

COA: 19-57

Address: 100 W. 6th Street

Petitioner: Noah Rogers

Parcel #: 53-05-33-310-179.000-005

Rating: Non-Contributing

Structure; Two-Part Commercial Block c. 1870



Background: Two-part commercial block building located in the Courthouse Square Historic District. Also known as the Dixie Market, significant alterations have resulted in a rating of Non-Contributing.

Request: As part of a larger interior renovation:

1. Three wide window on the 6th Street façade and the two wide window on the Walnut Street façade (all non-original) will be replaced with double hung aluminum clad wood windows.
2. Nine windows along the Walnut St. façade, partially filled in and boarded up, will be restored.

Guidelines: Courthouse Square Historic District Design Guidelines, pgs 16

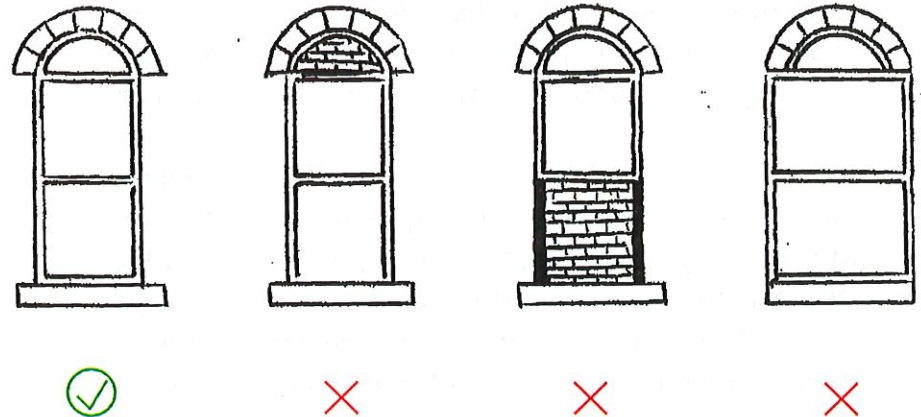
Recommendation: **APPROVAL WITH CONDITIONS** of COA 19-57 based on the following conclusions:

1. While a façade restoration based on historic photograph would be the preferred treatment for the south elevation, the windows being replaced are not original so staff approves of their replacement.
2. Condition: Staff finds that the semi-circle upper part of the nine windows along the east elevation should be reopened and replacement windows should be double hung and arched to fit the proportion of the original window opening. **Staff recommends approval if petitioner agrees to this condition.**

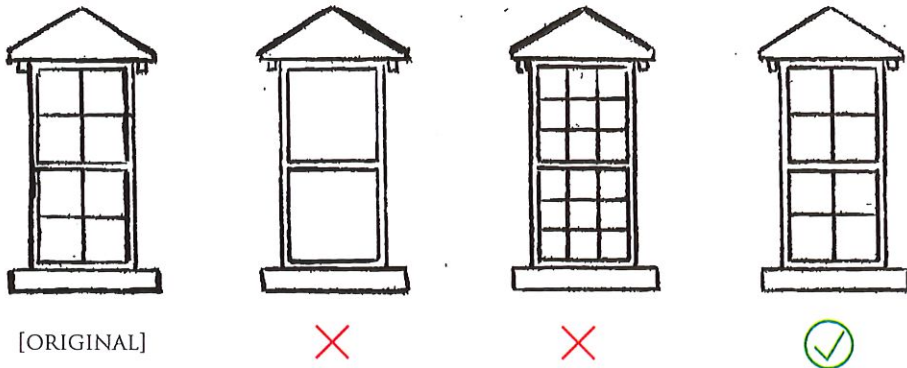
b) Upper Façade Windows

1. The original window design, elements and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced. Windows, window fittings, sash operation, and shutters are important elements of building design that reflect the period of development and the original purpose. Representative window sash includes wood with single glazing, steel ventilator windows, double-hung (single light and multi-light), double vent casements, and pivot windows. Deteriorated or missing window elements and features (functional and decorative), should be replaced with material and elements that match the original in material, color, texture, size, shape, profile, configuration, and detail as closely as technically and economically feasible.
2. Retrofitting existing frames and sash to allow for the insertion of an additional pane of insulating glass for storm window applications may be allowed if the alteration does not visually detract from the historic fabric of the original window.
3. Before the Commission will consider original window replacement, a survey of existing window conditions shall be submitted for review including photographic documentation. For large scale replacement, a site visit may be appropriate.

