

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday February 11, 2021, 5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. January 28, 2021 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 21-06

606 W. Dodds Street (McDoel Historic District)

Petitioner: Loren Kimsey

Replacement of 21 original windows on the house with metal clad wood Marvin window inserts. Pane configuration will be same as the originals.

Commission Review

A. COA 21-08

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

Petitioner: Steven Kennedy

Alterations to exterior. See packet for more details.

V. DEMOLITION DELAY

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 January 28, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 2/8/2021

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday January 28, 2021, 5:00
P.M.**

AGENDA

A. CALL TO ORDER

B. ROLL CALL

Commissioners Present: Chris Sturbaum (entered meeting at 5:03)
John Saunders
Doug Bruce
Sam DeSollar
Deb Hutton
Jeff Goldin

Advisory Members Present: No members present.

Staff Present: Conor Herterich HAND
Doris Sims HAND
Brent Pierce HAND
Dee Wills HAND
Daniel Dixon, City Legal
Keegan Gulick, Planning and Transportation

Guests Present: Michael Valliant
Shawn Eurton
Carole Damon
CATS

C. APPROVAL OF MINUTES

A. January 14, 2021 Minutes

Deb Hutton made a motion to approve the **January 14, 2021 Minutes**.

John Saunders seconded.

**Motion Carries: 4 Yes (Saunders, DeSollar, Hutton, Goldin) – 0 No – 1
Abstain (Bruce)**

**D. CERTIFICATES
APPROPRIATENESS**

OF

Commission Review

A. COA 21-03

620 S. Ballantine Rd (Elm Heights Historic District)

Petitioner: Shawn Eurton

Continued from 1/14/2021. Alterations to front and rear porches. Replace deteriorated shakes used for siding and stain others

Conor Herterich gave presentation. See packet for details.

Shawn Eurton stated that he had sent **Conor Herterich** some photos of a dry stack limestone wall that they had installed which would be an exact replica at this location as well, and that they would be limestone.

Chris Sturbaum asked about the buildup of the concrete deck when they butt into the shingles and how this process would work. **Shawn Eurton** explained in more detail. More discussion ensued about the deck. **Deb Hutton** asked for more clarification about the concrete porch and the removal of materials. **Deb Hutton** also asked for more information of how **Shawn Eurton** had planned to replace the pepper dash for it to look original and be appropriate. **Shawn Eurton** replied that he would have to sub out to a mason because he was not familiar with that process. **Sam DeSollar** asked **Conor Hererich** to pull up the plan drawing from the packet and asked more questions about the limestone slabs and the dry stack wall. More discussion ensued. See packet for details.

Chris Sturbaum commented that it was important that a sample be shown of the treatment to the columns, and that staff approves before proceeding. **Deb Hutton** and **Doug Bruce** agreed.

Deb Hutton made a motion to approve **COA 21-03 and that they** support staff recommendations of replacing the shingles on the south elevation and installing the bluestone on the walk way and porches and facing the concrete walls of the porch with dry stack limestone pattern, and **Not Approve** removing the pebble dash stucco from the columns, and will require approval from staff for replacement.

John Saunders seconded.

Motion Carries: 6 Yes (Sturbaum, Saunders, Bruce, DeSollar, Hutton, Goldin) – 0 No – 0 Abstain

B. COA 21-05

608 W. Dodds Street (McDoel Gardens Historic District)

Petitioner: Michael Valliant

Installation of photovoltaic system on west facing planes of the primary structure's hipped roof.

Conor Herterich gave presentation. See packet for details.

Sam DeSollar asked if the neighborhood weighed in on this project. **Conor Herterich** said that he did not reach out to the neighborhood.

Deb Hutton asked if any other houses within a couple blocks of this property had solar panels on them. **Michael Valliant** stated that there was.

Chris Sturbaum asked if the **Petitioner** has considered moving the vent and the plumbing vent to add two more panels. **Michael Valliant** stated that he and his wife decided aesthetically to install fewer panels. The **Commissioners** are all in agreement with the support of this **COA**.

John Saunders made a motion to approve **COA 21-05**

Sam DeSollar seconded.

