

**Bloomington Historic Preservation Commission- Showers City
Hall McCloskey Room, Thursday, January 9, 2020: 5:00 P.M.
AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. November 14, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-66

1101 E. Hunter Avenue (Elm Heights Historic District)

Petitioner: Johannes Turk

Removal of mature silver maple from front yard.

B. COA 19-68

606 W. Dodds Street (McDoel Historic District)

Petitioner: Loren Kimsey

Removal of damaged masonry chimney and patch roof.

C. COA 19-69

710/712 E. 9th Street (University Courts Historic District)

Petitioner: Tariq Khan

Replacement of four original widows on front façade with vinyl windows that will maintain the same size, shape, and style as the originals.

D. COA 19-70

812 S. Morton Street (McDoel Historic District)

Petitioner: JT Forbes & Martha Louise Shedd

Several alterations to the home. See packet for details.

Commission Review

A. COA 20-1

1016 W. Kirkwood Avenue (Near West Side Conservation District)

Petitioner: Del Backs

Full demolition of principle structure.

B. COA 20-2

1009 W. 9th Street

Petitioner: Marc Cornett

Full demolition of principal structure.

C. COA 20-3

1017 W. 9th Street

Petitioner: Marc Cornett

Full demolition of principal structure.

V. DEMOLITION DELAY

Staff Review

A. Demo Delay 20-1

312 E. 12th Street

Petitioner: Brian Marren

Partial demolition

Commission Review

A. Demo Delay 19-22

800 S. Pleasant Ridge Road

Petitioner: May Brothers Builders

Partial demolition: Construction of two additions to home.

B. Demo Delay 19-23

1109 N. College Avenue

Petitioner: NKS Development LLC

Full demolition

C. Demo Delay 19-24

1116 N. College Avenue

Petitioner: N College 1116 LLC

Full demolition

D. Demo Delay 19-25

414 E. 9th Street

Petitioner: David Kebber

E. Demo Delay 20-2

426 E. 10th Street

Petitioner: Robert Frielman

Partial demolition: Addition on east elevation and replace door with window.

G. Demo Delay 20-3

116 N. Grant

Petitioner: Doug Bruce

Partial demolition: Remove two windows on side of the house and install entrance door.

VI. NEW BUSINESS

A. Select 2020 HPC Chair and Vice Chair

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

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

Next meeting date is January 23, 2020 at 5:00 P.M. in the McCloskey Room. **Posted:** 1/2/2020

Bloomington Historic Preservation Commission
Showers City Hall, McCloskey Room
Thursday November 14, 2019
MINUTES

Meeting was called to order by Jeff Goldin @ 5:00 pm

ROLL CALL

Commissioners

Present

Sam DeSollar
Jeff Goldin
Deb Hutton
John Saunders
Lee Sandweiss
Chris Sturbaum

Absent

Leslie Abshier
Susan Dyer
Doug Bruce

Advisory members

Present

Jenny Southern

Absent

Duncan Campbell
Ernesto Casteneda
Derek Richey

Staff

Conor Herterich, HAND
Doris Sims, HAND
Angela Van Rooy, HAND

Mary Catherine Carmichael,
Mayor's Office
Philippa Guthrie, Legal

Guests

Anthony Eller, DD 19-20
Larry Eller, DD 19-20
Becky Hill, PHNA
Chris Floyd, COA 19-64
Student Reporter, IDS

APPROVAL OF MINUTES

John Saunders made a motion to approve October 24th, 2019 Minutes, **Jeff Goldin** seconded.
Motion carried 4-0-2 (Yes-No-Abstain)

CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-63

403 E. 4th Street (Greater Restaurant Row Historic District)

Petitioner: Dave Harstad

Installation of 35 ½" x 61 ½" double hung vinyl window in gable on west elevation

Conor Herterich gave a presentation. See packet for details. Staff approved.

B. COA 19-65

701 W. Dodds Street (McDoel Historic District)

Petitioner: Roy Miller

Replacement of lower exterior door (unoriginal) on east elevation with an embossed steel, six-panel door.

Conor Herterich gave a presentation. See packet for details. Staff approved.

Commission Review

A. COA 19-64

506 S. Ballantine Road (Elm Heights Historic District)

Petitioner: Matheu Architects

Extend rear porch 4' to the west and enclose. Addition of master bathroom over the existing flat roof kitchen.

Conor Herterich gave a presentation. See packet for details. Staff has some concerns about the use of cement board siding on the addition. Overall Staff recommends approval, as the petition is consistent with Elm Heights guidelines and Secretary of the Interior Standards #9.

Chris Floyd, Matheu Architects (petitioner): Material is commonly used on large limestone houses of this period.

Commissioner Questions

Chris Sturbaum: What would you think about the use of bevel (lap) siding? **Chris Floyd**: I would be fine with that. I did not choose it because I thought it would not appeal to the Commission. **Chris Sturbaum**: I have no problem with the use of bevel siding.

Jenny Southern: Is there a portion of the flat roof left on the right side and is there egress to it? Metal rail goes away? **Chris Floyd**: Yes, a portion of the flat roof remains, but no access. Metal railing (not original) will be removed.

Deb Hutton: Can original window in the upper left be reused in the new addition? **Chris Floyd**: No, the bathroom being added is too small to accommodate a window of that size. Bathroom window will match a steel window on the first floor.

Sam DeSollar: Matching roof material to existing roof? **Chris Floyd**: Yes. **Sam DeSollar**: There is a small portion of flat roof that is left, which will be outside the new exterior wall of the bathroom?

Chris Floyd: Yes, it extends about 12-18 inches. **Sam DeSollar**: What is the roof slope and the roofing material for the porch extension? **Chris Floyd**: Slope is about an inch-12. Material will be two layers of ice dam and rubber with asphalt shingles on top for appearance.

Commissioner Comments

General agreement that project is well designed.

Sam DeSollar: I appreciate your sensitivity to the period. I think the foot and a half eave is going to look weird and the water proofing is going to be interesting.

John Saunders made motion to approve COA 19-64, 506 S. Ballantine Road. **Lee Sandweiss** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

DEMOLITION DELAY

Commission Review

A. Demo-Delay 19-21

829 E. Cottage Grove Avenue

Petitioner: Keenyn Smith

Partial demolition: Moving original basement window located on south elevation 32" to the east to meet egress requirements.

Conor Herterich gave a presentation. See packet for details. Staff recommends release of demolition delay, as alterations are not significant enough to recommend historical designation.

Commissioner Questions

None

Commissioner Comments

Sam DeSollar: After moving the window, they should maintain the façade material on this elevation.

Jeff Goldin: Since this is a demo delay, we can only make suggestions or designate.

Sam DeSollar: Please note in the minutes that this is my suggestion.

John Saunders made a motion to waive the demolition delay waiting period for Demo Delay 19-21. **Chris Sturbaum** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

B. Demo-Delay 19-20

1508 W. 11th Street

Petitioner: Thomas Excavating

Full demolition of primary and accessory structures.

Conor Herterich gave a presentation. See packet for details. Staff recommends release of demolition delay.

Petitioner: House is in very bad condition: floors are caving in. We want to clean up the neighborhood.

Commissioner Questions

None

Commissioner Comments

None

John Saunders made a motion to waive the demolition delay waiting period for Demo Delay 19-20. **Chris Sturbaum** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

NEW BUSINESS

A. HPC Consulting Grant Application: 213 S. Rogers Street (Frosted Foods Building)

Conor Herterich: HPC offers \$300-400 grant for A&E work prior to physical restoration. HPC must make a motion to approve the grant. Owners want to replace canopy, tuck point, repair limestone, paint. They wanted to cut off the chimney, but Staff determined that was not acceptable.

Deb Hutton: Is this a typical use of such a grant? **Conor Herterich:** Yes, HPC has plenty of money in the budget for this type of grant. This would be the first we've awarded for 2019.

Jeff Goldin: This is an important building. I think it's a great idea.

Conor Herterich: Approving this grant does not mean that you are approving the work. Owner still needs to submit a COA to HPC for approval. This building is locally designated.

Chris Sturbaum: Is this grant for design consulting? **Conor Herterich:** Yes.

John Saunders made a motion to award an HPC Consulting Grant to 213 S Rogers St. **Deb Hutton** seconded. **Motion carried 6-0-0** (Yes-No-Abstain).

OLD BUSINESS

A. Kohr Hospital Building Historic Designation

Conor Herterich: Bloomington's hospitals have a long history at this site: 1905 local Council of Women purchased an Italianate farmhouse (Hopewell House) for the first hospital. After WWI there was need to expand from 10 beds, so a 35-bed limestone building was constructed. In 1947 the Kohr building was constructed. Current hospital building dates to the 1960s, with additions in the 1990s, which resulted in the demolition of the Hopewell House and the 1919 structure. Therefore, the Kohr building is the oldest extant structure on the site.

Staff finds that the Kohr Building meets two of the ten criteria for historic designation:

1A: Association with the evolution of the hospital site and because it has historical value as the oldest building on the grounds.

2G: Kohr represents a minimalist Art Deco style, which was popular in the U.S. from the 1920s to the 1940s. A lot of public building were built in the Art Deco style. Features include a sleek linear appearance and geometric ornamentation. Kohr Building presents bold massing, verticality, stylized ornamentation that characterizes Art Deco.

Chris Sturbaum: Were there other criteria that you thought were close? (e.g. architect?)

Conor Herterich: We know who the architect was, but I believe that he was not a prominent enough figure (locally) to warrant use as a criterion for designation.

Commissioner Comments

Chris Sturbaum: This is an important building in the city's history. Memorializes the hospital site and the local Council of Women. Architecturally it holds an important corner. Deserves to at least go to Common Council for consideration.

John Saunders: How structurally sound is it? **Chris Sturbaum:** It's solid as a rock. One of the worries about it is that walls between offices would be hard to move.

Jenny Southern: It's a cool building, made of local stone. Speaks to the style of the period. It's well-kept, in good condition. Could easily be reused.

Lee Sandweiss: Agree with **Chris**. It's an important part of hospital history, and is a fine example of Art Deco style. We don't have a lot of Art Deco in Bloomington. It has been reused successfully, and could be reused again.

Deb Hutton: I agree with others' comments.

Sam DeSollar: City has raised concerns over costs. City requested that they get their info together before we vote. Maybe we should consider this. There is a hardship—where does the money come from? If we want to designate it, can we help pay for it? I want to know costs and structural integrity. Hospital totally changed this neighborhood. How can this site be redeveloped? Can it be brought back to a single family neighborhood? I want to hear more from the City before making a move on this.

Jeff Goldin: I share Sam's concerns.

Chris Sturbaum: We're not the engineering commission, or the how-will-it-be-reused budget commission. We're the Historic Preservation Commission. Other concerns are not ours. Council will consider the hardships. I suggest that we consider whether or not it's historic.

Mary Catherine Carmichael, Public Engagement Director, Office of the Mayor: Information is still being gathered about the building. The Administration would prefer for everyone to wait on this decision. Nothing is going to happen on this site anytime soon. We don't have all of the information we need to make an informed decision. The site on which the Kohr building stands is part of a big redevelopment of 24 acres. The City recognizes that Kohr is an important building, and will not tear it down without consulting HPC. Based upon what we do know, there looks to be a \$10.5 million shortfall between the value of building and work that would need to be done to make it whole again, as the back of it will come off where it is attached to the current hospital building. Asbestos is also an issue, which has not yet been fully investigated.

Jeff Goldin: Asbestos will have to be dealt with no matter the fate of the building, so that isn't really a consideration.

Philippa Guthrie: If the building is demolished, the cost will not be ours to bear.

Jeff Goldin: The point is that the hospital will not be moving for at least two years. There is no rush. There are lots of things to consider. We owe it to the people who are developing the site to take our time.

Chris Sturbaum: I don't agree. We owe it to developers to let them know whether we think this is an historic building. Decisions will be made based upon our decision. We will hear, "it's too late" or "we've already made a decision". This building will not be less historic in a couple of months.

Jeff Goldin: Is it fair to start this process now, when we're in the middle of so many other things? We have to be realistic about the political side of this. Is City Council even going to consider this right now?

Chris Sturbaum: Council could put this off for a long time. Our only role is to decide if this is an historic building or not. Things will happen if we don't put this in place. Things may happen anyway, but we are the only people in the City speaking up for this building at this moment. If we don't do this, it increases the likelihood of demolition.

Mary Catherine Carmichael: The Administration will not pull a fast one on the HPC. We respect this body and its responsibilities. This is a question of timing. The rush feels artificial to me. I think it's always unwise to make a decision without all of the facts.

Chris Sturbaum: Would you rather we make this decision at the last minute? We know it's historic.

Mary Catherine Carmichael: Its years before the last minute. There's no last minute looming.

Chris Sturbaum: The hospital is going to have to start committing to demolition. We have some time, but the hospital is calling the shots.

Mary Catherine Carmichael: The City is in cooperative negotiation with the hospital.

Chris Sturbaum: I've heard the discussions. Every fact that was brought up said "tear it down". Whether the building is historic is a fact to consider as well. We shouldn't wait until more facts can be built up about why it can't be saved. The Showers building was the same. There were so many reasons given for how it couldn't work, but against all odds it was saved. And it was worth saving. Council can counter us with all the practical reasons in the world. We just have to say it's historic. That won't change in a month or in three months. It's better for them to know what we think.

Sam DeSollar: What is the timeline for getting this information?

Mary Catherine Carmichael: Within the first quarter of next year.

Jeff Goldin: Do you know the hospital's deadline for deciding on demolition.

Mary Catherine Carmichael: We're negotiating with them.

Chris Sturbaum made a motion to recommend the Kohr Building to the Common Council for historic designation. **Deb Hutton** seconded. **Motion carried 3-2-1** (Yes-No-Abstain).

Deb Hutton: When homeowners come before this commission, with properties in very poor condition, we have made them rehab those buildings at their own cost. If we're willing to tell an individual homeowner that they cannot demolish a little house, we have to be willing to do the same for City or a corporation, or for a business, etc.

Jenny Southern: This Commission cannot designate a building as historic. We can only recommend. Council are the money people, and they will make the decision whether or not to designate. Our only role is to determine the building's historic value, regardless of other considerations.

Chris Sturbaum: Only Council can protect the building. HPC cannot protect it.

Jeff Goldin: There is another step to this process. Are we going to place interim protection on this building?

Chris Sturbaum made a motion to place the Kohr Building under Interim Protection pending action by the Common Council, under BMC 8.08.015. **John Saunders** seconded. **Motion**

carried 4-0-2 (Yes-No-Abstain).

Deb Hutton: I would like to assure the Administration that the HPC will do whatever it can to find grant money at the state and federal levels to help ameliorate the City's costs.

Chris Sturbaum: We could seek designation on the National Historic Register.

Conor Herterich: With National Register designation, we would have access to federal tax rehabilitation credits at 20% (which were used to rehab the Showers building).

ANNOUNCEMENTS

Conor Herterich: Remember that tomorrow there is a Board and Commission Appreciation event at the Cascades Clubhouse, beginning at 5:30.

ADJOURNMENT

Meeting adjourned by Jeff Goldin at 5:51 p.m.

END OF MINUTES

COA: 19-66

Staff Decision

Address: 1101 E. Hunter Avenue

Petitioner: Johannes Turk

Parcel #: 53-08-04-102-015.000-009

Rating: Notable

Structure; Colonial Revival c. 1930



Background: Known as the “McDonald House”, this is a Colonial-Revival style home located in the Elm Heights Historic District. The request is will not impact the house.

Request:

1. Removal of mature silver maple tree in front yard.

Guidelines: *Elm Heights Historic District*, pg. 12.

1. A COA is not required to remove a dead tree. Consult with the City staff person to the Historic Preservation Commission regarding diseased, dying, or infested trees.

Staff Decision: Staff approves COA 19-66 due to the following reasons:

1. Staff received a written statement from a certified arborist stating that the tree was in decline and presented a direct hazard to property and pedestrian traffic.

COA: 19-68

Staff Decision

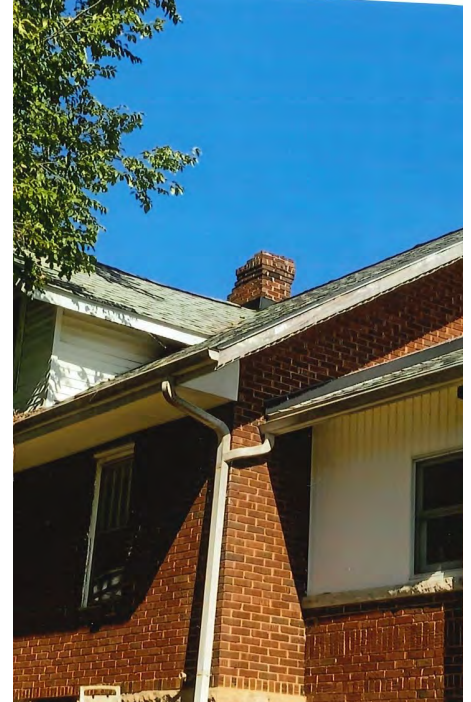
Address: 606 W. Dodds Street

Petitioner: Loren Kimsey

Parcel #: 53-08-05-116-010.000-009

Rating: Contributing

Structure; Dormer Front Bungalow c. 1930



Background: Altered Bungalow home located in the McDoel Historic District. Chimney was damaged by a tree that fell on the house.

Request:

1. Removal of chimney and patch roof.

Guidelines: *McDoel Historic District Design Guidelines*

1. There is no treatment standard for chimneys in the guidelines. The section on roofs only deal with materials.

Staff Decision: Staff approves COA 19-68 due to the following reasons:

1. The damage to the chimney is obvious and severe.
2. The district guidelines do not provide standards for dealing with chimney removal.
3. Staff does not find that the chimney is character defining.

COA: 19-69

Address: 710/712 E. 9th Street

Petitioner: Tariq Khan

Parcel #: 53-05-33-403-020.000-005

Rating: Contributing

Structure; American Foursquare c. 1930



Background: Located in the University Courts Historic District, the building is a duplex and is currently a college rental.

Request: Replacement of the four windows on the front façade. Replacement windows will be vinyl and maintain the same size, shape, and style.

Guidelines: University Courts Historic District Design Guidelines, pg. 26.

1. If original windows, doors, and hardware can be restored and reused, they should not be replaced.
2. Inappropriate treatments of windows and doors, particularly in the primary facades, include: introduction of inappropriate styles or materials such as vinyl.

Recommendation: Staff recommends **DENIAL** of COA 19-69 with the following comments:

1. Staff finds that the request does not meet the district guidelines for the following reasons:
 - a. The windows are not deteriorated to the extent that they need to be replaced. They should be restored and reused.
 - b. The proposed replacement windows are vinyl which is an inappropriate material in the district.

COA: 19-70

Address: 812 S. Morton Street

Petitioner: JT Forbes & Martha Shedd

Parcel #: 53-01-55-240-000.000-009

Rating: Contributing

Structure; American Foursquare c. 1925



Background: Located in the McDoel Historic District, and previously a rental property, the current owners are planning to live in the residence and age in place.

Request: Alterations to the exterior to include:

1. Removal of central chimney.
2. Replace asphalt roof on home and porch with non-reflective, standing seam metal roof.
3. Replace 1/1 vinyl windows with aluminum clad , double wood windows of the same size and pane configuration.
4. Replace current wooden doors with three panel Craftsmen-style steel doors and install single pane style storm doors.
5. Install steel railings on porch steps.
6. Remove vinyl siding and replace with board and batten style Hardie Board cement siding.

Guidelines: McDoel Historic District Design Guidelines, pgs. 7-8. Please see guidelines page following staff report.

Recommendation: See next page.

COA: 19-70

(Continued)

Recommendation: Staff recommends **APPROVAL** of COA 19-70 with a condition and finds the following:

1. Removal of central chimney: Guidelines don't mention chimneys, and due to deterioration of chimney staff supports its removal.
2. *Replacement of asphalt shingle roof with standing seam metal.* The McDoel design guidelines lists non-reflective standing seam metal as acceptable, therefore, staff supports.
3. *Replacement of vinyl windows with metal clad aluminum windows:* Staff supports this because the window size and pane configuration will not change, and the style will revert back to double hung which is likely what the original windows were.
4. *Replace current wooden doors with three panel Craftsmen-style steel doors and install single pane style storm doors.* The doors are not visible from the street and the metal doors and storms will increase security and energy efficiency.
5. *Install steel railings on porch steps.* This feature is needed for safety and aging in place which is cited as one of the intents of the design guidelines.
6. *Replacement of vinyl siding and replace with board and batten style Hardie cement board siding.* Staff supports the replacement of vinyl siding with Hardie cement board but does not support the board and batten style because it is traditionally found on accessory structures or Gothic Revival style homes. Staff would recommend clapboard style with 5 to 5-3/8 inches or 3 to 3-3/8 inches exposure.

RECOMMENDED CONDITION: Siding being replaced is clapboard style siding with 5 to 5-3/8 inches or 3 to 3-3/8 inches exposure rather than board and batten style.

COA: 20-1

Address: 1016 W. Kirkwood Avenue

Petitioner: Del Backs

Parcel #: 53-05-32-410-041.000-005

Rating: Non-Contributing

Structure; Vernacular– Saddle Bag, c. 1870



Background: Located in the Kirkwood Corridor section of the Near West Side Conservation District, this structure was heavily altered in the 1950s when a door was replaced with a Ranch style window was installed. Several large additions were also made to the rear. Structure is in poor condition after sitting vacant for a number of years and has been gutted.

Request: Demolition of principal structure and clear lot for new construction.

Guidelines: N/A

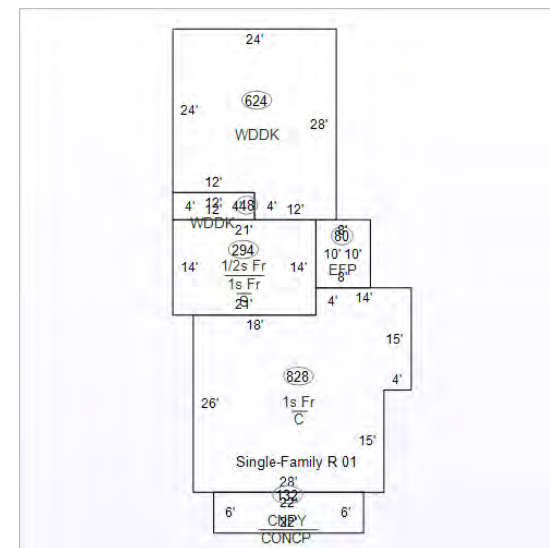
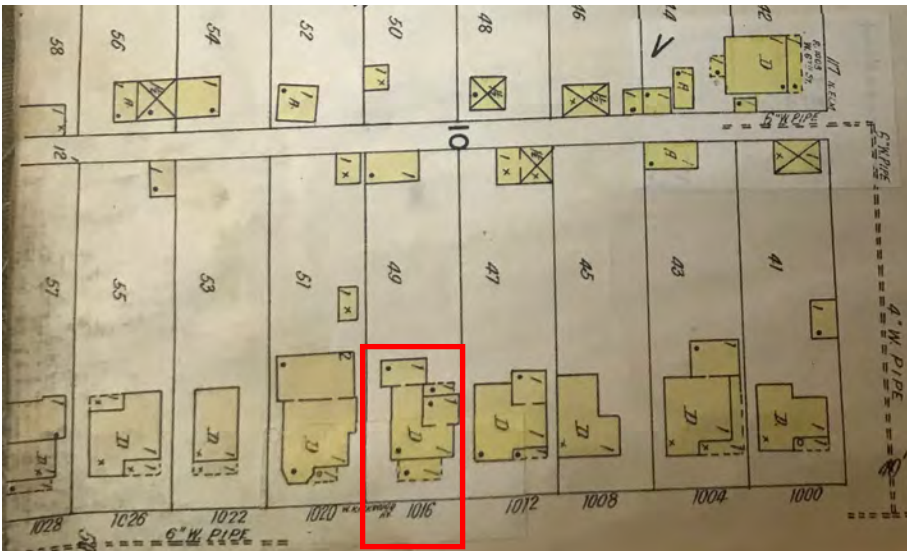
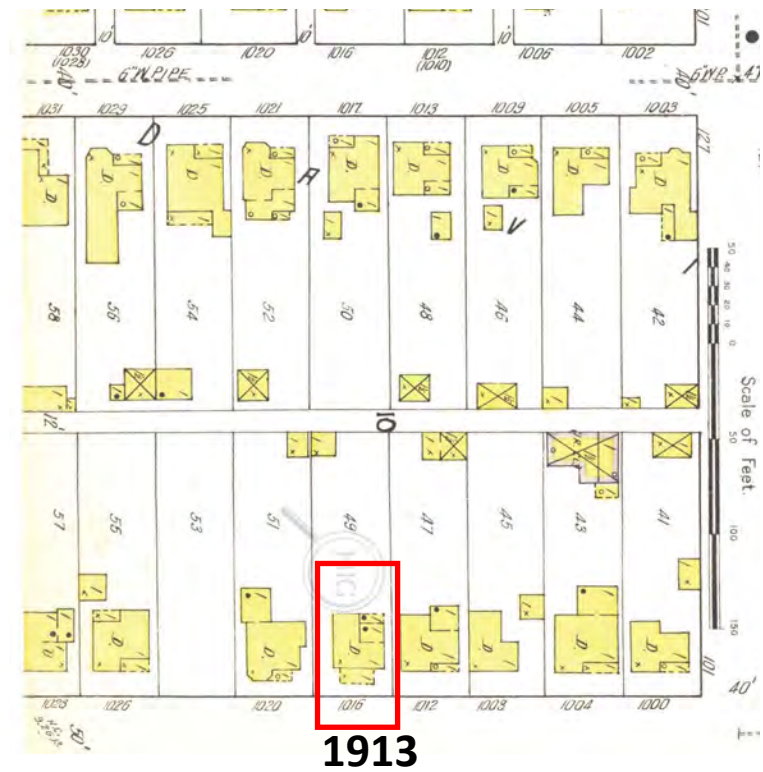
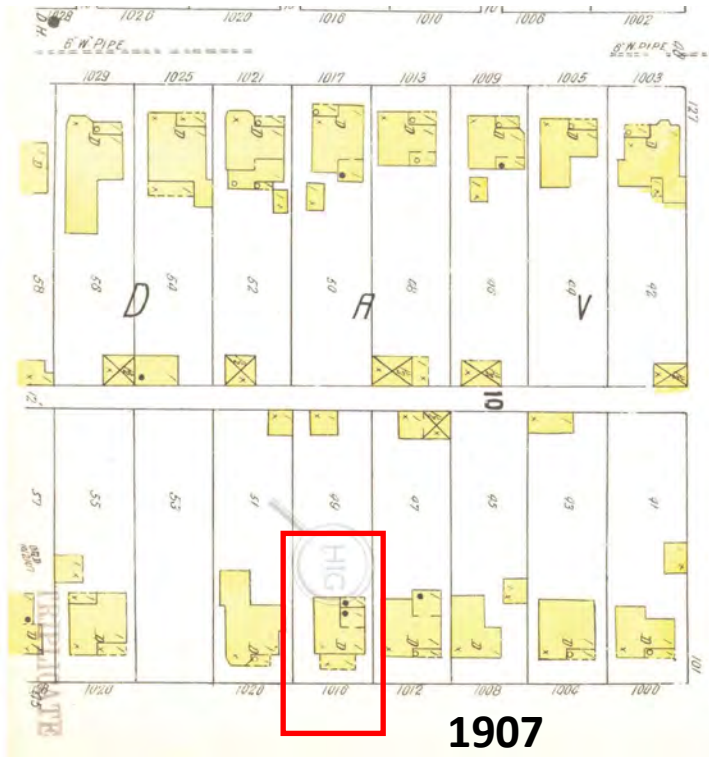
Recommendation: Staff recommends approval of COA 20-1 for the following reasons:

1. The structure is Non-Contributing and does not reinforce the historic character of the street face or the district.
2. The structure has been so severely altered that the original form and features of the saddlebag are almost unrecognizable, in fact there is almost nothing original remaining.

