

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, December 10, 2015

5:00 P.M.

AMENDED AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - September 24, 2015
 - October 8, 2015
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. COA-49-15**
 - 326 S. Fairview St.: Great Prospect Hill
 - Petitioner: Kevin Potter
 - Remove old metal roof and change to an asphalt shingle to match the rest of the house.
 - B. COA-50-15**
 - 511 W. 4th St.: Greater Prospect Hill
 - Petitioner: Doug Wissing
 - Create a dormer and add a light monitor on the west side of the property.
 - Commission Review**
 - C. COA-47-15**
 - 333 West 11th Street (The Kiln) and 335 West 11th Street (The Mill)
 - Owner: City of Bloomington Redevelopment Commission
 - Petitioner: Brandon D. Bogan (Flaherty & Collins Properties)
 - Petitioner is requesting a continuance to the next meeting.
 - D. COA-48-15**
 - 918 E. University St.: Elm Heights
 - Petitioner: Richard Durisen
 - Installation of a new phase of a solar system on the south face of the hipped roof.
 - V. DEMOLITION DELAY**
 - A. Demo Delay 15-10**
 - 1312-1314 N. Washington St.
 - Petitioner: Abram Schultz
 - Full Demolition.
 - VI. NEW BUSINESS**
 - A. Restaurant Row**
 - VII. OLD BUSINESS**
 - A. Courthouse Square Update**
 - B. Update on 804 S. Woodlawn (COA-42-15)**
 - VIII. COMMISSIONERS' COMMENTS**
 - IX. PUBLIC COMMENTS**
 - X. ANNOUNCEMENTS**
 - XI. ADJOURNMENT**

Next meeting date is Thursday, January 14, 2016 at 5:00 p.m. in the McCloskey Room
Posted: December 3, 2015

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Thursday September 24, 2015
MINUTES

I. CALL TO ORDER

Meeting is called to order by Chairman, John Saunders, at 5:03 pm.

II. ROLL CALL

Commissioners:

Jeanne Butler – leaves at 5:55 pm
Sam DeSollar
Marjorie Hudgins
Marleen Newman – arrives at 5:05 pm
John Saunders
Chris Sturbaum

Advisory:

Leslie Abshier
Jeff Goldin
Derek Richey

STAFF:

Lisa Abbott - HAND
Bethany Emenhiser – HAND
Jacob Franklin – HAND
Patty Mulvihill – LEGAL
Nate Nickel – PLANNING & TRANSPORTATION

Guest(s):

Jenny Southern – EHNA
Tim Mueller – Observer Citizen
Barbara Germano – 804 S. Woodlawn Ave.
John McKinney – 320 N. Lincoln St.
Sandy Washburn – Observer Citizen
Roxanne Flowers – 600 W. 4th St.
Mary Krupinsu - KDS

III. APPROVAL OF MINUTES

No minutes to approve.

IV. CERTIFICATES OF APPROPRIATENESS
Commission Review

A. COA-42-15

804 S. Woodlawn: Elm Heights

Owner: Barbara Germano

Request to replace a masonry and concrete rear porch with a wood porch. Replace the screen doors in the front and rear. Construct 3' wide sidewalk from the front stoop to the sidewalk. Replace wooden steps in the rear of the house. Replace front lighting fixtures.

Bethany Emenhiser gives her presentation. It is noted that this property has been before the Commission regarding the replacement of the front porch. See packet for further details.

Question(s):

Marjorie Hudgins asks if this will be a rental property. **Barbara Germano** answers that it will not be a rental.

Chris Sturbaum asks what the path of the sidewalk will be. **Barbara Germano** states that it will be a straight path.

Tim Mueller states that while he engaged someone working on the house it was disclosed that someone who was going to I.U. will be living at the house with additional roommates. **Barbara Germano** states that is incorrect and that her son will be living there while attending I.U. with no additional tenants and then the property will be owner occupied within a year.

Jenny Southern states that the definition of visibility from the right of way is totally different then what the Historic Preservation Commission has. Jenny states the their's specifically states the fences and greenery are not counted as well as a specific clause regarding terraces and patios as they are not often visible. Jenny states that she would not have known about the patio had the fence not been falling down. Jenny further states that she will be discussing this issue with the Legal Department. Jenny states the light fixtures are on google street maps and show the original lights. Jenny states that she would rather have the cast iron to be rewired and have plain bulbs put in or have something more Tudor. Jenny states that she didn't see plans for the front stoop, and states that front entry ways are very important to the neighborhood.

Discussion is held regarding what the original sidewalk may have looked like and the materials that would have been used during that time period.

Jenny Southern states that the driveway is large for the property and that she would like to see it scaled down. Jenny further states that she has not seen any

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design for the guttering and downspouts. Jenny further adds that there is a pile of geodes out back that may have been left over from something original to the house. **Barbara Germano** adds that they were in the yard and pulled up while excavating. **Barbara Germano** states that the terrace is not visible from the front of the house and was barely visible from the back even without the fence.

Chris Sturbaum asks if the bricks on the terrace are matching. **Barbara Germano** states that they do match the house. Chris asks if she could use some of the brick by edging the concrete porch.

Patty Mulvihill points out that the Commission has already given a specific approval regarding the porch and that **Barbara Germano** would have to come back before the Commission before she would be allowed to modify the actions she described in her prior approval.

Comment(s):

Marjorie Hudgins comments that she is not in favor of the wood deck.

Jeannine Butler states that she agrees with Marjorie. Jeannine asks if they are replacing the gutters and downspouts in kind, with a different color but in-kind. **Bethan y Emenhiser** answers that is correct.

Marleen Newman comments that she agree with Marjorie and Jeannine. Marleen further adds that Google Street shows stepping stones as the sidewalk path.

Sam DeSollar concurs with Marleen as well as Jeannine and states the light fixture appears to not be original to the house and in fact small in scale. Sam states that he encourages the owner to replace them with a larger fixture or have the others repaired if possible. **Barbara Germano** states the she has removed large cast-iron fixtures with one being broken.

Derek Richey comments that this is such a nice and beautiful house that it would look a little clumsy if it just has a concrete porch. Derek adds that it would look great with the brick.

It is reiterated that the Commission has already approved the porch.

Sam DeSollar makes a motion to approve **COA-42-15** with the stipulation that **STAFF** may approve the screen around the HVAC and replacement light fixture if the original light fixture cannot be located. **Chris Sturbaum** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

5

Patty Mulvihill submits the **Proposed Findings of Fact for COA-42-15, 804 S. Woodlawn Avenue.**

1. The Commission finds that the property located at 804 S. Woodlawn Avenue is a Tutor Revival, circa 1925, located in the Elm Heights Historic District.
2. The Commission finds that the removal and replacement of the front screen door on the structure at 804 South Woodlawn Avenue is historically appropriate and consistent with both Title 8 of the Bloomington Municipal Code and the Elm Heights Historic District Design Guidelines as the replacement door will show more of the front door's wood and is being custom made so that it fits in with the current frame and door.
3. The Commission finds that in the event the original light fixtures cannot be repaired or located, the Commission grants the staff authority to work with the property owner, gaining input from the Elm Heights Historic District, to determine what is a historically appropriate light fixture which can be installed in accordance with Title 8 of the Bloomington Municipal Code.
4. The Commission finds that pouring 3 foot concrete walkway from the front door to the sidewalk and then also pouring a driveway in the rear from the alley to the garage door will not detract from the overall historic nature of the structure or the historic nature of the District, while simultaneously being compliant with Title 8 of the Bloomington Municipal Code.
5. The Commission finds that the current gutters and downspouts on the structure at 804 S. Woodlawn Avenue are non-original aluminum gutters are in a state of disrepair. The Commission further finds that replacing these deteriorated non-original gutters and downspouts with new aluminum gutters painted hunter green is appropriate with Title 8 of the Bloomington Municipal Code and the Elm Heights Historic District's Design Guidelines.
6. The Commission finds that the proposed new paint color is appropriate as it will match the already approved garage door color.
7. The Commission finds that the property owner improperly installed a new air condition unit at 804 S. Woodlawn Avenue without first having a Certificate of Appropriateness to do so. While the Elm Heights Historic District Design Guidelines call for these mechanical units to be located away from public view, the Commission finds that the unit is already installed in a manner in which it can be viewed from the public. The

Commission further finds that it will retroactively issue a Certificate of Appropriateness allowing for the unit to remain in its present condition, provided the unit is properly and effectively screened from public view; staff shall be provided the authority to determine what is and what is not an appropriate screening device for purposes of Title 8 of the Bloomington Municipal Code.

Jeannine Butler makes a motion to accept the **Proposed Findings of Fact for COA-42-15** with amendments to incorporate **STAFF** approval of the appropriate screen around the HVAC and appropriate light fixture. **Marjorie Hudgins** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

B. COA-43-15

600 W 6th St.: Greater Prospect Hill

Owner: Roxanne Flowers

Request to construct a screened area on front porch, replace a replacement window and replace wood clapboard.

Bethany Emenhiser gives her presentation. See packet for further details.

Question(s):

Marjorie Hudgins asks what happened to the clapboard siding. **Roxanne Flowers** states that it was rotted and will be replaced. Marjorie asks what it will be placed with. Roxanne states that she will be replacing with like siding.

Jeannine Butler asks if the screened in porch has already been added. **Bethany Emenhiser** states that it has.

Bethany Emenhiser states that there has been changes made to the porch that the Commission is unaware of based on the Sandborn from 1907.

Roxanne Flowers explains that the screened in porch is actually a cat cage and will house her cats. Roxanne states that the screen is actually removable and nothing is affixed.

Jeff Goldin asks what on the porch was removed. Roxanne states there were metal railings/posts that moved when someone leaned on them.

Leslie Abshier asks if the size of the windows will change. Roxanne discusses the reason for removing windows and that the size will remain the same or at least not be much bigger.

Sam DeSollar asks what the materials of the cat cage are. **Roxanne Flowers** states it is a light 1" x 1" cedar framing with light screening.

Sam DeSollar asks **Leslie Abshier** if her Neighborhood Association has reviewed this. **Bethany Emenhiser** states that they have not. Discussion is held regarding what needs to be reviewed by the Neighborhood Associations. This petition should have been reviewed by the Neighborhood Association.

Comment(s):

Leslie Abshier comments that she hopes Roxanne will come work with the Neighborhood Committee as they are pretty agreeable and can offer some input.

Marleen Newmann comments that she likes the cat aquarium.

Derek Richey asks if this was a rental property. **Roxanne Flowers** states that it was not, the property was owner occupied and the lady that she purchased this property from was born in the home.

Chris Sturbaum comments that he agrees with Leslie's comment to get involved with the neighborhood and to get to know the people.

Chris Sturbaum makes a motion to accept **COA-43-15**. **Marleen Newman** seconded. **Motion carries 6/0/0 (yes/no/abstain)**.

Patty Mulvihill submits the **Proposed Findings of Fact for COA-43-15**, 600 West 4th Street.