Motion Carries: 6 – Yes (Sturbaum, Saunders, Bruce, DeSollar, Hutton, Goldin) 0 – No 0 – Abstain

DEMOLITION DELAY

Commission Review

A. Demo Delay 21-02

1006 S. Lincoln Street

Petitioner: Carole Damon

Full demolition of accessory structure

Conor Herterich gave presentation. See packet for details.

Carole Damon stated that the structure was falling down, and that it was better that they take it down before it falls down. **Chris Sturbaum** asked if the **Petitioner** realized that it would be hard to put a structure back on that corner because of setbacks and suggested that **Carole Damon** contact the **City Planning Department**. **Carole Damon** stated that she had already been in contact with the **City Planning Department** and that they had it worked out.

Chris Sturbaum commented that he and **Jeff Goldin** have restored this kind of garage and it is possible. **Sam DeSollar** commented that if they do run into trouble as to where the new garage will go, that the **HPC** would support helping to get variance if needed. **John Saunders** commented that if the garage was replaced, could they try to get some doors to try and blend in better to the neighborhood and bring back some of that look.

Jeff Goldin made a motion to release **Demo Delay 21-02**.

Sam DeSollar seconded.

Motion Carries: 6 – Yes (Sturbaum, Saunders, Bruce, DeSollar, Hutton, Goldin) 0 – No 0 - Abstain

E. NEW BUSINESS

F. OLD BUSINESS

A. COMMISSIONER COMMENTS

Sam DeSollar complimented **Conor Herterich** for his presentations to the **Council** for the two recommendations for the **Historic Preservation**.

B. PUBLIC COMMENTS

C. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin** @ 5:34 p.m.

END OF MINUTES

Video record of meeting available upon request.

COA: 21-06

Staff Decision

Address: 606 W. Dodds Street

Petitioner: Loren Kimsey

Parcel #: 53-08-05-116-010.000-009

Rating: Contributing

Structure; Dormer Front Bungalow, c. 1925



Background: Located in the McDoel local historic district.

Request:

1. Replacement of all original windows on the house (21 in total). Windows will be replaced with double hung Marvin, metal clad wood pocket windows. Replacement windows will maintain the same pane configuration as the original windows.

Guidelines: McDoel Historic District Design Guidelines, pg. 7

Decision: Staff **APPROVES COA 21-06** with the following comments:

1. The district design guidelines state that replacement of original windows is acceptable as long as size of the opening is substantially unaltered and retains the original pane configuration. The project meets these guidelines.
2. The district design review committee unanimously support the project.

II. Guidelines for Existing Buildings

This section is reviewed by staff

MATERIALS:

The neighborhood has seen many changes through the years and most of the houses have been sided and reroofed at least once in their lifetimes.

Preferred

If underlying original materials are in good condition, match with the same materials.

Acceptable

Use materials that will provide a similar look. This may include vinyl or aluminum or cement-board siding of comparable dimension. Match the house trim details.

ROOFS:

Most roofs in the neighborhood are shingled with asphalt or fiberglass, that determines the character of a house. The street has a distinctive look based upon a repeating pattern of roofs.

Preferred

Maintain the original materials or those used by contributing properties nearby.

Acceptable

Standing seam metal roofs are acceptable but should have non-reflective surfaces to avoid reflection on adjoining properties.

WINDOWS:

Windows are a strong character-defining detail of houses. When considering whether to rebuild or replace windows, attention should be paid to the classification of the house. (See Appendix) Replacement windows should be consistent in appearance with the original design.

Preferred

Retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.

Acceptable

Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

DOORS:

Original doors on houses classified as notable should be preserved as an integral part of the design. Doors may be widened or replaced to accommodate wheelchairs.

Preferable

Keep doors that are original to the house in place and add storm doors for weatherization. Replacement doors should closely match the design of original doors.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-06

Date Filed: 1-22-21

Scheduled for Hearing: 2-11-21

Address of Historic Property: 606 W. DODDS ST BLOOMINGTON IN 47403

Petitioner's Name: LOREN KIMSEY

Petitioner's Address: 606 W. DODDS ST

Phone Number/e-mail: 812-334-8127 KIMSEY.LOREN576@GMAIL.COM

Owner's Name: LOREN KIMSEY

Owner's Address: 606 W. DODDS ST.

