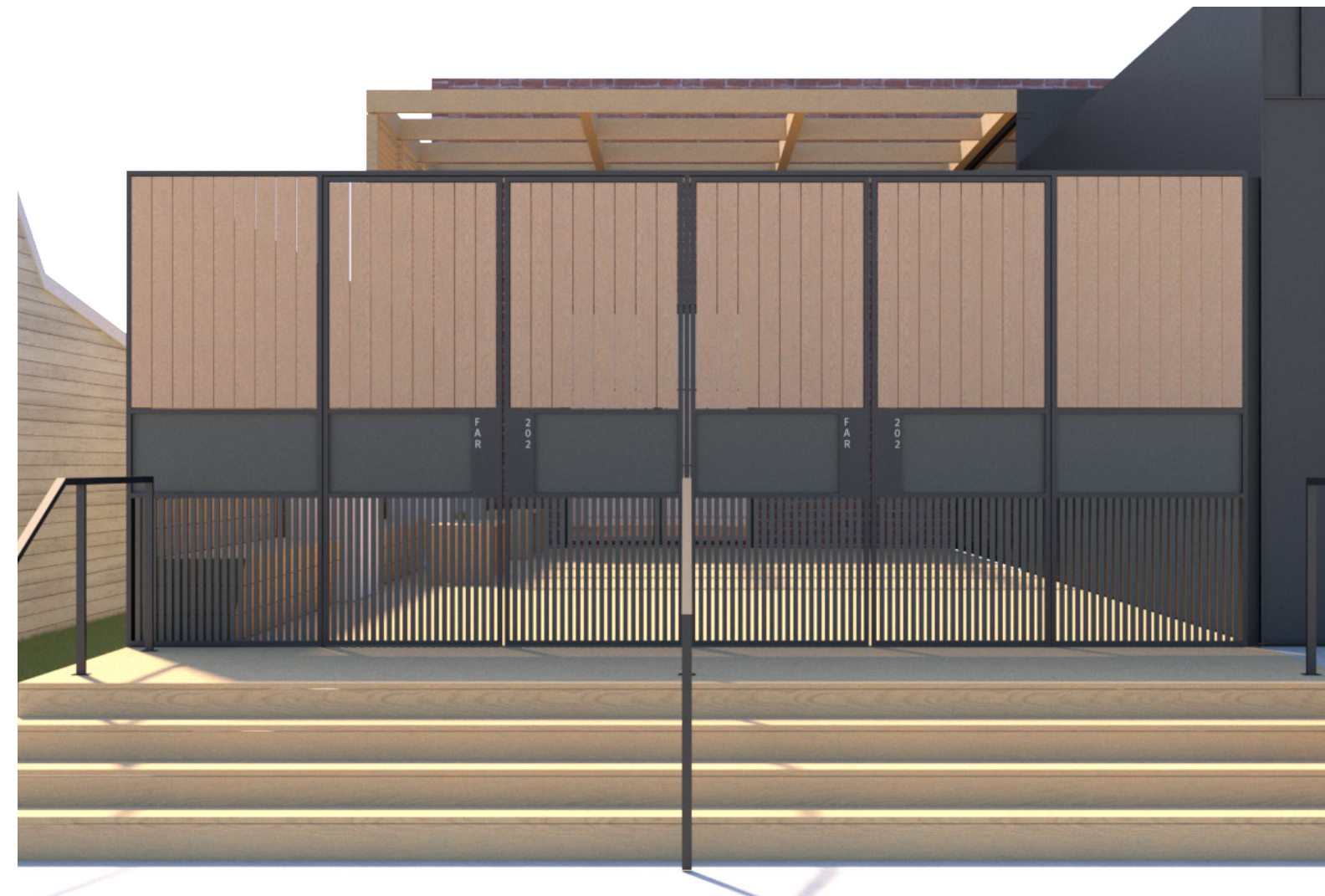
FAR Fence & Egress Gate Design



Outer gates to rotate 180 degrees. Also need to be able to latch in the open position.

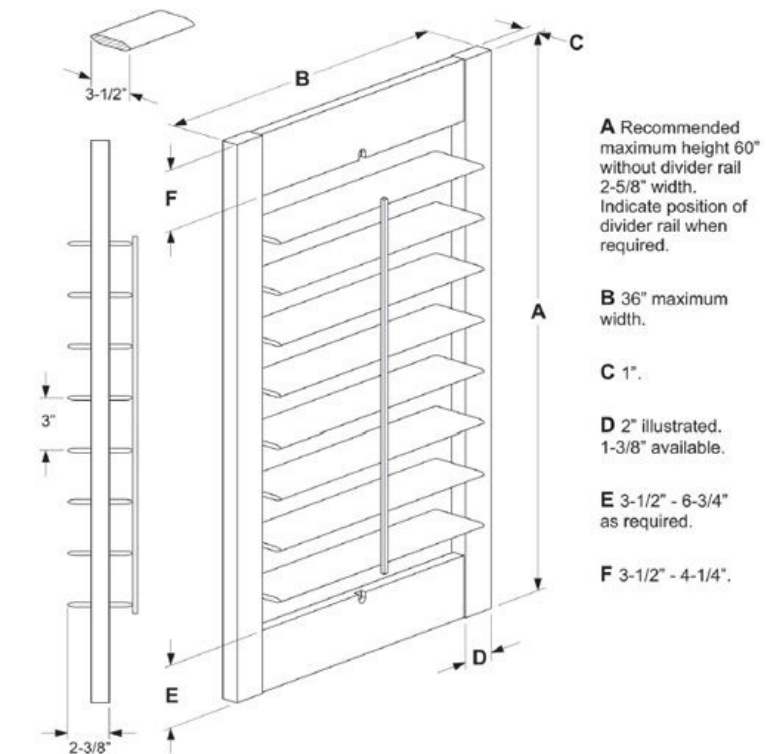
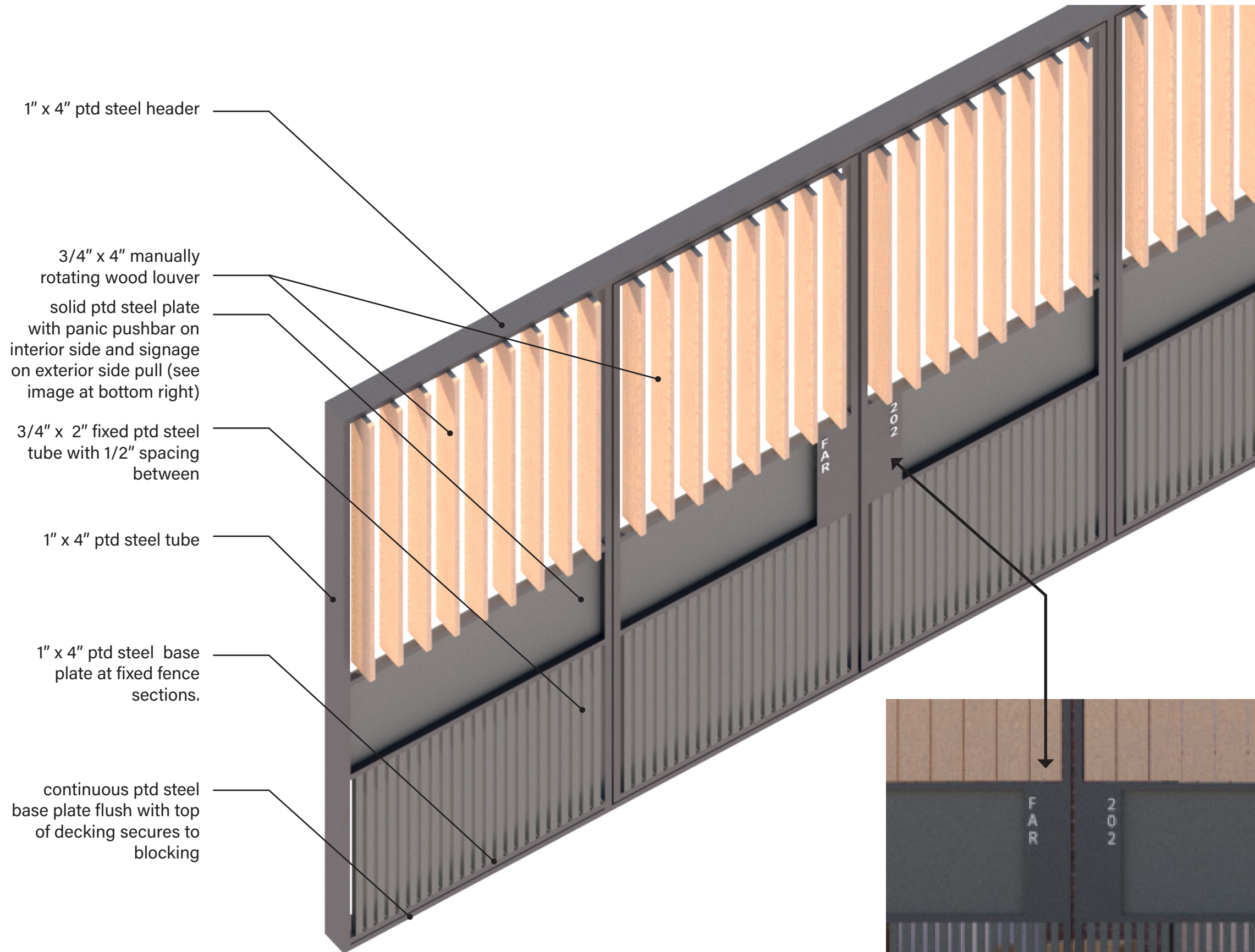


LOUVERS OPEN



LOUVERS CLOSED

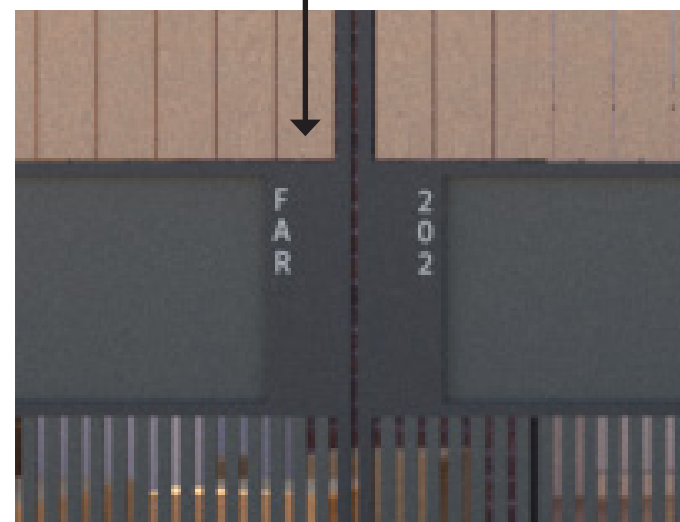
FAR Fence & Egress Gate Design



EXAMPLE DRAWING ABOVE SHOWS AN IDEA OF HOW LOUVERS CAN BE MANUALLY OPERATED SIMILAR TO PLANTATION BLINDS WITH CENTRAL ROTATING RAIL

NEED TO DISCUSS W/ ARCHITECT:

- location of louvers in open position (center rotation versus end rotation)
- detailing of manual "plantation shutter"
- dimension of steel frame - we are going for a visual thinness / lightness of structure
- how we connect to existing facade, fence, and deck blocking
- wood selection
- temperature of metal in summer
- any fire rating requirements for gate?
- can gate panic bar have a 10-15 second delay?



INLAYED LETTERING ON EXTERIOR HANDLE, LIGHTER WARM METAL TONE

COA: 19-32

Address: 325 S. Rogers Street

Petitioner: Lynn & Teri Yohn

Parcel #: 53-08-05-101-009.000-009

Rating: Contributing

Structure; Queen Anne c. 1890



Background: Located in the Prospect Hill Historic District, this Queen Anne style home is known as the William Fulwider House. Some windows have been resized and replaced, but the house retains a large number of historic one-over-one wood sash windows. The petitioners request to replace these windows last year was denied because evidence was not provided to justify replacement.

Request:

1. Replace 17 original wood windows with custom designed Marvin double hung aluminum clad wood windows. Window size, shape, and 1/1 pane configuration will remain the same. Specifics on which windows will be replaced and why can be found in the Packet.

Guidelines: Secretary of the Interior's Guidelines for Rehabilitation

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(continued on next page)

COA: 19-32

Prospect Hill Historic District Design Guidelines, pg. 15

1. Windows or doors with unusual shapes, colors, or glazing patterns or that are of unusual material are character-defining features of a building.
2. Original windows and doors and their characteristic elements including sashes, lintels, sills, shutters, transoms, pediments, molding, hardware, muntins, and decorative glass should be retained and repaired rather than replaced.
3. * If original windows and doors are deteriorated beyond repair, replacements should duplicate the original in size and scale.

Recommendation: Staff recommends approval of COA 19-32 for the following reasons:

1. According to the Prospect Hill design guidelines windows that have unusual shapes, colors, glazing patterns, or that are of unusual material are considered character-defining. The windows on this home have neither of these characteristics.
2. The home is rated as “Contributing” because there have been significant alterations and additions to the original structure and its materials.
3. Photographs submitted by the petitioner show significant issues with the current windows including deterioration, water damage, and non-functionality.
4. Staff finds that the HPC should only consider denial of this COA if a reasonable case can be made that the windows in their current condition are character-defining and that by removing the original window parts the historic character and integrity of the home will be jeopardized (potentially downgrading the rating of the home to “Non-contributing” on the next historic resource survey).
5. Staff recommends approval as long as the window size, shape, and pane configuration remain the same, and the petitioner uses the replacement windows specified in the application.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-32

Date Filed: 5/10/19

Scheduled for Hearing: 5/23/19

Address of Historic Property: 325 South Rogers St

Petitioner's Name: Lynn & Teri John

Petitioner's Address: 325 South Rogers St

Phone Number/e-mail: 703-867-3327 / THE HILLMAN @ YAHOO.COM

Owner's Name: Lynn & Teri John

Owner's Address: SAME

Phone Number/e-mail: SAME

Instructions to Petitioners

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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. RESIDENTIAL PROPERTY

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

3. A description of the materials used.
SEE ATTACHMENTS

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.

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

Since purchasing our home in 2011 we have made numerous attempts to restore and extend the life of the windows in the house. This includes re-glazing and caulking various windows. The home does have storm windows installed but they were not installed correctly and do not provide much, if anything in the way of energy efficiency and in some cases have caused structural deterioration and interior leaks in the house.

It is our understanding that our home is designated as "contributing" to the historic nature of the Prospect Hills community which mean that other changes have been made to the home over the years. We know that the wraparound porch and an office/bathroom addition were most likely added in the 1980's. Our understanding is that the state guidelines for a home designated as "contributing" are somewhat less stringent than homes rated higher and thus our proposed replacement of the windows could be permissible.

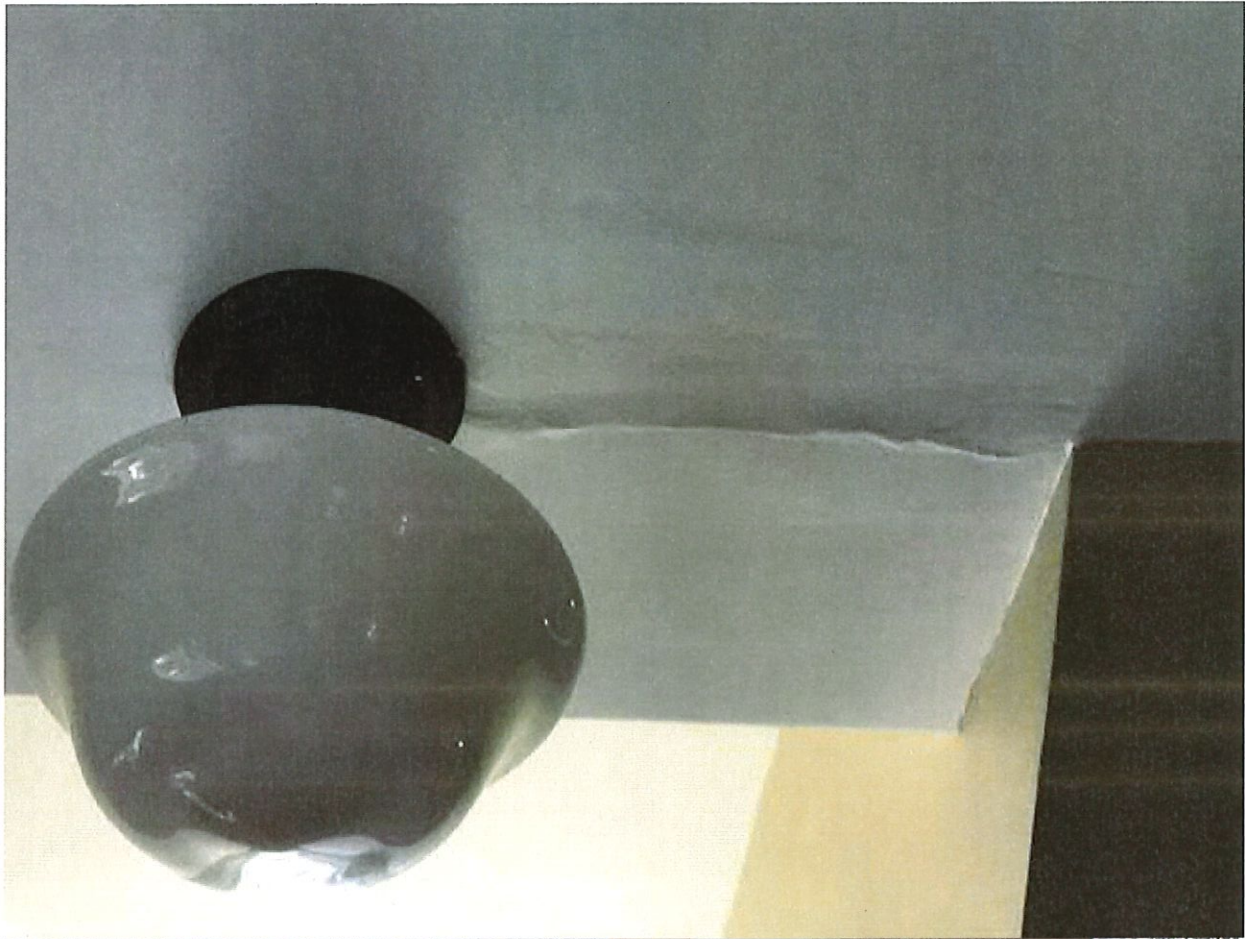
Due to these issues, we are proposing the replacement of all existing windows with custom designed Marvin "Clad Ultimate Insert Double Hung" aluminum windows (please see window specification provided for additional details). We will not be removing any existing windows or adding any new windows to our home.

We have chosen these windows because of Marvin's reputation for quality windows and their national reputation as a company focused on meeting the historical requirements at both a local and national level. We believe these windows will allow us to keep our house true to its historic character while addressing the issues we discussed above.

The following is a detailed review of the windows we are replacing:

East Bedroom - South Facing Window

This window is positioned directly above the kitchen and currently leaks into the light fixture located directly below the window. We have made numerous attempts to correct and repair this problem but to date have not been successful (see pictures). We are concerned that there is a risk to the electrical system in the kitchen along with the possibility of fire.



The left side picture shows the most current attempt to stop the leak while the picture on the right is an example of the deteriorating structure of the window.

This picture shows damage to the kitchen ceiling due to the leak. Please note that the light globe actually captures the water and has filled the electrical fixture.

East Bedroom - East Facing Window

This window is positioned above a door frame in an area of the house that we use as an office which has a newly refinished floors. This window leaks and requires the use of something to catch the rain so that it does not damage the floors. The ceiling in the dining room below the window is beginning to show water damage (see pictures below).



The top two pictures show the deteriorating structure of the window while the bottom pictures show the new floors that are at risk of water damage.

East Bedroom - North Facing Window

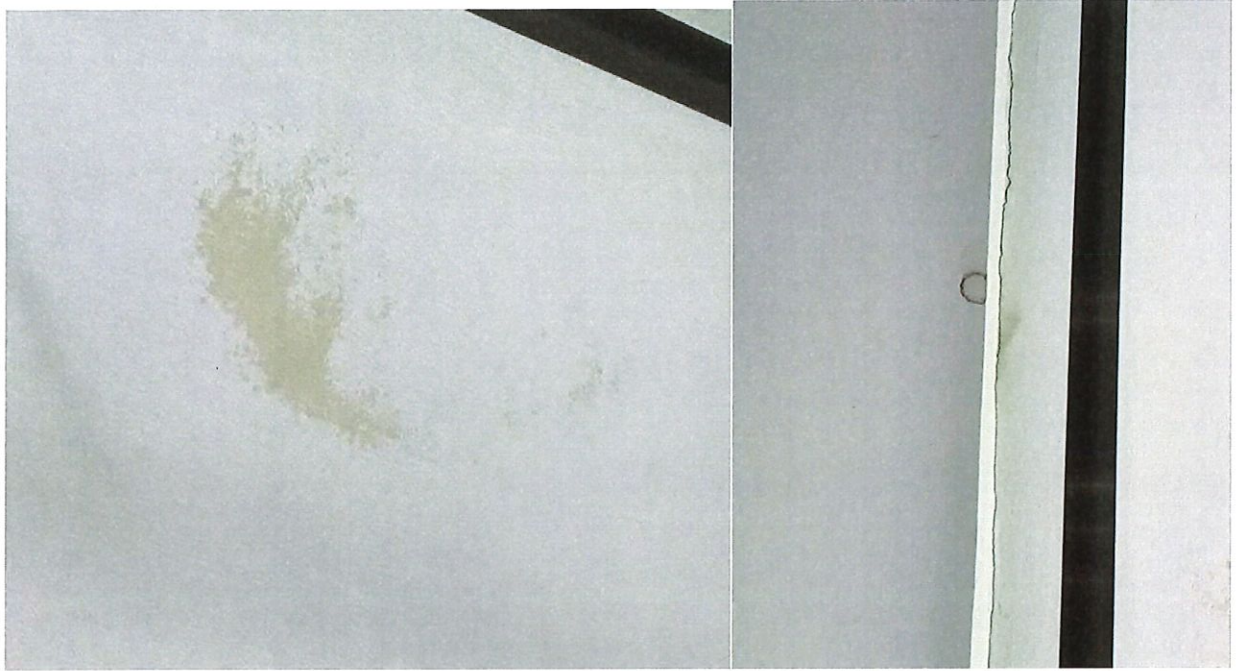
This window appears to have a storm window installed incorrectly by a previous owner that allows water to build up behind the storm window. It shows signs of water damage (see pictures). The window is directly over a new remodeled laundry room and is likely to cause damage to the ceiling.



