

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday May 13th, 2021, 5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. April 22, 2021 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 21-17

1019 W. Howe Street (Greater Prospect Hill Historic District)

Petitioner: Dave Porter

Retroactive review. Replacement of one front door and one storm door.

Commission Review

A. COA 21-18

522 W. 3rd Street (Prospect Hill Historic District)

Petitioner: Barbara McKinney

Install 17 solar panels on the south-facing roof.

B. COA 21-19

525 W. 3rd Street (Prospect Hill Historic District)

Petitioner: Patrick and Glenda Murray

Install 16 solar panels on the east-facing roof.

C. COA 21-20

416 W. 4th Street (Greater Prospect Hill Historic District)

Petitioner: Matt Ryan

Replace windows and doors.

D. COA 21-21

912 E. University (Elm Heights Historic District)

Petitioner: Russell Lyons

Replace wood lap siding on with fiber cement lap siding and cedar shake siding on east elevation of house.

V. DEMOLITION DELAY

VI. NEW BUSINESS

- A. 2020 CLG Report.

VII. OLD BUSINESS

- A. 1326 S. Pickwick Place Update

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 May 27, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 5/6/2021

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday April 22, 2021, 5:00
P.M.
AGENDA**

I. CALL TO ORDER

Meeting was called to order by Chair, **Jeff Goldin @ 5:00 p.m.**

II. ROLL CALL

Commissioners

Jeff Goldin
Sam DeSollar
Reynard Cross
John Saunders (Arrived at 5:13 p.m.)
Chris Sturbaum

Absent:
Doug Bruce
Susan Dyar

Advisory

Duncan Campbell
Jenny Southern (Arrived at 5:07 p.m.)
Matt Seddon (Arrived at 5:07 p.m.)

Absent:
Derek Richey

Staff

John Zody, HAND
Brent Pierce, HAND
Daniel Dixon, City Legal Department
Keegan Gulick City Planning and Transportation
Dee Wills, HAND

Guests

CATS
Mark Webb
Tony Walker
Angela Martin
Steve Miller
Kelly Jones

Doug Graham
Steve Ratterman
Jim Shelton
Jonathan Hess
Tony Walker
Julie Williams
Charlie Webb
Brooke Fissinger
M. Kahlo
Lynn
Ed Morris

III. APPROVAL OF MINUTES

A. April 8, 2021 Minutes

Sam DeSollar made a motion to approve April 8, 2021 minutes.

Chris Sturbaum seconded.

**Motion Carried: 5 Yes (Sturbaum, Saunders, DeSollar, Cross, Goldin),
0 No, 0 Abstain**

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 21-13 (Tabled 4/8)

1215 E. Hunter Avenue (Elm Heights Historic District)

Petitioner: Kelly Jones

Construction of additions to the side and rear of the house. See plans for details.

Daniel Dixon stated that this COA was tabled and a motion needs to be made to remove from the item from the table before they can move forward.

Sam DeSollar made a motion to remove **COA 21-13** from the table.

Chris Sturbaum seconded.

**Motion Carried: 5 Yes (Sturbaum, Saunders, DeSollar, Cross, Goldin),
0 No, 0 Abstain.**

Brent Pierce gave presentation. See packet for details

Petitioners **Kelly Jones** and **Steve Miller** were present and presented additional information and drawings for the project. Along with types of materials and windows that will be used.

Sam DeSollar asked questions about the siding and the addition. **Kelly Jones** clarified that the addition they are adding on to was already in place. **Sam DeSollar** asked about the chimney and if the petitioner was planning to remove it.

Chris Sturbaum asked if there was a porch extension at the south elevation and asked what the **Elm Heights Committee** say about the project. **Jenny Southern** stated that it was not presented to the **Committee**. **Jenny Southern** had questions about the proportions of the building.

Discussion ensued.

Sam DeSollar and **Duncan Campbell** commented about the existing siding. **Chris Sturbaum** expressed concerns about not contacting the **Neighborhood** and doubling the size of an existing structure. **Jenny Southern** asked if the petitioner was replacing the front door.

More discussion ensued.

Sam DeSollar made a motion to approve **COA 21-13**.

Chris Sturbaum seconded.

Motion Carried: 5 Yes (Sturbaum, Saunders, DeSollar, Cross, Goldin), 0 No, 0 Abstain.

B. COA 21-15

507 S. Ballantine Road

Petitioner: Mark Webb for David Jacobs

New construction of a single family residential home on a vacant lot.

Brent Pierce gave presentation. See packet for details.

Petitioners **Mark Webb** (on behalf of **David Jacobs**), **Jonathan Hess** and **Charlie Webb** were present. **Mark Webb** and **Charlie Webb** gave presentation in detail.

Sam DeSollar asked about the maximum height of the structure. **Jonathan Hess** gave details about the structure. **Sam DeSollar** asked why they were using brick for the foundation instead of limestone. **Jenny Southern** had questions about the lighting.

Discussion ensued.

Chris Sturbaum commented that he was glad to see something of scale in the neighborhood and suggested that they consider limestone.

John Saunders made a motion to approve **COA 21-15**.

Chris Sturbaum seconded.

Motion Carried: 5 Yes (Sturbaum, jSaunders, DeSollar, Cross, Goldin), 0 No, 0 Abstain.

C. COA 21-16

818 E. 3rd Street

Petitioner: Steve Ratterman

Replacement of Ludowici clay tile roof with New England slate roof.

Brent Pierce gave presentation. See packet for details.

Petitioner **Steve Ratterman** was present and had nothing new to add to the presentation.

Sam DeSollar asked if the **Petitioner** could comment on some of the photographs in the packet. Discussion ensued. **Chris Sturbaum** asked if this was real slate or artificial.

Sam DeSollar commented that he will stand behind this **COA**.

Sam DeSollar made a motion to approve **COA 21-16**.

Chris Sturbaum seconded.

Motion Carried: 5 Yes (Sturbaum, Saunders, DeSollar, Cross, Golding), 0 No, 0 Abstain.

V. DEMOLITION DELAY

Commission Review

A. DD 21-07

1326 S. Pickwick Place

Petitioner: Ed Morris

Partial demolition triggered by proposed addition.

Brent Pierce gave presentation. See packet for details.

Petitioner **Ed Morris** was present and had nothing to add to the presentation.

Sam DeSollar asked the **Petitioner** if he could talk about the materials being used and about the elevation. Discussion ensued. **Chris Sturbaum** said that he thought this was a really important house and it should have already been designated. **Reynard Cross** asked what the aim was because he found the sketch to be difficult to understand. **Ed Morris** explained the project site plans in more detail. **Reynard Cross** asked what it was that would be demolished. **Duncan Campbell** asked how

you would get into the breezeway, and if the garage front was set back. **Ed Morris** stated that they were removing an existing window and adding a door and that the garage would not set back. **Jenny Southern** asked questions about the cellar entrance door. Discussion ensued. **Jenny Southern** stated that she thought this house should be designated **Historic** property. **Sam DeSollar** asked about the flashing up against the existing house. **Ed Morris** explained in more details.

