BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, August 24, 2017
5:00 P.M.
AMENDED AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. August 10, 2017

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

Commission Review

A. COA-17-60

508 S. Maple Street: Greater Prospect Hill
Petitioner: Maria Karina Pazos
Extension of kitchen window to return to original opening size. Addition of two aluminum awnings on north façade to match other windows of home. Leveling of driveway with concrete and limestone.

B. COA-17-61

335 S. Euclid: Greater Prospect Hill
Petitioner: Chris Sturbaum
South-side window work. Shortening of kitchen window; 30" x 24" space beneath to be replaced with matching aluminum siding. Bath window to be replaced with vinyl window of same size.

C. COA-17-62

COA 17-62
629 S. Woodlawn Avenue: Elm Heights
Petitioner: Jon C. Thompson
Replacement of all second floor windows with solid wood Pella windows matched to original dimensions and character. Trim will be saved when possible, but replaced to same cedar dimensions and character where necessary.

DEMOLITION DELAY

Staff Review

Commission Review

V. NEW BUSINESS

VI. OLD BUSINESS

COA-17-59 – approved 08/10/2017

1008 S. Rogers review – Marc Cornett

VII. COMMISSIONERS' COMMENTS

217 W. 6th Street

VIII. PUBLIC COMMENTS

IX. ANNOUNCEMENTS

X. ADJOURNMENT

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

Next meeting date is Thursday, September 14, 2017 at 5:00 p.m.

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday, August 10, 2017
5:00 P.M.
MINUTES

I. CALL TO ORDER

John Saunders called the meeting to order at 5:05pm.

II. ROLL CALL

Commissioners
Kelsey Maas
Leslie Abshier
Flavia Burrell – arrived at 5:09 pm.
Jeff Goldin – left meeting at 5:50 pm.
John Saunders
Jeannine Butler

Advisory
Duncan Campbell
Derek Richey

Staff
Jaqueline Scanlan - Planning
Philippa Guthrie - Legal
Doris Sims – HAND
Alison Kimmel – HAND

Guests
Craig Pryde
Jon Fielder
Daniel Oh
Mitchell Oh
Steve Brehab
Kevin Robling
Marc Cornett
Nicholas Carder

III. APPROVAL OF MINUTES

A. July 27, 2017

Jeff Goldin made a motion to approve minutes. **Jeannine Butler** seconded. **Motion carried 5/0/0.**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review
A. COA-17-54
208 S. Dunn St.: Great Restaurant Row

Petitioner: Danny Boy Draft Works
Installation of three wall signs measuring 60"x20", 24"x84" and 48"x30".

Doris Sims gave presentation. See packet for details.

B. COA-17-55
701 S. Ballantine Rd.: Elm Heights
Petitioner: Jennifer Schopf and Jon Fiedler
Remove and replace partial stone wall with Brown County Stone in a two tiered system approximately 2 feet high by 18 inches wide with 3 feet between tiers. Existing pipe railing to be replaced by wrought iron railing.

Doris Sims gave presentation. See packet for details.

Commission Review
A. COA-17-56
212 S. Grant St.: Greater Restaurant Row
Petitioner: Annex Student Living
New construction of two mixed use buildings with Original Plat Lots 9 and 10 in historic district, northwest corner located within the local historic district.

Doris Sims gave presentation. See packet for details.

Kevin Robling introduced himself. He stated he was hired by Annex Student Living. They withdrew their previous plans and decided to come back with plans that hopefully the administration, the Plan Commission, and the Historic Preservation Commission would be proud of. Annex student living hired KTGY as the new architects.

Craig Pryde stated their first step was to come to Bloomington to meet with staff and understand the codes and zoning. Craig gave visual presentation, explaining each building. He stated they wanted to look at the local buildings and extend those uses to Grant Street, which includes parking, retail and residential.

Jeannine Butler asked how much distance was between the back of the historic building and the new proposed structure. **Craig Pryde** estimated 23 feet.

Jeff Goldin asked what materials were going to be used. **Craig Pryde** stated there would be two materials on the building. A wavy ribbed panel and a fiber cement panel would be used. He stated the two materials would help with the modulation of the building.

Kelsey Maas asked for clarification where the parking entrance would be. **Craig Pryde** stated all parking would be accessed off Grant Street.

Flavia Burrell asked if there would be enough parking for the retail portion of the building. **Craig Pryde** stated they are not planning on including enough parking for retail. There would be enough parking for just under 50% of the building.

Leslie Abshier asked if we were looking at the building because of the historic parcel the building would be built on. **John Saunders** stated yes. **Leslie Abshier** also asked if the commission was

reviewing based on height of the building and not overshadowing the historic home, along with setback requirements. **Craig Pryde** stated that was his understanding. **Leslie Abshier** asked if the person who owns the historic house is the same person who will own the project. **Craig Pryde** stated yes. **Leslie Abshier** asked if it was currently a residence. **Craig Pryde** stated it was, he believes it is a duplex. **Leslie Abshier** asked what the purpose of the patio and who has access to it. **Craig Pryde** stated it is for the residence as outdoor amenity space.

Doris Sims reminded the commission the portion of the building that is in the commission's purview, is the part of the parcel in the historic overlay.

Leslie Abshier asked if the commission approved the COA, would the house that is next to the proposed building have to come back to the commission if they wanted to demolish or alter the house. **John Saunders** stated yes.

Duncan Campbell asked why they are asking for a height variance. **Craig Pryde** commented the code states there is a 40 foot height requirement from the lowest point of grade. He explained the height of each floor and why they needed each floor to be that height.

Derek Richey asked if the old Shine Insurance Agency was going to be demolished (409 E. 3rd St.) **Craig Pryde** stated it would be. **Derek Richey** commented it was a shame and he was surprised it was not listed as a contributing building. He asked what style of architecture they are classifying this as. **Craig Pryde** stated it is contemporary or modern architecture. Modern architecture takes many different forms.

Jeannine Butler commented the massing of the new buildings over the historic home was going to swallow the house.

Leslie Abshier stated she had the same concern as Jeannine. She thought the building is at least a story too high. She stated seeing this proposal makes her wish they would have done more with the Restaurant Row guidelines.