4. If it is demonstrated that original windows cannot be repaired, they should be replaced with windows that match the original in material, detail, profile, and dimension. If using the same material is not technically or economically feasible, the Commission may consider the use of replacement windows. The Commission may require the retention of some original windows, preferably in situ, to provide documentation of original conditions. Enlarging or reducing window openings for the purpose of fitting stock window sash or air conditioners will not be allowed.



5. The number and arrangement of window panes in the sash design shall not be changed from the original.



6. True divided light window sash with muntins that match the dimension and profile of the original muntins is preferred. Applied muntins may be allowed if the applied muntins match the original muntin dimension and profile, are identical on the interior and exterior of the window, and have a dark spacer bar between the glass.
7. Tinted or reflective-coated glass are not preferred, but may be approved on a case-by-case basis. In particular, solar thermal, energy efficiency and similar “green” properties will be a consideration toward an approval of tinted or reflective-coated glass. Please see Section 3: Guidelines for Sustainability and Efficiency for more information on “green” alternatives.

8. Some of these buildings have already lost their original windows or they have been filled over time. It is preferred that replacement windows for these properties be based on documentary evidence of the original windows. If such evidence is unavailable, the replacement window design should be based on documentation of original windows on a similar property in the Courthouse Square Historic District. Adaptation of an opening for other uses may be approved on a case-by-case basis.
9. Exterior combination storm windows and/or screens may be allowed provided the installation has a minimal visual impact. Exterior or interior storm windows are encouraged as long as the windows do not obscure the original sash design. This is done easily by matching the placement of the dividing rails, stiles or rails on double hung windows with features of an equal or smaller dimension on the storm windows.
10. Storm window sashes and frames should have a finish that matches the primary window sash and frame color, so as not to obscure the original sash design.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
SEP 06 2019

BY: CH

Case Number: 19-57

Date Filed: 9/5/19

Scheduled for Hearing: 9-26-19

Address of Historic Property: 100 W. 6th St. Bloomington, IN. 47404 or 205 N. Walnut Bloomington, IN. 47404

Petitioner's Name: Noah Rogers (Rogers Remodeling LLC)

Petitioner's Address: 1023 S. Walnut St. Bloomington, IN. 47401

Phone Number/e-mail: (cell) 812-345-9009 rogersnoah@comcast.net

Owner's Name: Anwar Naderpoor

Owner's Address: 3313 S. Forrester St "47401"

Phone Number/e-mail: 812-3279790 anwarnaderpoor@gmail.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 013-38610-00 ORIG PLAT PT. (E 22') 228+1/4

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

SE
Adding 5 efficiency apts. upstairs with single bath
+ kitchen. The only work currently affecting facade is,
Window change out. (See Attached drawing + blueprints)
The ext. of window will have ~~6"~~ trim around perimeter
of opening only.

3. A description of the materials used.

Pella aluminum clad wood interior of building
- aluminum clad expander + receptor, no more than
8" around perimeter of window.