Sanborn Comparison: 1016 W. Kirkwood Avenue

Black dots indicates composition roof.

Small crosses indicate wood roof.



**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-1

Date Filed: 12-11-19

Scheduled for Hearing: 1-9-20

Address of Historic Property: 1016 W Kirkwood Ave

Petitioner's Name: Delbert and Kelly Backs

Petitioner's Address: 4405 Golf View Drive, Spencer. In 47460

Phone Number/e-mail: 812-325-6747 dbacks@racetrackers.com

Owner's Name: Delbert and Kelly Backs

Owner's Address: 4405 Golf View Dr, Spencer, In 47460

Phone Number/e-mail: 812-325-6747 dbacks@racetrackers.com

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 013-30940-00 Davis Lot 49 Parcel 53-05-32-410-041.000-005

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

We would like to demolish the existing structure. The house has been abandoned for a number of years.

Several walls are bowing out, little or no foundation, several large holes in the roof.

Also, it looks like a small upstairs addition was built and definately not up to code. Stairway is approx 24"

We would like to clear the lot and several trees that are damaging the two neighbors foundations.

There are also two dead trees along the sidewalk that need to be removed.

After demolition, we would like to build a new bungalow type house, drawing attached. We would want to keep with the neighborhood's housing. Will be approximetly 2000 sq ft with a detached garage

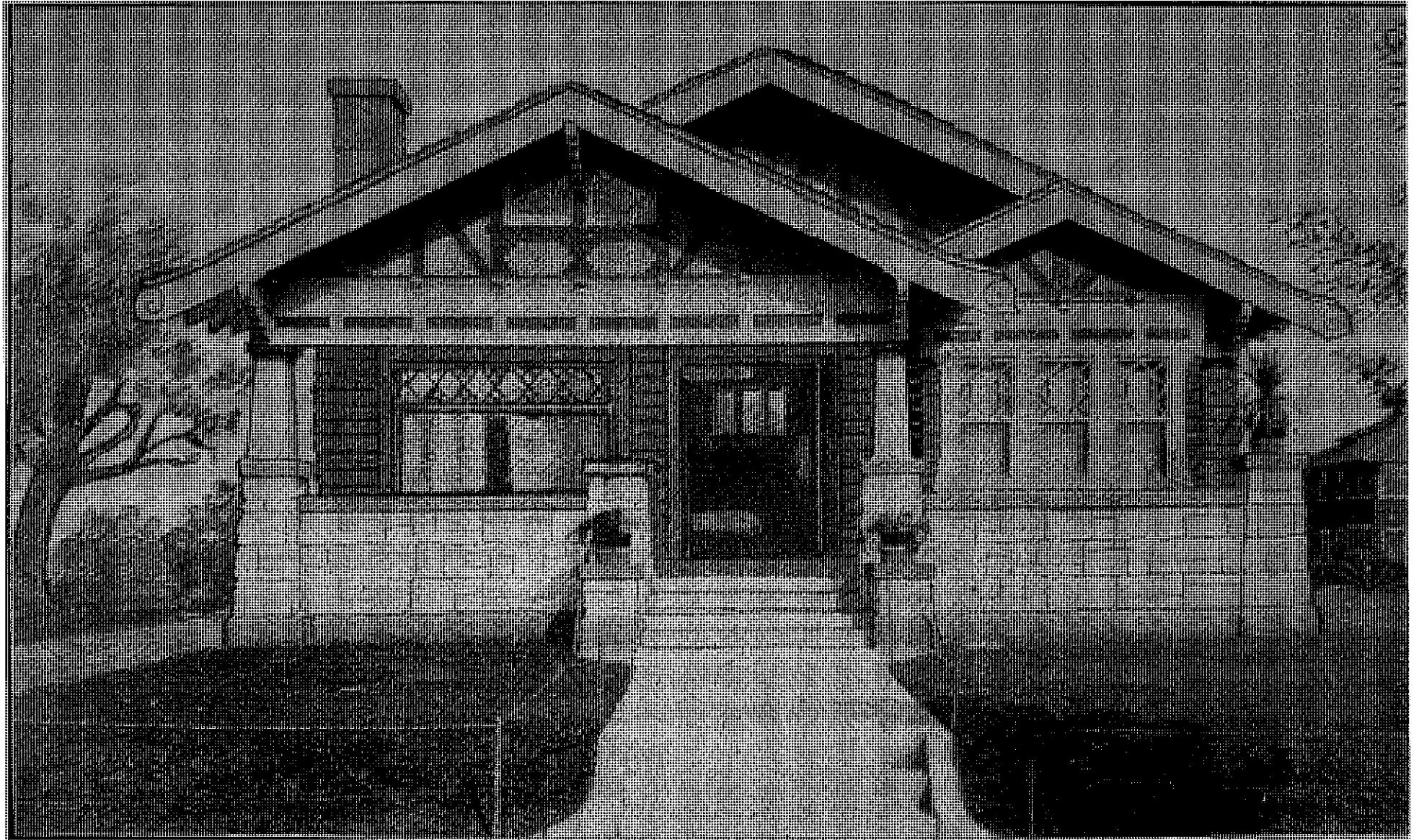
3. A description of the materials used.

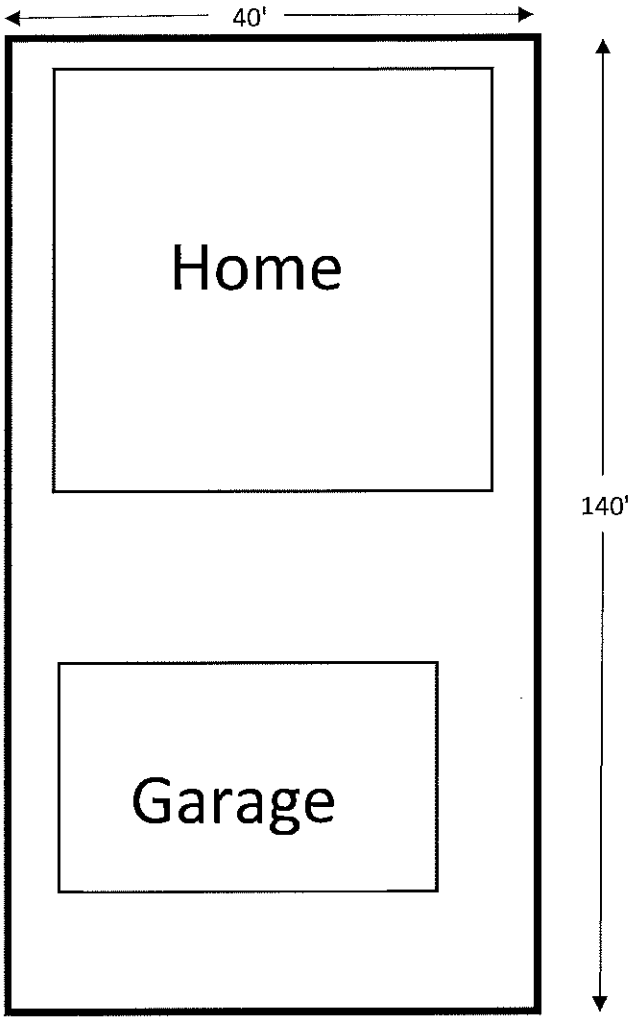
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

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.





Monroe County, IN

1016 W Kirkwood AVE, Bloomington, IN 47404-5053

53-05-32-410-041.000-005



Parcel Information

Parcel Number: 53-05-32-410-041.000-005
Alt Parcel Number: 013-30940-00
Property Address: 1016 W Kirkwood AVE
Bloomington, IN 47404-5053
Neighborhood: 1313 Trending 2006 - A
Property Class: Other Commercial Housing
Owner Name: Naderpoor, Anwar
Owner Address: 3313 S Forester Street
Bloomington, IN 47401
Legal Description: 013-30940-00 DAVIS LOT 49

Taxing District

Township: BLOOMINGTON TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.129	

COA: 20-2

Address: 1009 W. 9th Street

Petitioner: Marc Cornett

Parcel #: 53-05-32-403-016.000-005

Rating: Contributing

Structure; Vernacular– Saddle Bag, c. 1900



Background: This structure is located in the Near West Side Conservation District and was occupied in 1900 according to the City Directory. The building is in an advanced state of deterioration from water damage and neglect. Please read attached structural inspection report.

Request: Full demolition of principal structure and clear lot for new construction.

Guidelines: N/A

Recommendation: Staff recommends approval of COA 20-2 for the following reasons:

1. Lack of salvageable material: There are major structural issues such as a leaning front building wall, incorrectly attached rear addition, and water damage to the interior floors, walls, and ceilings which all need to be replaced.
2. Lack of remaining original materials and features: There have been major alterations to the original structure including the enclosure of doors and windows and replacement of the porch.
3. Lack of historic fabric in the vicinity: Most of the structures along the block face are newer infill.
4. The NWS neighborhood association supports demolition.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 20-2
Date Filed: 12-27-19
Scheduled for Hearing: 1-9-20

Address of Historic Property: 1009 W. 9th St.
Petitioner's Name: MARC CORNETT
Petitioner's Address: 101 E. KIRKWOOD AVE., BLOOMINGTON, IN 47408
Phone Number/e-mail: (812) 325-5964 / marccornett2016@gmail.com
Owner's Name: PEYNARD CROSS, WEST NINTH BLOOMINGTON, LLC
Owner's Address: 940 N. JACKSON ST 47404
Phone Number/e-mail: (812) 349-8018 / reydacross@gmail.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. _____

2. A description of the nature of the proposed modifications or new construction:
FULL DEMOLITION OF THE EXISTING HOUSE STRUCTURE.

3. A description of the materials used.

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

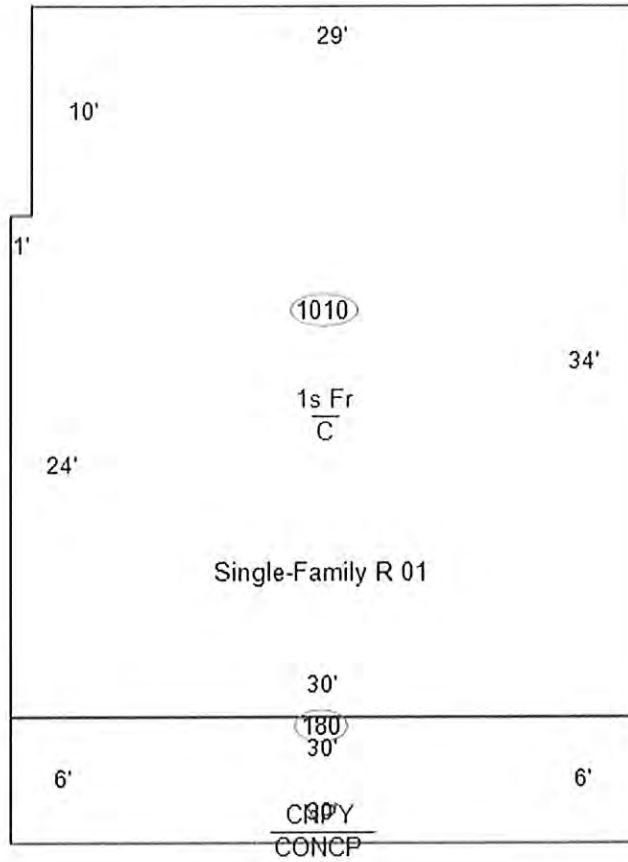
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

1009 W 9th St.

Current HPC Status: Contributing, 2018 BRI Resurvey
Legal Description: 013-23300-00 Fairview Lot 54
Township: Bloomington Township



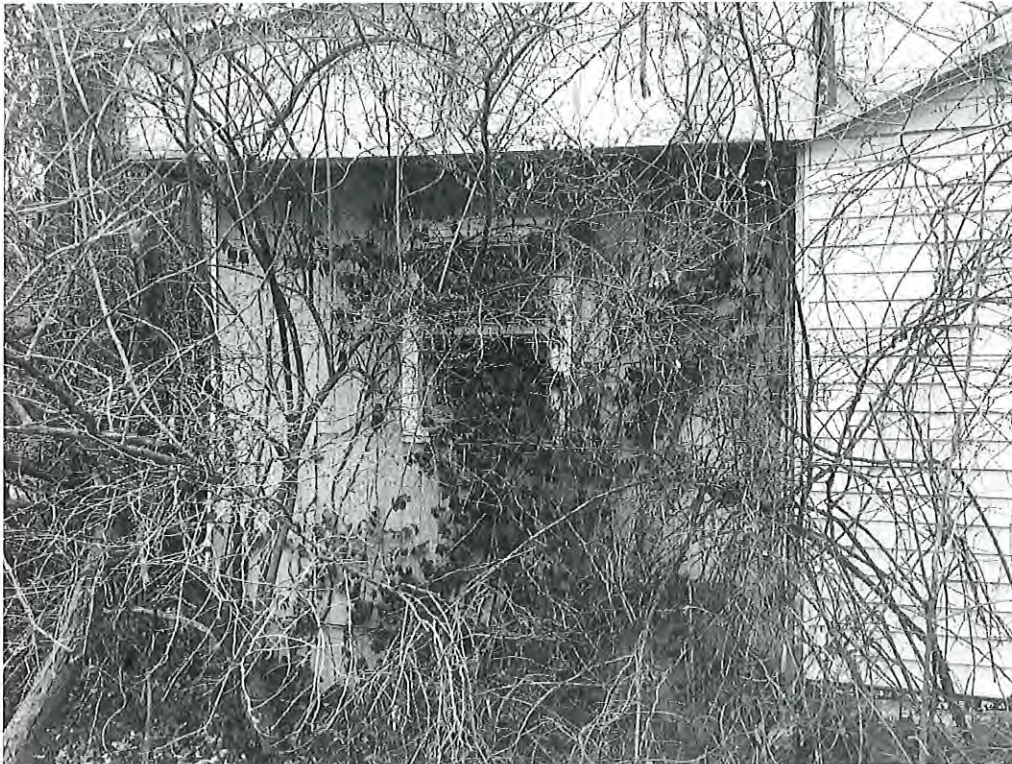
GIS Floor Plan



Front Elevation



Front Porch Condition



Rear Addition and roof overhang



Rear Foundation/Floor Conditions

1009 W. 9th St.;
Near Westside Conservation District;
Current Historic Designation: **Contributing Structure**

Criteria for the Commission to consider in the case of a proposed demolition;

1. Effect of the demolition on the character of the historic district (conservation district);

The property is located at the North edge of the district across the street from the parking lot of the Ninth St Park. It is located next to a wide variety of newer house types (split-level ranch, a story and a half cottage, a multi-unit apartment building and Girls Inc.) on W. 9th St.

2. State of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition;

The property is in significant disrepair from a previous owner. The front porch has collapsed and the overall roof structure has significant weather damage. The floor structure has significant damage from rainfall runoff directed into the front house wall from an incorrectly sloping concrete porch floor. The overall structural integrity is severely compromised. The inappropriate rear additions has a roof that bears on and has further compromised the existing structure.

3. Balance of the public interest in preserving the structure or the integrity of the district (conservation district) with the interest of the owner of the building or structure in the use and utilization of the property; and

The structure is an individual building in an area of the district that has been largely modified and rebuilt with a wide variety of newer house types.

4. Possible alternatives to demolition;

There is no effective alternative to demolition due to a combination of factors. Cost feasibility; amount of replacement of materials (nothing would remain) such as foundations, floor structure, exterior walls, roof structure, ceiling structure, removal of inappropriate rear additions and roof overbuild, and full replacement of the collapsed front porch including the foundation, floor, columns, beams, roof and ceiling structure.

Please see attached Structural Report provided by Kevin Potter.

KEVIN B. POTTER
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

November 20, 2019

Reynard Cross
crossdeboer@gmail.com

Re: 1009 West 9th Street, Bloomington, IN

Per your request, I recently performed a structural inspection for a single family residential structure located at 1009 West 9th Street, Bloomington, IN. The results of this inspection are summarized as follows:


1. The subject home is a one story wood framed structure built over a crawl space. The main body of the house is 24 feet by 30 feet in area and is built over a crawl space. This section of the home has concrete block perimeter foundation walls. A 10 foot by 29 foot rear addition to the main body of the house is supported by wood posts around the three exterior sides and is supported by the rear wall of the original house. A 6 foot by 30 foot porch is attached to the front of the house. The porch has a wood framed roof structure and a poured concrete slab floor structure.
2. The front porch roof has collapsed and is in very poor condition. (see photos 2, 10 and 11) Also, the front porch concrete floor is in poor condition with large cracks. (see photos 21) The porch floor slopes back toward the front wall of the house.
3. The rear 10 foot by 29 foot addition to the house is in very poor condition. The siding is damaged and warped beyond repair. Also, the foundation is a combination of wood posts and loose stacked concrete blocks. A very large tree exists about 4 feet behind the addition with several smaller trees and brush growing up against the walls. The rear entrance door is missing and the floor is gone along the bottom of the door opening. (see photos 5,6,7,8, and 16)
4. The front wall of the main section of the house is about 2 inches out of plumb and is leaning toward the rear at the top of the wall. Trees and brush are growing against the east and west sides of the main section of the house. Concrete blocks are missing from the foundation wall at the right rear corner and on the west foundation wall near the front corner. (see photos 3, 4, 5, 9, and 10)

5. The interior floors, ceilings, and walls are water damaged due to roof leaks and the fact that there is no rear door and the house has not been exposed to high moisture levels for a period of time. (see photos 12 through 20)

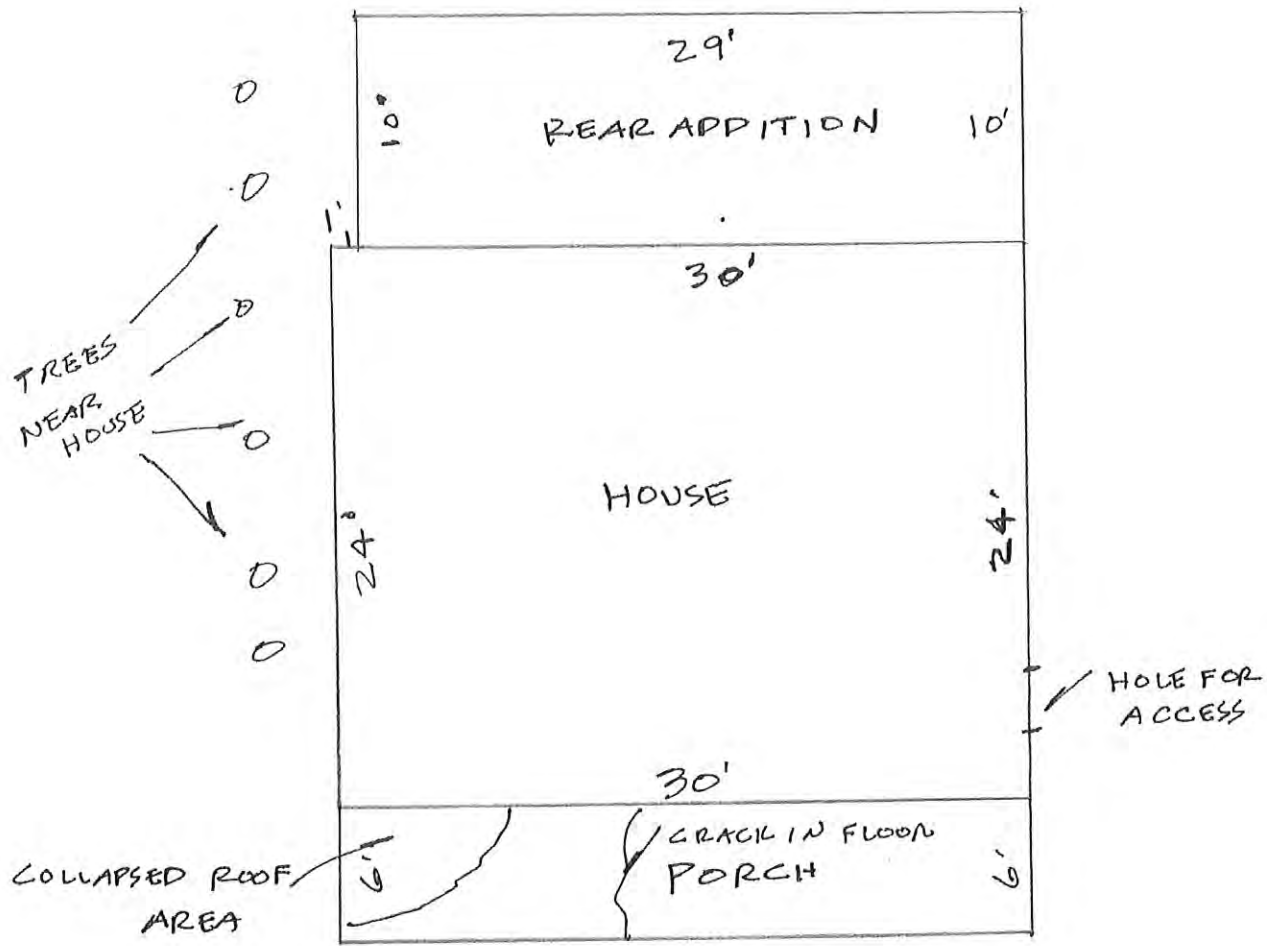
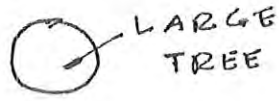
In our opinion, the following scope of work would be required to make this structure habitable and to meet current residential building code requirements.

- a. The entire front porch roof is beyond repair and should be removed.
- b. The front porch concrete slab should be removed since it slopes back toward the house and is causing damage to the front house wall. Also, there are large cracks in the slab and an uneven and rough walking surface to the slab.
- c. The rear 10 foot by 29 foot addition should be removed and replaced since it does not have a foundation and has structural damage from water and the effect of tree roots.
- d. Repair of the 24 foot by 30 foot main body of the house would require the following:
 1. Complete removal of all interior finish material, floor sheathing, fixtures, cabinets, and appliances.
 2. Removal and replacement of all windows and all interior and exterior doors.
 3. Replacing missing blocks in the foundation walls and the installation of a crawl space access door.
 4. Reinforcement of floor framing and floor beams as required based on conditions found after removing floor sheathing.
 5. Installing new $\frac{3}{4}$ " OSB floor sheathing throughout.
 6. Repair and reinforcement of the leaning front wall.
 7. Repair and reinforcement of any other wall framing, ceiling framing, and roof framing required based on conditions found after removal of finish materials.
 8. Removal of the roof shingles, replacement of any damaged roof decking, and installation of new shingles.
 9. Installing new electrical, plumbing, and HVAC systems.
 10. Installing new floor, wall and ceiling finish materials.
 11. Installing insulation per energy code.
 12. Removal and replacement of exterior siding.
 13. Installation of new cabinets and appliances as required.
 14. Removal of chimney.
 15. Removal of all trees and brush within 8 feet or less from the perimeter walls.

Please contact us if there are questions.