Duncan Campbell commented it is within the commission's purview to look at issues with compatibility within the district. The overwhelming massing of the site is to laugh at the historic district. There are several ways to develop the site that would still bring in income with one or two level buildings. This building may be a solution for you, but not for the commission.

Marc Cornett commented it is imperative the Historic Preservation Commission has by default been the last place to talk about the lot patterns in a historic neighborhood. If you apply this principle to Restaurant Row, those houses are gone. If these patterns keep going, Restaurant Row will become two lots, regardless of the store front glass and modulation of the buildings. Regardless of what the commission's purview is, somebody better start paying attention to lot patterns.

Derek Richey commented he agrees with Marc's comment. He stated it is not the architecture itself, but it is the context in the neighborhood.

Leslie Abshier asked why Bethany suggested approval. See page 5 of packet for details. She also asked if the commission denies the COA, what can the petitioners do. **Jeannine Butler** stated they would have to come back.

Jeannine Butler made a motion to deny **COA-17-56. Leslie Abshier** seconded. **Motion carried 4/0/1** (Yes/No/Abstain).

Craig Pryde asked if this would be a resubmittal or continuation. **Philippa Guthrie** stated they would have to resubmit.

Kevin Robling asked if the purview of the HPC was the entire structure or the small section that overlays in the district. **Philippa Guthrie** stated the part that overlays the historic district. **Kevin Robling** stated the comments on the size of the building and the materials being used isn't part of the commission's purview. **Philippa Guthrie** commented part of the commission's purview is how the structure will blend with the historic district, including properties that are adjacent to the structure.

Kevin Robling stated it is difficult because they work until they receive staff approval and then they present to the commission and the COA is denied, so it is hard to know what to do.

B. COA-17-57
100 E. Kirkwood Ave.: Courthouse Square
Petitioner: OEI, Inc.
Exploratory demolition involving removal of aluminum siding from 100 E. Kirkwood and 101-103 S. Walnut.

C. COA-17-58
105-111 S. Walnut St.: Courthouse Square
Petitioner: OEI, Inc.
Exploratory demolition involving removal of aluminum siding from property.

Doris Sims gave presentation. See packet for details.

David Walter and Daniel Oh introduced themselves. David reviewed their plans for the property and current and past materials of the buildings. There plans are to restore the building's look back to the 1920's.

Leslie Abshier asked if they do not find what they are hoping to find under the current material, will they need to come back for approval before any next steps. **John Saunders** stated yes.

Duncan Campbell asked what the approach of removal would be. **Daniel Oh** stated he expects the southern half to be in good condition. Their goal is to restore the building to its most original look.

The commission supports the project and is excited to see it happen.

Jeannine Butler made a motion to approve **COA-17-57 and COA-17-58. Leslie Abshier** seconded. **Motion carried 5/0/0.**

E. COA-17-59
1008 S. Rogers St.: McDoel Gardens
Petitioner: Marc Cornett

Amendment request to COA-16-66 and remove limestone wall on new construction and increase living wall component. Also, request to make changes to the entry point into the new construction addition.

Doris Sims gave presentation. See packet for details.

Marc Cornett introduced himself. He read an email from the McDoel Gardens Neighborhood Association stating even though the green wall is not a typical material for the neighborhood, they would approve it as long as it is taken care of. He then reviewed the rest of the amended project plans.

Jeannine Butler asked why the previous rendering had the new and old building connecting, and the new drawing does not have them connecting. **Marc Cornett** stated it could not have been connected based on building code.

Flavia Burrell asked why he removing the limestone. **Marc Cornett** stated they wanted to focus on the green component. The previously approved COA seemed nearly impossible for a green wall to grown in the pattern drawn.

Duncan Campbell asked if the rationale for the limestone was to be a touch stone to the church. **Marc Cornett** stated it was. **Duncan Campbell** stated it was a meager attempt, but he does like the idea of the limestone tying into the church.

Derek Richey asked if the barn behind the church was going to be demolished. **Marc Cornett** stated no, that is on a different property.

John Saunders asked if the metal would still be on a diagonal since it was not drawn that way on his new proposal. **Marc Cornett** stated it is physically impossible to put the metal on the diagonal.

Jeannine Butler commented she likes the limestone.

Flavia Burrell stated she would like to have limestone incorporated somewhere as well.

Leslie Abshier commented she likes the limestone as well, but understands the green wall hiding the building. **Marc Cornett** stated he would like to do a site wall with landscaping as a compromise.

Duncan Campbell commented the green wall is a great metaphor for a climbing gym, why not do the entire façade as a living wall.

Leslie Abshier made a motion to amend **COA 17-59** that the commission approves the proposal, with **Marc Cornett** coming back to the commission with a plan to incorporate the limestone. **Jeannine Butler** seconded. **Motion carried 5/0/0.**

Leslie Abshier made a motion to approve **COA-17-59** as amended. **Jeannine Butler** seconded. **Motion carried 5/0/0.**

DEMOLITION DELAY
Staff Review
NONE

Commission Review

NONE

V. NEW BUSINESS

A. SHAARD Resurvey- six month review

Steve Wyatt reviewed some of the changes that BRI has made to the previous survey. 2,056 properties have been reviewed. There were 80 disagreements of the 2,056.

VI. OLD BUSINESS

NONE

VII. COMMISSIONERS' COMMENTS

NONE

VIII. PUBLIC COMMENTS

Nicholas Carder commented it is obvious that developers are making it apparent they are not encompassing what Bloomington is in their projects. He stated he appreciates the commission.

IX. ANNOUNCEMENTS

The commission's retreat is still scheduled for August 25th from 9 am – 3 pm at the Wylie House. Lunch will be served, please let Eric Sader know if you are attending and if you have any dietary restrictions.

X. ADJOURNMENT

John Saunders adjourned the meeting at 7:15 pm.

SUMMARY

COA 17-60

508 S. Maple Street: Greater Prospect Hill
Petitioner: Maria Karina Pazos

Contributing **105-055-54262** **c. 1945**

Background: 105-055-54262 is a slightly altered contributing structure circa 1945. It is listed due to its architectural significance and is of the American Small House vernacular.

Request: Extension of kitchen window to return to original opening size. Addition of two aluminum awnings on north façade to match other windows of home. Leveling of driveway with concrete and limestone.