The two top pictures show the poorly installed storm window that has allowed water to build up and begin to deteriorate the window. The bottom picture shows overall window structure and the attempt made by a previous owner to get the window to lock.

North Bedroom – North Facing Window

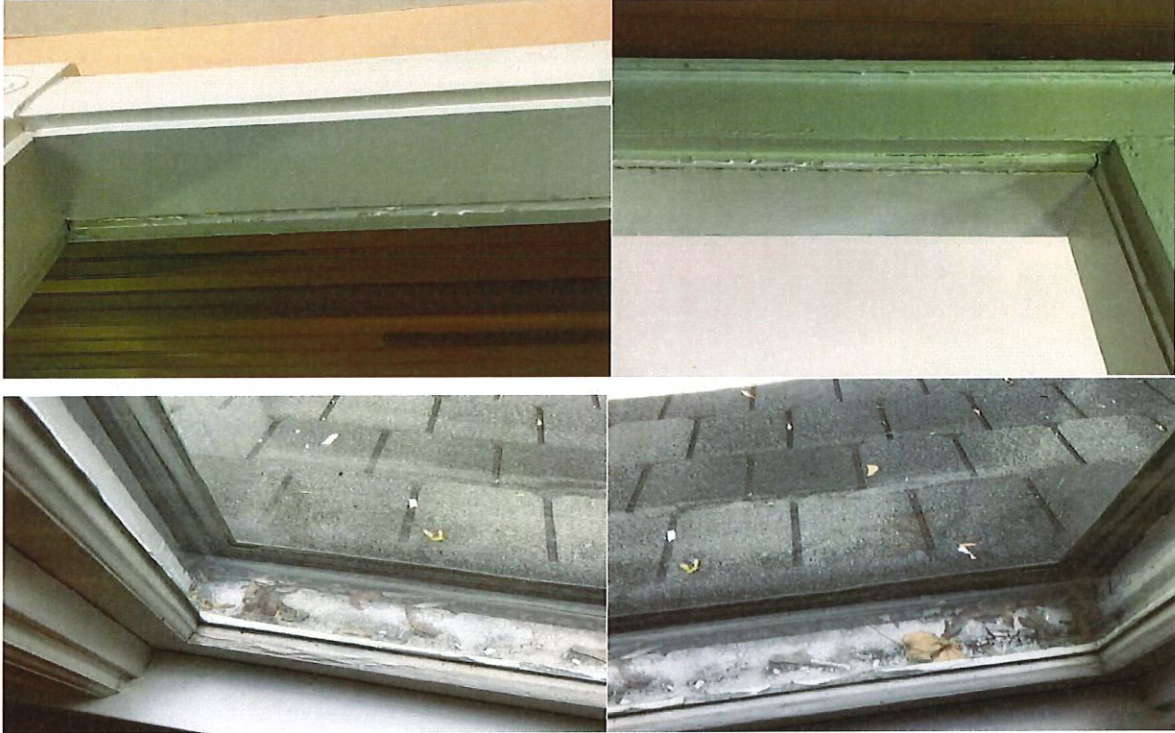
This window is located directly above the north facing lower level bay window set and is leaking into the ceiling structure of these windows (see pictures below). Again, this appears to be a result of the storm window being incorrectly installed by a previous owner.



The top two pictures are examples of the water damage to the ceiling below this window. The bottom two pictures are examples of storm window installation.

West Bedroom – North Facing Window

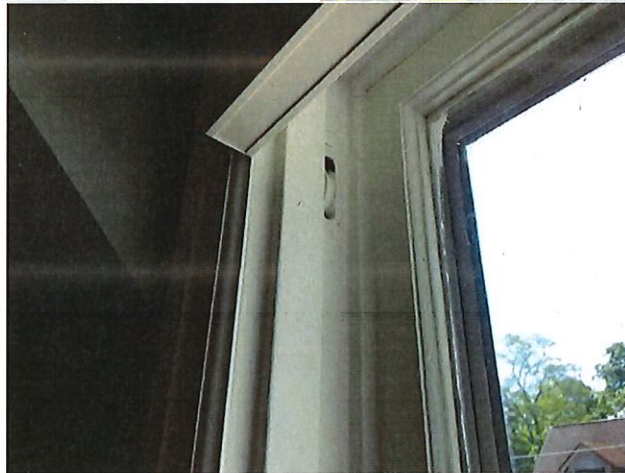
This window is located over a doorway into a small side room on the first floor of the house. This window leaks and requires the use of something to catch the rain so that it does not damage the floors (see pictures below).



The top two pictures show the water damage to the door frame caused by the window leak. The bottom two pictures once again show what appears to be an incorrectly installed storm window.

West Bedroom – South Facing Window

This window has an incorrectly installed storm window and is showing deterioration due to water damage. The interior rope sash was cut by a prior own and the window will not lock (see pictures). While each issue on it's could warrant repair, taking into consideration with the problems with the other windows in this room we would like to replace it.



The top two pictures show the incorrectly installed storm window. The middle picture shows that the window will not currently lock while the bottom row pictures show that the sash rope was cut/removed by a previous owner.

West Facing Bedroom – All Exterior Windows

Below are additional pictures taken from the front porch roof of the exterior of the three windows for this bedroom.





Dinner Room – North Facing Window

This window has rope sashes cut on both sides and the locking mechanism has been modified so that it will “lock” (see pictures).





The top picture shows the outside of the window and the incorrectly installed storm window. The middle two pictures show the sash ropes cut and the bottom picture shows the modifications to the window lock.

Sitting Room – North Facing Windows

This is a set of three windows that sit extended out from the house. The exterior of this structure has slanted downward over the years and is show sign of deterioration (this is the structure that has a ceiling leak from the window directly above it (reference North Bedroom – North Facing Window)).

Additionally, these windows are missing rope sashes and the lock mechanisms that don't function due to change to the overall structure (see pictures).







These pictures show a wide range of issues with these windows and supporting structure.

Hall Way – South Facing Windows

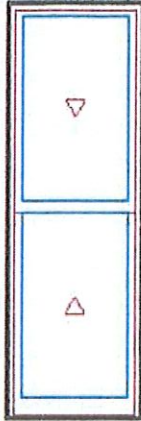
This is a set of three windows that sit extended out from the house. The exterior of this structure has slanted downward over the years and has be supported with metal poles.



3. Description of Materials Used:



Built around you.



As Viewed From The Exterior

CALL NUMBER

- Stone White Clad Exterior
- Painted Interior Finish - White - Pine Interior
- Clad Ultimate Insert Double Hung
- Inside Opening 28 1/2" X 85 9/16"
- 0 Degree Frame Bevel
- Top Sash
 - Stone White Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - Ovolo Interior Glazing Profile
- Bottom Sash
 - Stone White Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - Ovolo Interior Glazing Profile
- Satin Taupe Sash Lock
- White Jamb Hardware
- Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jamb

EXISTING BUILDINGS

WINDOWS AND DOORS

Windows or doors with unusual shapes, colors, or glazing patterns or that are of unusual material are character-defining features of a building. Because rehabilitation projects frequently include proposals to replace doors, window sashes, or even entire windows in the name of improved security, thermal efficiency, or new appearance, it is essential that the contribution of the doors and windows to the overall historic character of the building be assessed together with the physical condition before specific repair or replacement work is undertaken.

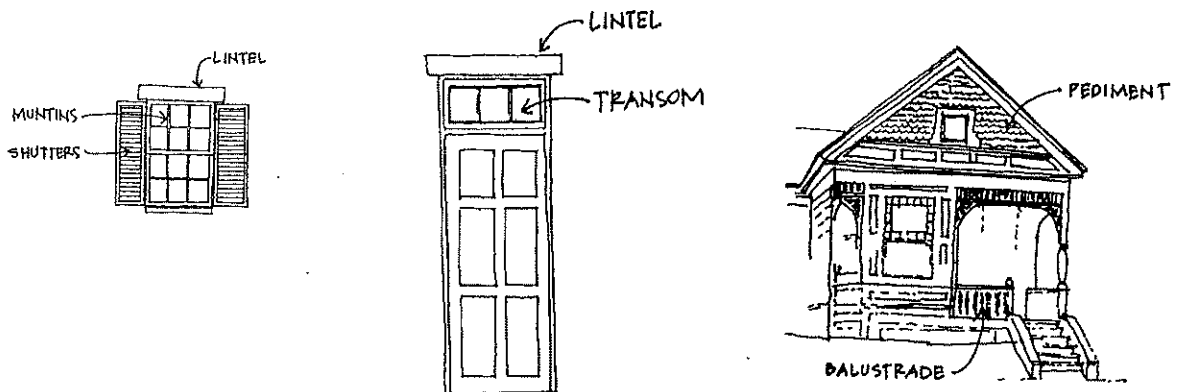
DISTINCTIVE ELEMENTS

Appropriate

Original windows and doors and their characteristic elements including sashes, **lintels**, sills, **shutters**, **transoms**, **pediments**, molding, hardware, **muntins**, and decorative glass should be retained and repaired rather than replaced. If original windows and doors are deteriorated beyond repair, replacements should duplicate the original in size and scale. Design, material, color, and texture should be duplicated as faithfully as possible.

Inappropriate

If original windows, doors, and hardware can be restored and reused in place, they should not be replaced. Inappropriate treatments of windows and doors include (a) creation of new window or door openings, (b) changes in the scale or proportion of existing openings, (c) introduction of inappropriate styles or materials such as vinyl or aluminum or insulated steel replacement doors, and (d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.



COA: 19-33

Address: 715 N. Maple

Petitioner: Michael Kee

Parcel #: 53-05-32-100-035.000-005

Rating: N/A

Structure; New Construction



Background: In 2018 the home that previously sat on this lot was demolished due to damage caused by a fire that started next door. This lot is in the recently established Maple Heights Conservation District, and the neighborhood design guideline Committee is currently in the process of writing guidelines. The Committee has provided parameters for acceptable new construction in the absence of completed guidelines, and the petitioner received feedback on the proposed new construction plans from the HPC on 4/11/19 during a courtesy review.

Request: Construction of a Bungalow style home on the site.

Guidelines: N/A

Recommendation: Staff recommends approval of COA 19-33 for the following reasons:

1. The HPC approved of the architectural style of the proposed home at the 4/11/19 meeting.
2. The petitioner has provided the following specifications requested by the HPC and the neighborhood Committee: materials, setback, orientation, mass, foundation, fenestration.
3. The new home will have the same front setback and roughly the same footprint as the previous home that was destroyed.
4. The materials, orientation, and front porch feature of the proposed home are visually compatible with rest of the neighborhood.
5. Lack of context due to loss of historic structures on the block face should be considered.

(continued on next page)

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 09 2019

BY:

Case Number: 19-33

Date Filed: 5/10/19

Scheduled for Hearing: 5/23/19

Address of Historic Property: 715 N. Maple St.

Petitioner's Name: Michael Kee

Petitioner's Address: 808 W. 11th St.

Phone Number/e-mail: 812-679-9131

Owner's Name: Richard Wells

Owner's Address: 703 S. Park Ave.

Phone Number/e-mail: 812-320-2987

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. 53-05-32-113-008,000-005
2. A description of the nature of the proposed modifications or new construction:
New build, same front set back as previous home (35'
from center of road)
35'w X 50'D (approx same size as previous house)
East Facing toward Maple St.
~~front Gable~~
3. A description of the materials used.
6" Cement board siding (Neutral color)
Wooden windows 3'w X 5' H
Shingle Roof
Poured Foundation
12-6 pitch on main Roof and front Gable
House Height - 22' / Front Gable Height - 15' 4"
Front Gable - 27' w 6'-7' High
Roof - 35' w / side Gable 10'-11' High
Porch - 22" from Ground Rear Gable - 13' wide
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

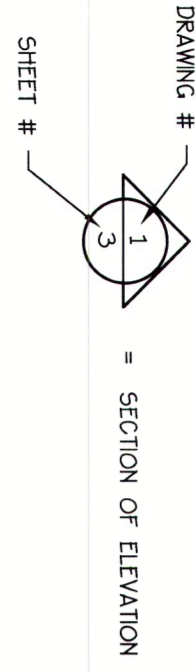
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

SYMBOLS + KEYS

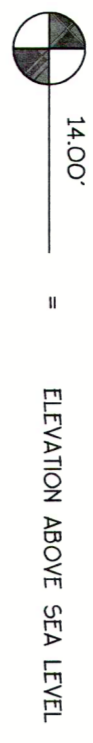
DOOR AND WINDOW SIZE KEY
2600 = 2'-6" WIDE X 6'-0" HIGH



DRAWING #
SHEET #
ROOM TITLE
KITCHEN
9'-0" CLG. VENTL
FLOOR FINISH
CEILING HEIGHT

1 DRAWING TITLE

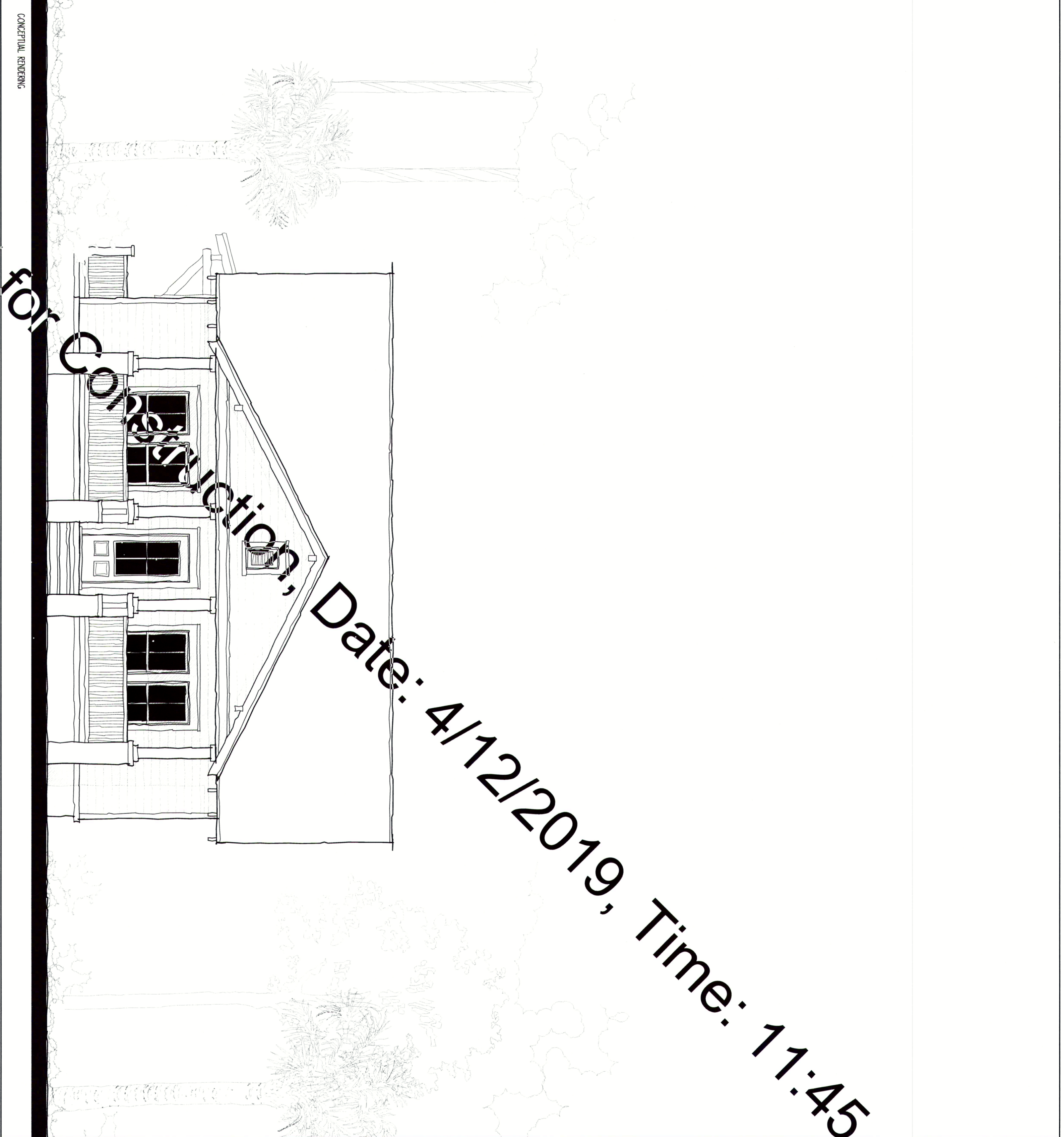
DETAIL OR ELEVATION NUMBER



REVISION NUMBER



3S	SINGLE POLE SWITCH
3W	THREE WAY SWITCH
4S	FOUR WAY SWITCH
DS	DIMMER SWITCH
DO	DUPLEX OUTLET
WF	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
SO	SPECIALTY OUTLET
FO	FLOOR OUTLET
TO	TELEPHONE JACK
TV	TELEVISION JACK
V	VENT
VL	VENT W/ LIGHT
SR	SURFACE MOUNTED FIXTURE
RF	RECESSED FIXTURE
WM	WALL MOUNTED FIXTURE
FL	FLOOR LIGHT
FF	FLOURESCENT FIXTURE
CF	CEILING FAN
SL	STRIP LIGHTING
CB	CEILING BOX
DC	DOOR CHIME
EP	ELECTRICAL PANEL
SA	SMOKE ALARM



NEW STREET BUNGALOW

Not for Construction, Date: 4/12/2019, Time: 11:45

DRAWING INDEX

- 0 COVER SHEET
- 1 FLOOR ROOF + ELECTRICAL PLAN
- 2 ELEVATIONS
- 3 DETAILS
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS
FIRST FLOOR HEATED 1247 sq. Ft.
COVERED PORCHES 187 sq. Ft.
SLOOP 13 sq. Ft.

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DATE :	4/29/10
JOB NO. :	10301 A
DWN BY :	FR
DRAWING NAME :	Model A 3.dwg