Kevin B. Potter
Structural Engineer/ Inspector



REYNARD CROSS
1009 W. 9TH STREET
BLOOMINGTON, INDIANA

PHOTOS - 1009 West 9th Street, Bloomington, IN



Front View - NO. 1



North and East sides- NO 2



North and West sides- No 3



Uncovered crawl space access on west side- No 4



Foundation gap on west side- Rear addition built on posts – No 5



Foundation at southwest corner No. 6



View along south wall – Large tree next to house No. 7



View along east wall - NO 8



Trees along east wall – No. 9



East wall and collapsed porch roof No. 10



Porch roof failure – No 11



Floor damage at front door No. 12



Interior floor damage – No. 13



Interior conditions – No. 14



Interior wall damage- No. 15



Damage at rear entrance – No. 16



Interior conditions – No. 17



Ceiling damage – No. 18



Interior conditions- No. 19



Interior conditions- No. 20



Front porch conditions – No. 21

COA: 20-3

Address: 1017 W. 9th Street

Petitioner: Marc Cornett

Parcel #: 53-05-32-403-014.000-005

Rating: Contributing

Structure; Vernacular– Saddle Bag, c. 1900



Background: This structure was listed as “Contributing” in the 2001 Interim Report but was changed to “Non-Contributing” in the 2015 SHAARD because it was “severely altered”. The 2018 BRI Resurvey rated the structure as ‘Contributing’, disagreeing with the SHAARD rating stating, “ Retains much of its original character and addition is old enough to be historic”. This is located in the Near West Side Conservation District and was occupied in 1900 according to the City Directory.

Request: Full demolition of principal structure and clear lot for new construction.

Guidelines: N/A

Recommendation: Staff recommends approval of COA 20-3 for the following reasons:

1. Alterations to the structure have been significant enough to change the original form and features so that it no longer possesses historical integrity. For this reason staff finds the structure to be “non-contributing” to the historic character of the neighborhood and demolition should be approved.
2. The NWS neighborhood association supports the demolition of this structure.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-3
Date Filed: 12-27-19
Scheduled for Hearing: 1-9-20

Address of Historic Property: 1017 W. 9th St.
Petitioner's Name: MARC CORNETT
Petitioner's Address: 101 E. KIRKWOOD AVE., BLOOMINGTON, IN 47408
Phone Number/e-mail: (812) 325-5964 / marccornett2016@gmail.com
Owner's Name: REYNARD CROSS, WEST NINTH BLOOMINGTON, LLC
Owner's Address: 940 N. JACKSON ST 47404
Phone Number/e-mail: (812) 349-8018 / reydacross@gmail.com

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot.

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

FULL DEMOLITION OF THE EXISTING HOUSE STRUCTURE.

3. A description of the materials used.

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.

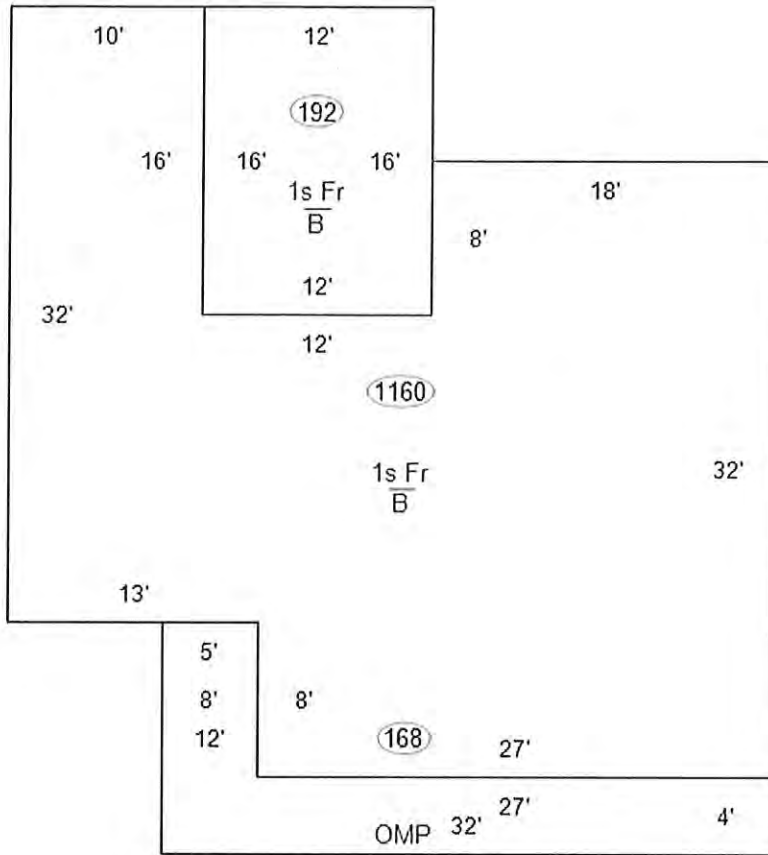
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

1017 W 9th St.

Current HPC Status: Non-contributing

Legal Description: 013-23290-00 Fairview Lot 56

Township: Bloomington Township



GIS Floor Plan



Front Elevation



Front Porch Detail



Rear Elevation

1017 W. 9th St.;

Near Westside Conservation District;

Current Historic Designation: Non-Contributing Structure

Criteria for the Commission to consider in the case of a proposed demolition;

1. Effect of the demolition on the character of the historic district (conservation district);

The property is located at the North edge of the district across the street from the parking lot of the Ninth St Park. It is located next to a wide variety of newer house types (split-level ranch, a story and a half cottage, a multi-unit apartment building and Girls Inc.) on W. 9th St.

2. State of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition;

The property is in significant disrepair from a previous owner. The rear foundation has collapsed and the rear walls are unsupported. The floor and roof structure has water damage. The overall structure is compromised. The inappropriate side, rear and front porch roof additions have engulfed the existing structure leaving very little of the original structure recognizable.

3. Balance of the public interest in preserving the structure or the integrity of the district (conservation district) with the interest of the owner of the building or structure in the use and utilization of the property; and

The structure is an individual building in an area of the district that has been largely modified and rebuilt with a wide variety of newer house types.

4. Possible alternatives to demolition;

There is no effective alternative to demolition due to a combination of factors. Cost feasibility; amount of replacement of materials (nothing would remain) such as foundations, floor structure, exterior walls, roof structure, ceiling structure, removal of inappropriate additions and porch roof overbuild.

Please see attached Structural Report provided by Kevin Potter.

KEVIN B. POTTER
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

November 27, 2019

Reynard Cross
crossdeboer@gmail.com

Re: 1017 West 9th Street, Bloomington, IN

Per your request, I recently performed a structural inspection for a single family residence located at 1017 West 9th Street, Bloomington, IN. The results of this inspection are summarized as follows:

1. The subject home is a one story wood framed structure built over a crawl space. An "L" shaped porch is attached to the front of the home. The crawl space foundation walls are built with limestone masonry. The front porch also has perimeter limestone masonry walls.
2. Trees and brush exist next to the house walls as shown on photos 2, 3, 5, 7, 10, 11, 12, 15, 16, 17, and 18. The tree roots have a negative impact on the house foundations, exterior walls, and roof.
3. A limestone retaining wall exists starting at the northwest house corner and extending to the west. This wall is in very poor condition as shown on photo no. 13.
4. The south foundation wall is missing under the middle south room as shown on photos 17 and 18.
5. A hole exists in the east foundation wall under the air conditioner per photo no. 10.
6. The front porch roof and perimeter limestone walls are in poor condition as shown on photos 6, 7, 8, and 14.
7. The windows, exterior siding, and trim are in poor condition as shown on photos 2, 3, 4, 8, 10, 11, and 15.
8. The limestone foundation walls have mortar gaps at several locations due to age and lack of maintenance.

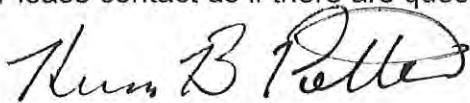
9. The roof shingles and roof gutters are in poor condition as shown on photos 2, 11, 15.

10. Interior conditions are shown on photos 20 through 25. Floor sagging and structural movement has occurred as shown at the upper door corner on photo 23.

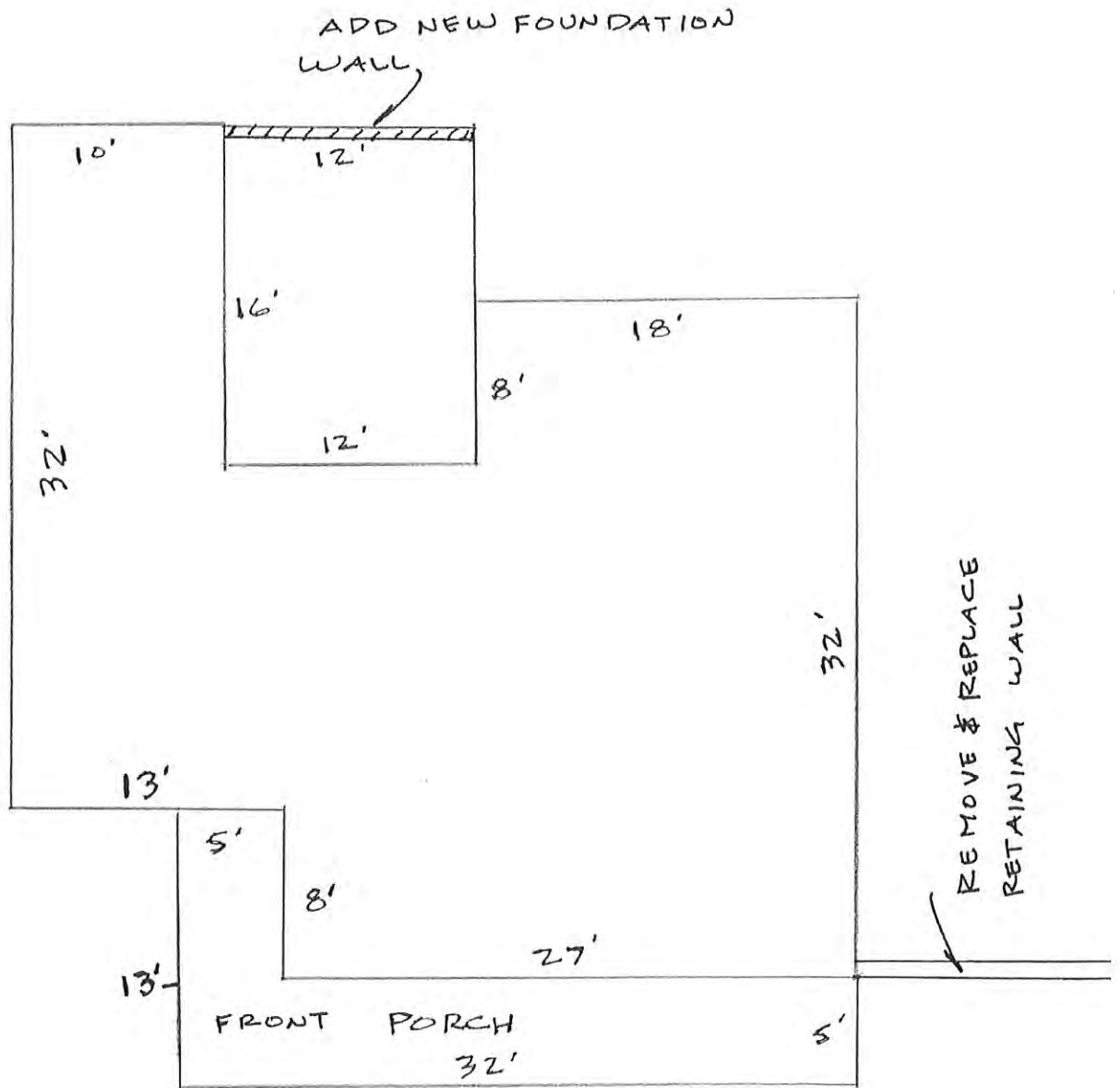
In our opinion, the following scope of work would be required to make this structure habitable and to meet current residential building code requirements.

- a. All trees and brush within 10 feet of the house and porch walls should be removed at the ground line.
- b. The limestone retaining wall that extends west from the northwest house corner should be removed and replaced with a new retaining wall.
- c. A new foundation wall is required at the missing foundation wall on the middle of the south foundation.
- d. Repair the hole in the foundation wall under the air conditioner on the east wall.
- e. All mortar gaps and cracked mortar in the perimeter limestone foundation walls and porch walls should be repaired. Cracked mortar would be repaired by removing a 1" depth of the existing mortar and replacing with new mortar. Missing mortar would be replaced with new mortar as required to fill the mortar joints flush with the adjoining masonry surface.
- f. The exterior siding and trim would need to be removed and replaced with new materials.
- g. All exterior doors and windows need to be removed and replaced.
- h. The roof shingles need to be removed. Roof decking repairs should be performed as required. New shingles and underlayment would be required. The roof gutters and downspouts should also be removed and replaced.
- i. The porch ceiling materials should be removed and replaced. The front porch columns also need to be removed and replaced.
- j. Complete removal of all interior finish materials, floor sheathing, fixtures, cabinets, doors, and appliances.
- k. Reinforcement of floor framing and floor beams as required based on conditions found after removal of floor sheathing.
- l. Installing new $\frac{3}{4}$ " OSB floor sheathing throughout.
- m. Repair and reinforcement of any other wall framing, ceiling framing, and roof framing required based on conditions found after removal of finish materials.
- n. Installing new electrical, plumbing, and HVAC systems.
- o. Installing new floor, wall, and ceiling finish materials.
- p. Installing insulation per energy code requirements.
- q. Installing new cabinets, interior doors, appliances and fixtures as required.

Please contact us if there are questions.



Kevin B. Potter
Structural Engineer/ Inspector



REYNARD CROSS
 1017 W. 9TH STREET
 BLOOMINGTON, INDIANA



Front (north) side – No. 1



East side – No. 2



East side looking west- No. 3



North and East Sides- No. 4



East wall looking south – No. 5



East porch wall - No. 6



Front porch looking east – No. 7



Front porch looking west – No. 8



North end of west wall – No. 9



Hole in foundation on east wall – No. 10



Southwest corner looking east – No. 11



Looking east along south wall - No. 12



Looking east at northwest retaining wall – No. 13



Front porch roof – No. 14



Southeast corner looking west- No. 15



South side looking east - No. 16



Rear (South) wall – No. 17



West end of south wall – No. 18



Front porch looking south- No. 19



Bathroom - No. 20



Northwest room - No. 21



Laundry room - No. 22



Movement at interior door corner- No. 23



Southeast room – No. 24



Southwest room - No. 25

Demo Delay: 20-1
Staff Decision

Address: 312 E. 12th
Petitioner: Brian Marren
Parcel Number: 53-05-33-210-092.000-005

Property Rating: Contributing

Style: Pyramid Roof Cottage, c. 1900



Background: This Victorian style pyramid roof cottage is listed as “Contributing” on the BHSS Survey.

Request: Partial demolition: Rebuild porch roof with 1/2” plywood decking and rubber roof.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Staff Decision: Staff releases **Demo Delay 20-1**. The alteration does not endanger the structure’s status as “contributing” to the historic fabric in the area.

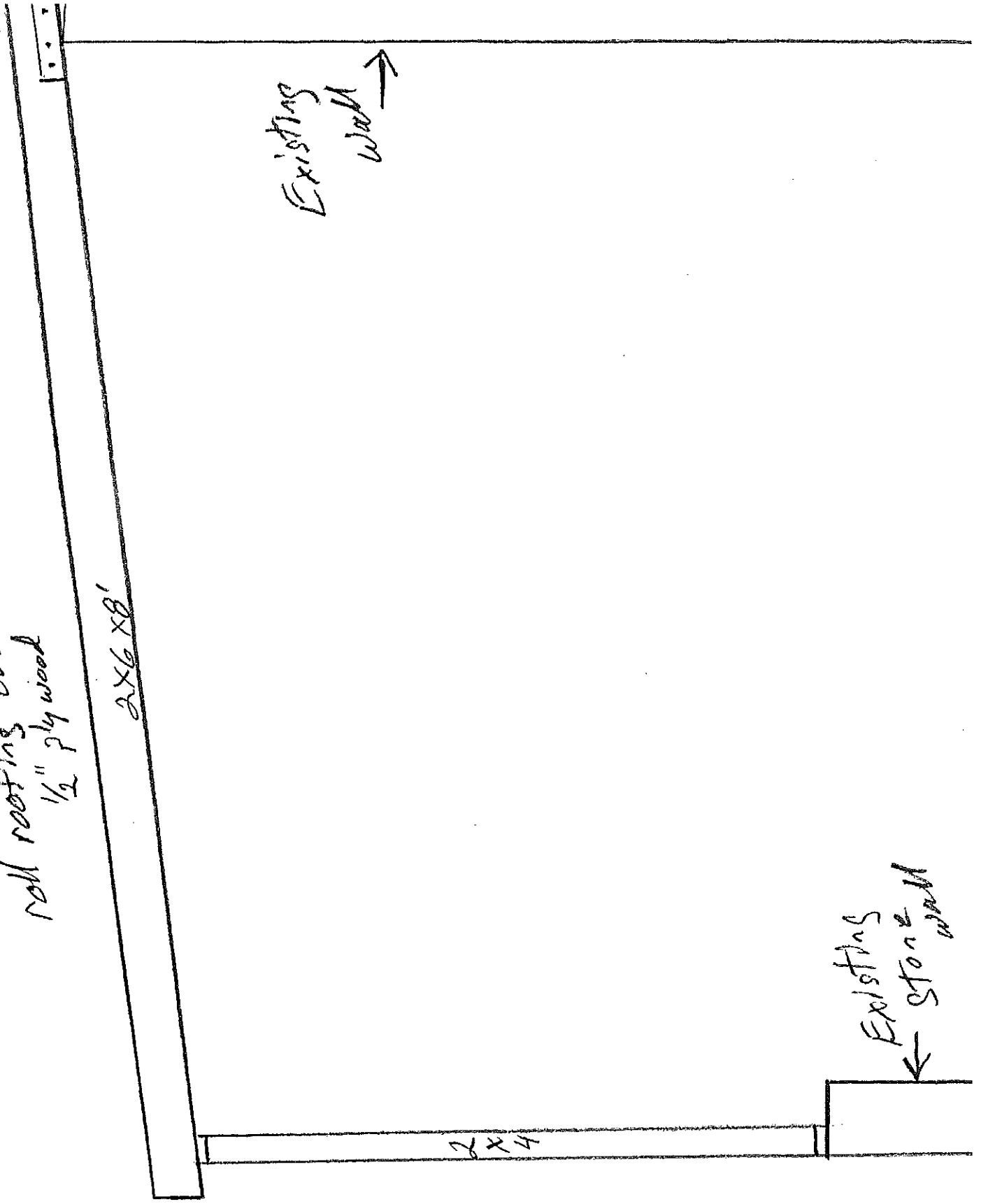
roll roofing over
1/2" ply wood

2x6x8'

Existing
wall →

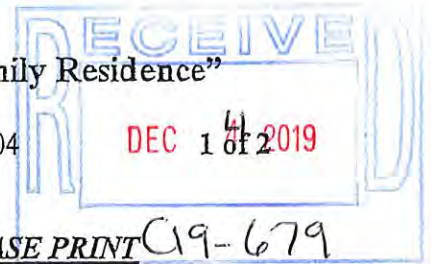
2x4

Existing
Stone
wall ←



RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number:(812) 349-2580 FAX: (812) 349-2967



61478
BC
12/4/19

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT C19-679

Parcel No. 013-00420-00 Subdivision Lot No.
Project Address 312 E 12th City Bloomington Zip Code 47408
Township Section No.

Property Owners Name Macren Builders, Inc. Phone No. 1-630-788-7348
Property Owners Address 312 E 12th City Zip Code

Applicants Name Brian Macren Phone No.
Applicants Address 312 E 12th City Zip Code

General Contractor Macren Builders, Inc. Phone No.

Please check applicable boxes and fill in blanks as required:

Proposed Work: [] New Construction [] Addition [] Model (area) Other (explain)
Rental: [] Yes [] No Flood Plain: [] Yes [] No Watershed: [] Yes [] No
Building use (i.e. personal residence, duplex, storage) (explain)

Total number of bedrooms Number of residents (per census)
Total Square Footage of proposed structure 8' x
First floor square footage Garage [] Detached
Second floor square footage Co
Third floor square footage O
Basement square footage C
Elevated deck (>30") square footage

No site plan
need to
know
setbacks

Driveway Permit No. City of Bloomington
Wastewater system to be connected to: [] City system
Septic System: Permit no.

The applicant hereby certifies and agrees as follows: (1) I am authorized to read this application and attest that the information furnished is correct, including that contained in plans. (2) I warrant that the representation 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: Brian Macren Date: 12-3-19

Email address 08/26/2016/Bldg/Reviews/Forms

146 '01-C Demo Delay (partial demo)

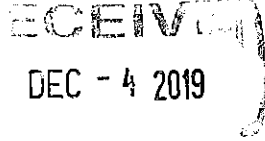
Accommodations

MARREN, BRIAN
Project - MARREN-RES ADD-312
Address - 312 12TH ST E
Parcel - 53-05-33-210-092.000-005
App # - 67478 Twp - BL-32

Bed Rooms 1
Finished Rooms 2

Plumbing

Full Baths
Full Baths Fixtures
Half Baths 1
Half Baths Fixtures 3
Kitchen Sinks 1

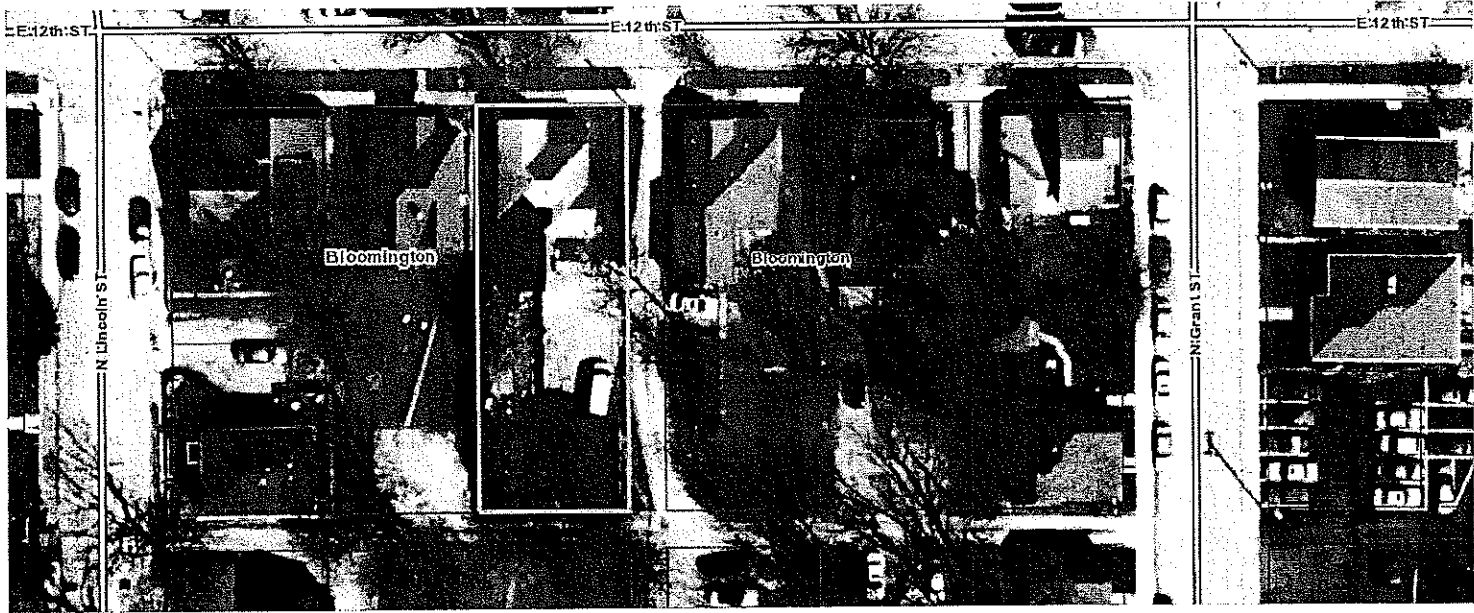


Other Residential Dwelling

Heat Type Central Warm Air
Fireplaces
Attached Garages 672

Floors

Floor	Construction	Base	Finished
1	Wood Frame	260	260
S		260	



Tax Bill

DULY ENTERED
FOR TAXATION

DEC 29 2015

2015017659 QC \$16.00
12/29/2015 02:50:02P 1 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

Eric Schmitz
Auditor Monroe County, Indiana

Click Here to Print Form



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29 day of DEC., 2015, by the Grantor,
Brian G. Marren whose mailing address is
416 W Roosevelt St. Bloomington, In. 47408 to the Grantee,
Marren Builders, Inc. whose mailing address is
312 E 12th St. Bloomington, In. 47408

WITNESSETH, That the said Grantor, for good consideration and for the sum of \$ 0 paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Monroe State of Indiana, to wit:
Lot 76 in Cottage Grove Addition to the City of Bloomington, In.
53-05-33-210-092.000-005

IN WITNESS WHEREOF, The said Grantee has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Brian G. Marren
Grantor

Grantor

STATE OF
COUNTY OF

On DECEMBER 29th 2015 before me, JUDITH C. BENCKART, personally appeared BRIAN G. MARREN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

Judith C. Benckart
Signature



Affiant: Known Unknown

ID Produced: _____

[Seal]

This document is not guaranteed to be fit for any legal purpose. You agree that if you choose to use this document you are doing so at your own risk and that you have been advised that this form is likely not fit for your legal situation and that you should seek the advice of a legal professional familiar with you specific situation in all legal matters. FreeQuitClaimDeedForms.com

Demo Delay: 19-22

Commission Decision

Address: 800 S. Pleasant Ridge Road

Petitioner: May Brothers Builders

Parcel Number: 53-08-02-104-007.000-009

Property is Outstanding

Structure; Contemporary c. 1958

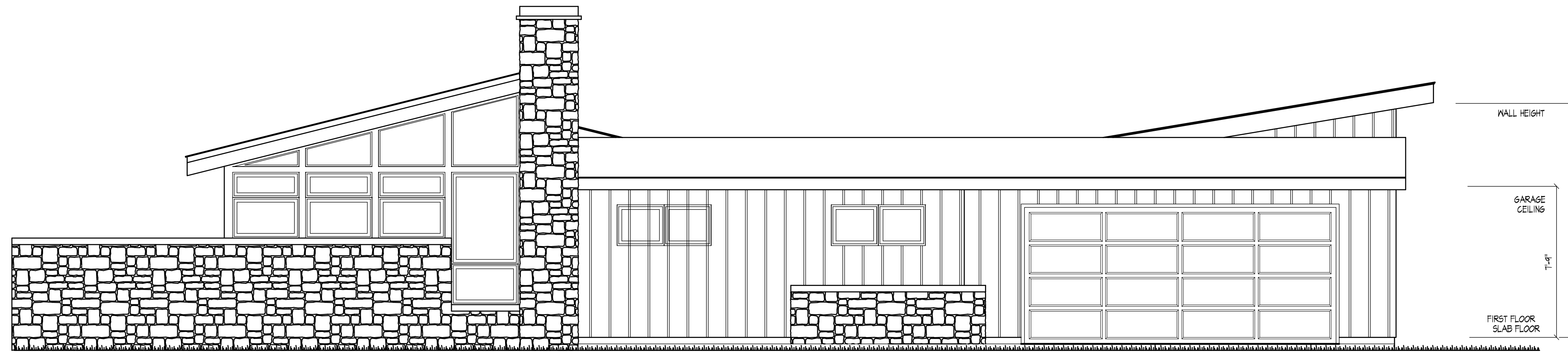


Background: Built by Terence and Barbara Martin in 1958. Terence taught in the English Department at Indiana university from 1954-1997. He became a Guggenheim Fellow in 1983 and was named an IU Distinguished Professor in 1984. The house received an “Outstanding” on the state survey due to architectural significance and features a dramatic one and a half story glass front bay and limestone half wall and chimney.