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

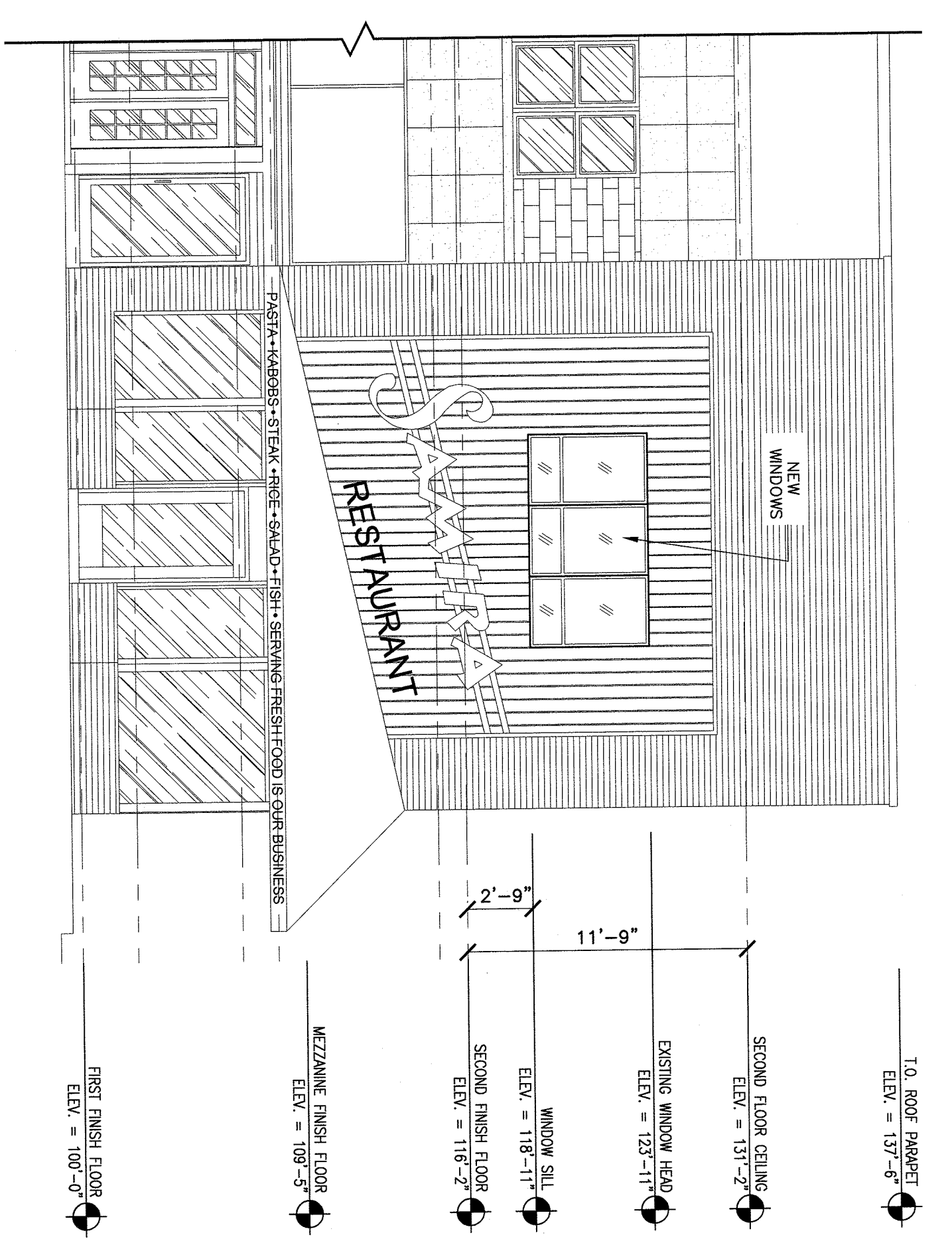
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