Guidelines: Retain the proportions of all original openings. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings. The intention of the district guidelines for Greater Prospect Hill is to encourage homeowner improvements and maintenance of properties that are compatible with the original character of the homes.

Recommendation: Approve.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 17-60

Date Filed: August 10, 2017

Scheduled for Hearing: 8/24/17

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Address of Historic Property: 508 South Maple Street

Petitioner's Name: MARIA KARINA PAZOS

Petitioner's Address: 508 South Maple Street

Phone Number/e-mail: 812-325-6068/mkpazos@umich.edu

Owner's Name: MARIA KARINA PAZOS

Owner's Address: 508 South Maple Street

Phone Number/e-mail: 812-325-6068/mkpazos@umich.edu

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than the Wednesday 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. 015-24770-00 Highland S ½ Lot 8

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

- Fixing window glazing of all windows, calking and resealing around windows where needed, and matching kitchen window to original opening.
- Also adding two awnings over windows on north facade to match the other windows.
- Leveling driveway with new concrete and limestone along alleyway to keep soil from spilling out.

3. A description of the materials used.

- White paint and caulk, wood for kitchen window frame.
- Aluminum awnings
- Concrete and limestone

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.

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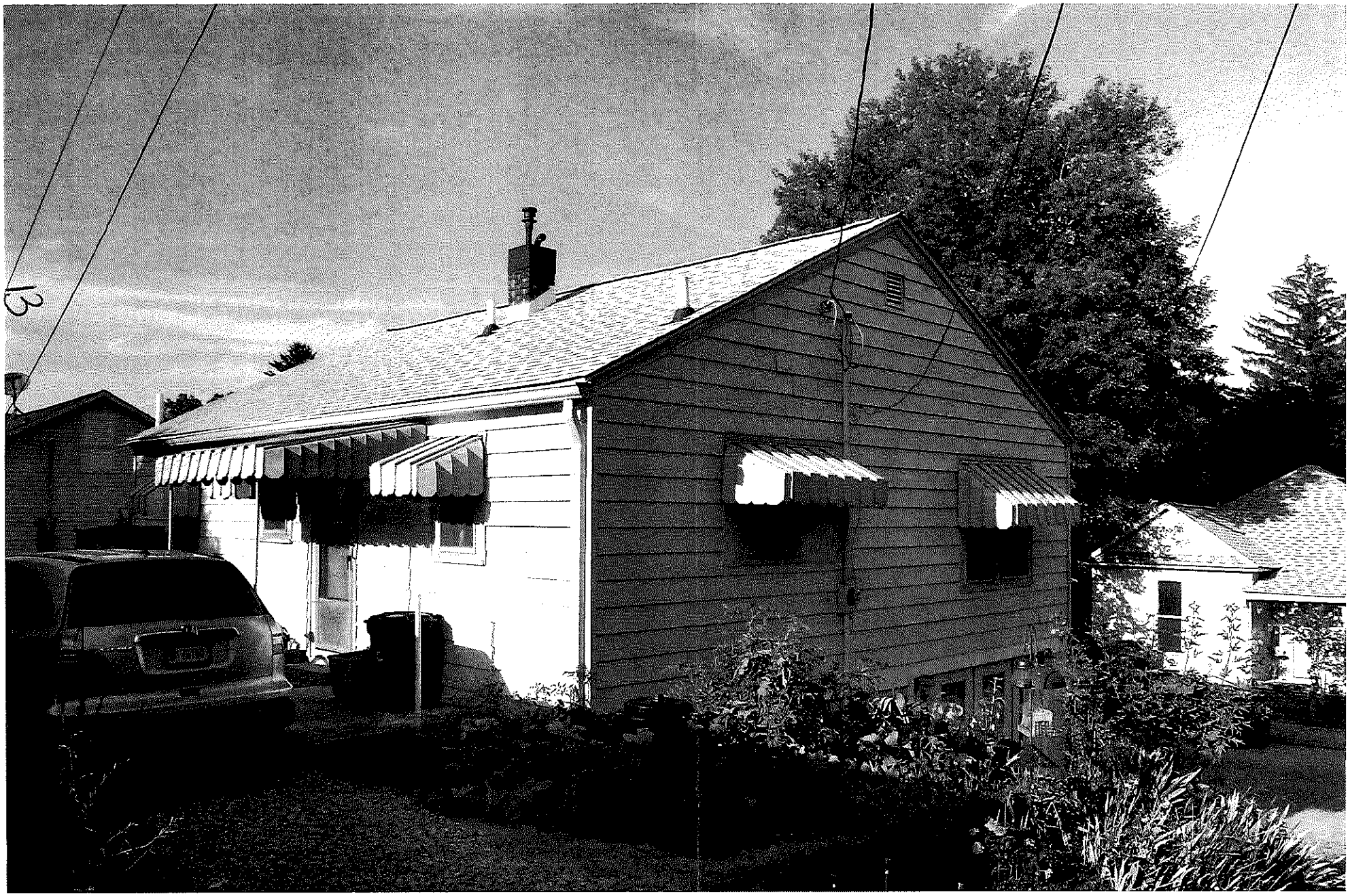
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

