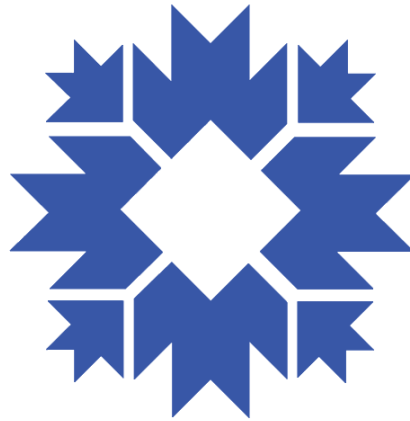


BHPC MEETING PACKET

Amended January 27, 2022



Thursday January 27, 2022

5:00 p.m.

Prepared by HAND Staff

Zoom:

<https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

+13126266799,,95852185508# US (Chicago)

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Dial by your location

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+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Amended:

Minutes: COA 22-5 corrected to include the petitioner's name and "Removal of aluminum siding"

COA 22-03 Faris House - Updated information provided by the owner regarding the foundation and the amended proposal by the petitioner have been added. Staff has provided their recommendation.

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**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday January 27, 2022, 5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. January 13, 2022 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

- A. COA 22-10**
520 S Hawthorne Dr. (Elm Heights Historic District)
Petitioner: John and Amy Applegate
Silver Maple Removal.

Commission Review

- A. COA 22-03**
2001 E Hillside Dr., Lot 8 (The Reverend James Faris House Historic District)
Petitioner: Jacob Bower-Bir
Partial Demolition and new construction.
- B. COA 22-07**
622/624 E 8th St. (University Courts Historic District)
Petitioner: Brian Allen, Stasny & Horn, IGP
Full demolition of the garage.
- C. COA 22-06**
731 W 3rd St. (Greater Prospect Hills Historic District)
Petitioner: Doug Wissing
Add a half story with dormers to the garage.
- D. COA 22-08**
322 W 2nd St. (Henley House Historic District)
Petitioner: Lauren Clemens % Mark DeLong, Amethyst House Director
Window replacement.
- E. COA 22-12**
215 N Rogers St. (Near West Side Conservation District)
Petitioner: Lauren Clemens % Mark DeLong, Amethyst House Director
Window replacement.
- F. COA 22-09**
500 W 7th St. (Near West Side Conservation District)
Petitioner: Glenda Murray
Yard Installation at school.
- G. COA 22-11**
931 W Howe St. (Greater Prospect Hill Historic District)
Petitioner: Rusty Peterson
Room addition and deck on the rear of the house.

V. DEMOLITION DELAY

Commission Review

A. DD 22-07

311 W 7th St. (Notable)
Petitioner: Henry Hoover
Partial Demo of wood ramp.

B. DD 22-01

319 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

C. DD 22-02

401 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

D. DD 22-03

403 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

E. DD 22-04

405 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

F. DD 22-05

407 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

G. DD 22-06

421 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

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 February 10, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 1/21/2022

Bloomington Historic Preservation Commission
Teleconference Meeting, Thursday January 13, 2022, 5:00 P.M.
AGENDA

I. CALL TO ORDER

Meeting was called to order by Vice Chair **John Saunders @ 5:03 p.m.**

II. ROLL CALL

Commissioners Present:

Marleen Newman
Matt Seddon
Sam DeSollar
John Saunders
Reynard Cross
Elizabeth Mitchell
Daniel Schlegel

Advisory Members Present:

Duncan Campbell

Staff Present:

Gloria Colom, HAND
John Zody, HAND
Brent Pierce, HAND
Dee Wills, HAND
Patrick Dierkes, City Planning and Engineering Department
Keegan Gulick, City Planning and Engineering Department
Mike Rouker, City Legal Department
Mary Catherine Carmichael, Director of Public Engagement

Guests Present:

CATS
Susan Kallus
Brian Allen
William Bianco
Deb Kunce, JS Held

Glenda
Katherine
Jacob Bower
Doug Horn
Tim Street
Steven Winters
Peter Levavi-Brinshore
Richard Lewis
Ryan Strauser
Janice Sorby
Barre Klapper
Steve Wyatt
Jeff Richardson
Eric
Mary Ann Valenta

III. ELECTION OF OFFICERS

Matt Seddon made a motion to elect **John Saunders** as **Chair** and **Sam DeSollar** as **Vice Chair**.

Marleen Newman seconded.

Motion Carries: 7 Yes (Newman, Saunders, DeSollar, Mitchell, Seddon, Cross, Schlegel), 0 No, 0 Abstain

IV. APPROVAL OF MINUTES

A. December 9, 2021 meeting minutes

Matt Seddon made a motion to approve **December 09, 2021 Minutes**.

Elizabeth Mitchell seconded.

Motion Carries: 4 Yes (Saunders, Mitchell, Seddon, Cross) 0 No, 3 Abstain (Newman, DeSollar, Schlegel)

IV. STAFF REPORTS

- A. Conflict of interest forms
- B. New member questions

John Zody commented on the Unsafe Order that was placed on the **Johnson Creamery Smoke Stack**.

V. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 22-05

619 W Smith St.
Petitioner: Patrick Murray
Removal of aluminum siding.

Gloria Colom gave presentation. See packet for details.

Commission Review

A. COA 22-01

403 E 4th St. (Greater Restaurant Row Historic District)
Petitioner: Sam DeSollar
Replace current ADA ramp, add new deck, replace garage door and add an additional door.

Gloria Colom gave presentation. See packet for details.

Sam DeSollar presented more details about the petition.

Matt Seddon made a motion to approve **COA 22-01**

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, Mitchell, Seddon, Cross, Schlegel), 0 No, 0 Abstain.

B. COA 22-02

601 W 2nd St. (Kohr Hospital Historic District)
Petitioner: Steven Winters, Project Manager, DLZ
Partial Demolition- Connection to the main hospital structure

Gloria Colom gave presentation. See packet for details.

John Zody gave details about the project. See packet for details.

Elizabeth Mitchell asked when the parts of the Hospital that are being demolished were built. **Steve Winters** gave more details about the parts of the **Hospital** that would be demolished along with the dates of construction for each part. **Elizabeth Mitchell** asked what the plans were for the area after the demolition. **John Zody** explained what the future plans were for a redeveloped site. See packet for details. **Reynard Cross** asked why the second bullet point was in the **COA** if they are not going to consider the future of the **Kohr** building. **John Zody** explained why this **COA** is very separate from any

full demolition practice. **Sam DeSollar** stated that his concern is the demolition immediately adjacent to the **Kohr** building, and if it was going to be conducted with the **Secretary of Interiors** standards for preservation of historic buildings. **Steve Winters** provided more details of how they will remove the adjoining building and that they would definitely review the **Secretary of Interiors** standards as well. See packet for details. More discussion ensued about the approach of the demolition in the separation of the **Kohr** building.

Matt Seddon made a motion to approve **COA 22-02**.

Marleen Newman seconded.

Motion Carries: 7 Yes (Newman, Saunders, DeSollar, Mitchell, Seddon, Cross, Schlegel), 0 No, 0 Abstain

C. **COA 22-03**

2001 E Hillside Dr., Lot 8 (Rev. James Faris House Historic District)

Petitioner: Jacob Bower-Bir

Partial demolition and new construction

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if the **Petitioner** could talk about how they are applying the materials, whether there is any differentiation on the wall materials of how they are applied to the building relative to where it occurs on the building and where it occurs relative to the original house. **Jacob Bower-Bir** stated that nothing would directly interact with the existing building, and that it would only interact at the perpendicular angle where the walls at the back porch are touching. **Jacob Bower-Bir** explained in more detail. See packet for details. More discussion ensued about the materials and the applications. **William Bianco** gave background information about the back enclosed screened porch and why they need to replace it. **Duncan Campbell** asked what the age of the porch was. **William Bianco** replied that the porch was made with modern lumber so it was not that old. **Duncan Campbell** stated that he was concerned about the concept that, because the porch was not original it is okay to lose it. More discussion ensued about the replacement of the screened porch.

Marlene Newman commented on the windows of the garage and how they are disturbing in their proportion, along with the scale of the garage and explained the reasons why. More discussion ensued about the design plans and the possibility of scaling back the garage. **Daniel Schlegel** agreed that the structure did feel much larger in scale than the main structure. **Sam DeSollar** commented about the materials being butted up against the main building, and the business of

garage being too much. **Sam DeSollar** also commented that the existing porch works well with the structure the way it tucks in and under. More discussion ensued. See packet for details. **Elizabeth Mitchell** commented that **Marlene Newman** and **Sam DeSollar** expressed her sentiments exactly. **Duncan Campbell** commented that he agreed that the overhang on the garage gives the appearance of massing when it is not.

Sam DeSollar made a motion to continue **COA 22-03**

Elizabeth Mitchell seconded.

Motion Carries: 7 Yes (Newman, Saunders, DeSollar, Mitchell, Seddon, Cross, Schlegel) 0 No, 0 Abstain.

D. COA 22-04

403 E 4th St. (Elm Heights Historic District)

Petitioner: Barre Klapper, Springpoint Architects

Add a new window to the basement.

Gloria Colom gave presentation. See packet for details.

Barre Klapper stated that she was there to answer any questions and that the **Owners** want to finish the basement so they could use it as a living space, and a guest bedroom, potentially a bedroom for a caretaker in the future, which is the reason for putting in a window well with an egress window.

Sam DeSollar asked **Gloria Colom** if she had heard anything from the **Neighborhood Association**. **Barre Klapper** stated that she did speak with one of the members and they did not have any concerns. **Sam DeSollar** asked about the materials for the new and existing window wells and the new and existing windows. **Barre Klapper** gave details. See packet for details. **Daniel Schlegel** asked if the landscaping in front of the windows were gone, would they be seen from the streetside. **Barre Klapper** stated that she knows that the owners plan on having landscaping plantings along the perimeter as they are now, just not these bushes. **Duncan Campbell** asked if the new window would rise into the façade at a higher elevation or is it the same location.

Sam DeSollar made a motion to Approve **COA 22-04**.

Matt Seddon seconded.

Motion Carries: 7 Yes (Newman, Saunders, DeSollar, Mitchell, Seddon, Cross, Schlegel), 0 No, 0 Abstain.

DEMOLITION DELAY

Commission Review

A. DD 21-20

409 W 2nd St. (Contributing)

Petitioner: Karen Valiquett

Full Demolition

Gloria Colom gave presentation. See packet for details.

John Zody also commented on the review timeline for this petition.

Patrick Dierkes stated that the structure will be used as a site office, and that they plan to have a bid alternate for the relocation of the home at the completion of the infrastructure project, however to keep on schedule and have all permits in hand prior to bidding.

Matt Seddon stated that he had previously recused himself because the church he serves does work on projects together for New Hope for Families, but that he had a discussion with the **City Attorney** about conflict of interest and does not have a conflict of interest, so he will be commenting and voting this time around.

Elizabeth Mitchel asked about the age of the structure.

Matt Seddon commented that he has been listening to the debate over this property, and with a Demo Delay the only options are to release or to designate, he does not see that this home merits designation. **Marleen Newman** and **Elizabeth Mitchell** both commented that they hope the house will be relocated. **Duncan Campbell** commented that he was glad that there was a bid alternate for relocation.

Matt Seddon made a motion to release **Demo Delay 21-20**.

Sam DeSollar seconded.

Motion Carries: 7 Yes (Newman, Saunders, DeSollar, Mitchell, Seddon, Cross, Schlegel), 0 No,) Abstain.

B. DD 22-01

319 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Gloria Colom gave presentation. See packet for details.

Elizabeth Mitchell commented that she would like to know about these homes and if they can be saved, and also why does this zone have to be just for **IU Students**. **Elizabeth Mitchell** asked why just **IU Students** when there is a housing shortage for residents, and could it be for both. **Duncan Campbell** commented that in the interest of what **Elizabeth Mitchell** said, there could be pertinent history here, and in the interest of what **Gloria Colom** asked, documenting the things we demolish is important.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

B. DD 22-02

401 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

D. DD 22-03

403 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

E. DD 22-04

405 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

F. DD 22-05

407 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

G. DD 22-06

421 E 19th St. (Contributing)

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Full demolition of primary structure on the lot.

Elizabeth Mitchell made a motion to continue Demo Delay 22-01; Demo Delay 22-02; Demo Delay 22-03; Demo Delay 22-04; Demo Delay 22-05 and Demo Delay 22-06.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Saunders, DeSollar, Mitchell, Cross, Schlegel), 1 No (Seddon), 0 Abstain.

VI. NEW BUSINESS

- A. Welcoming New Commissioners
- B. Conflict of Interest forms
- C. New Chair and Vice-Chair

VIII. OLD BUSINESS

- A. The Cascades National Register Nomination

Gloria Colom gave presentation. See packet for details.

Matt Seddon made a motion to approve **The Cascades National Register Nomination**.

Marleen Newman seconded.

Motion Carries: 7 Yes (Newman, Saunders, DeSollar, Mitchell, Seddon, Cross, Schlegel), 0 No, 0 Abstain.

IX. COMMISSIONER COMMENTS

Matt Seddon expressed concerns about when the **Commissioners** make comments about our feelings on **City Zoning** or our feelings about **City Actions** on the direction of **City** growth, and explained his reasons why. See packet for details.

X. PUBLIC COMMENTS

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:12 p.m.**

END OF MINUTES

Video record of meeting available upon request.

STAFF APPROVAL	Address:	520 S Hawthorne Dr.
COA 22-10	Petitioner:	John and Amy Applegate
	Parcel:	53-08-04-102-046.000-009
RATING: CONTRIBUTING	Survey:	C. 1915, Mission/Spanish Colonial Revival, Prairie School



Background:	Elm Heights Historic District
Request:	Silver Maple Removal.
Guidelines:	Elm Heights Historic District Guidelines

Staff Approval: COA 22-10

- The tree is located within the property and is not a City curated tree(Source: [Treekeeper](#)).
- The silver maple is indigenous to the land, yet it is not considered an ideal yard tree, especially close to buildings as it has shallow roots and expels a lot of debris (Source: [Redlands University website](#))
- The Historic district guidelines state the following “Similarly, preservation of mature tree canopy and green space, in addition to creating a pleasant atmosphere, contributes to sustainability in several ways, including energy conservation and water management (Source: Elm Heights Historic District Guidelines, Pg 10).”
- In this specific instance “Selective removal of mature trees to allow solar installations may be considered on a case-by-case basis (Pg. 12)” is being used as the owners want to install solar panels but the tree, located close to the house prevents ideal access to solar light on the south east corner of the roof.

- A COA for tree removal does not constitute a COA for solar panel installations, these need to be applied for separately and go through the Historic Preservation Commission for review.

6.0 Relocation and Demolition

The purpose of a local historic district is to preserve and protect the buildings, settings, and places of architectural and historical significance to a neighborhood or community. This makes it inappropriate to remove structures that have been listed as contributing to a district.

Most construction within the University Courts Historic District took place between 1920 and the 1940s. The houses that had already been built in the area were carefully worked into the fabric of the new community. Along with their more modern brethren, these older homes create a district rich in architectural diversity.

Preservation Goals for Relocation and Demolition

To protect the contributing homes and structures that together constitute the historic district.

To preserve the historic context and value of the district by discouraging the relocation of its contributing structures.

Things to Consider as You Plan

The replacement of demolished or relocated structures should follow the guidelines provided in Section 5.1, Additions and New Construction, except for the situation presented below in the fourth bullet of the second guideline.

Preservation in the University Courts Historic District extends to architectural features other than just the principal structure. Since demolition and relocation can affect all aspects of a property and the surrounding area, a COA to remove a structure or feature does not apply to the entire property. When planning your project, make sure to include mature trees and other features, like historic garages, walls, fences, sculptures, and cisterns, when presenting your plan to the BHPC. See Sections 3.1 through 3.6 in Neighborhood Site and Setting for more information.

Refer to Section 2.0, Historic Preservation and Sustainability, under Environmental Health to find more information on the topic of sustainability and demolition.

Guidelines for Relocation and Demolition

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item give some examples the BHPC may consider valid reasons to grant a demolition or relocation. The condition of a building or structure resulting from neglect shall not be considered grounds for demolition.

I. Relocation, either within or outside the district, of primary, secondary, and accessory structures, including contributing walls and fences.

- Relocation is necessary to allow development that, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure in its original location.
- Any relocated structure should be compatible with the contributing architecture surrounding its new site relative to style, setting, scale, and era.
- Upon further consideration by the Commission, the historic or architectural significance of the structure is such that it does not contribute to the historic character of the district.

II. Demolition of all primary, secondary, and accessory structures, including contributing walls and fences.

- The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, or structural instability.
- Upon further consideration by the Commission, the historic or architectural significance of the structure is such that it does not contribute to the historic character of the district.
- The demolition is necessary to allow development that, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
- The structure is accidentally damaged by storm, tornado, fire, flood, or other natural disaster. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.
- The structure or property cannot be put to any reasonable economically beneficial use without the approval of the demolition.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-10

Date Filed: 1/13/2022

Scheduled for Hearing: 1/27/2022

Address of Historic Property: 520 S. Hawthorne Dr.

Petitioner's Name: John and Amy Applegate

Petitioner's Address: 520 S. Hawthorne Dr.

Phone Number/e-mail: 812-320-5697/jsapple@indiana.edu

Owner's Name: John and Amy Applegate

Owner's Address: 520 S. Hawthorne Dr.

Phone Number/e-mail: 812-320-5697/jsapple@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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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:
Removal of silver maple tree in front of the house.

3. A description of the materials used.
N/A

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.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
520 S. HAWTHORNE DRIVE
JOHN AND AMY APPLGATE, OWNERS

ATTACHMENT No. 1

I am writing to request permission (or to be told that city permission is not needed) to remove a silver maple in front of my house at the northwest corner of Second Street and Hawthorne Drive, in the Elm Heights Historic District.

The tree in question is between 40 and 60 years old. It is not healthy, which is typical for silver maples of that age in urban settings. We are constantly picking up branches of some size (up to one inch in diameter), and after a storm it is not unusual for the tree to lose large branches up to three or four inches in diameter and of considerable length. These fall on our roof, our yard, on the public sidewalk, and sometimes on the roadway.

One of the two major branches of the tree directly overhangs the roof of our house, and that branch is in particularly bad shape. Dead wood can easily be seen in the upper parts of the branch, and the entire branch is covered with lichen, a warning sign of poor tree health. Workers have found large branches on our roof. While we considered just removing the overhanging branch, this is not a viable solution, as the wound from such a large removal would unbalance, weaken, and ultimately kill the rest of the tree.

The tree is not part of the historical integrity of the house. The house was designed and built in or before 1930, which is 50-70 years *before* the tree began to grow. The tree is clearly not part of the house's original setting: the tree overhangs the roof; its root system encroaches on the foundation; and it shades the distinctive, Wright-like front porch in a way that both promotes lichen growth on the porch and causes the porch to be covered in the tree's sap. Located where it is, the tree in fact obscures the horizontal lines of the porch and house, which were obviously designed to reflect the Prairie Style that is evident in the rest of the exterior. As a result, the historic appearance of the house and yard would be enhanced, and not harmed, by removal of the tree.

The problems with the silver maple tree came to a head when we began to plan for installing solar panels on our roof. The shape of the roof is such that we will need to place panels on the south, west, *and* east sides of the house to make a meaningful difference in fossil energy consumption. The tree shades the east and to a lesser extent the south sides, reducing the efficiency of the panels during the summer, when electricity usage is highest. It is the clear policy of the City of Bloomington to encourage the use of renewable energy to fight climate change, but without removal of the tree, it is unlikely to make sense for us to invest many thousands of dollars in solar panels. Over the time we have lived in the house, we have made a point of planting several more trees than we have had to remove, so we have been mindful of the carbon footprint of the property in this respect, as well. In sum, removal of the tree would advance the city's goals in regard to climate change, without harm to the city's historic preservation goals.

Thank you for your consideration, and I will be happy to answer any further questions you may have.

John S. Applegate

520 S. Hawthorne Drive
Bloomington, IN 47401

520 S. Hawthorne Drive – Applegate Attachment 2

Legal Description (from Elevate):

015-40070-00 Elm Heights Pt L60 & Pt L61 & Pt Lot 60

Overview of Lot (from Elevate)



Select All (4)

Parcels ✕

Parcel Number (18-digits)	Owner Name	Property Street	Property City, St & Zip	Legal Acreage	Tax 10
<input type="checkbox"/> 53-08-04-102-046.000-009	Applegate, John S & Amy G	520 S Hawthorne DR	Bloomington, IN 47401-5024	0.41700000000000004	015-40070-00
<input type="checkbox"/> 53-08-04-102-046.000-009	Applegate, John S & Amy G	520 S Hawthorne DR	Bloomington, IN 47401-5024	0.41700000000000004	015-40070-00
<input type="checkbox"/> 53-08-04-102-046.000-009	Applegate, John S & Amy G	520 S Hawthorne DR	Bloomington, IN 47401-5024	0.41700000000000004	015-40070-00
<input type="checkbox"/> 53-08-04-102-046.000-009	Applegate, John S & Amy G	520 S Hawthorne DR	Bloomington, IN 47401-5024	0.41700000000000004	015-40070-00

Location of Silver Maple on Lot













STAFF RECOMMENDATIONS	Address:	2001 E Hillside Dr., Lot 8
COA 22-03	Petitioner:	Jacob Bower-Bir
	Parcel:	53-08-03-300-001.000-009
RATING: NOTABLE	Survey:	C. 1842, Federal Style, I-House



Background:	The Reverend James Faris House Historic District
Request:	Partial demolition, stabilization of foundation, and new construction.
Guidelines:	The Secretary of the Interior’s Standards for the Treatment of Historic Properties
Staff Recommendation: Approval of COA 22-03, option 2	
The petitioner revised the addition design to incorporate the feedback received from the HPC on the Jan. 13, 2022 meeting. The proposed garage has been set back, option 1 reflects a smaller roof proportion but option 2 provides a roofed entrance to the extension.	



① PERSPECTIVE, MAIN ENTRY
EXTERIOR, OPT 1



② PERSPECTIVE, MAIN ENTRY
EXTERIOR, OPT 2

Arch Workers Co-op

Project Name:
**FARIS HOUSE
RENOVATION**
Client:
REGINA SMYTH & WILLIAM BIANCO
Address:
2001 E HILLSIDE DR
BLOOMINGTON, IN 47401

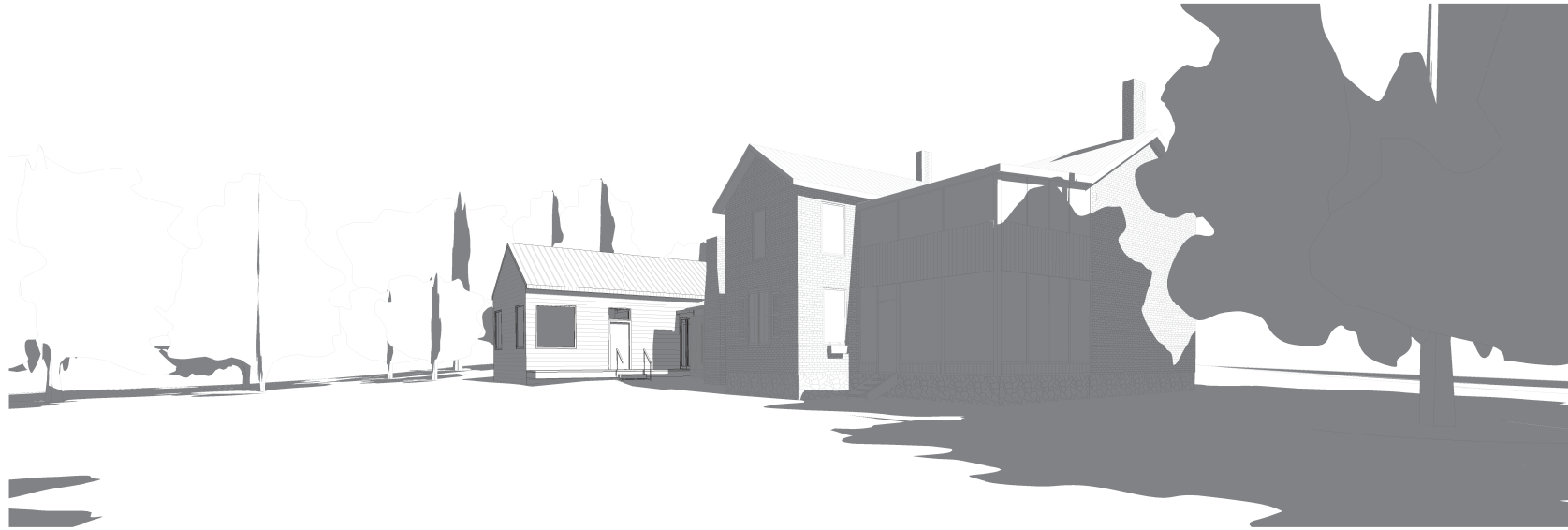
No.	Description	Date

**ENTRANCE
PERSPECTIVE**

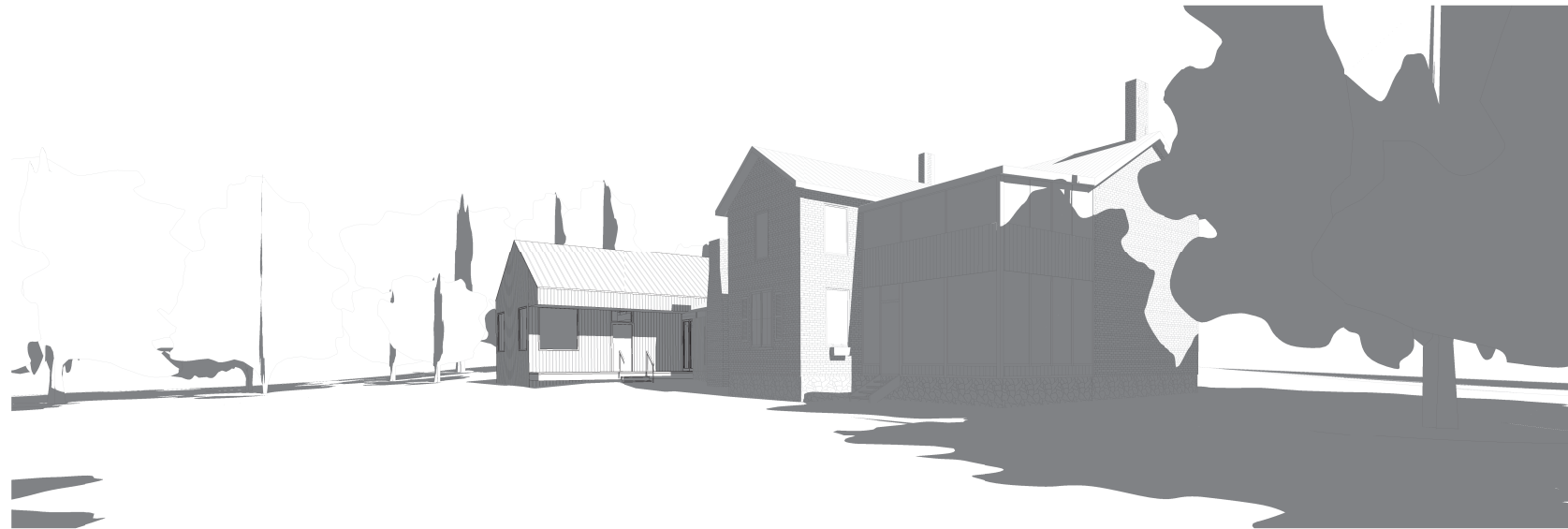
Project number 2021
Date 12/28/2021
Drawn by Author
Checked by Checker

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① PERSPECTIVE, SE EXTERIOR_OPT 1



② PERSPECTIVE, SE EXTERIOR_OPT 2

Arch Workers Co-op

Project Name:
FARIS HOUSE RENOVATION
 Client:
 REGINA SMYTH & WILLIAM BIANCO
 Address:
 2001 E HILLSIDE DR
 BLOOMINGTON, IN 47401