Sam DeSollar commented that they should be very careful with this house. **Chris Sturbaum** commented that he thought this was a historic resource that they have failed to designate and that they should turn this petition down. **Duncan Campbell** agreed with **Chris Sturbaum** and **Jenny Southern** in that this property should be historically designated. **Matt Seddon** also agreed to designate. **Jenny Southern** commented again that this property should be designated.

Jeff Goldin made a resolution to begin the formal process for a vote to recommend designation for **DD 21-07** to the Common Council.

Chris Sturbaum seconded.

Motion Carried: 5 Yes (Sturbaum, Saunders, DeSollar, Cross, Goldin), 0 No, 0 Abstain.

Jeff Goldin made a resolution to place Interim Protection on **DD 21-07**.

Daniel Dixon stated that this may not be the right citation for Interim Protection. Clarification was made.

Chris Sturbaum seconded.

Motion Carried: 5 Yes (Sturbaum, Saunders, DeSollar, Cross, Goldin), 0 No, 0 Abstain.

B. DD 21-08

1213 S. High Street
Petitioner: Doug Graham
Full demolition

Brent Pierce gave presentation. See packet for details.

Petitioner **Doug Graham** was present and had nothing to add to the presentation.

Chris Sturbaum asked what the plan for this property is. **Doug Graham** explained the details. **Duncan Campbell** wanted to have a better idea of the condition of the property. **Jeff Goldin** stated that the house has not been updated for decades and that the inside is nothing remarkable. **Jeff Golding** stated that the second house was like a carriage house. More discussion ensued.

Chris Sturbaum commented that staff had not given any strong reasons to protect this property. **Jeff Goldin** commented that he had been in this property and there was nothing remarkable in any way. **Matt Seddon** commented that he did not see this property worthy of designation.

Jeff Goldin made a motion to release **DD 21-08**.
Sam DeSollar seconded.
**Motion Carried: 5 Yes (Sturbaum, Saunders, DeSollar, Cross, Goldin),
0 No, 0 Abstain.**

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Sam DeSollar stated that they made the recommendation for **COA 21-15** based on the **Petitioner** not having to adhere to the setback, the build to line. If the **Board of Zoning Appeals** says that they do have to go the build to line, does that void our recommendation. **Daniel Dixon** said he did not think that would void the recommendation. More discussion ensued about the setbacks and zoning between **Jenny Southern, Daniel Dixon, Duncan Campbell, and Chris Sturbaum**.
Matt Seddon asked for more clarification on Demolition Delays.

Discussion ensued.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin @ 6:53 p.m.**

END OF MINUTES

Video record of meeting available upon request.

COA: 21-17

Staff Decision

Address: 1019 W. Howe Street

Petitioner: Dave Porter

Parcel #: 53-08-05-111-008.000-009

Rating: Contributing

Structure; Gable Ell c. 1900



Background: The property is located in the Greater Prospect Hill local historic district.

Request: Replacement of one front door and one storm door.

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

- 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.

Decision: Staff **APPROVES COA 21-17** with the following comments:

1. The door openings will remain the same size. The replacement door generally reflects the period of the house.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-17

Date Filed: 4/24/21

Scheduled for Hearing: 5-13-2021

Address of Historic Property: 1019 West Howe St.

Petitioner's Name: Dave Porter

Petitioner's Address: 1120 E Countyline Rd Underwood IN 47177

Phone Number/e-mail: 502-558-3042 DADD Ave 1258 p Adl.com

Owner's Name: " Dave Porter

Owner's Address: " < <

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. Attached

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

Replace 2 Front Doors

3. A description of the materials used.

1 - 3/0 LH 2248 6 Lite Steel Door

1 248 RH 2264 clear Glass Steel Door

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

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

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

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



ATTENTION HOMEOWNERS



1019



APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-17

Date Filed: 4/24/21

Scheduled for Hearing: 5-13-2021

Address of Historic Property: 1019 West Howe St.

Petitioner's Name: Dave Porter

Petitioner's Address: 1120 E Countyline Rd Underwood IN 47177

Phone Number/e-mail: 502-558-3042 DADD Ave 1258 p Adl.com

Owner's Name: " Dave Porter

Owner's Address: " < <

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. Attached

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

Replace 2 Front Doors

3. A description of the materials used.

1 - 3/0 LH 2248 6 Lite Steel Door

1 248 RH 2264 clear Glass Steel Door

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

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

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

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

COA: 21-18

Address: 522 W. 3rd Street

Petitioner: Barbara McKinney

Parcel #: 53-05-32-413-050.000-005

Rating: Notable

Structure; Pyramid Roof Cottage c. 1905



Background: Located in the Prospect Hill local historic district.

Request: Installation of photovoltaic system

1. 3 solar panels will be installed on the south –facing roof plane and 14 panels will be installed on the east-facing roof plane.

Guidelines: Prospect Hill Historic District Design Guidelines: pg. 7

- Appropriate: Locate service, mechanical, electrical, or technical equipment such as solar collectors, satellite dishes, central air conditioning equipment, or heat exchangers so that they are not visible from the street;

Staff Comments:

1. The south (street facing) and east roof planes are the most publicly visible part of the roof.
2. The guidelines recommend that solar equipment not be visible from the street or in obtrusive positions on the roof. Staff finds that while the panels are visible from the street, they are not obtrusive and are located on the south and east because this is the optimal and most efficient placement for solar collection.

Staff Recommendation: APPROVAL of COA 21-18.

ENVIRONMENT

PARKING

Appropriate

Construct parking lots in rear or side yard areas: they should be paved and screened so as to maintain building, site, and neighborhood relationships.

Inappropriate

Parking lots constructed in visually conspicuous areas are inappropriate.

LIGHTING

Appropriate

Appropriate exterior lighting is low intensity in nature and is directed to specific areas to minimize bleeding into surrounding space.

Inappropriate

Conspicuous, high-intensity overhead lights are inappropriate.

SERVICE AND MECHANICAL EQUIPMENT

Appropriate

Locate service, mechanical, electrical, or technical equipment such as solar collectors, satellite dishes, central air conditioning equipment, or heat exchangers so that they are not visible from the street; screen them so they do not disrupt the integrity of the site or architecture.

Inappropriate

Avoid placement of service, mechanical, electrical, or technical equipment in obtrusive positions on roofs.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-18

Date Filed: 4-23-2021

Scheduled for Hearing: 5-13-2021

Address of Historic Property: 522 W. 3rd

Petitioner's Name: Barbara E. McKinney

Petitioner's Address: 522 W. 3rd, Bloomington, IN 47404

Phone Number/e-mail: 325-3882 mckinney_barbara@att.net

Owner's Name: Barbara E. McKinney

Owner's Address: 522 W. 3rd

Phone Number/e-mail: 325-3882 mckinney_barbara@att.net

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. 013-36710-00 ORIG PLAT

2. A description of the nature of the proposed modifications or new construction:
Install 17 solar panels on south-facing roof. See attach proposal from Whole Sun.

3. A description of the materials used.
See attached proposal

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.