12



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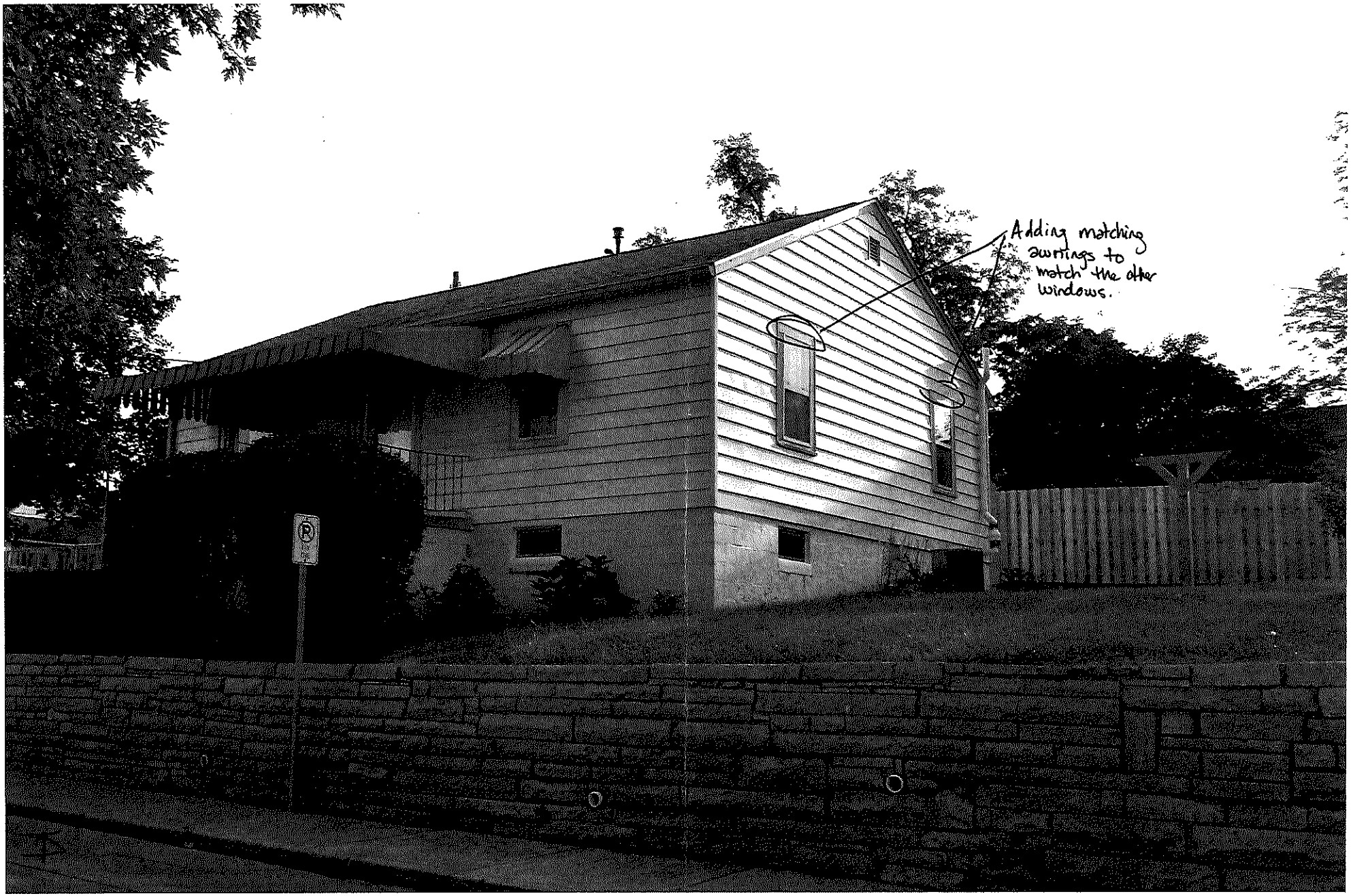
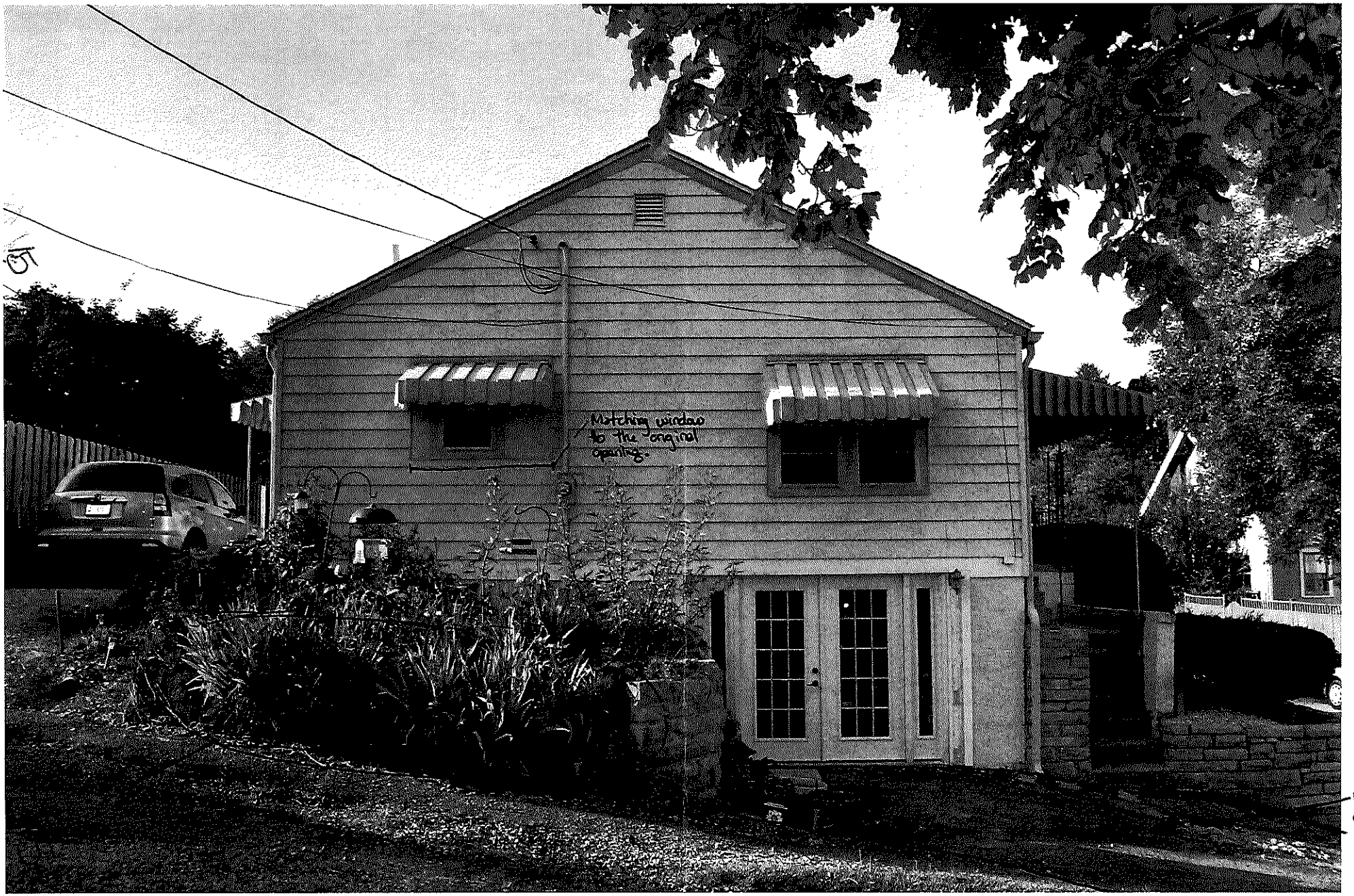
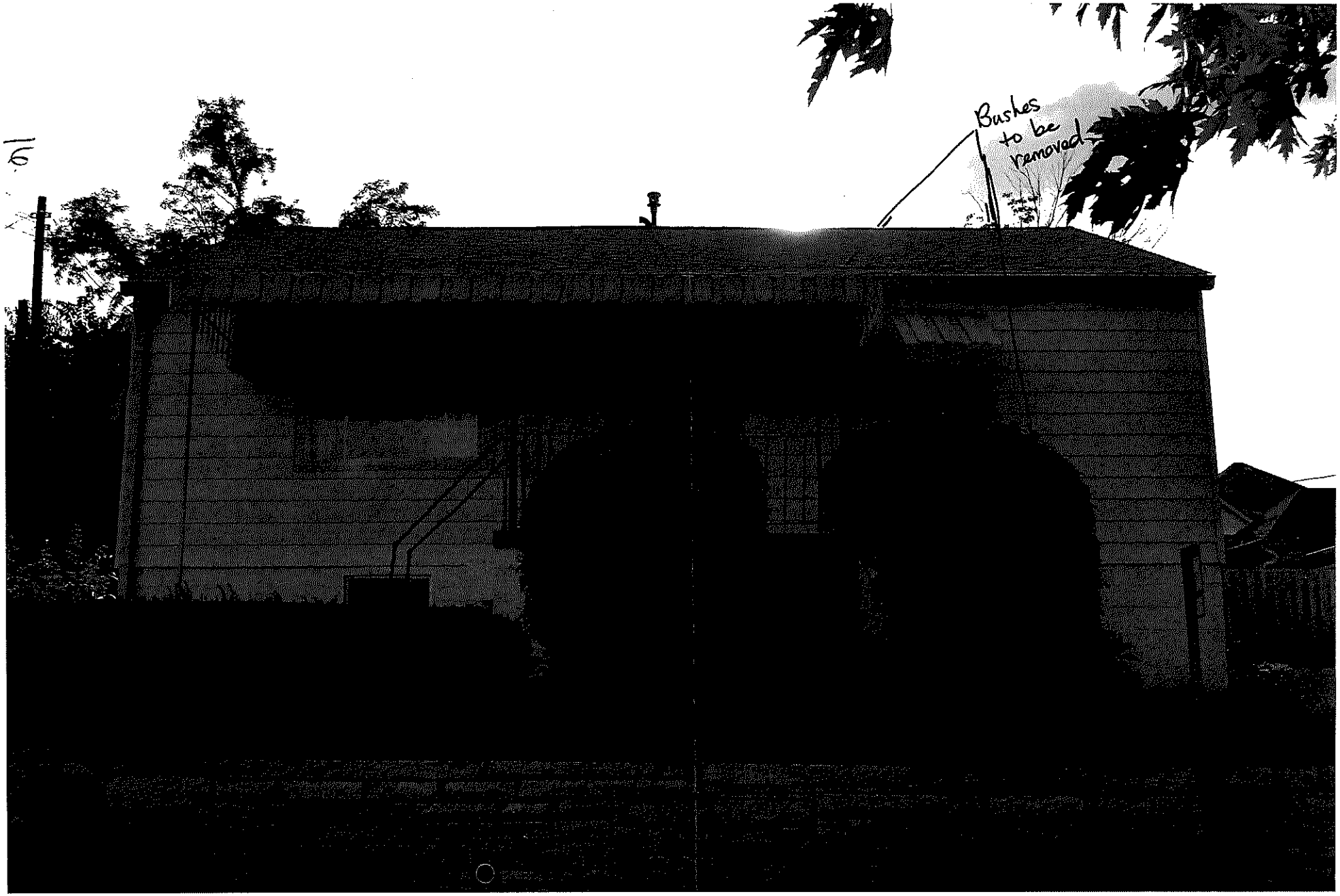