Phone Number/e-mail: 812-334-8127 KIMSEY.LOREN576@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.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 5

TOTAL UNIT QTY: 21

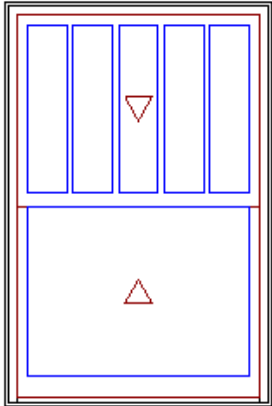
EXT NET PRICE: USD 15,572.07

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Ultimate	Double Hung Insert G2 IO 40" X 58 1/4"	851.81	1	851.81
2		Ultimate	Double Hung Insert G2 IO 28 1/4" X 58 1/4"	804.99	8	6,439.92
3		Ultimate	Double Hung Insert G2 IO 36 1/4" X 58 1/4"	863.97	1	863.97
4		Ultimate	Double Hung Insert G2 IO 28 1/4" X 36 3/4"	642.05	5	3,210.25
5		Ultimate	Double Hung Insert G2 IO 28 1/4" X 44"	701.02	6	4,206.12

LINE ITEM QUOTES

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

Line #1	Mark Unit:	Net Price:		851.81
Qty: 1		Ext. Net Price:	USD	851.81

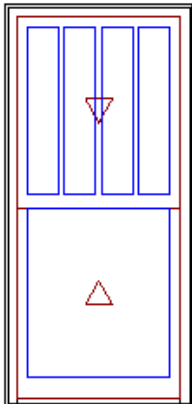


As Viewed From The Exterior

FS 39 5/8" X 58 33/64"
 IO 40" X 58 1/4"

- Stone White Clad Exterior
- Primed Pine Interior27.36
- Ultimate Double Hung Insert G2 696.16
- Inside Opening 40" X 58 1/4"
- 8° Degree Frame Bevel
- Top Sash
- Stone White Clad Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- 7/8" SDL - No SBAR 128.29
- Rectangular - Special Cut 5W1H
- Stone White Clad Ext - Primed Pine Int
- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weather Strip Package
- White Exterior Weather Strip Package
- Satin Taupe Sash Lock
- Satin Taupe Top Sash Strike Plate Assembly Color
- Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- ***Screen/Combo Ship Loose
- 3 1/4" Jamb
- ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:	Net Price:		804.99
Qty: 8		Ext. Net Price:	USD	6,439.92



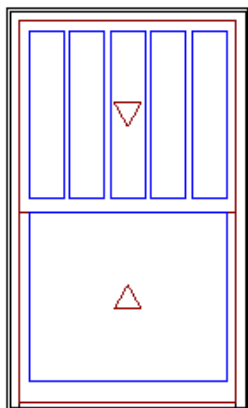
As Viewed From The Exterior

FS 27 7/8" X 58 33/64"
 IO 28 1/4" X 58 1/4"

- Stone White Clad Exterior
- Primed Pine Interior27.36
- Ultimate Double Hung Insert G2 643.26
- Inside Opening 28 1/4" X 58 1/4"
- 8° Degree Frame Bevel
- Top Sash
- Stone White Clad Sash Exterior
- Primed Pine Sash Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black 134.37
- Rectangular - Special Cut 4W1H
- Stone White Clad Ext - Primed Pine Int
- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weather Strip Package

White Exterior Weather Strip Package
 Satin Taupe Sash Lock
 Satin Taupe Top Sash Strike Plate Assembly Color
 Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit:	Net Price:	863.97
Qty: 1		Ext. Net Price:	USD 863.97



As Viewed From The Exterior

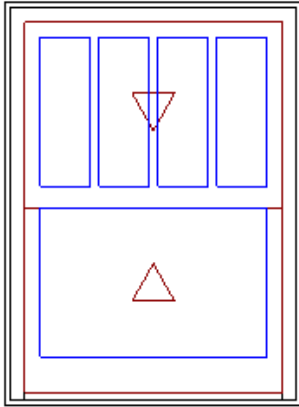
FS 35 7/8" X 58 33/64"
 IO 36 1/4" X 58 1/4"