No.	Description	Date

REAR PERSPECTIVE

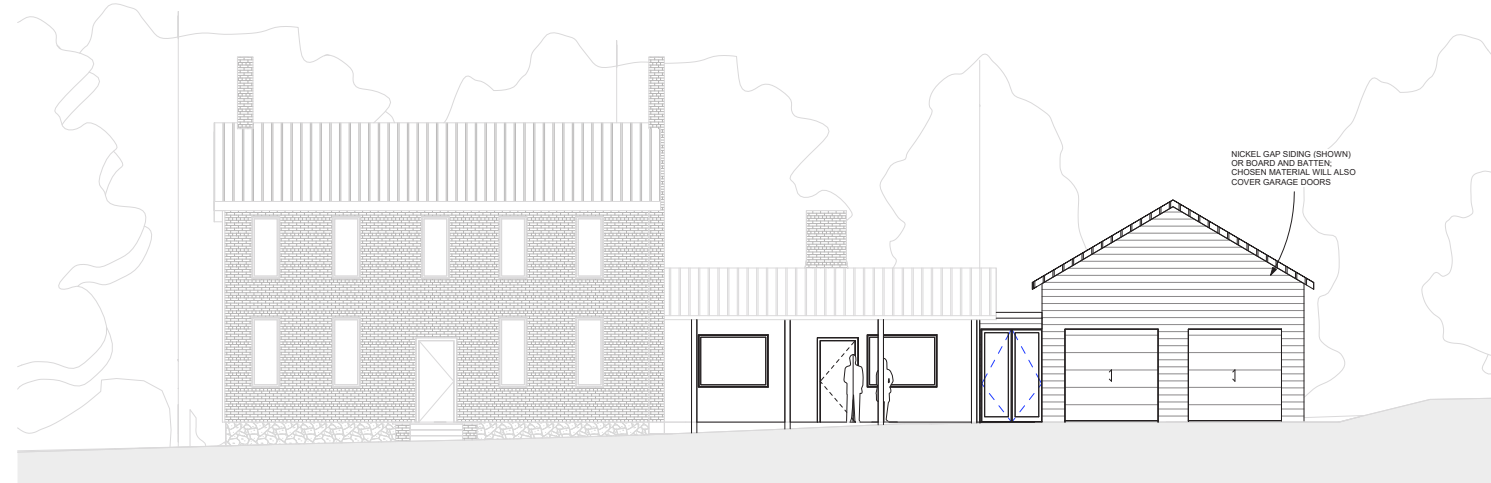
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 Date 12/28/2021
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 Checked by Checker

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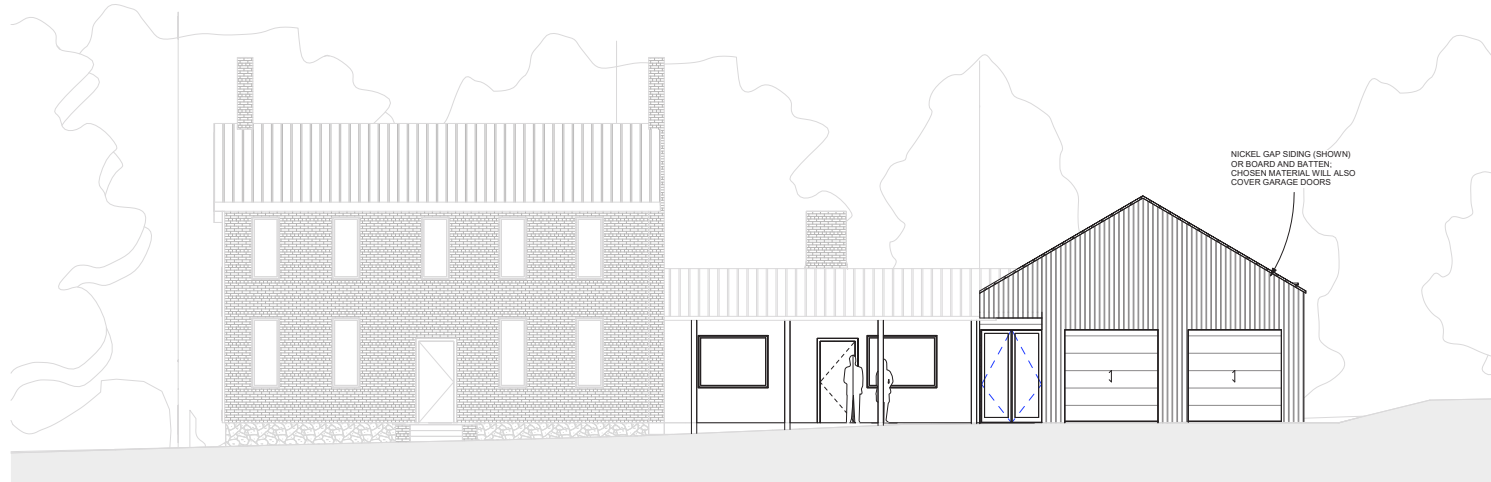
Scale

1/27/2021 1:28:50 PM

Arch Workers Co-op



① - N ELEVATION OPT 1
3/16" = 1'-0"



② - N ELEVATION OPT 2
3/16" = 1'-0"

Project Name:
FARIS HOUSE RENOVATION
Client:
REGINA SMYTH & WILLIAM BIANCO
Address:
2001 E HILLSIDE DR
BLOOMINGTON, IN 47401

No.	Description	Date

N ELEVATIONS	
Project number	2021
Date	12/28/2021
Drawn by	Author
Checked by	Checker
A-801	
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Arch Workers Co-op

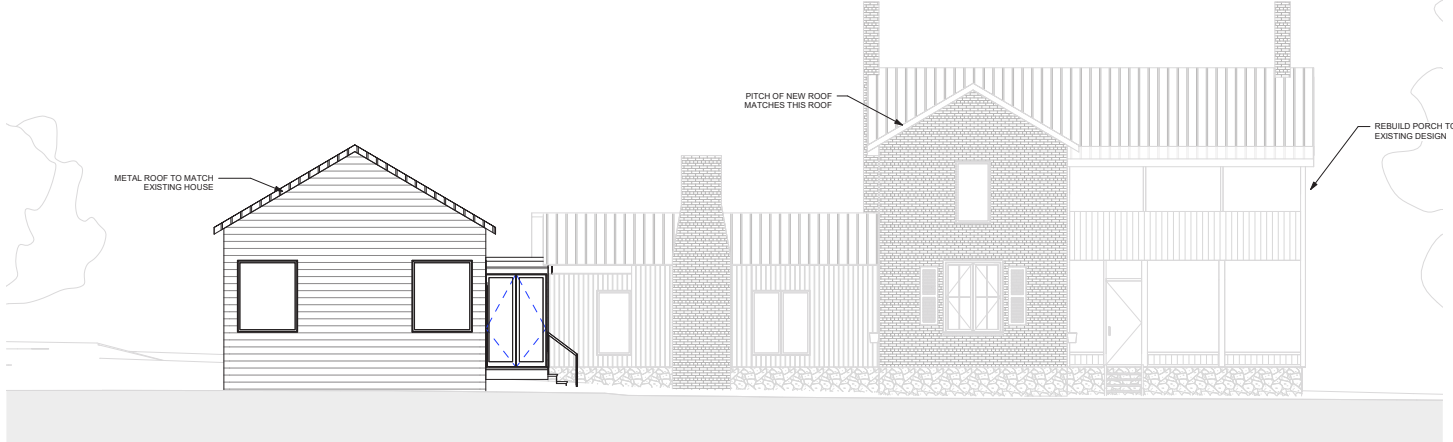
Project Name:
FARIS HOUSE RENOVATION
Client:
REGINA SMYTH & WILLIAM BIANCO
Address:
**2001 E HILLSIDE DR
BLOOMINGTON, IN 47401**

No.	Description	Date

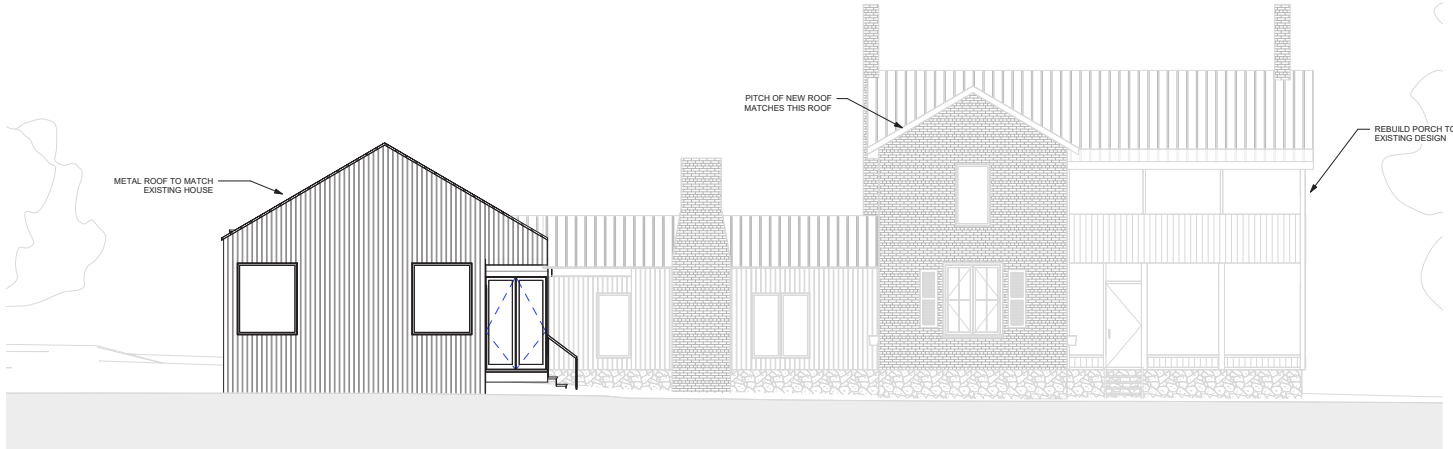
S ELEVATIONS

Project number 2021
Date 12/28/2021
Drawn by Author
Checked by Checker

A-802
Scale 3/16" = 1'-0"



① S ELEVATION OPT 1
3/16" = 1'-0"



② S ELEVATION OPT 2
3/16" = 1'-0"

1/27/2022 2:38:58 PM

Arch Workers Co-op



① E ELEVATION OPT 1
3/16" = 1'-0"



② E ELEVATION OPT 2
3/16" = 1'-0"

Project Name:
**FARIS HOUSE
RENOVATION**
Client:
REGINA SMYTH & WILLIAM BIANCO
Address:
**2001 E HILLSIDE DR
BLOOMINGTON, IN 47401**

No.	Description	Date

E ELEVATIONS

Project number 2021
Date 12/28/2021
Drawn by Author
Checked by Checker

A-803

Scale 3/16" = 1'-0"

1/27/2022 1:28:10 PM

Farris House

Rationale for Proposed Porch Reconstruction

**Presentation to Bloomington HPC
January 2022**

William Bianco and Regina Smyth, Owners

Proposal: rebuild porch with same exterior and materials, extend 2' outward to preserve brick



Repair history demonstrates widespread problems with existing foundation



**Old foundation repair
under I-wing (completed by
unknown previous owner)**



**2013 repair to support I-wing
(installed 5 helical piers,
additional jacks under porch)**

Porch problem 1: current roof design causing water damage to historic brick exterior



Porch problem 2: lack of footer is causing movement and stressing other parts of house



**9" of vertical drop in 21'
(measured from opposite
corner)**



**Interior view of bent support beam. Multiple
contractors advised that replacement not
feasible**

Additional views of structural movement



Stone pointing shows evidence of multiple repairs and cracking



Side view showing bending of foundation stones and beam supporting porch.

Cracking in stairwell, twisting window frames



Strategies for addressing porch issues

- Jacks were installed under porch in 2013 by same firm that did repair of I-wing. Movement continues
- Piers under foundation (as with I-wing) are impossible because of lack of footer
- Concrete injection:
 - Might work, but no guarantees - springs/sinkholes and spring-fed cistern
 - Replacing damaged supports in-situ is risky/dangerous and would require substantial demolition in any case
- Porch structure shows evidence of recent construction (standard 2x4s, treated lumber, modern tongue and groove flooring)
- “Why hasn’t this happened before now” – we suspect it did

Advice from Professionals

- Multiple contractors have recommended reconstruction:
 - “Porch foundation is too risky to rebuild without tearing existing porch down. Not safe. The look of the old porch can certainly be recreated.” – Richard Meachum, Meachum Construction
 - “Even if your concrete injection worked, I don’t see a way to support the structure to safely rebuild it.” - Richard Elgar, Richard’s Construction and Excavation
 - “I would only do a teardown and replace the eroded brick. We can’t rebuild in place.” – Bill Slater, Slater Construction and Excavating
- Guttering contractors have advised that water issues cannot be addressed by additional guttering
 - We have tried numerous remediations
 - Sources: Steve’s Roofing, Richardson Roofing and Restoration, Ellis Roofing

Conclusion:
Preserving the Farris House
(as a landmark and as a home)
requires porch reconstruction

STAFF RECOMMENDATIONS	Address:	622/624 E 8th St.
COA 22-07	Petitioner:	Brian Allen, Stasny & Horn, IGP
	Parcel:	53-05-33-404-004.000-005
RATING: CONTRIBUTING	Survey:	c. 1925, Tudor Revival



Background:	University Courts Historic District, Garage was added in 2006: 2006-03-01 New Construction - Complete Structure \$32,600 (Source: Elevate)
Request:	Full demolition of the garage.
Guidelines:	University Courts Historic District Guidelines

Staff Recommendation: approval of COA 22-07

Staff used the following two bullet points from the University Courts Historic District Guidelines (Pg. 37) in order to make a determination in favor of the full demolition of the stand alone garage:

- The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, or structural instability.
- Upon further consideration by the Commission, the historic or architectural significance of the structure is such that it does not contribute to the historic character of the district.

The structure was built in 2006, it is considered non-contributing. The accessory structure was also severely damaged when a tree collapsed on its roof.

6.0 Relocation and Demolition

The purpose of a local historic district is to preserve and protect the buildings, settings, and places of architectural and historical significance to a neighborhood or community. This makes it inappropriate to remove structures that have been listed as contributing to a district.

Most construction within the University Courts Historic District took place between 1920 and the 1940s. The houses that had already been built in the area were carefully worked into the fabric of the new community. Along with their more modern brethren, these older homes create a district rich in architectural diversity.

Preservation Goals for Relocation and Demolition

To protect the contributing homes and structures that together constitute the historic district.

To preserve the historic context and value of the district by discouraging the relocation of its contributing structures.

Things to Consider as You Plan

The replacement of demolished or relocated structures should follow the guidelines provided in Section 5.1, Additions and New Construction, except for the situation presented below in the fourth bullet of the second guideline.

Preservation in the University Courts Historic District extends to architectural features other than just the principal structure. Since demolition and relocation can affect all aspects of a property and the surrounding area, a COA to remove a structure or feature does not apply to the entire property. When planning your project, make sure to include mature trees and other features, like historic garages, walls, fences, sculptures, and cisterns, when presenting your plan to the BHPC. See Sections 3.1 through 3.6 in Neighborhood Site and Setting for more information.

Refer to Section 2.0, Historic Preservation and Sustainability, under Environmental Health to find more information on the topic of sustainability and demolition.

Guidelines for Relocation and Demolition

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item give some examples the BHPC may consider valid reasons to grant a demolition or relocation. The condition of a building or structure resulting from neglect shall not be considered grounds for demolition.

I. Relocation, either within or outside the district, of primary, secondary, and accessory structures, including contributing walls and fences.

- Relocation is necessary to allow development that, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure in its original location.
- Any relocated structure should be compatible with the contributing architecture surrounding its new site relative to style, setting, scale, and era.
- Upon further consideration by the Commission, the historic or architectural significance of the structure is such that it does not contribute to the historic character of the district.

II. Demolition of all primary, secondary, and accessory structures, including contributing walls and fences.

- The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, or structural instability.
- Upon further consideration by the Commission, the historic or architectural significance of the structure is such that it does not contribute to the historic character of the district.
- The demolition is necessary to allow development that, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
- The structure is accidentally damaged by storm, tornado, fire, flood, or other natural disaster. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.
- The structure or property cannot be put to any reasonable economically beneficial use without the approval of the demolition.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 22-07

Date Filed: 12/30/2021

Scheduled for Hearing: 1/27/2022

Address of Historic Property: 600 Block of East 8th St (013-45740-00) - Garage

Petitioner's Name: Stasny & Horn, IGP

Petitioner's Address: 509 E Cottage Grove Avenue, Bloomington, IN 47408

Phone Number/e-mail: (812)339-4676

Owner's Name: Stasny & Horn, IGP

Owner's Address: 509 E Cottage Grove Avenue, Bloomington, IN 47408

Phone Number/e-mail: (812)339-4676/info@hpiu.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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. 013-45740-00 University Courts 1st PT Lot 5

2. A description of the nature of the proposed modifications or new construction:
Demolition of Garage, grade and seed (garage has extensive damage due to tree falling)

*Note - The garage was built in 2005-2006 (per Marjorie Hudgins)

3. A description of the materials used.
N/A

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.

618 E Eighth St., Bloomington, IN -- Site Plan
Stasny & Horn IGP - November 2021



Google Maps 622 E 8th St

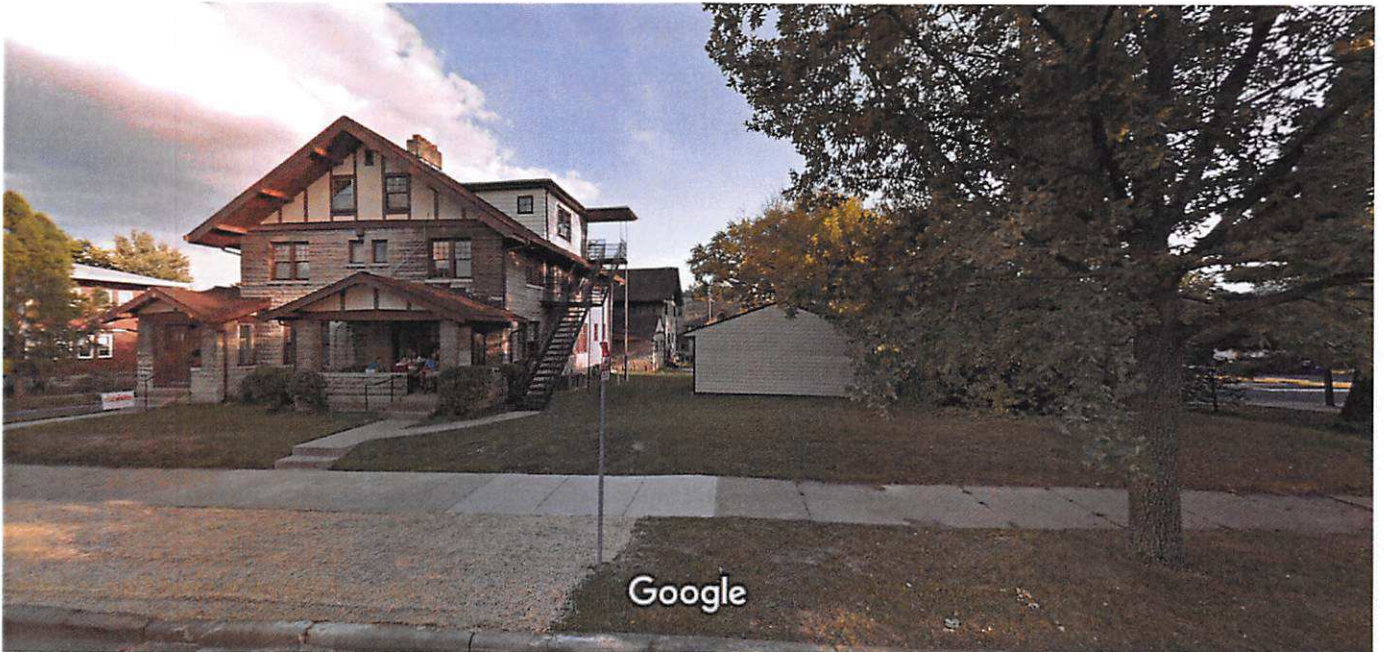
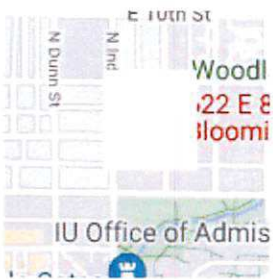


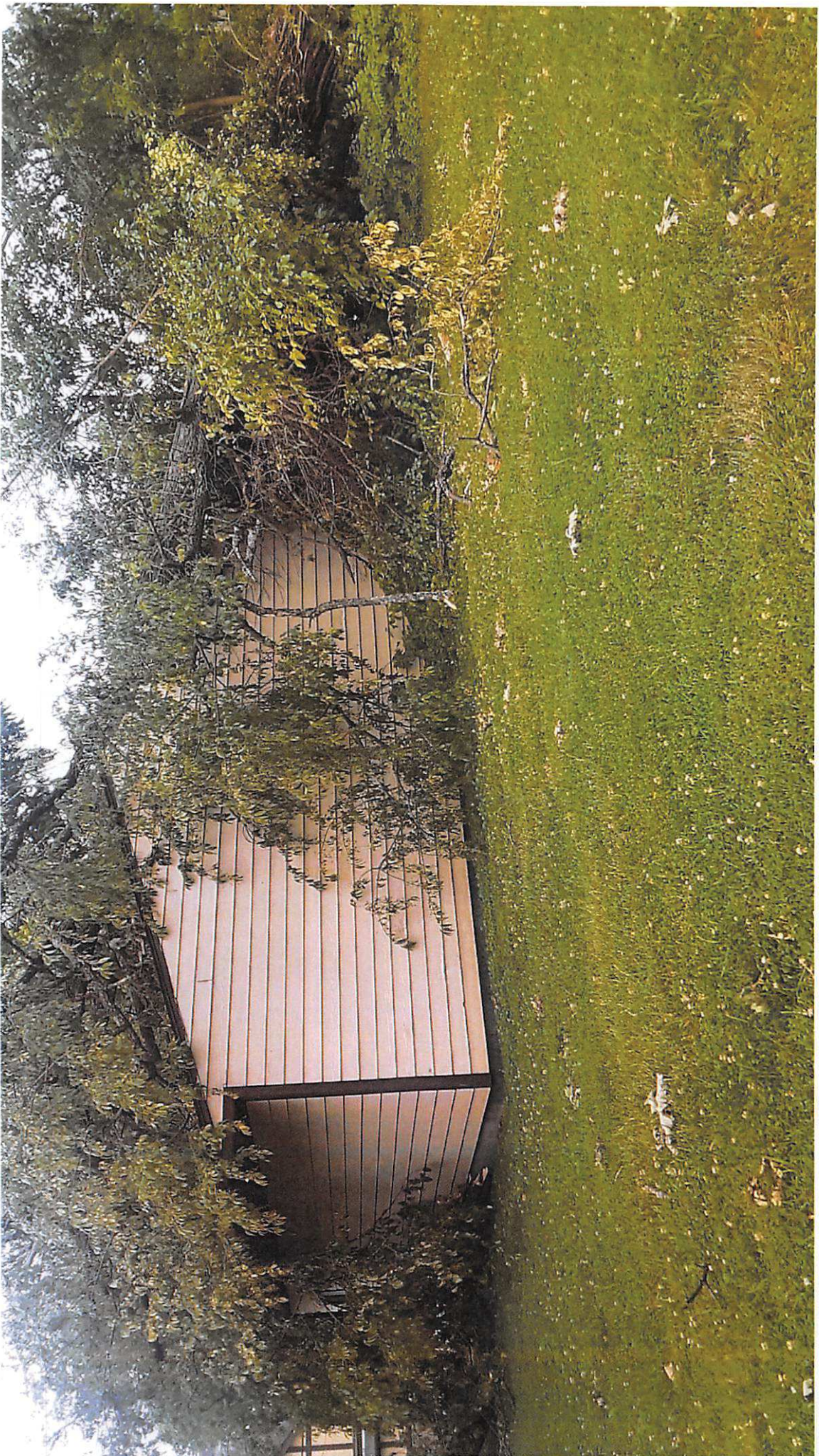
Image capture: Jul 2018 © 2021 Google

Bloomington, Indiana

Google

Street View - Jul 2018







STAFF RECOMMENDATIONS	Address:	731 W 3rd St.
COA 22-06	Petitioner:	Doug Wissing
	Parcel:	53-08-05-107-009.000-009
RATING: NOTABLE	Survey:	c. 1900, T-Plan Cottage



Background:	Greater Prospect Hill Historic District
Request:	Add a half story with dormers to the garage.
Guidelines:	Greater Prospect Hill Historic District Guidelines

Staff Recommendation: approval of COA 22-06

- The garage is dated to 1980, it is currently one story in height with a low pitch roof.
- The proposal would bring the garage up to two stories and would be visible from Maple Street. Due to its location the proposal would make the garage taller than the original house. However, the height differential would not overwhelm the original house from the principle right of way on Third Street.
- The project can be considered an addition as well as new construction in an accessory structure. Although the addition does not constitute a new house, it does represent a height differential and hence “A new house which is taller than the house next to it must be set back further from the side property line than existing houses (Guidelines Pg. 18).”
- The Greater Prospect Hill Historic District Design Subcommittee has evaluated the proposal and wholeheartedly endorses it (quotes included in the packet).

SPACING

Definition: The distance between contiguous buildings along a block face.

RECOMMENDED

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

BUILDING HEIGHTS

Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

NOTE - In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

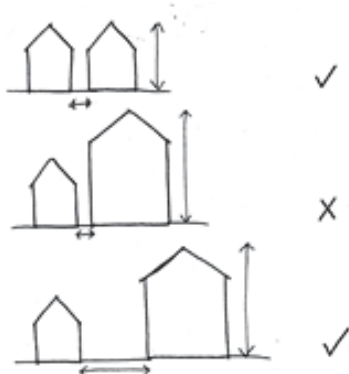


RECOMMENDED

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

BUILDING HEIGHT/ SIDE SETBACK

Definition: The relationship between the height of the house and the distance between them.



RECOMMENDED

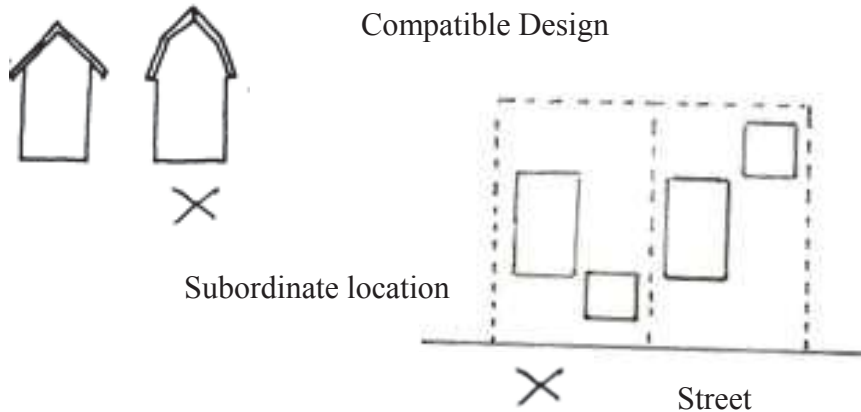
1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

ACCESSORY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL:

All accessory structures greater than 80 square feet within the boundaries of the Greater Prospect Hill Historic District.

Definition: Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines:



RECOMMENDED

1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern.
2. New structures should be placed, where possible, in a subordinate position to the primary building on the lot.

UTILITIES & EQUIPMENT

Definition: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment).

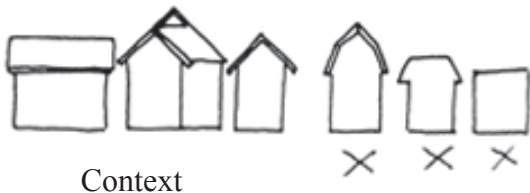
RECOMMENDED

Mechanical equipment, such as permanent air conditioning equipment and meters should be placed in locations that have the least impact on the character of the structure and site and the neighboring buildings.