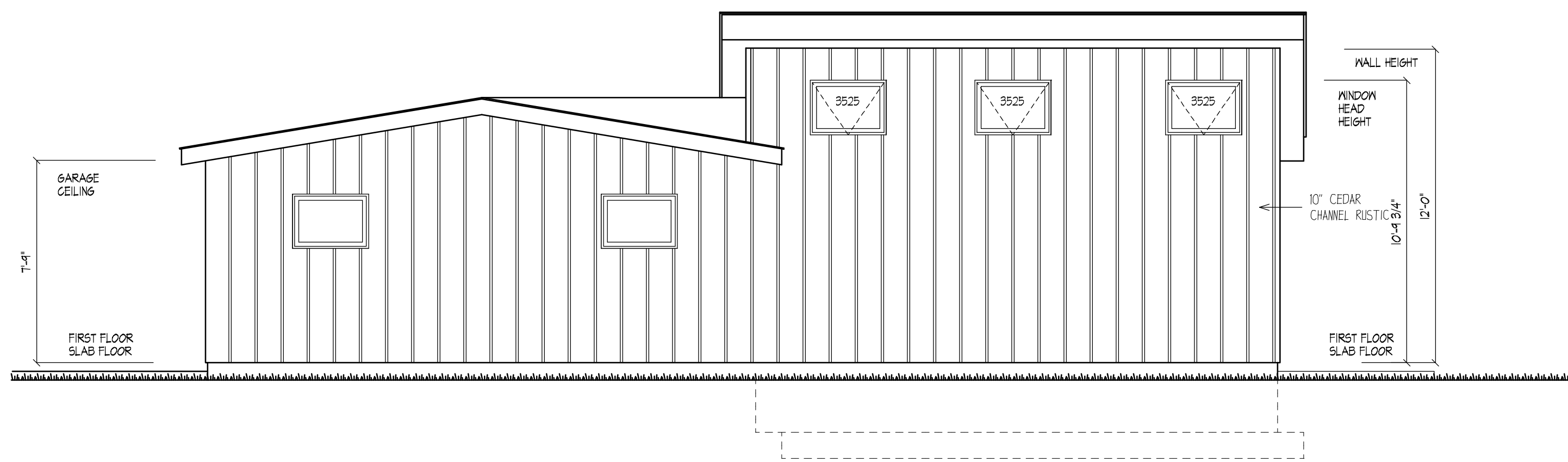
Request: Partial Demolition: Construction of two additions.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

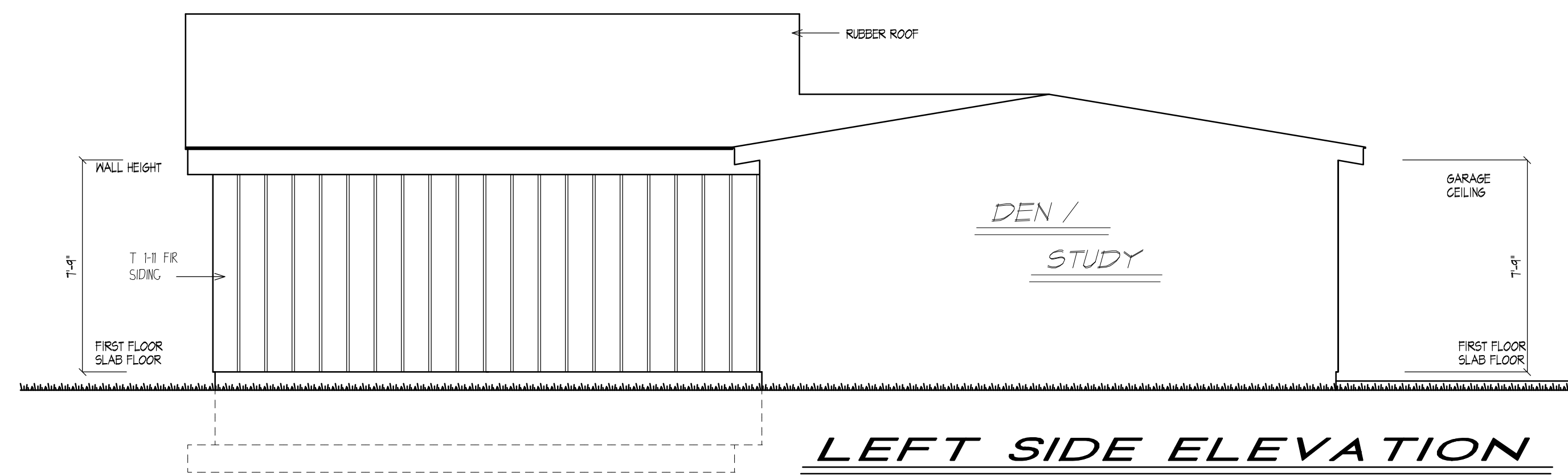
Recommendation: Staff recommends holding **Demo Delay 19-22** to gather more information. Staff finds that the additions as proposed would jeopardize the integrity and rating of the home, and that the home may meet architectural criteria for local designation.



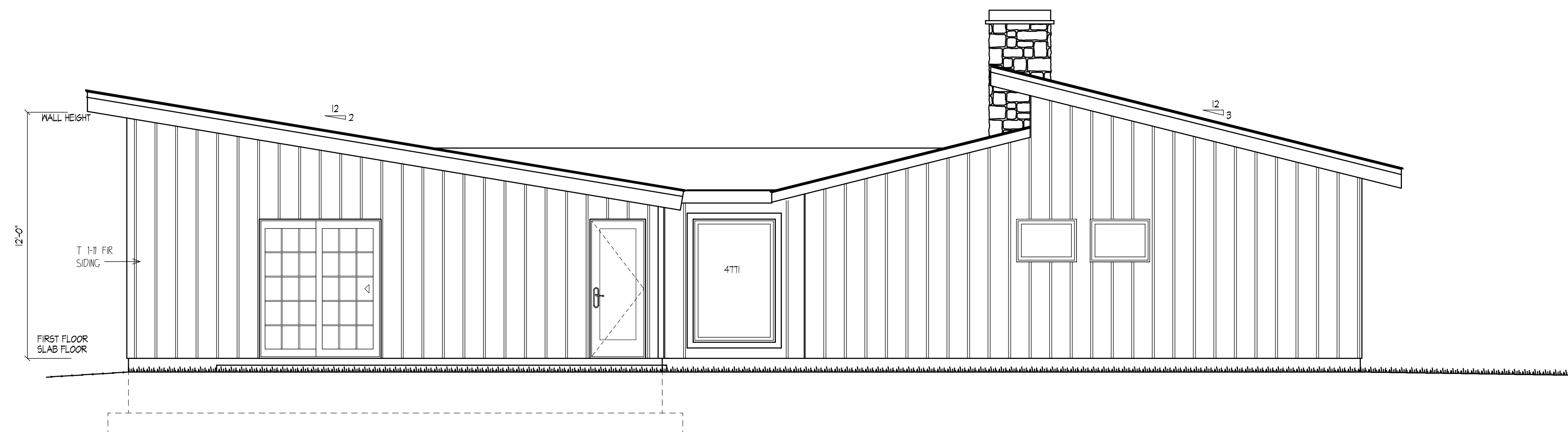
FRONT ELEVATION



RIGHT SIDE ELEVATION



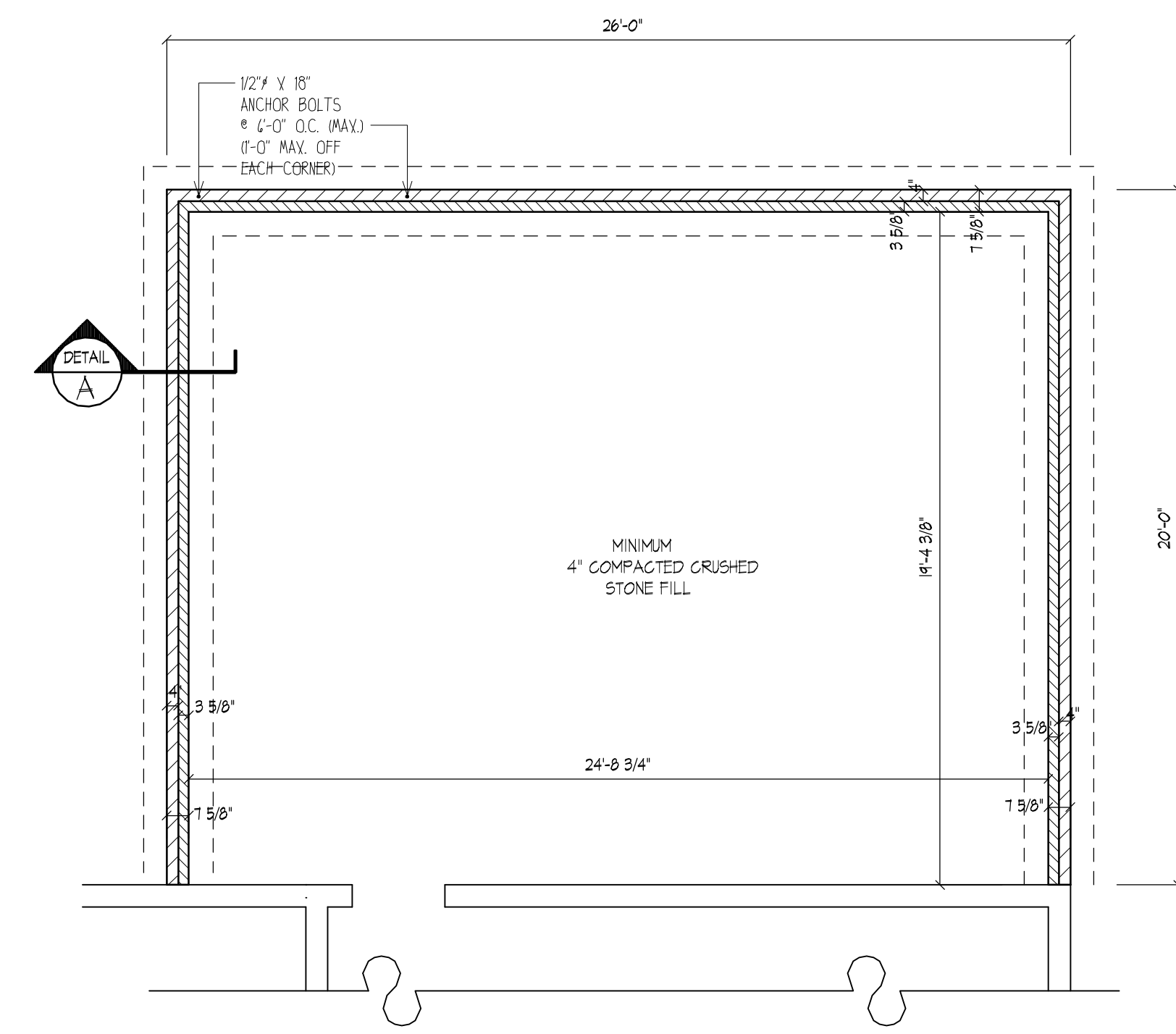
LEFT SIDE ELEVATION



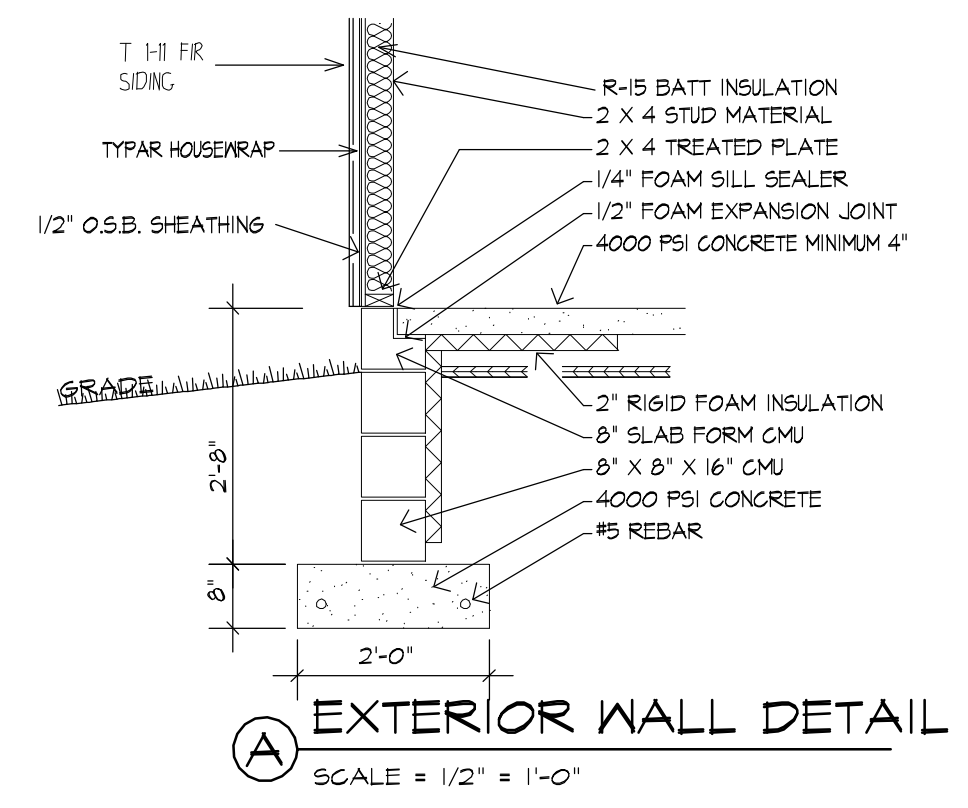
BACK ELEVATION

NOTE:
 DIMENSIONAL DRAFTING L.L.C. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN.
 IT IS RECOMMENDED THAT YOU CONSULT AN ARCHITECT OR ENGINEER OF YOUR CHOICE AND IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY SITE CONDITIONS AND LAYOUTS AND CHECK WITH LOCAL BUILDING OFFICIALS PRIOR TO START OF CONSTRUCTION.

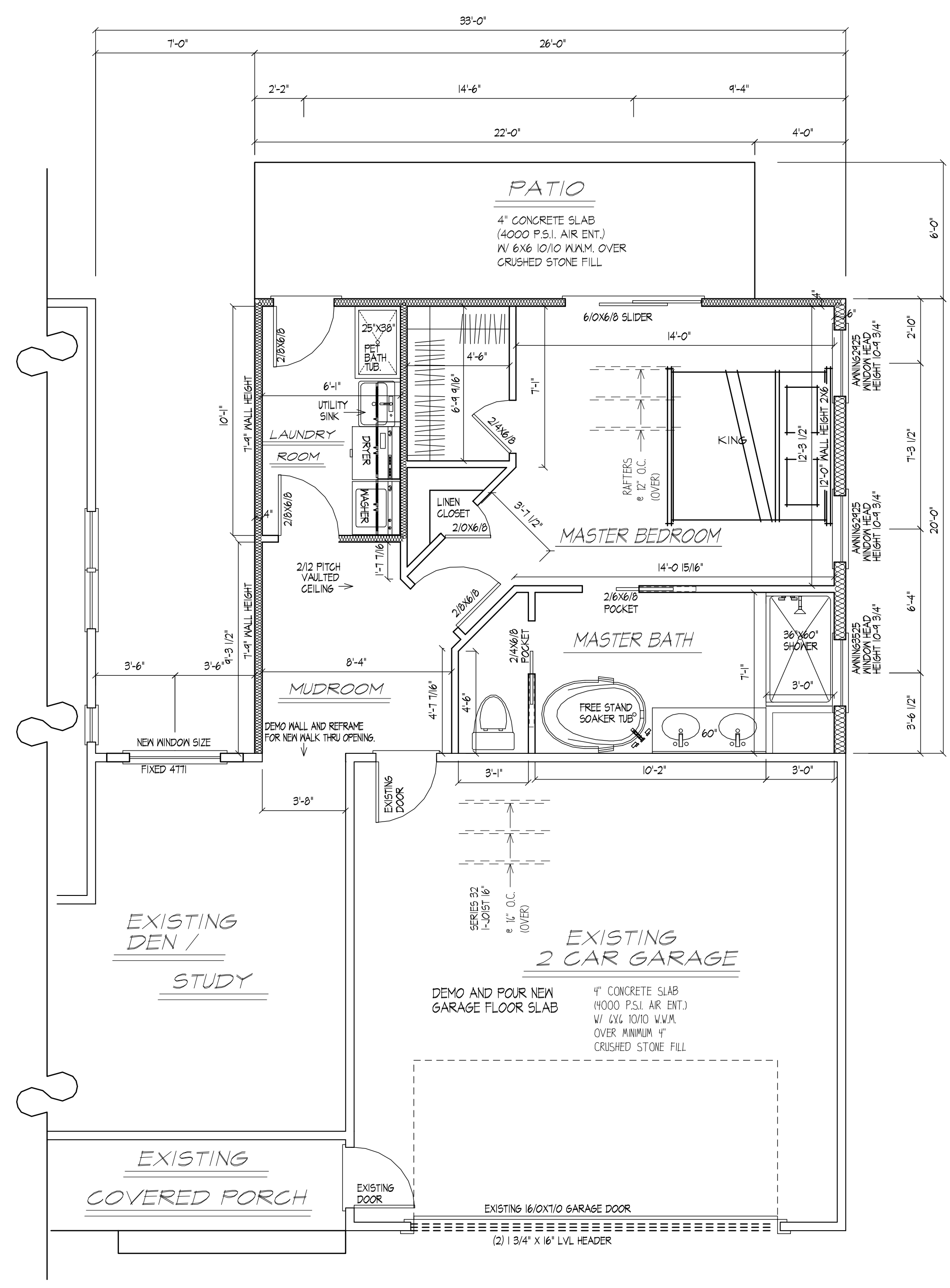
PROPOSED PLANS
 FOR
MARTEN AND ANDREA HAVILL



FOUNDATION PLAN



EXTERIOR WALL DETAIL
 SCALE = 1/2" = 1'-0"



FIRST FLOOR PLAN

GENERAL NOTES:

ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND ALL OTHER APPLICABLE REGULATIONS.
 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ALL INSPECTIONS, APPROVALS, PERMITS, ETC.
 COORDINATE WITH OWNER PLACEMENT AND INSTALLATION OF ELECTRICAL OUTLETS AND CONCEALED TELEPHONE WIRING.
 FLOOR AND BASE FINISH AS SELECTED BY OWNER. ALL DOORS, FRAMING, HARDWARE AND ALL TRIM TO MATCH AS SELECTED BY OWNER.

NOTE:

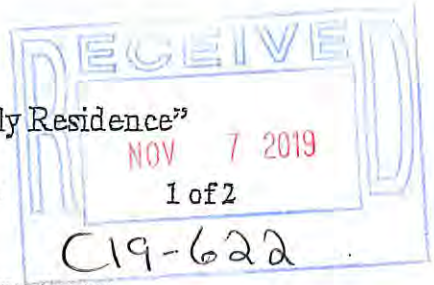
ALL EXTERIOR WALLS 4" THICKNESS (2X4 STUDS @ 16" O.C. W/ 1/2" SHEATHING)
 ALL INTERIOR WALLS 3 1/2" THICKNESS (UNLESS NOTED OTHERWISE)
 ALL WINDOWS & PATIO DOORS IN THIS PROJECT TO BE PELLA
 NEW FIRST FLOOR FINISHED AREA-----520 SQ. FT.

NOTE:
 DIMENSIONAL DRAFTING L.L.C. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN.
 IT IS RECOMMENDED THAT YOU CONSULT AN ARCHITECT OR ENGINEER OF YOUR CHOICE AND IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY SITE CONDITIONS AND LAYOUTS AND CHECK WITH LOCAL BUILDING OFFICIALS PRIOR TO START OF CONSTRUCTION.

PROPOSED PLANS FOR MARTEN AND ANDREA HAVILL

PROPOSED PLANS FOR ROOM ADDITION AND REMODEL
NEW FLOOR PLANS
JOB SITE:
SCALE: 1/4" = 1'-0"
DATE: MARCH 30, 2018
DATE REVISED: APRIL 10 / JUNE 27, 2019 / DEC 10

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"
MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967



67301
BL
11/7/19

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-08-02-104-007, 009-009 Subdivision Hoosier Acres Lot No. 22
Project Address 800 S. Pleasant ridge City Bloomington Zip Code _____
Township _____ Section No. _____

Property Owners Name Marten and Andrea Havill Phone No. _____
Property Owners Address 800 S. Pleasant ridge City Bloomington Zip Code _____

Applicants Name May Brothers Builders Phone No. (812) 327-7704
Applicants Address P.O. Box 22 City Harracksburg Zip Code 47434

General Contractor May Brothers Builders Phone No. (812) 327-7704

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) personal residence

Total number of bedrooms 2 Number of residential units _____ Estimated construction cost (census) 140,000
Total Square Footage of proposed structure 1026
First floor square footage 480 Garage/Carport square footage _____ Attached Detached
Second floor square footage 546 Covered Deck(s)/Porch(s) square footage _____
Third floor square footage _____ Other Floor square footage (explain) _____
Basement square footage _____ Grading area (area of soil disruption) _____
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: [Signature] May Brothers Builders Date: 11-6-19

Email address Maybrothersbuilders@yahoo.com

0-114, in table

For New Construction, Additions & Remodels:
Please check appropriate boxes and fill in all
required blanks: **PRINT CLEARLY**

FOUNDATION

- type(s): material:
- Basement
 - Crawl space
 - Slab on Grade
 - Other _____
 - Poured Concrete
 - Concrete Block
 - Other _____

GIRDER BEAM (floor beam(s)):

- Metal Size _____
- Manufactured wood Size _____
- Wood Species _____ Grade _____
Size 2 - 2" x _____
3 - 2" x _____
4 - 2" x _____

GIRDER BEAM SUPPORTS:

- Metal 3" steel pipe
- Wood column size _____
- Concrete size _____
- Masonry size _____
Spacing on center _____

FLOOR JOIST SYSTEM - HOUSE:

- Steel size _____
- Manufactured "T" joist size 14"
- Wood Size _____ Species _____
Grade _____ Spacing on center 16"OC

FLOOR JOIST SYSTEM - DECK:

- Wood size _____ Species _____
- Grade _____ Spacing on center 16"OC

CEILING JOIST/TRUSS SYSTEM:

- Joist or Truss
Size _____
- Manufactured "T" Joist size 12"
- Wood size _____
Species _____
Grade _____ Spacing on Center 24"OC
- Other _____

ATTIC VENTILATION:

- Ridge Vent
- Gable Vents
- Roof Vents
- Soffit Vents
- Other (explain) _____

RAFTER / TRUSS SYSTEM 2 of 2

- Joist or Truss
- Steel size _____
- Manufactured "T" Joist size 12"
- Wood size _____ Species _____
Grade _____ Spacing on center 24"OC

TOTAL # OF SLEEPING ROOMS: 4

(to include new and existing)

TOTAL # OF SMOKE ALARMS: 6

(Hardwired with Battery back up)

WATER HEATER:

- Quantity _____
- Gas B.T.U. input: _____
 - Electric
 - Other Energy: (explain) _____
- Location:
- Garage
 - Basement existing
 - Attic
 - Crawl space
 - Utility room
 - Other explain _____

FURNACE SYSTEM:

- Quantity _____
- Gas B.T.U. input: _____
 - Electric Geothermal _____
 - Other energy: _____
- Location:
- Garage
 - Basement
 - Attic
 - Crawl space
 - Utility room
 - Other explain _____

FIREPLACE:

- Quantity _____ Location(s) _____
- Type:
- Masonry or Factory Built
- Fuel source:
- Gas Wood

ELECTRIC SERVICE:

- Service Panel:
Location existing basement
- Size: 100 amp 400
 200 amp Other _____

Sub Panel(s)

- Location(s) _____
- Size: 100 amp 400
 200 amp Other _____

02/10/2011 11/1/11

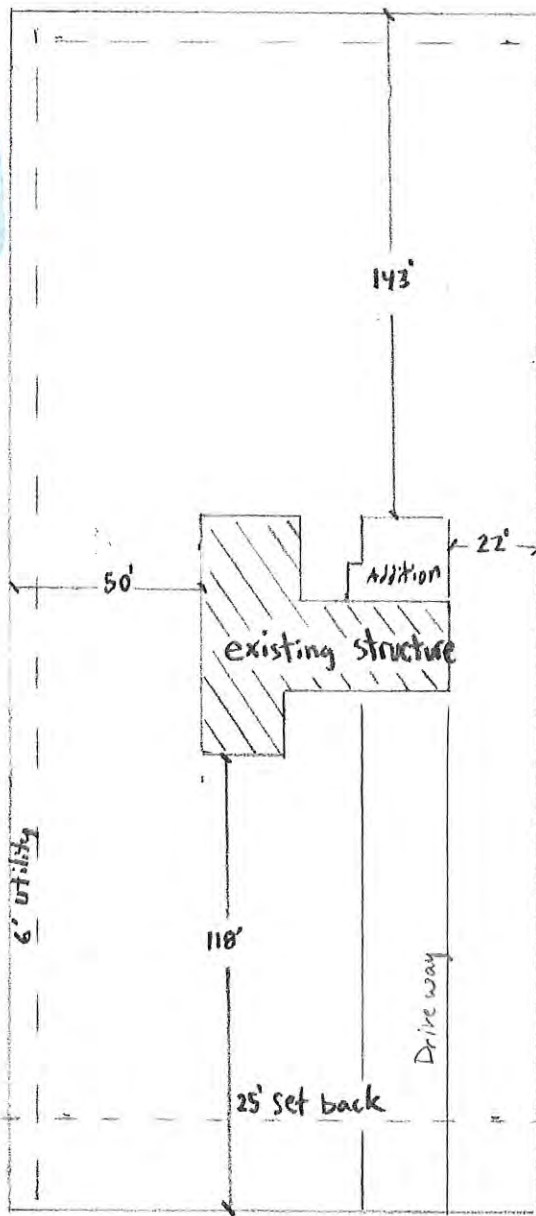
800 S. PLEASANT RIDGE

LOT 22

RECEIVED
NOV - 7 2019

BY:

HAVILL, MARTEN & ANDREA
Project - HAVILL-RES ADD-800
Address - 800 PLEASANT RIDGE RD S
Parcel - 53-08-02-104-007.009-009
App # - 67301 Twp - PR-02



genius
show 13'
-still ok

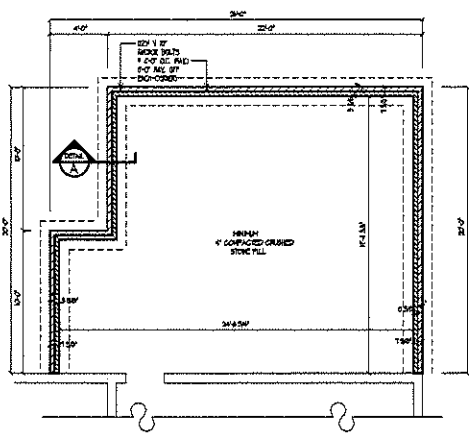
PLEASANT RIDGE

SITE PLAN HAVILL JOB

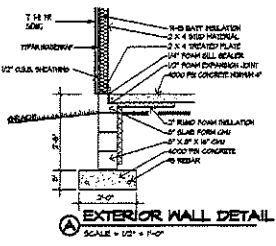
NOTE:
 DIMENSIONAL DRAFTING LLC ASSUMES NO RESPONSIBILITY FOR ANY CHANGES TO THE ORIGINAL DESIGN. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT. DIMENSIONAL DRAFTING LLC IS NOT RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL DESIGN. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT.