Adding matching awnings to match the other windows.


Matching window to the original opening.
Level in driveway with new concrete


Bushes
to be
removed

SUMMARY

COA 17-61

335 S. Euclid: Greater Prospect Hill
Petitioner: Chris Sturbaum

Contributing **105-055-54108** **c. 1900**

Background: 105-055-54108 is a slightly altered contributing structure circa 1900. It is listed due to its architectural significance and is of the L-plan Cottage vernacular.

Request: South-side window work. Shortening of kitchen window; 30" x 24" space beneath to be replaced with matching aluminum siding. Bath window to be replaced with vinyl window of same size.

Guidelines: Retain the proportions of all original openings. Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house. Vinyl and aluminum siding may be used, although care should be taken during installation to retain original materials where they exist. Retain historical character-defining architectural features and detailing.

Recommendation: Approve subject to further discussion.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 17-61

Date Filed: August 16, 2017

Scheduled for Hearing: 8/24/17

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Address of Historic Property: 335 S Euclid

Petitioner's Name: Chris Sturbaum

Petitioner's Address: 334 S. Jackson / Cty 47403

Phone Number/e-mail: 812 340 0724 goldenhoundsinc@comcastnet

Owner's Name: Jim + Connie Glen

Owner's Address: 3525 Longview Drive

Phone Number/e-mail: 812 336-4779

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. 335 S Euclid

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

South Side
Exterior Changes: Replace bath window
M shower w/obscure vinyl DH same size.
Replace South back window that is 6 feet high
with same width but 4 feet high for kitchen cabs.

3. A description of the materials used.

There is aluminum siding on house. We will
fill the 30"x24" space under new window
with matching siding.

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

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.

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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.