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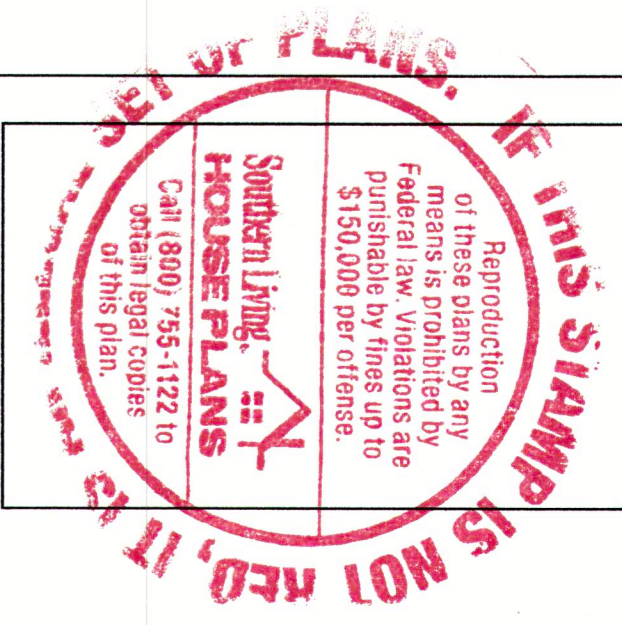
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- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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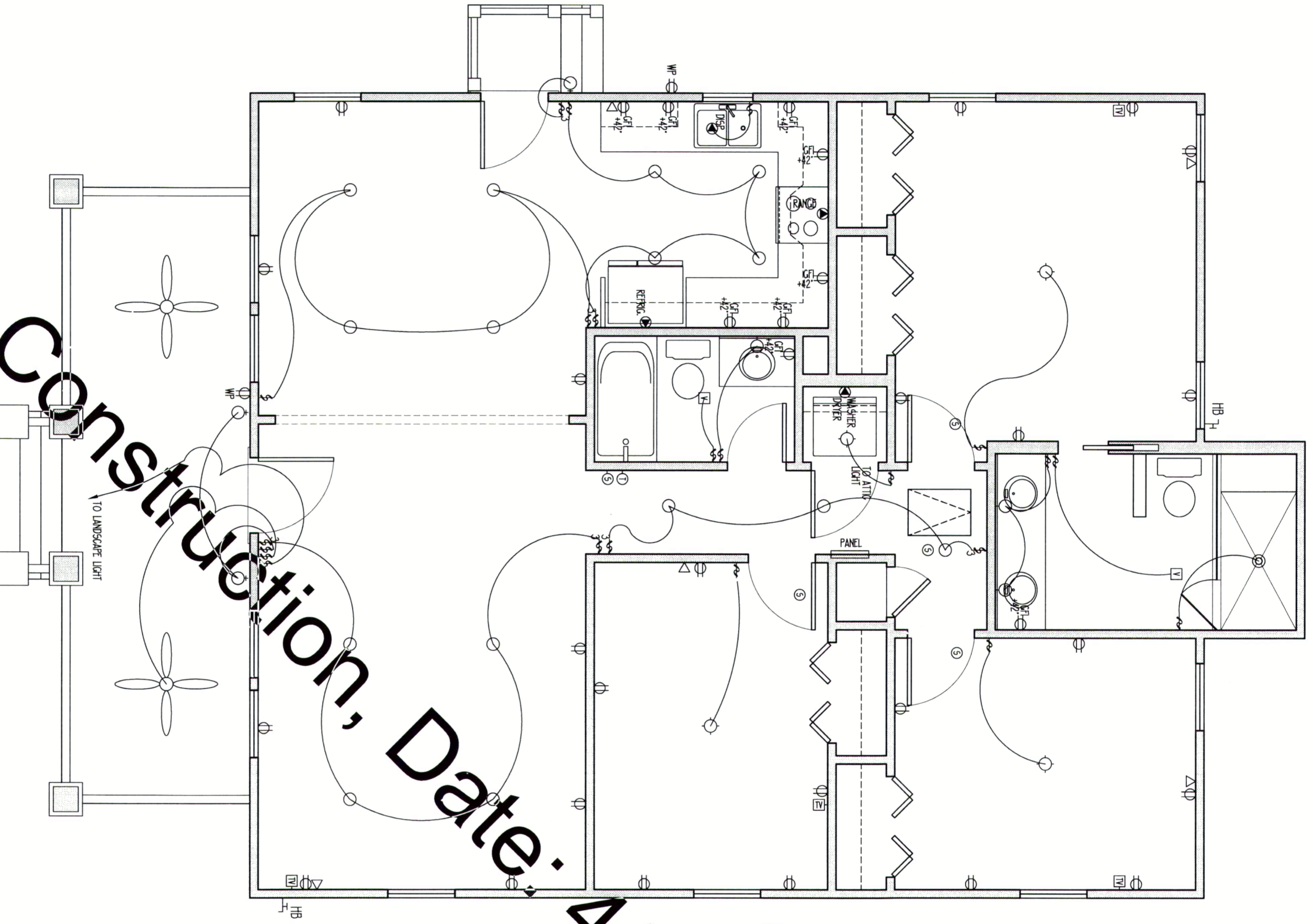
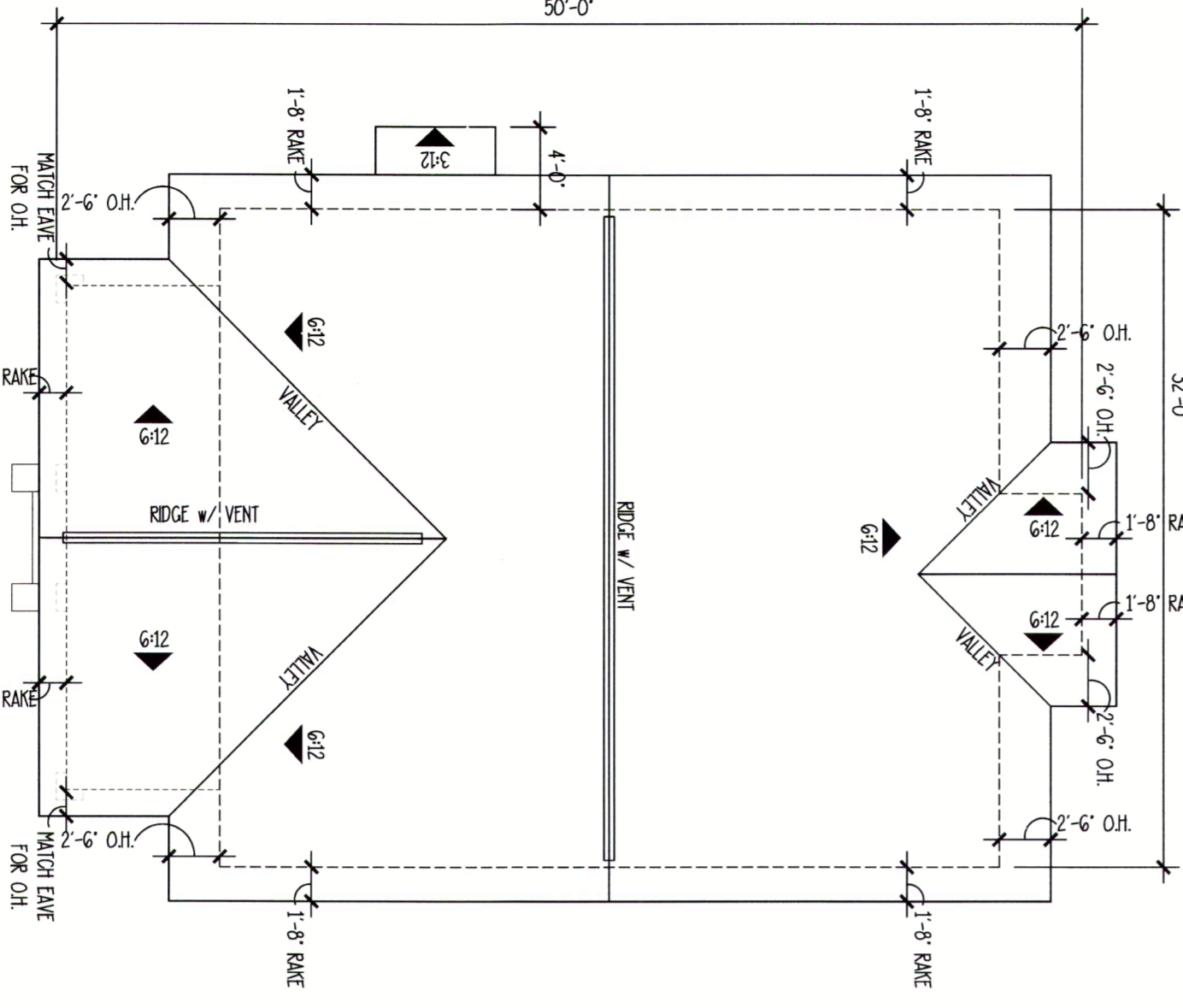
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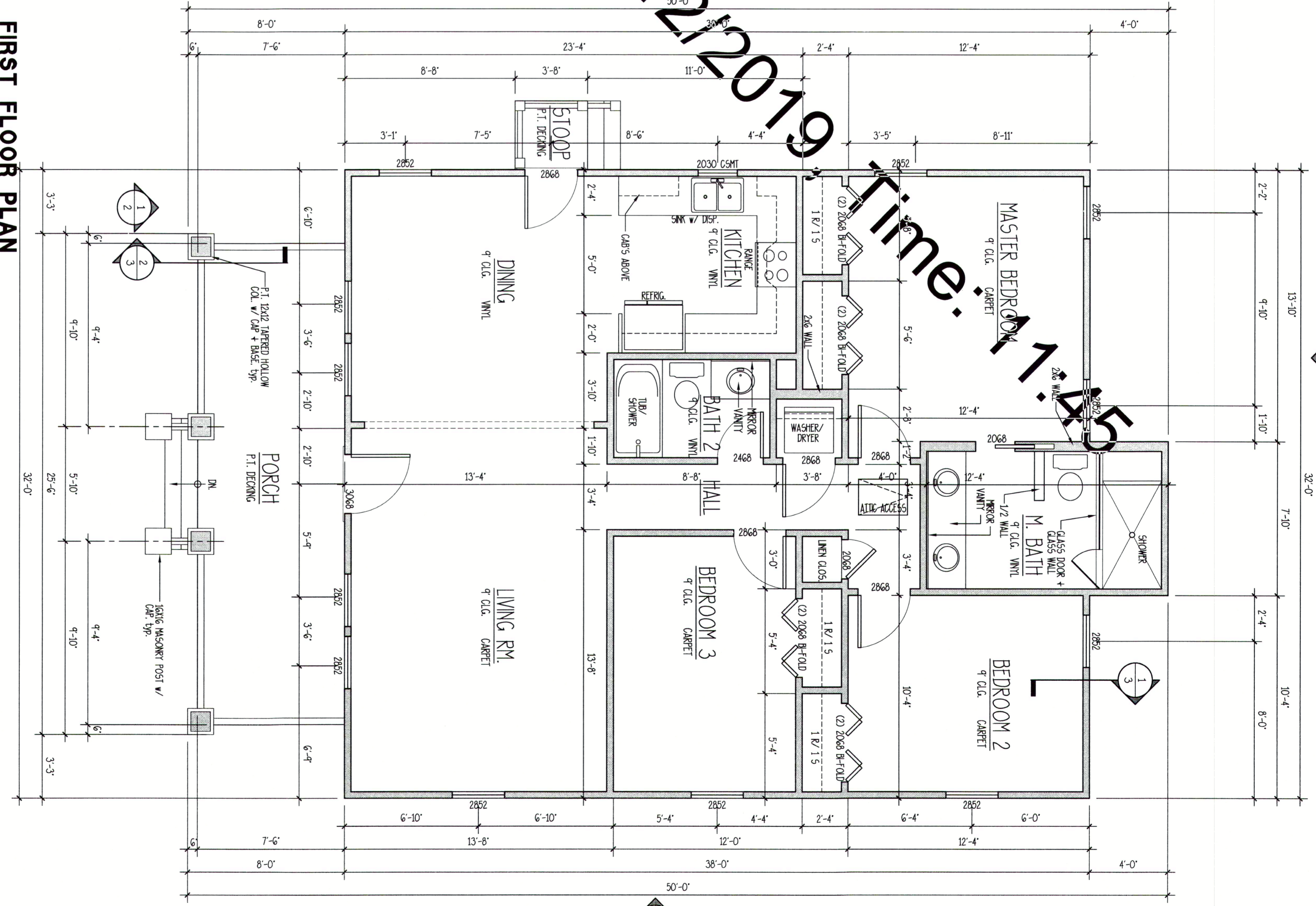
NEW STREET BUNGALOW



⊕	SINGLE POLE SWITCH
⊕	THREE WAY SWITCH
⊕	FOUR WAY SWITCH
⊕	DIMMER SWITCH
⊕	WATER PROOF OUTLET
⊕	GROUND FAULT OUTLET
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⊕	CEILING LIGHT
⊕	STRIP LIGHTING
⊕	CEILING BOX
⊕	DOOR CHIME
⊕	ELECTRICAL PANEL
⊕	SMOKE ALARM



NOTE:
COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.
COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.



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DWN BY :	RY
DRAWING NAME :	Model A 3.dwg

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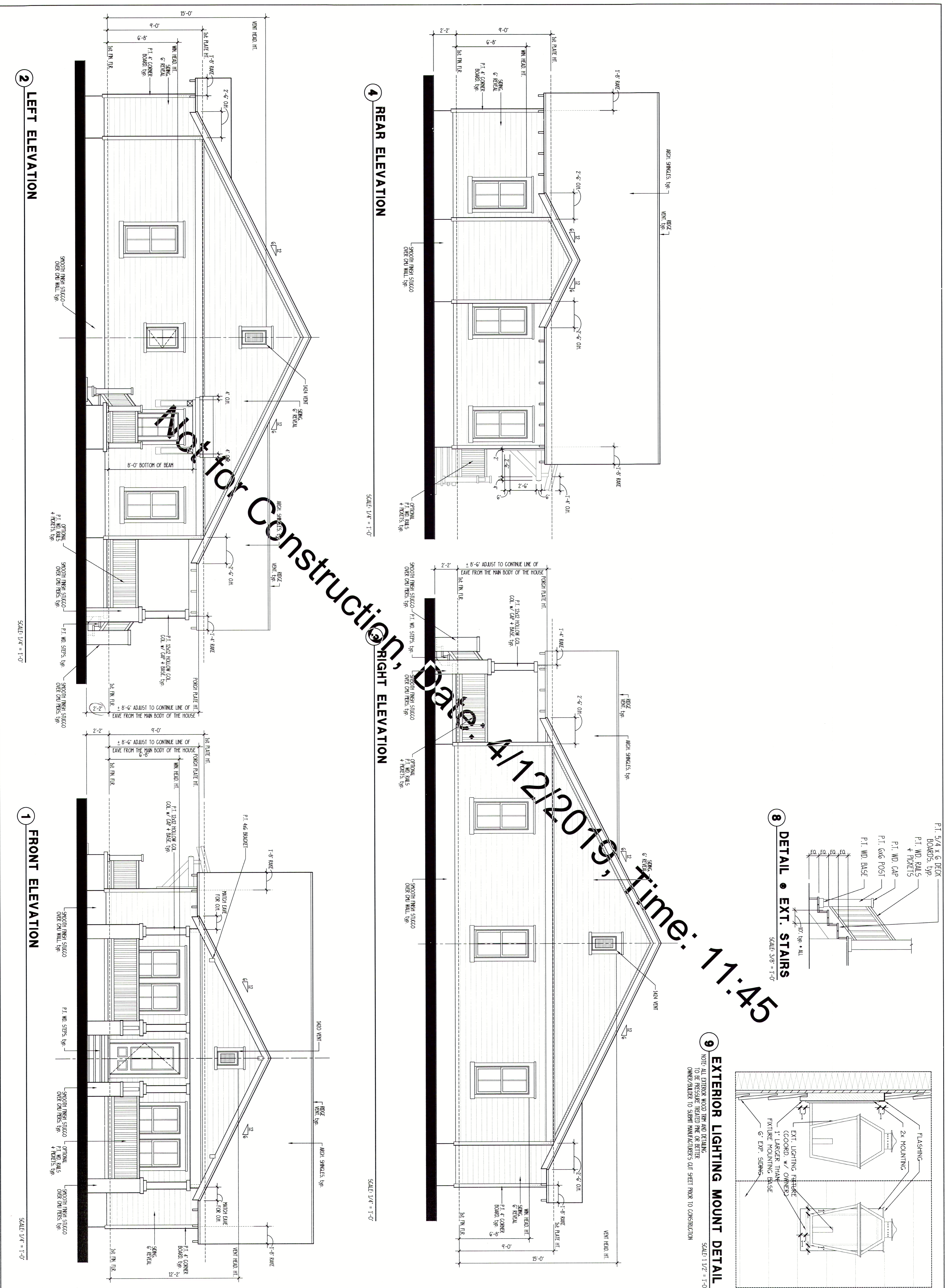
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NEW STREET
BUNGALOW

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Southern Living
HOUSE PLANS

Call (800) 735-1122 to obtain legal copies of this plan.



2 LEFT ELEVATION

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

1 FRONT ELEVATION

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

4 REAR ELEVATION

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

3 RIGHT ELEVATION

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

8 DETAIL • EXT. STAIRS

SCALE: 3/8" = 1'-0"

9 EXTERIOR LIGHTING MOUNT DETAIL

SCALE: 1/2" = 1'-0"

NOTE: ALL EXTERIOR WOOD TRIM AND DETAILING TO BE PRESSURE TREATED PNE OR BETTER. OWNER/BUILDER TO OBTAIN MANUFACTURER'S CUT SHEET PRIOR TO CONSTRUCTION.

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DATE :	4/29/10
JOB NO. :	10301 A
DWN BY :	FT
DRAWING NAME :	Model A 3.dwg

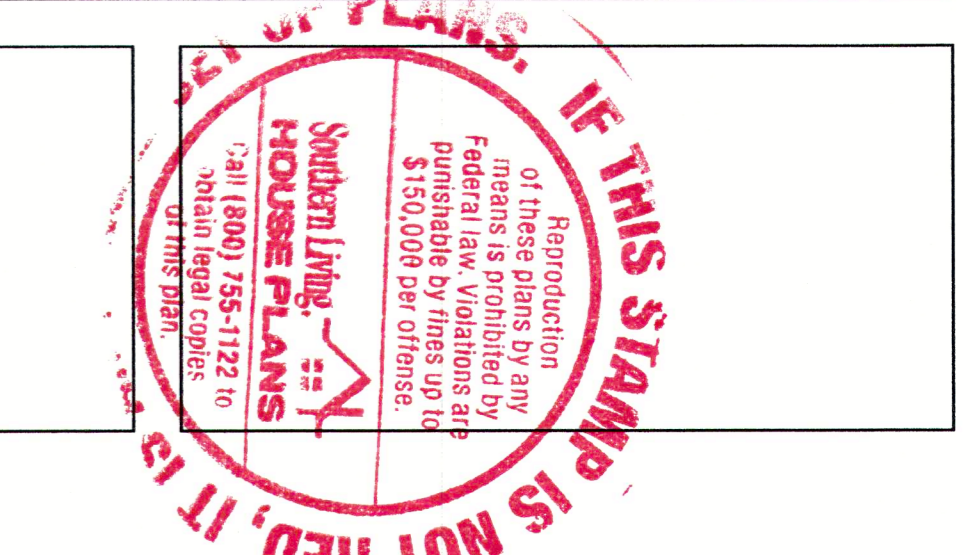
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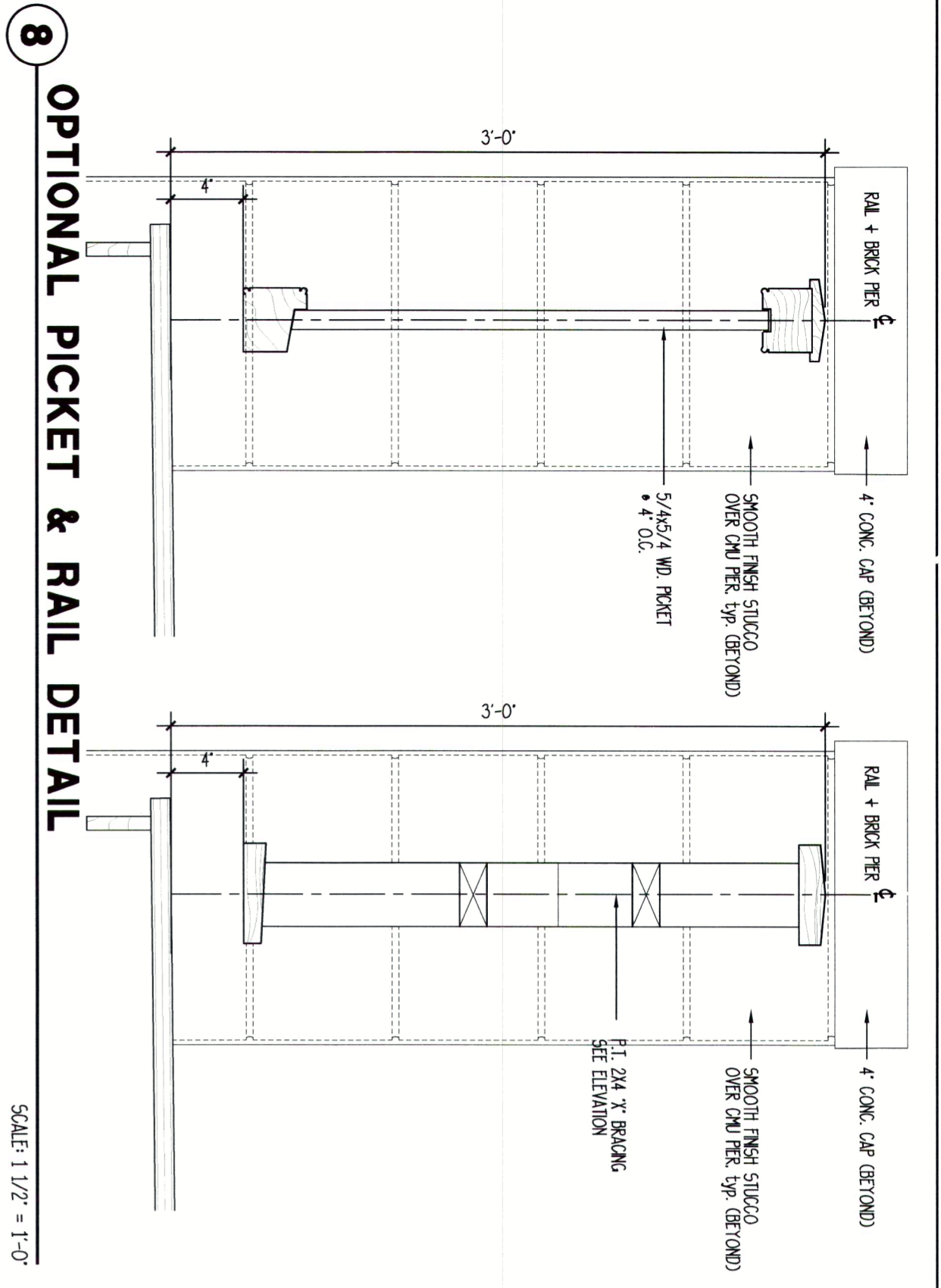
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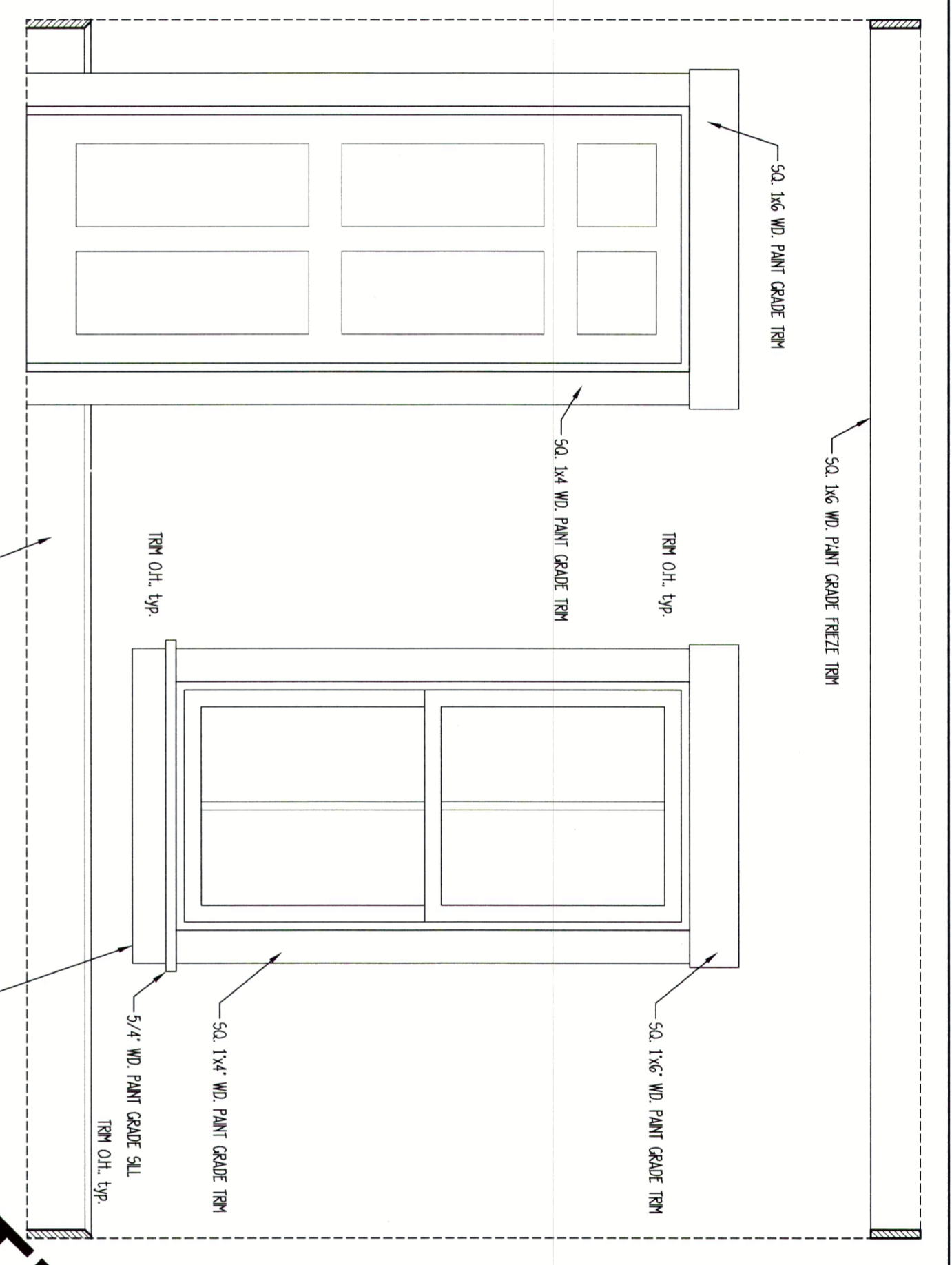
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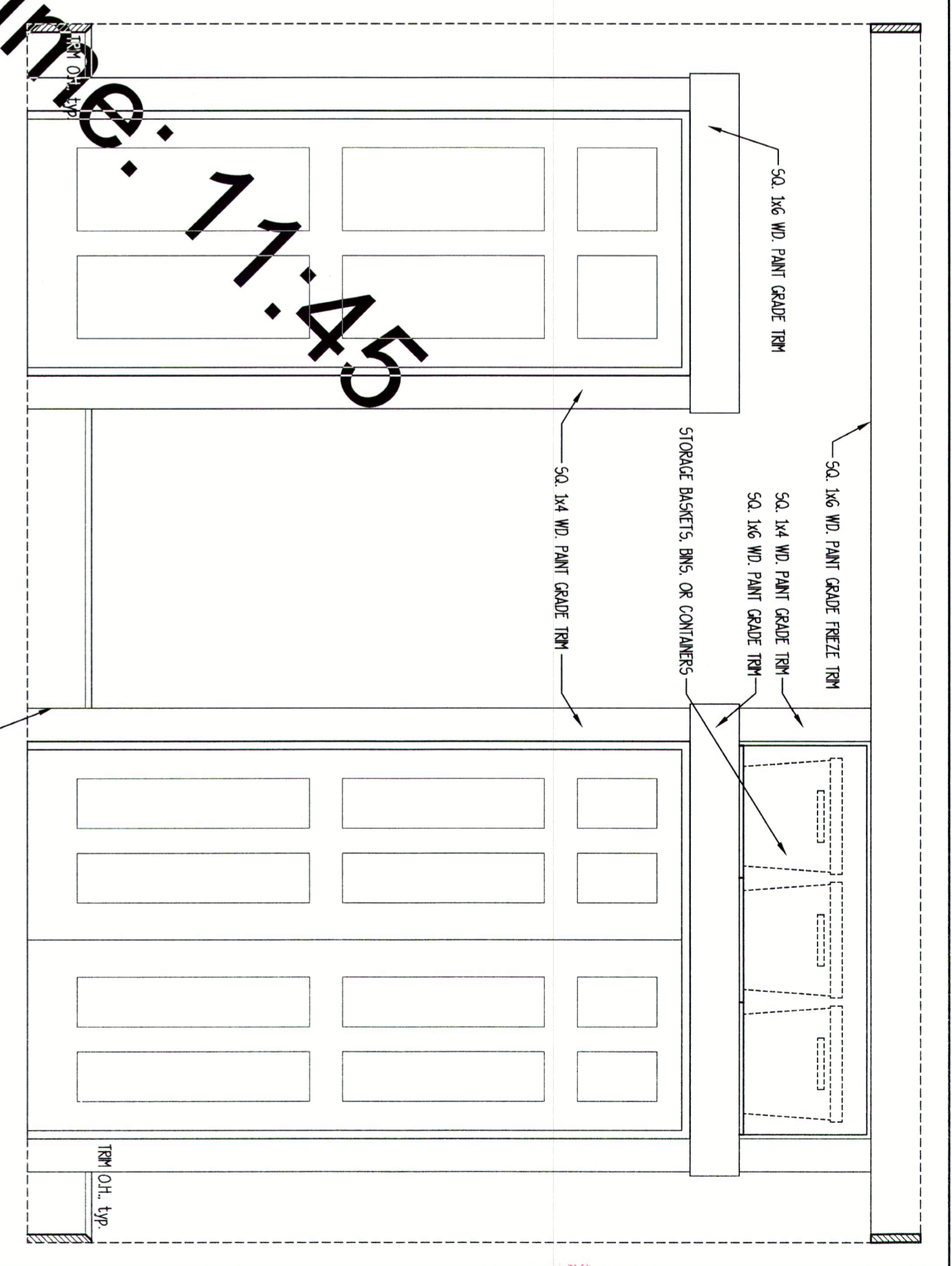