Stone White Clad Exterior
 Primed Pine Interior27.36
 Ultimate Double Hung Insert G2 696.16
 Inside Opening 36 1/4" X 58 1/4"
 8° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Primed Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black140.45
 Rectangular - Special Cut 5W1H
 Stone White Clad Ext - Primed Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Satin Taupe Sash Lock
 Satin Taupe Top Sash Strike Plate Assembly Color
 Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jambs
 ***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit:	Net Price:	642.05
Qty: 5		Ext. Net Price:	USD 3,210.25



Stone White Clad Exterior
 Primed Pine Interior27.36
 Ultimate Double Hung Insert G2 500.99
 Inside Opening 28 1/4" X 36 3/4"
 8° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Primed Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Black113.70
 Rectangular - Special Cut 4W1H
 Stone White Clad Ext - Primed Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite

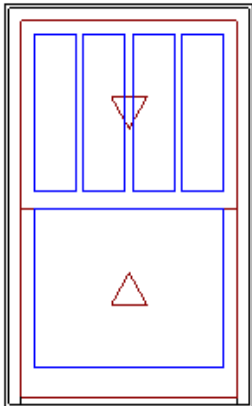


As Viewed From The Exterior

FS 27 7/8" X 37 1/64"
 IO 28 1/4" X 36 3/4"

- Low E2 w/Argon
- Black Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weather Strip Package
- White Exterior Weather Strip Package
- Satin Taupe Sash Lock
- Satin Taupe Top Sash Strike Plate Assembly Color
- Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- ***Screen/Combo Ship Loose
- 3 1/4" Jamb
- ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit:	Net Price:	701.02
Qty: 6		Ext. Net Price:	4,206.12
		USD	



As Viewed From The Exterior

FS 27 7/8" X 44 17/64"
 IO 28 1/4" X 44"

- Stone White Clad Exterior
- Primed Pine Interior.....27.36
- Ultimate Double Hung Insert G2.....544.16
- Inside Opening 28 1/4" X 44"
- 8° Degree Frame Bevel
- Top Sash
- Stone White Clad Sash Exterior
- Primed Pine Sash Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black.....129.50
- Rectangular - Special Cut 4W1H
- Stone White Clad Ext - Primed Pine Int
- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weather Strip Package
- White Exterior Weather Strip Package
- Satin Taupe Sash Lock
- Satin Taupe Top Sash Strike Plate Assembly Color
- Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- ***Screen/Combo Ship Loose
- 3 1/4" Jamb
- ***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 15,572.07
 7.000% Sales Tax: USD 1,090.04
 Project Total Net Price: USD 16,662.11

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. 015-42030-00 Merkers Pt L12