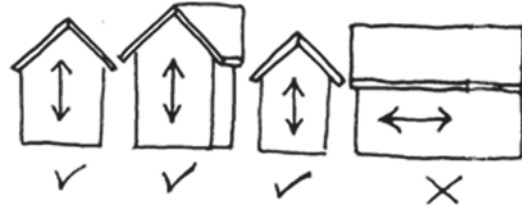
BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

Roof Shape



Directional Orientation

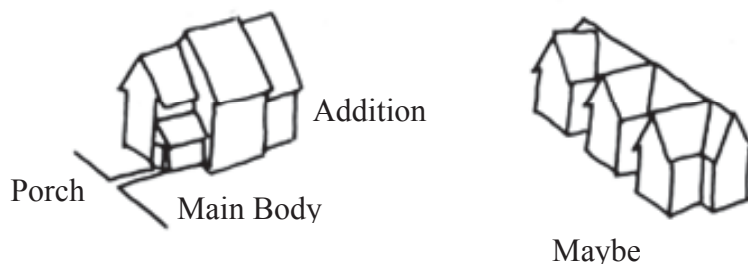


RECOMMENDED

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

MASS

Definition: The three dimensional outline of a building. Depending on the block face, buildings in Prospect Hill may reflect the traditional horizontal mass of the gabled-ell or the more vertical projection of the bungalow form. See the architectural description of traditional forms provided in the *Homeowner's Guide to Living in a Historic District*.



RECOMMENDED

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

731 W 3RD ST GREATER PROSPECT HILL CONSTRUCTION SUBCOMMITTEE COMMENTS

- The property is at the corner of Third and Maple, so per our guidelines it is reviewable from two public-way facades (although the garage is mostly visible only from the Maple Street view). I made some measurements of nearby structures over the weekend. At 20 feet peak height, the renovated garage will peak slightly higher than rooflines of some of the older contiguous structures. However, given the generous setback of the structure from Maple Street, the appearance should be in alignment with contiguous rooflines. I am okay for the project to move forward.

I appreciate the use of the existing garage's structure and footprint and the thoughtful design elements that will help tie the garage visually to the original house on the property.

Thanks to all,
Richard

- I have visited the site.
It is set back from the alley and the neighbor's house so that is not a concern. At 20 feet at the gable peak it will be similar in height to several nearby structures.
I say "Okay".

Patrick

- This looks like a very nice improvement to the existing garage.
I am excited to see this move forward.
Thumbs up!

John Vitello

- Another good improvement for the neighborhood. Please approve.
Margaret Fette

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-02

Date Filed: 12/22/2021

Scheduled for Hearing: 1/13/2021

731 W. 3rd, Bloomington, IN 47403

Address of Historic Property: Doug Wissing

Petitioner's Name: PO Box 1683, Bloomington, IN 47402

Petitioner's Address: douglaswissing@gmail.com

Phone Number/e-mail: Doug Wissing

Owner's Name: PO Box 1683, Bloomington, IN 47402

Owner's Address: douglaswissing@gmail.com

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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A "Complete Application" consists of the following:

1. A legal description of the lot, 015-39290-00 Prospect Park W1/2 L 1&2 Add

2. A description of the nature of the proposed modifications or new construction:
Add a 1/2 story w/ dormers to the garage.

3. A description of the materials used.
Pella aluminum-clad double-hung windows , 4" exposure fiber cement board, and fiber cement trim board.
treated wood stairs, Clopay carriage house garage doors, Series 2/design 22.

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.

Douglas A. Wissing
P.O. Box 1683
Bloomington, IN 47402-1683
douglaswissing@gmail.com
(812) 360-2706

15 December 2021

Dear GPH Design Subcommittee—

Gloria Colom Brana asked that we forward information to the Subcommittee for your feedback on renovation plans for the existing 1950s-era garage at 731 W. 3rd St. The planned renovation will include a dormered half-story addition for storage. The 2-BR, 1-BA Eastlake House at 731 W. 3rd St. is a compact Late Victorian cottage with minimal storage.

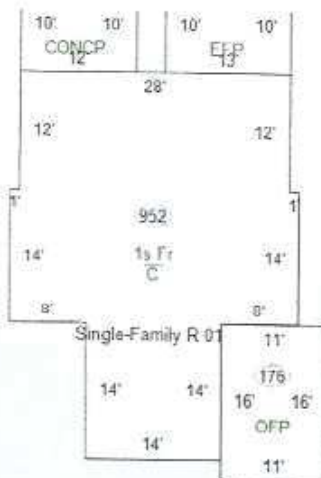
Architect Jayne York of Springpoint has incorporated design elements from the Eastlake House into the garage design to better integrate the structure into the overall Late Victorian esthetic.

Attached please find the Certificate of Appropriateness application and supporting documents. With your input, we hope to present the plans to the HPC at the January 27, 2022 meeting.

Thanks for your consideration. Be happy to answer any questions.

Best wishes for a happy holiday season,


Doug Wissing



Parcel Information

Owner Name	Wissing, Douglas A Rev Living Trust
Owner Address	Po Box 1683 Bloomington, In 47402
Parcel Number	53-08-05-107-009.000-009
Alt Parcel Number	015-39290-00
Property Address	731 W 3rd St, Bloomington, In 47404-5001
Property Class Code	419
Property Class	Other Commercial Housing
Neighborhood	1515 Trending 2006 - A, 53009158-009
Legal Description	015-39290-00 Prospect Park W1/2 L 1&2

Monroe County, IN
731 W 3rd ST
39 DEGREES NORTH (855) GIS-3333





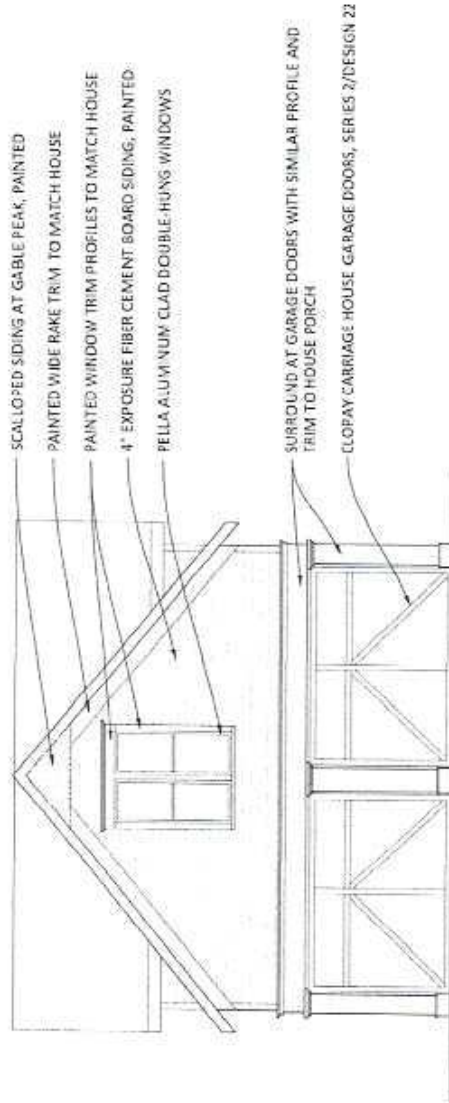
Attached Garage R 01











FRONT ELEVATION

SCALE: 3/16" = 1'-0"

GARAGE @ 731 WEST THIRD
 BLOOMINGTON, INDIANA

DECEMBER 13, 2021

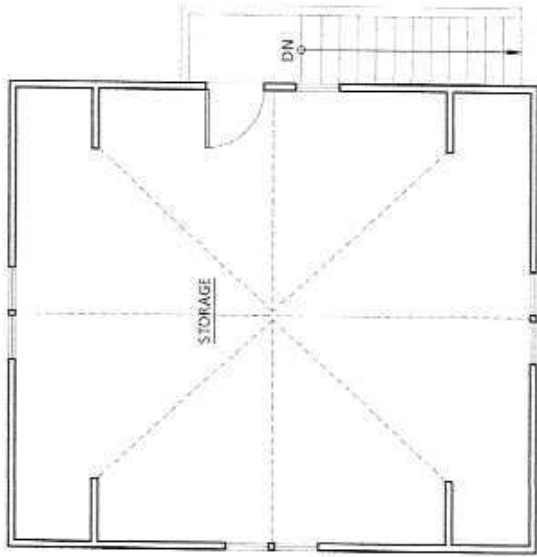


NORTH ELEVATION

SCALE: 3/16" = 1'-0"

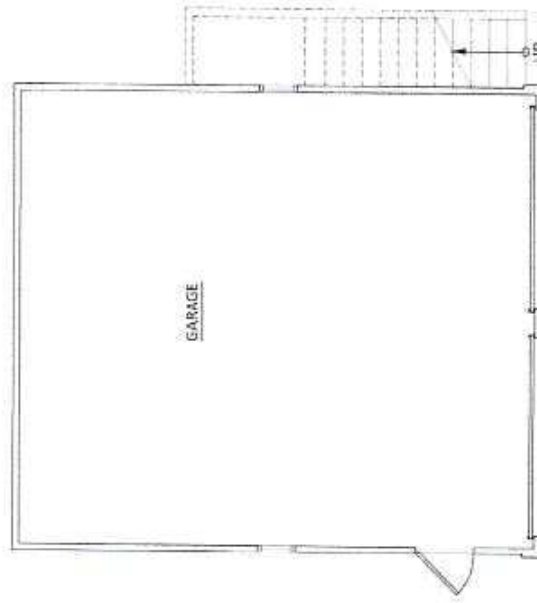
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



UPPER FLOOR PLAN

SCALE: 3/16" = 1'-0"



GARAGE PLAN

SCALE: 3/16" = 1'-0"

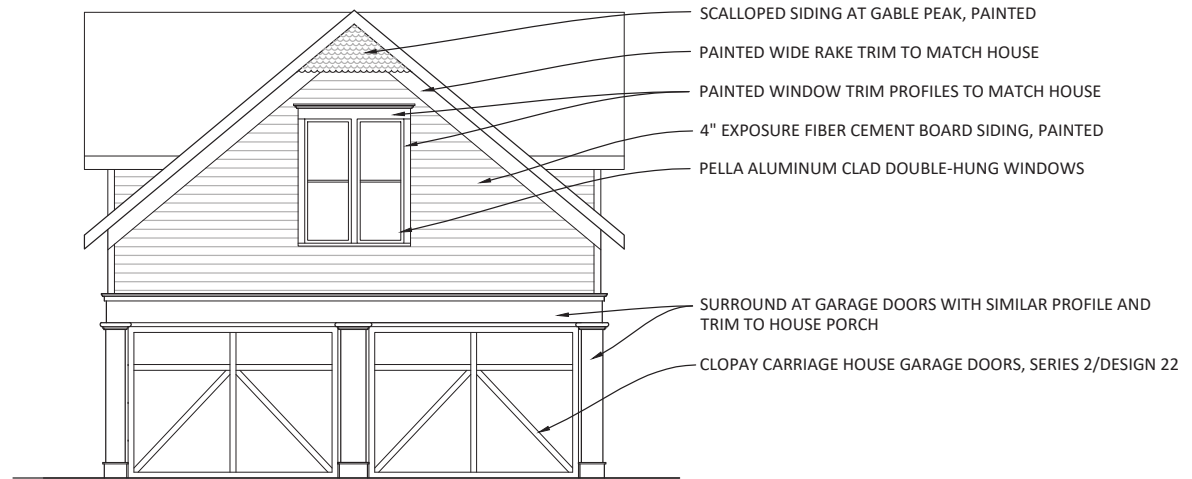


EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"

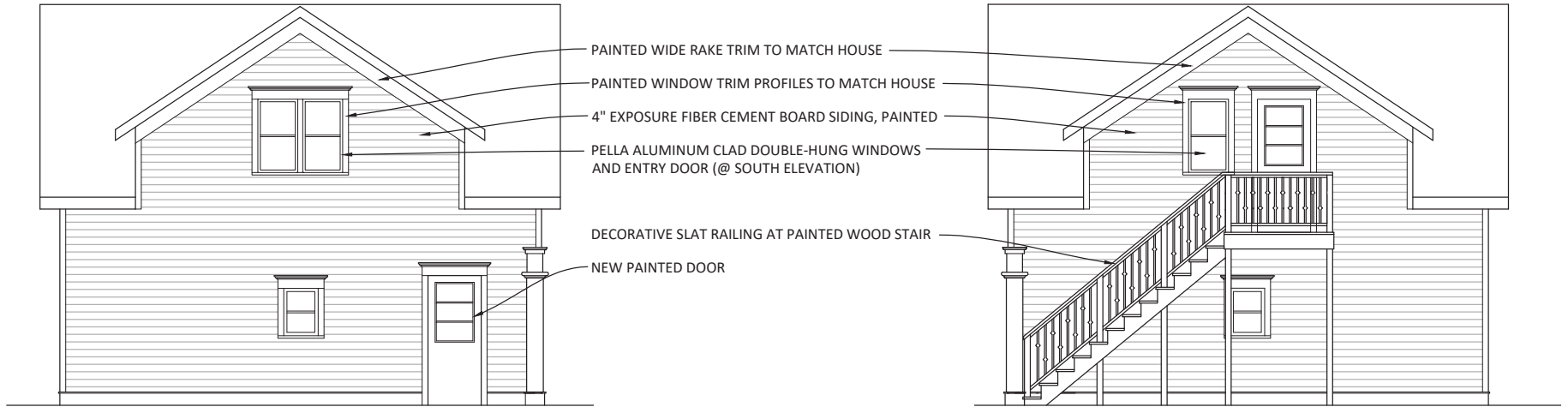
EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

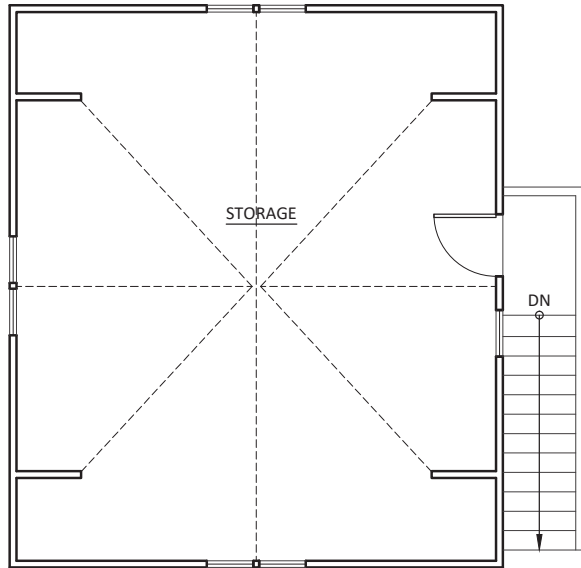


NORTH ELEVATION

SCALE: 3/16" = 1'-0"

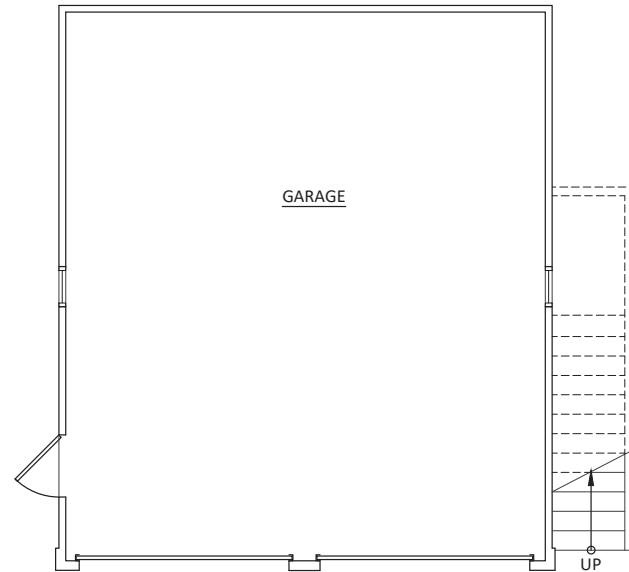
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



UPPER FLOOR PLAN

SCALE: 3/16" = 1'-0"



GARAGE PLAN

SCALE: 3/16" = 1'-0"

STEEL CARRIAGE HOUSE GARAGE DOORS



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steel and composite carriage house garage doors with or without insulation.



When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.

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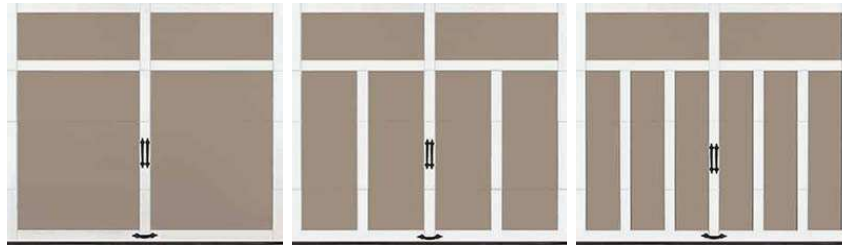
[INSTALLATION & CARE](#)

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DOOR DESIGNS

SERIES 1



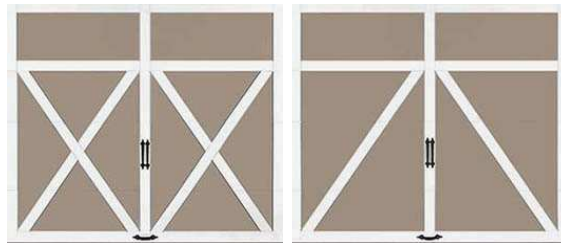
DESIGN11

DESIGN12

DESIGN13

[View All Door & Window Combinations for Series 1](#)

SERIES 2

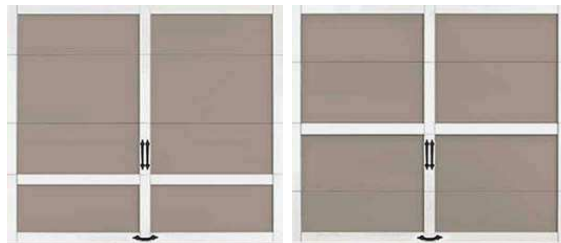


DESIGN21

DESIGN22

[View All Door & Window Combinations for Series 2](#)

SERIES 3

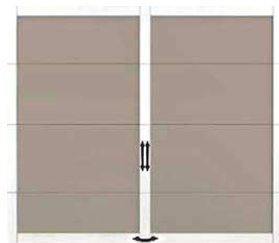


DESIGN31

DESIGN36

[View All Door & Window Combinations for Series 3](#)

SERIES 4



DESIGN41

[View All Door & Window Combinations for Series 4](#)

For more information regarding construction

TOD SECTIONS

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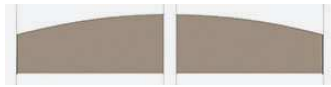
CHAT WITH US +



TOP11

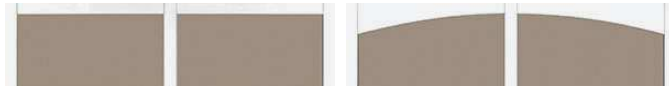
TOP12

TOP13



ARCH1

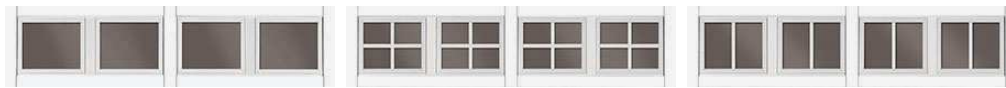
SOLID TOP SECTIONS - SERIES 3 & SERIES 4



TOP11

ARCH1

WINDOW DESIGNS



PLAIN SHORT

SQ22 - GH

REC12



PLAIN LONG

REC14

SQ24



ARCH1

GRVA1

GRLA1



XA24*

XG14*

XG24*



WROUGHT IRON SHORT

WROUGHT IRON LONG

DOUBLE TOP SECTIONS



ARCH3 - SOLID (DOUBLE DOOR)

ARCH3 - WINDOW (DOUBLE DOOR)

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GRLA3 - WINDOW (DOUBLE DOOR)



GRVA3 - WINDOW (DOUBLE DOOR)



XA314 - WINDOW (DOUBLE DOOR)

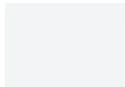


XA324 - WINDOW (DOUBLE DOOR)

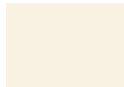
*Faux windows.

COLORS

STANDARD COLORS



STANDARD
WHITE



ALMOND



DESERT TAN



SANDTONE

REQUEST COLOR SAMPLES

*Available on select models. For more information regarding color availability, [click here](#).
Color Blast Custom Paint Option Available.

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HANDLES



SPADE LIFT HANDLES
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ESCUTCHEON PLATE(S)



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HINGES



SPADE STRAP HINGE

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SPADE STEP PLATE

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1 ★	<input type="checkbox"/>	0

Average Customer Ratings

Overall	★★★★★	5.0
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Appearance/Design	<input type="checkbox"/>	5.0
Overall Value	<input type="checkbox"/>	5.0

Archie

Plainfield Illinois

Review 1

Votes 19

Homeowner, Professional Contractor, Architect? Homeowner

Home Skill Level Heavy DIYer

Age 65 or over

Gender Male

★★★★★ · a year ago

Great looking garage door

We are very happy with the installation of our new door. It revitalizes the curb appeal. The addition if the lites makes it so much easier to navigate the garage without the necessity of lights.

🔍 Product Likes: Easy to Clean, Keeps My Home Warm/Cool, Energy Efficient, Quiet, Clean Inside Appearance, Windows, Appearance / Design

Recommends this product ✓ Yes

Helpful? Yes · 19 No · 15 Report

🎁 Sweepstakes Entry

Quality/Durability	<input type="checkbox"/>
Overall Value	<input type="checkbox"/>
Appearance/Design	<input type="checkbox"/>

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STAFF RECOMMENDATIONS	Address:	322 W 2nd St.
COA 22-08	Petitioner:	Lauren Clemens
	Parcel:	53-08-05-100-064.000-009
RATING: NOTABLE	Survey:	c. 1900, Free Classic



Background:	Henley House Historic District
Request:	Window replacement
Guidelines:	The Secretary of the Interior’s Standards for the Treatment of Historic Properties
Staff Recommendation: <ul style="list-style-type: none"> ● Staff recommends that the owners document each individual window and include photographs, if a conditions study can be done it would be preferable. ● In the case that specific windows cannot be repaired, and must be replaced, that the proposed window matches the historic one as closely as possible in design and material. ● Staff met with the petitioner and oriented them on optimal practices for window conservation, consultants recommended new windows. ● The organization’s financial constraints should be taken into consideration, both regarding window change versus rehabilitation as well as long term energy efficiency. 	

WINDOWS

RECOMMENDED	NOT RECOMMENDED
<p>Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.</p>	<p>Removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.</p> <p>Obscuring historic wood window trim with metal or other material.</p> <p>Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.</p>
<p>Protecting and maintaining the wood or metal which comprises the window jamb, sash, and trim through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.</p>	<p>Failing to protect and maintain window materials on a cyclical basis so that deterioration of the window results.</p>
<p>Protecting windows against vandalism before work begins by covering them and by installing alarm systems that are keyed into local protection agencies.</p>	<p>Leaving windows unprotected and subject to vandalism before work begins, thereby also allowing the interior to be damaged if it can be accessed through unprotected windows.</p>
<p>Making windows weathertight by recaulking gaps in fixed joints and replacing or installing weatherstripping.</p>	
<p>Protecting windows from chemical cleaners, paint, or abrasion during work on the exterior of the building.</p>	<p>Failing to protect historic windows from chemical cleaners, paint, or abrasion when work is being done on the exterior of the building.</p>
<p>Protecting and retaining historic glass when replacing putty or repairing other components of the window.</p>	<p>Failing to protect the historic glass when making window repairs.</p>

WINDOWS

RECOMMENDED	NOT RECOMMENDED
Sustaining the historic operability of windows by lubricating friction points and replacing broken components of the operating system (such as hinges, latches, sash chains or cords) and replacing deteriorated gaskets or insulating units.	Failing to maintain windows and window components so that windows are inoperable, or sealing operable sash permanently.
Adding storm windows with a matching or a one-over-one pane configuration that will not obscure the characteristics of the historic windows. Storm windows improve energy efficiency and are especially beneficial when installed over wood windows because they also protect them from accelerated deterioration.	Failing to repair and reuse window hardware such as sash lifts, latches, and locks.
Adding interior storm windows as an alternative to exterior storm windows when appropriate.	



[18] The historic metal storm windows in this 1920s office building were retained and repaired during the rehabilitation project.



[19] Installing a mockup of a proposed replacement window can be helpful to evaluate how well the new windows will match the historic windows that are missing or too deteriorated to repair.



[20 a-d] The original steel windows in this industrial building were successfully repaired as part of the rehabilitation project (left).

WINDOWS

RECOMMENDED	NOT RECOMMENDED
Installing sash locks, window guards, removable storm windows, and other reversible treatments to meet safety, security, or energy conservation requirements.	
Evaluating the overall condition of the windows to determine whether more than protection and maintenance, such as repairs to windows and window features, will be necessary.	Failing to undertake adequate measures to ensure the protection of window features.
Repairing window frames and sash by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated, broken, or missing components of features when there are surviving prototypes, such as sash, sills, hardware, or shutters.	Removing window features that could be stabilized, repaired, or conserved using untested consolidants, improper repair techniques, or unskilled personnel, potentially causing further damage to the historic materials. Replacing an entire window when repair of the window and limited replacement of deteriorated or missing components are feasible.
Removing glazing putty that has failed and applying new putty; or, if glass is broken, carefully removing all putty, replacing the glass, and reputtying.	
Installing new glass to replace broken glass which has the same visual characteristics as the historic glass.	
Replacing in kind an entire window that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If using the same kind of material is not feasible, then a compatible substitute material may be considered.	Removing a character-defining window that is unrepairable or is not needed for the new use and blocking up the opening, or replacing it with a new window that does not match. Using substitute material for the replacement that does not convey the same appearance of the surviving components of the window or that is physically incompatible.



[21] The windows on the lower floor, which were too deteriorated to repair, were replaced with new steel windows matching the upper-floor historic windows that were retained.

WINDOWS

RECOMMENDED	NOT RECOMMENDED
Modifying a historic single-glazed sash to accommodate insulated glass when it will not jeopardize the soundness of the sash or significantly alter its appearance.	Modifying a historic single-glazed sash to accommodate insulated glass when it will jeopardize the soundness of the sash or significantly alter its appearance.
Using low-e glass with the least visible tint in new or replacement windows.	Using low-e glass with a dark tint in new or replacement windows, thereby negatively impacting the historic character of the building.
Using window grids rather than true divided lights on windows on the upper floors of high-rise buildings if they will not be noticeable.	Using window grids rather than true divided lights on windows in low-rise buildings or on lower floors of high-rise buildings where they will be noticeable, resulting in a change to the historic character of the building.
Ensuring that spacer bars in between double panes of glass are the same color as the window sash.	Using spacer bars in between double panes of glass that are not the same color as the window sash.
Replacing all of the components in a glazing system if they have failed because of faulty design or materials that have deteriorated with new material that will improve the window performance without noticeably changing the historic appearance.	Replacing all of the components in a glazing system with new material that will noticeably change the historic appearance.
Replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building; or reinstating windows in openings that have been filled in.	
<i>The following work is highlighted to indicate that it is specific to Rehabilitation projects and should only be considered after the preservation concerns have been addressed.</i>	
Designing the Replacement for Missing Historic Features	
Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.	<p>Creating an inaccurate appearance because the replacement for the missing window is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.</p> <p>Installing replacement windows made from other materials that are not the same as the material of the original windows if they would have a noticeably different appearance from the remaining historic windows.</p>



(a)



(b)



(c)

[22] **Not Recommended:** (a-b) The original wood windows in this late-19th-century building, which were highly decorative, could likely have been repaired and retained. (c) Instead, they were replaced with new windows that do not match the detailing of the historic windows and, therefore, do not meet the Standards (above).



[23] (a) This deteriorated historic wood window was repaired and retained (b) in this rehabilitation project.



WINDOWS

RECOMMENDED

NOT RECOMMENDED

Alterations and Additions for a New Use

Adding new window openings on rear or other secondary, less-visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building.

Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features.

Adding balconies at existing window openings or new window openings on primary or other highly-visible elevations where balconies never existed and, therefore, would be incompatible with the historic character of the building.

Replacing windows that are too deteriorated to repair using the same sash and pane configuration, but with new windows that operate differently, if necessary, to accommodate a new use. Any change must have minimal visual impact. Examples could include replacing hopper or awning windows with casement windows, or adding a realigned and enlarged operable portion of industrial steel windows to meet life-safety codes.