PROPOSED PLANS FOR MARTEN AND ANDREA HAVILL

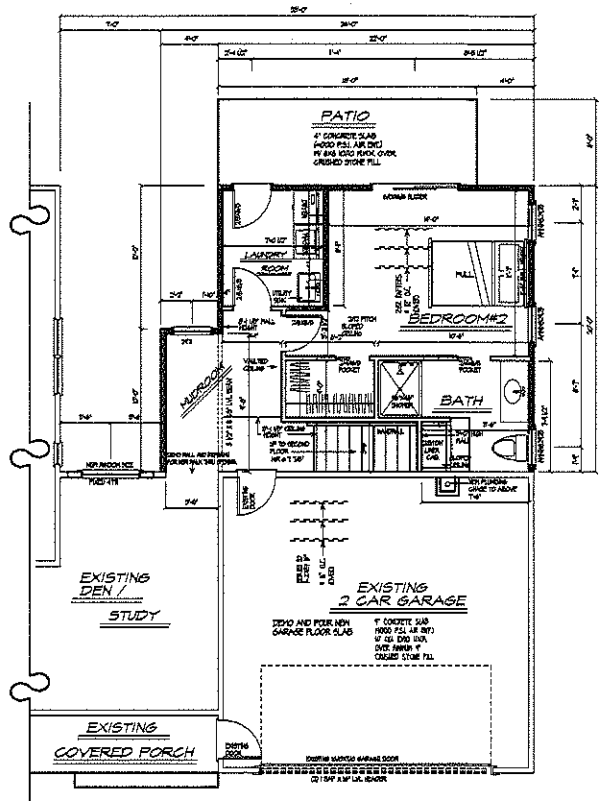
PROPOSED PLANS FOR
 HOME ADDRESS AND REMODEL
 NEW FLOOR PLANS
 JOB SITE:
 DRAWN: JAC & J.C.
 DATE: MARCH 2020
 DATE: INTERIOR APR. 20



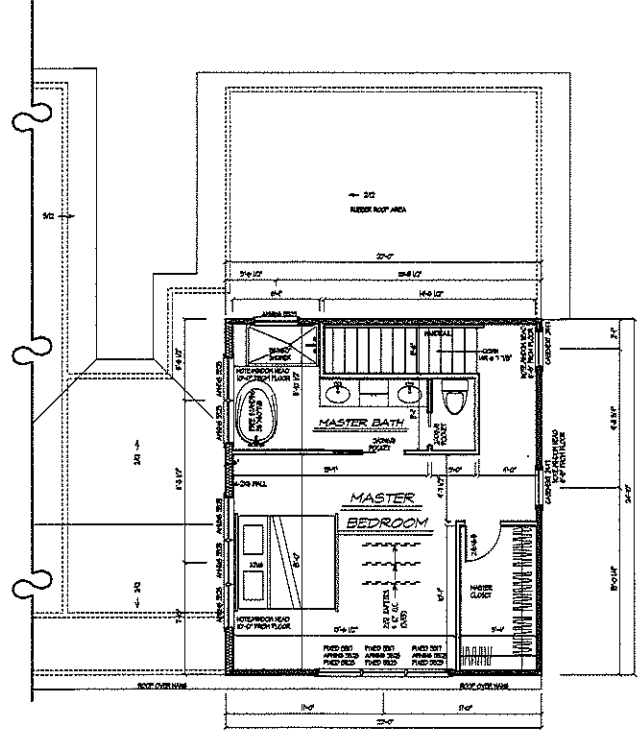
FOUNDATION PLAN



EXTERIOR WALL DETAIL
 SCALE = 1/2" = 1'-0"



FIRST FLOOR PLAN



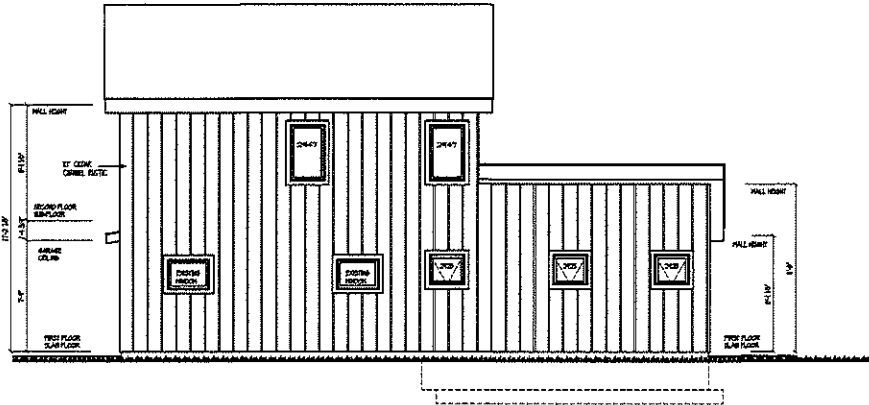
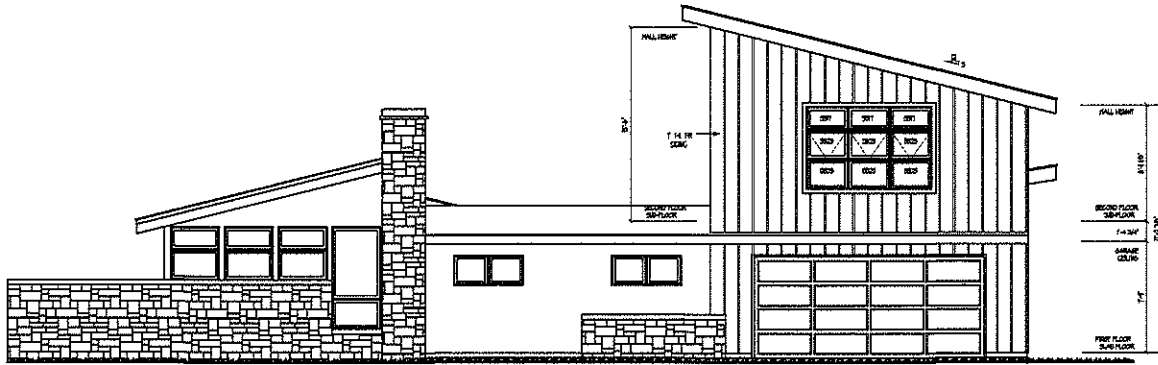
SECOND FLOOR PLAN

GENERAL NOTES:

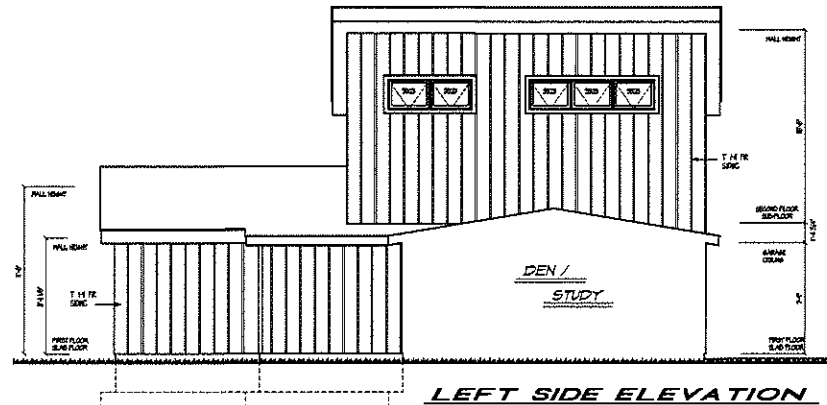
ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND ALL OTHER APPLICABLE REGULATIONS.
 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ALL INSPECTIONS PRIOR TO PROCEEDING.
 COORDINATE WITH OTHER PROFESSIONAL AND INSTALLATION OF ELECTRICAL, PLUMBING AND CONCEALED TELEPHONE WIRING.
 FLOOR AND BASE FINISH AS SELECTED BY OWNER. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NOTE:

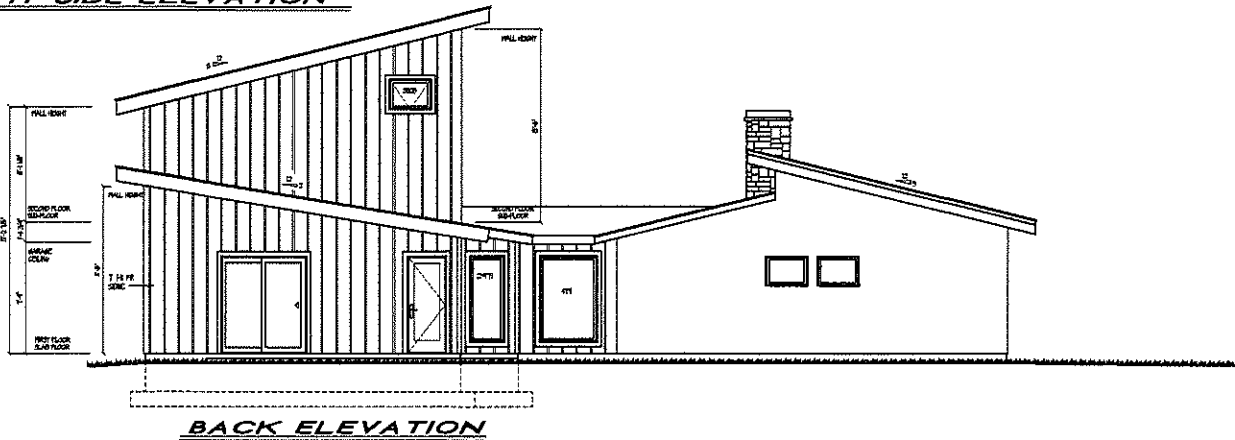
ALL EXTERIOR WALLS 4" THICKNESS ON STUDS @ 16" O.C. @ 1/2" SHEATHING
 ALL EXTERIOR WALLS 8" O.C. @ 1/2" THICKNESS (UNLESS NOTED OTHERWISE)
 ALL VARIOUS 1" PATIO DOORS IN THIS PROJECT TO BE PELLA
 FIRST FLOOR FINISHED AREA 100 SQ. FT.
 SECOND FLOOR FINISHED AREA 284 SQ. FT.
 TOTAL FINISHED AREA 384 SQ. FT.



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



BACK ELEVATION



NOTE
 DIMENSIONAL DRAFTING LLC ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DRAFTER. THE DRAFTER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DRAFTER. THE DRAFTER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.


PROPOSED PLANS FOR MARTEN AND ANDREA HAVILL

PROPOSED PLANS FOR ROOM ADDITION AND REMODEL ELEVATIONS
 JOB SITE:
 SCALE: 1/4" = 1'-0"
 DATE: MARCH 2024
 DATE: EXTEND: NONE

DULY ENTERED
FOR TAXATION

DEC 27 2016

Thomas K. Chambers
Auditor Monroe County, Indiana

2016017875 PERS REP \$18.00
12/27/2016 02:40:13P 2 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented


PERSONAL REPRESENTATIVES' DEED

Kathleen Klugman and Terence J. Martin, Jr., personal representatives of the estate of Barbara B. Martin ("Grantors") which estate is pending in the Probate Court of Monroe County, Indiana, under Cause No.: 53C01-1607-EU-000166, by virtue of the power and authority granted by the Indiana Code to a personal representative proceeding under unsupervised administration, hereby convey to Andrea Havill and Maarten Bout, as wife and husband ("Grantees"), a fee simple interest, in the real estate in Monroe County, Indiana, described as follows, to-wit:

Lot Number Twenty-two (22) in the Hoosier Acres Second Addition, the same being a sub-division of a part of the thirty (30) acres off of the west side of the Northeast Quarter of Section 2, Township 8, North, Range 1 West, in Monroe County, State of Indiana, as shown by the recorded plat thereof.

Commonly known as: 800 S. Pleasant Ridge Road, Bloomington, IN 47401

Subject to:

Any and all covenants, restrictions, reservations, easements, conditions and rights appearing of record and SUBJECT to any state of facts an accurate survey would show; and

Real estate taxes due in 2016, payable in 2017 and thereafter.

Grantors herein, Kathleen Klugman and Terence J. Martin, Jr., Personal Representatives of the Estate of Barbara B. Martin, hereby represent that Barbara B. Martin and Terence J. Martin, as husband and wife, were the grantees in a certain deed for the above described real estate, as shown in Instrument No. 2011005363, recorded April 25, 2011, in the Office of the Recorder of Monroe County, Indiana; and that they continued living together in the relationship as husband and wife until the death of said Terence J. Martin, on May 26, 2016.

The undersigned attorney in fact swears or affirms under the penalties for perjury that the undersigned is executing this instrument pursuant to the Power of Attorney, recorded 12-27-16 as instrument number 2016017874, that it has not been amended or revoked, and that it remains in full force and effect.

IN WITNESS, WHEREOF, Kathleen Klugman and Terence J. Martin, Jr., as personal representatives of the estate of Barbara B. Martin have hereunto set their hand and seal this 15th day of December, 2016.

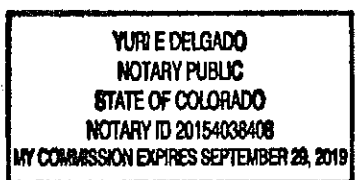
Terence J. Martin, Jr.
Terence J. Martin, Jr.
Grantor by Kathleen Klugman, As Attorney In Fact
*Grantor by Kathleen Klugman
As Attorney in Fact*

Kathleen Klugman, Grantor
Kathleen Klugman, Grantor

STATE OF ~~INDIANA~~ Colorado)
COUNTY OF Denver)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kathleen Klugman, as the personal representative of the estate of Barbara B. Martin, and the attorney-in-fact for Terence J. Martin, Jr. and acknowledged the execution of the foregoing deed to be her voluntary act and deed for the uses and purposes expressed therein.

Witness my hand and seal this 15th day of December, 2016.



Yuri E. Delgado
Yuri E. Delgado, Notary Public

This deed was prepared by, Mallor Grodner, LLP, 101 W. Ohio Street, Suite 1600, Indianapolis, Indiana 46204-5125.

Send Tax Bills: ~~property address~~ 511 S. Anita Street
Bloomington, IN 47401

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Anne M. Hamilton Curry

Demo Delay: 19-23

Commission Decision

Address: 1109 N. College Avenue

Petitioner: NKS Development

Parcel Number: 53-05-33-204-013.000-005

Property is Contributing

Structure; Craftsman, 1927



Background: Built by Fred Bunger in 1927 as his residence, Bunger co-owned Bunger Brothers Overland Agency, a car dealership that sold Willys-Knight automobiles (produced between 1914 and 1933 by the Willys-Overland Company of Toledo, Ohio). This building was most recently being used as office space.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-23**. The property does not meet the architectural criteria for local designation, and staff does not have any information that would support designation based on historic criteria.

67344
BL
11/14/19

RECEIVED
NOV 14 2019
C19-638

Demolition Application
Monroe County Building Department
501 N. Morton St Rm 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967
<http://www.co.monroe.in.us/buildingdept.html>

Date: 11/13/19

Project Address: 1109 N College Ave Bloomington, IN 47404
Street City, State Zip

Township: Bloomington Section #: _____

Parcel Number 53-05-33-204-013.000-005

Subdivision: KENWOOD Lot #: 83
Applicant Name: NKS DEVELOPMENT LLC Phone #: 812-360-1518

Property Owner Name: NKS DEVELOPMENT LLC
Address: 1447 W. ESTATE DR. Bloomington Phone #: 812-360-1518
Street City, State & Zip
IN 47403

Contractor: (if applicable) _____
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other

WORK BEING PERFORMED:

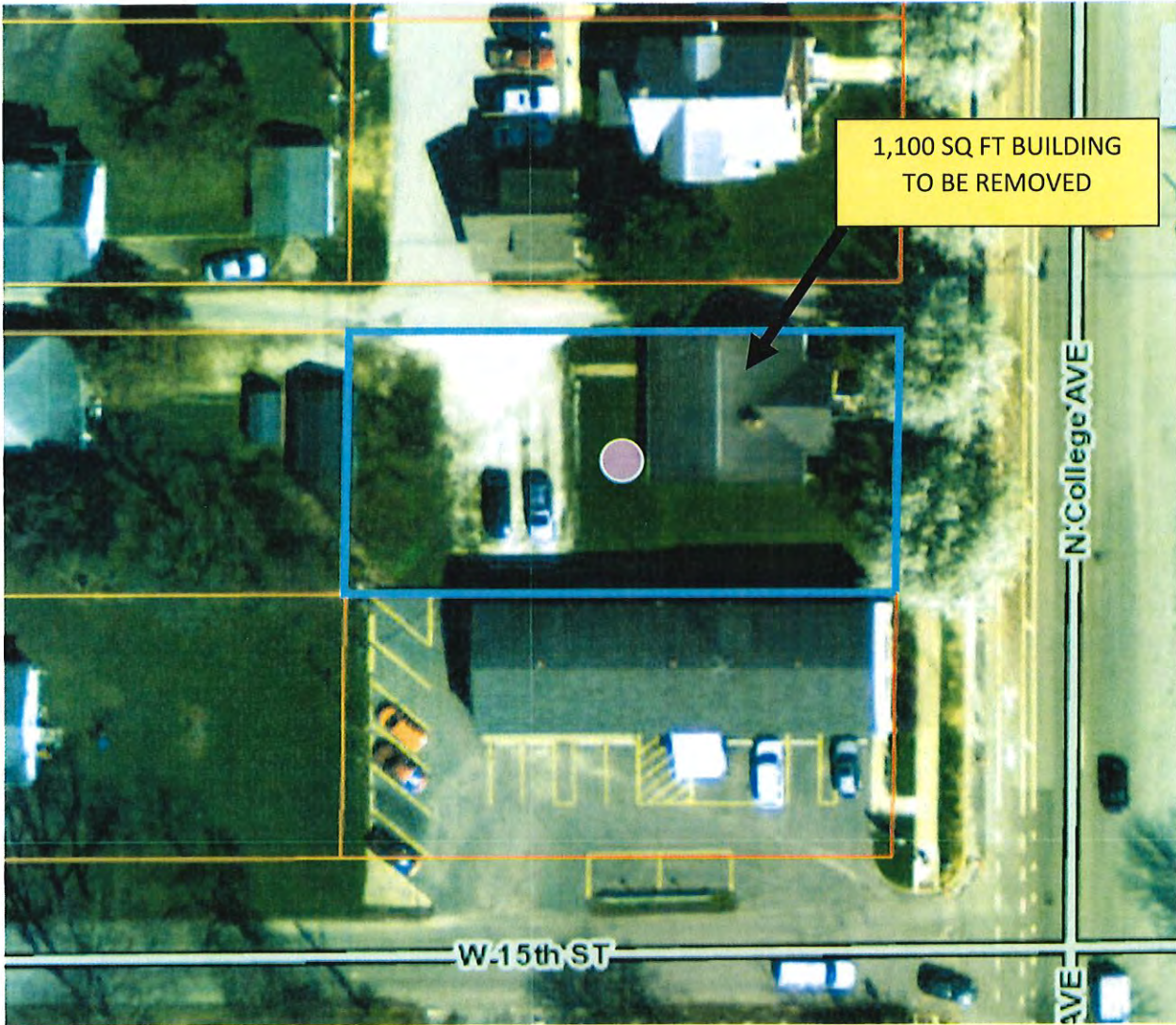
DEMOLITION, FILL, COMPACT

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct (2) if there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature D. Michael Surpp
Owner/Applicant

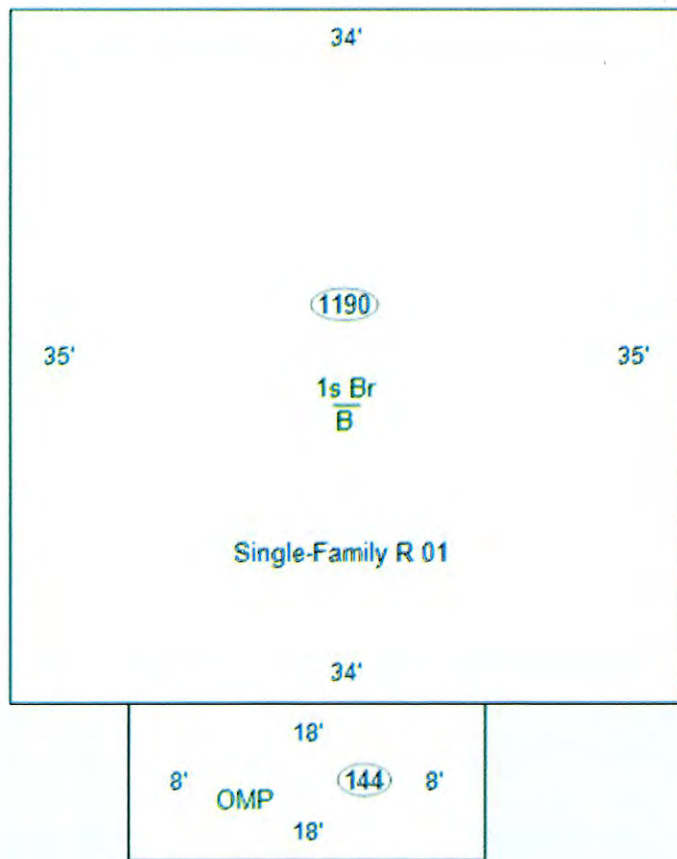
C-01
(but missing from table)
C-14

1109 N COLLEGE AVE DEMOLITION PLAN



RECEIVED
NOV 13 2010

NKS DEVELOPMENT LLC
Project - NKS DEV-RES DEMO-1109
Address - 1109 COLLEGE AVE N
Parcel - 53-05-33-204-013.000-005
App # - 67344 Twp - BL-33



DULY ENTERED
FOR TAXATION

MAY 06 2019

Catherine Smith

Auditor Monroe County, Indiana

Re-record correct buyer's name

* 2019006515 REREC \$25.00
05/16/2019 08:40:22A 4 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



2019006071 WAR \$25.00
05/08/2019 02:13:47P 4 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Mark R. Sovinski and Patricia M. Sovinski, as husband and wife, an undivided 1/2 interest and Jeffrey S. Gustaitis and Patricia M. Gustaitis, as husband and wife, an undivided 1/2 interest

Grantor(s), of Monroe County, in the State of Indiana **CONVEYS AND WARRANTS** to

~~D. Michael Snapp, of legal age~~
NKS Development, LLC

Grantee(s), of Monroe County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in Monroe County, Indiana:

The Northeast quarter of Lot Number Eighty-three (83) in Kenwood Addition to the City of Bloomington, Indiana, as shown by the plat thereof recorded in Plat Cabinet B, Envelope 23, in the Office of the Recorder of Monroe County, Indiana.