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

REPLACE WINDOW ~~W/~~ SASHES ON 21 WINDOWS
REMOVING STORM WINDOWS

3. A description of the materials used.

WINDOWS ARE WOOD WITH A METAL CLADDING
EXTERIOR. WINDOWS ARE DOUBLE PANED W/
SCRIBEN. ~~W/~~ WHITE COLOR

WINDOW FRAMES TO BE METAL CLAD + CAULKED
ON EXTERIOR

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

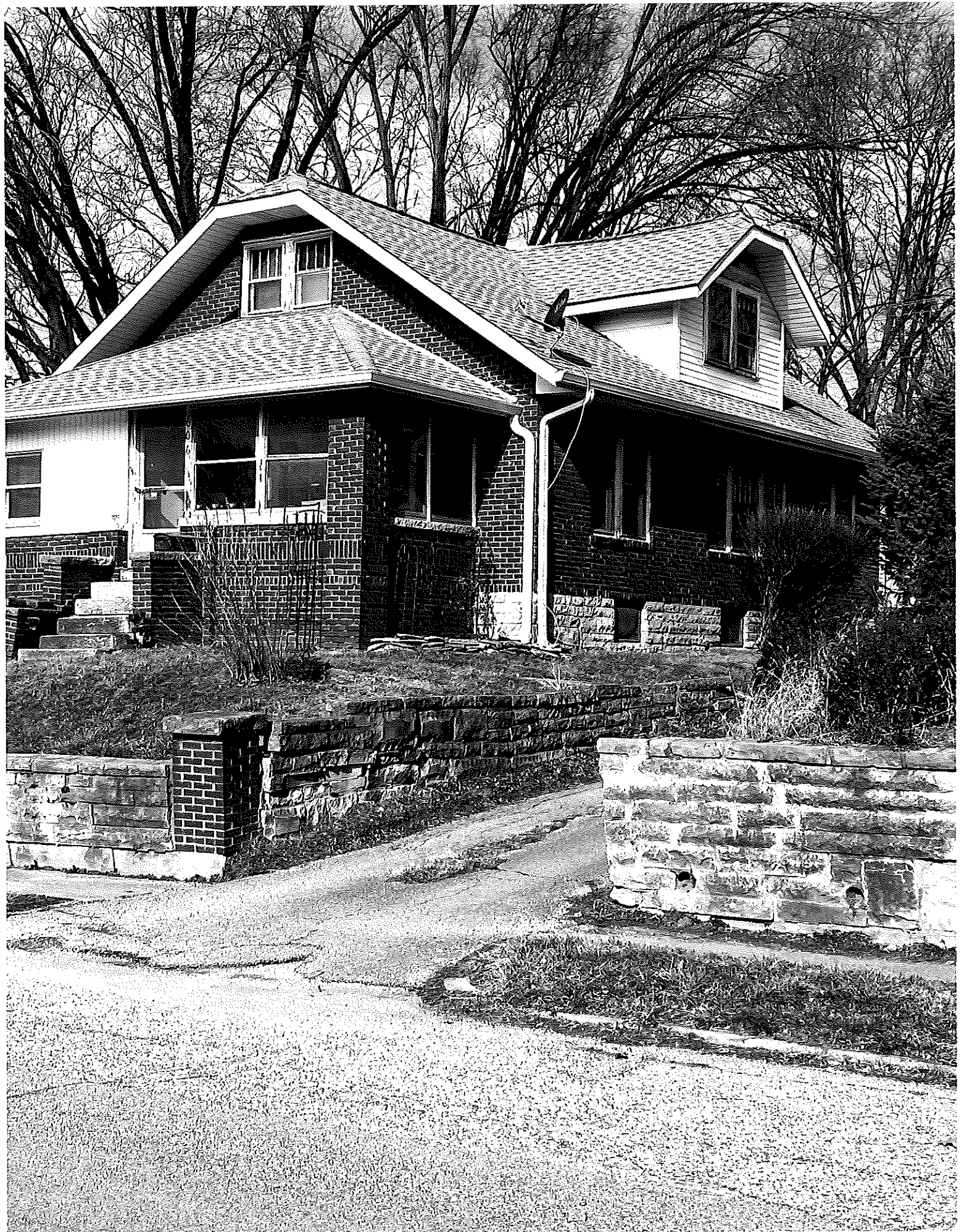
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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







COA: 21-08

Address: 213 S. Maple Street

Petitioner: Jeremy Kennedy

Parcel #: 53-05-32-419-010.000-005

Rating: Contributing

Structure; Gable Ell c. 1900



Background: The property is located in the Greater Prospect Hill local historic district. Due to severe alterations and advanced state of disrepair staff is surprised this was not rated as non-contributing.

Request: Several alterations to the exterior to include:

1. Demo decks on north and east elevations. Rebuild a wrap around deck. See submitted plan for details.
2. Restore enclosed front porch to original configurations. This includes removing walls, replacing window with a door and framing new door opening.
3. Replacement of incongruous vinyl windows and resize back to larger openings.
4. New vinyl batten siding with decorative gable shakes.
5. Rebuild first addition.

Guidelines: Greater Prospect Hill Historic District Design Guidelines: pg. 25

- Retain the proportions of all original openings
- If using alternative materials as siding, the homeowner should use material that is compatible with the original material's character. Vinyl and aluminum siding may be used.