Replacing a window that contributes to the historic character of the building with a new window that is different in design (such as glass divisions or muntin profiles), dimensions, materials (wood, metal, or glass), finish or color, or location that will have a noticeably different appearance from the historic windows, which may negatively impact the character of the building.

Installing impact-resistant glazing, when necessary for security, so that it is compatible with the historic windows and does not damage them or negatively impact their character.

Installing impact-resistant glazing, when necessary for security, that is incompatible with the historic windows and that damages them or negatively impacts their character.

Using compatible window treatments (such as frosted glass, appropriate shades or blinds, or shutters) to retain the historic character of the building when it is necessary to conceal mechanical equipment, for example, that the new use requires be placed in a location behind a window or windows on a primary or highly-visible elevation.

Removing a character-defining window to conceal mechanical equipment or to provide privacy for a new use of the building by blocking up the opening.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-08

Date Filed: 1/13/2022

Scheduled for Hearing: 1/27/2022

Address of Historic Property: 322 West 2nd Street

Petitioner's Name: Lauren Clemens c/o Mark DeLong, Executive Director

Petitioner's Address: 645 North Walnut Street

Phone Number/e-mail: (812) 336-3570, mdelong@amethysthouse.org

Owner's Name: Amethyst House

Owner's Address: 645 North Walnut Street

Phone Number/e-mail: (812) 336-3570, mdelong@amethysthouse.org

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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-12580-00 Seminary Pt Lot 15

2. A description of the nature of the proposed modifications or new construction:
Window replacement for improving building energy efficiency- 14 windows

3. A description of the materials used.
Belmont Double Hung Windows (see quote)

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.

322 W 2nd St. - Henley House (notable) - Women's House (see p. 9)



3148 S. State Rd. 446
 Bloomington, IN 47401
 PH: 812-330-8898
 FX: 812-330-8863

ORDER: 288437
 ORDER DATE: 12/8/2021
 ORDER CONTACT:

QUOTE

INVOICE INFORMATION

Amethyst House 322

SHIPPING INFORMATION

Amethyst House 322[Installed Sales]

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS		
288437	12/8/2021		Amethyst House			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	Belmont Double Hung	4	TTT: 22 W x 73 H	\$276.00	\$1,104.00	
	Interior Color{White}			\$0.00	\$0.00	
	Exterior Color{White}			\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}			\$36.09	\$144.36	
	Full Screen			\$14.86	\$59.44	
	Fiberglass			\$0.00	\$0.00	
	Head Expander			\$0.00	\$0.00	
	Main Level Bumpout Sides					
				ITEM SUBTOTAL:	\$326.95	\$1,307.80
U-Value		Solar Heat Gain	Visible Light			
0.27		0.29	0.55			
Energy Star Zones		NORTHERN & NORTH CENTRAL				
2	Belmont Double Hung	5	TTT: 47 1/2 W x 73 H	\$338.63	\$1,693.15	
	Interior Color{White}			\$0.00	\$0.00	
	Exterior Color{White}			\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}			\$57.32	\$286.60	
	Full Screen			\$14.86	\$74.30	
	Fiberglass			\$0.00	\$0.00	
	Double Locks			\$0.00	\$0.00	
	Head Expander			\$0.00	\$0.00	
	Main Level Big Windows					
				ITEM SUBTOTAL:	\$410.81	\$2,054.05
U-Value		Solar Heat Gain	Visible Light			
0.27		0.29	0.55			
Energy Star Zones		NORTHERN & NORTH CENTRAL				

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
288437	12/8/2021		Amethyst House		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
3	Belmont Double Hung	1	TTT: 35 1/2 W x 73 H	\$301.48	\$301.48
	Interior Color{White}			\$0.00	\$0.00
	Exterior Color{White}			\$0.00	\$0.00
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00
	Glass IG{Loe270/Clear IG}			\$40.34	\$40.34
	Full Screen			\$14.86	\$14.86
	Fiberglass			\$0.00	\$0.00
	Double Locks			\$0.00	\$0.00
	Head Expander			\$0.00	\$0.00
	Main Level Living Room				
				ITEM SUBTOTAL:	\$356.68
U-Value		Solar Heat Gain		Visible Light	
0.27		0.29		0.55	
Energy Star Zones		NORTHERN & NORTH CENTRAL			
4	Belmont Double Hung	4	TTT: 47 1/2 W x 65 H	\$319.52	\$1,278.08
	Interior Color{White}			\$0.00	\$0.00
	Exterior Color{White}			\$0.00	\$0.00
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00
	Glass IG{Loe270/Clear IG}			\$48.83	\$195.32
	Full Screen			\$14.86	\$59.44
	Fiberglass			\$0.00	\$0.00
	Double Locks			\$0.00	\$0.00
	Head Expander			\$0.00	\$0.00
	Upstairs Big Windows				
				ITEM SUBTOTAL:	\$383.21
U-Value		Solar Heat Gain		Visible Light	
0.27		0.29		0.55	
Energy Star Zones		NORTHERN & NORTH CENTRAL			
5	MISCELANEOUS CHARGE	14		\$0.00	\$0.00
	Installation Charge			\$250.00	\$3,500.00
	Labor to install windows and wrap exterior				
				ITEM SUBTOTAL:	\$250.00
TOTALS: 28				SUBTOTAL:	\$8,751.37
				TAX 1 7%:	\$367.60
				TOTAL:	\$9,118.97

COMMENT:

Double Hung

Two vertically sliding sashes that tilt to the inside for easy cleaning

Belmont Double Hung Features:

- Cam Lock action draws sashes closer together for positive lock
- Interlocking Meeting Rail: Integral interlock provides additional security
- Heavy walled PVC framing acts as a natural insulator
- Closed cell compression seal at sloped sill resists air and water penetration
- Fin-Seal weatherstripping at sill further reduces air infiltration
- 3/4" Insulating glass provides optimum energy efficiency
- Dual hollows at lift rail add strength and insulation
- Warm edge low conductance spacer resists energy flow through the edge of glass
- Rigid leg on sill prevents "screen rattle" even on windy days

Optional Features:

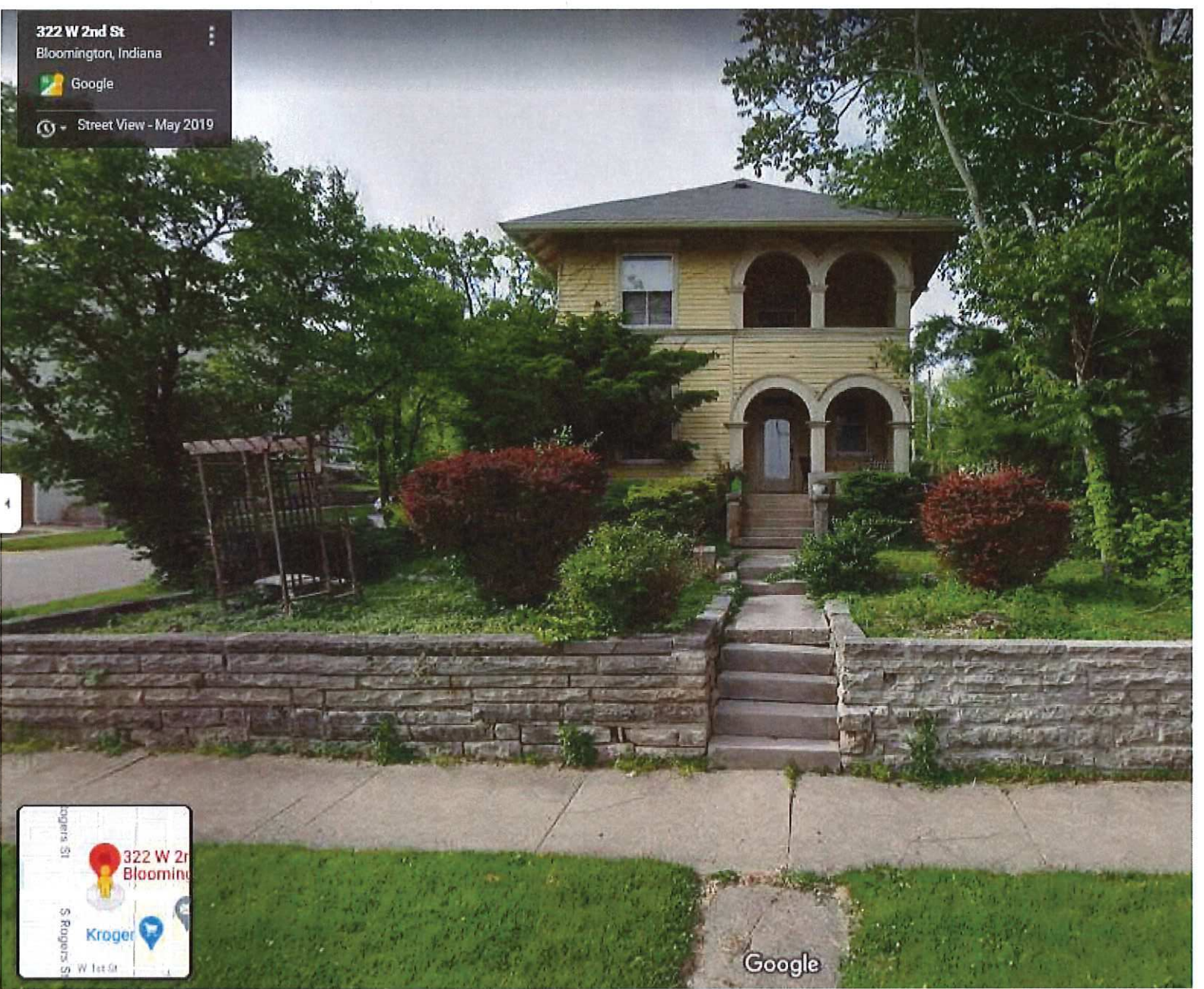
- InnovativE® high-performance glass utilizes Low-E coating specifically engineered for local requirements



322 W 2nd St
Bloomington, Indiana

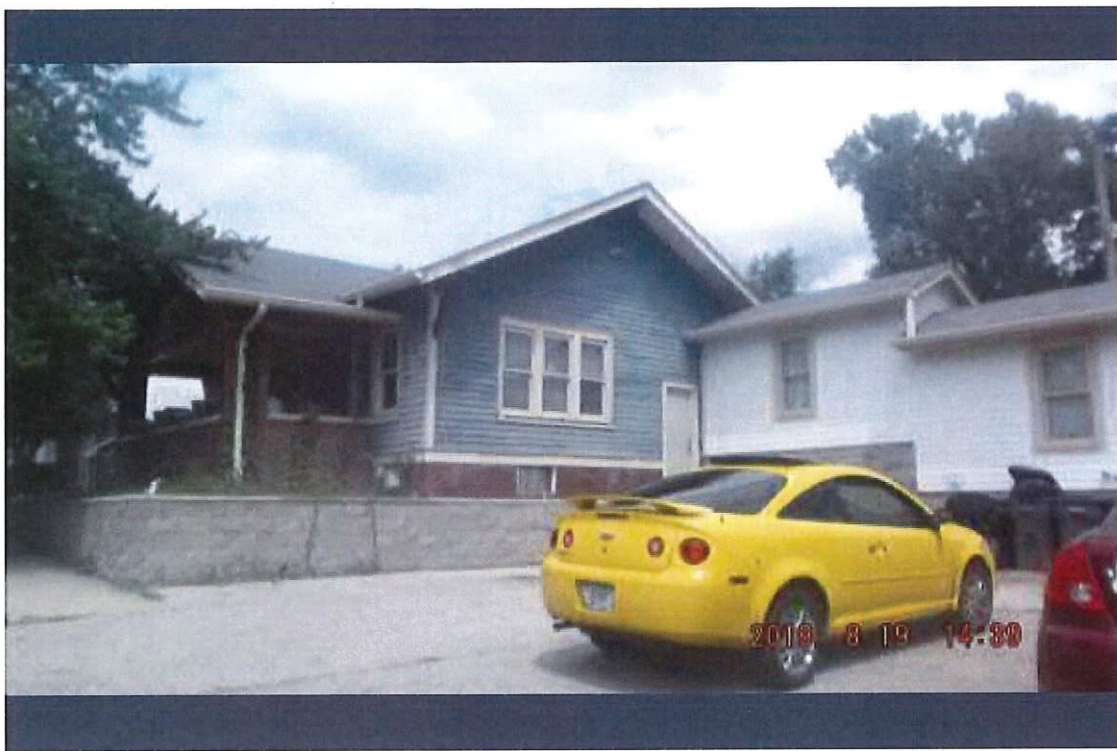
Google

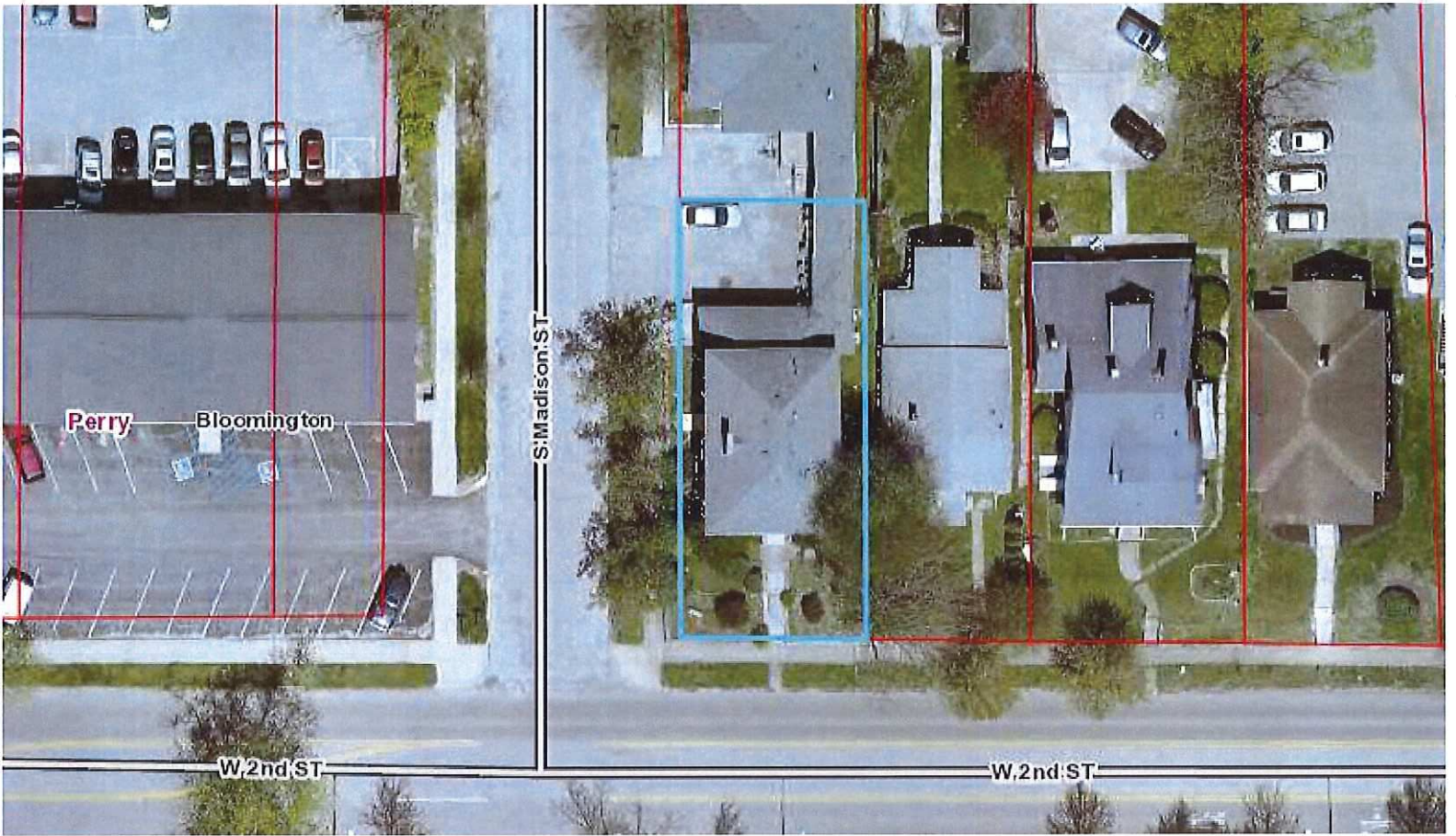
Street View - May 2019



Google

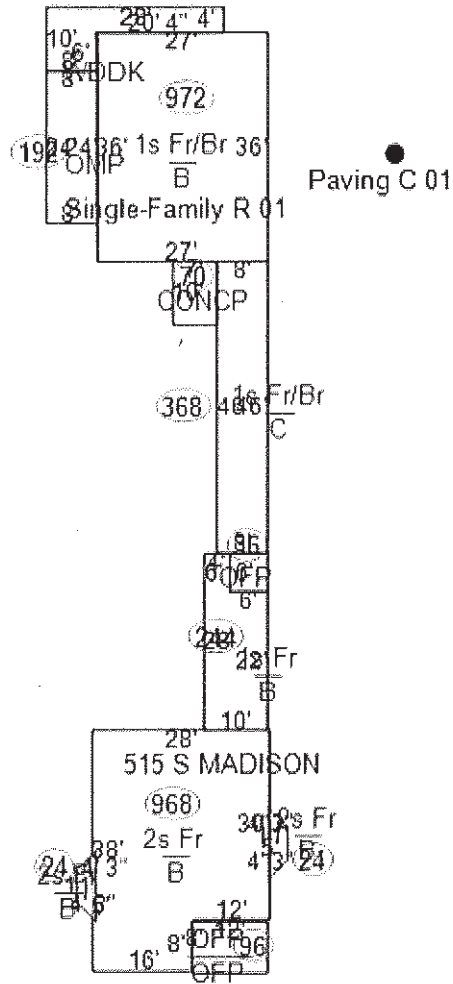








322 W 2ND ST





COA Applications for Amethyst House

Amethyst House, Inc. is a Bloomington, IN based not-for-profit that provides a foundation for recovery by partnering with individuals, families, and communities impacted by substance-use disorders, offering high-quality residential and outpatient treatment services and guidance for healthy living.

Amethyst House is a participant in the 2021 City of Bloomington Nonprofit Solar and Energy Efficiency Loan Program (SEEL) and received a walkthrough and facility assessment of both their facilities, the Men's House at 215 North Rogers and the Women's House at 322 West Second Street in July 2021. The objective of the assessment was to provide feasibility and cost estimates for energy efficiency improvements, as well as an assessment of the material condition of the buildings.

The goal of the SEEL program is to create opportunities for nonprofits and other community institutions such as schools, libraries, medical facilities, and grocery stores to improve energy performance and reduce utility bills. The program provides support for organizations to improve building efficiency through projects such as solar installation, appliance and lighting upgrades, and weatherization with the goals of reducing utility costs and saving energy. Support is available through grants from the City of Bloomington and City-sponsored energy assessments.

Amethyst House has received a grant to install one ductless mini-split system and as the next phase of their project would like to replace windows on multiple properties for a total of 21 windows across both addresses. Given that both properties are in historic districts, the project is being presented to the Historic Preservation Commission for consideration and approval.

My recommendation for the windows is full replacement. Given the condition of the windows, previous weatherstripping and storm windows, the efficiency of the windows cannot be further improved which is affecting the operability of the structures for their use as a residential inpatient treatment facility. The attached energy assessment recommends window replacement as an immediate priority, meaning that the current windows impair the core function of both facilities. More information about each property and the project can be found below.

215 North Rogers- Near West Side District (contributing structure due to facade)- Men's House (1 building, original 1880 facade, addition 2003)- 7 windows on facade

The current facade windows are historic wood with an exterior storm window in the original building facade and vinyl double pane windows that are 18 years old in the addition. The back two thirds of the house is not original to the building due to a fire. The current historic windows

are extremely drafty and are still inefficient even with the addition of aluminum storm windows. The draftiness is negatively affecting usability of the first floor, including the offices and living room used by staff and residents. The windows in the addition are vinyl, vinyl windows typically last 20 years and these windows have been in place since 2003, making them good candidates for replacement.

The proposed seven window replacements are dual glaze. The double strength glazing has a U-value of 0.27 in accordance with the energy assessment which recommends new energy efficient double pane Low-E windows. The historic wooden trim would be maintained and a new wooden frame around the sash would be installed. See quote and page 6 and 7 of attached energy assessment and attachments for more information about the building.

322 West 2nd Street- Prospect Hill Henley House (notable)- Women's House (2 buildings- Henley House, Bungalow- not contributing)- 14 windows, both buildings

The Women's House is two houses, an Italianate and a Bungalow joined by a stepped connector in 2000. One (the Henley house) is listed as contributing and the other is not listed as contributing.

The current historic wood windows have an exterior storm window with interior deteriorated painted frames and historic leaded glass units. These windows are still drafty even with the storm windows and cannot be improved without individual removal and reglazing. Given significant deterioration of the interior frames and structural deterioration of the leaded glass units, replacement is recommended.

The proposed fourteen window replacements are dual glaze, double strength glazing with a U-value of 0.27 in accordance with the energy assessment which recommends new energy efficient double pane Low-E windows for both the Victorian House and the addition. The historic wooden trim would be maintained with a new wooden frame around the sash would be installed. See quote and page 6 and 7 of attached energy assessment for more information about the current windows.

Thank you for considering these certificate of appropriateness applications for window replacements at the properties to improve these buildings' long-term performance, maintenance requirements, and energy performance.

Lauren Clemens
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Introduction

Purpose

On behalf of the City of Bloomington (the “City”) and Amethyst House, (the “Owner”), IFF completed a walkthrough and facility assessment of two facilities: the Men’s House (located at 215 N. Rogers) and the Women’s house (located at 322 W. Second Street) in Bloomington Indiana (the “Property”) on July 12, 2021. During the walkthrough, IFF completed a visual assessment and here renders an opinion on the physical condition of the facility specifically focused on energy uses and opportunities for energy use improvements.

The objective is to provide an assessment of the feasibility and costs for energy efficiency related improvements given the configuration and condition of the buildings and their systems. The assessment incorporates observations and general findings related to the material condition of the buildings and areas of potential energy inefficiencies with building systems including:

- Heating and Cooling
- Insulation
- Lighting and Electrical
- Window and Doors
- Plumbing and Hot Water

The renovations the Owner are considering include general improvements to update the building and correct deficiencies that affect long-term building condition including those that affect building energy efficiency and operating costs.

Methodology

This Energy Assessment describes the current physical condition of the buildings and grounds and includes: identification of deficiencies with the site, building enclosure, building systems (within the context of building code) and accessibility compliance issues; Owner priorities; prioritization of findings; and cost estimates for critical items related to improving energy efficiency. Building findings and Observations are prioritized into three groups:

- Priority 1: Immediate – includes items that impact life safety, impair core proposed functions, or are causing damage to the facility.
- Priority 2: Eventual – includes items or building systems that are near the end of their service life and will need to be replaced in near future. Repair or replacement of items in this category are not critical at this time but will need to be addressed in 2 to 5 years. This category can also include code violations that do not pose an immediate hazard.
- Energy Efficiency: Optional– Items that may impact building efficiency, system operation, and building comfort.

Individual recommendations are based on several factors including the physical condition of a building element, building code requirements, and/or items required by the zoning ordinance. IFF identified several improvements needed to address material shortcomings observed during the walkthrough.

This Energy Assessment represents the best of IFF’s knowledge regarding conditions at the site based on visual observations and is intended to provide an outline for potential improvements. The actual extent of

the improvements needed is subject to the interpretation of technical experts, the local building code, and zoning/other ordinances. All cost estimates provided in this report are general Rough Order of Magnitude (ROM) estimates. The next step for the City and the Owner is to consult with licensed professionals such as architects, weatherization specialists, photovoltaic experts, and mechanical contractors and engineers to identify a precise work scope, cost, and project timeline.

Facility Overview

Quoting from the website, Amethyst House is a Bloomington, IN based not-for-profit United Way agency that provides residential and outpatient services for people with drug and alcohol addiction. The two Amethyst house residential facilities offer stable long-term dorm-style living for residents in recovery. The facility consists of two buildings in a central historic residential neighborhood of Bloomington.

The Men's House is on a 66' x 132' (.2 acre) lot and consists of a 5,610 square foot structure, a storage shed, and gravel parking for 4 cars plus a small lawn. The building was originally a single-family Victorian style home built in 1880; a fire in 2003 led to the opportunity to build a new addition on the back of the historic home. The facility has 10 dorm-style bedrooms (8 upstairs) with a capacity to sleep 21, but the usual occupant load is 10-16. The first floor contains offices, a large kitchen/dining/meeting room, a living room, and restrooms. The basement level has laundry, a recreation/meeting room, storage, and a workout room, while the second level has bedrooms and a large, shared restroom with showers. The Victorian house is listed as Contributing within the Near West Side Conservation District, which means that demolition, new construction, or moving of any main or accessory structure must be approved by the Historic Preservation Commission, but changes such as windows and roofs do not.

The Women's House is actually two houses, an Italianate and a Bungalow, joined by a stepped connector built in 2000. The Italianate is listed as the Henley House and is contributing within the Greater Prospect Hill Historic District; the Bungalow is also shown as part of the District but is not listed as contributing. Changes to the exterior of the building will need to be approved with a Certificate of Compliance by the Historic Preservation Commission. The lot is 44' x 163' (.16 acres) with paved parking for 5 cars between the houses. The Italianate house has a living room, dining room, den/office, and kitchen/laundry on the ground floor, with three shared bedrooms and two shared bathrooms upstairs. The house sits on a partial basement and crawl space, both unfinished with stone foundations. The Bungalow has intake offices, a quarantine bedroom, and a multipurpose room. The Bungalow also has a full unfinished basement that is used for storage.

During the walkthrough, IFF made the following observations about the physical composition of the buildings:

Men's House – 215 N. Rogers

- **Foundation:** Cut limestone (original building) and Concrete Masonry Unit CMU (addition)
- **Structure:** Wood Frame 3.5" – 6" (varies)
- **Roof Structure:** Wood Frame 2x4 trusses (addition), timber (Victorian)
- **Roof Shingles:** 3-Tab Asphalt Shingles (likely age: 18 years)
- **Siding:** Historic wood clapboard and trims with areas of fiber cement infill (original building) – no exterior sheathing under historic clapboards. Vinyl clapboard and trims (addition)

- **Wall Insulation Type:** Paper faced pink fiberglass where visible, but there is evidence that the walls of the original house are not fully insulated.
- **Basement Insulation:** Paper-faced batt with spray-foam recently added in crawl space under original house
- **Attic Insulation:** Loose fiberglass fill
- **Windows:** Historic wood with exterior storm system at original building. Vinyl double-pane (likely age 18 years) at addition.
- **Exterior Doors:** Metal or vinyl (sliding door) with double-pane glass panels (likely age 18 years)
- **Heating:** Basement: Gibson KG6RC-120C-20C gas fired forced air 90% efficient (92.1 AFUE) (no fresh air intake or Energy Recovery Ventilator found); Second Floor closet: Tempstar N9MSE0802120C 1 gas furnace 95.5% AFUE. Owners report that the offices and bedrooms in the Victorian house are significantly colder than the addition, to the point that they try not to place residents in these bedrooms during winter if it can be avoided.
- **Cooling:** Central cooling (2) outdoor condenser units: York YCJD36S41S1 3-ton 13 SEER; Gibson no model # found, but likely 13 SEER given age of unit
- **Water Heater:** A ProLine ENT-50 110 50-gallon 4.5kW electric water heater, .92 energy factor, installed 2018 is located in the basement mechanical room. The same heater but a 40-gallon model is in the second floor bathroom.
- **Electrical:** Two 200-amp panel boxes in basement electrical closet.
- **Lighting:** Mainly fluorescent fixtures, a few fitted with LED bulbs
- **Plumbing:** Toilets are of gravity fed tank style with 1.6 GPF rating. The building is sprinklered.
- **Kitchen:** Two electric ranges, two refrigerators, two sinks, two dishwashers, plumbed coffee maker, two microwaves vented to exterior through wall

Observations and Recommendations: Men’s House

Observations and Recommendations Immediate: 12 Months or Less			
	Item	Observation	Recommendation
1	Bathroom Exhaust	The main bathroom (2 nd floor) did not have operating exhaust fans. This causes significant risk of moisture buildup, which leads to deterioration of finishes and structure as well as mold. We observed rusty duct vents in the ceiling, which is further evidence of excessive moisture in the bathroom.	Install exhaust fans. Verify that exhaust path is clear to exterior venting (not into attic). Consult with ventilation installation company to determine what kind of functional option is most appropriate for the bathroom’s usage patterns (on a timer, motion activated, set to exhaust a minimum number of minutes every hour, etc.).
2	Attic Ventilation	Possibly related to the exhaust issue Item #1 above, the north-facing roof slope appears to have small areas of mold growing on the sheathing. It’s possible that warm moist air is getting into the attic at this location through the empty bathroom exhaust openings. (continues)	Investigate further into attic to verify extent of mold; mitigate (a vinegar wash is possibly sufficient). Then install/repair the bathroom exhaust fans (Item #1) and inspect attic several months later to see if mold has reappeared.