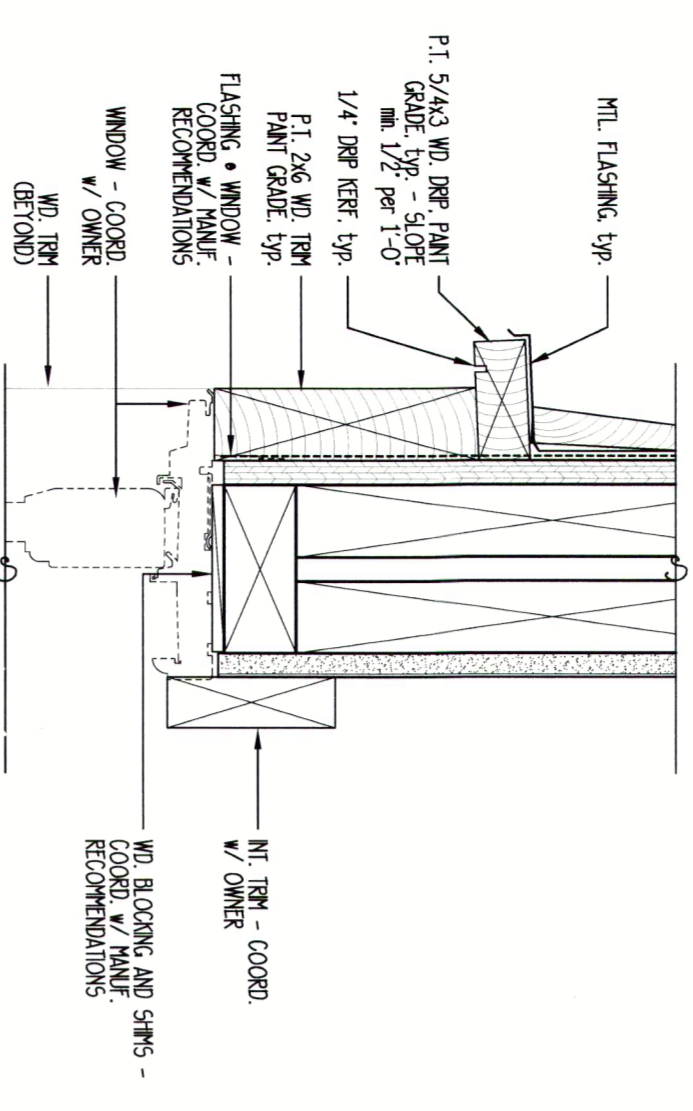
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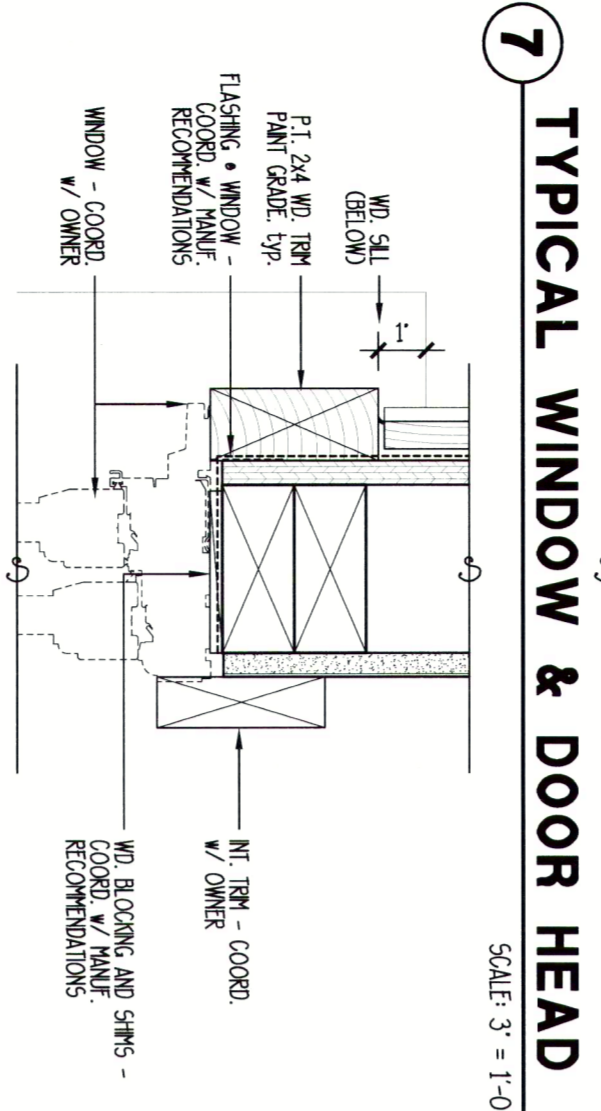
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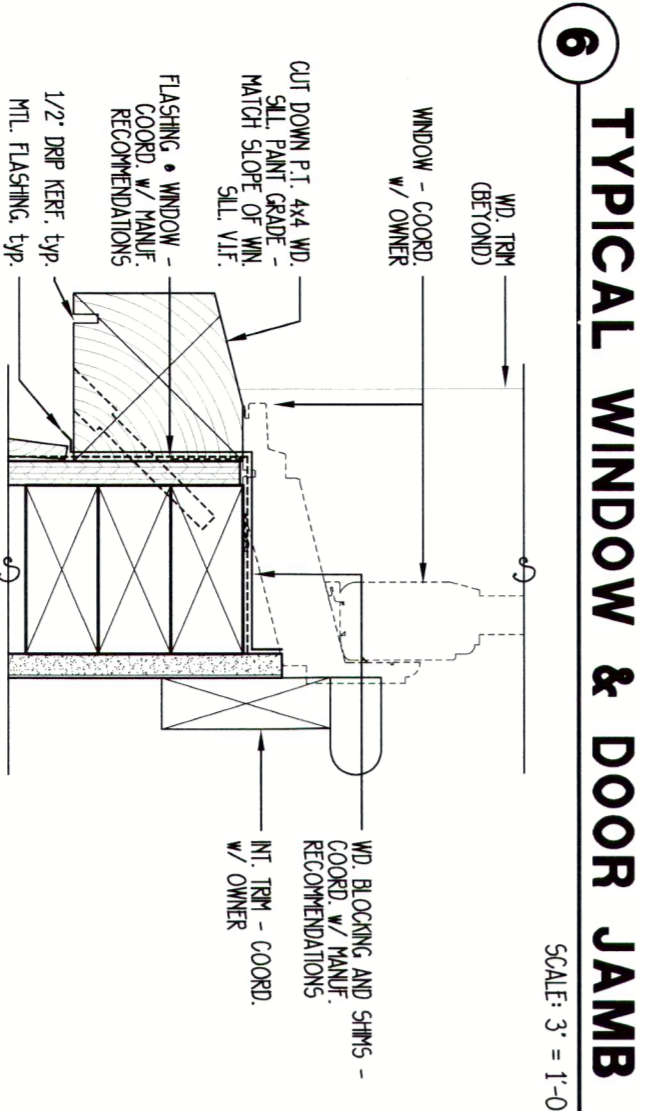
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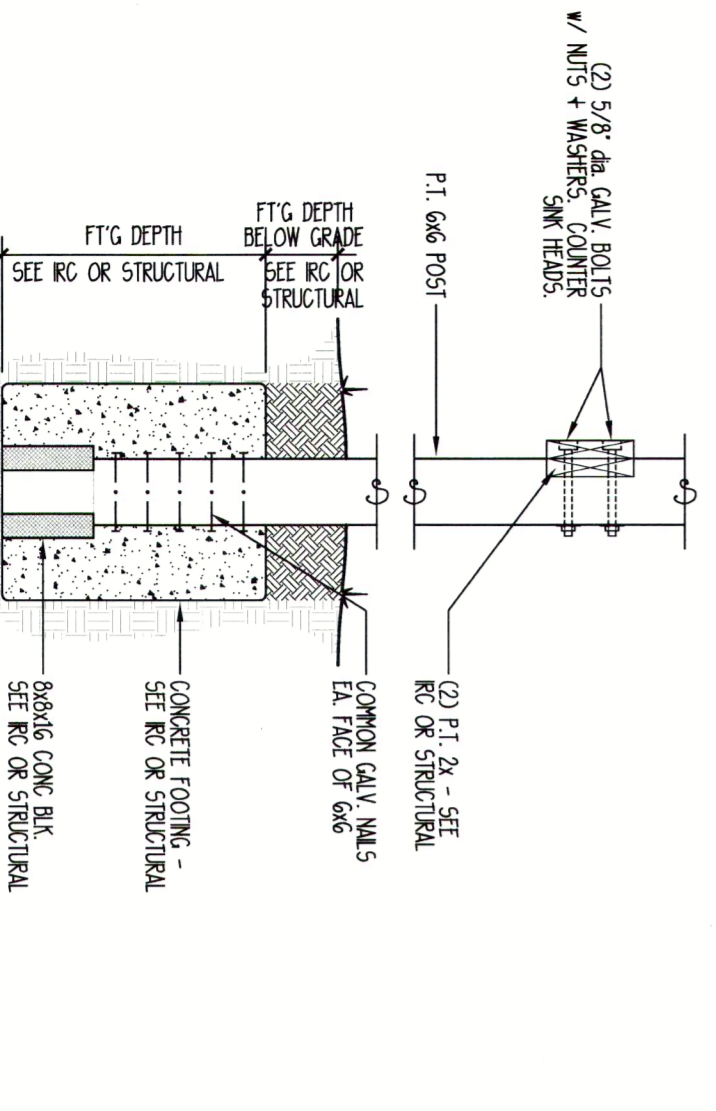
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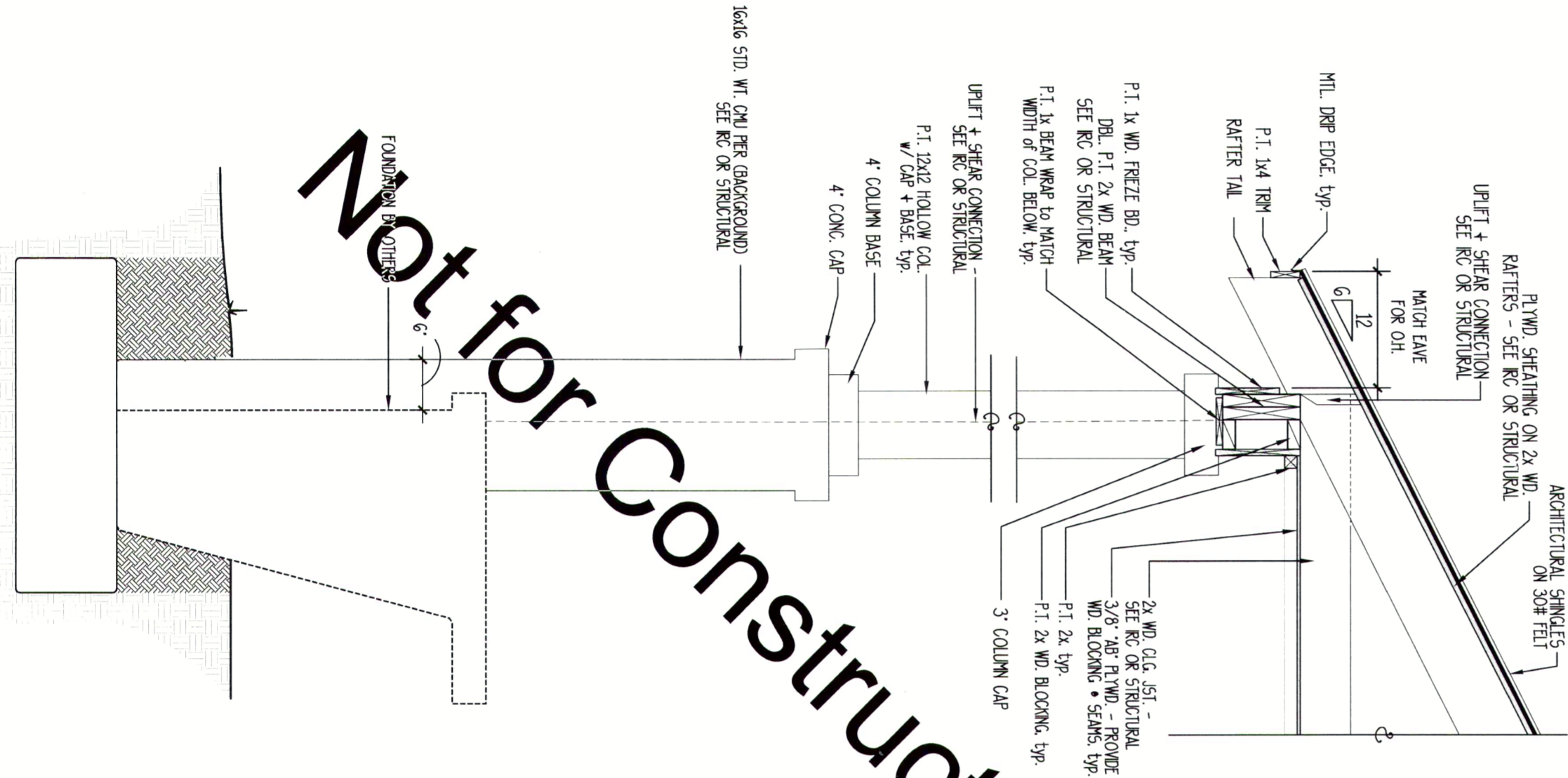
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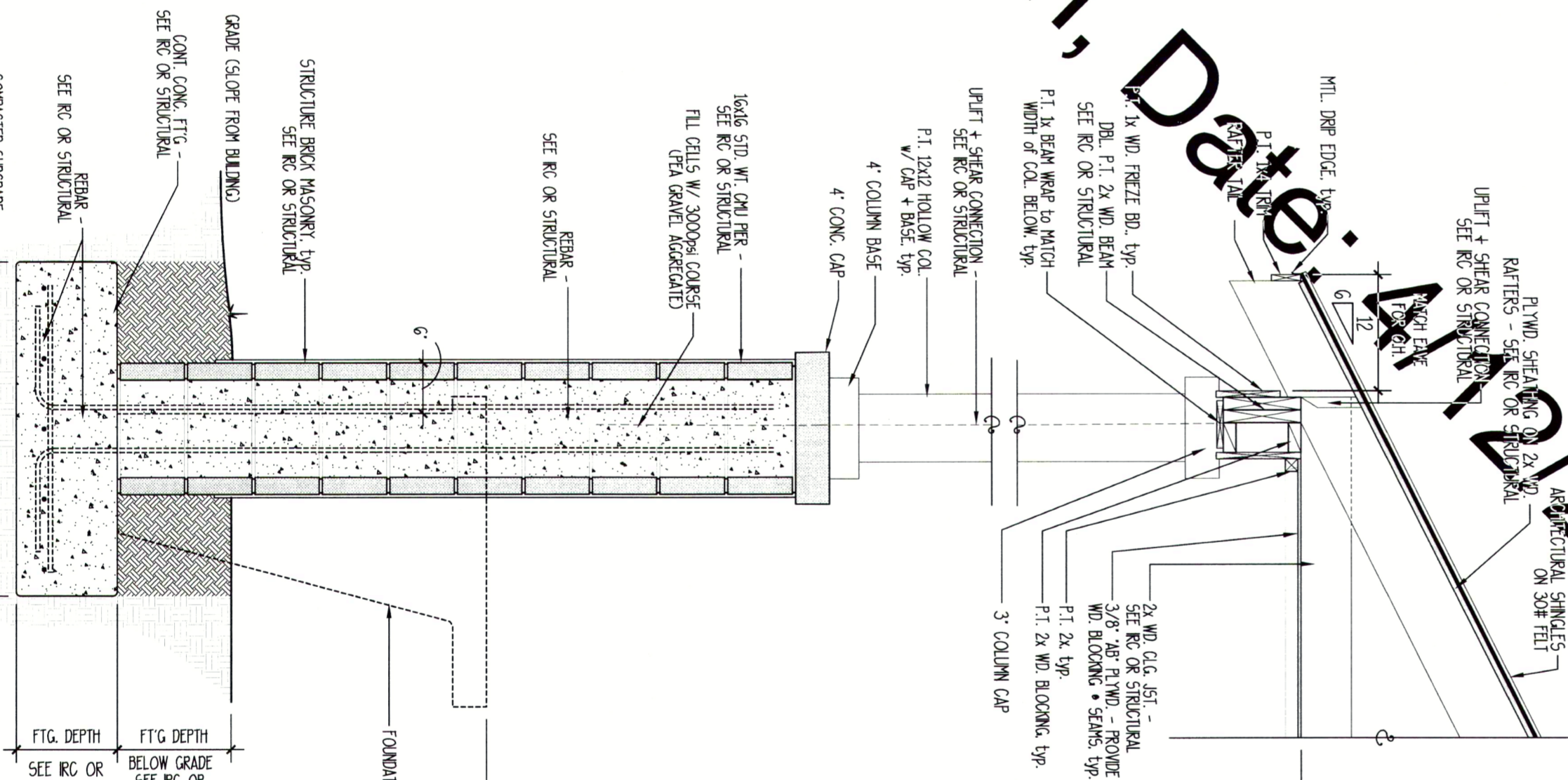
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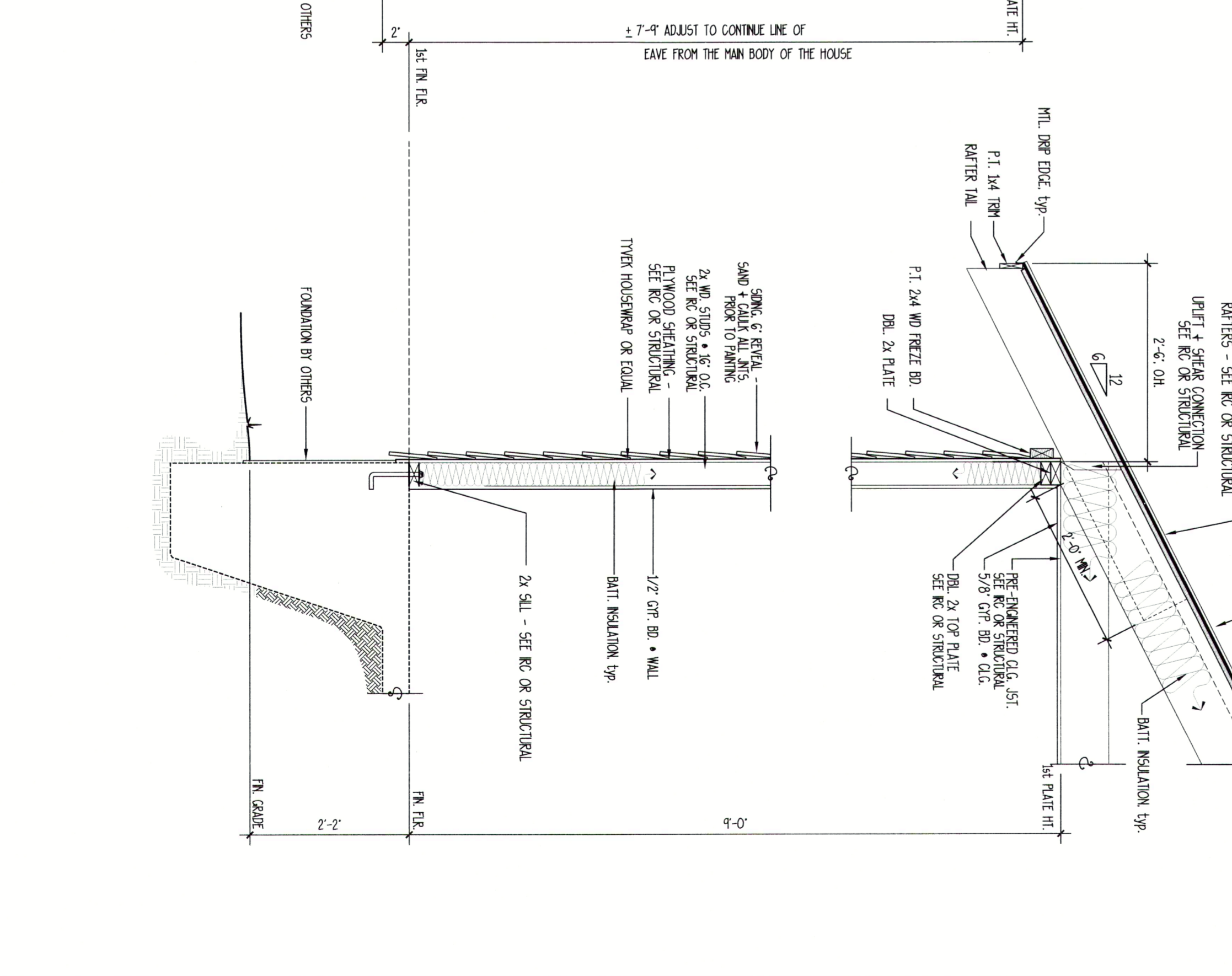
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3	DATE : 4/29/10 JOB NO. : 10301 A DWN BY : FY DRAWING NAME : Model A 3.dwg	<p>THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.</p> <p>-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION -VERIFY COMPLIANCE WITH ALL LOCAL CODES -PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. -HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED; THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS. -VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.</p>	<p>ALLISON RAMSEY Architects Inc. creating sustainable timeless design 1003 Charles St. P.O. Box 644 Beaufort SC, 29902 Asheville, NC 28802 (843) 984-0559 www.allisonramseyarchitect.com</p>	<p>NEW STREET BUNGALOW</p>	
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CONTRACT SPECIFICATIONS