Whole Sun Designs Inc.
Robert Nix, Solar Guide
6873 S. Old State Road 37
Bloomington, IN
c: (812) 345-6343
o: (812) 550-1251
robert@wholesundesigns.com

PHOTOVOLTAIC SYSTEM PROPOSAL

Barbara McKinney
522 W Third St.
Bloomington, IN 47404
mckinneb@bloomington.in.gov
812-325-3882

SITE SURVEY ANALYSIS:

This is a preliminary Proposal for cost estimating purposes. An engineering site survey will be required before the contract will be finalized.

A site survey was not performed for this site, and has been modeled remotely. The electrical usage of the home is approximately 5,600 kWh annually. The shingle roof is modeled to be pitched at 28°, with multiple orientations of 90° (E) & 180° (S), and is one story. Shading is a slight issue at this site to the southeast. Electrical conduit will be routed through the attic or over the roof edge. The inverter will be mounted in the basement, adjacent to the main breaker panel. Electrical integration will be with a breaker in the main service panel. Communications to the inverter will be hard-wired or via a wifi adapter.

SYSTEM INCLUDES:

- Panasonic solar modules
- SolarEdge central inverters and power optimizers
- Online panel level system production & consumption monitoring
- SnapNrack racking system with flashings, rails, clamps, L-feet, and stainless steel hardware for flush mounting
- All conduit, wiring, combiner boxes, disconnects, production meter, etc. required for proper operation
- All applicable permits and application fees
- Turnkey installation
- 10 year Installation Services Warranty by Whole Sun Designs Inc.
- 25 year panel Power Warranty (at 90.76% production)
- 25 year Equipment Warranty
- SREC Credit Assistance
- System Manual

SYSTEM DESCRIPTION:

Option A: The system will consist of (17) Panasonic 340 watt solar modules (VBHN340SA17) with (1) SolarEdge (SE5000H-US) HD Wave inverter and SolarEdge (P400) optimizers, for a total of 5,780 watts (5.78 kW DC). This array will produce approximately 6,400 kWh annually, or 115% of the home's expected annual usage. This equates to ~1115 kWh/kW.

Option B: The system will consist of (16) Panasonic 340 watt solar modules (VBHN340SA17) with (1) SolarEdge (SE5000H-US) HD Wave inverter and SolarEdge (P400) optimizers, for a total of 5,440 watts (5.44 kW DC). This array will produce approximately 6,000 kWh annually, or 106% of the home's expected annual usage. This equates to ~1095 kWh/kW.

Option C: The system will consist of (15) Panasonic 340 watt solar modules (VBHN340SA17) with (1) SolarEdge (SE5000H-US) HD Wave inverter and SolarEdge (P400) optimizers, for a total of 5,100 watts (5.10 kW DC). This array will produce approximately 5,500 kWh annually, or 98% of the home's expected annual usage. This equates to ~1082 kWh/kW.

	Option A	Option B	Option C
System Size (kW)	5.78	5.44	5.10
System Cost before 10% Solarize Discount	\$16,984.00	\$16,184.00	\$15,134.00
System Cost after 10% Solarize Discount **	\$15,285.60	\$14,565.60	\$13,620.60
Cost per Watt **	\$2.64	\$2.68	\$2.67
Minus 26% Federal Tax Credit **	\$3,974.26	\$3,787.06	\$3,541.36
Net Cost after Rebates **	\$11,311.34	\$10,778.54	\$10,079.24

**** Assumes 10% Solarize Discount**

NOTES:

- \$500 deposit is due upon contract signing. Payment will be applied to System Cost.
- 50% of the Total System Cost is due at the start of installation. The remainder of the Total System Cost is due upon completion of inspection, commissioning, and close out of the system.
- All applicable steps for the interconnection application required by Duke Energy will be completed before the start of the system installation.
- Customer is responsible for Federal Tax Credits, Utility incentives, Solar Renewable Energy Certificate (SREC) Credits, Property Tax Exemptions, and any other incentives applicable to the system. The Customer should consult their own tax adviser regarding incentives. Whole Sun Designs Inc. will assist with any information required for these incentives.
- Unseen and unusual costs incurred during installation may be billed as an extra on the final bill; however Whole Sun Designs Inc. will consult the Customer if any such cases arise.
- This contract is executed between the customer & Whole Sun Designs Inc. Solarize Indiana & The Center for Sustainable Living (dba SIREN) are not a party to the contract. Whole Sun Designs Inc. is solely liable for any claims, losses or damages arising out of the contract.
- This Proposal is valid through July 31, 2021.

Please Note:

The 10% Solarize discount will be guaranteed if signed within 15 calendar days from the date of this Proposal. If signed beyond 15 calendar days from the date of this Proposal, a discount of 0.4% per signed contract, up to a maximum of 10%, will be applied to the Total System Cost for each participant of the Solarize Bloomington Initiative. This discount will be applied to the final payment. The total discount amount will be announced by January 5, 2021, via email.

Disclaimer:

This proposal was prepared using remote site data. The information provided in this proposal is a preliminary design, and the final system design may change based on a detailed engineering site survey. Actual system production or savings may vary. The solar power system is customized for your home, so pricing, actual system production, and savings will vary based on the final location, system size, design, configuration, and your household's energy usage. Charges may be added or removed if changes are made to the project scope once an on site engineering survey has been completed.

Additional Costs Currently Included

Adders	Option A	Option B
Battery(s)	No	No
Steep Roof	No	No
Number Of Stories	1	1
Conduit Complexity	1	1
Ground Mount	No	No
Trenching Distance	0	0
Number of Roof Mounting Planes	2	1
Consumption Meter	Yes	Yes
Extended Warranty	Yes	Yes
Other Add-Ons	No	No

In signing this document by both parties involved and upon receipt of initial payment by Whole Sun Designs Inc., this becomes a binding contract.