		The attic has a continuous ridge vent and what appear to be continuous soffit vents. We were unable to see if the soffit vents are clear or are covered with insulation.	Verify that soffit vents in the attic are not covered with insulation and are allowing free and clear air movement. See also Door Frame Displacement in Eventual table below (Item #13).
3	Flashing At Roof Penetrations	The exterior pipe where the electrical service enters the building (southwest corner) is not flashed where it penetrates the roof eave.	Install flashing. When building is re-roofed, remove existing shingles to determine extent of damage (if any) and repair as needed.
4	Victorian House Basement	The crawl and basement spaces under the original house have dirt floors and are poorly sealed from the outdoors. This has been an area of flooding into the main basement previously, and the weight room smells musty. On the day of our visit the floor of the crawl space was literally muddy. The foundation walls show some missing mortar and deterioration, and wood floor joist repairs have been ad hoc. Staff noted that in the last flood water appeared to be coming into the basement from the former exterior stairs, currently not used, in the northeast corner of the house.	Remediation options are listed in order of complexity: 1. Remove all stored items (tires) from crawl space. Install a dehumidifier. 2. Engage basement encapsulation firm to give a proposal for encapsulating the walls and pouring a "bug slab" on the floor. 3. Engage contractor to determine structural integrity of foundation and floor structures. Repoint and repair foundation walls. This would need to be done prior to Item 2. 4. Engage contractor to remove the exterior stair enclosure shed and seal the entry point with a new concrete foundation wall. Repair the north wall of the crawl. Because the house is in the Historic Conservation District, demolition of the stair shed would need to be approved.
5	Weight Room Moisture	The CMU walls of the weight room show some efflorescence, and Staff noted that the previous floor paint peeled up due to moisture.	Verify positive drainage away from building at north yard. An additional downspout with extender may be required along the addition north wall, as it is currently a long single run with only one downspout. Repair gutter at south side of shed to drain away from building. A longer-term but more invasive solution is in the Eventual table below (Item 10).
6	Window and Door Seals	All exterior doors need updated weatherstripping.	Install new weatherstripping or engage contractor to do so. New door gasketing and sweeps create a better seal and reduce transmission of unconditioned air, reduce the heating and cooling load, and reduce energy consumption. Historic windows are difficult to weatherstrip but could benefit from new storm units if replacement is not an option (see Eventual below for replacement, Item 11).
7	HVAC/Vent Balancing,	The two offices on the first floor of the addition are often too cold or too hot.	Clean and maintain all wall and ceiling vents.

	Cleaning, and Maintenance	<p>Several HVAC grilles (duct vents) in the building showed dust and debris.</p> <p>The second floor furnace closet does not have an intake grille (louver panel) in the door.</p>	Engage an HVAC contractor to perform system balancing and advise whether additional HVAC work (such as inline fans or duct cleaning) is advised and whether the door to the second floor furnace closet needs a ventilation grille.
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Observations and Recommendations | Eventual: Greater Than 12 Months

	Item	Observation	Recommendation
8	Roof Shingles and Solar Power	Roof shingles are approaching end of life cycle. Evidence of prior leaks observed. Owner mentioned leaking around front dormer.	<p>Replace roof. Replacement in kind should not trigger the need for a Certificate of Appropriateness.</p> <p>The south side of the addition sloped roof is a good candidate for solar panel installation. Installing solar panels at the same time as a re-roof is happening is the most economic approach.</p>
9	Siding and Insulation	We observed an area on the south wall of the Victorian house that did not have continuous sheathing under the clapboard. The house’s original wood clapboard is part of its charm, but it is likely that most of the original house does not have sheathing, which leads to significant energy loss and draftiness. Staff noted seeing daylight through the wall when drywall was removed for a previous repair in the front office.	Engage a contractor to renovate the walls of the Victorian house. The options would be to either (1) remove all of the cladding, add insulation and then sheathing board over the studs, and reclad, including adjusting window trims to allow for additional wall thickness, or (2) remove the interior drywall and install closed-cell spray foam that would act as both insulation and weather barrier. Replacement in kind should not trigger the need for a Certificate of Appropriateness. This project would be a significant capital expense.
10	Exterior Site Concrete related to Basement Interior Walls	At the perimeter of the addition the concrete sidewalk has been poured up to the vinyl siding and the bottom course of siding is below the concrete, which is not standard construction practice. The bottom of the wall cladding should always be stopped above grade. For vinyl siding a separation of 3-6” is typically recommended. When the lower edge of the siding is below grade moisture can be wicked up behind the siding and can cause severe damage to building materials behind the siding. This damage can extend a considerable distance above grade and/or into the building, and can become extensive before it is discovered. It is possible that such damage will be discovered when the siding is removed.	<p>Engage a contractor remove and renovate the siding to provide a minimum of 6” vertical separation from grade, and perform any associated repairs as required.</p> <p>Exterior slab at the perimeter may need to be removed to allow excavation along foundation and addition of a trench drain and/or waterproofing to the exterior surface of the foundation wall. This project would be a significant capital expense.</p>
11	Windows – Victorian House	The Victorian house windows are very drafty. Although they are original to the house, they are energy inefficient, even with aluminum storms.	Replace with new energy efficient double-pane Low-E windows. Doing this work as part of the re-cladding (Item 9) will be the most economic approach. Replacement in kind should not trigger the need for a Certificate of Appropriateness.



12	Windows - Addition	The windows in the addition are vinyl and have been in place since 2003, making them 18 years old. Vinyl windows typically last 20-30 years, and these are starting to show their age.	Replace with new energy efficient double pane Low-E windows. Replacement in kind should not trigger the need for a Certificate of Appropriateness.
13	Door Frame Displacement	<p>According to Staff and as observed in our walkthrough, several of the hollow metal door frames, mainly upstairs, appear to have “dropped” – the drywall above the frame is gapping. Also, we observed several areas upstairs where the drywall tape at the joint between the top of wall and ceiling was “popping”. Staff noted that this has existed for several years, and we don’t think it is evidence of any immediate life safety danger. Two possible explanations for this issue:</p> <ol style="list-style-type: none"> 1. The second floor structure is sagging, although we did not observe evidence of this on the ground floor. This could be due to incorrect sizing of the floor structure. 2. The attic trusses are deflecting upwards, pulling the ceiling away from the walls below. This could be due to inadequate ventilation in the attic, causing the trusses to deform during temperature changes (this deformation can also happen if the wood used in the trusses is not properly dried before installation, though that seems unlikely). 	<p>Possible remedies are as follow, and both involve engaging a structural engineer:</p> <ol style="list-style-type: none"> 1. Verify that the original design loads of the second floor were properly calculated and also built per the drawings and specifications. If not, additional structural members may need to be added to stabilize any further sagging. 2. Verify A. that the trusses are properly sized and constructed and B. that the attic has sufficient ventilation. Gable end vents may need to be added, especially if the soffit vents are not clear.

Observations and Recommendations | Efficiency and Comfort

	Item	Observation	Recommendation
14	Water Heater	Tankless or on-demand water heating systems may be more efficient, especially with many residents showering at once.	Replace water heater with energy efficient tankless system. Verify gas service is sufficient to accommodate the demand.
15	HVAC in Victorian House	We observed that the main rooms in the historic house have small, single vents for heating and cooling, and space heaters were in each room. Space heaters use a significant amount of electricity to operate.	Additional ducts and vents or inline fans may assist in keeping these rooms at comfortable temperatures.
16	HVAC – Energy Recovery	An ERV works by capturing the air that's exhausted from the building and using that air to create the energy needed to properly ventilate the structure. The ERV also treats the air the device ventilates into the building, instead of letting in humid air like a fan or direct air intake.	Install energy recovery ventilator (ERV) to bring fresh air into the building.
17	Lighting – Bulbs and Fixtures	IFF observed a number of lighting types including incandescent, fluorescent and compact fluorescent. LED light bulbs and	All fixtures may be upgraded with LED bulbs. Consult with a lighting contractor or lighting sales specialist to identify which fixtures

		fixtures have significantly lower operating costs.	might be changed out to provide energy savings after the initial purchase cost.
18	Lighting – Timers and Sensors	Lighting is controlled with traditional lighting switches.	Replace wall switches with room occupancy sensors where appropriate. Some rooms may require room noise and occupancy sensors located toward the center of the room. Exterior lights can be placed on digital timers or photo sensors. Consult with an electrician to determine the best approach for the situation.

Cost Estimates¹: Men’s House

Immediate Recommendations		Basis	Quantity	Cost
1	Bathroom Exhaust Repair	Material and labor (contract)	1	\$ 1,600
2	Attic Ventilation	Labor (staff)	1	\$ 150
3	Flashing at exterior pipe	Labor (staff)	1	\$ 200
4	Basement/Crawl Space Repairs			
	Remove stored items	Labor (staff)	1	\$ 100
	Encapsulate	Material and labor (contract)	1	\$ 7,500
	Structural Analysis	Fees	1	\$ 750
	Repointing and Structural Repairs	Material and Labor (contract)	1	\$ 12,500
	Remove stair shed, rebuild wall	Fees, Material, Labor (contract)	1	\$ 20,000
5	Weight Room Moisture			
	Gutter Repairs	Labor (staff)	1	\$ 250
	Additional Downspout Installation	Material and Labor (contract)	1	\$ 750
6	Window and Door Seals	Labor (staff)	1	\$ 200
7a	HVAC Maintenance	Labor (staff)	1	\$ 100
7b	HVAC Balancing	Fees and Labor (contract)	1	\$ 200
	Total			\$42,750.00
Eventual Recommendations		Basis	Quantity	Cost
8a	Reroof (based on 6,000SF asphalt)	Material and Labor (contract)	\$5/sf	\$ 30,000
8b	Install solar panels (based on 2,500sf of roof used)	Fees and Labor (contract)	\$14/sf	\$ 35,000
9a	Victorian House Envelope Upgrade – Exterior Sheathing & Siding Replacement – based on 960sf	Fees, Material, Labor (contract)	\$45/sf	\$ 43,200
9b	Victorian House Envelope Upgrade – Interior Spray Foam and Drywall – based on 960sf, \$15/sf foam, \$10/sf drywall	Fees, Material, Labor (contract)	\$35/sf	\$ 33,600

¹ Rough Order of Magnitude cost estimates using readily available information, prices from prior projects and IFF experience. Owner should consult with technical experts, contractors, and design professionals to obtain actual project scope and budget.

10	Concrete Repair at Perimeter	Fees, Material, Labor (contract)	Low range	\$ 25,000
			High range	\$ 55,000
11	Replacement windows – Victorian, based on aluminum clad double pane (12)	Fees, Material, Labor (contract)	\$900/ea	\$ 10,800
12	Replacement windows - Addition, based on vinyl double pane (20 incl. Sliding door)	Fees, Material, Labor (contract)	\$550/ea	\$ 11,000
13	Door displacement – Structural engineer inquiry only	Fees	1	\$ 3,500
	Total	(using low range of item 9)		\$192,100.00
	Comfort and Efficiency Recommendations	Basis	Quantity	Cost
14	Tankless Water Heater for Main Bathroom	Materials and Labor (contract)	1	\$ 4,800
15	HVAC retrofit - Victorian	Materials and Labor (contract)	1	\$ 5,000
16	Energy Recovery Ventilator	Materials and Labor (contract)	1	\$ 1,500
17	LED bulbs (based on 100 fixtures)	Materials and Labor (staff)	\$7/ea	\$ 700
18	Lighting Occupancy Sensors (17)	Material and Labor (contract)	\$65/ea	\$ 1,105
	Total			\$ 13,105

Women's House – 322 W. Second Street

- **Foundation:** Cut limestone(Italianate). Limestone, brick, and CMU (Bungalow), CMU (connector). The foundation and basement walls of the Italianate show significant erosion of mortar.
- **Structure:** Wood Frame 3.5" – 6" (varies depending on structure age)
- **Roof Structure:** Wood Frame with wood plank sheathing (Bungalow), Timber (Italianate), unknown in Connector but assumed wood 2x4 with plywood sheathing
- **Roof Shingles:** 3-Tab Asphalt Shingles (new 2014)
- **Siding:** Historic wood clapboard and trims (Italianate and Bungalow), fiber cement clapboard (Connector). Paint on Bungalow is deteriorated.
- **Wall Insulation Type:** Paper faced pink fiberglass where visible.
- **Basement Insulation:** Ad-hoc spray foam (Italianate), Foam board (Bungalow). The Italianate basement is unfinished and was somewhat damp on our survey. The Bungalow basement had recently flooded and standing water was still visible in some areas. The basement is being used for so much storage that navigation is not easy. This is a danger in case of fire, as well as the possibility of promoting mold growth if stored items get wet (most of the items are currently on pallets).
- **Attic Insulation:** Unfaced pink batt (Bungalow), Loose cellulose fill (Italianate), unknown in Connector but assume pink fiberglass
- **Windows:** Historic wood with exterior storm system, some interior painted frames are deteriorated; some are historic leaded glass units - per Historic District regulations these will be challenging to change (Italianate). Insulated sash in historic wood frames (Bungalow). Vinyl double-hung insulated units (Connector).

- **Exterior Doors:** Wood or vinyl with insulated glass lites.
- **Heating:** Italianate basement: Payne PG9MAA gas fired forced air 90% efficient (92.1 AFUE), Italianate attic: Carrier Weathermaker 8000 gas furnace (80% AFUE) Bungalow basement: Goodman GMES gas furnace (95% AFUE).
- **Cooling:** Central cooling (3) outdoor condenser units: Bryant 561WJX030000 split system 10 SEER and one smaller unit with no badging (Italianate); Carrier 24ABB342A003 13 SEER (Bungalow)
- **Water Heater:** A ProLine XE GPTV-50 200 50-gallon 4.5kW gas water heater, .65 energy factor, is located in the Italianate basement. A Whirlpool BFG1F3030S3NOV 30-gallon gas water heater, .61 energy factor, is in the Bungalow basement.
- **Electrical:** One 100-amp panel box in Bungalow basement, One 200-amp panel in Connector
- **Lighting:** Mainly residential fixtures, with a few fitted with LED bulbs
- **Plumbing:** Toilets are of gravity fed tank style with 1.28 or 1.6 GPF rating.
- **Kitchen:** One electric range, two refrigerators, one sink, two dishwashers, plumbed coffee maker, one microwave vented to exterior through wall. Laundry (washer, dryer, utility sink) is adjacent to the Kitchen in the Connector.
- **Ventilation:** All bedrooms had fans, all bathrooms have exhaust. Some air supply and return ducts are in need of cleaning.

Observations and Recommendations: Women’s House

Observations and Recommendations Immediate: 12 Months or Less			
	Item	Observation	Recommendation
1	Air Movement; HVAC/Vent Balancing, Cleaning, and Maintenance	<p>Several mechanical vents show built-up dust, which can slow air movement and increase debris.</p> <p>Every sleeping room had a fan, which may indicate lack of comfortable temperature in the rooms.</p> <p>The two offices in the Bungalow are often hot or cold. A window repair project was underway during our survey, so this problem may have been mitigated already.</p>	<p>Clean exposed mechanical vents, including bathroom exhaust.</p> <p>Engage an HVAC contractor to perform system balancing and advise whether additional HVAC work (such as inline fans or duct cleaning) is advised.</p>
2	Bungalow Basement	Haphazard storage in the basement poses a risk of both fire and mold. Storage in the basement should be limited to items that will fit on a shelving system, so if basement flooding occurs the items will not get wet and hold moisture.	Clean out most of the stored items; place a time limit on how long items can be stored here. Install a shelving system with assigned shelves for resident items and Amethyst House items. A storage locker system would help mitigate any liability concerns with storing former residents’ items.
3	Italianate Basement	Basement is unfinished. The crawl space has been encapsulated with spray foam and plastic	Engage a structural engineer to evaluate the walls and recommend repairs. Engage a

		<p>sheeting. The limestone walls of the main basement space have lost significant mortar from between stones and may be at risk of settling.</p> <p>The sump pump is plugged into an extension cord, which can be a safety risk. Equipment should be plugged directly into receptacles.</p>	<p>masonry contractor to complete recommended repairs.</p> <p>Engage an electrician to add a hard-wired receptacle within proximity of the equipment.</p>
4	Window and Door Seals	All exterior doors need updated weatherstripping.	Install new weatherstripping or engage contractor to do so. New door gasketing and sweeps create a better seal and reduce transmission of unconditioned air, reduce the heating and cooling load, and reduce energy consumption.
Observations and Recommendations Eventual: Greater Than 12 Months			
	Item	Observation	Recommendation
5	Roof Shingles and Solar Power	Roof shingles appear to be in reasonable shape and were installed (per Staff) in 2014.	The west slope of the Bungalow and Connector roofs may be good candidates for solar panels but will require approval from the historic preservation commission.
6	Siding and Caulking	The Bungalow exterior paint is in poor shape.	Engage a contractor to scrape and prep the Bungalow exterior, including any needed wood repairs. Caulk all window surrounds to prevent interior air leakage. Repaint in a historically-approved color. This work will require a Certificate of Appropriateness.
7	Bungalow Attic Insulation and Ventilation	<p>The insulation on the Bungalow attic gable ends has slipped out of place from between the vertical studs. Insulation is not generally required on the vertical walls of unused attics, provided the insulation in the ceiling plane is continuous and secure.</p> <p>We observed ventilation holes in the attic sheathing and vent caps on the roof of the Bungalow. For ventilation to function properly there needs to be air flow both low and high, and the Bungalow does have wall vents below the eaves of the roof. We could not verify that the eave vents were open and clear.</p>	<p>Engage a contractor who specializes in insulation (or self-perform with Staff) to perform three services in the attic:</p> <ol style="list-style-type: none"> 1. Remove the collapsed insulation from the end walls. 2. Verify that the eave vents are clear and allow for sufficient airflow. 3. Verify that the ceiling plane of insulation is sufficient, continuous, and secured.
8	Mechanical Equipment Efficiencies	<p>Several pieces of mechanical equipment have below average efficiency ratings (80% AFUE in Italianate attic, water heaters below .65, air conditioners below .16). These items are all nearing the end of their life and will be due for replacement.</p> <p>(continues)</p>	Budget for upgrades to all mechanical equipment to install highest efficiency equipment.

Observations and Recommendations Efficiency and Comfort			
	Item	Observation	Recommendation
9	Bungalow Exterior Walls	<p>The attic walls, therefore likely the Bungalow walls overall, do not have sheathing behind the clapboard.</p> <p>It is unknown whether the Italianate has sheathing behind the clapboard. The roof does have sheathing, likely installed during the reroof project.</p>	Engage a contractor to renovate the walls of the Bungalow. The options would be to either (1) remove all of the cladding, add insulation and then sheathing board over the studs, and reclad, including adjusting window trims to allow for additional wall thickness (in the historic district this will require a Certificate of Appropriateness) or (2) remove the interior drywall and install closed-cell spray foam that would act as both insulation and weather barrier. Both options are significant capital expenses.
10	Water Heater	Tankless or on-demand water heating systems are more efficient, especially with many residents showering at once.	Replace water heater in Italianate with energy efficient tankless system. Verify gas service is sufficient to accommodate the demand.
11	HVAC – Energy Recovery	An ERV works by capturing the air that's exhausted from the building and using that air to create the energy needed to properly ventilate the structure. The ERV also treats the air the device ventilates into the building, instead of letting in humid air like a fan or direct air intake.	Install energy recovery ventilator (ERV) to bring fresh air into the building.
12	Lighting – Bulbs and Fixtures	IFF observed a number of lighting types including incandescent, fluorescent and compact fluorescent. LED light bulbs and fixtures have significantly lower operating costs.	All fixtures may be upgraded with LED bulbs. Consult with a lighting contractor or lighting sales specialist to identify which fixtures might be changed out to provide energy savings after the initial purchase cost.
13	Lighting – Timers and Sensors	Lighting is controlled with traditional lighting switches.	Replace wall switches with room occupancy sensors where appropriate. Some rooms may require room noise and occupancy sensors located toward the center of the room. Exterior lights can be placed on digital timers or photo sensors. Consult with an electrician to determine the best approach for the situation.

Cost Estimates²: Women’s House

	Immediate Recommendations Item	Basis	Quantity	Cost
1a	HVAC Maintenance	Labor (staff)	1	\$ 100
1b	HVAC Balancing	Fees and Labor (contract)	1	\$ 500

² Rough Order of Magnitude cost estimates using readily available information, prices from prior projects and IFF experience. Owner should consult with technical experts, contractors, and design professionals to obtain actual project scope and budget.



2	Bungalow Basement Upgrades	Material and Labor (staff)		
	Remove stored items	Labor (staff)	1	\$ 500
	Shelving Installation	Material and labor (staff)	1	\$ 1,000
3	Italianate Basement Repairs			
	Structural Analysis	Fees	1	\$ 750
	Repointing (based on 500sf)	Material and Labor (contract)	\$12/sf	\$ 6,000
	Electrical receptacle	Material and Labor (contract)	1	\$ 500
4	Window and Door Seals	Labor (staff)	1	\$ 500
	Total			\$9,850.00
Eventual Recommendations				
5	Install solar panels (based on 2,600sf of roof used)	Fees and Labor (contract)	\$14/sf	\$ 36,400
6	Paint siding, caulking, trim repairs (based on 1,200sf)	Fees and Labor (contract)	\$16/sf	\$ 19,200
7	Bungalow attic ventilation and insulation	Labor (staff)	1	\$ 500
8	Mechanical equipment efficiencies			
	Water Heater	Material and Labor (contract)	1	\$ 1,600
	Furnace	Material and Labor (contract)	1	\$ 2,300
	Compressor	Material and Labor (contract)	1	\$ 3,500
	Total	Using 1 each of mechanical equipment replacement		\$63,500.00
Comfort and Efficiency Recommendations				
9a	Bungalow Envelope Upgrade – Exterior Sheathing & Siding Replacement – based on 1,200sf	Fees, Material, Labor (contract)	\$45/sf	\$ 54,000
9b	Bungalow Envelope Upgrade – Interior Spray Foam and Drywall – based on 1,200sf, \$15/sf foam, \$10/sf drywall	Fees, Material, Labor (contract)	\$35/sf	\$ 42,000
10	Tankless Water Heater for Italianate	Materials and Labor (contract)	1	\$ 4,800
11	Energy Recovery Ventilator	Materials and Labor (contract)	1	\$ 1,500
12	LED bulbs (based on 100 fixtures)	Materials and Labor (staff)	\$7/ea	\$ 700
13	Lighting Occupancy Sensors (12)	Material and Labor (contract)	\$65/ea	\$ 780
	Total	Using the low range of item 9		\$49,780.00

Resources:

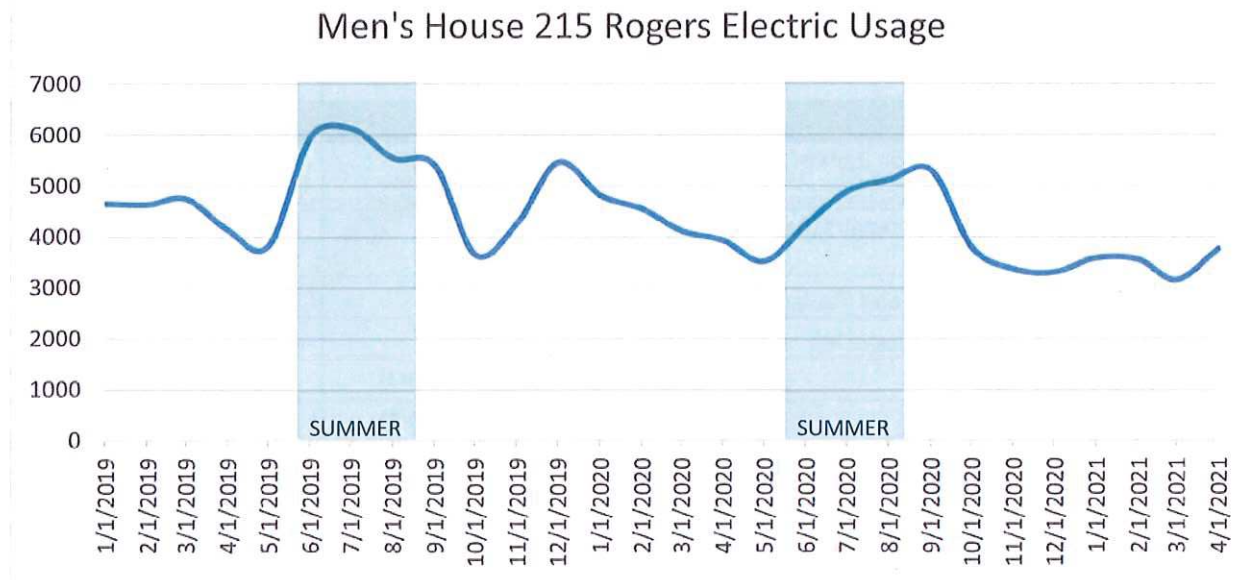
[Conservation Districts | City of Bloomington, Indiana](#)

“A Conservation District (*Men’s House*) is intended to slow radical change in a neighborhood by reviewing only major events like demolition and new construction. In comparison, a historic district (*Women’s House*) regulates all exterior changes and best serves districts with high architectural integrity... A Conservation District has less regulation than a full historic district, affecting only moving, demolition or new construction of a principal or accessory building.”

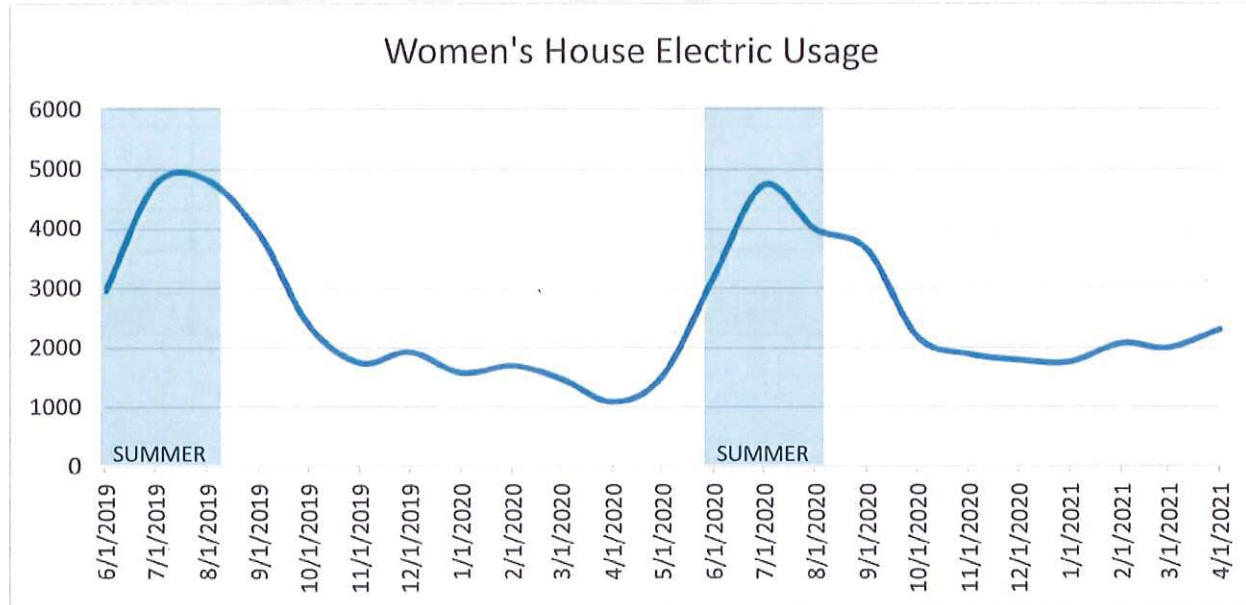


Summary of Utility Expenses

The owner provided IFF with a summary of the last 28 months of electric bills. According to the energy statements from Duke Energy, The Men’s House consumed 147 kWh of energy on average per day and the cost for that energy averaged \$.10 per kWh. The chart below demonstrates the energy (kWh) consumed January 2019 – April 2021. The highest energy usage correlates with the summer months, when air conditioning is being used, although there was a spike in December 2019.