The following project specifications are intended as a minimum standard to be used in conjunction with the Contract Drawings. Compliance with each of the following specification sections is necessary, where appropriate or referenced by said drawings. All work associated with the Contract Drawings shall be in accordance with the latest edition of the International Residential Code (IRC) or other codes applicable to the project where the project shall be constructed. The Contractor shall refer to applicable sections of the IRC as referenced herein specifying Greater Administration.

DIVISION 1 GENERAL CONDITIONS

ARCHITECTURAL DRAWINGS AND SPECIFICATIONS ERRORS AND OMISSIONS

The Contractor shall be held responsible for the results of any errors, discrepancies or omissions when the Contractor provides documents. The Contractor shall be held responsible for the results of any errors, discrepancies or omissions when the Contractor provides documents. The Contractor shall be held responsible for the results of any errors, discrepancies or omissions when the Contractor provides documents.

ALLOWANCES

Allowances and substitutions. Allowances for certain categories of work specified herein are provided for the purpose of ordering and scheduling contract pricing. A list of items of Allowance for materials, labor, equipment, and fixtures is included in the contract documents. The Contractor shall be permitted for verification and substitution by the owner prior to commencement of the contract work.

Adjustments to the contract. The Contractor shall be held responsible for the results of any errors, discrepancies or omissions when the Contractor provides documents. The Contractor shall be held responsible for the results of any errors, discrepancies or omissions when the Contractor provides documents.

Schedule of Allowances

Table with 4 columns: Item, Description, Allowance, and Unit. Includes items like General Allowance, Electrical Allowance, and Mechanical Allowance.

CONSTRUCTION PRACTICES

Green Recommendation: Investigate and document options for the project's diversion of waste, including construction waste as well as demolition and packaging and hazardous materials. Document the diversion rate of the construction waste and record the waste management practices from the construction.

HOMEOWNER EDUCATION

Green Recommendation: Provide the home occupants with proper training about the operation and maintenance of the home's green features and equipment. Provide a home walkthrough with homeowner and an O/M (Operations and Manual) to the homeowner including all documents and instructions related to the green equipment and systems.

DIVISION 3 CONCRETE

Green Recommendation: Requiringly, Use reinforced concrete. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications. Green Recommendation: Concrete should be placed and finished in accordance with ACI 308.1, 308.2R, 308.3R, 308.4R, 308.5R, 308.6R, 308.7R, 308.8R, 308.9R, 308.10R, 308.11R, 308.12R, 308.13R, 308.14R, 308.15R, 308.16R, 308.17R, 308.18R, 308.19R, 308.20R, 308.21R, 308.22R, 308.23R, 308.24R, 308.25R, 308.26R, 308.27R, 308.28R, 308.29R, 308.30R, 308.31R, 308.32R, 308.33R, 308.34R, 308.35R, 308.36R, 308.37R, 308.38R, 308.39R, 308.40R, 308.41R, 308.42R, 308.43R, 308.44R, 308.45R, 308.46R, 308.47R, 308.48R, 308.49R, 308.50R, 308.51R, 308.52R, 308.53R, 308.54R, 308.55R, 308.56R, 308.57R, 308.58R, 308.59R, 308.60R, 308.61R, 308.62R, 308.63R, 308.64R, 308.65R, 308.66R, 308.67R, 308.68R, 308.69R, 308.70R, 308.71R, 308.72R, 308.73R, 308.74R, 308.75R, 308.76R, 308.77R, 308.78R, 308.79R, 308.80R, 308.81R, 308.82R, 308.83R, 308.84R, 308.85R, 308.86R, 308.87R, 308.88R, 308.89R, 308.90R, 308.91R, 308.92R, 308.93R, 308.94R, 308.95R, 308.96R, 308.97R, 308.98R, 308.99R, 308.100R.

SECTION 05 45 00 - PRECAST CONCRETE - CAST STONE

Green Recommendation: Requiringly, Concrete to have maximum recycled content allowed per structural specifications. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

SECTION 05 46 00 - PRECAST CONCRETE - CAST STONE

Green Recommendation: Requiringly, Concrete to have maximum recycled content allowed per structural specifications. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

DIVISION 4 MASONRY

Green Recommendation: Requiringly, Use reinforced bricks when possible. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

Green Recommendation: Requiringly, Use reinforced bricks when possible. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

Green Recommended Manufacturers and Products

Green Recommendation: Requiringly, Use reinforced stone. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

SECTION 04 42 00 - EXTERIOR STONE CLADDING

Green Recommendation: Requiringly, Use reinforced stone. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

Green Recommendation: Requiringly, Use reinforced stone. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

DIVISION 5 METALS

Green Recommendation: Environmentally Preferable Products: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

SECTION 05 40 00

Green Recommendation: Requiringly, Use reinforced metal. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

SECTION 05 06 - DECORATIVE METAL RAILINGS

Green Recommendation: Requiringly, Use reinforced metal. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

Green Recommendation: Requiringly, Use reinforced wood. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

SECTION 06 10 00 - ROUGH CARENTRY

Green Recommendation: Requiringly, Use reinforced wood. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

Green Recommended Manufacturers and Products

Green Recommendation: Requiringly, Use reinforced wood. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

SECTION 06 40 23 - INTERIOR ARCHITECTURAL WOODWORK

Green Recommendation: Requiringly, Use reinforced wood. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

Green Recommendation: Requiringly, Use reinforced wood. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

SECTION 06 40 00 - EXTERIOR ARCHITECTURAL WOODWORK

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SECTION 06 10 00 - ROUGH CARENTRY

Green Recommendation: Requiringly, Use reinforced wood. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

Green Recommendation: Requiringly, Use reinforced wood. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).

SECTION 06 40 23 - INTERIOR ARCHITECTURAL WOODWORK

Green Recommendation: Requiringly, Use reinforced wood. Local Materials: Use local products when possible (fabricated, processed and manufactured within 500 miles of the project).



SPECIFICATIONS

ARA ALLISON RAMSEY Architects, Inc. creating sustainable timeless design. 1003 Charles St. P.O. Box 644 Beaufort SC, 29902 Asheville, NC 28802 (843) 986-0559 www.allisonramseyarchitect.com

Table with 2 columns: Field and Value. Fields include DATE (1/14/09), JOB NO., DWL BY (smh), and DWG. NAME (GreenSpecs2009.dwg).



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Rough Site Plan

Untitled Map



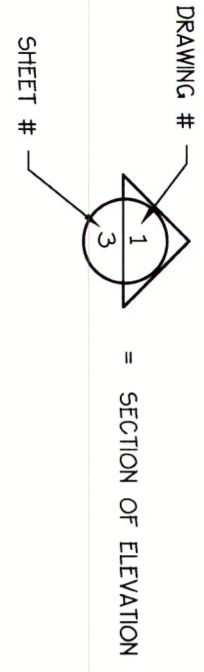






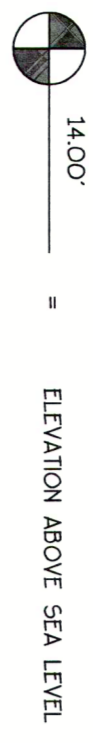
SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY:
2600 = 2'-6" WIDE X 6'-0" HIGH

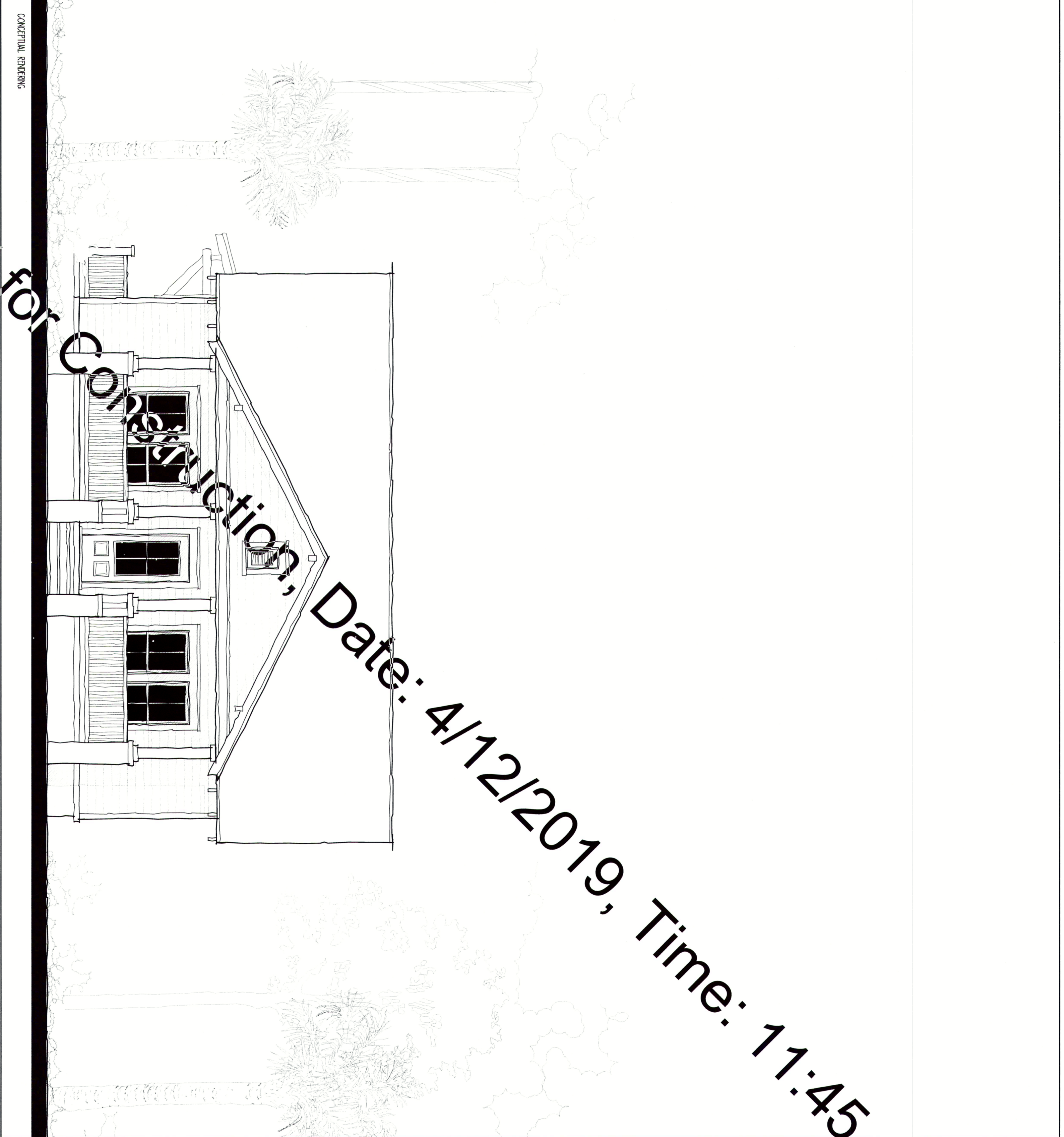


1 DRAWING TITLE

DETAIL OR ELEVATION NUMBER



3S	SINGLE POLE SWITCH
3W	THREE WAY SWITCH
4W	FOUR WAY SWITCH
SW	SWITCH
DO	DOOR OUTLET
WO	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
SO	SPECIALTY OUTLET
FO	FLOOR OUTLET
TO	TELEPHONE JACK
TV	TELEVISION JACK
V	VENT
W/L	WENT W/ LIGHT
SM	SURFACE MOUNTED FIXTURE
RF	RECESSED FIXTURE
WM	WALL MOUNTED FIXTURE
FL	FLOOR LIGHT
FF	FLOURESCENT FIXTURE
CF	CEILING FAN
SL	STRIP LIGHTING
CB	CEILING BOX
CP	DOOR CHIME
EP	ELECTRICAL PANEL
SA	SMOKE ALARM



NEW STREET BUNGALOW

Not for Construction, Date: 4/12/2019, Time: 11:45

DRAWING INDEX

- 0 COVER SHEET
- 1 FLOOR PLAN + ELECTRICAL PLAN
- 2 ELEVATIONS
- 3 DETAILS
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS	1247 sq. Ft.
FIRST FLOOR HEATED COVERED PORCHES	187 sq. Ft.
SLOOP	13 sq. Ft.

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DATE :	4/29/10
JOB NO. :	10301 A
DWN BY :	FR
DRAWING NAME :	Model A 3.dwg

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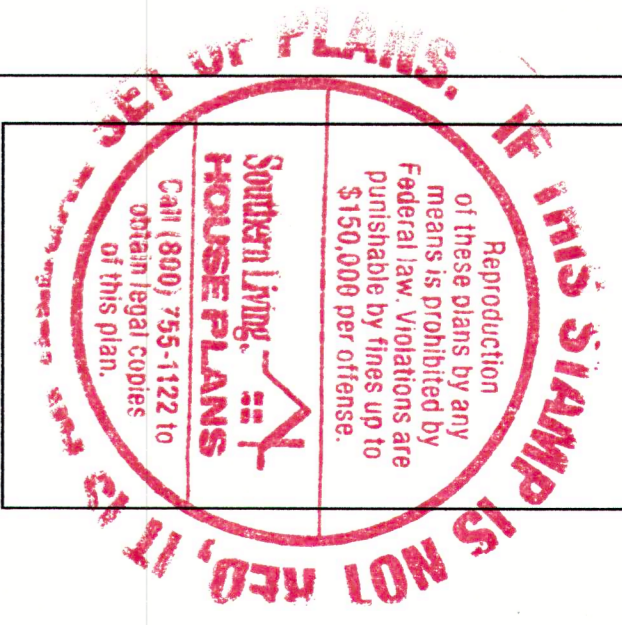
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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
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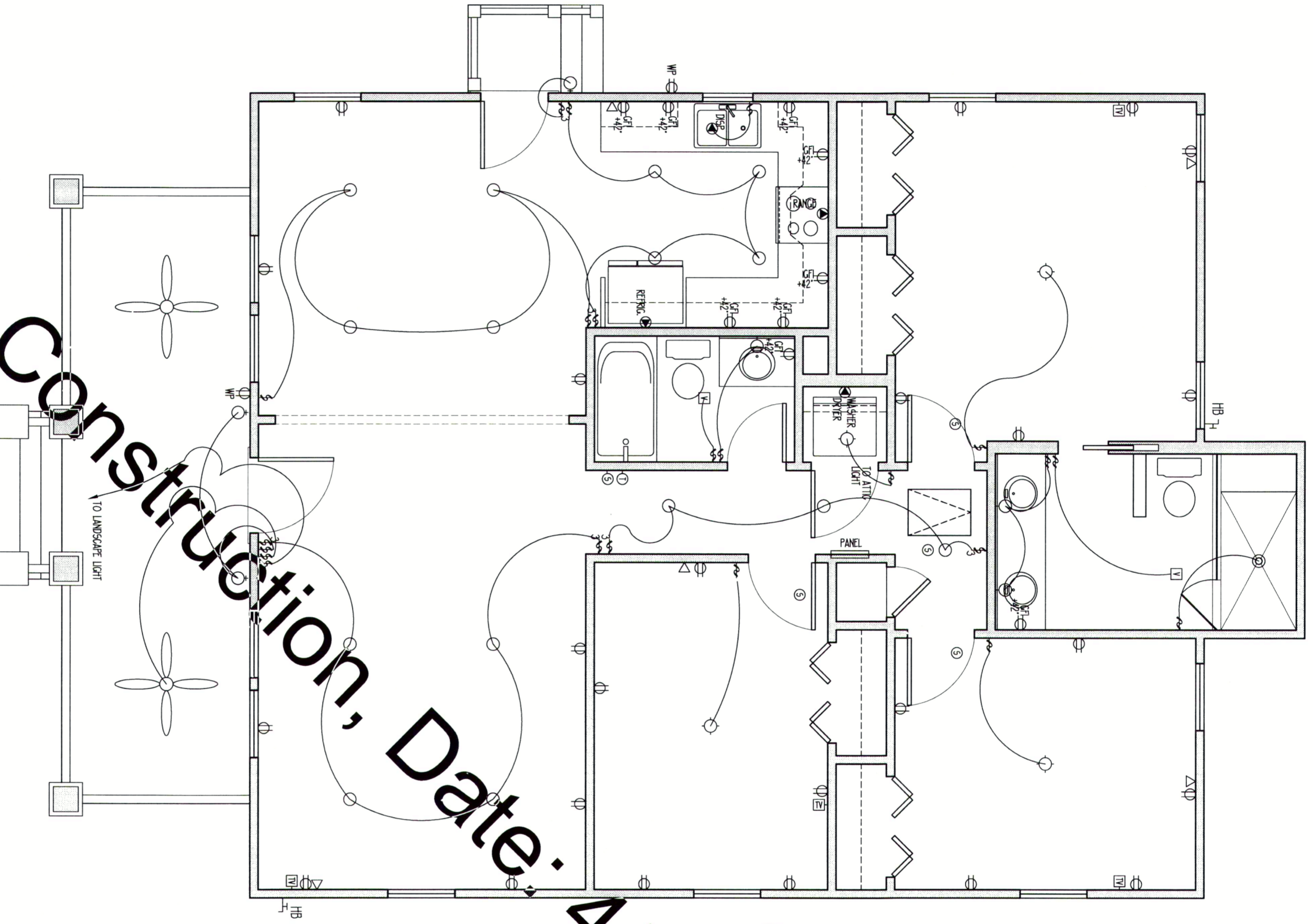
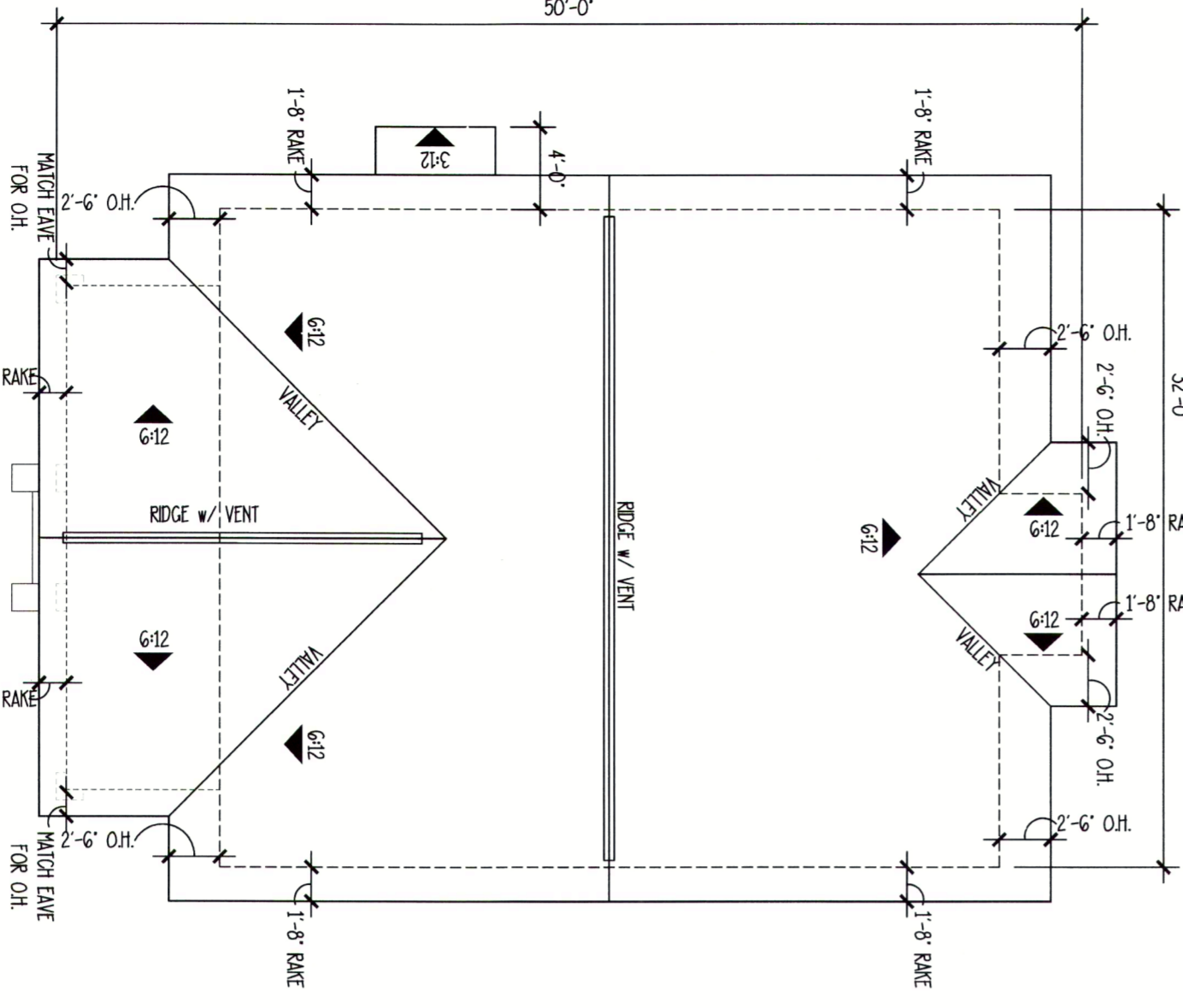
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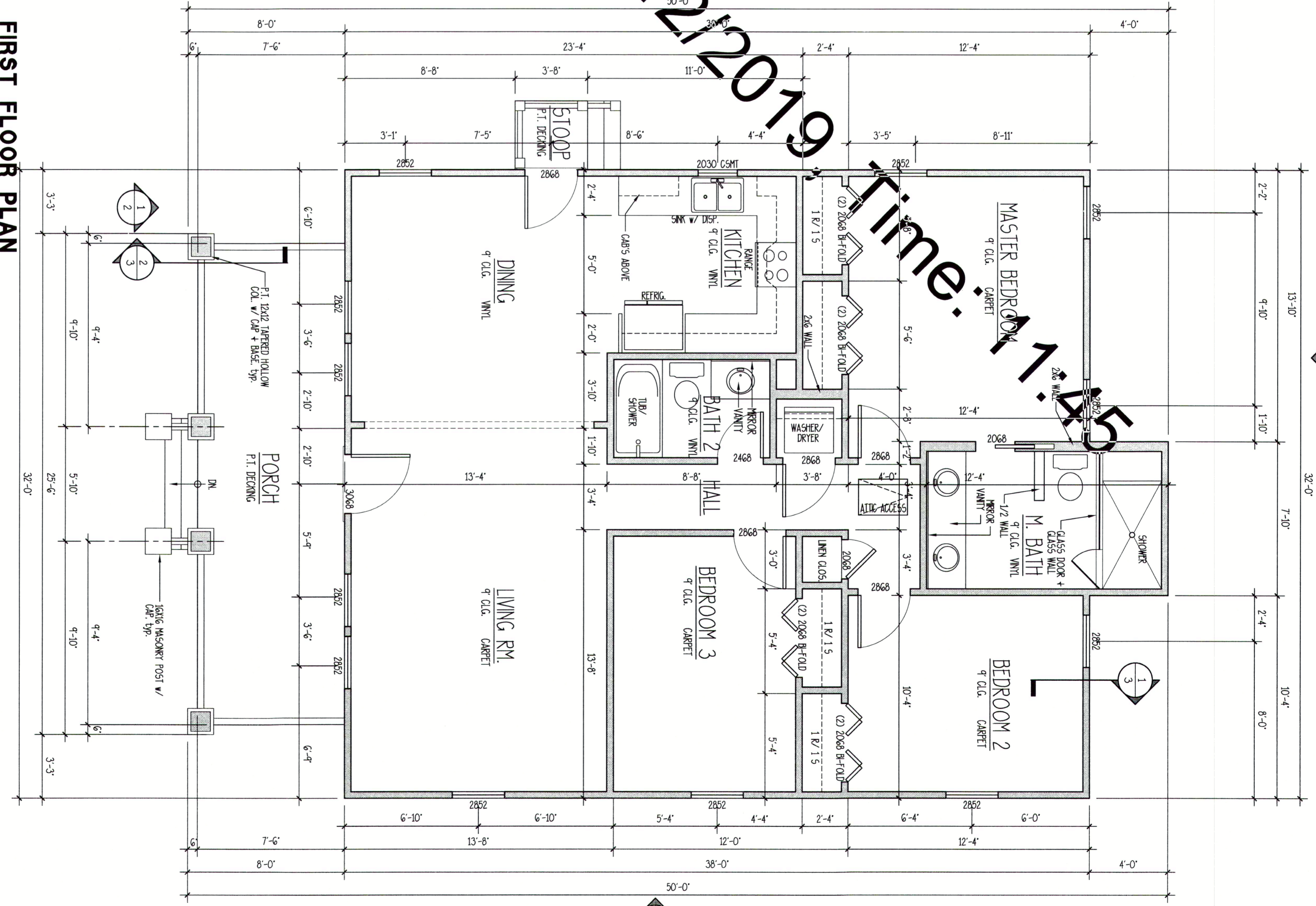