WINDOW
IN KITCHEN
NEEDING
SHORTENING

Same size
REPLACE

Replace same size

Fill UNDER WINDOW

SUMMARY

COA 17-62

629 S. Woodlawn Avenue: Elm Heights
Petitioner: Jon C. Thompson

Contributing **105-055-51328** **c. 1920**

Background: 105-055-51328 is a slightly altered contributing structure circa 1920. It is listed due to its architectural significance and is of the American Foursquare vernacular.

Request: Replacement of all second floor windows with solid wood Pella windows matched to original dimensions and character. Trim will be saved when possible, but replaced to same cedar dimensions and character where necessary.

Guidelines: Consider substitute materials only if using the original material is inadvisable or unfeasible. Replace missing elements based on accurate documentation of the original or use a compatible new design. Historic wood trim should not be replaced or covered with contemporary substitute materials. Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style. Wood-frame storm windows and doors are the most historically preferred option. All should be finished to match the trim or be as complementary in color to the building as possible.

Recommendation: Approve subject to further discussion and solidification of plan details.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-17-62

Date Filed: August 16, 2017

Scheduled for Hearing: 8/24/17

****

Address of Historic Property: 629 S. Woodlawn Ave., Bloomington, IN 47401

Petitioner's Name: Jon C. Thompson

Petitioner's Address: 629 S. Woodlawn Ave., Bloomington, IN 47401

Phone Number/e-mail: 317-238-0547; jcthomp1@stvincent.org

Owner's Name: Jon C. Thompson

Owner's Address: 629 S. Woodlawn Ave., Bloomington, IN 47401

Phone Number/e-mail: 317-238-0547; jcthomp1@stvincent.org

Instructions to Petitioners

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

A **"Complete Application"** consists of the following:

1. A legal description of the lot. Merkers Lot 14; Tax # 53-08-04-110-017.000-009

2. A description of the nature of the proposed modifications or new construction:
I am the home owner of the property listed above and I am in the process of rehabilitating the home and returning it to a single family home. It has been used primarily as a student rental for the past 30+ years and the there is significant structural and electrical work that needs to be completed in order to return it to a desirable family home. I have attached prior correspondence with Ms. Eminhiser regarding the nature, scope and timeline of the proposed work. In summary, all windows on the second floor need to be replaced as they are severely damaged due to neglect, water rot, and structural failure. This failure led to the roof deck being replaced as a result of significant water infiltration. We are hoping to get an expedited decision on a COA.

3. A description of the materials used.
Rebuilding the windows is cost prohibitive and in several cases, not feasible. Replacement windows will be solid wood matched to the exact dimensions and architectural character of the original windows. The windows are available from Pella Windows and Doors; and a licensed contractor and Pella Installer will measure and install all windows. In any instance where the wood trim surrounding the original window cannot be saved due to water damage insect damage, or structural failure, the replacement trim will be cedar and matched to the same dimension and architectural character of the trim being replaced. A brochure detailing the characteristics of the Pella windows is attached for review.

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.