1. The Commission finds that the structure located at 600 West 4th Street is a Queen Anne Gabled-ell structure, circa 1898, located in the Greater Prospect Hill Historic District.
2. The Commission finds that the property owner performed work on the structure at 600 West 4th Street without having a Certificate of Appropriateness to do so in advance, which violates Title 8 of the Bloomington Municipal Code.
3. The Commission finds that the window that was removed from 600 West 4th Street was not an original window to the structure and that the replacement window in and of itself is appropriate and consistent with Title 8 of the Bloomington Municipal Code and the Greater Prospect Hill Historic District's Design Guidelines; however, the removal of the window resulted in a loss of original clapboard siding and said loss is not consistent with Title 8 of the Bloomington Municipal Code or the Design Guidelines, as such, the Commission finds that wood clapboard matching the exiting clapboard shall be required to be added to the structure in appropriate locations, as determined by STAFF.
4. The Commission finds that the creation of a screened-in porch at the



property does not detract from the historic nature of the property itself and is consistent with Title 8 of the Bloomington Municipal Code.

5. The Commission finds that the retroactive Certificate of Appropriateness may be issued for the window replacement, but only so long as the currently missing clapboard siding is replaced with new wood clapboard and trim that matches existing clapboard and trim on the structure, with STAFF determining the replacement is appropriate.

Jeannine Butler makes a motion to accept the **Proposed Findings of Fact for COA-43-15. Marleen Newman** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

V. DEMOLITION DELAY

A. Demolition Delay-15-01

512-514 S. Fess

E. 2nd St. Survey District

Bethany Emenhiser gives her presentation. See packet for further details.

Mary Krupinsu gives her presentation. See packet for further details. Mary notes that there has been several additions to this property. Mary discusses the history and design of the property.

Question(s):

Jeannine Butler asks if replacing the windows would bring them back to the Commission. **Bethany Emenhiser** answers that as long as they do not change the openings. **Lisa Abbott** states that this is not a locally designated property.

Sam DeSollar asks if the wavy siding is original to the property. Mary states that she is unsure.

Comment(s):

Marleen Newman comments that she does not like the split block and is worried about the siding.

Sam DeSollar seconds Marleen's comments and encourages the petitioners to use clapboard or cement clapboard siding, wood columns instead of fiberglass and limestone foundation block.

Derek Richey comments that this project looks good.

Chris Sturbaum reiterates the siding. Chris states a 4" clapboard would bring the house back.

Marjorie Hudgins makes a motion that today, regarding the property located at 512-514 South Fess Avenue, the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed demolition, and
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council. **Sam DeSollar** seconded. **Motion carries 5/0/0 (yes/no/abstain).**

A. Demolition Delay-15-02

320 N. Lincoln St.

Scattered site

Bethany Emenhiser gives her presentation.

John McKinney states that this either needs to be replaced or removed altogether.

Question(s):

Chris Sturbaum asks if a window was there before the door to the fire escape. **John McKinney** states that it is not for discussion this meeting but there was a window there previously. John states that they are going to frame the door way in to make a window.

Marjorie Hudgins asks if this will be ok regarding the rental permitting and egress. **Lisa Abbott** states that she would need to floor plan.

Discussion is held regarding what is and what is not in the Commissions' prevue.

Comment(s):

Marjorie Hudgins comments that she remembers when this structure was a rehab center for drug abusers. Marjorie states that this is a good solution and would love to see the stairway torn down. Marjorie further adds that the owner of this property carved many of the statues on the courthouse lawn.

Jeff Goldin comments to tear it down.

Leslie Abshier concurs with the previous comments.

Sam DeSollar comments that he concurs as well and adds to try and match the current windows as closely as possible.

Chris Sturbaum comments that this structure is a reason to designate certain buildings within a neighborhood.

John Saunders comments that he would really like to see the windows match as closely as possible.

Discussion is held regarding the windows and what materials will be used.

Marjorie Hudgins makes a motion that today, regarding the property located at 320 N. Lincoln Street, the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed demolition, and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition waiting period.

The HPC may later recommend the property for historic designation to the Common Council. **Sam DeSollar** seconded. **Motion carries 5/0/0 (yes/no/abstain).**

VI. NEW BUSINESS

Bethany Emenhiser proposes a retreat for the Commission. Bethany states that she is new and there have been recent questions regarding rules and procedures.

Discussion is held regarding when, where and for how long this retreat will be.

VII. OLD BUSINESS

A. Courthouse Square Update

Bethany Emenhiser gives her presentation. Bethany notes that there is a good mix of owners involved with this process as well as working on the Design Guidelines.

VIII. COMMISSIONERS' COMMENTS

No Commissioners' comments.

IX. PUBLIC COMMENTS

No public comment.

X. ANNOUNCEMENTS

No Announcements.

XI. ADJOURNMENT

Meeting adjourns at 6:22 pm.

END OF MINUTES

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Thursday, October 8, 2015
MINUTES

I. CALL TO ORDER

Meeting is called to order by Vice-Chairman, Chris Cockerham, at 5:15 pm.

II. ROLL CALL

Commissioners:

Doug Bruce
Jeannine Butler
Chris Cockerham
Dave Harstad
Chris Sturbaum – arrives at 5:15 pm

Advisory:

Jeff Goldin
Derek Richey

STAFF:

Lisa Abbott – HAND
Bethany Emenhiser – HAND
Jacob Franklin – HAND
Nate Nickel – PLANNING & TRANSPORTATION

Guest(s):

Tariq Kahn – Self/610 N. Lincoln St.
Frank Spence – Chris Clark/1420 S. Walnut St.

III. APPROVAL OF MINUTES

A. June 25, 2015

Doug Bruce makes a motion to approve the Minutes from June 25, 2015.
Jeannine Butler seconded. **Motion carries 5/0/0 (yes/no/abstain).**

IV. CERTIFICATES OF APPROPRIATENESS

No Certificates of Appropriateness.

V. DEMOLITION DELAY

A. Demolition Delay-15-03

610 N. Lincoln St.

Cottage Grove Survey District

Bethany Emenhiser gives her presentation. Bethany notes that this has a stop

work order placed on the property.

Discussion is held regarding what was removed from the structure prior to the stop work order.

Tariq Kahn gives his presentation and an explanation of the work that has been performed and what is remaining. Tariq adds that the siding was in horrible shape and completely rotted.

General consensus of the Commission is that the work needs to be completed, however, it would be best to come to the Commission first.

Question(s):

Jeannine Butler asks if **Tariq Kahn** is going to replace the siding below the upper windows. Tariq answers that is correct.

Discussion is held regarding matching siding on the North and South side of the structure.

Tariq Kahn explains his plans for renovating the property.

Jeff Goldin asks what type of materials will be used to repair the soffits and fascia. Tariq answers that he will be using the same materials as original to the property, which will be wood.

Comment(s):

Chris Sturbaum comments that this will be good for the house, if not done in excess.

Dave Harstad comments that this needs to be documented. Dave states this will help the Commission know what materials and design will be utilized.

Doug Bruce comments that he agrees with **Chris Sturbaum**. Dave further comments that he commends Tariq for trying to prevent further damage to the structure.

Dave Harstad makes a motion that today, regarding the property located at 610 N. Lincoln St., the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed partial demolition, and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend this property for historic designation to the

Common council. **Jeannine Butler** seconded. **Motion carries 5/0/0 (yes/no/abstain).**

B. Demolition Delay-15-04

1420 S Walnut St.
Monon Survey District

Bethany Emenhiser gives her presentation.

Frank Spence adds that he believes there has been a few columns removed from the structure.

Discussion is held regarding that had this not been on today's agenda there would have been a stop work order placed.

Question(s):

Chris Sturbaum asks if there was a contractor change on this job. **Frank Spence** states that Chris Clark has been the contractor. Chris states that it finally looks like they know what they are doing. The materials are coming together and the house is coming back.

Jeannine Butler asks **Bethany Emenhiser** if taking the brick off of the porch would have started Demo-Delay. Bethany states yes, this just happened and when the report came in there was no demolition.

Discussion is held regarding the porch and siding being added to this meeting.

Derek Richey asks what was wrong with the porch. **Frank Spence** answers that the masonry was in bad shape.

Doug Bruce asks if the owner will be reusing the limestone caps on the columns. **Frank Spence** states that they will be reused.

Comment(s):

Chris Sturbaum states that his home had a porch like this and once he got into it he realized there was a much smaller wooden porch underneath. Chris comments that maybe the same mason performed the work along the street.

Derek Richey comments that more than likely the original porch was wood. And that Sandborn images are available in color at I.U.

Doug Bruce comments that his office building had the same type of porch prior to having it removed and reconstructed to meet code.

Chris Cockerham adds that there is a lack of small homes that have been brought

up to meet code and could be used as commercial buildings.

Discussion is held regarding the specifics of the porch construction and sidings.

The agreed upon materials and or design of the structure shall be as follows:

- A. Wood siding will be replaced with in-kind wood or cement board siding.
- B. The porch brick will be replaced and the porch rebuilt as the original brick porch. The corner columns of the porch will be a little higher than before.
- C. The front window will not be reconfigured.
- D. The side window (far right (photo in packet)) covered with plywood will be a window again.

Dave Harstad makes a motion that today, regarding the property located at 1420 S. Walnut St., the Historic Preservation Commission (HPC) declares that it:

- got notice of partial demolition, and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council. **Jeannine Butler** seconded. **Motion carries 5/0/0 (yes/no/abstain).**

VI. NEW BUSINESS

Bethany Emenhiser notes that the Commissioner's should have received a procedure change regarding the way the packet gets dispersed. The packet will now be going to the historic districts neighborhood association(s) and if a scattered site, then the packet will go to all historic neighborhoods around the particular property. Bethany states that if people want they can submit public comment in writing without having to be at the meeting.

Bethany Emenhiser states that the Retreat will be in the Showers Administration Building from 9 am to 3 pm on 12.4.15.

VII. OLD BUSINESS

A. Courthouse Square Update

Bethany Emenhiser gives her report. Bethany states that communications are going well though there are some areas that need smoothed out.

VIII. COMMISSIONERS' COMMENTS

Chris Sturbaum comments that during the retreat we could talk more about how to inform people to make them more aware of when they need to come before the Historic Preservation. Chris states there could be more outreach.

Lisa Abbott comments that Bethany had mailed out an introductory letter to all who live in an historic district. Lisa further comments that with a Staff of 17 employees for all of the Department we need to think of availability.

Discussion is held regarding possibilities. It is noted that this should be discussed during the retreat.

Bethany Emenhiser adds that she is working on Preservation Month.

IX. PUBLIC COMMENTS

No public comments.

X. ANNOUNCEMENTS

No announcements.

XI. ADJOURNMENT

Meeting adjourns at 5:55 pm.

END OF MINUTES

SUMMARY

Remove old metal roof and change to an asphalt shingle to match the rest of the house.