COA: 21-08

Staff Comments:

1. This project is mostly a restoration. Staff worked with Marc Cornett to figure out original porch configuration. Petitioner is implementing these suggestions in the porch restoration. Staff supports the resizing of window openings back to original size.
2. The deck is not original and located on the sides and rear of the property. Staff supports the deck rebuild.
3. Staff supports rebuilding the “first addition” as it was poorly constructed and has suffered significant water damage and deterioration.

B. CHANGES TO THE PUBLIC WAY FAÇADE

The following Public Way Façade guidelines are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guidelines is necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.

Changes to the public way façade shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

The following guidelines relate to the above actions and they are enforceable by the BHPC.

Definition: The **public way façade** refers to the side of the house that faces the street to which the house has a public postal address. In the case of corner lots, both the postal street as well as the cross street are considered public way façades.

The intent of the GPHHD (Greater Prospect Hill Historic District) is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes.

Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house. (For issues regarding accessibility, see Section VII, Safety and Access, found on page 27.)
2. Retain siding determined to be original. If using alternative materials as siding, the homeowner should use material that is compatible with the original material's character. For example, horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used. Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.
3. Vinyl and aluminum siding may be used, although care should be taken during installation to retain original materials where they exist (e.g., door and window trim and underlying siding if it is original).

Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles. (See Section C, Removal of Original Materials, found on page 26).

Prioritize the retention of the roof's original shape as viewed from the public way façade. Chimneys may be removed unless they are an outstanding characteristic of the property.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-08

Date Filed: 1/25/2021

Scheduled for Hearing: 2/11/2021

Address of Historic Property: 213 S Maple Street Bloomington

Petitioner's Name: Jeremy Kennedy

Petitioner's Address: 7318 N Red Hill Rd Ellettsville

Phone Number/e-mail: 812-322-6053/jakennedy812@gmail.com

Owner's Name: 213 S Maple LLC

Owner's Address: 469B 1st Street Paladades Park, NJ 07650

Phone Number/e-mail: 201-228-0553/Douglas.Deboer@gmail.com

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. 53-05-32-412-021.000-005

2. A description of the nature of the proposed modifications or new construction:
We have provided a set of plans. No additions. We are adding a wrap around deck. We are opening the front porch
back to the original. The window sizes will be changed back to the original sizes as they are vinyl sliders now.
Siding will be vinyl battens with decorative gable shakes or fish eye to match time period.

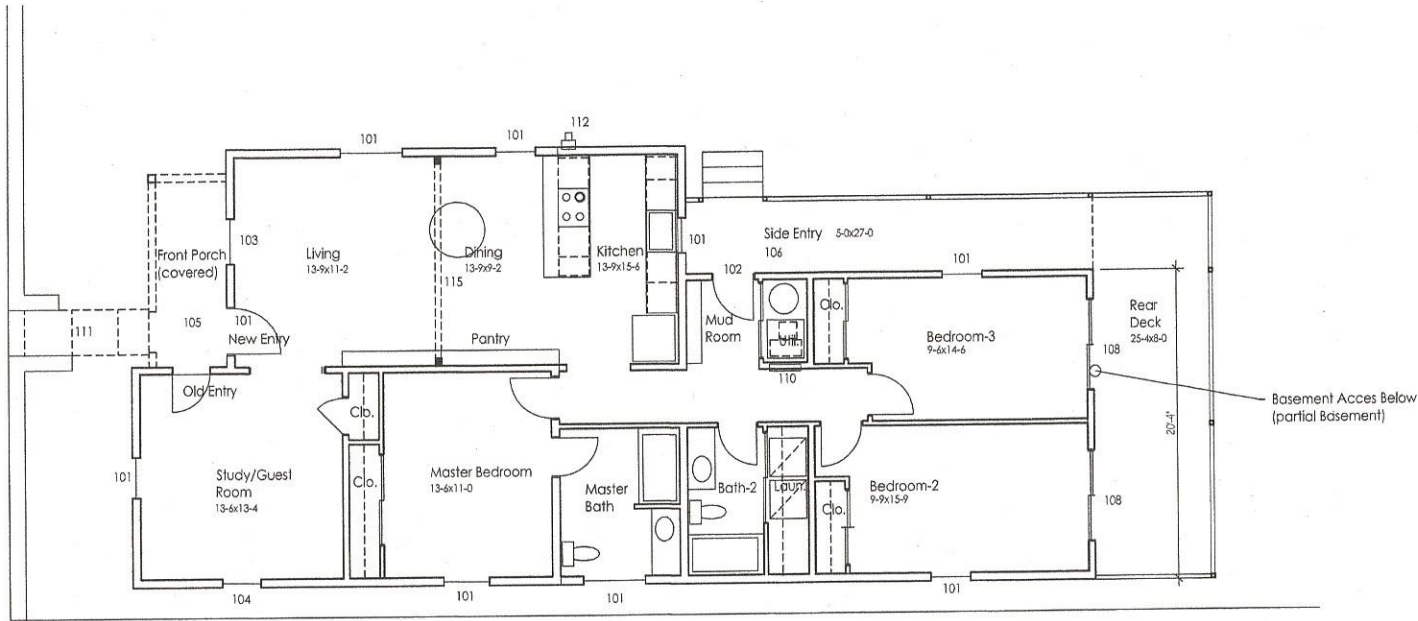
3. A description of the materials used.
Standard construction lumber to code. Deck treated lumber, asphalt shingles, vinyl siding, windows double hung
vinyl, Craftsman style front door. Interior materials, hardwood and craftsman style trim.