The Women’s House consumed 147 kWh of energy on average per day and the cost for that energy averaged \$.13 per kWh. The chart below demonstrates the energy (kWh) consumed June 2019 – April 2021. The highest energy usage correlates with the summer months, when air conditioning is being used.



Potential Savings with Solar Panels

Amethyst House – Men’s House Estimated PV Production and Savings						
Year	kWh Rate ³	Est. kWh Usage (annual)	Electric Bill Annual Total	Estimated kWh Panel Production ⁴ (annual)	Estimated Annual PV Savings	
1	\$ 0.11	47652	\$ 5,242	23226	\$ 2,555	
2	\$ 0.11	49082	\$ 5,561	22994	\$ 2,605	
3	\$ 0.12	50554	\$ 5,900	22764	\$ 2,657	
4	\$ 0.12	52071	\$ 6,259	22536	\$ 2,709	
5	\$ 0.12	53633	\$ 6,640	22311	\$ 2,762	
6	\$ 0.13	55242	\$ 7,044	22088	\$ 2,817	
7	\$ 0.13	56899	\$ 7,473	21867	\$ 2,872	
8	\$ 0.14	58606	\$ 7,929	21648	\$ 2,929	
9	\$ 0.14	60364	\$ 8,411	21432	\$ 2,986	
10	\$ 0.14	62175	\$ 8,924	21217	\$ 3,045	
11	\$ 0.15	64040	\$ 9,467	21005	\$ 3,105	
12	\$ 0.15	65962	\$ 10,044	20795	\$ 3,166	
13	\$ 0.16	67940	\$ 10,655	20587	\$ 3,229	
14	\$ 0.16	69979	\$ 11,304	20381	\$ 3,292	
15	\$ 0.17	72078	\$ 11,993	20177	\$ 3,357	

Amethyst House Women’s House Estimated PV Production and Savings						
Year	kWh Rate ⁵	Est. kWh Usage	Electric	Estimated 5 kWh Panel Production ⁶ (kWh)	Estimated Annual PV Savings	
1	\$ 0.13	31,119	\$ 4,045	14,416	\$ 1,874	
2	\$ 0.13	32,053	\$ 4,292	14,272	\$ 1,911	
3	\$ 0.14	33,014	\$ 4,553	14,129	\$ 1,949	
4	\$ 0.14	34,005	\$ 4,831	13,988	\$ 1,987	
5	\$ 0.15	35,025	\$ 5,125	13,848	\$ 2,026	
6	\$ 0.15	36,075	\$ 5,437	13,709	\$ 2,066	
7	\$ 0.16	37,158	\$ 5,768	13,572	\$ 2,107	
8	\$ 0.16	38,272	\$ 6,119	13,437	\$ 2,148	
9	\$ 0.16	39,421	\$ 6,492	13,302	\$ 2,191	
10	\$ 0.17	40,603	\$ 6,887	13,169	\$ 2,234	
11	\$ 0.17	41,821	\$ 7,307	13,038	\$ 2,278	
12	\$ 0.18	43,076	\$ 7,752	12,907	\$ 2,323	
13	\$ 0.19	44,368	\$ 8,224	12,778	\$ 2,368	
14	\$ 0.19	45,699	\$ 8,724	12,650	\$ 2,415	
15	\$ 0.20	47,070	\$ 9,256	12,524	\$ 2,463	

³ Anticipated average annual Duke Energy kWh rate with 3% annual inflation escalator.

⁴ Source: National Renewable Energy Lab (NREL) a national laboratory of the [U.S. Department of Energy](https://www.energy.gov/). NREL’s PVWatts® Calculator for 1100 N Dunn Street, Bloomington, IN

⁵ Anticipated average annual Duke Energy kWh rate with 3% annual inflation escalator.

⁶ Source: National Renewable Energy Lab (NREL) a national laboratory of the [U.S. Department of Energy](https://www.energy.gov/). NREL’s PVWatts® Calculator for 1100 N Dunn Street, Bloomington, IN



Site Photos



Men's House: Second floor bathroom, lack of exhaust fan with rusted vent visible.



Men's House attic: Possible mold forming on north roof sheathing.



Men's House: No flashing at roof penetration.



Men's House: Lack of sheathing under clapboards (Board was already loose when we did the site visit).



Men's House: Concrete slab is above vinyl cladding.



Men's House: "Dropped" door frames and "popped" drywall.



Women's House: Haphazard storage in Basement



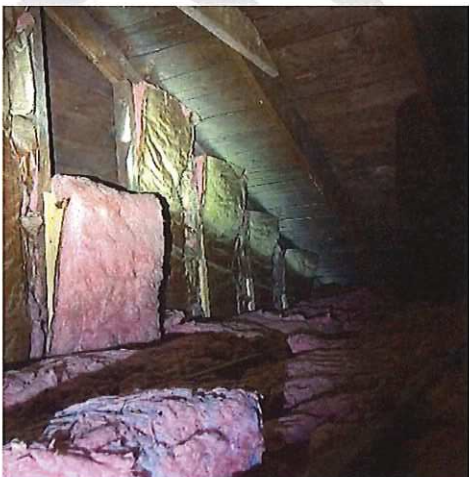
Women's House: Deterioration of mortar in Italianate basement walls.



Women's House: Extension cord in Italianate basement.



Women's House: deteriorated paint at Bungalow.



Women's House: Attic insulation at Bungalow.



Women's House: Inefficient mechanical equipment.

STAFF RECOMMENDATIONS	Address:	215 N Rogers St.
COA 22-08	Petitioner:	Lauren Clemens
	Parcel:	53-05-32-413-060.000-005
RATING: CONTRIBUTING	Survey:	C. Queen Anne, T-plan Cottage



Background:	Near West Side Conservation District
Request:	Window replacement
Guidelines:	Near West Side Conservation District Guidelines

Staff Recommendation: conditional approval of COA 22-08

- “A significant alteration or removal of a portion of a structure which, according to staff, jeopardizes the structure's individual eligibility for listing in the National Register of Historic Places OR its status as a contributing structure in the local district. Such removals may include, but are not limited to, items such as removing front porches, altering the window shape and size on facades that are seen from the street, removing historic trim from the front facade, and removing original retaining walls and other hardscape features (Guidelines Pg. 44).” **The replacement windows must fit within the existing fenestrations and preferably maintain a design as close as possible to the original windows (single pane double hung).**
- “The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition. A finding that the structure or property cannot be adapted to the specific use the applicant has applied for may or may not be acceptable as a rationale to approve demolition (Guidelines Pg. 44).” The cost of window repair represents a substantial financial burden on the Non-Profit that owns and administers the property.

COA 22-12 2
215 N Rogers St NEAR WEST SIDE CONSERVATION DISTRICT
CONSTRUCTION SUBCOMMITTEE COMMENTS

Staff contacted the subcommittee late and is awaiting a response.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-12

Date Filed: 1/13/2022

Scheduled for Hearing: 1/27/2022

Address of Historic Property: 215 North Rogers Street

Petitioner's Name: Lauren Clemens c/o Mark DeLong

Petitioner's Address: 645 North Walnut Street

Phone Number/e-mail: (812) 336-3570, mdelong@amethysthouse.org

Owner's Name: Amethyst House

Owner's Address: 645 North Walnut Street

Phone Number/e-mail: (812) 336-3570, mdelong@amethysthouse.org

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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. 013-63270-00 ORIG PLAT S1/2 Lots 277 & 278

2. A description of the nature of the proposed modifications or new construction:
Window replacement for energy efficiency 7 windows, see supporting materials for more information

3. A description of the materials used.
Belmont Double Hung windows- see quote

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.

215 N Rogers - Near West Side (contributing) - men's House



3148 S. State Rd. 446
 Bloomington, IN 47401
 PH: 812-330-8898
 FX: 812-330-8863

ORDER: 309172
 ORDER DATE: 8/20/2021
 ORDER CONTACT:

QUOTE

INVOICE INFORMATION

Amethyst House 215

SHIPPING INFORMATION

Amethyst House 215[Installed Sales]

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS									
309172	8/20/2021		Amethyst House										
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL								
1	Belmont Double Hung	7	TTT: 27 1/2 W x 77 H	\$301.48	\$2,110.36								
	Interior Color{White}			\$0.00	\$0.00								
	Exterior Color{White}			\$0.00	\$0.00								
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00								
	Glass IG{Loe270/Clear IG}			\$40.34	\$282.38								
	Full Screen			\$14.86	\$104.02								
	Fiberglass			\$0.00	\$0.00								
	Head Expander			\$0.00	\$0.00								
	Main Level Windows												
				ITEM SUBTOTAL:	\$356.68	\$2,496.76							
<table border="1"> <tr> <th>U-Value</th> <th>Solar Heat Gain</th> <th>Visible Light</th> </tr> <tr> <td>0.27</td> <td>0.29</td> <td>0.55</td> </tr> <tr> <th colspan="2">Energy Star Zones</th> <td>NORTHERN & NORTH CENTRAL</td> </tr> </table>		U-Value	Solar Heat Gain	Visible Light	0.27	0.29	0.55	Energy Star Zones		NORTHERN & NORTH CENTRAL			
U-Value	Solar Heat Gain	Visible Light											
0.27	0.29	0.55											
Energy Star Zones		NORTHERN & NORTH CENTRAL											
2	MISCELLANEOUS CHARGE	7		\$0.00	\$0.00								
	Installation Charge			\$250.00	\$1,750.00								
	Labor to install pocket windows and wrap ext												
				ITEM SUBTOTAL:	\$250.00	\$1,750.00							
TOTALS:				14	SUBTOTAL:	\$4,246.76							
					TAX 1 7%:	\$174.77							
					TOTAL:	\$4,421.53							

COMMENT:

Double Hung

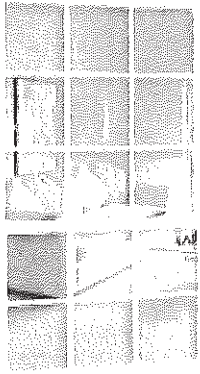
Two vertically sliding sashes that tilt to the inside for easy cleaning

Belmont Double Hung Features:

- Cam Lock action draws sashes closer together for positive lock
- Interlocking Meeting Rail: Integral interlock provides additional security
- Heavy walled PVC framing acts as a natural insulator
- Closed cell compression seal at sloped sill resists air and water penetration
- Fin-Seal weatherstripping at sill further reduces air infiltration
- 3/4" Insulating glass provides optimum energy efficiency
- Dual hollows at lift rail add strength and insulation
- Warm edge low conductance spacer resists energy flow through the edge of glass
- Rigid leg on sill prevents "screen rattle" even on windy days

Optional Features:

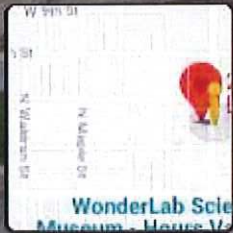
- InnovativE® high-performance glass utilizes Low-E coating specifically engineered for local requirements



215 N Rogers St
Bloomington, Indiana

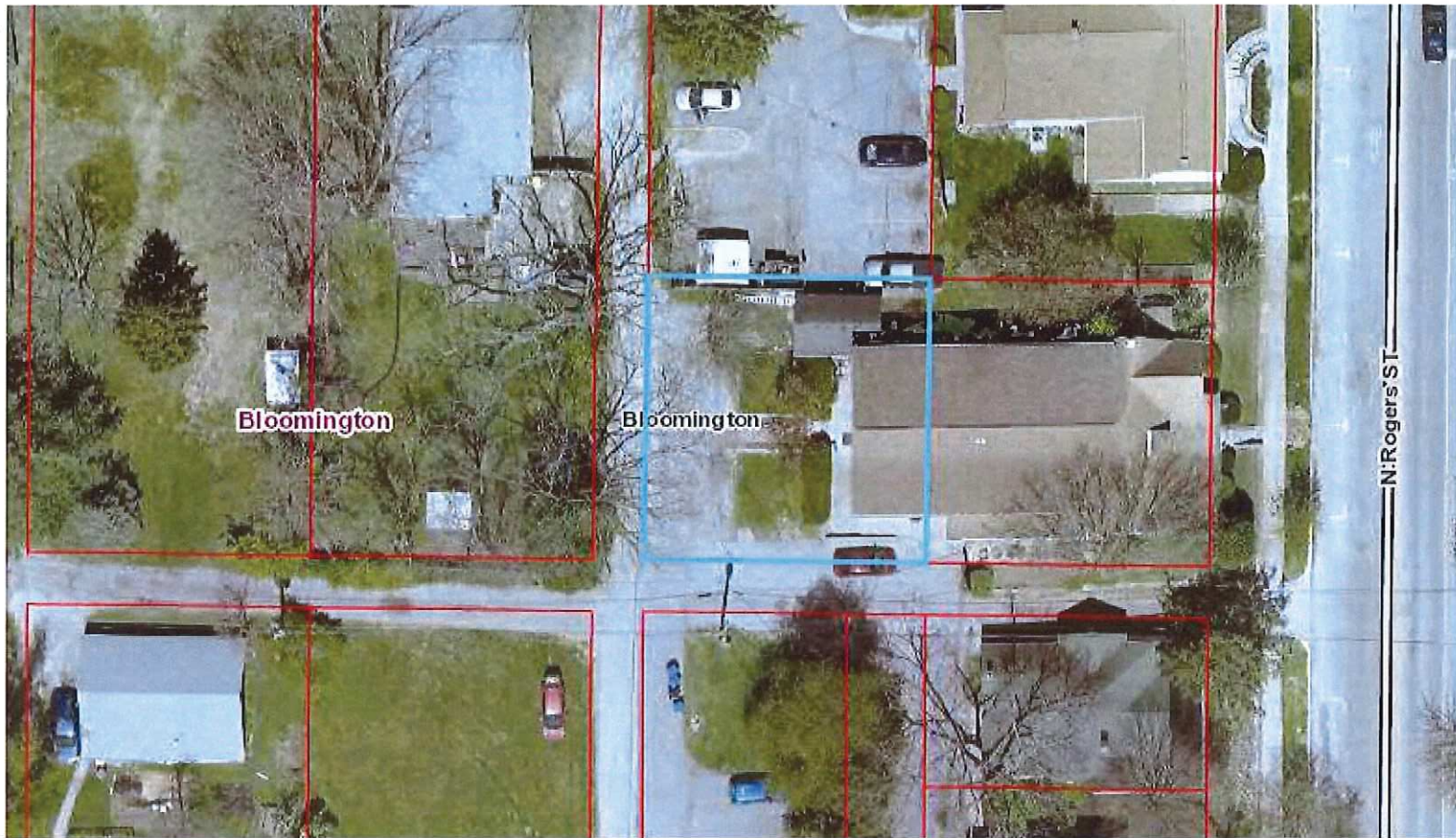
Google

Street View - May 2019

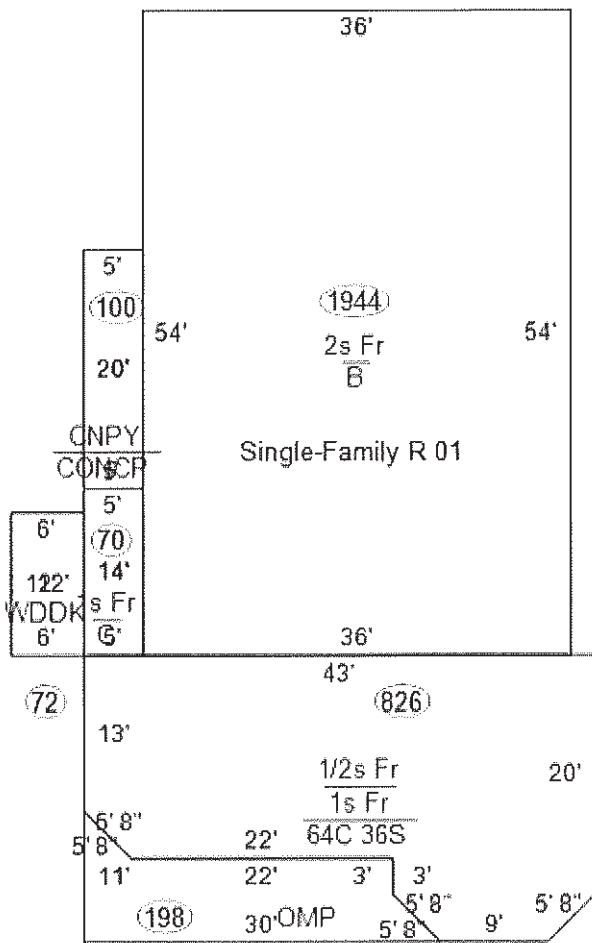


Google









STAFF RECOMMENDATIONS	Address:	500 W 7th St.
COA 22-09	Petitioner:	Glenda Murray
	Parcel:	53-05-32-403-068.000-005
RATING: NON-CONTRIBUTING	Survey:	c. 2010



Background:	Near West Side Conservation District
Request:	Yard canopy in school yard
Guidelines:	Near West Side Conservation District Guidelines

Staff Recommendation: approval of COA 22-09

- The property consists of modern structures and is considered non-contributing.
- The new accessory structure is in keeping with the aesthetic of existing structures on the property and subordinate to the principle building.
- The lightweight structure would provide shade for outdoor classes.
- The NWS Construction Subcommittee does not oppose the project.

COA 22-09

**500 W 7TH ST - NEAR WEST SIDE CONSERVATION DISTRICT CONSTRUCTION
SUBCOMMITTEE COMMENTS**

Glenda Murray has been in contact with the subcommittee, Peter Dorfman had difficulty visualizing the structure on site. There was some confusion regarding in what district the property falls on.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 22-09

Date Filed: _____ 1/13/2022

Scheduled for Hearing: _____ 1/27/2022

Address of Historic Property: 500 West 7th Street

Petitioner's Name: Glenda Murray, PTO Member

Petitioner's Address: 525 W 3rd, Bloomington, IN 47404

Phone Number/e-mail: glmurray@indiana.edu

Owner's Name: Monroe County Community School Corp.

Owner's Address: 315 E North Drive, Bloomington, IN 47401

Phone Number/e-mail: Sam Fleener, smfleene@msscs.edu, 812-330-7720, x 51579

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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. 013-63250-00 Fairview Lots 1-10, Orig Plats 281-4 & 286-8, & Vaca St & Alleys

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

The PTO has received a grant to build a 14' x 18' shade canopy structure to be used as an outdoor classroom.

The structure will be built about 5 feet south of the swift tower that was built in 2010 in the northwest corner of the block and 5 ft from the fence.

The Hearing Officer granted a variance to build in this location on Dec. 22, 2021.

3. A description of the materials used.

The shade structure will have 4 steel posts and a fabric that blocks up to 90% of harmful UV rays.

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.

Fairview School Outdoor Classroom

January 2022



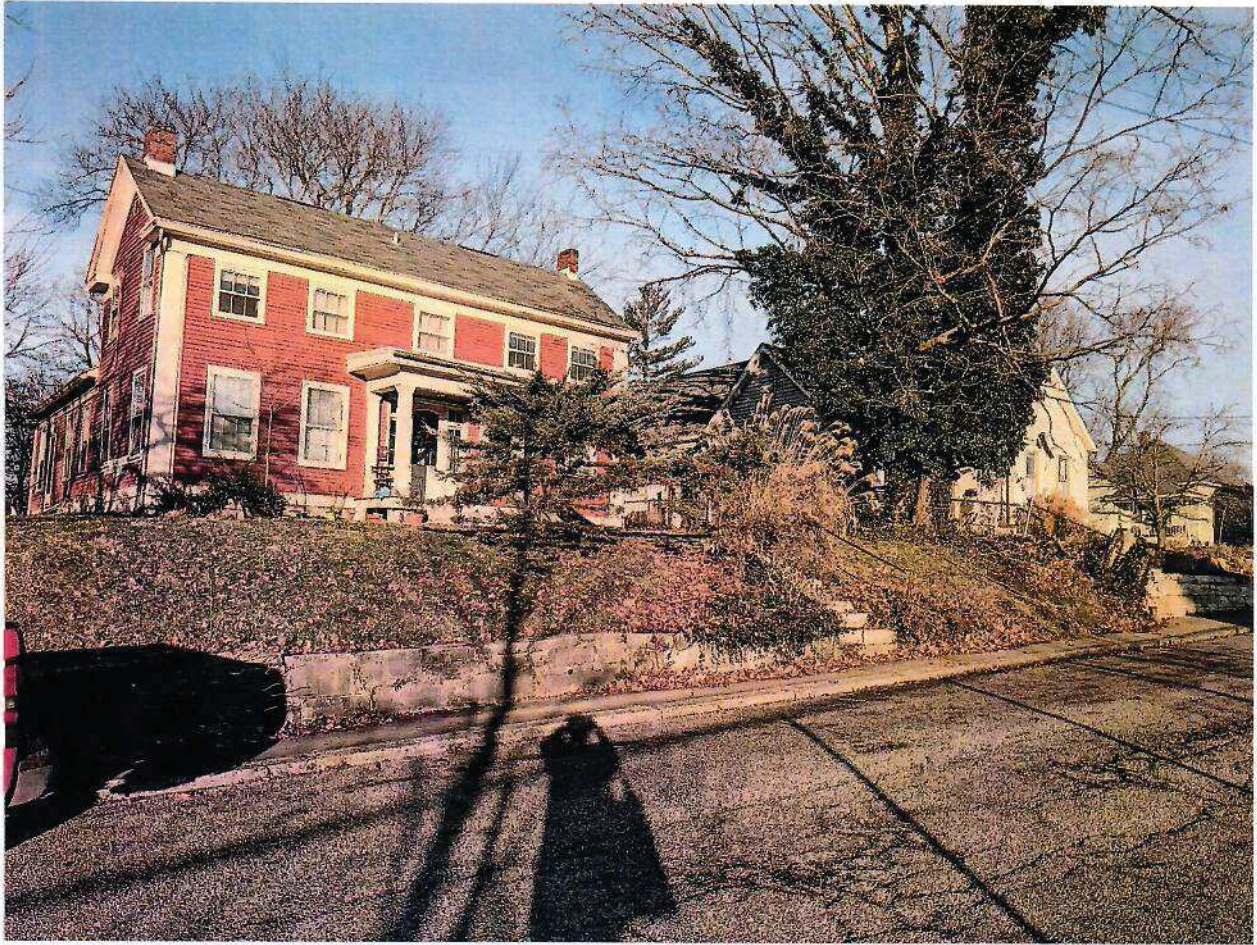
View from Fairview Street looking east to Fairview School in the right of the photo. The new outdoor classroom will be a shade canopy located five feet south of the swift tower (constructed in 2010) and five feet inside the school fence. The tall tree stump with vines, which looks like a lollipop tree, will be removed.



A closer view of the site for the shade canopy/outdoor classroom. We anticipate that the canopy will be removed and stored during the winter, just as the playground shade structure canopy is currently used in the fall and spring and taken down during the winter. The steel frame will remain year round.



This photo, taken from Fairview Street, facing east, shows the site for the new shade canopy/classroom, the blue shade canopy near the playground and school building, and the picnic-style wood outdoor classroom built by the Hoosier Hills students, which also uses the blue and white theme. The canopy fabric is removed in the winter. We plan for the new outdoor classroom canopy to be stored during the winter as well.



The two houses across Fairview Street from the swift tower and planned outdoor classroom/shade canopy.

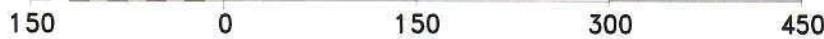


This photo is from the WillyGoat.com web site. The Fairview canopy (14' x 18') will have seating for a classroom, not playground equipment. It will have the white steel posts and steel ribs to hold the blue canopy, similar to this photo and to the larger shade structure in the Fairview playground area. Blue and white are the school colors.



Fairview School
 See corner of 8th and Fairview
 Street.

By: keegan.gulick
 30 Nov 21



For reference only; map information NOT warranted.

City of Bloomington
 Planning



Scale: 1" = 150'

Fairview School Outdoor Classroom



1 square = 3'

Eighth St
25' wide

Fairview St.

9.75'

5' sidewalk

6' grass fence

6' sidewalk

6' grass

32' of fence to gate

11' to center

gate SW

concrete

Swift Tower
4'8"

outdoor classroom
shade canopy
14'

18'

fence

the garden area includes 3 rows of terraces

The playground area

STAFF RECOMMENDATIONS	Address:	931 W Howe St.
COA 22-11	Petitioner:	Rusty Peterson
	Parcel:	53-08-05-111-015.000-009
RATING: CONTRIBUTING	Survey:	c. 1905, Pyramid Roof Cottage



Background:	Greater Prospect Hill Historic District
Request:	Room addition and deck on the rear of the house.
Guidelines:	Greater Prospect Hill Historic District Guidelines

Staff Recommendation: approval of COA 22-11

- “Excessive impact to the public way facade should be discouraged (Guidelines Pg. 23).” The addition proposed for the back of the structure would maintain the house’s proportions and would comply with the guidelines, acting as an extension of the back of the structure and keeping the roofline.
- Likewise the deck would be smaller than the current one and the staircase would be less visible from the street than it is currently.
- The Greater Prospect Hill Design Subcommittee supports this project (included in packet).

COA 22-11

931 W HOWE ST GREATER PROSPECT HILL CONSTRUCTION SUBCOMMITTEE COMMENTS

- This project is appropriate in scale and scope for this property and area.
I support approving this COA
Thanks

Jeff

- I am in agreement that this rings all the bells.
I'm excited to see this move forward.

John Vitello

- I am also a "Yes" on this project.
Patrick

V. GUIDELINES FOR ADDITIONS

The following Additions exceptions are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guideline exceptions are necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.

Additions Guidelines follow the **New Construction Guidelines** with the following exceptions:

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

*Fenestration: The arrangement, proportioning, and design of windows, doors and openings.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-11

Date Filed: 1/6/2022

Scheduled for Hearing: 1/27/2022

Address of Historic Property: 931 W Howe St. Bloomington, IN

Petitioner's Name: Rusty Peterson

Petitioner's Address: 1400 N Gettys Creek Rd. Bloomington, IN

Phone Number/e-mail: (812) 325-5686

Owner's Name: Eoban Binder

Owner's Address: 931 W Howe St. Bloomington, IN

Phone Number/e-mail: (414) 791-4730

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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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 12 in John Weavers Subdivision of Seminary Square Lot Number 61

2. A description of the nature of the proposed modifications or new construction:
Room addition and deck on the rear of the house.

3. A description of the materials used.
CMU foundation, Cement board lap siding, asphalt shingles

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.