STAFF APPROVAL COA-49-15

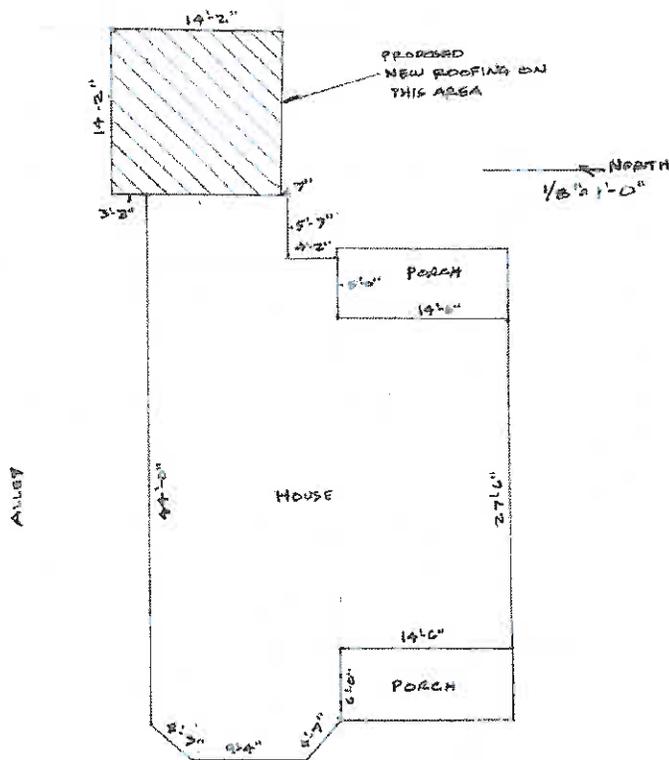
326 S. Fairview St.
Greater Prospect Hill Historic District
Owner: Kevin Potter

Contributing

House; Gabled ell, c. 1900



This is a contributing house in the Greater Prospect Hill local district. It is a c. 1900 gabled ell house. The petitioner is proposing removal of old metal roofing off a non-original addition of the house and replace with asphalt shingles to match the rest of the house. Shingles are an approved material within this district and will bring a cohesiveness to the house. Staff recommends the petitioners request for a COA permit.



APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-49-15

Date Filed: 11/16/15

Scheduled for Hearing: Staff

Address of Historic Property: 326 S. FAIRVIEW STREET Greater Prospect Hill

Petitioner's Name: KEVIN B. POTTER, P.E.

Petitioner's Address: PO BOX 5563, BLOOMINGTON, INDIANA 47404

Phone Number/e-mail: 812-325-8083 - "KEVINB.POTTER@GMAIL.COM"

Owner's Name: DAVID DEBRUCKER (CONTRACT BUYER)

Owner's Address: 326 S. FAIRVIEW STREET, BLOOMINGTON, IN 47403

Phone Number/e-mail: (812) 334-4435

(OWNER OF RECORD) - GEORGIA K. STRANGE

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. LOT 39 IN PROSPECT HILL ADDITION

2. A description of the nature of the proposed modifications or new construction:
REMOVE OLD METAL ROOFING ON 14'x14' STORAGE ROOM
ATTACHED TO SOUTHWEST CORNER - INSTALL NEW ROOF DECKING
AND ASPHALT SHINGLES TO MATCH HOUSE SHINGLES -
RE-PAINT HOUSE SAME COLOR AS EXISTING

3. A description of the materials used.
OSB ROOF SHEATHING, FELT PAPER, ASPHALT SHINGLES

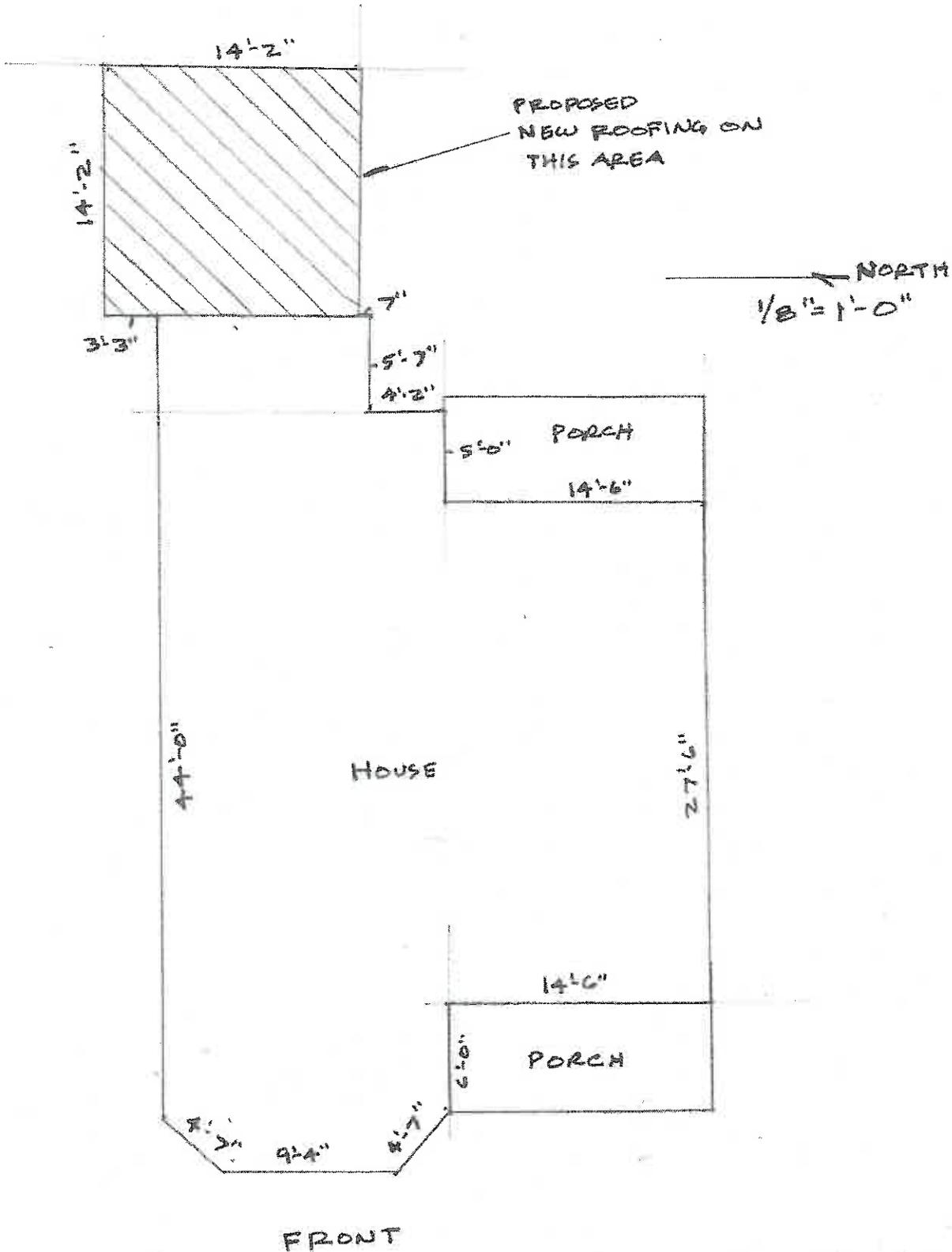
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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.

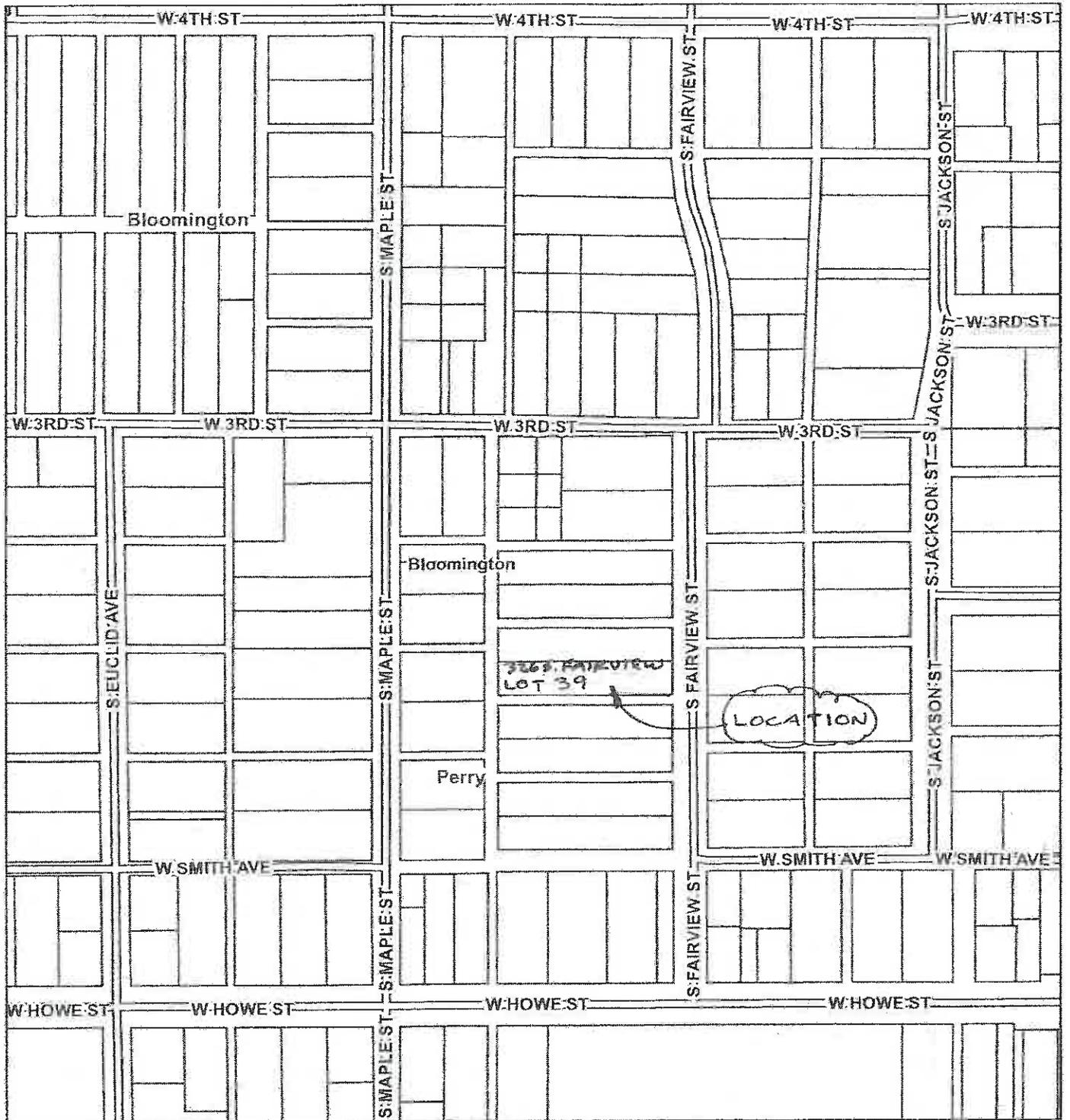
ALLEY



326 S. FAIRVIEW STREET
BLOOMINGTON, INDIANA
47403

21

Monroe County, IN

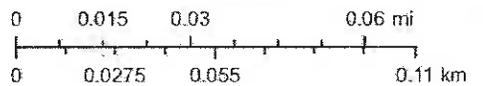


November 13, 2015

1:2,000

-  Hospitals and Rural Health Clinics (ISHD)
-  Libraries
- Road Names
- Roads**
- Hwy**
-  <Null>; 0
-  1
-  Corporate Boundaries

-  Townships
-  Parcels



22

726

RECORDED
A.M. _____ P.M. 3:28

506979

BOOK 434 PAGE 144

JUN 05 1995

WARRANTY DEED

Quintus
RECORDER MONROE CO., IN

THIS INDENTURE WITNESSETH THAT JOHN T. GOODHEART and GEORGIA K. STRANGE, husband and wife, and DANIEL PATRICK GOODHEART, of Monroe County in the State of Indiana CONVEY AND WARRANT to GEORGIA KAY STRANGE, of Monroe County, in the State of Indiana for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged the following Real Estate in Monroe County in the State of Indiana, to-wit:

Lot Number Thirty-nine (39) in PROSPECT HILL ADDITION to the City of Bloomington, Indiana, as shown by the plat thereof recorded at page 31 of Plat Book 2 in the office of the Recorder of Monroe County, Indiana.