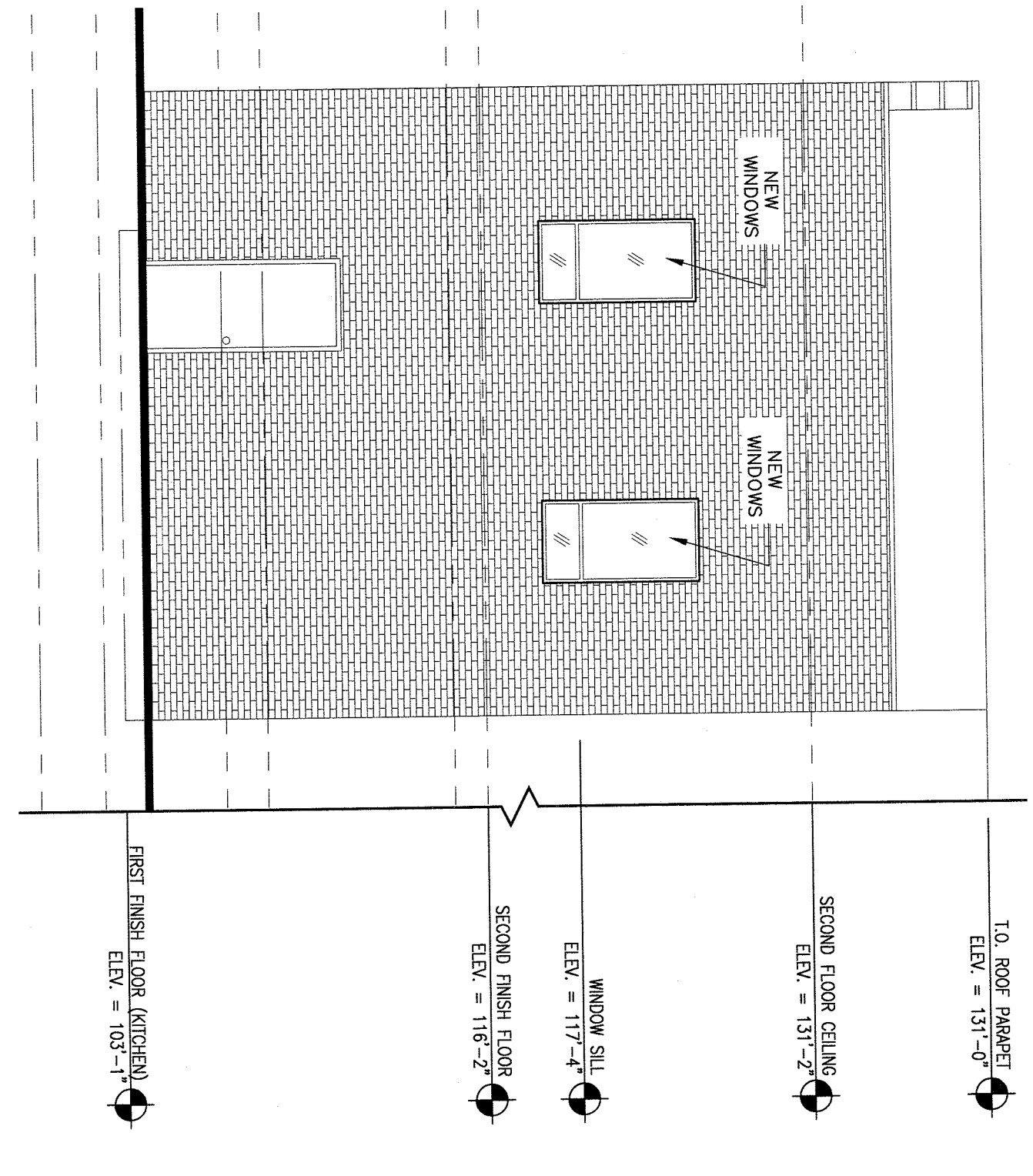
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