System Description Option A Payment Received \$500 Invoice Via Quickbooks

Customer Signature Barbara E. McKinney Date Apr 23 2021 09:11 EDT

Printed Name Barbara E. McKinney

Whole Sun Designs Inc. Signature Robert Lee Nix Date Apr 22 2021 14:33 EDT

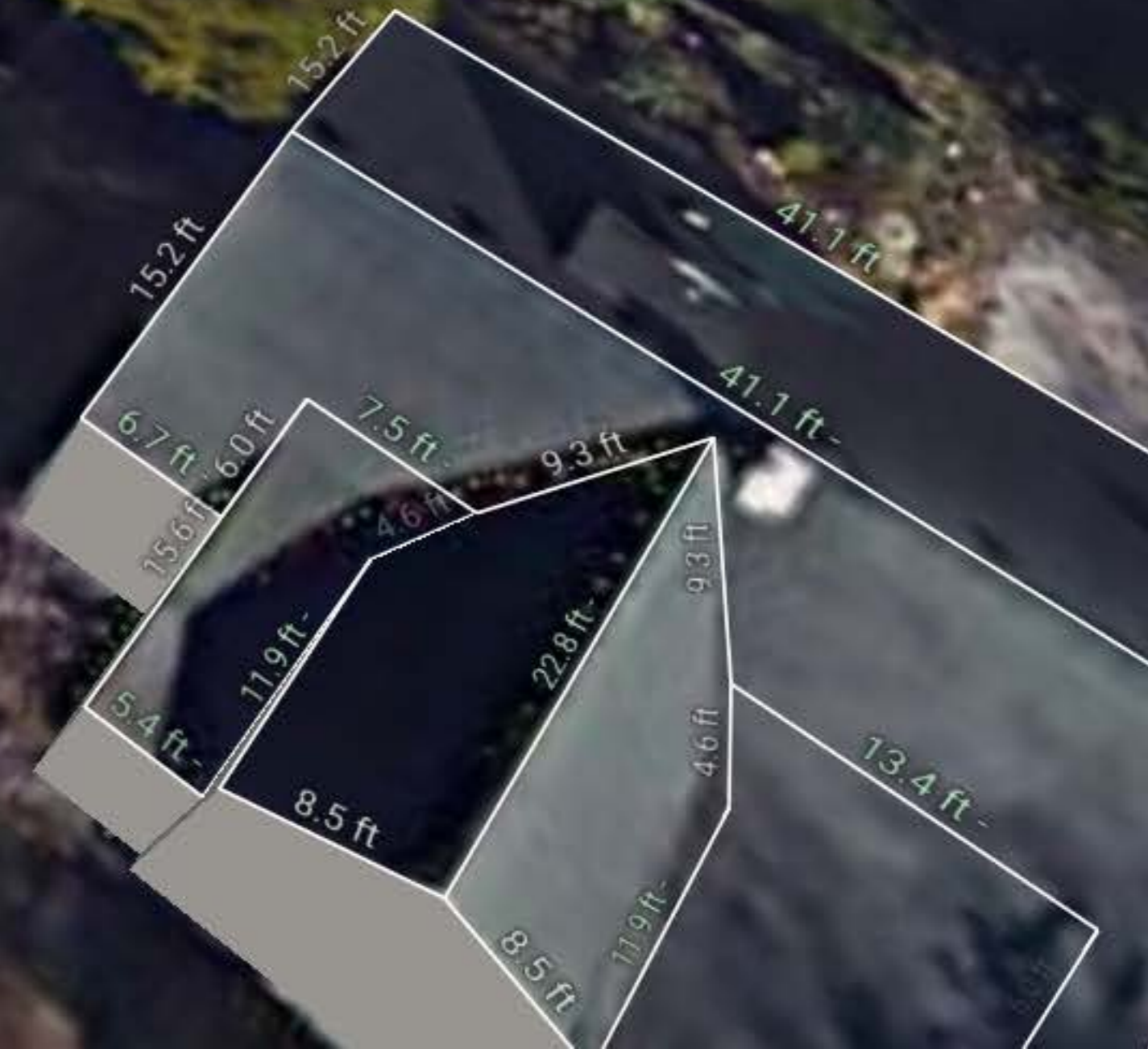
Printed Name Robert Lee Nix

NOTE: NEED TO VERIFY PANEL LAYOUT DIMENSIONS/DRAWING FOR ACCURACY









522 W 3rd St,
Bloomington, IN 47404,
USA

Barbara McKinney

522 W 3rd St,
Bloomington, IN
47404, USA

Consumption

DESIGNS

17 5.8 kW

- Design
- Storage (Beta)
- Pricing
- Financing
- Documents

- 15 5.1 kW
- 16 (Q) 5.4 kW
- 13 (Q) 4.4 kW
- 16 pans 5.4 kW

SYSTEM

2D

Navigation and tool icons



COA: 21-19

Address: 525 W. 3rd Street

Petitioner: Patrick & Glenda Murray

Parcel #: 53-05-32-422-004.000-005

Rating: Notable

Structure; Arts and Crafts Bungalow c. 1903



Background: Known as the Jessie Fulwider House. Located in the Prospect Hill local historic district.

Request: Installation of photovoltaic system

1. 16 solar panels will be installed on the east-facing roof plane, with 8 panels being placed on either side of the dormer.

Guidelines: Prospect Hill Historic District Design Guidelines: pg. 7

- Appropriate: Locate service, mechanical, electrical, or technical equipment such as solar collectors, satellite dishes, central air conditioning equipment, or heat exchangers so that they are not visible from the street;

Staff Comments:

1. The east roof plane is visible from the 3rd Street.
2. The guidelines recommend that solar equipment not be visible from the street or in obtrusive positions on the roof. Staff finds that while the panels are visible from the street, they are not obtrusive and are located on the east (side) because this is the optimal and most efficient placement for solar collection. The structure does not have a southern roof plan because it north-facing with a side gabled roof.

Staff Recommendation: APPROVAL of COA 21-19.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-19

Date Filed: 4-25-21

Scheduled for Hearing: 5-13-2021

Address of Historic Property: 525 West Third Street

Petitioner's Name: Patrick and Glenda Murray

Petitioner's Address: 525 West Third Street

Phone Number/e-mail: 812-332-6268; glmurray@indiana.edu; pmurray@indiana.edu

Owner's Name: Patrick and Glenda Murray

Owner's Address: 525 West Third Street

Phone Number/e-mail: 812-332-6268; glmurray@indiana.edu; pmurray@indiana.edu

Instructions to Petitioners

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

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

A “Complete Application” consists of the following:

1. A legal description of the lot. Lot No. 2 and Lot No. 4 in Prospect Hill Addition, except 60 feet on the east end.

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

We will add solar panels to the east roof in cooperation with the city's Solar Bloomington program. Whole Sun Designs will install Panasonic 340 watt solar modules; SolarEdge central inverters and power optimizers, which should generate about 5,440 watts a year, which is approximately our annual electrical usage.

The installation will be on the east roof, and the electrical connection will be on the east side of the house.

The panels will be located so that they are on the roof, not on the roof overhang. There will be eight panels on each side of the dormer.

The east side of the house is mostly away from public view, since it faces 515 West Third.

The house is located on a hill, with a large embankment next to the sidewalk.

3. A description of the materials used.

There will be no additional construction except the installation of the solar panels and connections. See the information from Whole Sun Designs for a description of their materials.

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.

**Planned Solar Roof Installation
Glenda and Patrick Murray
525 West Third Street
Bloomington, IN 47404**

The house is in the local Prospect Hill Historic District.



View from Third Street, at the corner of Jackson Street.



West side of the house, from the corner of Third and Jackson Street.



View from the 3rd Street sidewalk, in March 2021, with no leaves on the trees.



View from the 3rd Street sidewalk, in mid-April, with some leaves.
Less of the roof will show when the trees finish leafing out for the summer.