Tax ID No.: 53-05-33-204-013.000-005

The address of the real estate described herein is 1109 N. College Ave., Bloomington, IN 47404.

Subject to Taxes for the year 2018 payable 2019 and thereafter, and, subject to Covenants, Conditions, Restrictions, and Easements of record.

DULY ENTERED
FOR TAXATION

MAY 14 2019

Catherine Smith

Auditor Monroe County, Indiana

Demo Delay: 19-24

Commission Decision

Address: 1116 N. College Avenue

Petitioner: N College 1116 LLC

Parcel Number: 53-05-33-204-120.000-005

Property is Contributing

Structure; Pyramid Roof Cottage c. 1915



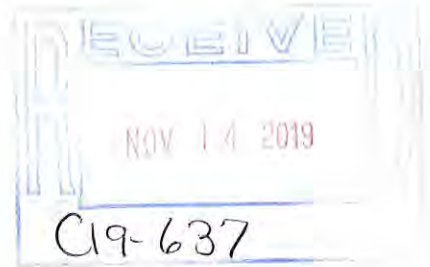
Background: The property is currently vacant and the front porch steps have been removed. The surrounding buildings which are mostly commercial in nature and newer infill.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-24**. The property does not meet the architectural criteria for local designation, and due to significant changes in the surrounding area, which have seen this section of North College street become commercially oriented, the potential for a historic district does not exist.

67345
BL
11/14/19



Demolition Application
Monroe County Building Department
501 N. Morton St Rm 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967
<http://www.co.monroe.in.us/buildingdept.html>

Date: 11/13/19

Project Address: 1116 N. College Ave Bloomington IN 47404
Street City, State Zip

Township: Bloomington Section #: _____

Parcel Number 53-05-33-204-120.000-005

Subdivision: KENWOOD Lot #: 85
Applicant Name: N College 1116 LLC Phone #: 812-360-1518

Property Owner Name: N College 1116 LLC
Address: 3802 E 3rd St Bloomington IN 47401 Phone #: 812-360-1518
Street City, State & Zip

Contractor: (if applicable) _____
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other
NONE

WORK BEING PERFORMED:

DEMOLITION, FILL, COMPACT

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct (2) if there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature D. Michael Snapp
Owner/Applicant

C-14 Needs Demo Delay

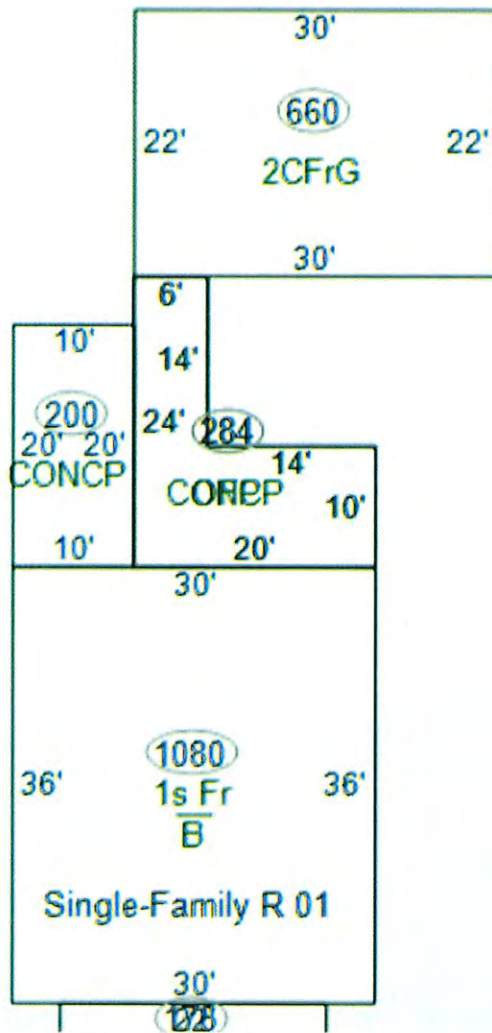
1116 N COLLEGE AVE DEMOLITION PLAN

RECEIVED
NOV 13 2019
BY:

N COLLEGE 1116 LLC
Project - N COLLEGE 1116- RES DEMO-1116
Address - 1116 COLLEGE AVE N
Parcel - 013-47830-00
App # - 67345 Twp - BL 33

1,080 SQ FT BUILDING +
GREENHOUSE TO BE
REMOVED





DULY ENTERED
FOR TAXATION

NOV 09 2018

Catherine Smith

Auditor Monroe County, Indiana

Mail Tax Bills to:

*3802 E 3rd Street
Bloomington IN 47401*

2018015214 TRUST \$25.00
11/09/2018 02:02:44P 3 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that Robert Wayne Grabbe Revocable Trust dated 27 September 2007, of Monroe County, in the State of Indiana, CONVEYS AND WARRANTS to N COLLEGE 1116 LLC, an Indiana limited liability company, 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:

Forty-four (44) feet off the north side of Lot Number 85 in Kenwood Addition as shown by the plat recorded thereof, recorded in Plat Cabinet "B", Envelope "23", in the office of the Recorder of Monroe County, Indiana.

Also, a part of the Northwest quarter of Section 33, Township 9 North, Range 1 West described as follows: Beginning on the North line of said Lot Number 85 in Kenwood Addition intersects the same, thence North 2 feet, thence East 132 feet, thence South 2 feet, thence West to the place of beginning.

Parcel No. 013-47830-00 (53-05-33-204-120.000-005)

Commonly known as: 1116 North College Avenue, Bloomington, Indiana 47404

SUBJECT TO THE FOLLOWING:

1. All covenants, conditions, restrictions, easements, and encumbrances in the plat of Kenwood Addition, as shown by the recorded plat thereof recorded in Plat Cabinet "B", Envelope 23, in the office of the Recorder of Monroe County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Demo Delay: 19-25

Commission Decision

Address: 414 E. 9th Street

Petitioner: David Kerber

Parcel Number: 53-05-33-302-020.000-005

Property is Contributing

Structure; Colonial Revival c. 1927



Background: This property is in the Old Showers Furniture Factory study area. Initial address was 414 Harold Avenue. H.H. Hudson (stonecutter) lived there from 1927-1938.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-25**. The property does not meet the architectural or historical criteria for local designation.

67446
BL
11/26/19



Demolition Application
Monroe County Building Department
501 N. Morton St Rm 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967
<http://www.co.monroe.in.us/buildingdept.html>

Date: 11/26/19

Project Address: 414 E 9TH ST Bloomington, IN 47408
Street City, State Zip

Township: Bloomington Section #: 33

Parcel Number 53-05-33-302-020.000-005

Subdivision: 013-10040-00 Acres Creek Lot #: 10

Applicant Name: DAVID KATZ Phone #: 812-287-9977

Property Owner Name: 5703 LLC
Address: 905 E 9TH ST, SUITE 235 Phone #: 317-295-7000
Street City, State & Zip
INDIANAPOLIS, IN 46250

Contractor: (if applicable) TRD
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other
Lid Already Disconnected By Arbors Crew

WORK BEING PERFORMED:

COMPLETE DEMO (STRUCTURE & FOUNDATION)
HOUSE

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature [Signature]
Owner/Applicant

C-01 NC-14

Owner-
OCC



Tax Bill

Parcel Information

Parcel Number	53-05-33-302-020.000-005
Tax ID	013-10040-00
Owner Name	57UB Llc
Owner Address	6925 E 96th Street, Ste 255 Indianapolis, In 46250
Legal Description	013-10040-00 PROWS GARDEN LOT 10

2018 PAY 2019

Deductions

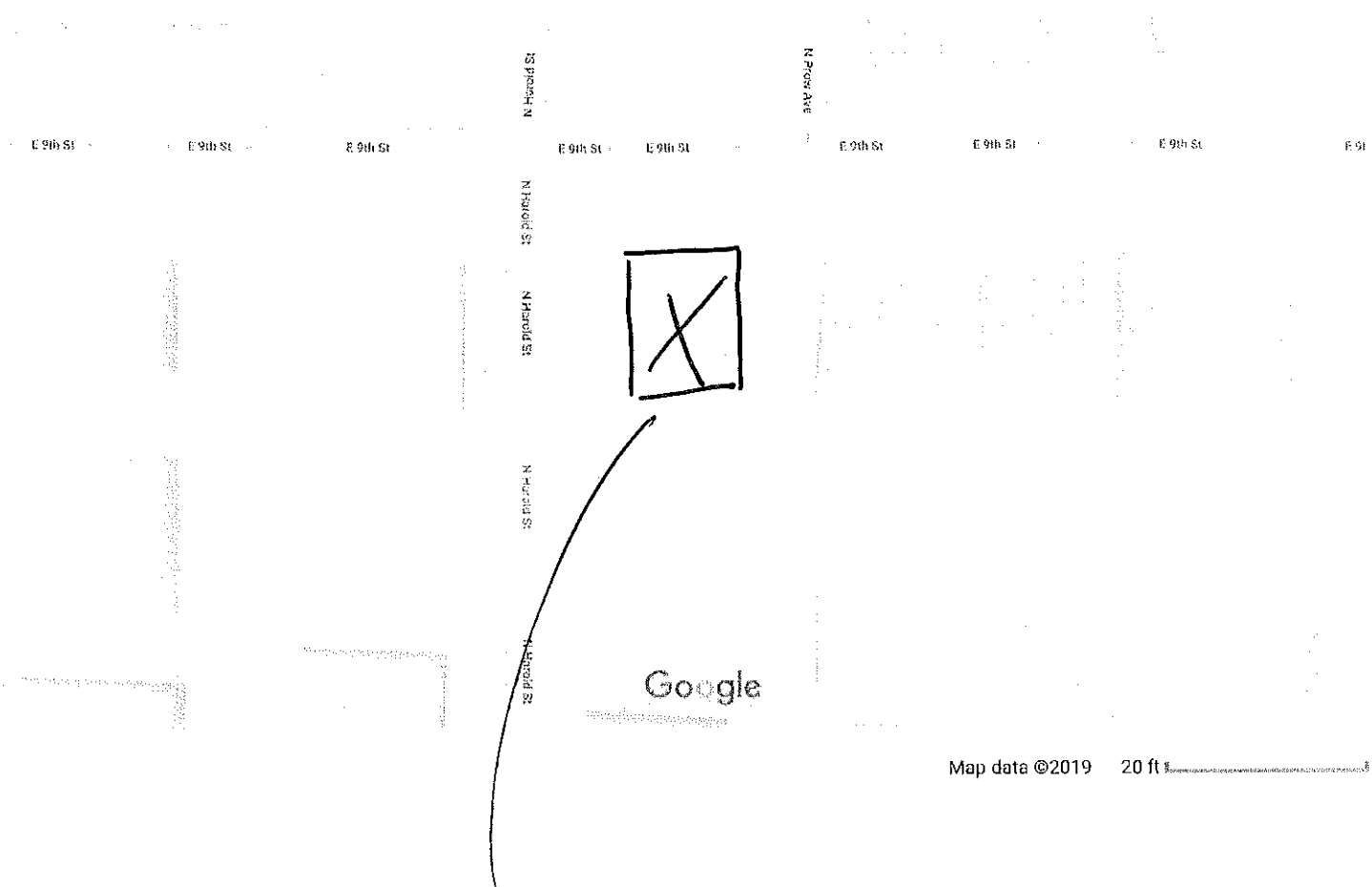
Type	Amount
Supplemental Hsc	\$14,420.00
Standard Hmst	\$45,000.00

Payments

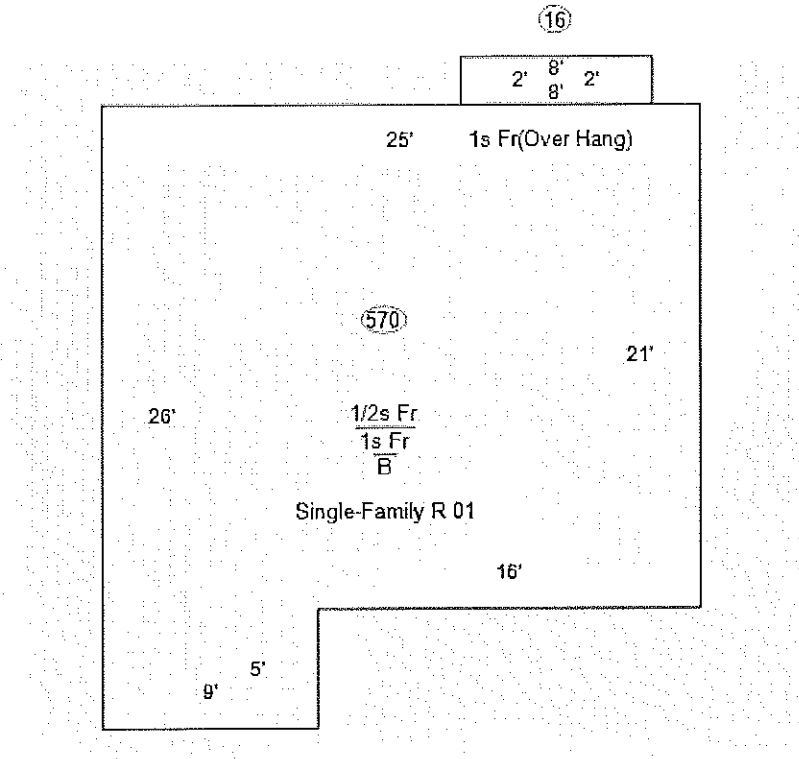
Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Bloomington Twp	Spring Installment	\$712.18	\$1,424.36	\$-712.18
Bloomington City Bloomington Twp	Fall Installment	\$712.18	\$0	\$0
Bloomington City Bloomington Twp	Year Total	\$1,424.36	\$1,424.36	\$0

Overlay Report

414 E 9th St



Removendo Au
 estrutura,
 Fundação,
 Concreto (Rato / D. 2.00?)



REMOVED
ALL
SITING
FOUNDATION
RATIO DRIVE?

Parcel Information

Owner Name	57UB Llc
Owner Address	6925 E 96th Street, Ste 255 Indianapolis, In 46250
Parcel Number	53-05-33-302-020.000-005
Alt Parcel Number	013-10040-00
Property Address	414 E 9th St, Bloomington, In 47408-3685
Property Class Code	530
Property Class	3 Family Dwell - Platted Lot
Neighborhood	1310 Trending 2006 - A, 53005059-005
Legal Description	013-10040-00 PROWS GARDEN LOT 10

Taxing District

Township	Bloomington Township
Corporation	Monroe County Community

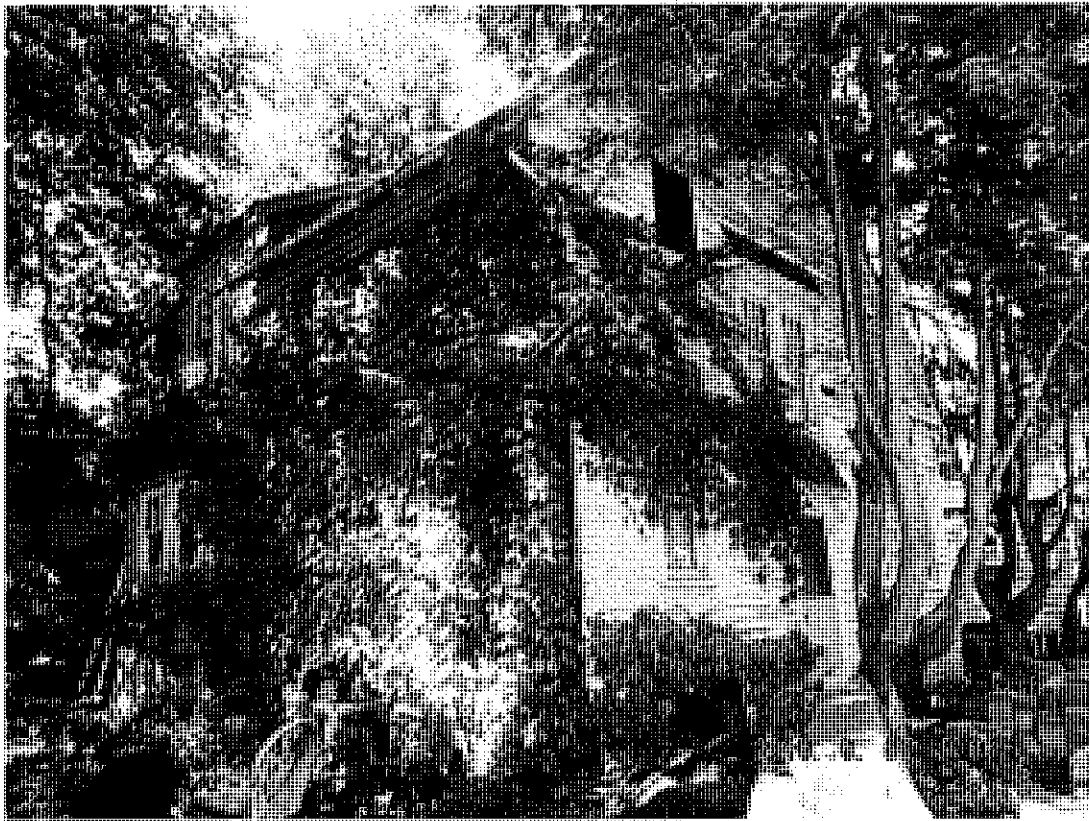
Land Description

Land Type	Acreage	Dimensions
9	0.08	

Monroe County, IN

414 E 9th ST

000 0000000000 0000000000 0000000000 0000000000



Demo Delay: 20-2

Commission Decision

Address: 426 E. 10th Street

Petitioner: Robert Frielman

Parcel Number: 53-05-33-301-016.000-005

Property is Contributing

Structure; California Bungalow c. 1927



Background: This property is in the Old Showers Furniture Factory study area. The structure was listed as “Notable” in the 2001 Interim Report, however, the 2015 SHAARD rated it as “Contributing” which the 2018 BRI Resurvey concurred with.

Request: **Partial demolition:** Add shed dormer to the east elevation, add entry porch to rear (south elevation), replace door on front (north elevation) with new window to match existing.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 20-2**. Staff does not find that the alterations will cause the property to become non-contributing as the dormer addition will be located behind the original dormer as seen from 10th Street and the new entry is located in the rear.

PROPOSED HOUSE RENOVATION

OMEGA MASTER LLC

115 E. 6TH STREET BLOOMINGTON, IN 47408

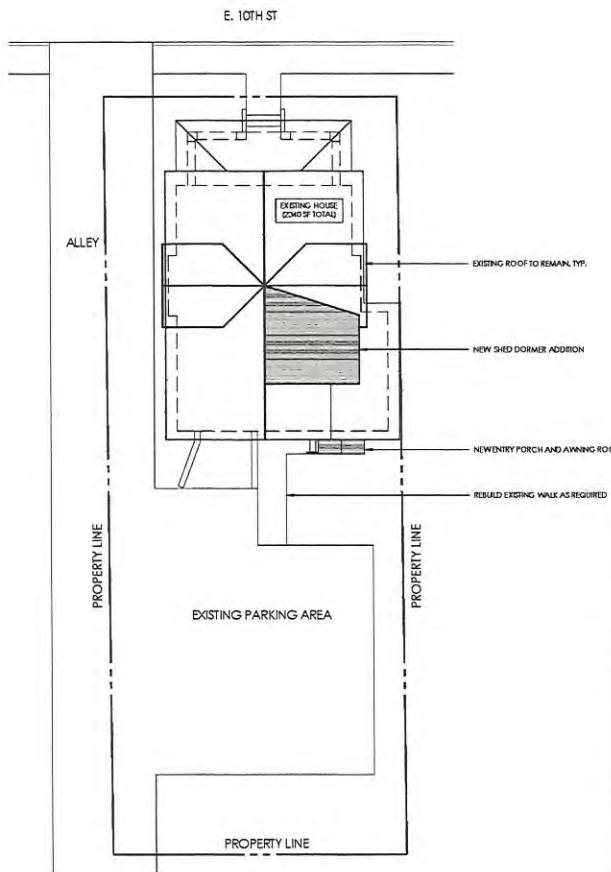
**MATTE
BLACK
ARCHITECTURE**
3221 EAST WESLEY ROAD
BLOOMINGTON, IN 47408
TEL: 317.340.1111
WWW.MATTEBLACKARCH.COM
DESIGN MATTERS



EXTERIOR FRONT PHOTO



EXTERIOR REAR PHOTO



01 SITE PLAN
A1.0 SCALE: 1" = 10'-0"

OMEGA MASTER LLC
Project - OMEGA PROP- RES REM-426
Address - 426 10TH ST E
Parcel - 53-05-33-301-016.000-005
App # - 67483 Twp - BL-33

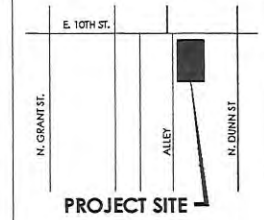
GENERAL NOTES (APPLICABLE TO ALL TRADES)

1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT AND LOCAL BUILDING CODES AND ANY AMENDMENTS OR INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL.
2. THESE DRAWINGS AND ALL NOTES ARE INTENDED TO SET MINIMUM STANDARDS OF CONSTRUCTION. IF THERE IS A CONFLICT BETWEEN DRAWING NOTES OR MANUFACTURER'S INSTRUCTIONS, THE MORE STRINGENT REG. SHALL APPLY.
3. CHECK AND VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY OWNER & ARCHITECT OF ANY DISCREPANCIES.
4. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF FINISHING. CENTER OF WALL OPENING (DOOR OR WINDOW) AND CENTER OF COLUMN, UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF STUDS AND FACE OF CABINETS, UNLESS NOTED.
5. PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS, FLOORS AND ROOFS PRIOR TO COMPLETION OF PERMANENT VERTICAL AND LATERAL LOAD SYSTEMS.
6. DESIGN LOADS:
ROOF: LIVE LOAD = 25 P.S.F., DEAD LOAD = 10 P.S.F.
FLOOR: LIVE LOAD = 40 P.S.F., COMMON DECKS = 100 P.S.F., SOLAR/RAMP ASSUMED; 2000 P.S.F.

DRAWING SHEET INDEX

- A1.0 COVER SHEET AND SITE PLAN
- D1.0 EXISTING / DEMOLITION PLANS
- A2.0 FLOOR PLANS
- A2.1 ROOF PLAN AND ELEVATIONS

LOCATION MAP



PROJECT SITE

SCALE: N.T.S.

RECEIVED
DEC 04 2019

PROPOSED HOUSE RENOVATION
426 E. 10TH ST. BLOOMINGTON, IN

DATE 11.21.19
ISSUE PERMIT
JOB NO. 19-14
CHECKED BY MDE

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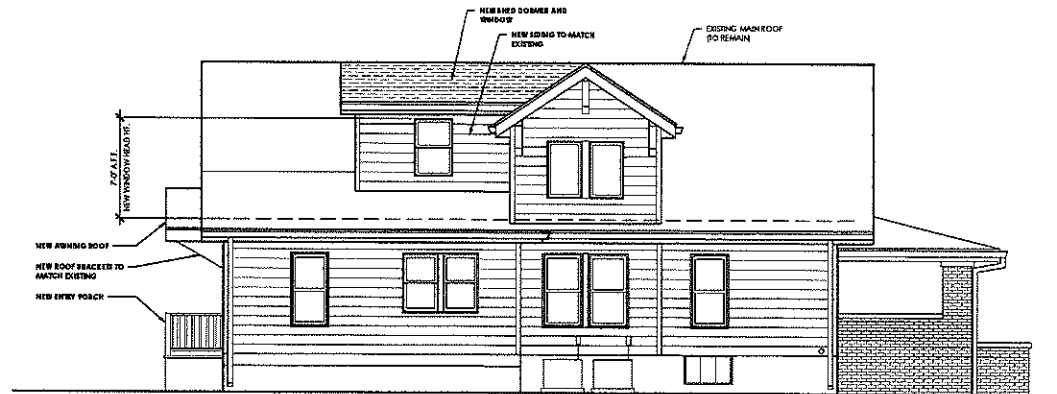
A1.0
COVER SHEET &
SITE PLAN

PROPOSED HOUSE RENOVATION
426 E. 10TH ST. BLOOMINGTON, IN

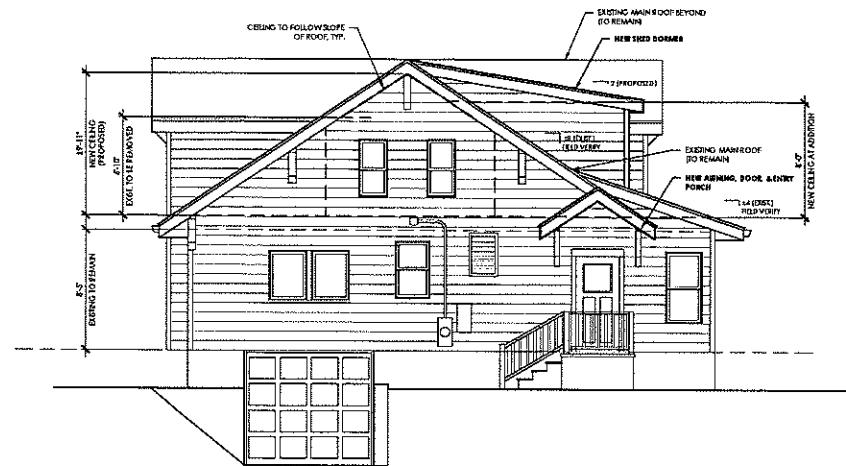
DATE 11.21.19
ISSUE PERMIT
JOB NO. 19-14
CHECKED BY MDE

MATTEBLACK ARCHITECTURE
IS AN ARCHITECTURAL FIRM REGISTERED
WITH THE STATE OF INDIANA UNDER
LICENSE NO. 19-14-0001. ALL
DRAWINGS ARE THE PROPERTY OF
MATTEBLACK ARCHITECTURE AND
SHOULD NOT BE REPRODUCED OR
USED IN ANY MANNER WITHOUT
THE WRITTEN PERMISSION OF
MATTEBLACK ARCHITECTURE.