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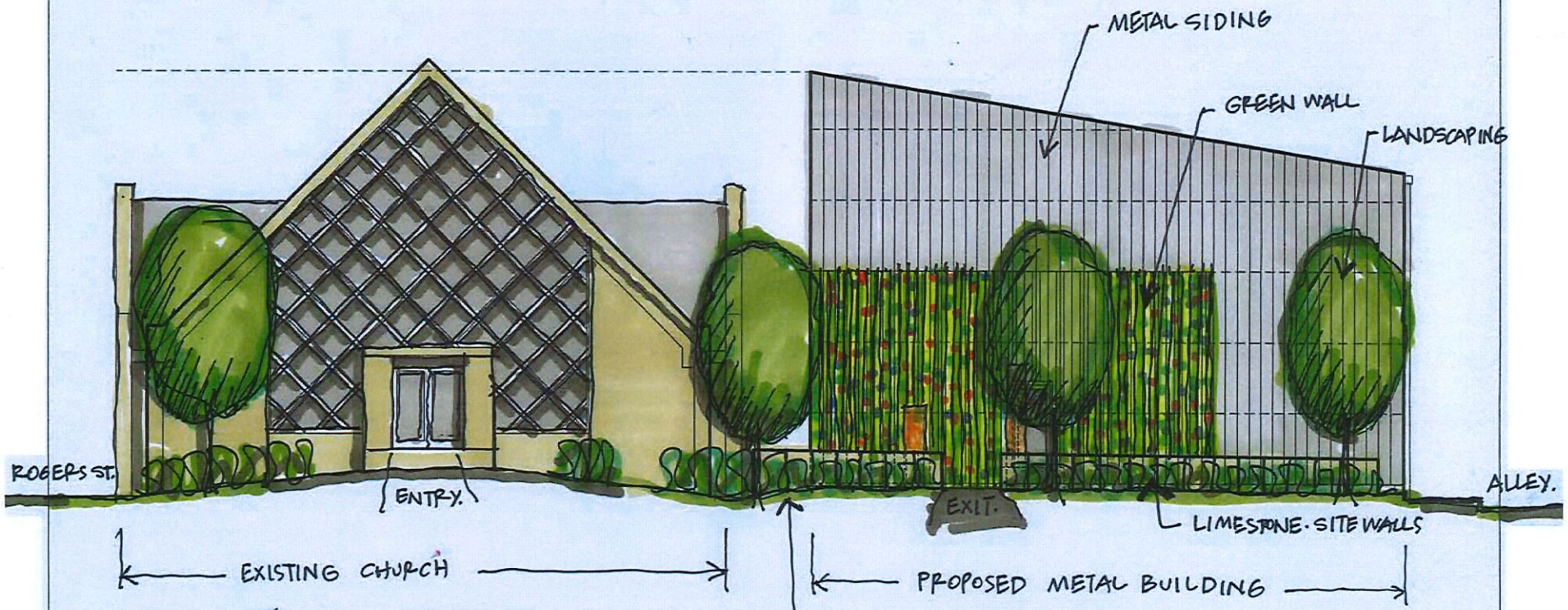
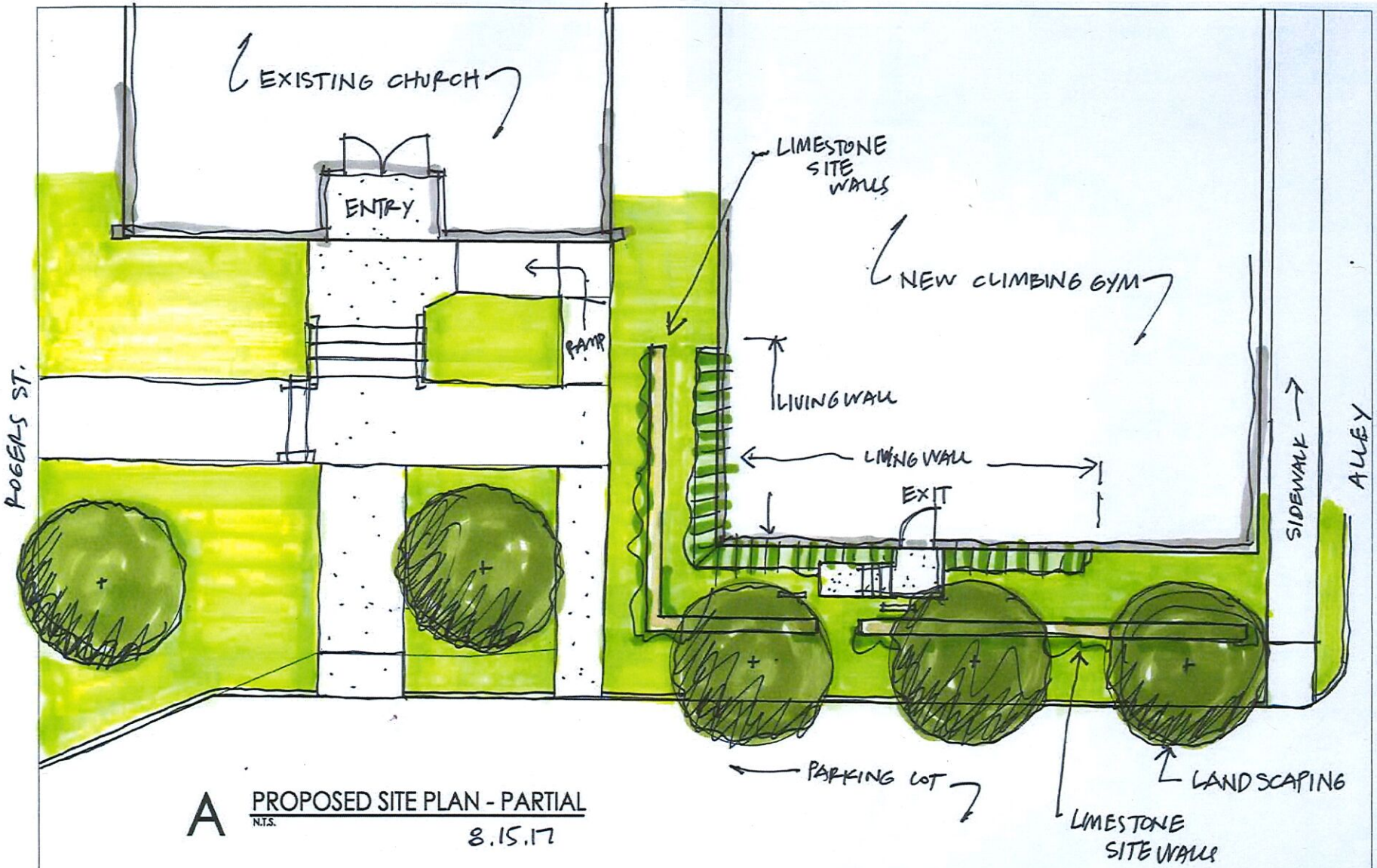


A PROPOSED NORTH ELEVATION
N.T.S.
8.15.17

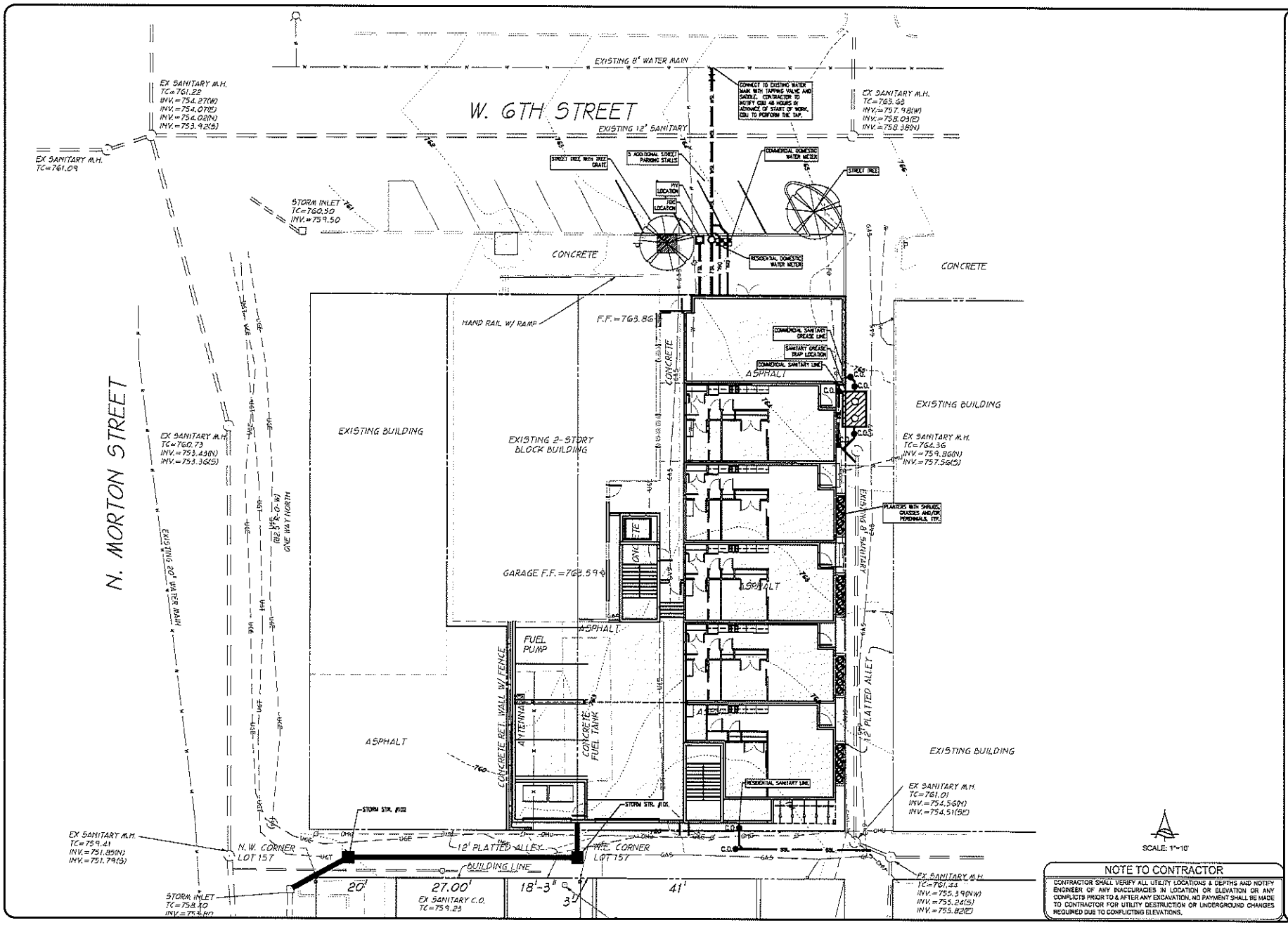
McDOEL CHURCH · HOOSIER HEIGHTS CLIMBING GYM. / 1008 S. ROGERS ST.