03/26/2021



Whole Sun Designs Inc.
Robert Nix, Solar Guide
6873 S. Old State Road 37
Bloomington, IN
c: (812) 345-6343
o: (812) 550-1251
robert@wholesundesigns.com

PHOTOVOLTAIC SYSTEM PROPOSAL

Glenda & Patrick Murray
525 W 3rd St
Bloomington, IN 47404
glmurray@indiana.edu
812-332-6268

SITE SURVEY ANALYSIS:

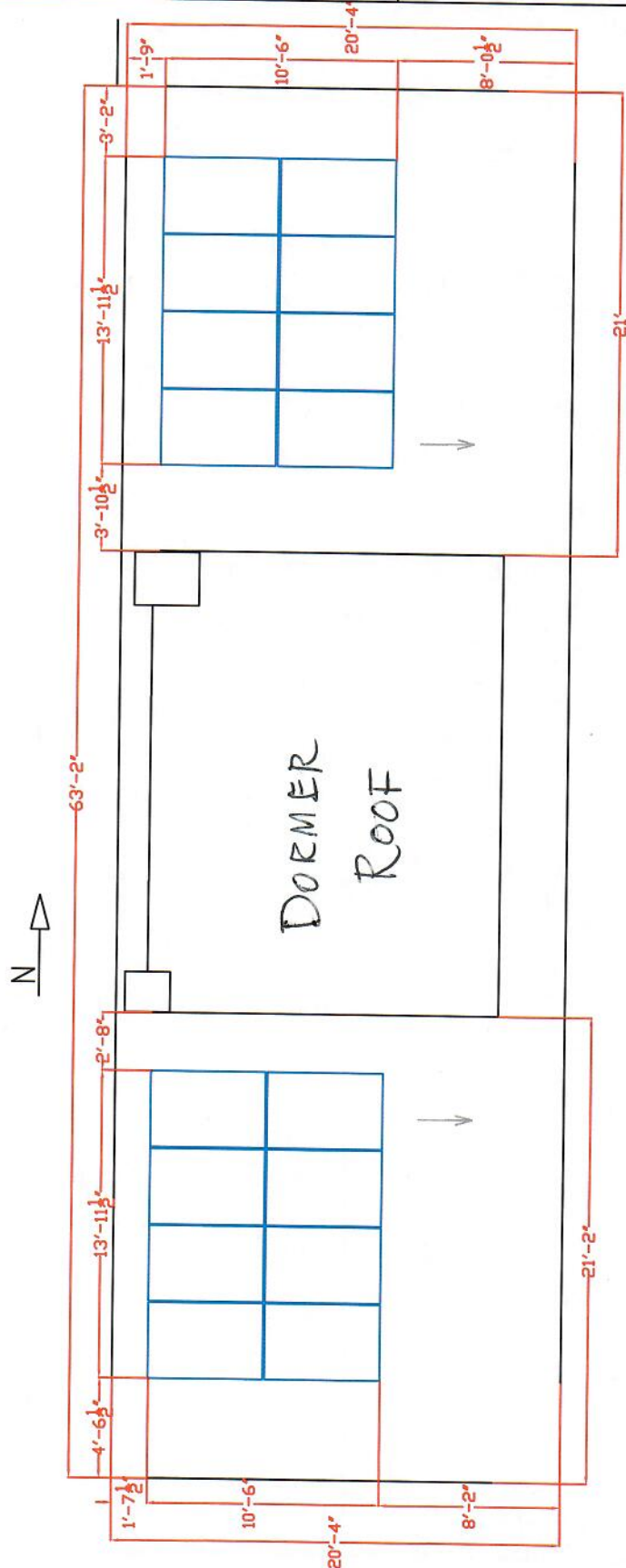
This is a preliminary Proposal for cost estimating purposes. An engineering site survey will be required before the contract will be finalized.

A site survey was not performed for this site, and has been modeled remotely. The electrical usage of the home is approximately 6,000 kWh annually. The shingle roof is modeled to be pitched at 29°, oriented 90° (E), and is one story. Shading is not an issue at this site. Electrical conduit will be routed through over the roof edge. The inverter will be mounted adjacent to the main breaker panel or the meter base. Electrical integration will be with a breaker in the main service panel. Communications to the inverter will be hard-wired or via a wifi adapter.

SYSTEM INCLUDES:

- Panasonic solar modules
- SolarEdge central inverters and power optimizers
- Online panel level system production & consumption monitoring
- SnapNrack racking system with flashings, rails, clamps, L-feet, and stainless steel hardware for flush mounting
- All conduit, wiring, combiner boxes, disconnects, production meter, etc. required for proper operation
- All applicable permits and application fees
- Turnkey installation
- 10 year Installation Services Warranty by Whole Sun Designs Inc.
- 25 year panel Power Warranty (at 90.76% production)
- 25 year Equipment Warranty
- SREC Credit Assistance
- System Manual

Project Information	Equipment Information		Prepared By:
Glenda & Patric Murray 525 W. 3rd St Bloomington, IN 47404 (812) 332-6268	Solar Panel:	Panasonic VBHN340SA17	Nathan Perney Whole Sun Designs Bloomington, IN 47403 (812) 550-1251
	Panel Dim (in.):	41.5x62.6x1.6	
	Inverter:	SE5000H-US	
	Roof Type, Pitch:	Shingle, 30.5	



Project Information

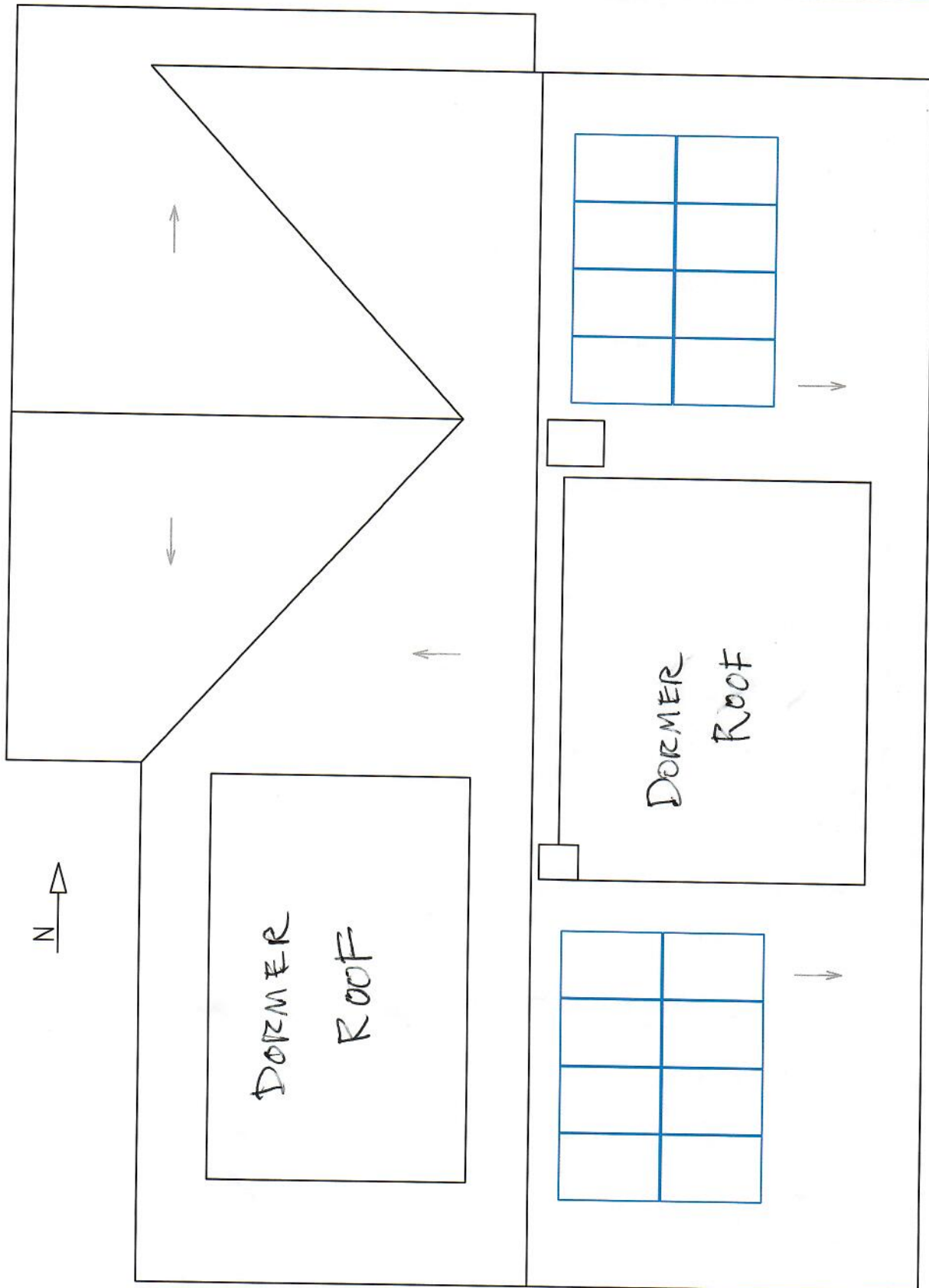
Glenda & Patric Murray
 525 W. 3rd St
 Bloomington, IN 47404
 (812) 332-6268