Subject to the taxes for 1994 payable in 1995, and all subsequent times.

Subject to the Protective Covenants as recorded June 18, 1987, at page 149 of Miscellaneous Record 177 in the office of the Recorder of Monroe County, Indiana.

Subject to all easements, covenants, restrictions or encumbrances, apparent or of record.

The undersigned hereby represents that this real estate is not "property" as defined in Indiana Code 13-7-22.5-6, and is not, and has not been used as a landfill or dump, and contains no underground storage tanks or toxic or hazardous waste or materials, and that no disclosure statement under Indiana Code 13-7-22.5-1, et. seq. (Indiana Responsible Transfer Law), is required for this transaction.

IN WITNESS WHEREOF, JOHN T. GOODHEART, GEORGIA K. STRANGE and DANIEL PATRICK GOODHEART executed this Warranty Deed this 27th day of May, 1995.

John T. Goodheart
JOHN T. GOODHEART

Georgia K. Strange
GEORGIA K. STRANGE

Daniel Patrick Goodheart
DANIEL PATRICK GOODHEART

Exempt pursuant to I.C. 6-11-55-2(7).

STATE OF INDIANA)
COUNTY OF MONROE) SS:

Before me, a Notary Public, in and for said County and State, personally appeared JOHN T. GOODHEART, GEORGIA K. STRANGE, and DANIEL PATRICK GOODHEART who acknowledged the execution of this Warranty Deed and who having been duly sworn, stated that all facts set forth are true to the best of their knowledge, information and belief.

Dated this 27th day of May, 1995.



Debbie Brzoska
Debbie Brzoska
Notary Public

DULY ENTERED
FOR TAXATION

JUN - 2 1995

I reside in Monroe County, Indiana.
My commission expires: February 8, 1998.

Send Tax Statements to: Georgia Kay Strange
1104 East 1st Street
Bloomington, Indiana 47401

Marjorie Con...
Auditor Monroe County, Indiana

This instrument prepared by: James F. Bohrer, Mobile Clearing Contractor & Broker, 511 Woodcrest Drive, Post Office Box 3767, Bloomington, Indiana 47407, (317) 336-0768

#18601102fairfax.ncr

015-471660-00

23

326 SOUTH FAIRVIEW ST. - BLOOMINGTON, IN



ROOF TO BE REPLACED - NORTH



REAR ELEVATION



FRONT ELEVATIONS



ROOF TO BE REPLACED - SOUTH SIDE

SUMMARY

Create a dormer and add a light monitor on the west side of the property.

STAFF APPROVAL COA-50-15

511 W. 4th St.
Greater Prospect Hill
Petitioner: Doug Wissing

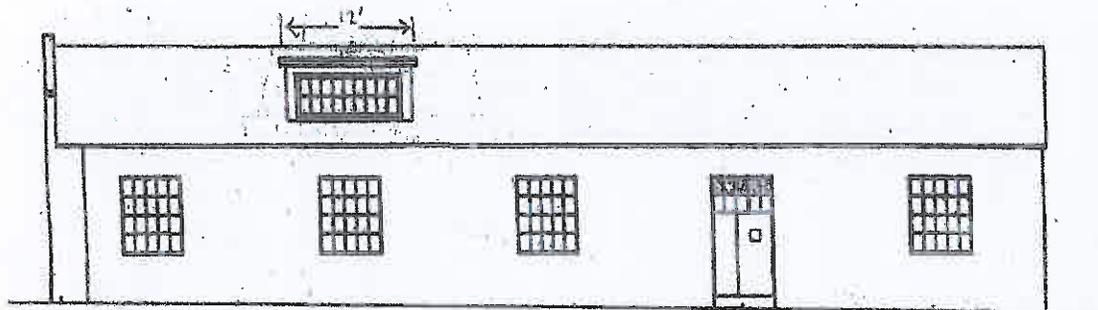
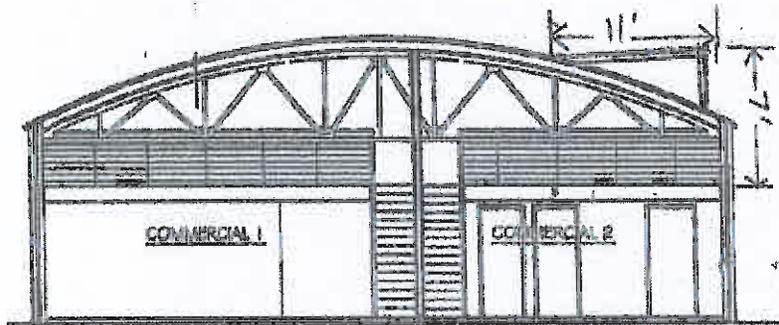
Contributing

Bloomington City Garage; Industrial, c. 1925



This is a contributing property located within the Greater Prospect Hill local district. It was historically one of the Bloomington City Garages built c. 1925. The front façade window systems are new steel-framed to match the remaining original steel windows on the rest of the building. This proposal is regarding the roof on the west alley side. The petitioner is proposing adding a 12 foot wide, 7

foot high, and 11 foot deep dormer to the roof structure for additional usable space in the suite. The dormer will be fitted with a wood aluminum-clad Quaker or Kawneer aluminum windows that match the existing window systems.



75



Here is an example of the Frosted Foods building with a similar roof and dormer system. The Greater Prospect Hill design subcommittee stated they think it will be an inconspicuous change and will fit into the building's design aesthetic well. Staff agrees with the subcommittee and recommends approval.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-50-15

Date Filed: 11/23/15

Scheduled for Hearing: Staff

Address of Historic Property: 511 W. 4th St, Bloomington, IN

Petitioner's Name: Doug Wissing

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

Phone Number: 812-360-2706

Owner's Name: Prospect Hill, LLC

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

Phone Number: 812-360-2706

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed

for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A **“Complete Application”** consists of the following:

1. A legal description of the lot.
2. Parcel # 013-63950-00 _____

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

Pursuant to the Building Permit #200990800, a light monitor approximately 12’ wide will be added to the Prospect Hill Place west commercial suite, to provide more light and usable floor space on the existing mezzanine floor. The light monitor will face an alley, and is congruent with other light monitors and dormers on similar structures, such as the Frosted Foods Building and the Johnson Creamery Building.

3. A description of the materials used.

Utilizing plans developed by Kirkwood Design Studio, Jon Racek and engineer Kevin Potter, the light monitor will be framed with standard materials, clad in MDF board, with a rubber membrane roof. The windows will be wood aluminum-clad Quaker or aluminum Kawneer windows esthetically harmonious with the current Prospect Hill Place windows.

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

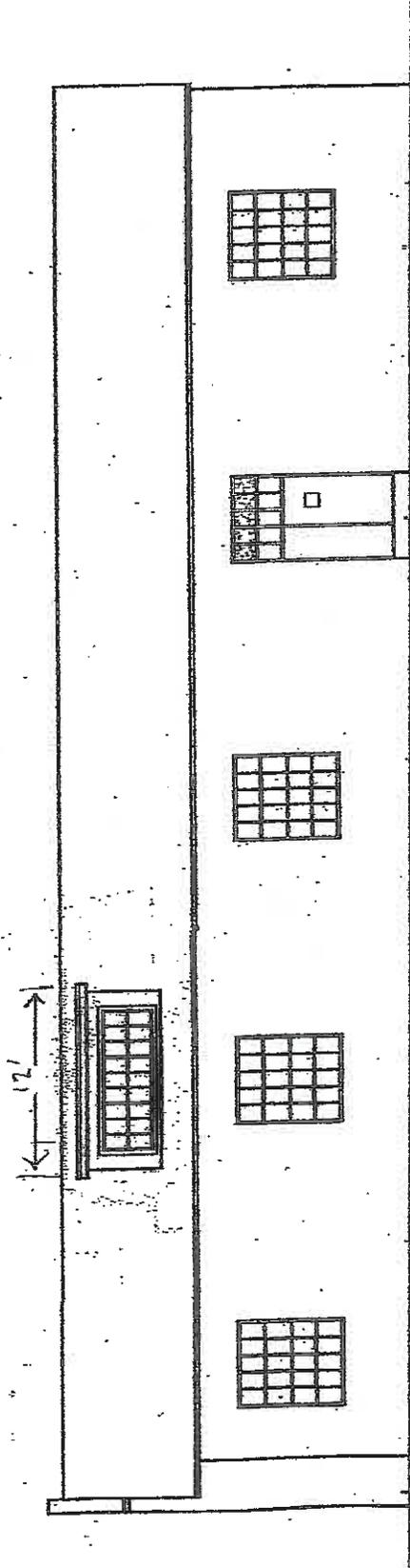
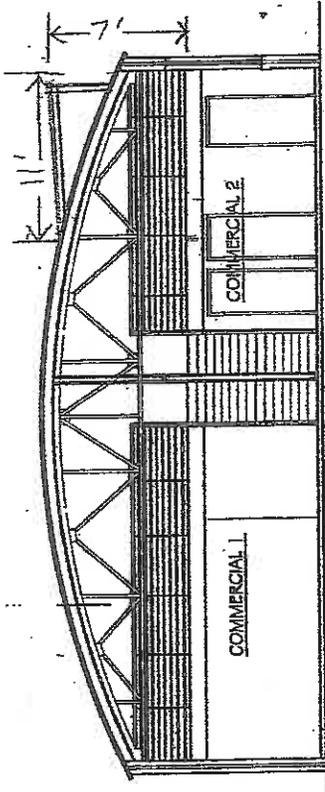
5. Include a scaled drawing, survey or geographic information system map showing the footprint of

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.

NORTH SECTION



PROPOSED
WEST ELEVATION



Monroe County Building Department

Courthouse Rm 310
Bloomington, IN 47404
(812) 349-2580

BUILDING PERMIT

Permit Date: 08/28/2009

Permit #: 20090800

Address: 511 4TH ST W

Lot #: 1

Parcel #: 013-63950-00

Subdivision: N/A

Township: BL-32

Scope of Work: COMMERCIAL REMODEL

Square Footage Finished: 0

Unfinished: 0

Owner: PROSPECT HILL LLC

Telephone: - -

Contractor: TO BE DETERMINED

A permit to erect and/or modify a structure upon payment of a fee of \$81.00 is hereby granted. Receipt number: 27389

The undersigned hereby certifies that the statement and drawings submitted are true and correct, agrees to perform the work covered by the permit in conformity with the applicable laws, regulations, and ordinances; and to comply with, and conform to, the deed and plat restrictions of the lot herein named. The undersigned here by acknowledges that it is illegal to occupy any new or remodeled structure prior to the issuance by the Monroe County Building Department of a CERTIFICATE OF OCCUPANCY AND COMPLIANCE for the structure and that a civil penalty of up to Two Hundred Fifty Dollars (\$250.00) per day for each violation which exists may be levied against the undersigned and/or the responsible party. The undersigned hereby further agrees that he/she will not occupy the structure prior the issuance by the Monroe County Building Commissioner of a CERTIFICATE OF OCCUPANCY AND COMPLIANCE for the project. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE ORIGINAL APPLICATION A NEW PERMIT WILL BE REQUIRED.