A PROPOSED SITE PLAN - PARTIAL
N.T.S.
8.15.17

McDOEL CHURCH - HOOSIER HEIGHTS CLIMBING GYM / 1008 S. ROGERS ST.

ALLEYWORKS



NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

BBB
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-5030

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
bloomington, indiana
(812) 339-2990 (Fax)

certified by:

PROPOSED
YELLOW-CAB EXPANSION
217 W. 6TH STREET
BLOOMINGTON, INDIANA 47404

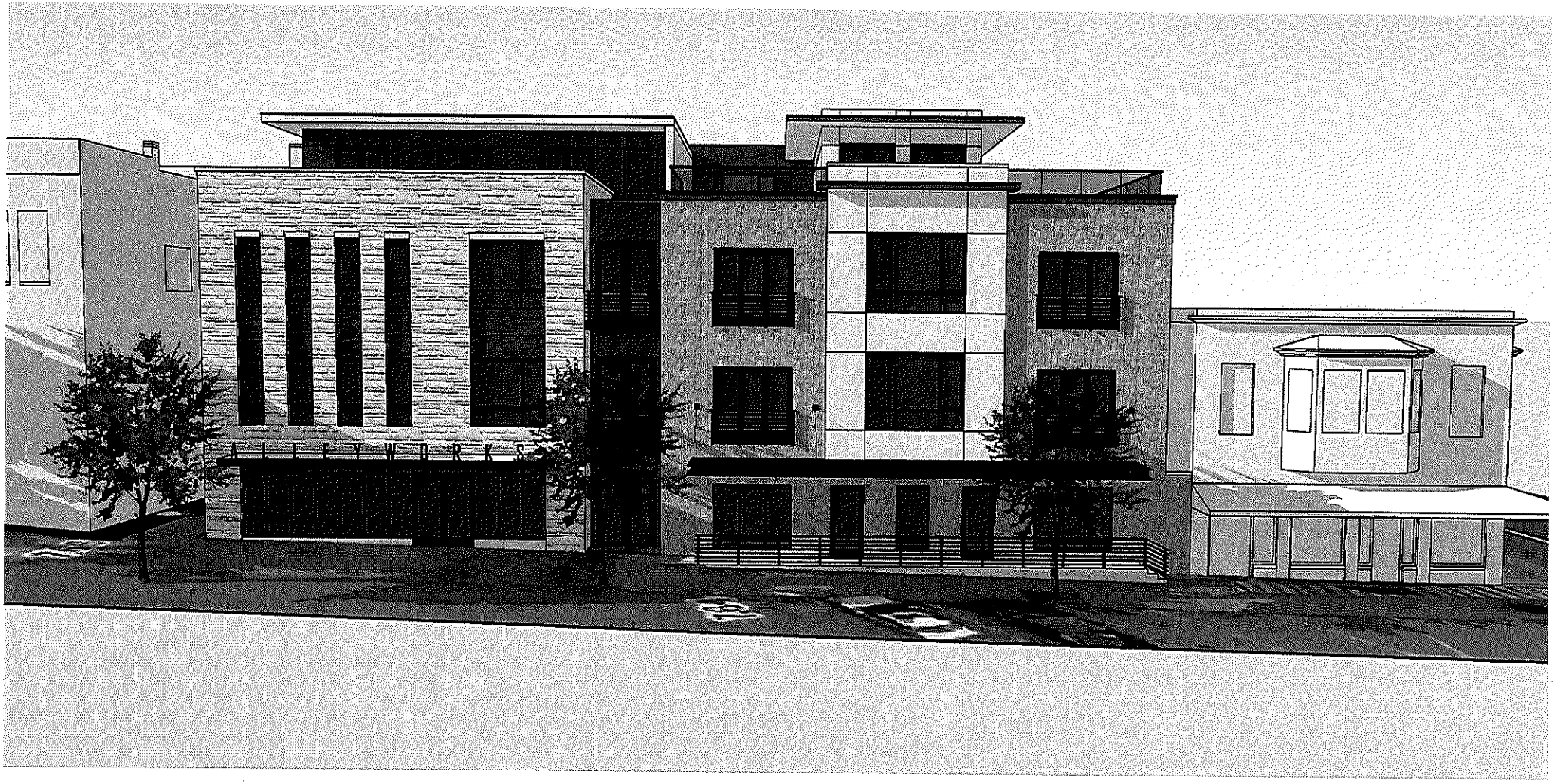
title: SITE IMPROVEMENT PLAN

designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C301
project no.: 401738

30.

EAST

NE



NORTH

NW

34.

West

MS

36.