BINDER GRIFFIN RENOVATION & ADDITION

931 W. HOWE ST.

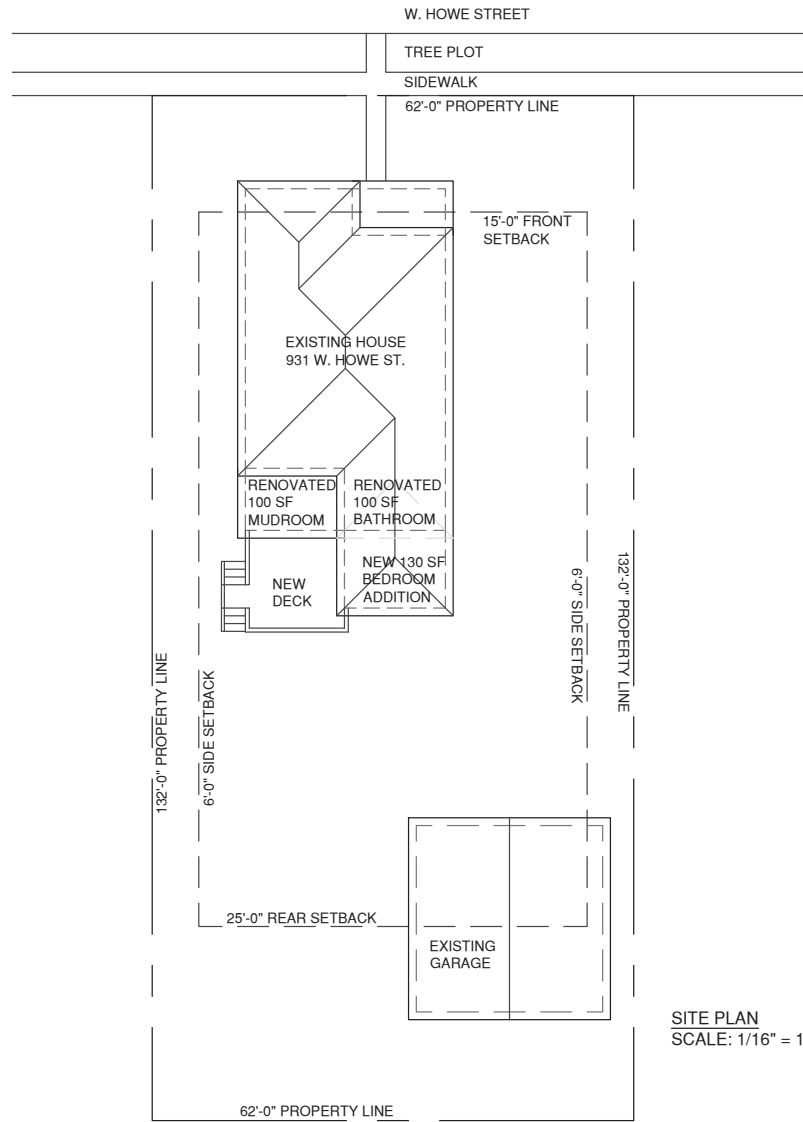
DECEMBER 27, 2021

DRAWING SET INDEX

- S.1 COVER / INDEX / SITE PLAN
- A.1 EXISTING PLAN
- A.2 PROPOSED MAIN FLOOR PLAN
- A.3 PROPOSED EXTERIOR ELEVATIONS
- E.1 LIGHTING PLANS

GENERAL PLAN NOTES

- A. ALL EXTERIOR WALLS ARE TO BE 2X6 INSULATED WOOD STUD WALLS
- B. ALL INTERIOR WALLS ARE TO BE 2X4 INSULATED WOOD STUD WALLS UNLESS OTHERWISE NOTED.
- C. CONSTRUCTION AND INSTALLATIONS ARE TO CONFORM WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- D. FIELD VERIFY ALL DIMENSIONS IN FLOOR PLAN PRIOR TO FABRICATION OF ANY CASEWORK TO BE SURE OF PROPER FIT.
- E. REPORT ANY DISCREPANCIES ENCOUNTERED ON THESE DRAWINGS PRIOR TO CONSTRUCTION, TO THE DESIGNER.
- F. DIMENSIONS ON FLOOR PLANS ARE MEASURED FROM FACE OF STUD TO FACE OF STUD.
- G. PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED BEHIND ALL CASEWORK.
- H. REFER FIRST TO DRAWINGS AND ON-SITE RED BINDER FOR ANSWERS TO ANY QUESTIONS ABOUT DESIGN DETAILS. CONTACT DESIGNER/PROJECT MANAGER IF FURTHER INFORMATION IS REQUIRED.



susan
yeley
HOMES

1620 S. Pickwick Place
Bloomington, Indiana
47401 USA

susan@susanyeleyhomes.com
812.340.1389

susanyeleyhomes.com

BINDER GRIFFIN RESIDENTIAL
REMODEL & ADDITION
931 W. HOWE ST.
BLOOMINGTON, IN

PROJECT:
MUD/LAUNDRY,
BATHROOMS, OFFICE

CLIENT: 931

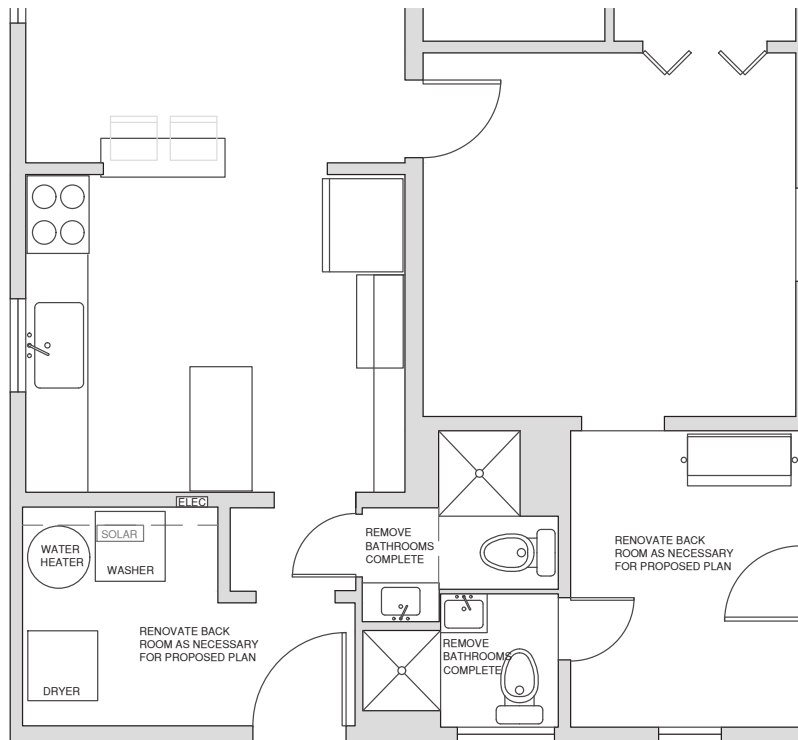
DATE: 12.28.21

NORTH



EXISTING
MAIN FLOOR
SCALE: 1/4" = 1'-0"

S.1



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

susan
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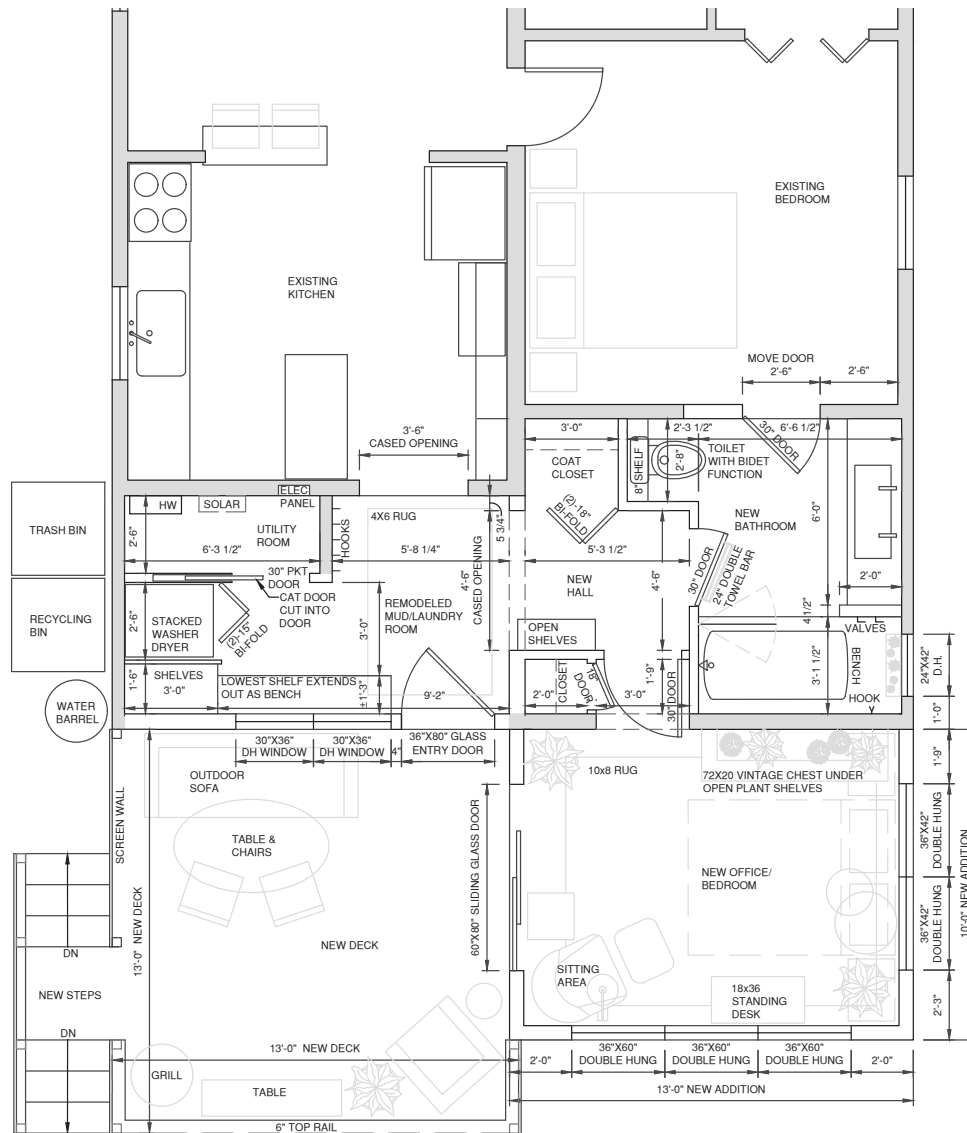
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NORTH



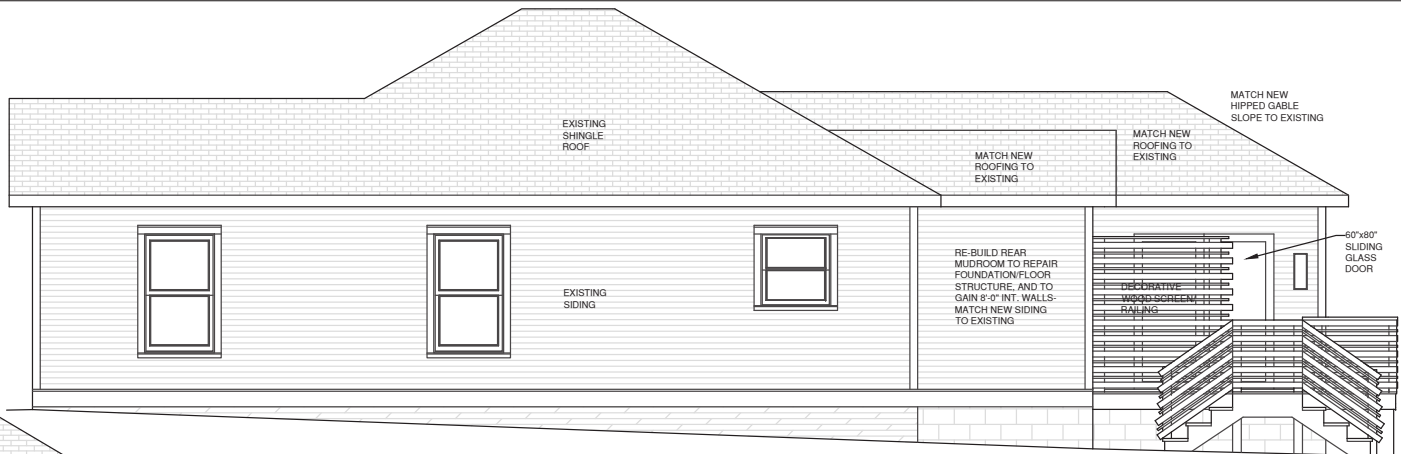
EXISTING CONDITIONS
MAIN FLOOR
SCALE: 1/4" = 1'-0"

A.1

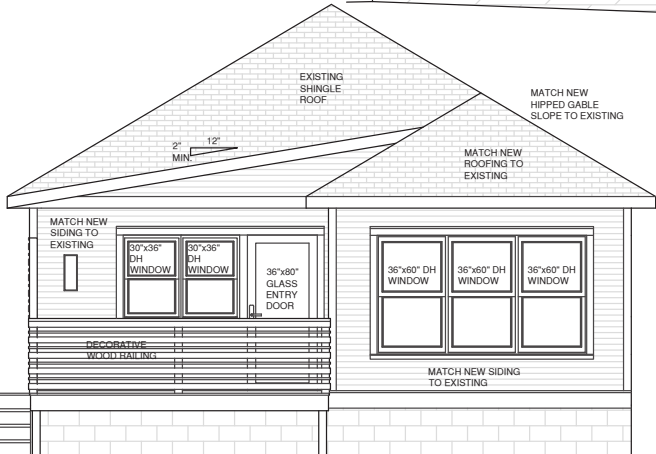


PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

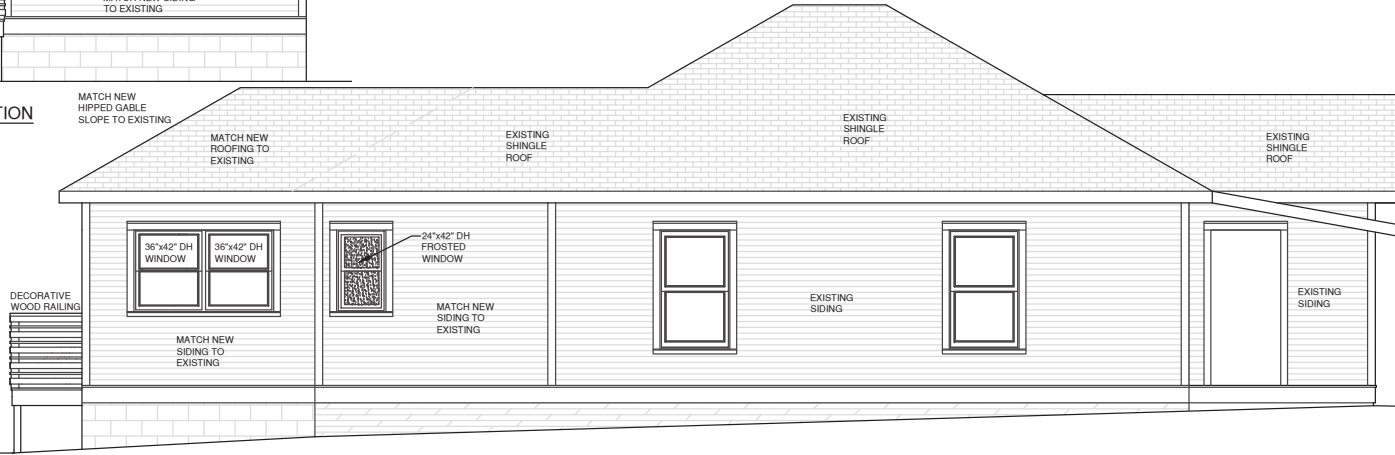




WEST (SIDE) ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH (REAR) ELEVATION
SCALE: 3/16" = 1'-0"



EAST (SIDE) ELEVATION
SCALE: 3/16" = 1'-0"



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PROJECT:
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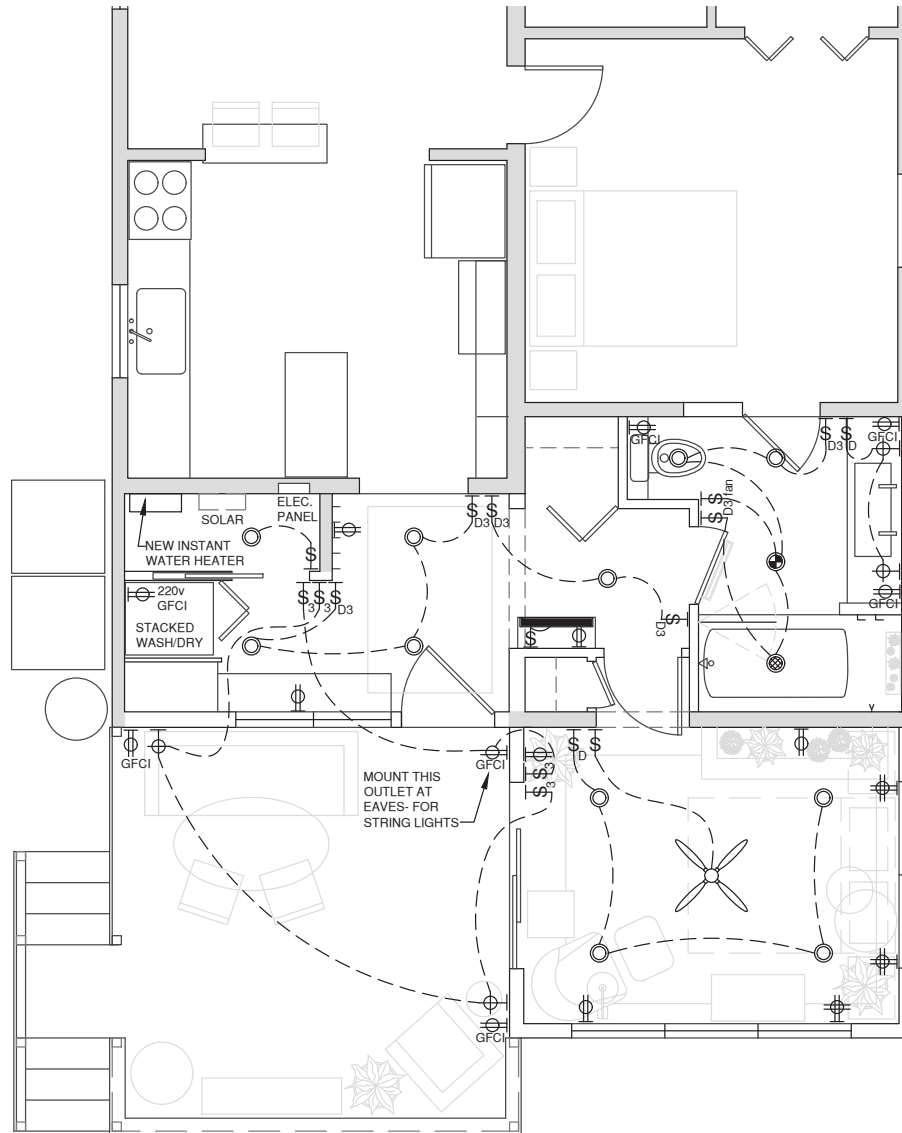
DATE: 12.28.21

NORTH



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

A.3



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

ELECTRICAL KEY	
	SCENCE LIGHTS
	CAN LIGHT
	SHOWER RATED CAN LIGHT
	CAN FAN/LIGHT COMBO
	CEILING MOUNT FIXTURE
	UNDER CABINET LIGHTS
	PENDANT/CHANDELIER
	CEILING FAN
	OUTLET
	GFCI OUTLET
	QUAD OUTLET
	SWITCH
	THREE-WAY SWITCH
	DIMMER SWITCH

susan yeley HOMES

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BINDER GRIFFIN RESIDENTIAL
REMODEL & ADDITION

931 W. HOWE ST.
BLOOMINGTON, IN

PROJECT:
MUD/LAUNDRY,
BATHROOMS, OFFICE

CLIENT: 931

DATE: 12.28.21

NORTH

PROPOSED
LIGHTING PLAN
SCALE: 1/4" = 1'-0"

E.1




Southwest



Southeast



South

	susanyeleyhomes.com bloomington, in studio 812 331 7959 mobile 812 340 1389	CLIENT	LOCATION	ROOM	DATE
		931	Prospect Hill, Bimgtn	Back of House/ Office Addition	Dec 2021







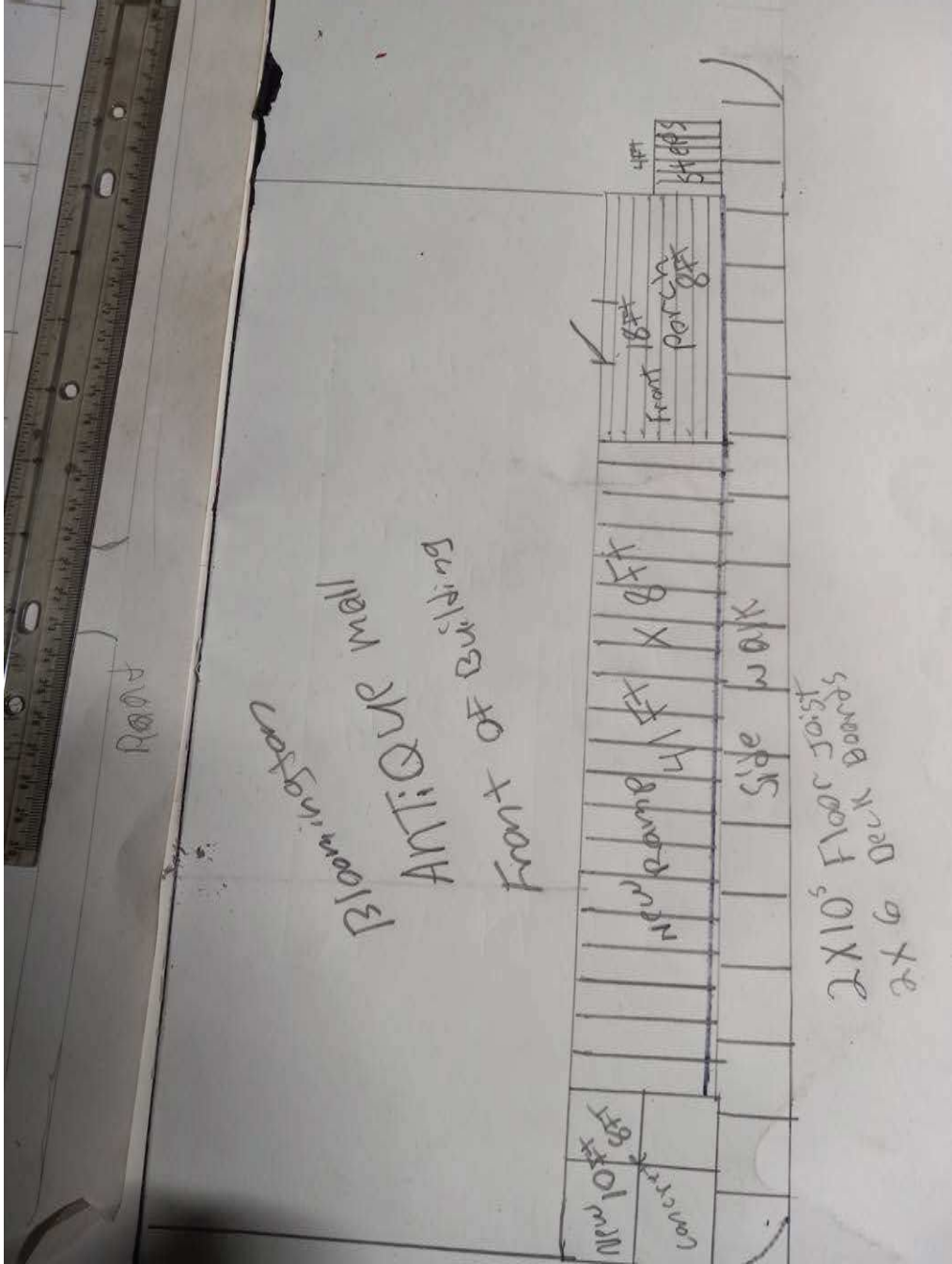
STAFF RECOMMENDATION	Address:	311 W 7th St.
DD 22-07	Petitioner:	Henry Hoover
Start Date: January 12, 2022	Parcel:	53-05-33-310-372.000-005
RATING: NOTABLE	Survey:	c. 1913, 20th Century Industrial



Background:	The Bloomington Antique Mall, Historically known as the “Bloomington Wholesale Grocery Company” amongst other names, is located within the Near West Side Historic District.
Request:	Partial demo of wood ramp.
Guidelines:	According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: release of DD 22-07
Release so that the owner can efficiently replace the ADA ramp and maintain accessibility compliance as soon as possible. Neither the demolition or new construction would impact the historic structure and would benefit the continual use of the building and its maintenance.

However, staff is highly encouraging for the owner to work with the HPC and to nominate the property as a local historic district as this Notable structure has contributed to the history of the local population for over a hundred years.




Description: Bloomington Wholesale Food 311 West 7th (photo 3)

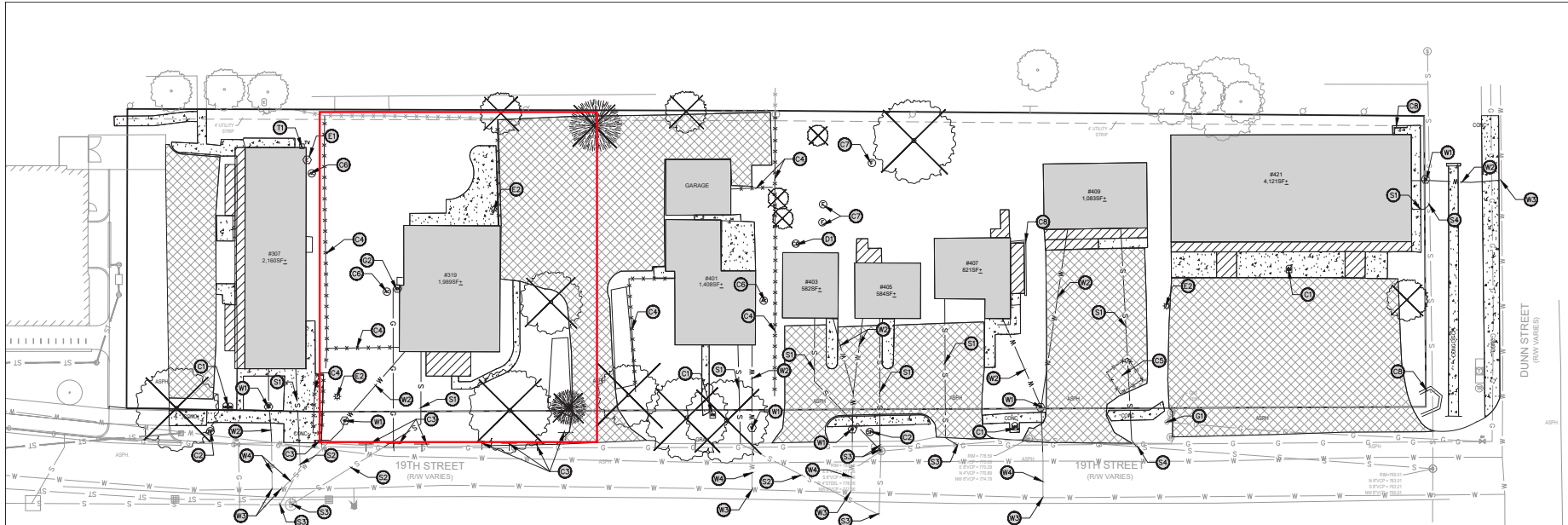
This three story brick industrial warehouse building, across the street from the Johnson's Creamery, was constructed in 1915. It faces Seventh Street and lies along the east side of the CSX lines. The building is trapezoidal to accommodate the encroachment of the railroad right-of-way on the corner of the building. The facade is seven bays wide and 8 deep. Both the north and south facing elevations have stepped parapets with limestone caps. Because of the disposition of the building, which narrows to the south, the north has three steps and the south has two. All elevations feature brick arched window openings on the second and third floors with radiating voussoir and three over three lights. The front entrance is offset and elevated from grade. Porch reconstruction on the front and west facades have shed roofs and wooden porches. Ghosts of an earlier porch removal and painted signage remain on the facade. The raised basement has recessed windows with arched lintels.

Section 7 Page 17



Photo 3

STAFF RECOMMENDATIONS	Address:	319 E 19th St.
DD 22-01	Petitioner:	Ryan Strauser, Strauser Construction Co., Inc.
Start Date:	December 22, 2021	Parcel: 53-05-28-300-045.000-005
RATING:	Contributing	Survey: c. 1956-57, massed ranch
		
Background:	One of six structures along 19th St. slated for demolition and located near the Indiana Memorial Stadium.	
Request:	Full Demolition	
Guidelines:	According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.	
Staff Recommendation: release of DD 22-01		
<ul style="list-style-type: none"> • Upon further research staff found a slightly more accurate construction date and the name employment of the first owners of this house, James R. and Jean R Jacobs. James lived in the house until his death in 1994. 		