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Ⓢ	SINGLE POLE SWITCH
Ⓢ	THREE WAY SWITCH
Ⓢ	FOUR WAY SWITCH
Ⓢ	DIMMER SWITCH
Ⓢ	WATER PROOF OUTLET
Ⓢ	DUPLEX OUTLET
Ⓢ	GROUND FAULT OUTLET
Ⓢ	SPECIALTY OUTLET
Ⓢ	FLOOR OUTLET
Ⓢ	TELEPHONE JACK
Ⓢ	TELEVISION JACK
Ⓢ	VENT
Ⓢ	VENT W/ LIGHT
Ⓢ	SURFACE MOUNTED FIXTURE
Ⓢ	RECESSED FIXTURE
Ⓢ	WALL MOUNTED FIXTURE
Ⓢ	FLOOD LIGHT
Ⓢ	FLORESCENT FIXTURE
Ⓢ	CEILING FAN
Ⓢ	CEILING LIGHT
Ⓢ	STRIP LIGHTING
Ⓢ	CEILING BOX
Ⓢ	DOOR CHIME
Ⓢ	ELECTRICAL PANEL
Ⓢ	SMOKE ALARM



NOTE:
COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.
COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.



DATE :	4/29/10
JOB NO. :	10301 A
DWN BY :	RY
DRAWING NAME :	Model A 3.dwg

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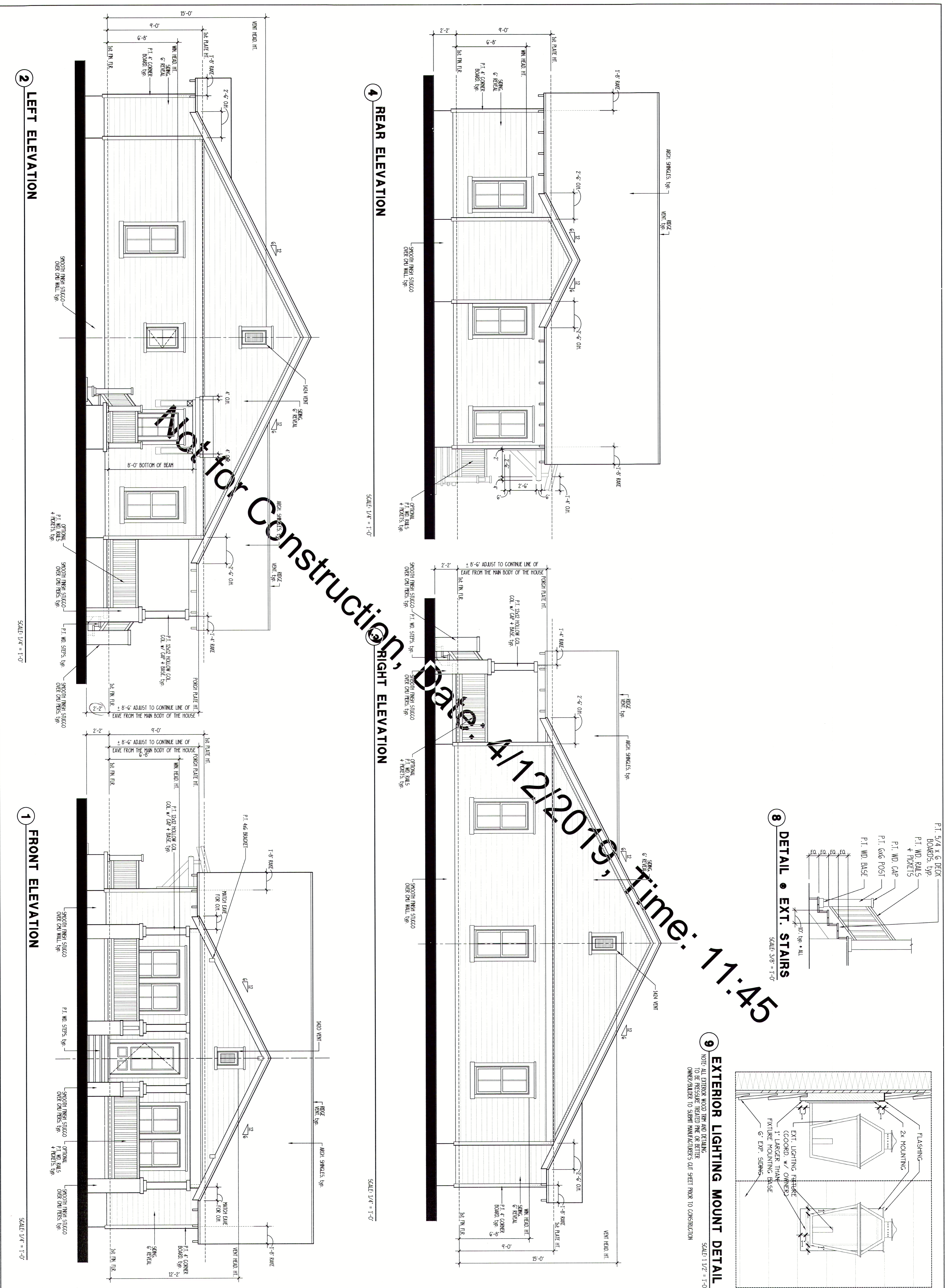
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2 LEFT ELEVATION

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

1 FRONT ELEVATION

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

4 REAR ELEVATION

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

3 RIGHT ELEVATION

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

8 DETAIL • EXT. STAIRS

SCALE: 3/8" = 1'-0"

9 EXTERIOR LIGHTING MOUNT DETAIL

SCALE: 1/2" = 1'-0"

NOTE: ALL EXTERIOR WOOD TRIM AND DETAILING TO BE PRESSURE TREATED PNE OR BETTER. OWNER/BUILDER TO OBTAIN MANUFACTURER'S CUT SHEET PRIOR TO CONSTRUCTION.

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DATE :	4/29/10
JOB NO. :	10301 A
DWN BY :	FT
DRAWING NAME :	Model A 3.dwg

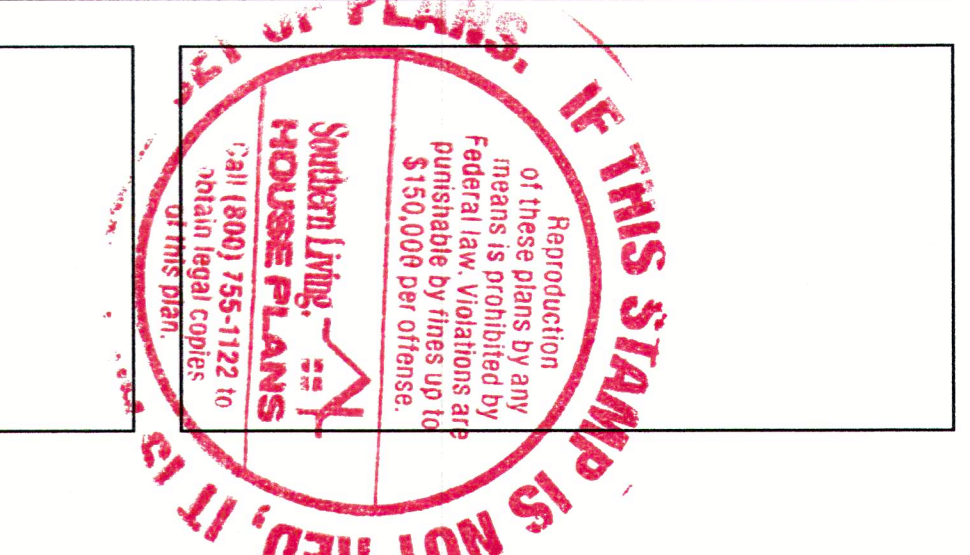
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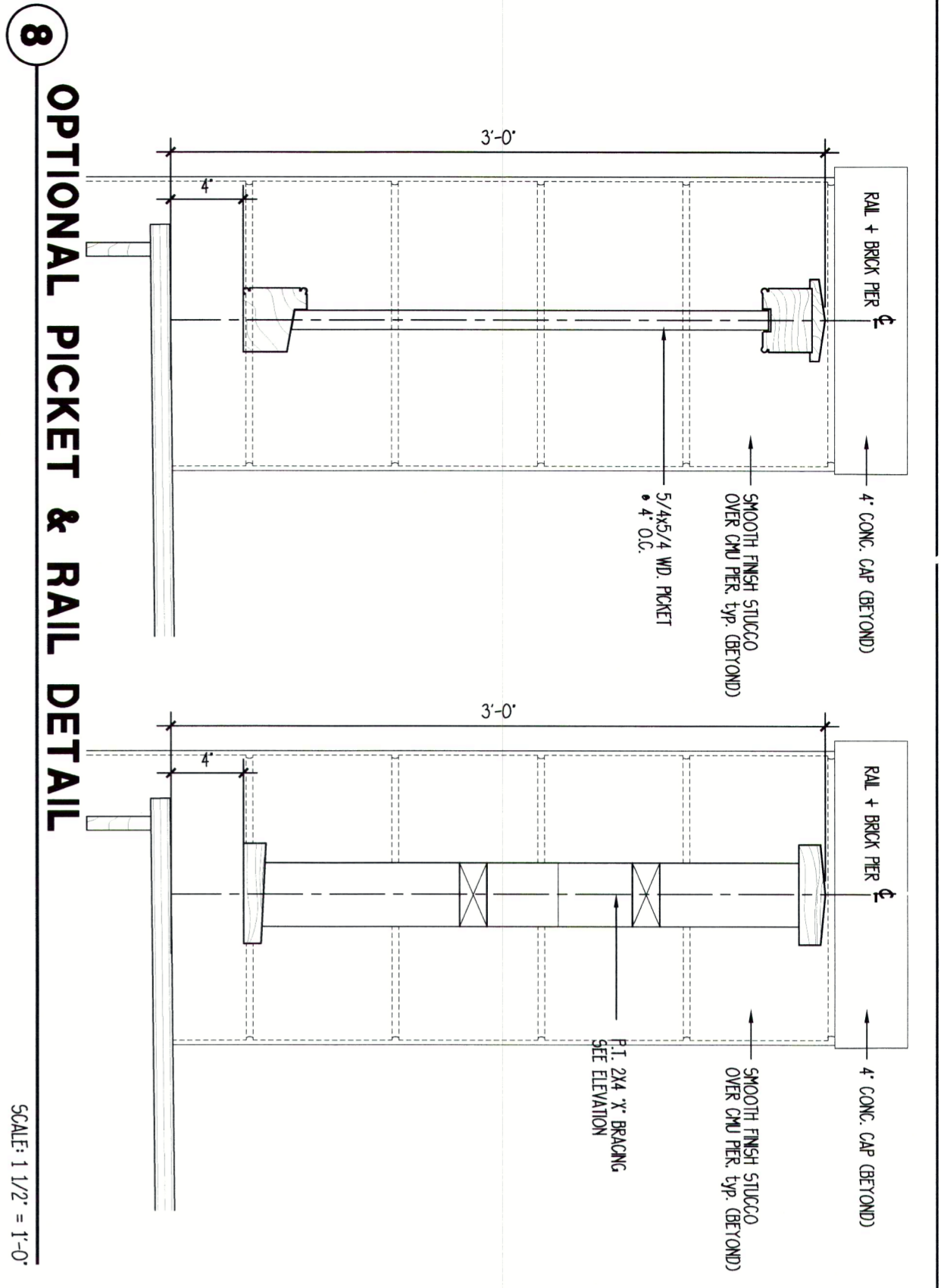
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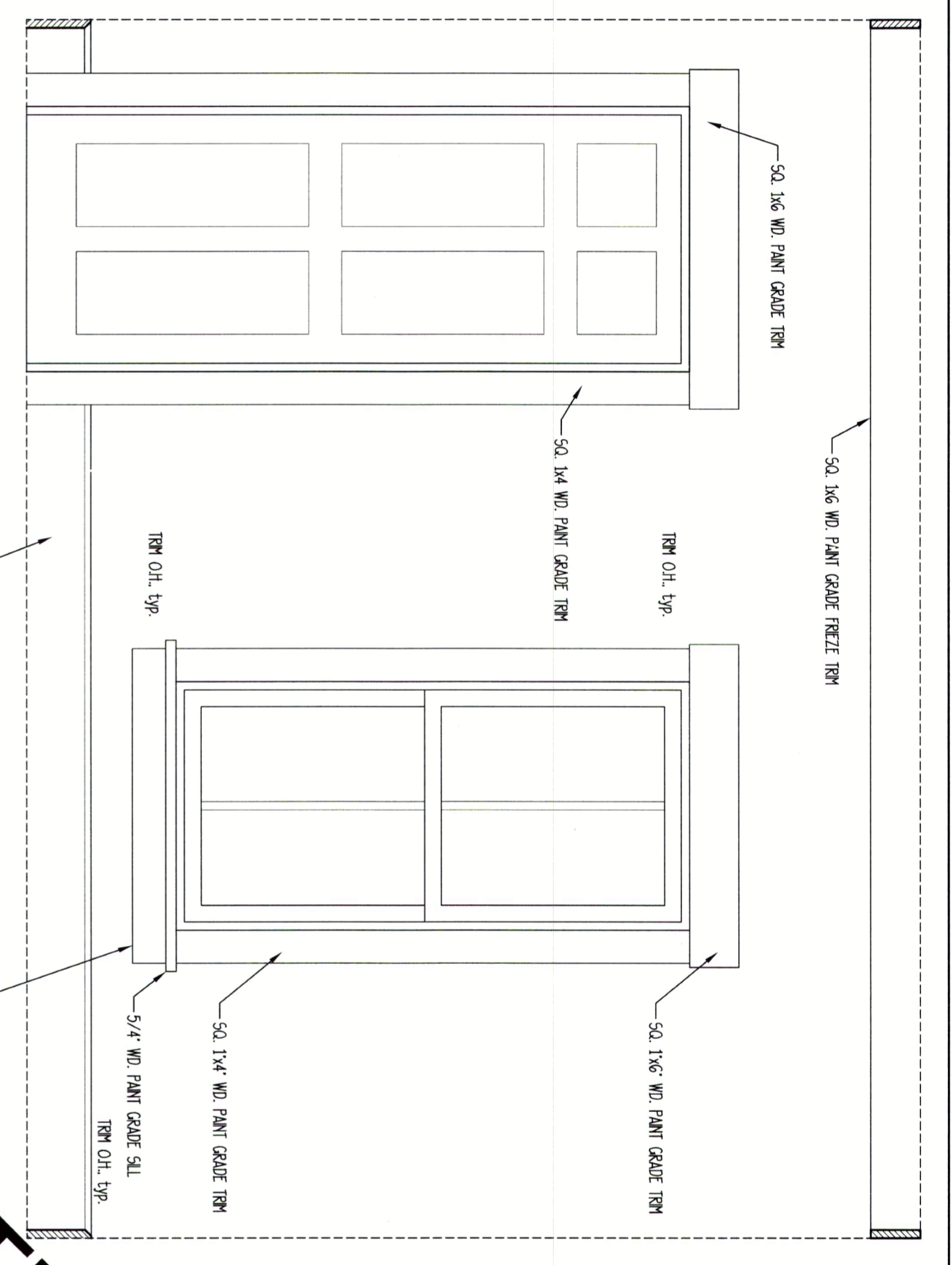
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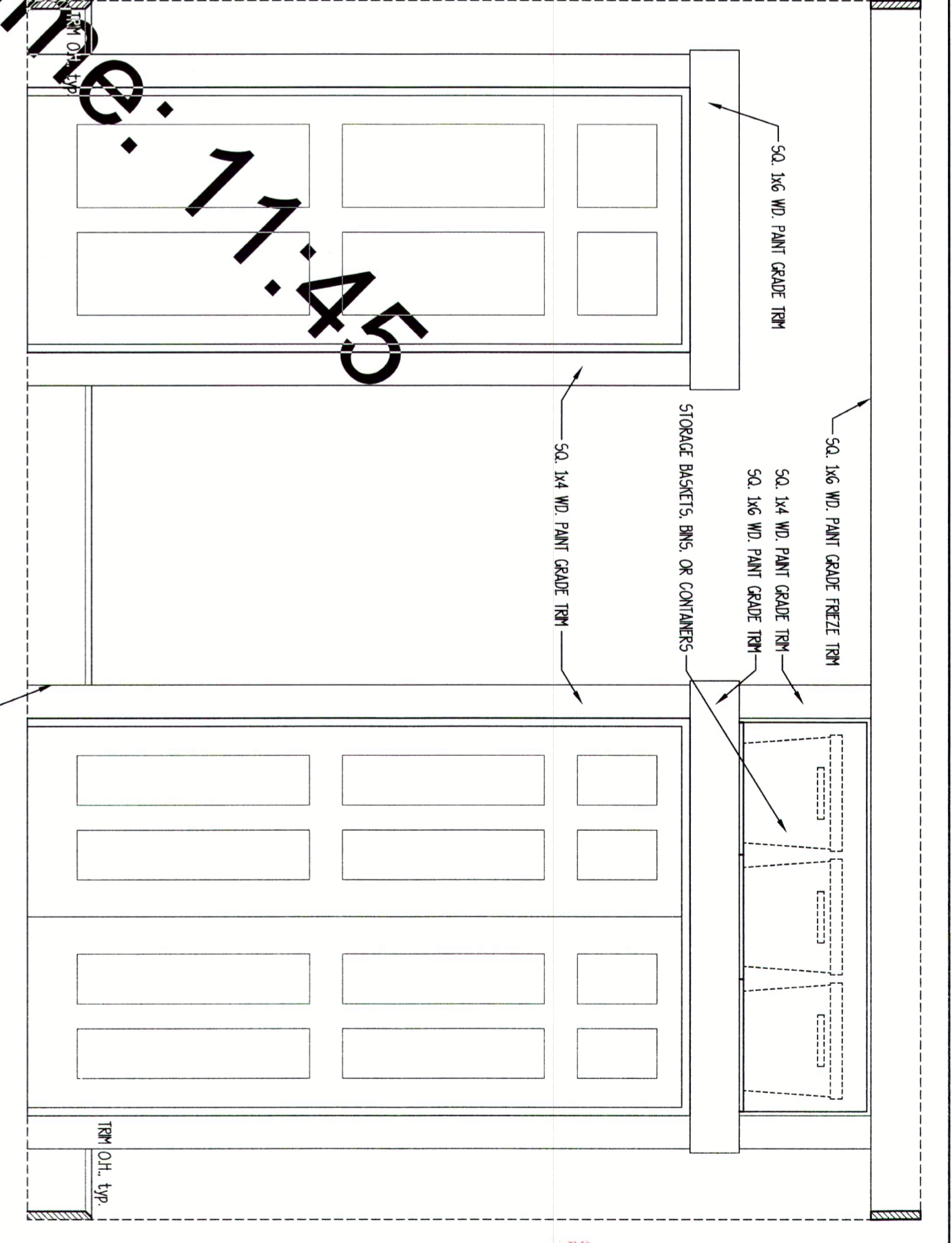