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.



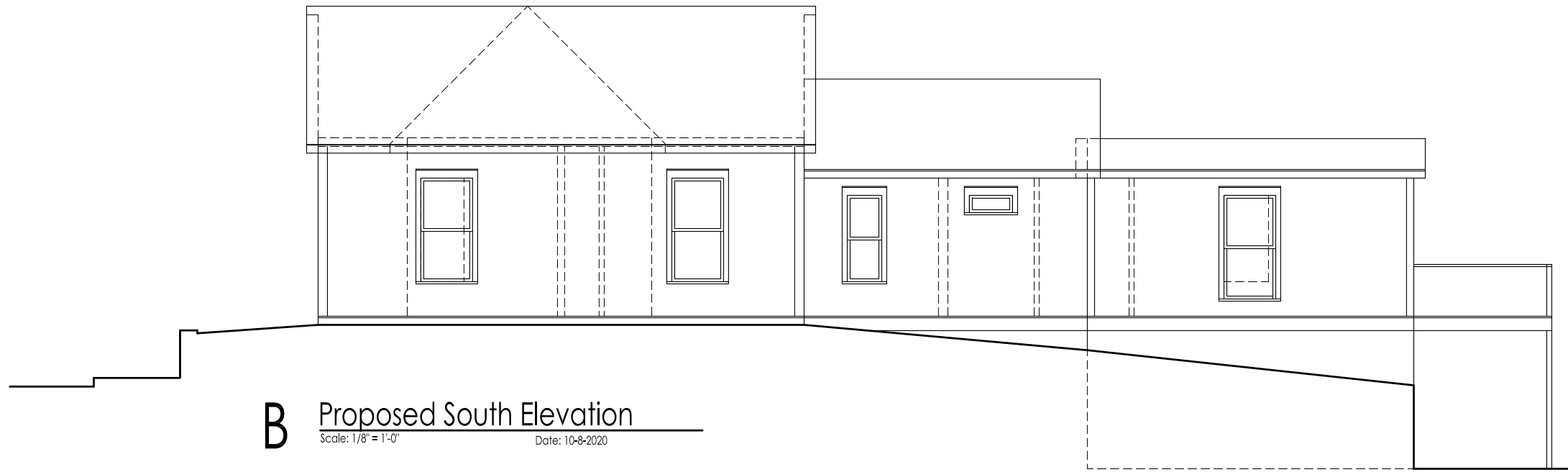
A Proposed Floor Plan
 Scale: 1/8" = 1'-0" Date: 10-6-2020