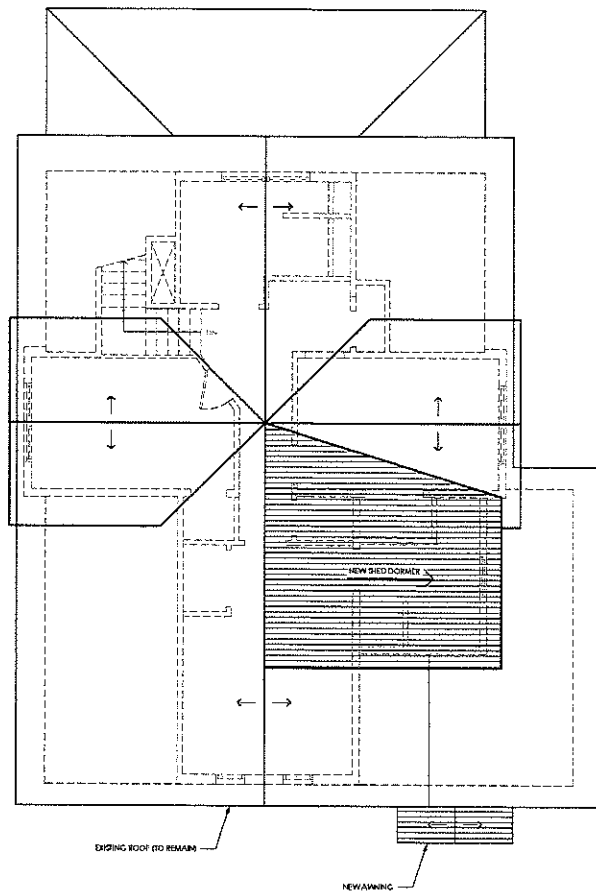
A2.1
ROOF PLAN &
ELEVATIONS



02 PROPOSED SIDE ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



01 PROPOSED REAR ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



03 PROPOSED ROOF PLAN
A2.1 SCALE: 1/4" = 1'-0"

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number:(812) 349-2580 FAX: (812) 349-2967

RECEIVED
DEC 5 12 01 12
C19-683

67483
BL
12/4/19

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-05-33-361-016-000-005 Subdivision Lot No. 32 & 33
Project Address 426 E. 10th St. City Bloomington Zip Code 47408
Township Monroe Section No.

Property Owners Name Omega Properties (Mary Friedman) Phone No. 812-333-0995
Property Owners Address 115E 6th St. Suite 1 City Bloomington Zip Code 47408

Applicants Name Robert Friedman Phone No. (812)219-3286
Applicants Address 3451 E Terra Core Ct. City Bloomington Zip Code 47401

General Contractor Justin Sullivan/Omega Properties Phone No. (812)333-0995

Please check applicable boxes and fill in blanks as required:

Proposed Work: [] New Construction [x] Addition [x] Remodel (area) 2340 sf Other (explain)
Rental: [x] Yes [] No Flood Plain: [] Yes [x] No Sink Holes: [] Yes [x] No Watershed: [] Yes [x] No
Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain)
Rental

Total number of bedrooms 5 Number of residential units 1 Estimated construction cost (census)
Total Square Footage of proposed structure 2340 sf
First floor square footage 1460 sf Garage/Carport square footage [] Attached [] Detached
Second floor square footage 880 sf Covered Deck(s)/Porch(s) square footage 190 sf
Third floor square footage Other Floor square footage (explain)
Basement square footage Grading area (area of soil disruption)
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: [Signature] Date: 12/03/19
Email address Omega Properties@gmail.com 08/26/2016/Bldg/Reviews/Forms

101-N
14-C*
Rental Demo Delay

2017014920 QC \$25.00
10/20/2017 03:11:50P 6 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

**DULY ENTERED
FOR TAXATION**

OCT 20 2017

Catherine Smith

Auditor Monroe County, Indiana

File Number: 44427

LIMITED LIABILITY COMPANY QUIT CLAIM DEED

BIGO PROPERTIES, LLC, an Indiana limited liability company ("Grantor"), organized and existing under the laws of the State of Indiana, RELEASES AND QUIT CLAIMS to OMEGA MASTER, LLC, an Indiana limited liability company ("Grantee"), organized and existing under the laws of the State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is acknowledged, the following described real estate located in MONROE County, State of Indiana:

TRACT 1: 501 E. 7th Street

Eighty (80) feet by parallel lines off of the South end of Lot Number Forty-one (41) in DUNN'S ADDITION to the City of Bloomington, Indiana, as shown by the plat thereof, recorded in Plat Book No. 1, page 11, in the office of the Recorder of Monroe County, Indiana.

TRACT 2: 622 N. Washington

A part of Lot Number Five (5) in Reed's and Other's Addition to the City of Bloomington, Monroe County, Indiana, described as follows, to-wit: Beginning at the Northwest corner of said Lot Number Five (5), said point being the intersection to the East right-of-way line of Washington Street and the South right-of-way line of Cottage Grove Avenue; thence East on the said South line of Cottage Grove for 74 feet; thence South for 56 feet; thence West for 74 feet and to the East line of Washington Street; thence North on said East line for 56 feet and to the point of beginning, containing in all 0.10 acre, more or less.

TOGETHER WITH an Easement Eight (8) feet in width, immediately East of the above and foregoing described property, which said Eight (8) foot Easement was specifically reserved by Addie K. Barnard and her successors in title in a Deed recorded in Deed Record 109, at page 487, in the office of the Recorder of Monroe County, Indiana, for the purposes of ingress and egress.

TRACT 3: 706 N. Washington

Lot Number Six (6) in Lade's Addition to the City of Bloomington, Indiana, as shown on the plat recorded in Plat Book #3, page 42, in the office of the Recorder of Monroe County, Indiana.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

Part of Lot 6 of Lade's Addition to the City of Bloomington, Indiana as recorded in Plat Book 3, page 42, office of the Recorder of Monroe County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Lot 6; thence East along the South line of said lot for 142.1 feet to the point of beginning; thence North 62.5 feet to the North line of said Lot 6; thence East along said North line 39.5 feet to the Northeast corner of said lot; thence South along the East line of said lot 62.5 feet to the Southeast corner of said lot; thence West along the South line of said lot 39.5 feet to the point of beginning, containing 0.057 acre, more or less.

TRACT 4: 716 S. Park

Lot Number 8 in Lawndale Addition to the City of Bloomington, Indiana, as shown by the plat recorded in Plat Cabinet B, Envelope 29, in the office of the Recorder of Monroe County, Indiana.

TRACT 6: 118 E. 7th Street

Part of Lots 257 and 258 in Original Plat of the town, now City of Bloomington, Indiana, as follows: Beginning on the North line of said Lot Number 257 at a point 53 1/2 feet West of the Northeast corner thereof; thence South 83 feet; thence West 8 feet, more or less, to a stone wall; thence Southerly with said stone wall 50 feet, more or less, to a point on the South line of said lot 258 that is 65 feet distant from the Southeast corner of said lot 258; thence West with the South line of said Lot number 258 a distance of 33 1/2 feet, more or less, to a point on the said South line of said Lot Number 258 that stands 33 1/2 feet East of the Southwest corner thereof; thence North 132 feet to the North line of said Lot Number 257; thence East 45 feet to the place of beginning.

TRACT 7: 412-414 S. Ballantine

Sixty-seven (67) feet of even width off of the North End of Lot Number Thirty-one (31) in Elm Heights Addition to the City of Bloomington, Indiana.

TRACT 8: 426 E. 10th Street

43 feet more or less off of the West end of Lots 32 and 33 in Jacob Young's Addition to the City of Bloomington, Indiana, as shown by the plat recorded in Plat Cabinet B, Envelope 13, in the office of the Recorder of Monroe County, Indiana.

Tax Parcel No.: 53-05-33-405-039.000-005, 53-05-33-208-011.000-005, 53-05-33-207-019.000-005, 53-08-04-111-014.000-009, 53-05-33-310-339.000-005, 53-08-04-102-021.000-009 and 53-05-33-301-016.000-005

Auditor's Parcel No.: 013-02360-00, 013-11590-00, 013-34280-00, 015-31250-00, 013-21930-00, 015-20030-00 and 013-41800-00

SUBJECT TO:

1. Real estate taxes and assessments for the year 2016 due and payable 2017, and all subsequent taxes and assessments.
2. Any and all covenants, conditions, restrictions, agreements, limitations, encumbrances and easements, if any, which are either observable or of record.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Taxes for 2017, due and payable in 2018.
5. All covenants, conditions, restrictions, easements, and encumbrances as shown by the recorded plat of Dunn's Addition, recorded in Plat Cabinet B, Envelope 7 and 14, in the office of the Recorder of Monroe County, Indiana. NOTE: This clause omits any covenant, condition, or restriction based on race, color, religion sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
6. Rights of tenants, if any, under unrecorded leases, as to possession only.
7. All covenants, conditions, restrictions, easements, and encumbrances as shown by the recorded plat of Reed's and Other's Addition, recorded in Plat Cabinet C, Envelope 215, in the office of the Recorder of Monroe County, Indiana. NOTE: This clause omits any covenant, condition, or restriction based on race, color, religion sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
8. All covenants, conditions, restrictions, easements, and encumbrances as shown by the recorded plat of Lade's Addition, recorded in Plat Cabinet B, Envelope 41, in the office of the Recorder of Monroe County, Indiana. NOTE: This clause omits any covenant, condition, or restriction based on race, color, religion sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
9. All covenants, conditions, restrictions, easements, and encumbrances as shown by the recorded plat of Lawndale Addition, recorded in Plat Cabinet B, Envelope 29, in the office of the Recorder of Monroe County, Indiana. NOTE: This clause omits any covenant, condition, or restriction based on race, color, religion sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604,

unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

10. All covenants, conditions, restrictions, easements, and encumbrances as shown by the recorded plat of the Original Plat of the City of Bloomington, Indiana, recorded in Plat Book 1, page 4, Plat Cabinet B, Envelope 1, in the office of the Recorder of Monroe County, Indiana. NOTE: This clause omits any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
11. All covenants, conditions, restrictions, easements, and encumbrances as shown by the recorded plat of Elm Heights Addition, recorded in Plat Cabinet B, Envelope 26 and 30, in the office of the Recorder of Monroe County, Indiana. NOTE: This clause omits any covenant, condition, or restriction based on race, color, religion sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
12. An easement for use as a driveway over and along part of said Lot Number Thirty-one (31) in said Elm Heights Addition, said easement to be over and along the following described real estate: Beginning at a point on the East line of said Lot Number Thirty-one (31) in said Elm Heights Addition which is Seventy and one-half (70 1/2) feet North of the Southeast corner of said Lot Number Thirty-one (31), running thence West parallel with the South line of said Lot Number Thirty-one (31) a distance of Forty-four (44) feet; thence North parallel with the East line of said Lot Number Thirty-one (31) a distance of Eight (8) feet along the East line of said Lot Number Thirty-one (31), to the place of beginning.
13. All matters, if any, shown on the survey of Ben E. Bledsoe, Indiana Registered Land Surveyor No. SO559, dated March 17, 2009, recorded as Instrument Number 2009008262, in the office of the Recorder of Monroe County, Indiana.
14. All covenants, conditions, restrictions, easements, and encumbrances as shown by the recorded plat of Jacob Young's Addition, recorded in Plat Cabinet B, Envelope 13, in the office of the Recorder of Monroe County, Indiana. NOTE: This clause omits any covenant, condition, or restriction based on race, color, religion sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

The undersigned person(s) executing this deed on behalf of the Grantor represent(s) that such person(s) is/are a duly elected Member(s) of the Grantor; such person(s) has/have been fully empowered by proper

resolution to execute and deliver this deed; Grantor has full capacity to convey the real estate described in this deed; and all necessary action(s) for making this conveyance has/have been taken and done.

NOTE: Balance of page left blank intentionally. Signatures and acknowledgements appear on following page(s).

In Witness Whereof, Grantor has executed this deed on this 18 day of October, 2017.

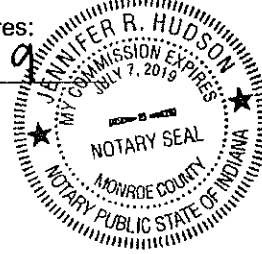
BIGO PROPERTIES, LLC

By: Mary T. Friedman
MARY T. FRIEDMAN, Member

STATE OF Indiana)
COUNTY OF Monroe) SS:

Before me, Jennifer R. Hudson, a Notary Public in and for said County and State, this 18 day of October, 2017, personally appeared MARY T. FRIEDMAN, Member, BIGO PROPERTIES, LLC, who executed the foregoing deed; and who, having been duly sworn, stated that any representations therein contained are true.

My Commission Expires: 7-7-2019



Jennifer R. Hudson
Jennifer R. Hudson, Notary Public
A resident of Monroe County, Indiana

Mailing addresses:

Per IC 32-21-2-3(b): Mailing address to which statements should be mailed under IC 6-1.1-22-8.1:
115 E. 10th St. Bloomington, IN 47408

Per IC 32-21-2-3(b): Street address or rural route address of Grantee if above mailing address is NOT a street address or rural route address:

This instrument was prepared by Morris H. Erickson, Attorney at Law, Bloomington, Indiana.

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." - Morris H. Erickson

Demo Delay: 20-3
Commission Decision

Address: 116 N. Grant Street

Petitioner: Doug Bruce

Parcel Number: 53-05-33-310-021.000-005

Property is Contributing

Structure; T-Plan Cottage, 1900



Background: Originally a residential structure, the building has been converted to a restaurant. Listed as “Contributing” on the 2001 Interim Report but there is not an entry for this property in the 2015 SHAARD.

Request: Partial demolition: Property owner is requesting to replace a pair of windows with a door on the north elevation of the building. This will create a entrance on the side of the building where the wooden ramp is located which will allow the building to be more accessible. Windows will be stored for potential future use.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 20-3**. Staff finds that the alteration does not endanger the structure’s status as “contributing” to the historic fabric of the area.

A PATIO ENCLOSURE FOR:

BIG WOODS

116 NORTH GRANT STREET
BLOOMINGTON, IN 47408

DRAWING INDEX

CIVIL

AS100 PROPOSED SITE PLAN

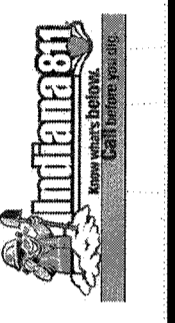
ARCHITECTURAL

AE101 FLOOR PLAN AND DETAILS

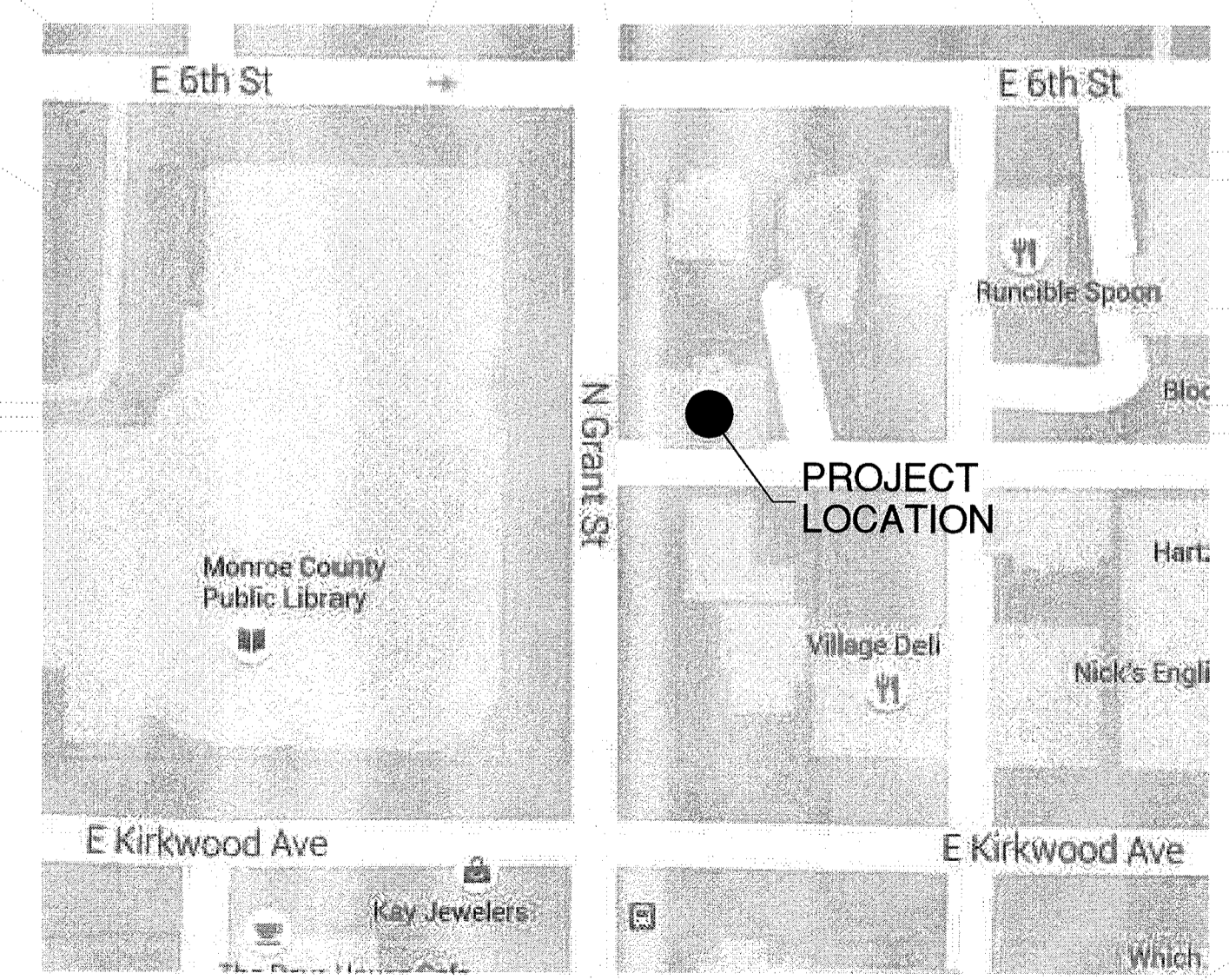
OCTOBER 2019
CONSTRUCTION DOCUMENTS

NOV 13 2019
C19-632

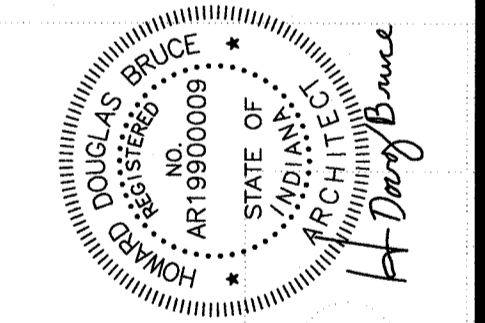
A PATIO ENCLOSURE FOR:
BIG WOODS



Project - BIG WOODS-COM ADD
Address - 116 GRANT ST N
Parcel - 01-1-2820-00
App # - 6750 Top - BL-34



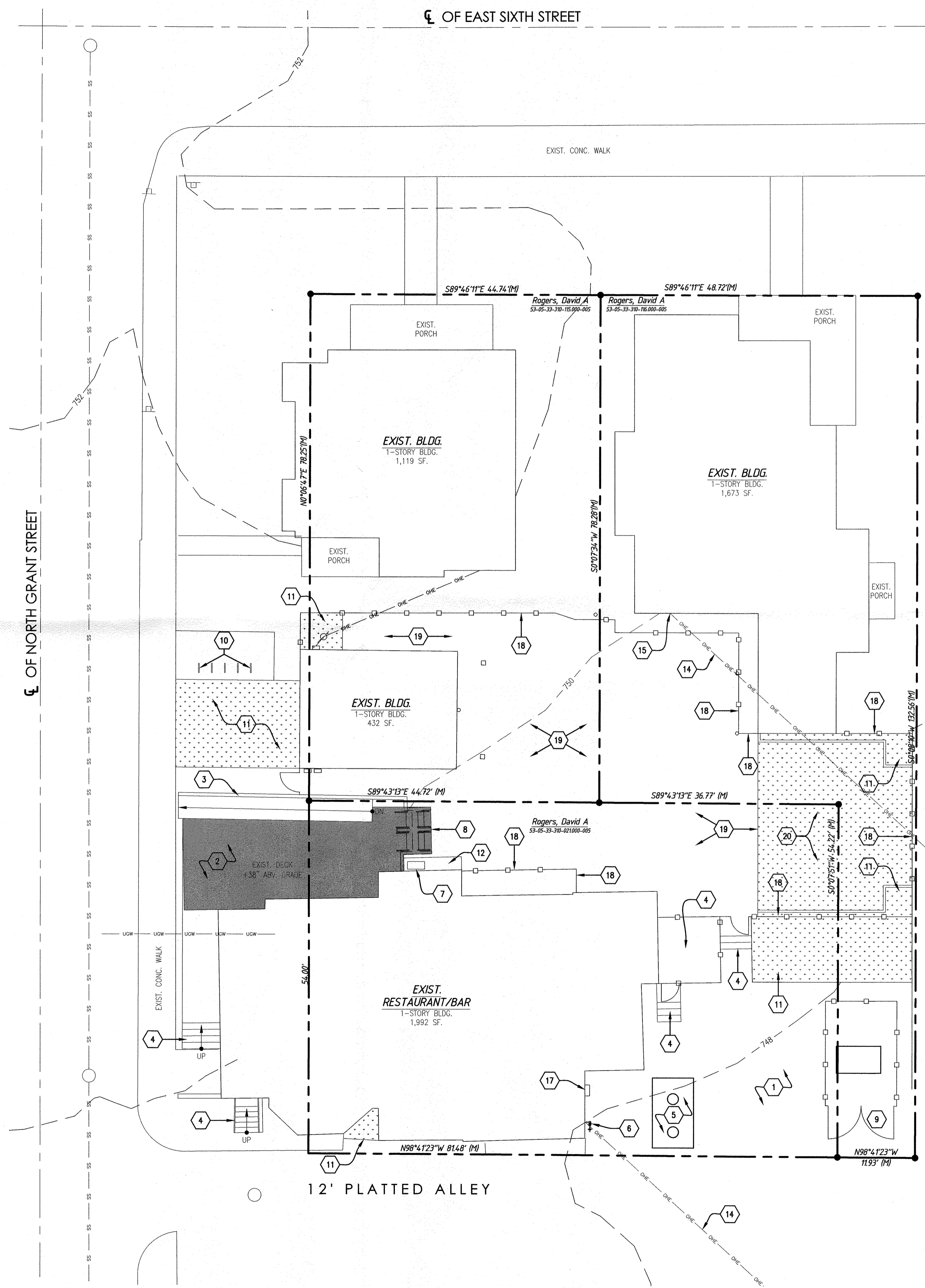
SEAL



ARCHITECT:



J:\COURT\2019\Commercial\2019 - Quality\Design\Construction\01 Title Sheet.dwg, 10/26/2019 4:03:15 PM



- SITE PLAN KEYNOTES:**
- 1 EXISTING ASPHALT PARKING
 - 2 AREA OF WORK FOR TEMPORARY ENCLOSURE. SEE AE101 FOR ADDITIONAL INFORMATION
 - 3 EXIST. WOOD EGRESS RAMP, GUARDRAILS & HANDRAILS TO REMAIN.
 - 4 EXIST. WOOD STAIRS & HANDRAILS TO REMAIN.
 - 5 EXIST. CONC. AREA W/ 2000 GALLON GREASE TRAP & CLEAN-OUT TO REMAIN.
 - 6 EXIST. GAS METER & ELECTRICAL METER BASE LOC TO REMAIN.
 - 7 EXISTING PTAC UNIT TO BE RELOCATED, SEE AE101 FOR ADDITIONAL INFORMATION
 - 8 EXIST. WOOD STAIR & RAILINGS TO BE REMOVED. PREPARE AREA FOR NEW STAIRS PER PROPOSED PLANS AS SHOWN ON AE101.
 - 9 EXIST. TRASH DUMPSTER LOCATION
 - 10 CITY APPROVED METAL BIKE RACKS INSTALLED PER MFG. INSTRUCTIONS
 - 11 EXISTING LANDSCAPING AREA TO REMAIN
 - 12 EXISTING LANDSCAPING AREA TO BE REMOVED. SEE AE101 FOR NEW PLAN
 - 13 EXIST. GRAVEL AREA TO REMAIN FOR NEW BICYCLE RACKS.
 - 14 EXIST. O.H. ELECTRICAL SERVICE LINE TO REMAIN.
 - 15 EXIST. ELECTRICAL METER BASE TO REMAIN.
 - 16 EXIST. CONCRETE BBQ AREA
 - 17 EXIST. KITCHEN EXHAUST LOC. TO REMAIN.
 - 18 EXISTING WOODEN FENCE TO REMAIN.
 - 19 EXISTING CONCRETE PATIO TO REMAIN.
 - 20 EXISTING GRASS PATIO



REVISIONS

A PATIO ENCLOSURE FOR:

BIG WOODS

116 NORTH GRANT STREET
BLOOMINGTON, INDIANA 47408

UTILITY NOTES

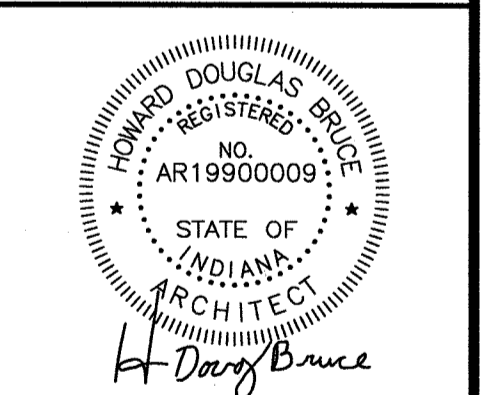
1. MS. : IF SHOWN ON THE PLANS, MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER CONNECTION WITHOUT A SPECIAL BLACK WATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO THE UNIFORM PLUMBING CODE.
2. SEE DRAWINGS & SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
3. ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH THE CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT BYRON REINHOLD AT (812) 349-3627 FOR MORE INFORMATION.
4. WHEN CONNECTING A NEW PIPE TO AN EXISTING MAN HOLE, THE MAN HOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MAN HOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT TO THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
5. IN ACCORDANCE WITH SECTION 4.5.2.1.5.1 OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE ALL CLEAN-OUTS. THE SHALL BE IN GRASSY AREAS OR IN PAVEMENT & SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. THE TOP OF THE CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATER WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19"
6. WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C-900 TO SDR-35 ADAPTER WYES.
7. ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY INDRON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
8. A PERMANENT INDICATING VALVE IS TO BE INSTALLED 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATING POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST, AND WILL REMAIN AS PART OF THE SYSTEM ONCE ALL IS COMPLETE. THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM.
9. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN @ (812) 349-3633 TO SCHEDULE A MEETING.
10. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM, OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, & PROPER AS-BUILT MADE. WHEN A CONTRACTOR WILL PERFORM WORK ON A WEEKEND, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR SHALL PAY THE INSPECTORS OVERTIME. FOR CBU WORK HOURS & HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. @ (812) 349-3660.