Owner/Agent: _____

Jim Gerstbauer
Monroe County Building Commissioner

Sara J. Daughoff
Clerk

Approved by State Board of Accounts for Monroe County, 2001

City of Bloomington
Fire Department



Mayor Mark Kruzan
Fire Chief Roger Kerr

Bloomington Fire Department
300 E. 4th Street
Bloomington, IN 47402

(812) 332-9763
(812) 332-9764 FAX

Date: 08/24/2009

Building Dept App#: 44523

State Release #:

City Planning #: C09-471

Project:

Applicant:

Project Hill Place
511 W 4th St.
Bloomington IN 47404

Doug Wissunj
P.O. Box 1683
Bloomington IN 47402
812-360-2706

I have reviewed the drawings for the above project.

This project is released by the Bloomington Fire department with conditions:

This is adding a Upper level window. No requirements from the Fire Department.

Note: Release of this project by this office does not constitute a final approval from any other city or county agencies (i.e. Planning Department, Building Department, Health Department or City Utilities Department). All projects are subject to inspection and must meet the current Building and Fire Codes.

Sincerely,

Tim Clapp
Bloomington Fire Department
Fire Inspection Officer
(812) 349-3889 (O)
(812) 349-3885 (F)
E-mail: clappt@bloomington.in.gov



City of Bloomington
Planning Department

Certificate of Zoning Compliance

Application #: C09-471

Date: Thursday, August 27, 2009

Property Address: 511 W. 4th Street Bloomington 32SE
Township Section #

Zoning: CD

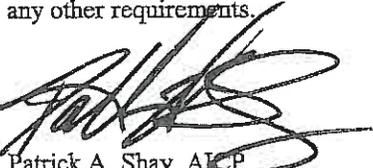
Proposed Use: Commercial - Remodel

The attached plans have been reviewed for compliance with applicable provisions of Title 20, Bloomington Unified Development Ordinance, and conformance with the terms of any approvals which have been granted under authority of the Ordinance. The Planning Department finds the plans to be in compliance:

- As submitted
- With modifications or conditions as follows:

1. This permit authorizes a new light monitor structure to be added to the roof structure of the building. No new square footage is approved with this permit.
- 2.
- 3.
- 4.

This Certificate of Zoning Compliance pertains only to the attached plans and the specific use proposed, exactly as submitted and reviewed. This Certificate does not constitute the issuance of any required permit nor exempt the property from compliance with any other requirements.


Patrick A. Shay, AICP
Development Review Manager
City of Bloomington
Planning Department

APPLICATION TO RENEW AN EXPIRED PERMIT

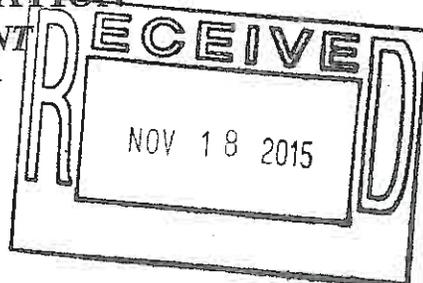
ALTERATION / REPAIR PERMIT APPLICATION

MONROE COUNTY BUILDING DEPARTMENT

501 N. Morton Rm 220-B, Bloomington, Indiana 47404

Phone Number: (812) 349-2580 FAX: (812) 349-2967

http://www.co.monroe.in.us/buildingdept.html



44-523
BL

Updating Permit

Project Address: _____
Street City, State Zip

Township: _____ Parcel #: _____ Section #: _____

Subdivision: _____ Lot #: _____

Applicant Name: Doug Wissling Phone #: 812 360 2706

Property Owner: Prospect Hill LLC Phone #: _____

Address: PO Box 1683 Bloomington IN 47402
Street City, State Zip

Electrical Contractor: (if applicable) _____
Monroe County License No.: _____ Phone #: _____

Plumbing Contractor: (if applicable) _____
Mo. Co. Registration No.: _____

General Contractor: _____

WORK BEING PERFORMED: Add c
_____ entered as _____
_____ Comm-remodel _____
_____ _____
_____ renewing permit? _____

The applicant hereby certifies and agrees as follows: (1) information that I have furnished is complete and correct application, Monroe County may revoke any permit issued if I do not comply with all Monroe County ordinances, the Indiana Building Code & grant Monroe County officials the right to enter onto the property for inspection & posting notices (4) I am authorized to make this application

on in this
ee to
ode (IPC)
permitted

Signature [Signature] Date: 11/17/15
Owner/Applicant (signature must be legible)



Douglas Wissing <douglaswissing@gmail.com>

prospect hill place permit

1 message

Douglas Wissing <douglaswissing@gmail.com>

Fri, Apr 29, 2011 at 6:16 PM

To: shayp@bloomington.in.gov

Hi Pat-

Just following up to see if you had time to get with Sarah at Building Dept. about the permit.

Best,
Doug Wissing

*Pat May 2, 11
Good till May 2, 12*





Frosted Foods example

Memo

To: Historic Preservation Commission
FROM: Lisa Abbott, Director, HAND
DATE: December 4, 2014
RE: Certificate of Appropriateness #47-15

Petitioner, Flaherty & Collins Properties, is requesting that their petition be continued to the next meeting. Extensions of time must be mutually agreed upon by the Petitioner and the Commission (I.C. 36-11-12/BMC 8.08.020(c)). Staff is respectfully requesting that the Commission approve this request.

SUMMARY

Installation of a new phase of a solar system on the ^{West} south face of the hipped roof.

COA-48-15

918 E. University St.
Elm Heights
Petitioner: Richard Durisen

Contributing

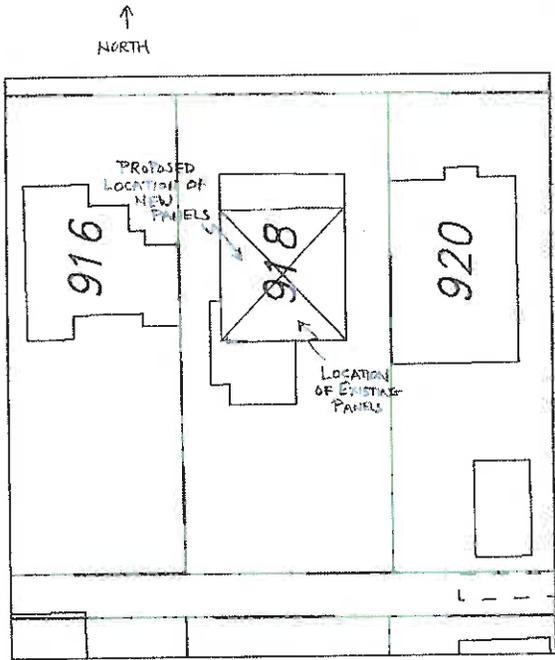
House; American Foursquare, c. 1930



This is a c. 1930 American foursquare with a pyramidal rood. The property is located within the Elm Heights local historic district. This is a proposal for installation of solar panels on the west side of the roof. Solar panels already exist on the south back side of the roof. The roofing material is a replacement asphalt roof. Below is a view of the current solar panels visibility, the proposed location and visibility from the public right of way.

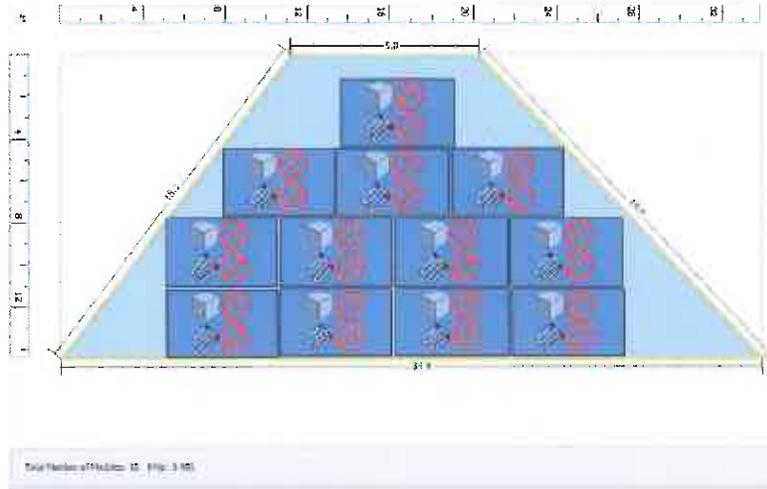


To the left is an image from the ground view of the existing solar panels. They currently are visible from an improved alley.





12 panel roof layout



Approximate layout for 12 modules on west facing roof:

Mann Energy Company (MPI) Solar will be doing the work. There are 12 panels proposed, but the top panel may be replaced by a solar attic fan and in that case there would only be 11 panels. The panels will be thinner than the previous panels installed 5 years ago. Below are the specs for the new panels.

Sunmodule⁺ Plus
SW 285 MONO (33mm frame)

- Full power certified, lowest measuring tolerance in industry
- Every component is tested to meet 3 times IEC requirements
- Designed to withstand heavy accumulations of snow and ice
- Sunmodule⁺ Plus: Positive performance tolerance
- 25-year linear performance warranty and 10-year product warranty
- Glass with anti-reflective coating

World class quality
Fully automated production lines and seamless monitoring of the process and materials ensure the quality that the company sets as its benchmark for its sites worldwide.

Sunmodule Plus Sorting
Plus-Sorting guarantees highest system efficiency. SolarWorld only delivers modules that have greater than or equal to the nameplate rated power.

25-year linear performance guarantee and extension of product warranty to 10 years
SolarWorld guarantees a maximum performance degradation of 0.7% p.a. in the course of 25 years, a significant added value compared to the free-plate warranties common in the industry, along with our industry-first 10-year product warranty.

For accordance with the applicable national standards, please refer to the product literature.

41

The proposed solar panels will match the pyramidal shape and slope and will be visible from the public way but will not remove historic fabric. The Elm Heights design guidelines were written with integrating green initiatives into existing fabric. The project will be a project that will take advantage of the 30% Federal tax credit. Can should be taken with installation so it remain reversible at any time. Staff recommend approval of this project.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA - 48 - 15

Date Filed: November 11, 2015

Scheduled for Hearing: Dec. 10, 2015

NOTE: We want to complete this project in the 2015 calendar year to obtain a 30% federal tax credit on the solar installation. We hope the approval can be expedited.

Address of Historic Property: 918 E. University St.