100 W. 6th St.
49404

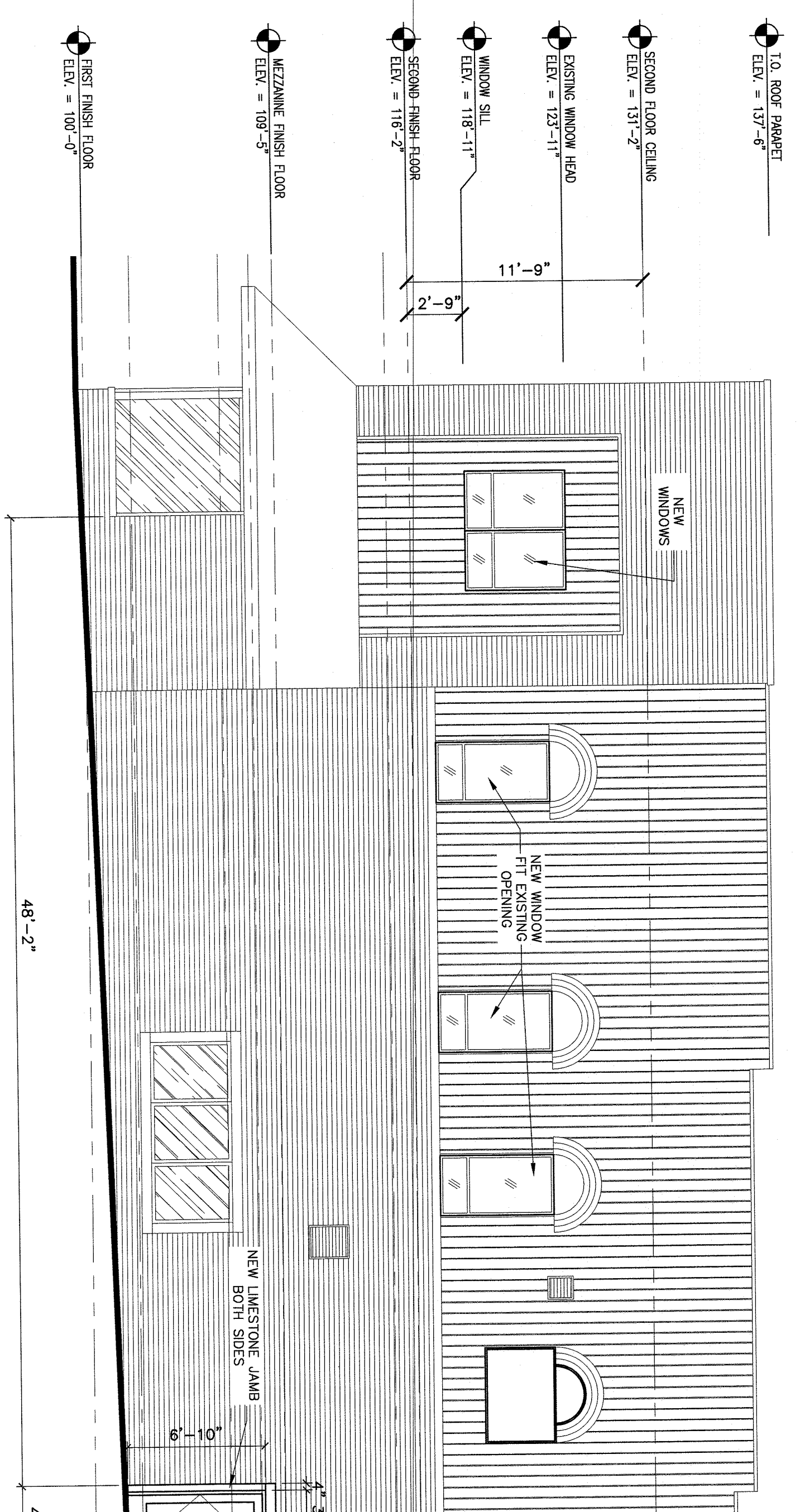
THESE PLANS ARE CONSIDERED VOID AND SUBJECT TO CORRECTIVE PROVISIONS OF ARCHITECTURAL BOARD RULES, TITLE 10 OF THE CODE OF REGULATIONS, 1989 AND 2004, AND 100 IAC 1-10-1. THE ARCHITECTURE INCLUDES BUT IS NOT LIMITED TO THE GENERAL FORM AS WELL AS THE AMOUNT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROVISIONS, UNAUTHORIZED USE OF THESE PLANS, WORK OR INVENTIONS, OR REUSE OF THE CONTENT OR CONSTRUCTION OF BUILDING SHALL BE PROHIBITED. CONTACT: TABOR BRUCE ARCHITECTURE & DESIGN, INC.