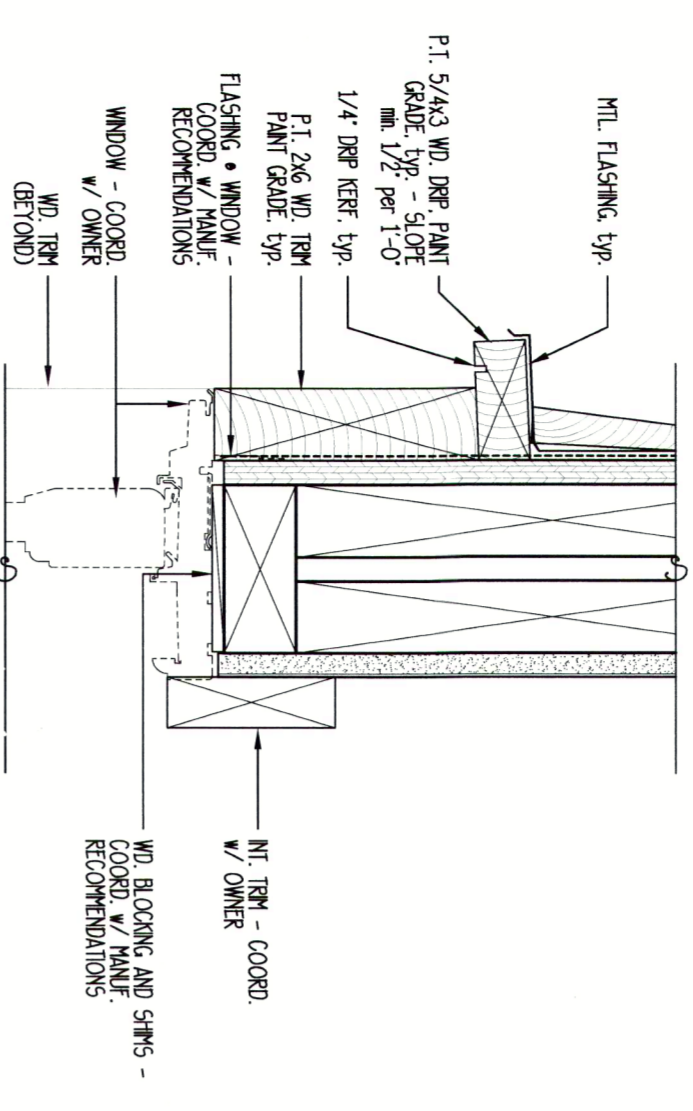
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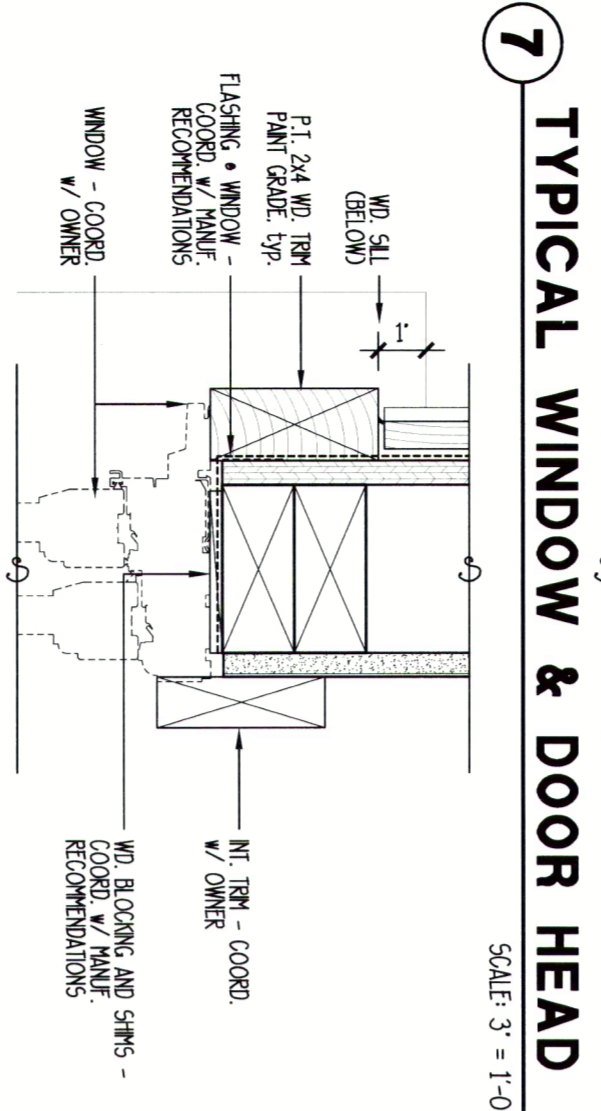
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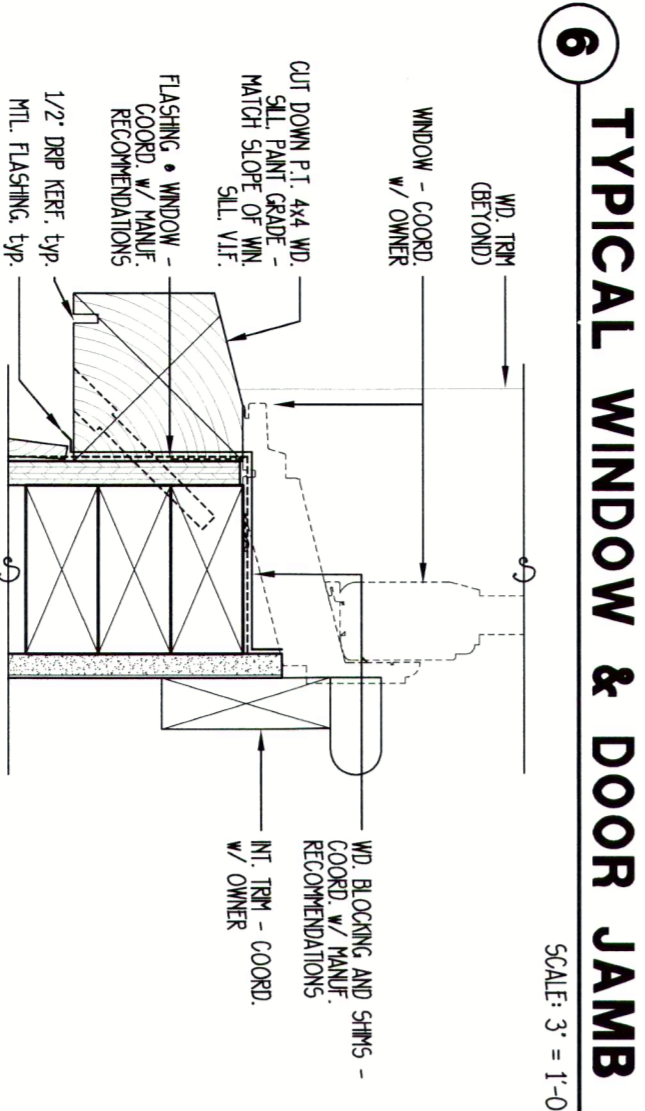
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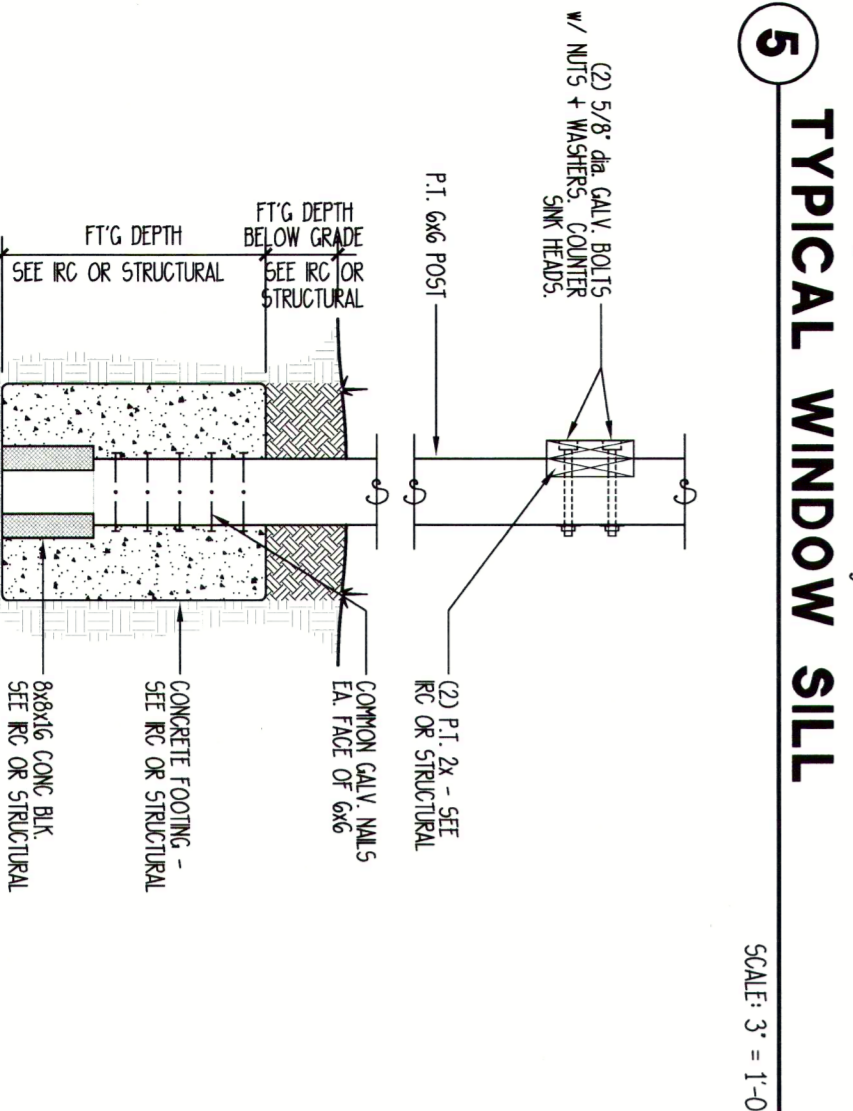
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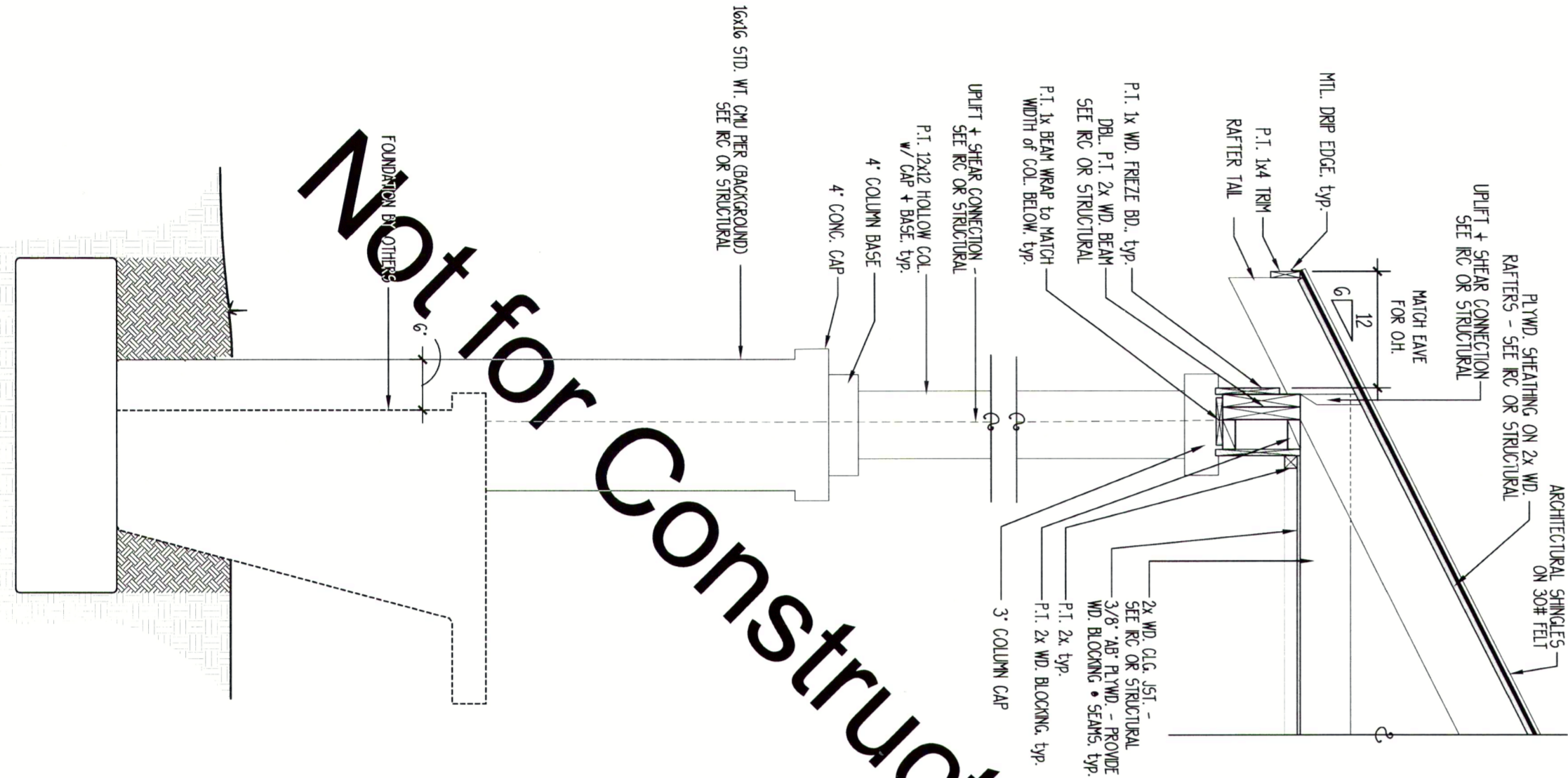
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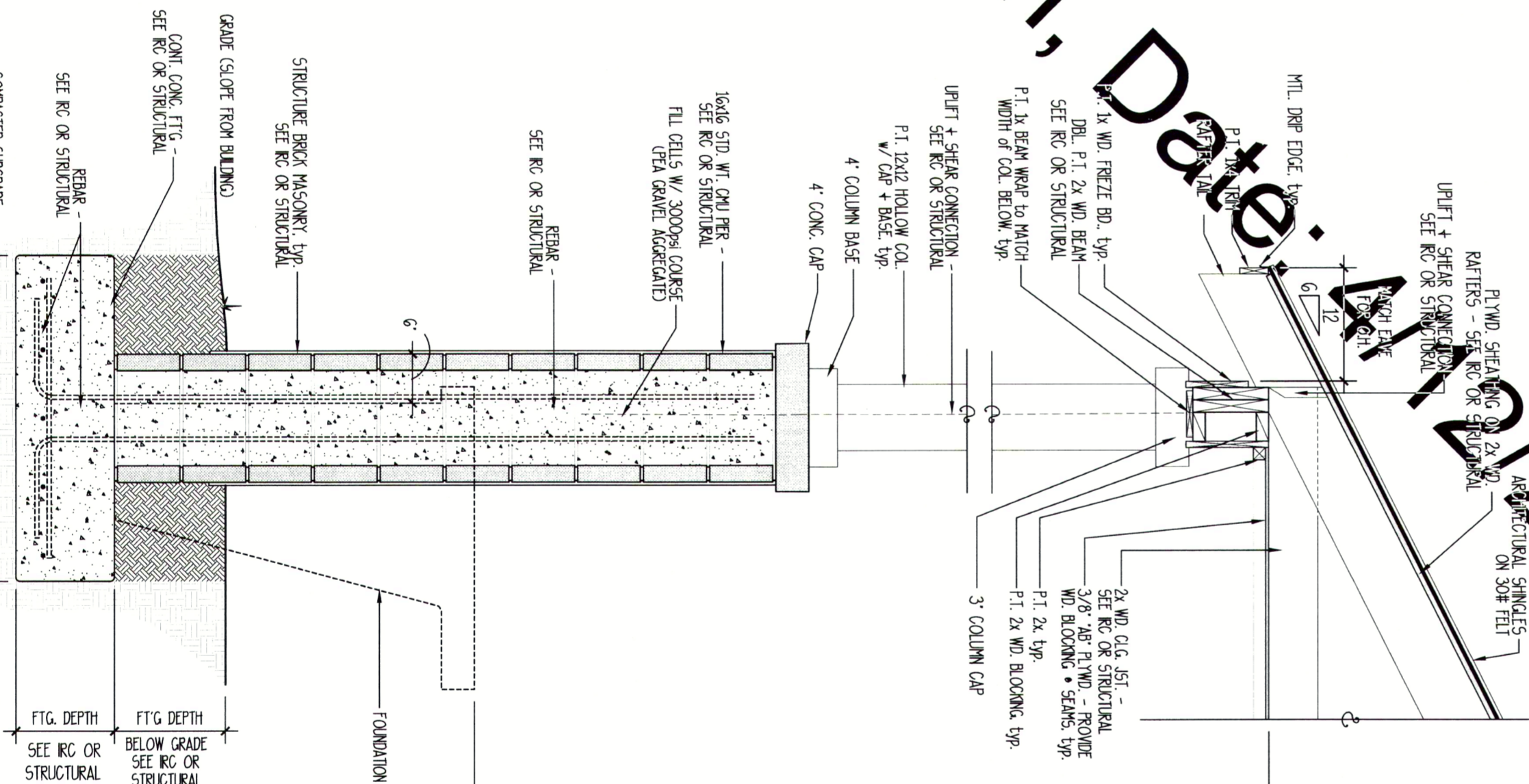
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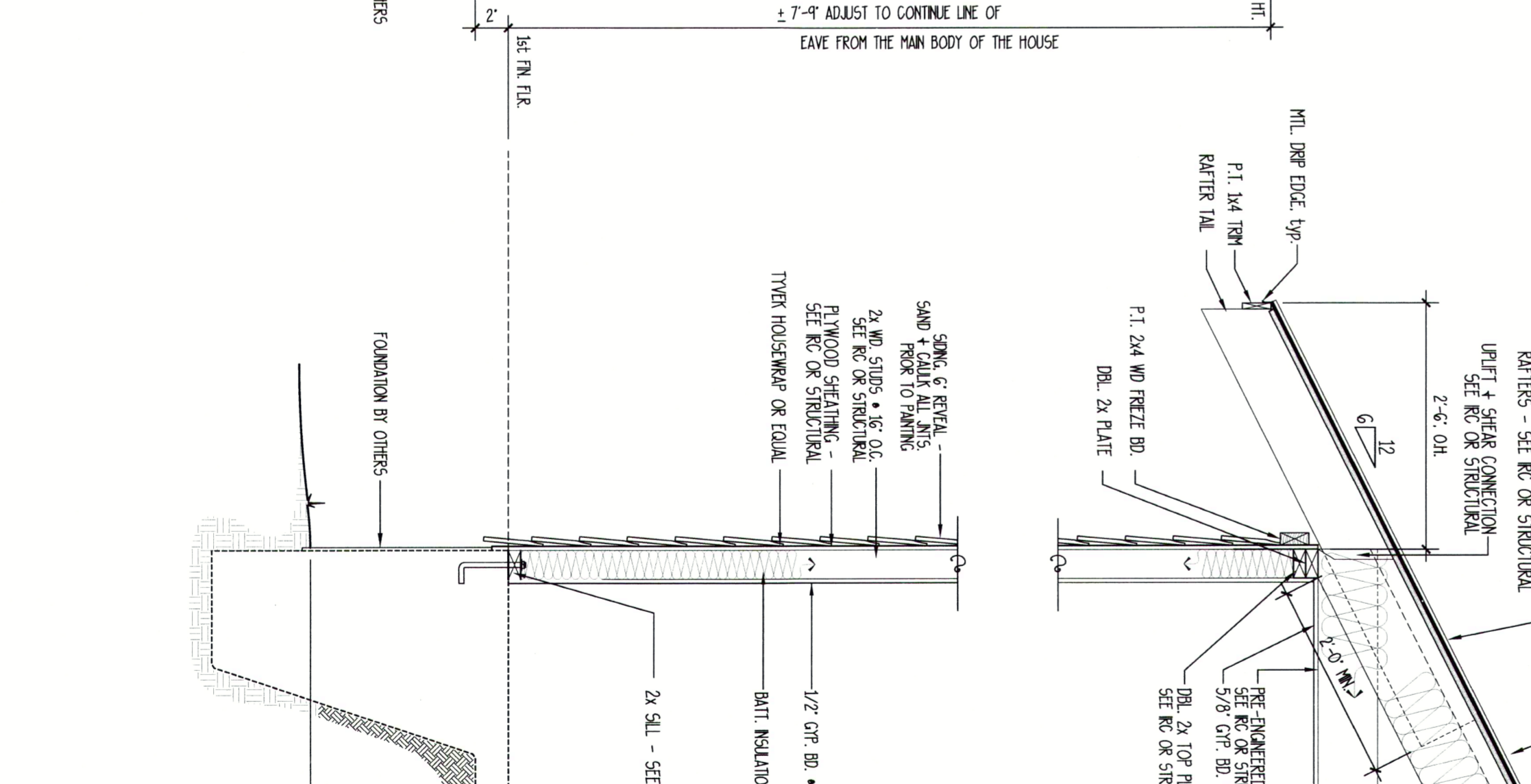
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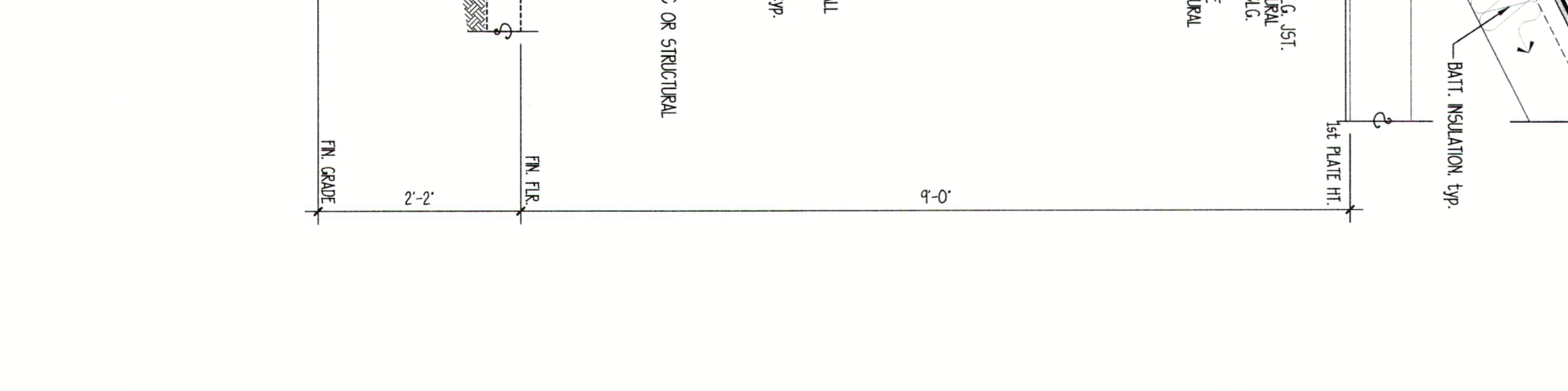
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SCALE: 3/4\"/>