Petitioner's Name: Richard H. Durisen

Petitioner's Address: Same

Phone Number/e-mail: (812) 334-3000 / durisen@indiana.edu

Owner's Name: Same

Owner's Address: _____

Phone Number/e-mail: _____

Instructions to Petitioners

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

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

43

A "Complete Application" consists of the following:

1. A legal description of the lot. _____ Lot Number 3 in Lynn B. Lewis Addition _____

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

In 2010, we installed solar grid-tied PV panels (Figure 1) on the south-facing hip of the second-story hipped roof of our prairie four-square home. These old panels are only visible with difficulty from the back of the house. We now propose to enhance this solar PV system by adding panels to the west hip of the roof (Figure 2). The west hip is only somewhat visible from University Street from limited directions (Figures 3, 4, and 5). It is not visible when looking south standing in front of our house at the street level (Figure 3). Prior to installing the new panels, we will re-shingle the west hip so that the roof beneath the new solar panels will not need replacing before the panels themselves. The rest of the upper roof does not need to be re-shingled at this time. We did similar re-shingling for the hip with the south-facing panels, and we would again match the shingles with the rest of the house. The new array, like the old one, will follow the contour and slope of the roof (Figure 1) to minimize visual impact as required by the Elm Heights Historic District guidelines. A sketch of the proposed new system is shown in Figure 6. The installation will be done by MPI Solar (Mann Energy Company). The installation of this new array will triple the nominal (full illumination) power capacity of our system and will represent a major improvement in the energy efficiency and sustainability of our home. These panels will also be grid-tied. Mounting on the west hip reduces overall electrical production (compared to a south hip mounting) by an estimated 15%, but there is no other practical location for us to expand solar PV capacity on our property due to shading by houses and trees. We get good Sun on the west hip from mid-morning through an hour before sunset, especially in the spring and summer.

3. A description of the materials used.

The solar panels we will be using are shown in Figure 7 below. The new shingles will be consistent in color and texture with the standard shingles on the rest of the house.

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.

df

FIGURE 1: A view from our back yard of our old (2010) solar PV installation. The new panels will be somewhat smaller and thinner and will cover somewhat more of the roof area.



FIGURE 2: Line drawing of the structure on the lot. Our address is 918 E. University Street. The cross indicates the second-story hipped roof area. The existing panels are on the south-facing hip. University Street runs along the North edge of the property. The southern part of the house faces the backs of houses on First Street. The proposed location of the new panels, on the west-facing hip, is shown in the diagram.

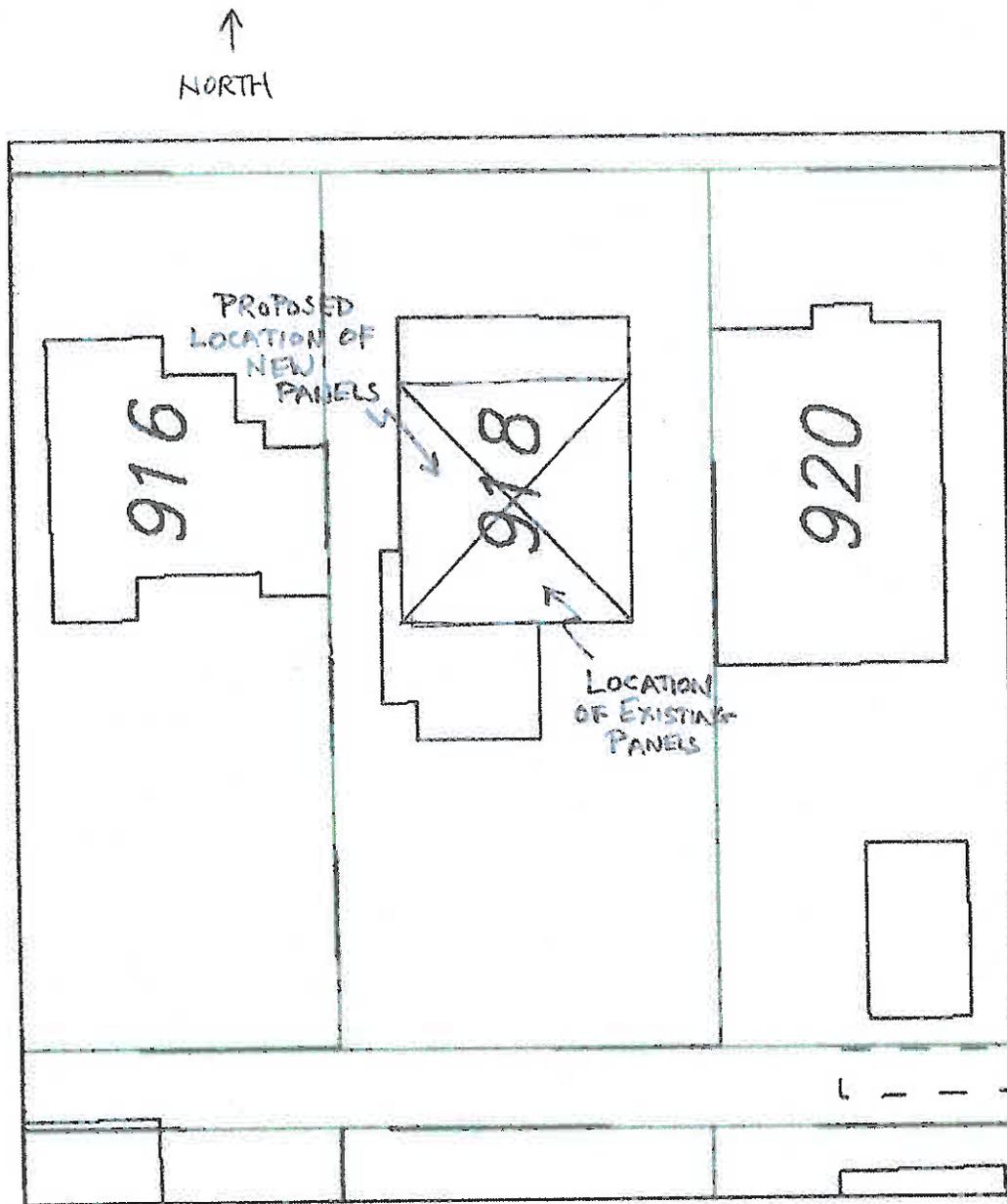


FIGURE 3: View of the front of the house from University Street looking south. The west hip of the upper roof section is on the right. From this position, the array will not be visible.



FIGURE 4: View of the west side of the house from University Street on sidewalk in front of the neighbor's house to the west. From this direction, the array will only be visible on the west-facing hip edge-on, because the array will follow the contour/slope of the roof as suggested by the Historic District guidelines.



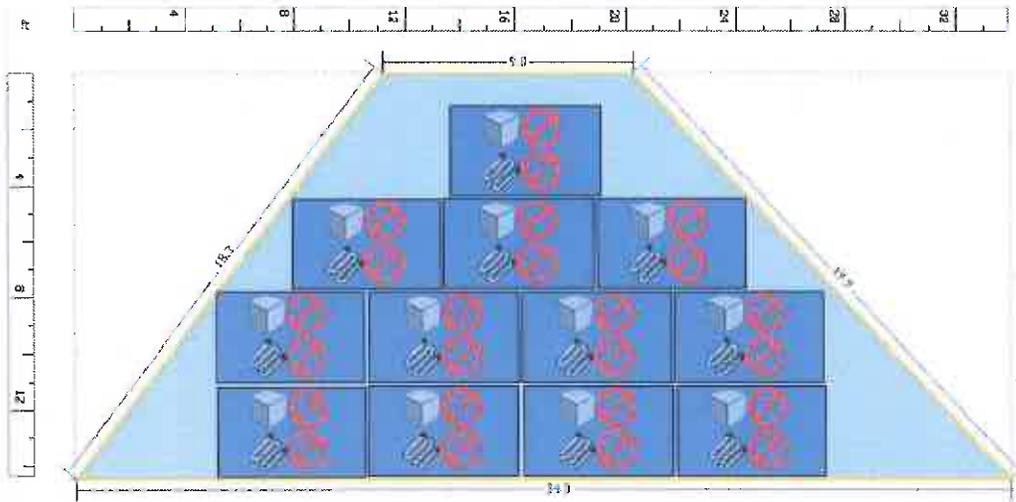
FIGURE 5: This is a view from University Street where the new array will be most visible. Here, the west-facing hip is illuminated by the afternoon Sun. As you move further down the block, our neighbor's house blocks the view of the array.



FIGURE 6: Sketch of the solar panel array as proposed by MPI Solar (Mann Energy Company). This array will have more panels than the existing array because, due to advances in technology, the individual panels are smaller and thinner than those installed five years ago. A solar attic fan may replace the topmost unit. In that case, there will be only eleven solar PV modules, not twelve. The attic fan would replace the existing whirligig visible in Figure 5.



12 panel roof layout



Total Number of Modules: 12 - http://3-420

Approximate layout for 12 modules on west facing roof;

50

DEMOLITION DELAY-15-10

Summary

Full Demolition.

1312-1314 N. Washington St.