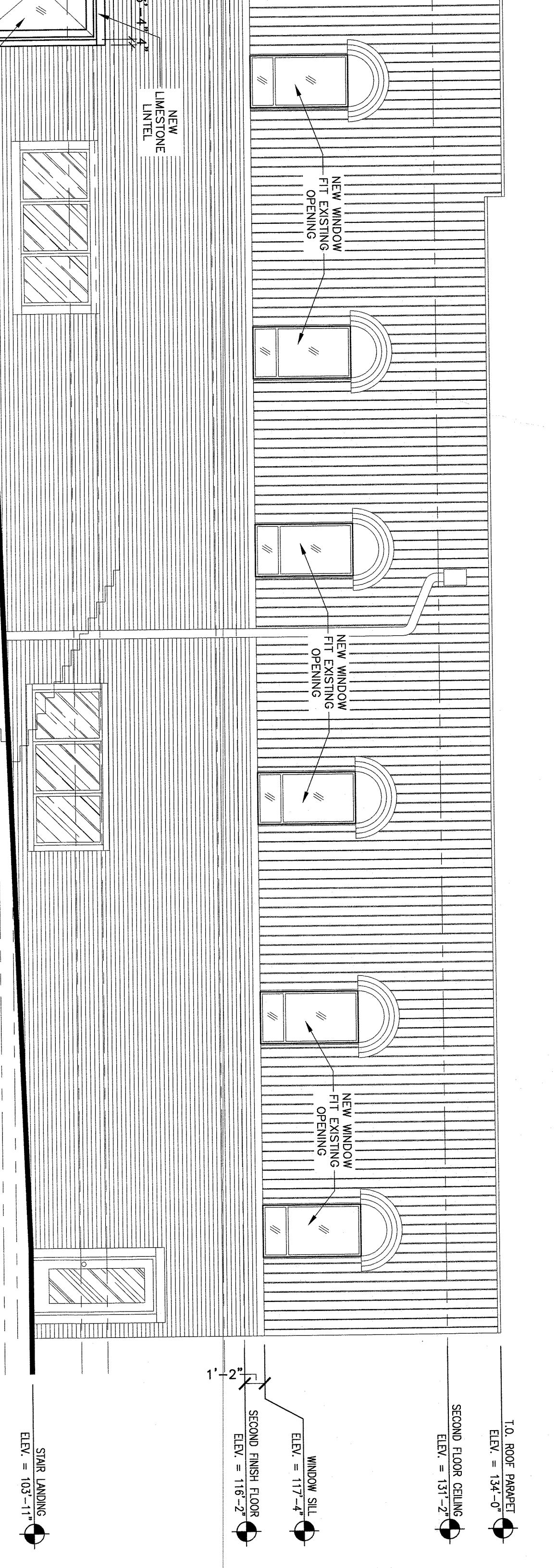
1 PROPOSED SOUTH ELEVATION
 3/16" = 1'-0"
 NOTE: SEE PHOTO ---- FOR EXISTING CONDITIONS



2 PROPOSED NORTH ELEVATION
 3/16" = 1'-0"
 NOTE: SEE PHOTO ---- FOR EXISTING CONDITIONS



3 PROPOSED EAST ELEVATION
 3/16" = 1'-0"
 NOTE: SEE PHOTO ---- FOR EXISTING CONDITIONS



4 PROPOSED WEST ELEVATION
 3/16" = 1'-0"
 NOTE: SEE PHOTO ---- FOR EXISTING CONDITIONS

TABOR BRUCE
 ARCHITECTURE & DESIGN INC.
 1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
 TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM

UPPER FLOOR RENOVATION FOR:
SAMIRA BUILDING
 100 WEST 6TH STREET
 BLOOMINGTON, IN 47404

PROJECT NO. 4517
 DATE: JULY 31, 2019
 DRAWN BY: D. TALSKA
 CHECKED BY: D. BRUCE
 SHEET NAME: PROPOSED ELEVATIONS

AE201