- | | |
|---|--|
| <ul style="list-style-type: none"> 101 Existing Window: Remove and resize opening for new window installation, typ. 102 Existing Door: Remove and resize opening for new door installation, typ. 103 Existing Door: Remove and resize opening for new window installation, typ. 104 New Window: new opening and window installation, typ. 105 Existing Front Porch: remove enclosed porch and rebuild open porch - traditional style, typ. 106 Existing Side Porch: DEMO and REBUILD open porch - traditional style, typ. 107 Existing Rear Porch: DEMO and REBUILD or add structural columns, beams, floor joists and flooring - traditional style, typ. 108 New Sliding Door: new opening and door installation, typ. | <ul style="list-style-type: none"> 109 Existing Rear Porch Stairs: demo and rebuild - traditional style, typ. 110 New Bechtical Panel 200 A, typ. 111 Remove and Rebuild Existing Stairs per code, typ. 112 New 200A Meter and Base per code, typ. 113 New Door: size opening for new 2-8x6-8 door installation w/ Transom to match exist., typ. 115 Embed new beam support into ceiling joists VIF. Provide pilaster bearing down to foundation/crawl conditions. Support for existing roof framing, typ. |
|---|--|

Proposed Remodel of Existing Residence
213 S. Maple St.
 Prospect Hill NA, Bloomington, Indiana

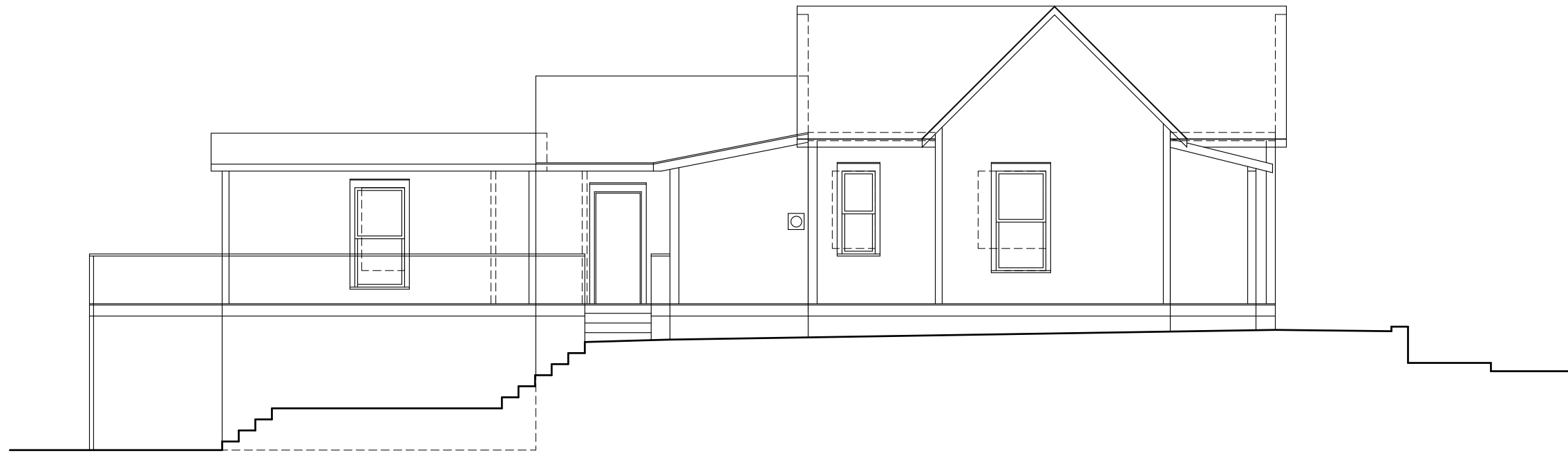
A-102



B Proposed South Elevation

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

Date: 10-8-2020



A Proposed North Elevation

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

Date: 10-8-2020

Proposed Remodel of Existing Residence

213 S. Maple St.

Prospect Hill NA, Bloomington, Indiana

A-201



B Proposed East Elevation
Scale: 1/8" = 1'-0" Date: 10-8-2020



A Proposed West Elevation
Scale: 1/8" = 1'-0" Date: 10-8-2020

Proposed Remodel of Existing Residence
213 S. Maple St.
Prospect Hill NA, Bloomington, Indiana

A-202



213











213



213



213