SCALE: 3/4\"/>



SCALE: 3/4\"/>

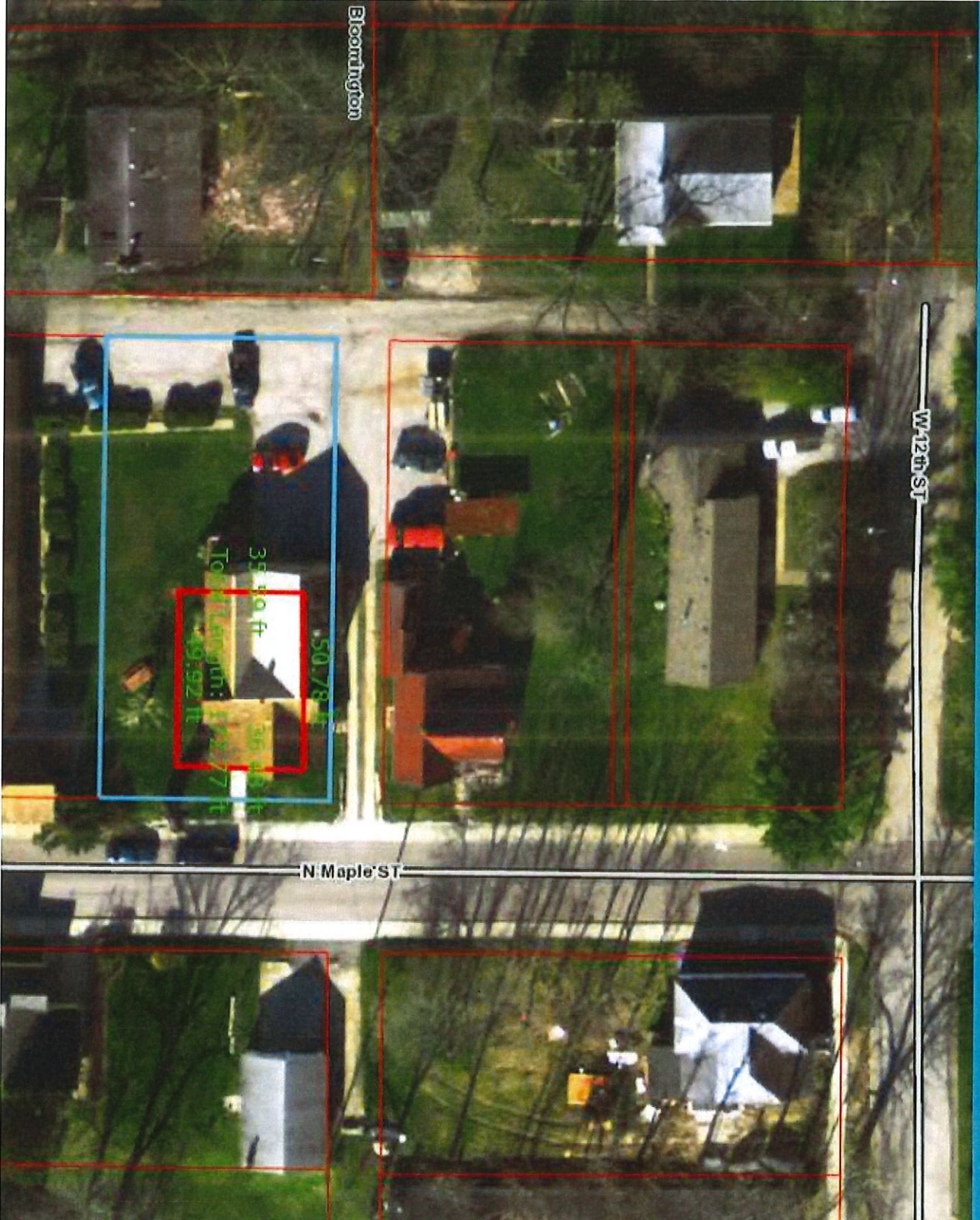
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3	<p>DATE : 4/29/10</p> <p>JOB NO. : 10301 A</p> <p>DWN BY : FY</p> <p>DRAWING NAME : Model A 3.dwg</p>	<p>THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.</p> <p>-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION</p> <p>-VERIFY COMPLIANCE WITH ALL LOCAL CODES</p> <p>-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.</p> <p>-HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED; THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.</p> <p>-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.</p>	<p>ARA</p> <p>ALLISON RAMSEY</p> <p>Architects Inc. creating sustainable timeless design</p> <p>1003 Charles St. P.O. Box 644 Beaufort SC, 29902 Asheville, NC 28802</p> <p>(843) 984-0559</p> <p>www.allisonramseyarchitect.com</p>	<p>NEW STREET BUNGALOW</p>	<p style="color: red; font-weight: bold; font-size: 12px;">REPRODUCTION OF THESE PLANS BY ANY MEANS IS STRICTLY PROHIBITED BY FEDERAL LAW. VIOLATION IS PUNISHABLE BY FINES UP TO \$150,000 PER OFFENSE.</p> <p style="color: red; font-weight: bold; font-size: 12px;">Southern Living HOUSE PLANS Call (800) 755-1122 to obtain legal code.</p> <p style="color: red; font-weight: bold; font-size: 12px;">REPRODUCTION OF THESE PLANS BY ANY MEANS IS STRICTLY PROHIBITED BY FEDERAL LAW. VIOLATION IS PUNISHABLE BY FINES UP TO \$150,000 PER OFFENSE.</p>
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Rough Site Plan

Untitled Map









New Construction Proposal (Courtesy) Review
Maple Heights Neighborhood Conservation District
ELEMENTS OF DESIGN TO CONSIDER FOR NEW CONSTRUCTION

Owner/Owner Representative: Mike Kee

Location: N Maple Street

Date: 4/11/2019

Submitted By: Maple Heights Neighborhood Conservation District Guidelines Committee



Plan Submitted for Courtesy Review:

New Street Bungalow Plan SL-1753 (<http://houseplans.southernliving.com/plans/SL1753>)

SQUARE FOOTAGE

- Main Floor: 1,247
- Total Heated Sq. Ft.: 1,247

DIMENSIONS

- Width x Depth: 32'0" x 50'0"
- Height: 22'0"

PLATE HEIGHTS

- Main Floor: 9.0'

STYLE / INFLUENCES

- Bungalow / Cottage

COURTESY REVIEW SUMMARY

A preliminary courtesy review of the proposed plan is inconclusive of its appropriateness to construct in the Maple Heights Conservation District due to the very limited information that was made available for review.

No official recommendation can be made by the Committee at this point. But we would like to offer some guidance with the following step by step review outline and process suggestion to ensure a successful project for neighborhood and builder.

The Maple Heights Neighborhood Conservation District Guidelines Committee recommends the following steps to the petitioner:

1. Familiarize yourself with the Conservation District Design Guidelines

This is the most important step for a successful project

The Maple Heights Neighborhood Conservation District Design Guidelines are currently in draft form and will be completed soon. You may also wish to consult a historic preservation specialist.

2. Plan and Prepare Your Proposal Packet for the Neighborhood Review Committee

Draw up plans or consult a qualified design consultant or architect to assist you. For the most efficient process, the Review Committee recommends that your packet include:

- A Site Plan** including the proposed project footprint on the site
- A Neighborhood Context Plan** showing contiguous houses (scale 1"=50')
- Elevations** of all sides of the proposed project
- Material and Finish Detail Descriptions** including at least 3 photos from the surrounding block face representing compatibility of each of the following:
 1. Selected materials and finish details
 2. Window proportion, arrangement, and directionality

3. Schedule a Meeting with the Neighborhood Review Committee

Request a meeting to present your plans to the Maple Heights Neighborhood Conservation District Review Committee. Submit the complete proposal packet to the committee at least two weeks before your scheduled review meeting with the Historic Preservation Commission. This meeting will be scheduled to accommodate petitioner and committee member schedules. You can request to schedule a meeting with the neighborhood by contacting Jane Goodman at janegood@indiana.edu

4. Present Your Plan for Review

Present your proposed Conservation District project to the Neighborhood Review Committee. If better alignment with the guidelines is suggested by the Committee, review the Design Guidelines and address any concerns with your builder or architect and schedule a time to re-present your plans to the Review Committee. Once the plan has been presented to the Review Committee and the Committee's recommendation has been forwarded to the Historic Preservation Commission, you are ready to apply for a Certificate of Appropriateness and have your review by the Historic Preservation Commission.

Areas of Review as Represented in the Outline of the Maple Heights Neighborhood Conservation District DRAFT GUIDELINES:

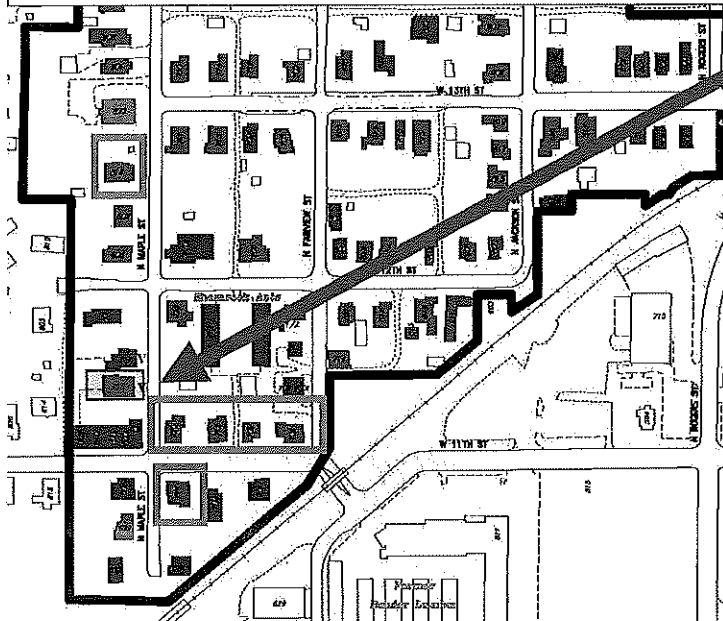
CONTEXT FOR NEW CONSTRUCTION

ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view. Context. The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

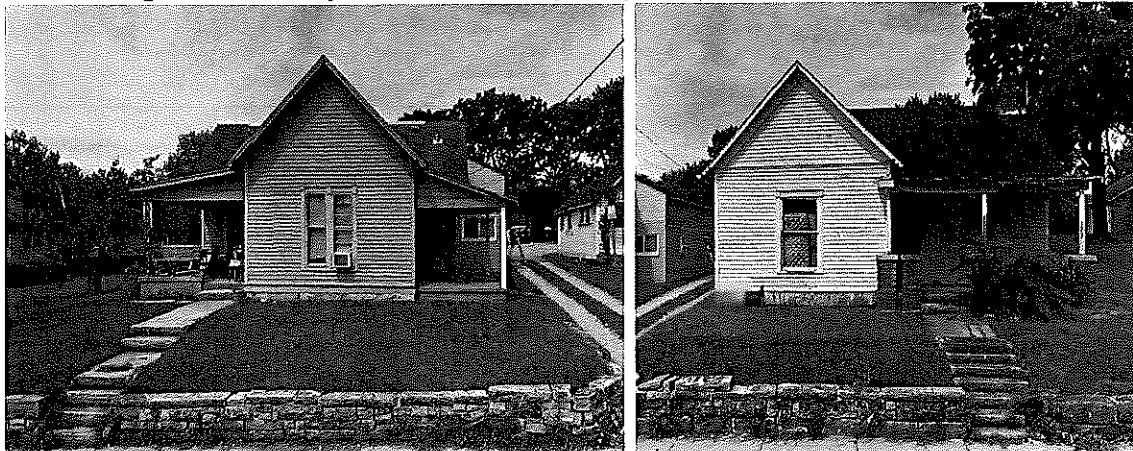
Comments:

Location of new construction site is indicated below. Blocks creating surrounding context are indicated in green boxes. Photos of structures on those blocks are included below.

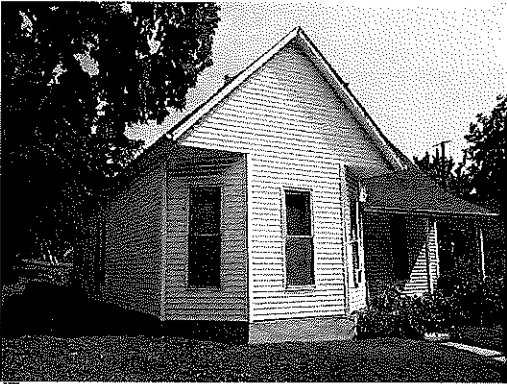
This building site had a structure that was destroyed by fire last year – along with the adjacent structure. These homes provided the main context for their block face. See photos of the structures below.



Pre-existing homes on adjacent lots destroyed by fire (l-r, 715 and 717 N Maple St)



CONTEXT OF SURROUNDING BLOCK CONTRIBUTING PROPERTIES
HOUSE STYLES: Worker Cottage Gabled-Ell and Pyramidal-Ell and Bungalow



MATERIALS

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

Comments:

No information provided in plan presented

SETBACK

A new building's setback should conform to the setback pattern established by the existing block context.

Comments:

No information provided in plan presented

ORIENTATION

New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings.

Comments:

No information provided in plan presented

BUILDING ENTRY

New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

Comments:

Front entry is represented in plan and is consistent with surrounding structures.

SPACING

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

Comments:

No information provided in plan presented

BUILDING HEIGHTS

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor

Comments:

The height of 22' would need to be considered with the height of the foundation (information not provided) and the height of the grade at from sidewalk to the lot (also not available) to be within the range of the surrounding buildings.

BUILDING OUTLINE

Roof Shape

The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

Comments:

The roof shape of the front-facing gable is consistent with the Bungalow located in the contextual adjacent block at 813 N Maple Street. Generally, it would be more favorable for the front gable to be the more prominent of the gables.

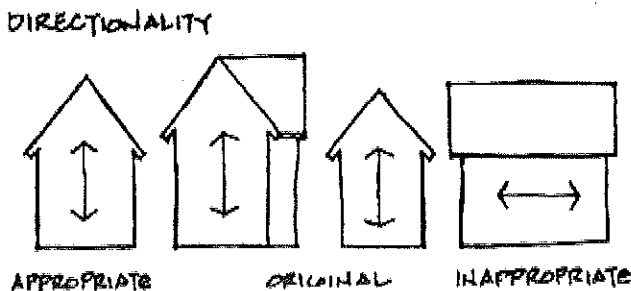
No information is provided about the roof shape or pitch of the side-facing gable and therefore cannot be reviewed.

DIRECTIONAL ORIENTATION

The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Comments:

No information provided in plan presented about the orientation of the structure on the lot. There should be some consideration of the directionality of the gables in the plan.



MASS

The total mass and site coverage of a new building should be consistent with surrounding buildings.

Comments:

Not enough information provided in plan presented. Side elevations would be needed to determine mass.

FOUNDATION/ FIRST FLOOR ELEVATION

New construction first floor elevation and foundation height should be consistent with contiguous buildings.

Comments:

No information provided in plan presented

FENESTRATION

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Comments:

Maintain the vertical proportion of the windows represented in the proposed plan.

No information has been provided for side elevations and fenestration layout and sizes and therefore cannot be reviewed until that information is made available to the committee.

PARKING

Definition: Both garage and surface storage areas for automobiles or other motorized vehicles.

RECOMMENDED:

1. Where possible, parking should be accessed by the existing alleys.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

Comments:

Parking at the previous structure was located in rear with access by the existing alley.

Demo Delay: 19-08

Commission Decision

Address: 1010 S. Grant

Petitioner: Jackie Moore

Parcel Number: 53-05-31-104-004.014-005

Property Rating: Contributing

Circa. 1880



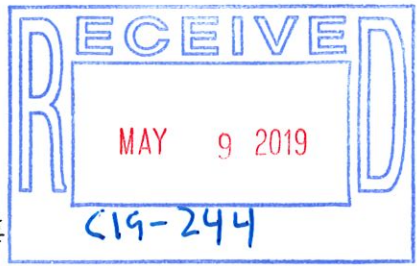
Background: English style barn in poor condition.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-08** unless new information is brought forward that would warrant designation.

606114
BL
5-9-19



Demolition Application
Monroe County Building Department
501 N. Morton St Rm 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967
<http://www.co.monroe.in.us/buildingdept.html>

Date: 5/8/19

Project Address: 1010 S. Grant St. Bloomington, IN 47401
Street City, State Zip

Township: Perry Section #: 4

Parcel Number 53-08-04-302-053,000-009

Subdivision: _____ Lot #: 31-32
Applicant Name: Jacquelyn F. Moore Phone #: 812 219-7237

Property Owner Name: Jacquelyn F. Moore
Address: 1010 S. Grant St. Bloomington, IN 47401 Phone #: 812 219-7237
Street City, State & Zip

Contractor: (if applicable) _____
Phone #: _____

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

WORK BEING PERFORMED:
Acc - Demo -

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

Signature [Signature]
Owner/Applicant

DULY ENTERED
FOR TAXATION

OCT 06 2010


Auditor Monroe County, Indiana 8

2010015419 OC \$18.00
10/07/2010 10:35:21A 2 PGS

Monroe County Recorder IN
Recorded as Presented

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That:

Bruce M. Jennings, of legal age,

(Grantors), of Monroe County, in the State of Indiana, CONVEYS AND QUIT CLAIMS to

Bruce M. Jennings and Jacquelyn F. Moore, Joint Tenants with Full Right of Survivorship,

(Grantees), of Monroe County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in Monroe County, Indiana:

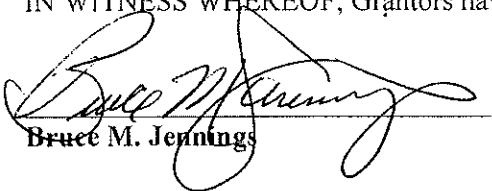
Lots Numbered Thirty-one (31) and Thirty-two (32) in Capital Addition to the City of Bloomington, as shown by the plat thereof recorded in Plat Cabinet B, Envelope 29, in the Office of the Recorder of Monroe County, Indiana.

Tax ID: 53-08-04-302-053.000-009

015-07640-00

The address of the real estate described herein is 1010 S. Grant Street, Bloomington, IN 47401.

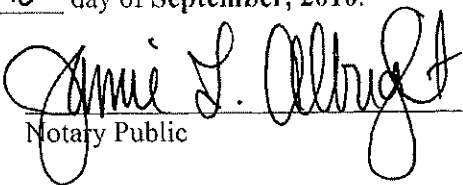
IN WITNESS WHEREOF, Grantors have executed this Deed this 28th day of September, 2010.


Bruce M. Jennings

STATE OF _____ INDIANA)
)SS
COUNTY OF _____ MONROE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bruce M. Jennings, of legal age**, who executed the foregoing Quit Claim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my Notarial Hand and Seal this 28th day of September, 2010.



Notary Public

My commission expires:

Resident of



JAMIE L. ALBRIGHT, Notary Public
Residing in Monroe County
My commission expires June 24, 2012.

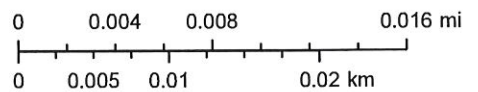
This instrument was prepared by: Vincent S. Taylor, Attorney at Law
I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: John Bethell

Send Tax Statements to: 1010 S. Grant Street
Bloomington, IN 47401

MO-29991



1:500



MOORE, JACQUELYN
Project - **MOORE-RES DEMO-1010**
Address - 1010 GRANT ST S
Parcel - 015-07640-00
App # - 66114 Twp - PR 4