Equipment Information

Solar Panel:	Panasonic VBHN340SA17
Panel Dim (in.):	41.5x62.6x1.6
Inverter:	SE5000H-US
Roof Type, Pitch:	Shingle, 30.5

Prepared By:

Nathan Perney
 Whole Sun Designs
 Bloomington, IN 47403
 (812) 550-1251



COA: 21-20

Address: 416 W. 4th Street

Petitioner: Matt Ryan

Parcel #: 53-05-32-413-072.000-005

Rating: Contributing

Structure; Free Classic c. 1905



Background: The property is located in the Greater Prospect Hill local historic district.

Request: Replacement of all windows on the home. Windows are original, wood, double hung. Replacement will be 1/1 Jeld Wen wood, double hung windows.

Guidelines: Greater Prospect Hill District Design Guidelines, pg. 25-26

- 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.
- 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

Recommendation: **APPROVAL** of COA 21-20 with the following comments:

1. The window size, style, and pane configuration will remain unchanged. The GPH district was intended to be more lenient and has generally supported replacement of original windows on “Contributing” homes in the past.

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.

C. REMOVAL OF ORIGINAL MATERIALS

The following Removal of Original Materials 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.

Removal of original materials 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: In general, **original material** refers to the material and elements first used on the structure, but may also include materials used in subsequent updates to the house. (Note that some, many, or all original materials may already have been removed from the structure, while in other cases, some original materials may exist but remain hidden under more recently added materials.)

1. 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.
2. Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.
3. Regarding removal of original siding, we encourage flexibility. If the homeowner wishes to use another material, then it should be consistent with the appearance of the original material.
 - 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.
 - Vinyl or aluminum may be used as the primary exterior siding, although if underlying original materials remain (e.g., door and window trim, clapboard), care should be taken during installation of newer materials to protect them from cuts and removal (to preserve for possible future restoration). Vinyl and aluminum siding are also acceptable if used as a continuation of what is currently on the structure.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-20

Date Filed: 4-27-2021

Scheduled for Hearing: 5-13-2021

Address of Historic Property: 416 W 4th St

Petitioner's Name: Matt Ryan

Petitioner's Address: 1004 W 1st St

Phone Number/e-mail: 765-346-6618 mryan@treatmentindiana.com

Owner's Name: 416 W 4th St LLC

Owner's Address: 416 W 4th St

Phone Number/e-mail: 765-346-6618

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. Residential Lot

2. A description of the nature of the proposed modifications or new construction:
Demo of old lathe and Plaster, New drywall, New Paint, New cabinets, New Windows, New Doors, New Light Fixtures

3. A description of the materials used.
Drywall, Paint, Wood, Replacement Windows, Doors

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.





This guide contains procedures for common user serviceable repair tasks found on wood and clad wood double-hung windows. If a condition arises that is not covered in this guide, please contact us for professional help. This product guide covers our current JELD-WEN Custom, Sitaline®, W-5500, W-2500 and W-3500 Series windows as well as our historical products with the following names: Pozzi, Caradco, Norco Sitaline EX and Tradition Plus. For help identifying your window model, refer to your product purchase paperwork or call us for additional help.

Do-It-Yourself

Technician



INTRODUCTION

Double-hung windows have two sashes, one upper and one lower, where both sashes operate. An insect screen is mounted on the exterior side.

Contact Us

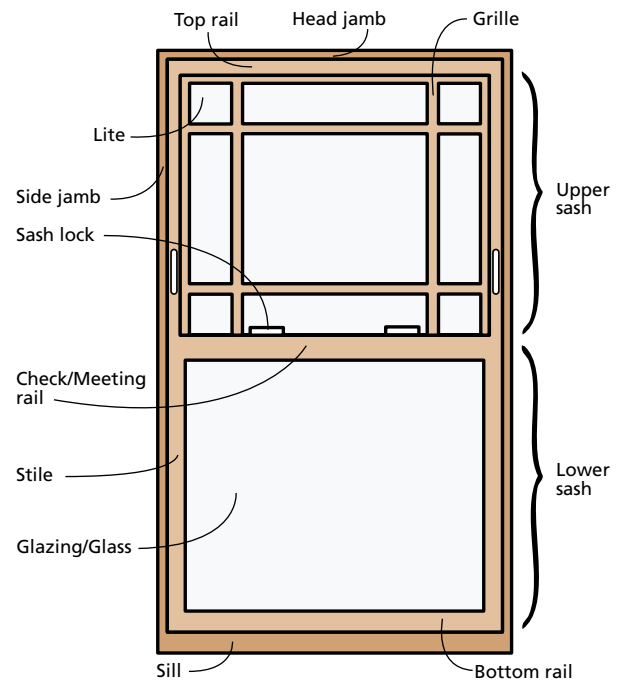
For questions, feel free to contact us by phone or email:

- Phone: 1-(800)-JELD-WEN/1-(800)-535-3936
- Email: customerserviceagents@jeld-wen.com

Table of Contents

Precautions and Safety	2
Needed Materials and Tools	2
Basic Operation and Optional Window Parts	2
Sash Removal and Installation	3
Hardware Replacement and Adjustment	4
Screw Hole Repair/Hardware Alignment	4
Lock Replacement	5
Sash Lift Installation and Replacement	5
Jamb Liner Replacement and Adjustment	5
Pivot/Tilt Pin Replacement	5
Optional Window Opening Control Device Replacement	6
Weatherstrip Replacement	6
Proper Window Installation	7
Troubleshooting Operational Problems	8
Glossary	10

Double Hung Window Anatomy



The repair tasks offered herein can be accomplished by a homeowner with some mechanical aptitude. If you are unsure, it is recommended that you hire a trained service provider such as a competent and licensed construction contractor or building professional. JELD-WEN disclaims any and all liability associated with the use and/or provision of these instructions. Any reliance upon the information or advice is at the risk of the party so relying. The information contained herein may be changed from time to time without notification.