Contributing

105-055-35266

House; Minimal Ranch, c. 1960

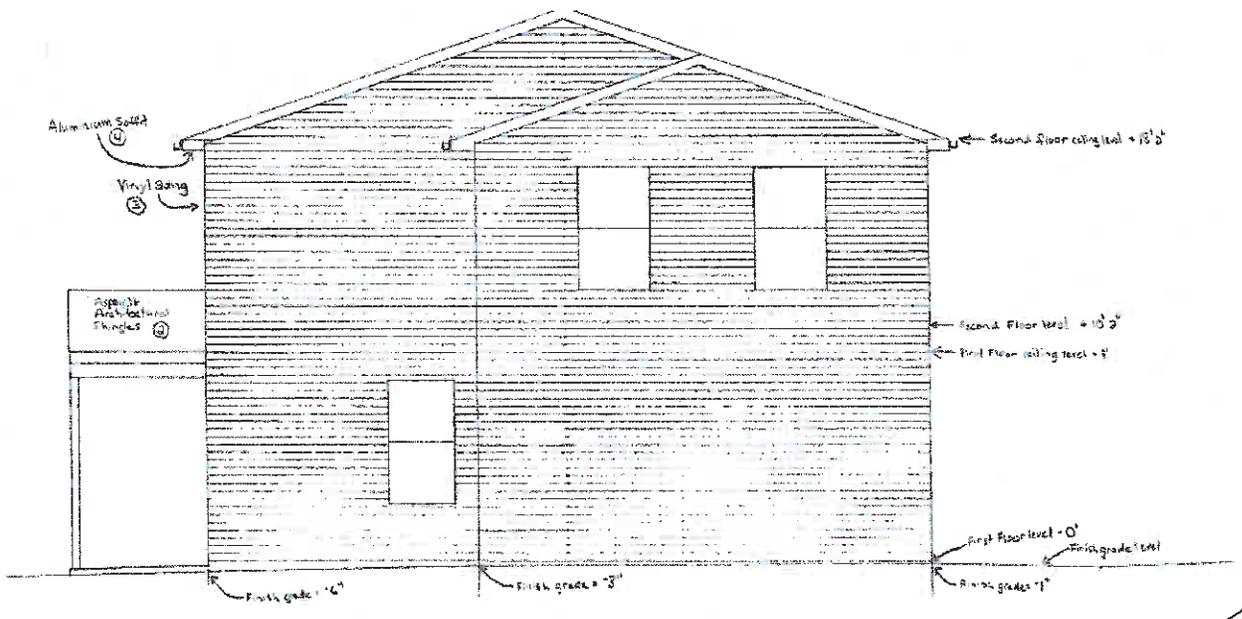
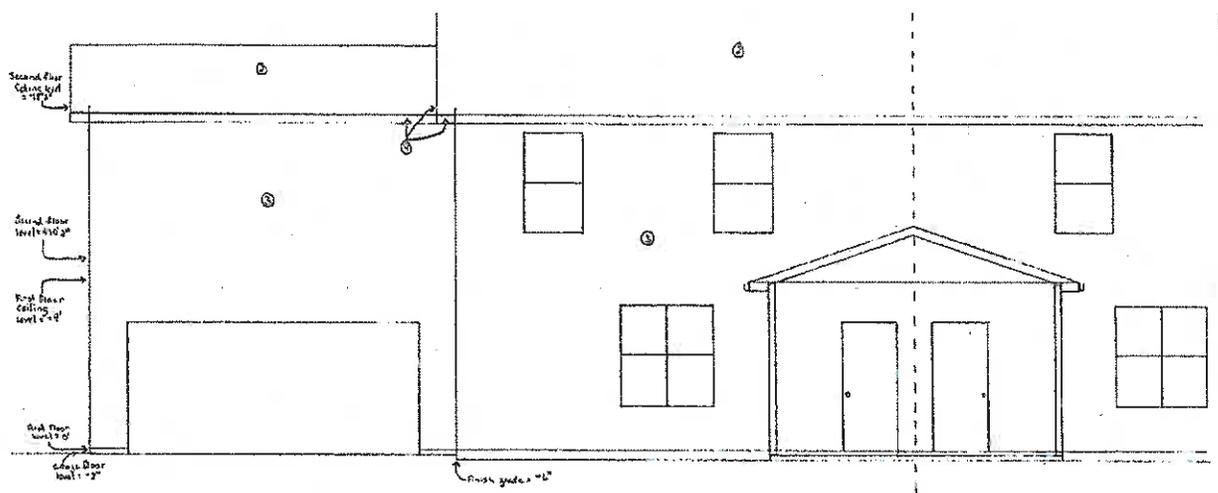
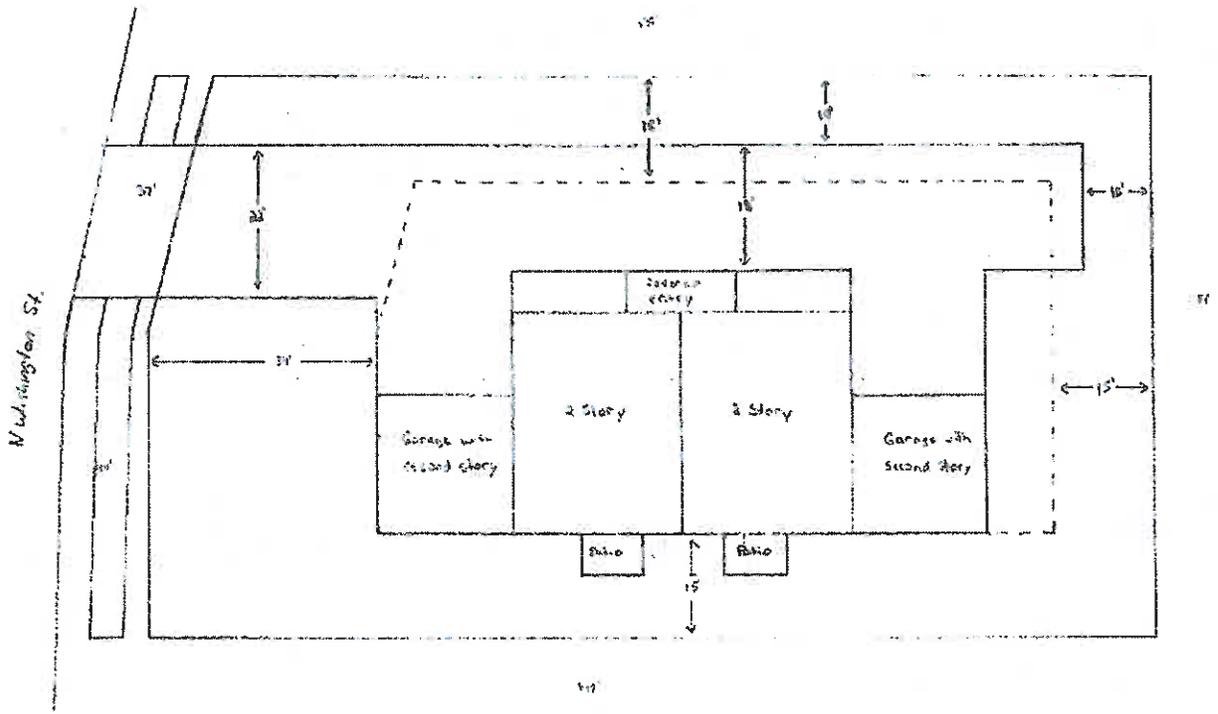


EXISTING CONDITIONS: This is a one-story c. 1960 brick minimal ranch with a hipped roof. It retains an original front door, but the windows are all replacement visible from the public way. The current footprint is 2,426 sq. feet. It is a duplex with an enclosed garage on the north side. This section of the street retains various types of intact mid-century style homes in a mix of materials with square footage around the 2000 square foot mark. It is a street mixed with rentals and owner occupied houses. This is a proposal for full demolition.

PROPOSED: After demolition, the petitioner plans to construct a duplex in its place. The proposal will increase the footprint square footage, as well as add a story. It will be just under 3,000 square feet and have an added

second story and two garages. The materials planned are vinyl windows, siding and asphalt architectural shingles. This proposed building will be out of character for the street and although the structure has been altered, it still maintains the form from the era of construction and fits into the area well. The proposed new construction will also change the street view and will be a side view of the house, which will change the streetscape.

52



93

No neighborhood association

C15-659

57629
BL
11-5-15

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT

501 N. Morton St RM 220-B, Bloomington, Indiana 47404

1 of 2

Phone Number: (812) 349-2580 FAX: (812) 349-2967

http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. ^{036.000-285} ⁰⁰⁹⁻⁰⁰⁵ 53-05-28-300-025 Subdivision Miller Courts Lot No. 32, 1/2 of 31
Project Address 1312 + 1314 N. Washington St. City Bloomington Zip Code 47408
Township _____ Section No. _____

Property Owners Name Abram J. Schultz Phone No. (812) 325-5171
Property Owners Address 872 S. Romans Way City Bloomington Zip Code 47401

Applicants Name Abram J. Schultz Phone No. (812) 325-5171
Applicants Address 872 S. Romans Way City Bloomington Zip Code 47401

General Contractor _____ Phone No. _____

Please check applicable boxes and fill in blanks as required:

Proposed Work: New Construction Addition Remodel (area) _____ Other (explain) _____
Rental: Yes No Flood Plain: Yes No Sink Holes: Yes No Watershed: Yes No
Building use (i.e. personal residence, duplex storage bldg., barn, garage, etc., (explain) _____

Total number of bedrooms 10 Number of residential units 2 Estimated construction cost (census) 250K
Total Square Footage of proposed structure 4800
First floor square footage 1600 Garage Carport square footage 800 Attached Detached
Second floor square footage 2400 Covered Deck(s)/Porch(s) square footage 96
Third floor square footage _____ Other Floor square footage (explain) _____
Basement square footage _____ Grading area (area of soil disruption) 6000 sq ft
Elevated deck (>30") square footage _____

Driveway Permit No. _____ State of Indiana Monroe County City of Bloomington
Wastewater system to be connected to: City of Bloomington Sewer Other sanitary system
Septic System: Permit no. _____ Number of bedrooms on permit _____

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant: Abram J. Schultz Date: 11-5-15

59



CITY OF BLOOMINGTON
Planning and Transportation Department
 401 N. Morton St., Bloomington, Indiana 47404



Phone: 812-349-3423

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Email: planning@bloomington.in.gov

APPLICATION FOR GRADING PERMIT

Project Location/Address: 1312 + 1314 N. Washington St.

Owner:	<u>Abraham J. Schultz</u>	Contractor:	_____
Address:	<u>872 S. Romans Way</u>	Address:	_____
	<u>Bloomington, IN 47401</u>		_____
Phone No.:	<u>(812) 325-5171</u>	Phone No.:	_____
Contact Person:	<u>Abe Schultz</u>	Contact Person:	_____
Email Address:	<u>abeschultz@sbeglobal.net</u>	Email Address:	_____

Is the project located in a Floodplain? Yes No
 Does the project exceed 1 acre? Yes No
 Total acreage to the 10th of an acre _____

If you answered yes to either of the questions above, do you have the appropriate approvals from the Indiana Department of Natural Resources (IDNR)? Yes No

- The following shall be submitted with each application, if applicable:
- 1). Complete sets of plans (see checklist section for details)
 - 2). Completed ROW Excavation permit application
 - 3). Erosion Control cost estimate. Once approved, a bond will be required prior to permit issuance
 - 4). Construction Schedule for project (required)

*Approval by City of Bloomington Utilities is required prior to permit issuance

(OFFICE USE ONLY)

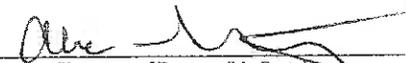
Application #: _____
 Permit Fee: \$ _____
 Date Issued: _____
 Permit Reviewer: _____

Plan Checklist:

- Scale, Date, Preparation Date
- Existing & proposed contours, structures and improvements
- Landscape Plan with existing and proposed vegetation
- Location of any protected environmental features
- Location and type of Erosion Control measures (i.e. silt fence, straw bales, rip rap, check dams)
- Location of construction entrance (only one allowed)
- Location of stockpile area

Erosion Control Responsibility

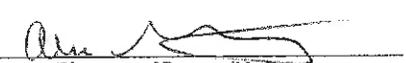
As outlined in Bloomington Municipal Code Section 20.05.040 entitled Environmental Standards; Siltation and Erosion Prevention: In this section, I designate myself the responsible party for all erosion control measures. This indicates my compliance with the Erosion Control Chapter and binds myself to all regulations contained therein. This is in effect until the project is completed or a new Memorandum of Erosion Control Responsibility is filed with the authorized representative of the City Planning and Transportation Department.

	<u>Abe Schultz</u>	<u>11-10-15</u>
(Signature of Responsible Party)	(Print Name)	(Date)

Certification

(1) I am authorized to make this application. (2) I have read this application and attest that the information which has been furnished (including that contained in the plans) is correct. (3) The plans that have been furnished to the City Planning and Transportation Department are the basis upon which the City of Bloomington is entitled to act in issuing or revoking any permit for grading. (4) If there is any misrepresentation in this permit or any associated documents, the City of Bloomington may revoke said permit issued based upon this misinformation. (5) I agree to comply with all City of Bloomington Ordinances, permit conditions and State Statutes, which regulate the grading of property. (6) I will abide by all City of Bloomington inspections and conditions of approval. (7) I will have the approved permit and plans (or copies) on the job site at all times.