DEMOLITION KEY NOTES

- ELECTRIC**
- E1 DUKE ENERGY TO REMOVE EXISTING ELECTRIC SERVICES AND METERS. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
 - E2 COORDINATE WITH DUKE ENERGY TO REMOVE EXISTING LIGHT POLES ON SITE.
- GAS**
- G1 PROTECT EXISTING GAS VENT.
 - G2 CONTACT CENTERPOINT ENERGY TO DISCONNECT AND REMOVE EXISTING GAS SERVICES.
- COMMUNICATIONS**
- T1 COORDINATE WITH THE APPROPRIATE UTILITY COMPANY TO DISCONNECT EXISTING SERVICE TO THE EXISTING BUILDINGS.
- SANITARY SEWER**
- S1 VERIFY EXACT LOCATION AND REMOVE EXISTING SANITARY LATERAL TO EXTENTS SHOWN.
 - S2 ABANDON EXISTING SANITARY SEWER LATERAL BENEATH ROADWAY.
 - S3 VERIFY EXACT LATERAL LOCATION (MOST LATERALS WERE NOT MARKED IN THE FIELD AT THE TIME THE SURVEY WAS PERFORMED FOR THESE CONSTRUCTION PLANS). PERFORM EXCAVATION, AND THEN CONTACT CBU WHO WILL CUT AND CAP EXISTING LATERAL AT THE MAIN.
 - S4 VERIFY EXACT LATERAL LOCATION (MOST LATERALS WERE NOT MARKED IN THE FIELD AT THE TIME THE SURVEY WAS PERFORMED FOR THESE CONSTRUCTION PLANS). PERFORM EXCAVATION, AND THEN CONTACT CBU WHO WILL INSPECT THE EXISTING WYE. IF 6" AND ACCEPTABLE TO CBU, REUSE PER THE UTILITY PLAN. IF NOT USABLE, CBU WILL CUT AND CAP EXISTING LATERAL AT THE MAIN.
- WATER**
- W1 VERIFY EXACT SERVICE LOCATION (MOST SERVICES WERE NOT MARKED IN THE FIELD AT THE TIME THE SURVEY WAS PERFORMED FOR THESE CONSTRUCTION PLANS). REMOVE EXISTING WATER METER PIT, AND RETURN METERS TO CBU. COORDINATE WITH CBU AS SOME EXISTING METERS MAY BE REUSED FOR THE RETAIL SPACES.
 - W2 REMOVE EXISTING WATER SERVICE.
 - W3 PERFORM EXCAVATION AND THEN CONTACT CBU WHO WILL CUT AND CAP WATER SERVICE AT WATER MAIN.
 - W4 ABANDON EXISTING WATER SERVICE BENEATH ROADWAY.
- STORM SEWER**
- D5 REMOVE EXISTING CLEANOUT.
- SITE**
- C1 REMOVE EXISTING MAILBOXES.
 - C2 REMOVE EXISTING "NO PARKING ANY TIME" SIGN AND RETURN TO THE CITY OF BLOOMINGTON DEPARTMENT OF PUBLIC WORKS.
 - C3 REMOVE EXISTING "T" POSTS.
 - C4 REMOVE EXISTING FENCE.
 - C5 REMOVE EXISTING DUMPSTER ENCLOSURE.
 - C6 REMOVE EXISTING HVAC EQUIPMENT.
 - C7 REMOVE EXISTING FENCE POST.
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DEMOLITION NOTES

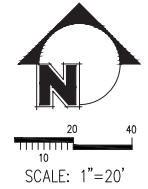
- REMOVE EXISTING TREE, STUMP, AND ROOTS
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- REMOVE EXISTING UTILITY LINE. COORDINATE WITH APPROPRIATE UTILITY COMPANY

DEMOLITION NOTES

1. CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION TO CORRELATE THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO DIGGING.
2. PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AN ON-SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
4. ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
5. USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY B/W.
6. WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
7. FOR PUBLIC ROADS, SEWALK CLOSURE SIGNS ARE REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SEWALK CLOSURE.
8. BUILDINGS, FLOORING, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
9. TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
10. BURNING OF DEMOLITION MATERIALS ON-SITE IS NOT PERMITTED.
11. THROUGH AN IDEM WIVES STORAGE MATERIAL IS NOT REQUIRED FOR THIS SITE, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON-SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
12. IF TRACKING OF MATERIAL INTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
13. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED SINCE TOPOGRAPHIC SURVEY WAS COMPLETED. CONTACT TOPOGRAPHIC SURVEY FOR ANY CHANGES RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
14. REMOVE EXISTING PARKING BLOCKS AND SIGNS ON SITE.
15. CLEAR EXISTING BUSHES AND UNDERBRUSH ON SITE.
16. PRIOR TO CONSTRUCTION, CONTACT THE DUKE ENERGY SERVICE CENTER AT 800-774-0246 TO SCHEDULE THE DISCONNECTION AND REMOVAL OF EXISTING ELECTRIC SERVICE.
17. PROTECT ALL UTILITIES NOT CALLED OUT TO BE REMOVED.
18. COORDINATE ANY ON-SITE TEMPORARY POWER NEEDS DURING CONSTRUCTION WITH DUKE ENERGY.

REVISIONS	DATE	BY

DESIGNED BY	KCK
CHECKED BY	KCK
DATE	

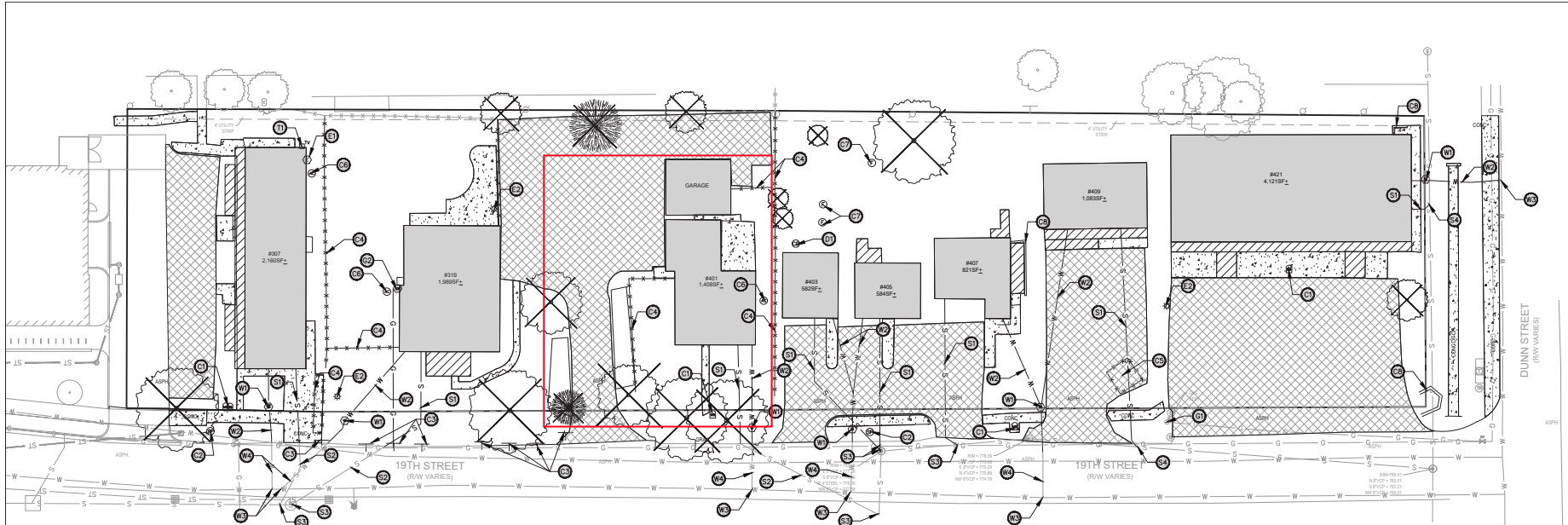


FOR REVISION
6380
 SHEET
C200
 DATE 12/13/2021
 SITE PLAN

STAFF RECOMMENDATIONS	Address:	401 E 19th St
DD 22-02	Petitioner:	Ryan Strauser, Strauser Construction Co., Inc.
Start Date:	December 22, 2021	Parcel:
RATING:	Contributing	53-05-28-300-073.000-005
		Survey:
		c. 1950-52, Ranch



Background:	One of six structures along 19th St. slated for demolition and located near the Indiana Memorial Stadium.
Request:	Full Demolition
Guidelines:	According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.
Staff Recommendation: Release of 22-02	
<p>The property was first owned by Harold Helms, who served with the USAF when the building was first constructed. However, it was soon sold to Harold Helms. The property would be sold on multiple occasions afterwards. The front facade is covered in Indiana limestone and is in the Ranch architectural style. The rest of the house is covered in siding.</p>	



DEMOLITION KEY NOTES

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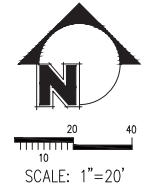
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REVISIONS	DATE	BY

PROJECT	KCK
DESIGNER	KCK
CHECKER	KCK
DATE	

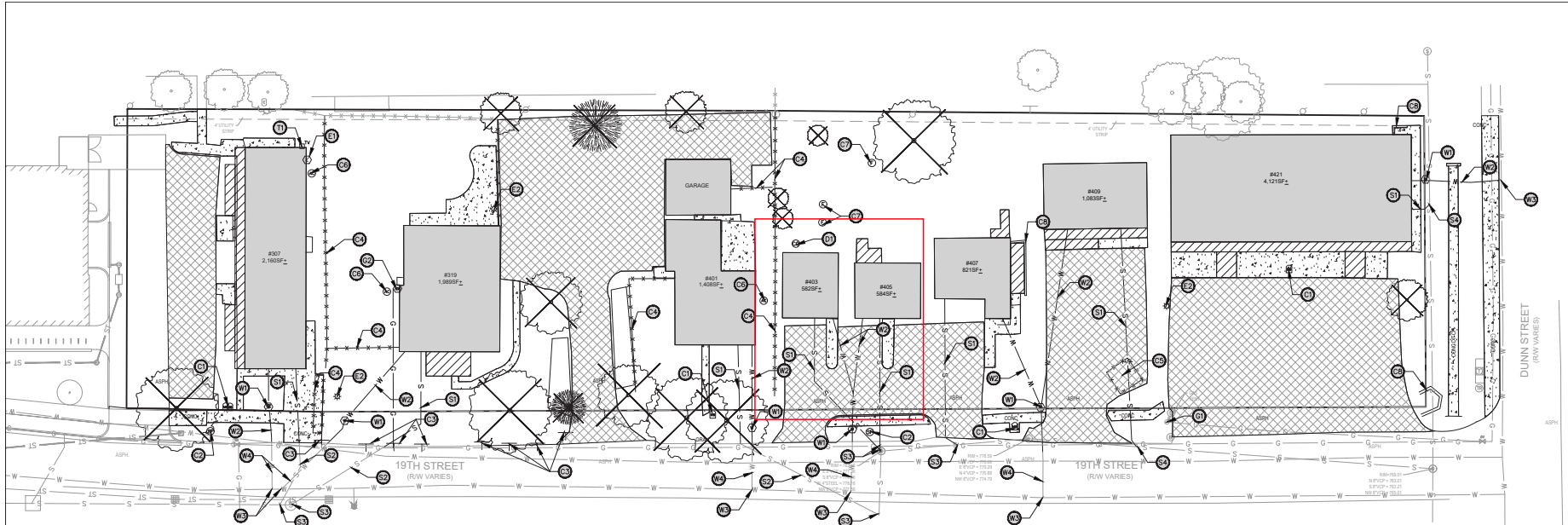
FOR REVISION
6380
 SHEET
C200
 DATE 12/13/2021
 SITE PLAN



STAFF RECOMMENDATIONS	Address:	403 E 19th St.
DD 22-03	Petitioner:	Ryan Strauser, Strauser Construction Co., Inc.
Start Date:	December 22, 2021	Parcel: 53-05-28-300-160.000-005
RATING:	Contributing	Survey: c. 1950-1952, American Small House









Background:	One of six contributing structures along 19th St. slated for demolition and located near the Indiana Memorial Stadium.
Request:	Full Demolition
Guidelines:	According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.
Staff Recommendation: Release of 22-03	
<ul style="list-style-type: none"> The house was built at some point between 1950 and 1952 and was first owned by Jason and Doris Lee, owners of the "Happy Pet Days Shop", the only pet shop in Bloomington at that time. However, they soon sold it to Marion L. Smith, who worked as a carpenter in town. 	



DEMOLITION KEY NOTES

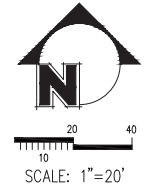
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 G2 CONTACT CENTERPOINT ENERGY TO DISCONNECT AND REMOVE EXISTING GAS SERVICES.
COMMUNICATIONS
 T1 COORDINATE WITH THE APPROPRIATE UTILITY COMPANY TO DISCONNECT EXISTING SERVICE TO THE EXISTING BUILDINGS.
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 C3 REMOVE EXISTING "T" POSTS.
 C4 REMOVE EXISTING FENCE.
 C5 REMOVE EXISTING DUMPSTER ENCLOSURE.
 C6 REMOVE EXISTING HVAC EQUIPMENT.
 C7 REMOVE EXISTING FENCE POST.
 C8 REMOVE EXISTING RETAINING WALL.

DEMOLITION NOTES

- REMOVE EXISTING TREE, STUMP, AND ROOTS 
 REMOVE EXISTING CONCRETE WALKS AND GRAVEL BASE 
 DEMOLISH EXISTING STRUCTURE 
 REMOVE EXISTING PORCHES, STAIRS, AND AWNINGS 
 REMOVE EXISTING ASPHALT PAVEMENT AND GRAVEL BASE 
 REMOVE EXISTING UTILITY LINE. COORDINATE WITH APPROPRIATE UTILITY COMPANY 

DEMOLITION NOTES

- CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION TO CORRELATE THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO DIGGING.
- PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AN ON-SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
- ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
- USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY BPW.
- WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
- FOR PUBLIC ROADS, SEWER/CLOSURE SIGNAGE IS REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SEWER/CLOSURE.
- BUILDINGS, FLOORING, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
- TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
- BURNING OF DEMOLITION MATERIALS ON-SITE IS NOT PERMITTED.
- THROUGH AN ISDN WYES STORAGE WATER IS NOT REQUIRED FOR THIS SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON-SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
- IF TRACKING OF MATERIAL INTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
- ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED SINCE TOPOGRAPHIC SURVEY WAS COMPLETED. CONTACT ENGINEER FOR ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
- REMOVE EXISTING PARKING BLOCKS AND SIGNS ON SITE.
- CLEAR EXISTING BUSHES AND UNDERBRUSH ON SITE.
- PRIOR TO CONSTRUCTION, CONTACT THE DUKE ENERGY SERVICE CENTER AT 800-774-0246 TO SCHEDULE THE DISCONNECTION AND REMOVAL OF EXISTING ELECTRIC SERVICE.
- PROTECT ALL UTILITIES NOT CALLED OUT TO BE REMOVED.
- COORDINATE ANY ON-SITE TEMPORARY POWER NEEDS DURING CONSTRUCTION WITH DUKE ENERGY.



REVISIONS	DATE	BY

PROJECT	KCK
DESIGNER	KCK
CHECKER	KCK
DATE	

FOR REVISION	6380
SHEET	C200
DATE	12/13/2021
SITE PLAN	

STAFF RECOMMENDATIONS	Address:	405 E 19th St.
DD 22-04	Petitioner:	Ryan Strauser, Strauser Construction Co., Inc.
Start Date:	December 22, 2021	Parcel: 53-05-28-300-160.000-005
RATING:	Contributing	Survey: c. 1952-155, American Small House

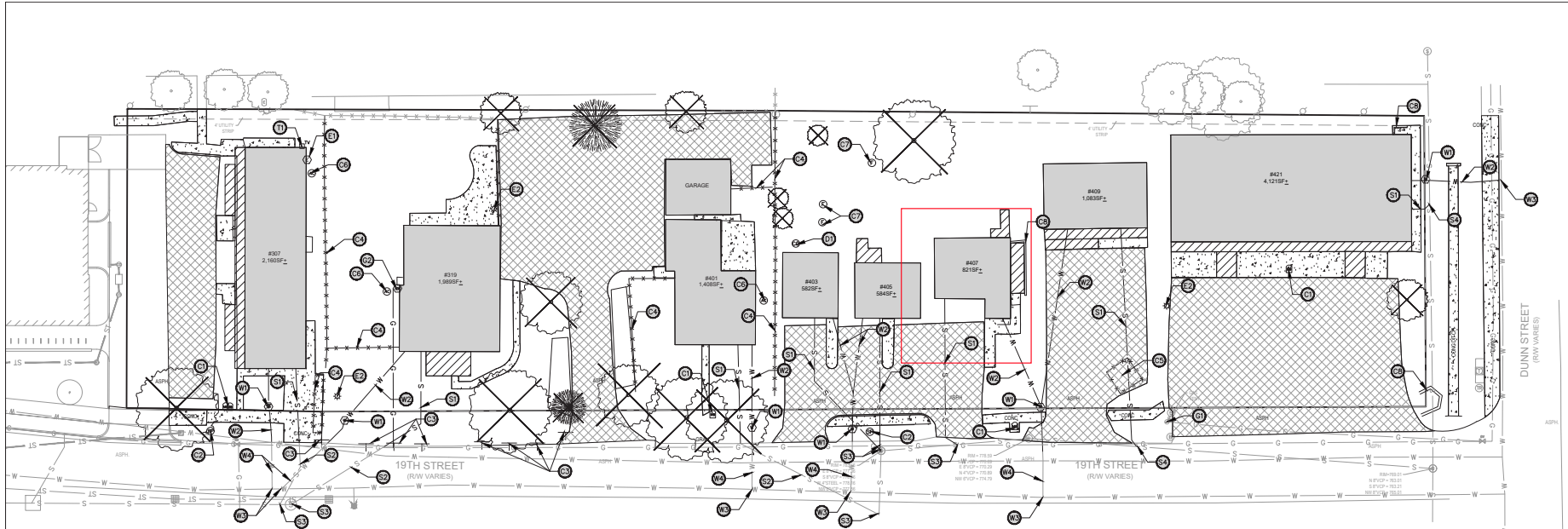


Background:	One of six contributing structures along 19th St. slated for demolition and located near the Indiana Memorial Stadium.
Request:	Full Demolition
Guidelines:	According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.
Staff Recommendation: Release of 22-04	
<ul style="list-style-type: none"> • The first owner of the house was Robert M. Moore, a plumber and his wife Helen Moore. The property has changed hands at least eight times since then. • The house combines the hall and parlor vernacular style with mid-century technologies. 	

STAFF RECOMMENDATIONS	Address:	407 E 19th St.
DD 22-05	Petitioner:	Ryan Strauser, Strauser Construction Co., Inc.
Start Date:	December 22, 2021	Parcel: 53-05-28-300-119.000-005
RATING:	Contributing	Survey: C. 1954-55, Small American House



Background:	One of six contributing structures along 19th St. slated for demolition and located near the Indiana Memorial Stadium.
Request:	Full Demolition
Guidelines:	According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.
Staff Recommendation: Release of DD 22-05	
<ul style="list-style-type: none"> • The house was built at some point between 1953 and 1955 and was first owned by Amos P. Thomas but was quickly sold to James H. Ferguson, listed as a lawyer in the City book of 1957. • The house form gives a nod to the ell-cottage while, like its neighbors corresponding to mid-century materials and proportions such as wider shorter windows and lower pitch roofs. 	



DEMOLITION KEY NOTES

- ELECTRIC**
- E1 DUKE ENERGY TO REMOVE EXISTING ELECTRIC SERVICES AND METERS. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
 - E2 COORDINATE WITH DUKE ENERGY TO REMOVE EXISTING LIGHT POLES ON SITE.
- GAS**
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 - G2 CONTACT CENTERPOINT ENERGY TO DISCONNECT AND REMOVE EXISTING GAS SERVICES.
- COMMUNICATIONS**
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- S1 VERIFY EXACT LOCATION AND REMOVE EXISTING SANITARY LATERAL TO EXTENTS SHOWN.
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 - W4 ABANDON EXISTING WATER SERVICE BENEATH ROADWAY.
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- D5 REMOVE EXISTING CLEANOUT.
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- C1 REMOVE EXISTING MAILBOXES.
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DEMOLITION NOTES

- REMOVE EXISTING TREE, STUMP, AND ROOTS
- REMOVE EXISTING CONCRETE WALKS AND GRAVEL BASE
- DEMOLISH EXISTING STRUCTURE
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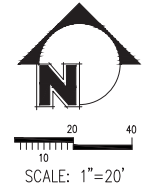
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4. ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
5. USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY BPW.
6. WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
7. FOR PUBLIC ROADS, SIDEWALK CLOSURE SIGNAGE IS REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SIDEWALK CLOSURE.
8. BUILDINGS, FLOORING, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
9. TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
10. SHIPPING OF DEMOLITION MATERIALS ON-SITE IS NOT PERMITTED.
11. THROUGH AN IDEM WYES STORAGE MATERIAL IS NOT REQUIRED FOR THIS SITE, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON-SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
12. IF TRACKING OF MATERIAL INTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
13. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED SINCE TOPOGRAPHIC SURVEY WAS COMPLETED. CONTACT SURVEYOR FOR ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
14. REMOVE EXISTING PARKING BLOCKS AND SIGNS ON SITE.
15. CLEAR EXISTING BUSHES AND UNDERBRUSH ON SITE.
16. PRIOR TO CONSTRUCTION, CONTACT THE DUKE ENERGY SERVICE CENTER AT 800-774-0246 TO SCHEDULE THE DISCONNECTION AND REMOVAL OF EXISTING ELECTRIC SERVICE.
17. PROTECT ALL UTILITIES NOT CALLED OUT TO BE REMOVED.
18. COORDINATE ANY ON-SITE TEMPORARY POWER NEEDS DURING CONSTRUCTION WITH DUKE ENERGY.

REVISIONS	DATE	BY

PROJECT	KCK
DESIGNER	KCK
CHECKER	KCK
DATE	

FOR REVISION
6380
 SHEET
C200
 DATE 12/13/2021
 SITE PLAN



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STAFF RECOMMENDATIONS	Address:	421 E 19th St
DD 22-06	Petitioner:	Ryan Strauser, Strauser Construction Co., Inc.
Start Date:	December 22, 2021	Parcel: 53-05-28-300-176.000-005
RATING:	Contributing	Survey: C. 1962-1967, Mid-Century Modern Apartment building



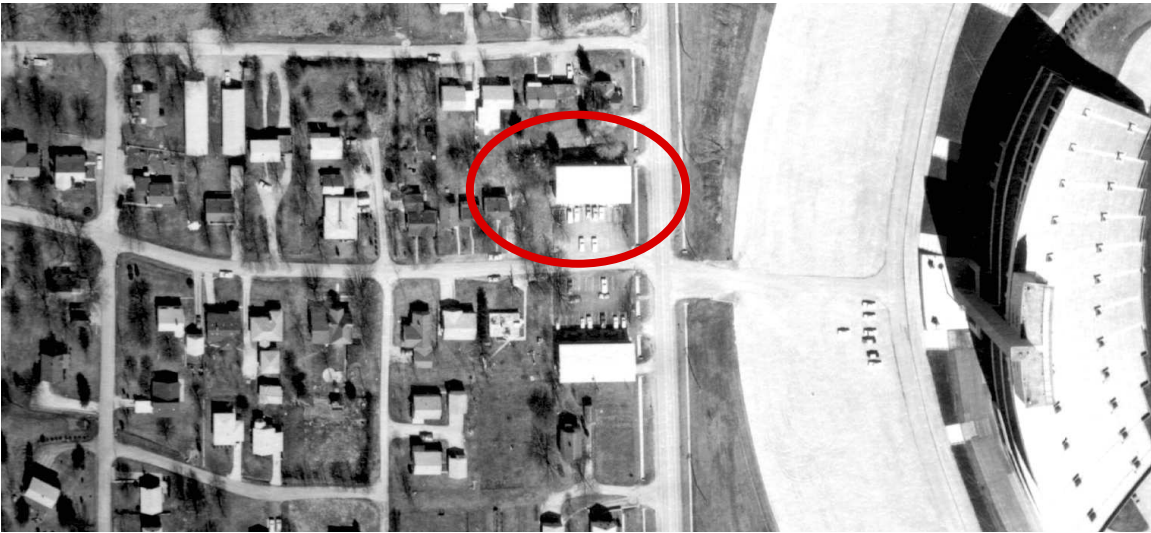
Background:	One of six contributing structures along 19th St. slated for demolition and located near the Indiana Memorial Stadium.
Request:	Full Demolition
Guidelines:	According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Release of 22-06

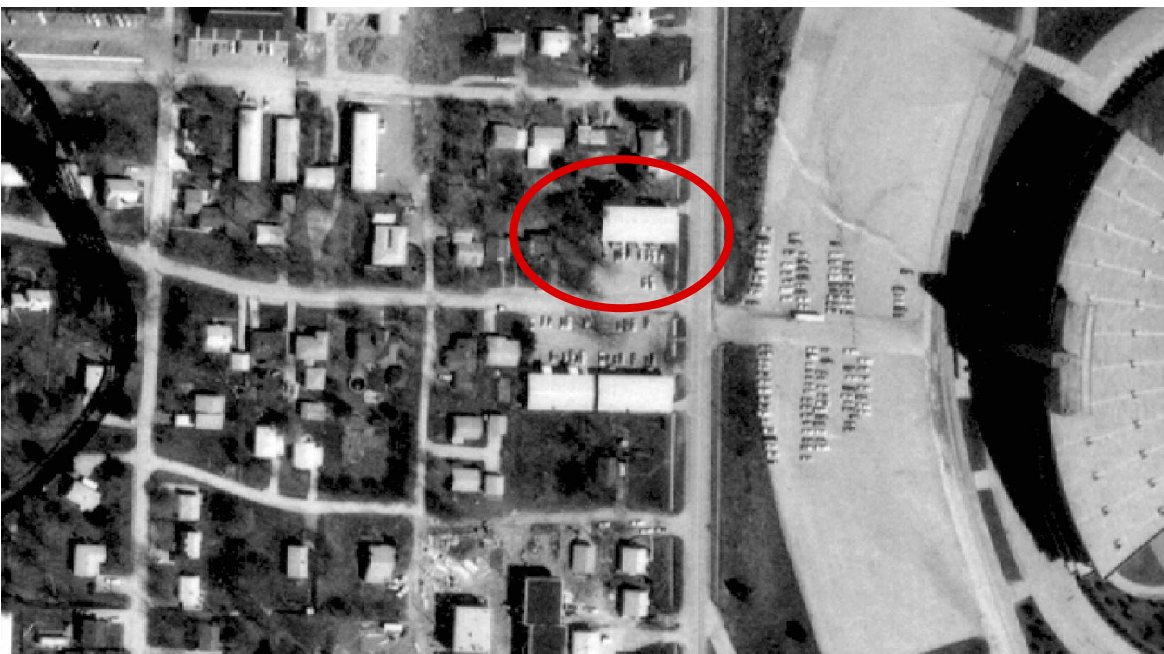
- From looking at historical aerial photographs of the area, this structure was built at some point between 1962 and 1967.
- It was the first of three identical structures, the other two located just across the street.
- This was also one of the first buildings to begin the densification process around the Indiana Memorial Stadium during the 1960's, showing a shift from single family houses to multi-family rentals, probably aimed at the growing student population at Indiana University.



1961



1967



1972



DEMOLITION KEY NOTES

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10. BURNING OF DEMOLITION MATERIALS ON-SITE IS NOT PERMITTED.
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REVISIONS	DATE	BY

PROJECT	KCK
DESIGNER	KCK
CHECKER	KCK
DATE	

FOR REVISION
6380
 SHEET
C200
 DATE 12/13/2021
 SITE PLAN