©2019 JELD-WEN, inc. | JELD-WEN, Mag-Lock, Wen-Lock and the JW icon are trademarks or registered trademarks of JELD-WEN, inc., Oregon USA. All other trademarks are the property of their respective owners.

PRECAUTIONS AND SAFETY

- Follow all manufacturers' instructions and labels.
- Use proper and safe equipment and precautions if servicing the exterior side of windows above ground level.
- Window insect screens are not security devices and will not prevent children, other people, or pets from falling through.
- Use extra care when driving screws near glass unit to avoid breakage.
- Use caution when tightening screws to avoid stripping the screw holes.
- Sash removal can be awkward and could cause physical injury or product damage; we recommend the help of a second person.
- Maintain a strong grip on balance when removing or installing. Balances are spring-loaded and they will relax quickly if released, possibly causing personal injury and/or product damage.
- Beware of oil causing slippery surfaces.
- Use sharp tools with care to avoid damage to wood surfaces.

NEEDED TOOLS AND MATERIALS

Needed Tools

NOTE: Each tool is not required for every task.

- Tape measure
- Level
- Putty knife/prying tool
- Utility knife
- Phillips head screwdriver
- Hammer
- Drill with bits
- Spiral adjustment tool (ask your supplier for one) or locking needle-nose pliers

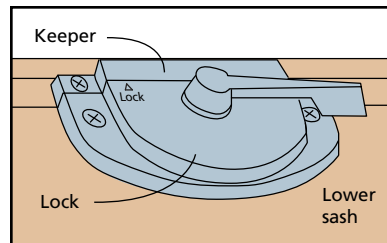
Needed Materials

- String
 - Tape
 - Silicone sealant for stationary sash installation
- For screw hole repair:
- Wooden toothpicks or dowels
 - Wood glue
 - Fine sandpaper
 - Finishing supplies

BASIC OPERATION AND OPTIONAL WINDOW PARTS

Lock/Unlock

- To unlock, turn locking handle all the way to the right.
- To lock, make sure lock is turned fully to the right, close both sashes, make sure check rails are lined up, then turn lock latch all the way to the left.



Open/Close

- To open lower sash, unlock and lift up.

NOTE: If sash does not have a handle or finger groove, grip rails to move up and down.

- To close lower sash, pull all the way down.
- To open upper sash, unlock and pull down.
- To close upper sash, push all the way up.

Tilt for Cleaning

NOTE: Remove the lower sash before tilting out the upper sash

Unlock and open sash about 6".

For windows with retainer latches:

- Slide both latches toward the center and tilt sash down.

For windows with concealed tilt latches:

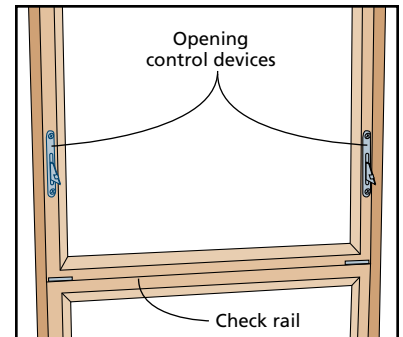
- Operate the sash lock to disengage the tilt latches then tilt the sash down.

For windows without latches:

- Using both hands, simultaneously grip both ends of sash top and press against jamb liners and tilt sash down.

Optional Window Opening Control Device Operation

Move either sash to the opening control devices. On the upper sash, push devices in on each side until they retract and stay behind the check rail on the lower sash. Move either sash past devices. The devices will automatically reset when both sashes are sufficiently closed.

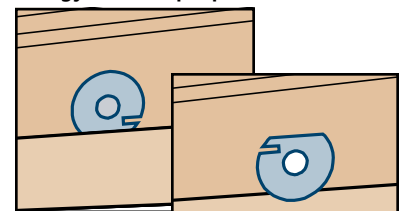


Energy Panel Removal and Installation (If Applicable)

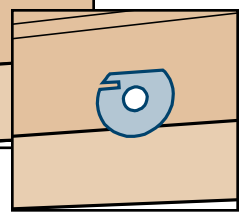
An energy panel is an aluminum-framed single piece of glass designed to mount on the exterior of a window to increase thermal performance. An energy panel can easily be removed for cleaning by turning the panel clips.

If an energy panel clip loosens and won't hold position, the screw hole may be stripped. If so, refer to Screw Hole Repair in "HARDWARE REPLACEMENT."

Energy Panel Clip Open



Energy Panel Clip Closed



COA: 21-21

Address: 912 E. University Street

Petitioner: Russell Lyons

Parcel #: 53-08-04-100-046.000-009

Rating: Contributing

Structure; Ranch c. 1960



Background: Located in the Elm Heights local historic district.

Request: New siding on the east elevation of the building.

1. Wood lap siding will be replaced by fiber cement lap siding, band board, new corner boards, and shake siding on the gable end.

Guidelines: Elm Heights Historic District Design Guidelines: pg. 18

Staff Comments:

1. A common feature of the Ranch style is to utilize a mix of wall cladding materials on a single structure. Sometimes this is accomplished by changing the cladding in the gable end which is what is proposed here.
2. While board and batten cladding might be more appropriate for this project, staff would still support the use of shakes to fulfill this pattern.
3. Color is not something reviewed in Elm Heights.

Staff Recommendation: APPROVAL of COA 21-21.

4.0. Existing Buildings and Materials

4.1 Wood

Although wood is not the most commonly used building material in Elm Heights, there are still many clapboard and a few shingle houses. Masonry homes and other structures have decorative embellishments and functional wooden features that play an important role in the character of the buildings. Other uses include fences, gates, and garden features around the neighborhood.

Preservation Goals for Wood

To retain, preserve, and restore original exterior wood siding materials, decorative embellishments, and functional wooden features through repair, cleaning, painting, and routine maintenance.



Guidelines for Wood

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process.

- I. Reconstruction of missing or installation of new functional or decorative wooden elements visible from the public right-of-way, such as doors, windows, siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, shutters, decorative panels, pergolas, trellises, fences, gates, and architectural trim.**
 - Replace missing elements based on accurate documentation of the original or use a compatible new design.
 - Consider substitute materials only if using the original material is inadvisable or unfeasible.
- II. Removal or covering of functional or decorative wooden elements as outlined above and facing or visible from the public right-of-way.**
 - Structurally sound, painted historic wood siding should not be replaced with new siding. Every effort should be made to retain and restore the original.
 - Historic wood siding, trim, or window sashes should not be replaced or covered with contemporary substitute materials.
 - Although paint color is not reviewed in the Elm Heights Historic District, graphics and lettering are not appropriate.