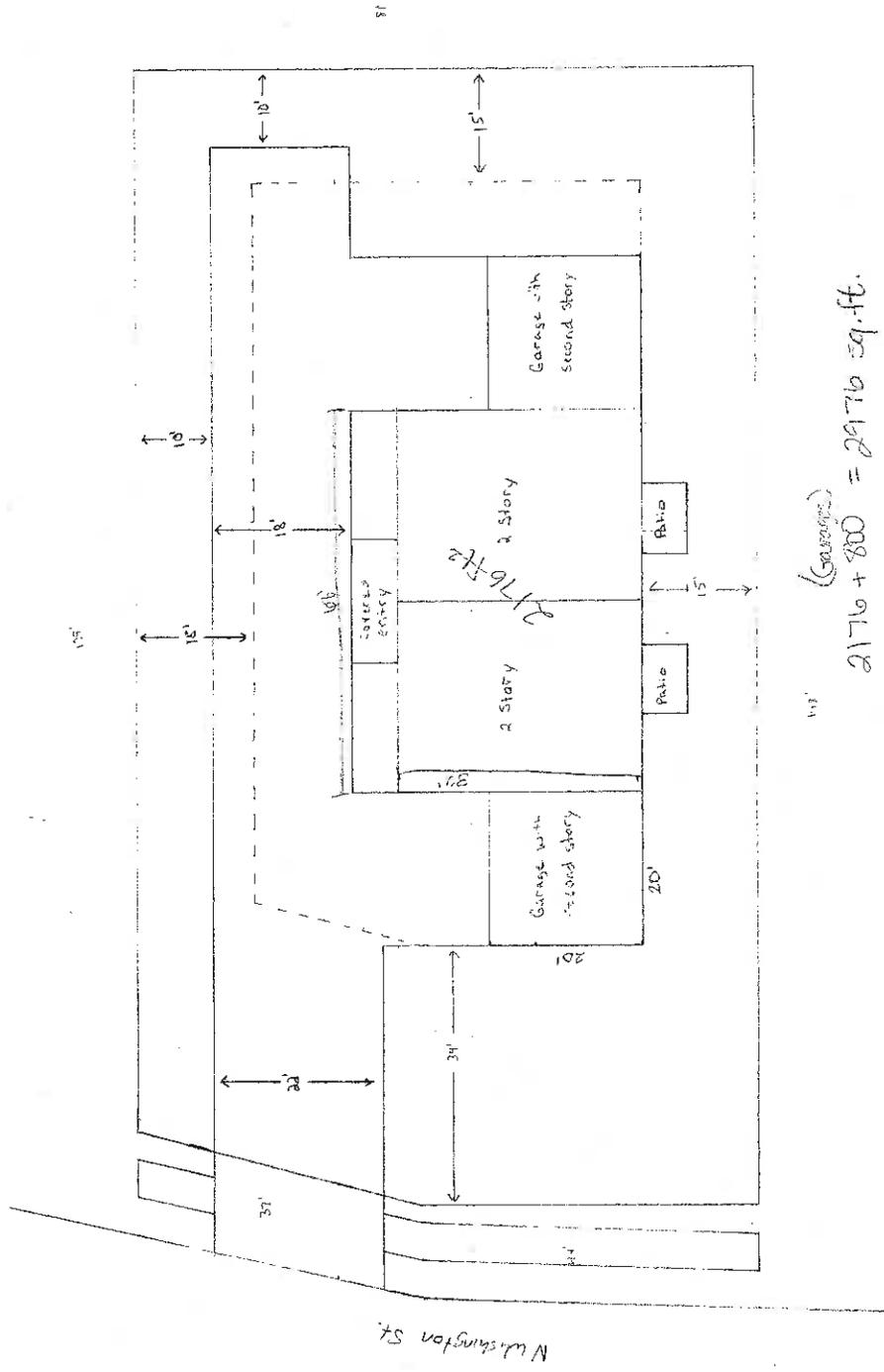
I agree to the above mentioned criteria as well as the City Planning and Transportation Department's Certificate of Zoning Compliance (see attached).

	<u>Abe Schultz</u>	<u>11-10-15</u>
(Signature of Responsible Party)	(Print Name)	(Date)

56

Demo below
 15-10
 Demo below
 15-10
 Site plan 1312 + 1314 N. Washington St.
 Owner: Abram Skultz
 Survey # 105-055-352a6b

Scale 1/8" = 1'
 Revised 11-1-15
 Current Sq. footage
 2426 sq. ft.
 ↓
 2976 sq. ft.



(Garage)
 $2176 + 800 = 2976 \text{ sq. ft.}$
 Surrounding around 2000

1312 + 1314 N. Washington St.

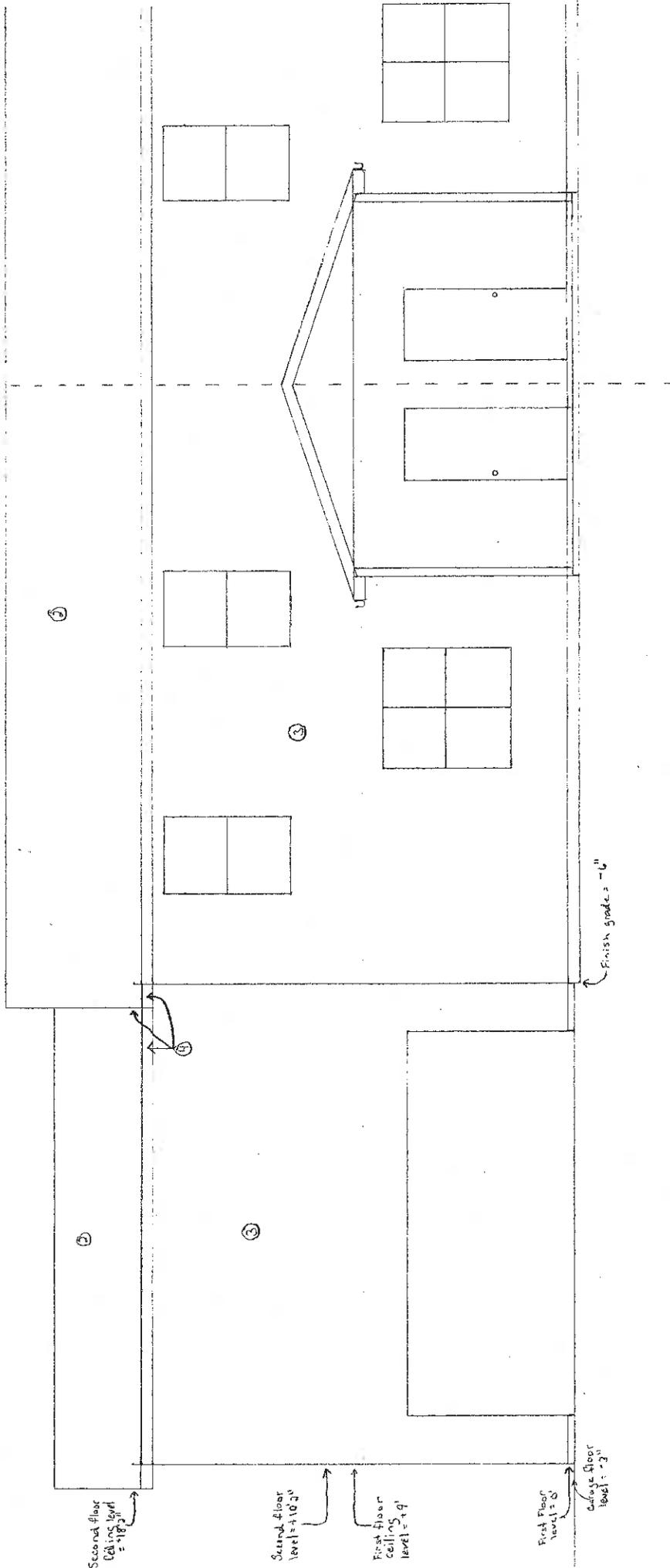
North Elevation

Scale: 1/4" = 1'

Notes:

- ① The undown portion of the building is a mirror image of itself off of the centerline.
- ② All roofs to consist of 1/2" OSB decking with synthetic underlayment and architectural asphalt shingles w/ridge vent.
- ③ All exterior walls to consist of 7/8" OSB sheathing, house wrap, and horizontal lap vinyl siding.
- ④ All fascia boards and fly rafters to be wrapped with aluminum. Soffits will be aluminum with vents.

Centerline of building



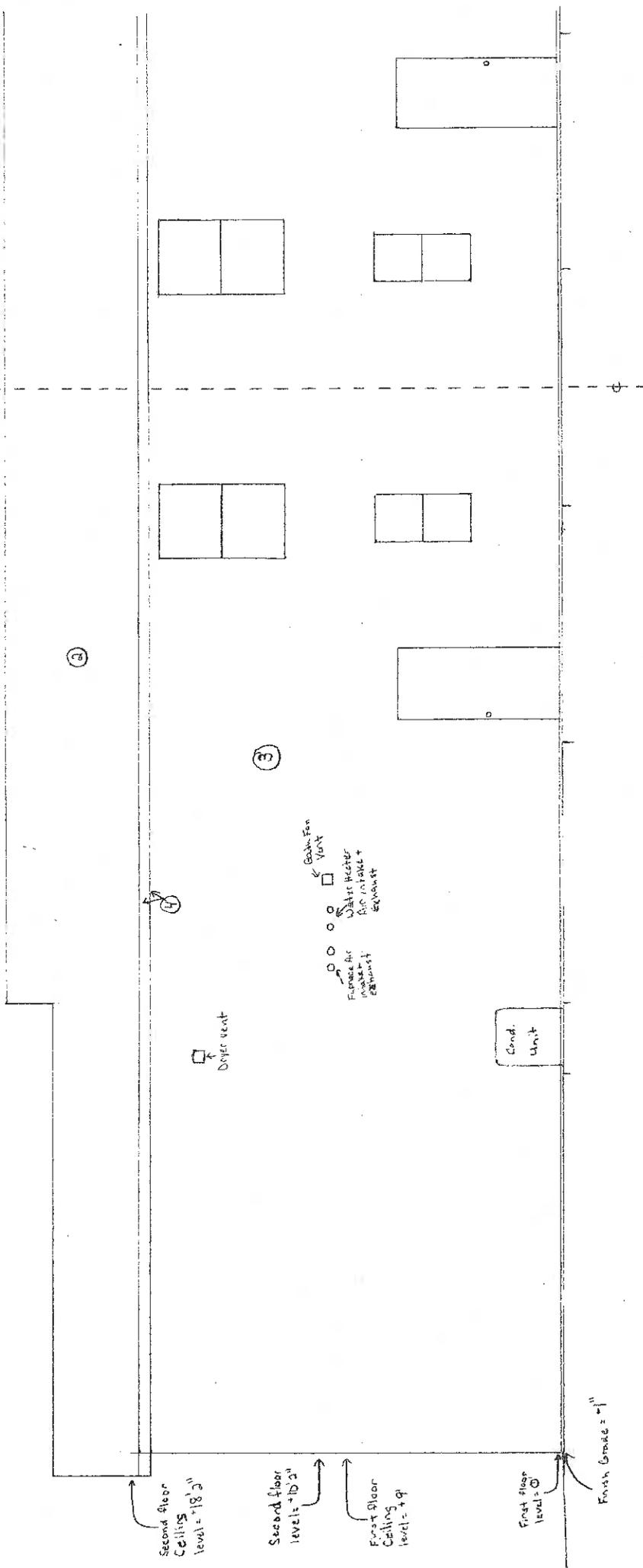
1313 + 1314 N Washington St.

South Elevations

Scale 1/4" = 1'

See Note key on North Elevation

Centerline of buildings
①



Second floor Ceiling level = +18.2'

Second floor level = +10.2'

First floor Ceiling level = +9'

First floor level = 0'

Finish Grade = 1'

RS

1312+1314 N. Washington St.

Scale: 1/4" = 1'

11-11-15

West Elevation (East Elevation = Mirror Image)

See notes on North Elevation