Things to Consider as You Plan

Wooden features and surfaces on a building should be maintained and repaired in a manner that enhances their inherent qualities and maintains their original character. A regular maintenance program can extend the life of wood for 200 years and more. Yearly inspection of surfaces and trim with prompt application of caulk and paint will keep repairs to a minimum. Do not attempt caulking, sealing, or carpentry repairs unless the area is clean, dry, and free of all loose material. Surface preparation is key to long-term success. Painting over dirt or chalking and scaling surfaces will cause adhesion problems, and any untreated mold or mildew will continue to grow and discolor new paint. Flexible sealants and paintable waterproof caulking protect wooden joinery from moisture penetration as the wood shrinks and swells. A sound paint film protects wooden surfaces from deterioration due to ultraviolet light and moisture.

Repair or replacement of deteriorated wooden elements or surfaces may involve selective replacement of portions in kind through splicing or piecing. Although wood is a renewable resource, new wood is less resistant to decay than the denser old-growth wood it is replacing. Specifying decay-resistant wood species and priming the back and ends with a quality primer prior to installation can extend the lifespan of replacement wood. Borates and other pathogen-killing agents can be used to treat rot and insect damage, and the application of a penetrating epoxy may help stabilize and replace the deteriorated portion of historic wood features or details in place. For wood elements particularly vulnerable to ongoing damage, such as window sills, column bases, and capitals, replacement with painted synthetic elements that replicate the original shape, texture, dimensions, and details may be a viable and cost-effective solution.

Many substitute siding materials are not as durable or environmentally friendly as wood. In evaluating a possible substitute material, careful consideration should be given to the sustainability of its manufacturing process and its lifespan as well as its physical characteristics. Resurfacing a wooden building with synthetic siding materials, such as aluminum, vinyl, asbestos, and asphalt, changes the shadow lines of the historic structure. Although we are led to believe these replacement products have a permanent maintenance-free finish, they eventually require repainting or replacement. Using impervious sheathing materials can endanger the historic structure by concealing maintenance issues such as insect infestations, water infiltration, and mold growth. At their best, synthetic sidings conceal the historic fabric of a building, and, at their worst, they remove or destroy the historic materials and craftsmanship so beautifully displayed in our area.



Lumber from trees that grew very slowly in a natural forest has narrow growth rings and a tight grain. It is stronger, harder, and more dimensionally stable than modern tree farm products and possesses superior rot and insect resistance.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-21
Date Filed: 5-3-2021
Scheduled for Hearing: 5-13-2021

Address of Historic Property: 912 E University St
Petitioner's Name: Russell Lyons
Petitioner's Address: 912 E University St
Phone Number/e-mail: 812-671-0312
Owner's Name: Russell Lyons
Owner's Address: 912 E University St
Phone Number/e-mail: 812-671-0312 lyons.russell@gmail.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

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

Replace wood lap siding with fiber cement lap siding, partly new shake siding above new storyboard. The shake is likely straight edge.

See <https://www.jameshardie.com/products/hardieshingle-siding?loc=refresh&loc=refresh> The color of the story board will match the existing white trim.

Below will match the existing color. Above will likely be "parchment" color. The windows and their trim are unchanged. The sketch does not show trims.

3. A description of the materials used.

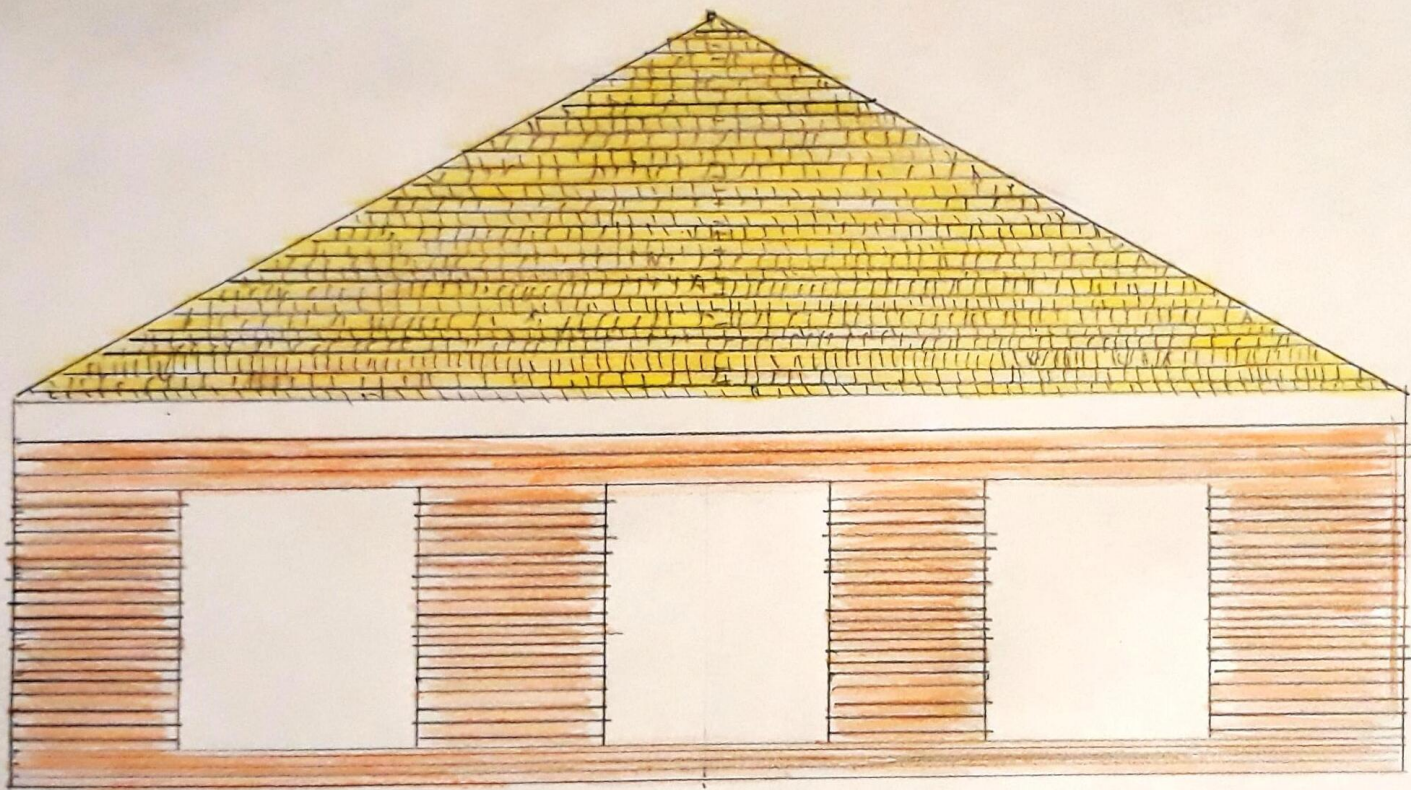
Fiber cement.

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.





912