SITE LAYOUT NOTES:

- ALL DIMENSIONS SHOWN ARE MIN.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (U.N.O.)
- DOWNSPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM OR DRAIN TO DAYLIGHT IF ALLOWED.

GENERAL SITE NOTES:

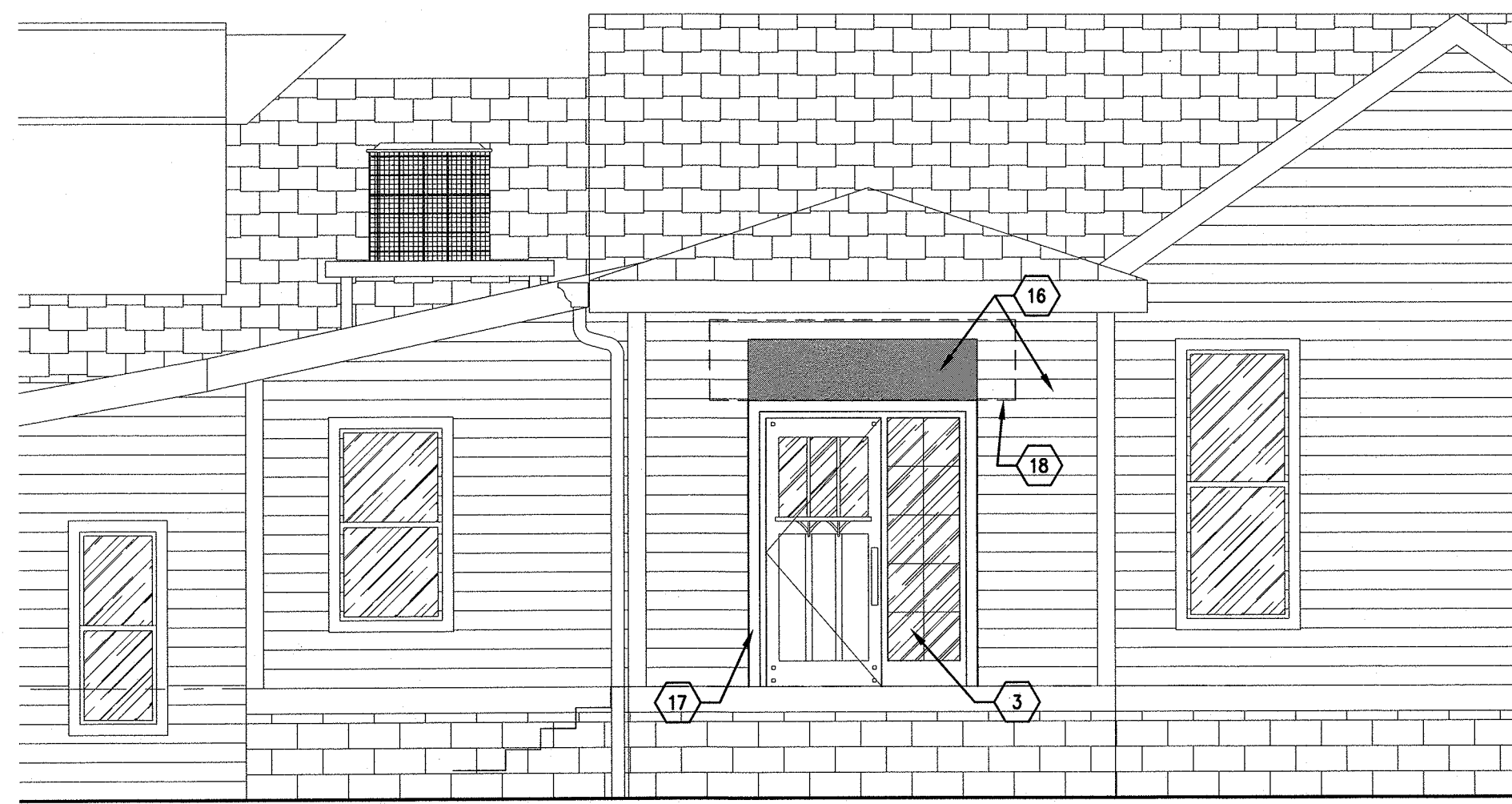
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & VERIFYING THAT ALL PERMITS & APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, & STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOC. & INVERT ELEVATIONS OF EXIST. SEWERS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE IN THEIR BID PROPOSAL COSTS FOR CUTTING & PATCHING AS REQ'D. TO COMPLETELY INSTALL THE NEW WORK INDICATED.
- CONTRACTOR SHALL INCLUDE ALL TAP FEES & APPLICATION FEES IN THEIR BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
- CONTRACTOR WILL COORDINATE EXACT UTILITY LOCATIONS W/ THE OWNER & LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR IS TO MAINTAIN A COMPLETE & OPERABLE UTILITY SYSTEM. UTILIZE PERMANENT &/OR TEMPORARY ROUTINGS TO ACCOMPLISH & MAINTAIN A FUNCTIONAL SYSTEM AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK W/ OWNER REPRESENTATIVES & ADJUST HIS SCHEDULE TO OWNER REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF IRRIGATION LINES & SPRINKLER HEADS W/ OWNER IF APPLICABLE.
- COORDINATE STORAGE & STAGING AREAS W/ OWNER.
- LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
- ALL APPLICABLE STATE (D.O.T.) & LOCAL (PUBLIC WORKS DEPT.) CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL BE USED AS REQ'D. FOR SITE SPECIFIC ISSUES.
- ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.



PROJECT NO.	2819
DATE	SEP. 24, 2019
DRAWN BY	A. LAMBERT
CHECKED BY	D. BRUCE
SHEET NAME	EXISTING ARCHITECTURAL SITE PLAN
SHEET NO.	AS100

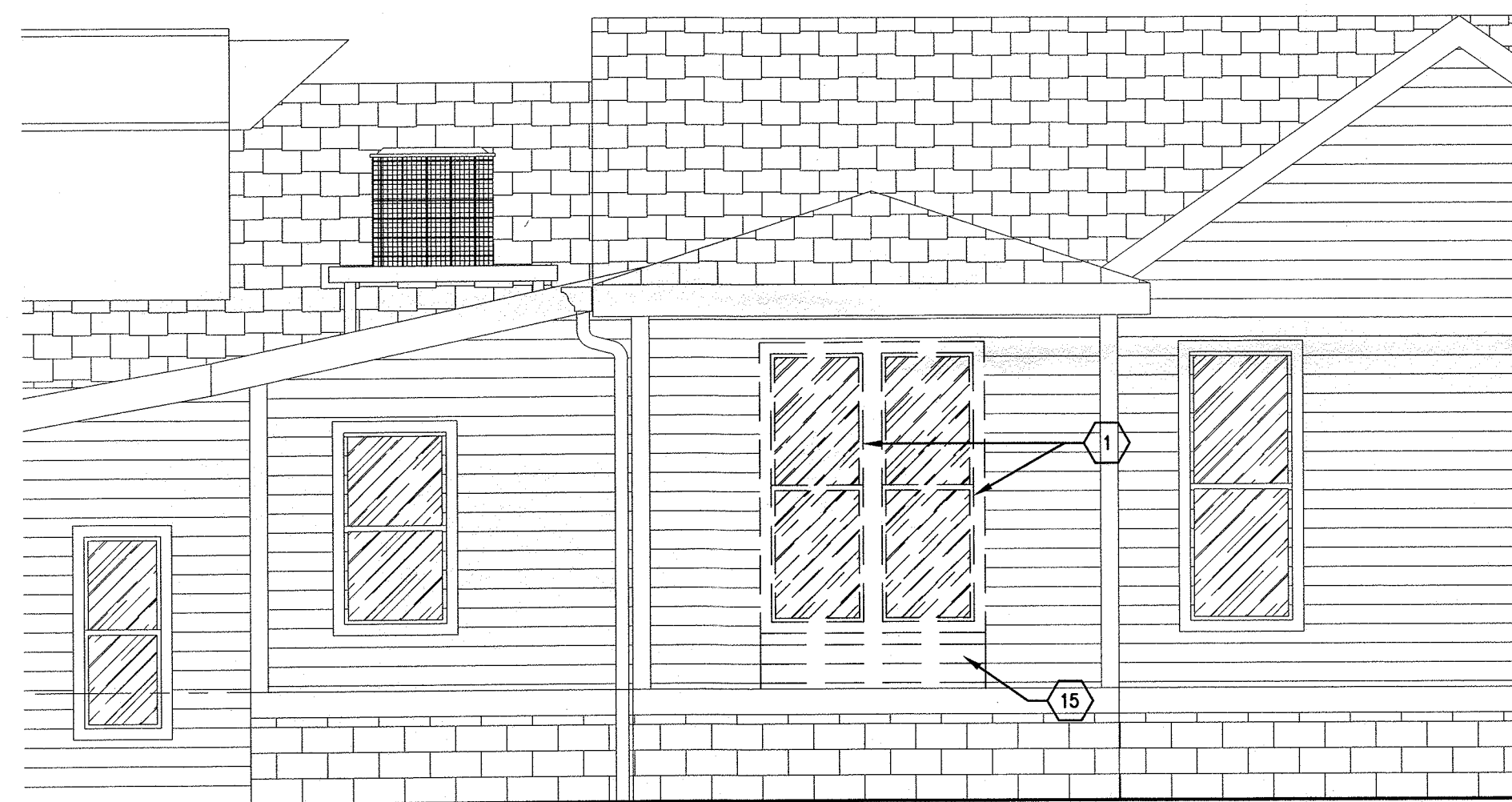
EXISTING ARCHITECTURAL SITE PLAN
1" = 10'

THIS SITE PLAN HAS BEEN CREATED FROM THE MONROE COUNTY G.I.S. SYSTEM. DISCREPANCIES DO EXIST BETWEEN SOME EXISTING MEASUREMENTS AND G.I.S. SUPPLIED DATA. INFORMATION BASED UPON THE USE OF THESE DRAWINGS SHALL BE VERIFIED WITH A CIVIL ENGINEER OR STAMPED SURVEY. THE ARCHITECT MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED OF THE DATA CONTAINED ON THIS DRAWING.

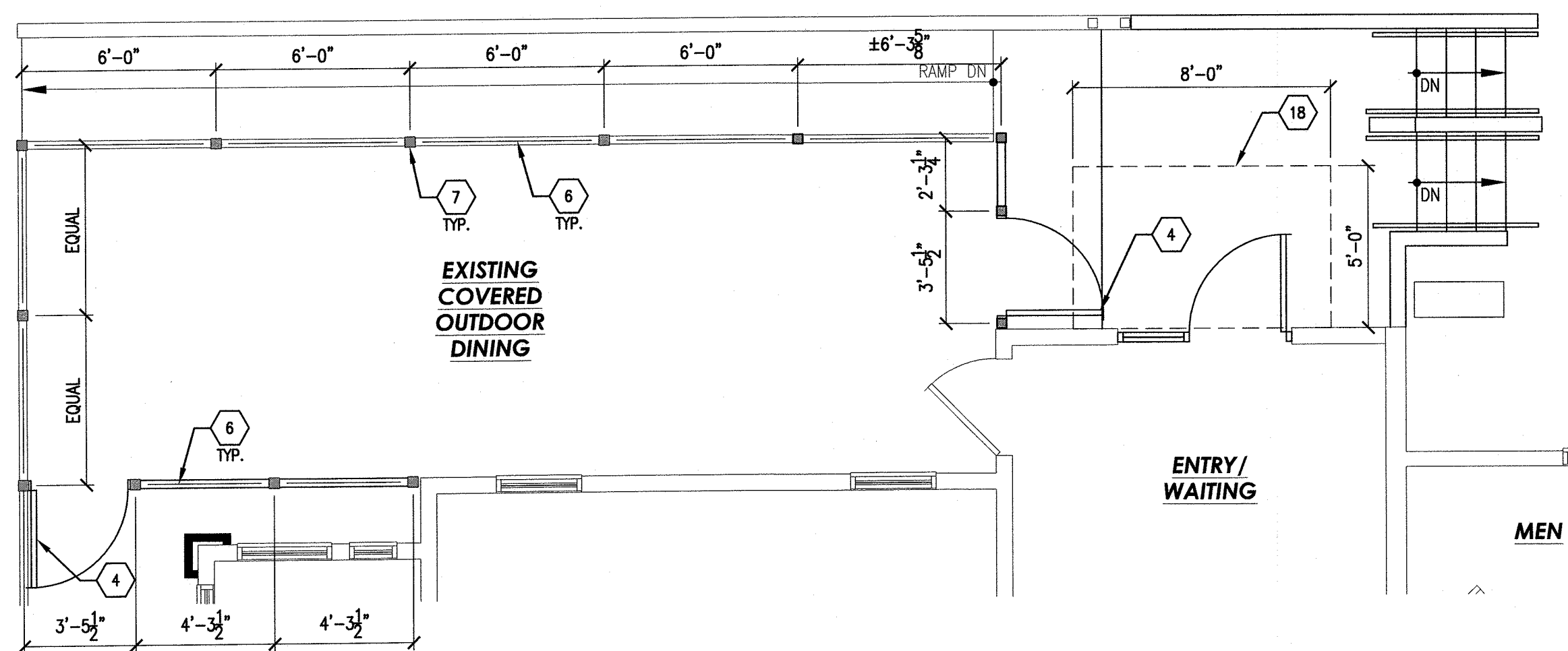


NOTE:
DECK AND STAIR OMITTED FOR CLARITY

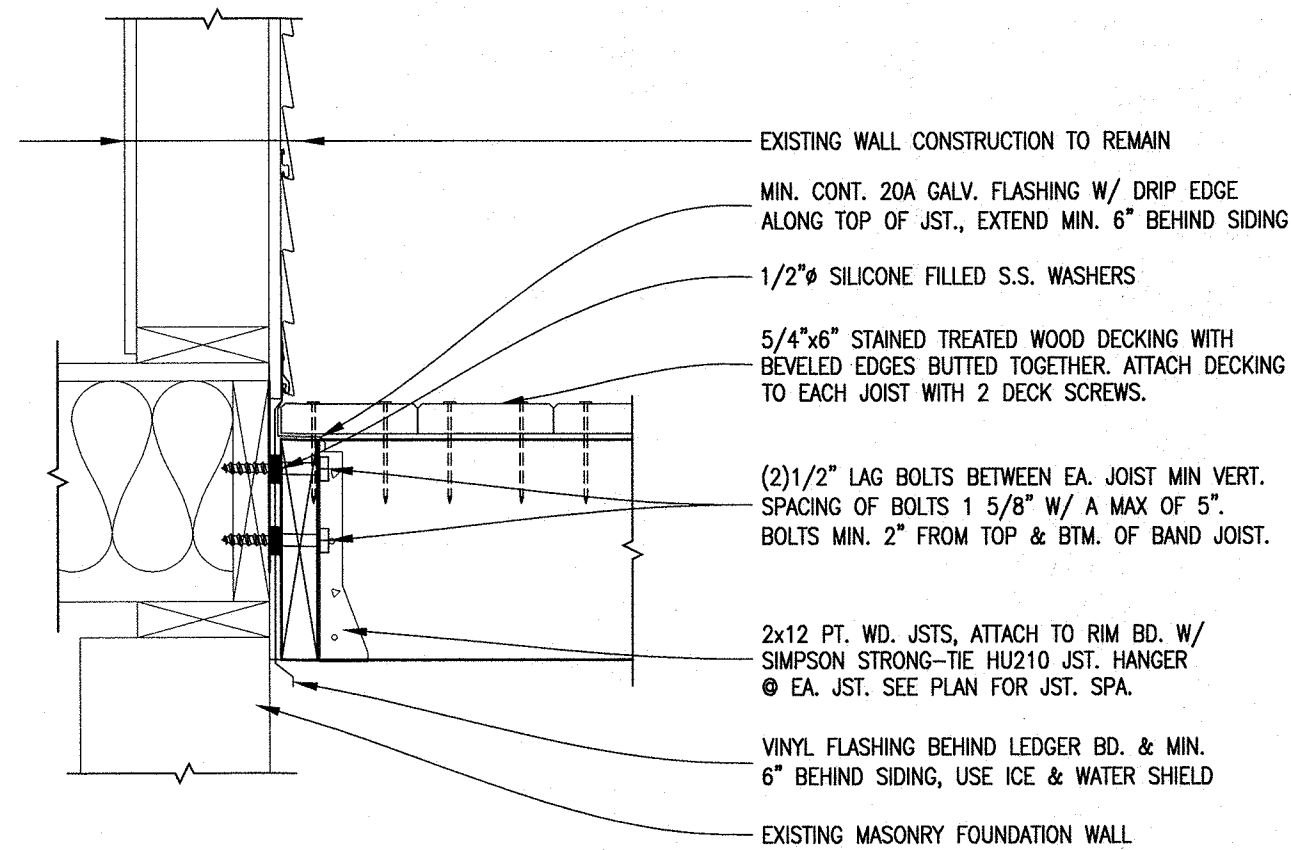
5 PROPOSED ELEVATION
1/4" = 1'-0"



4 DEMOLITION ELEVATION
1/4" = 1'-0"



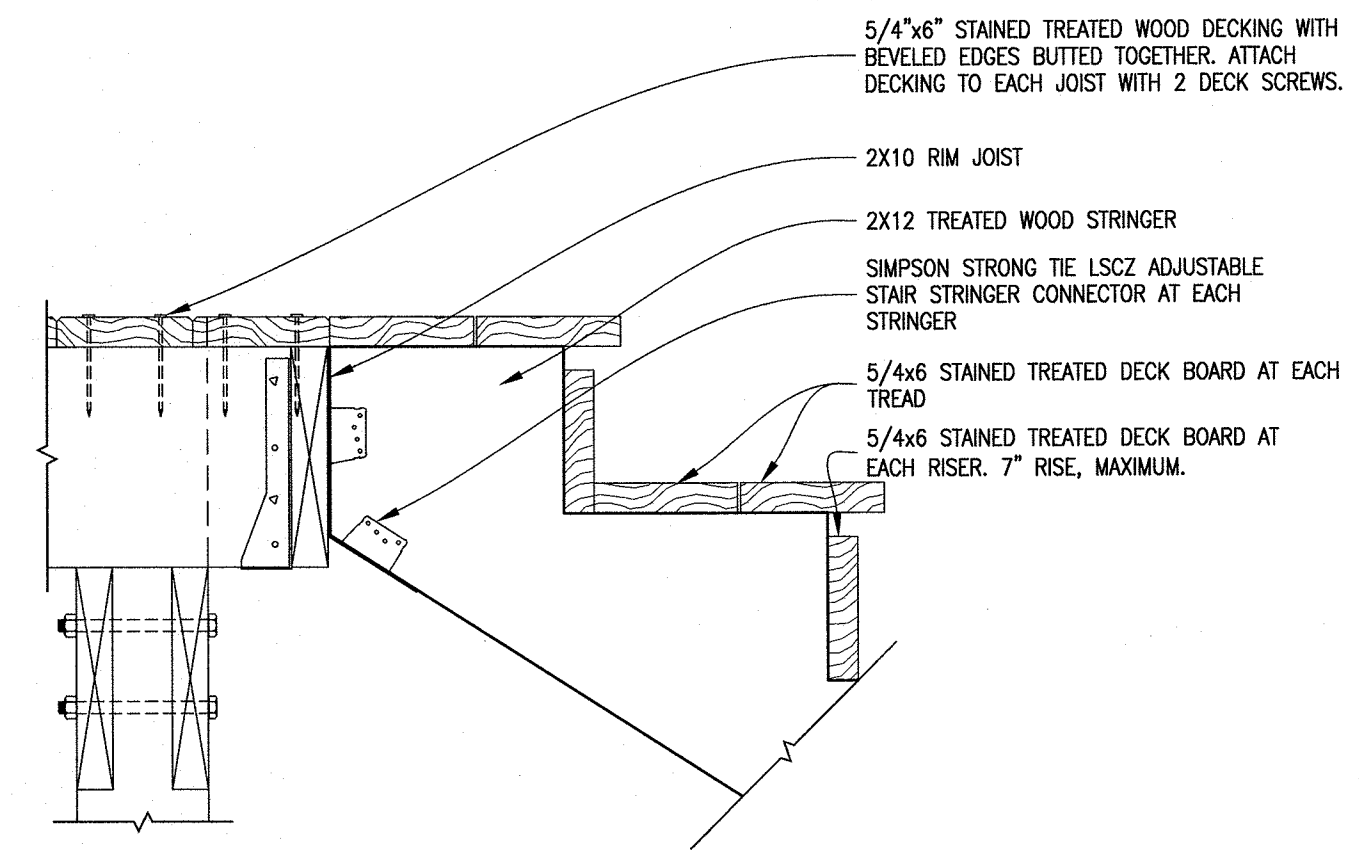
3 ENLARGED FLOOR PLAN
1/4" = 1'-0"



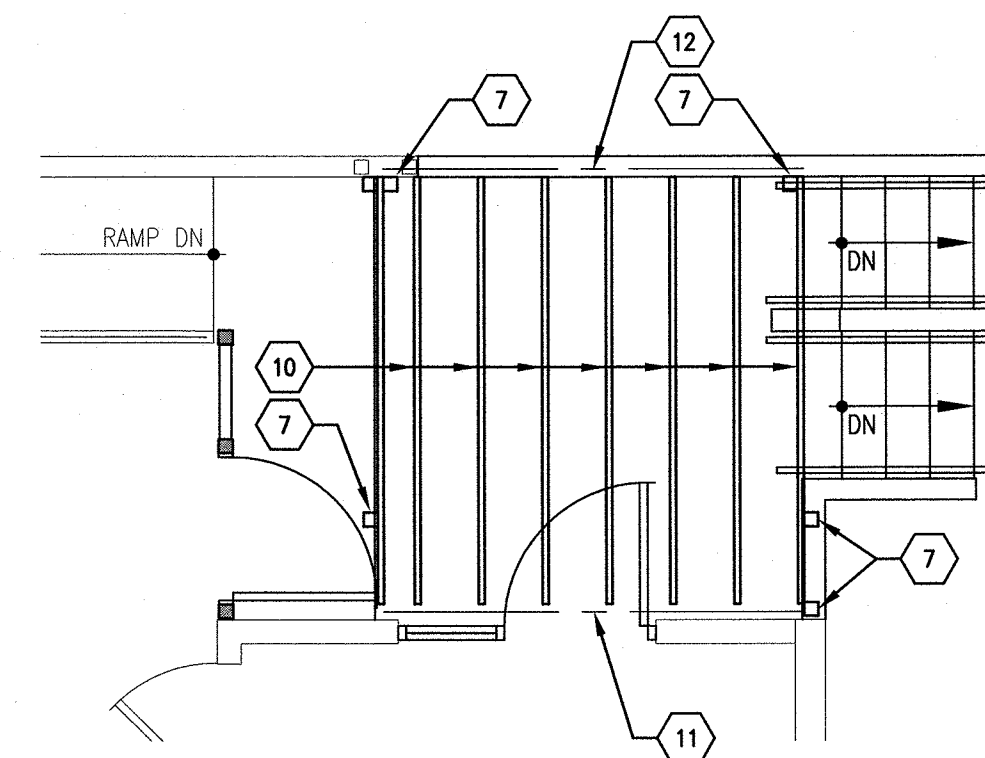
B LEDGER DETAIL
1/1/2" = 1'-0"

DECK FRAMING NOTES:

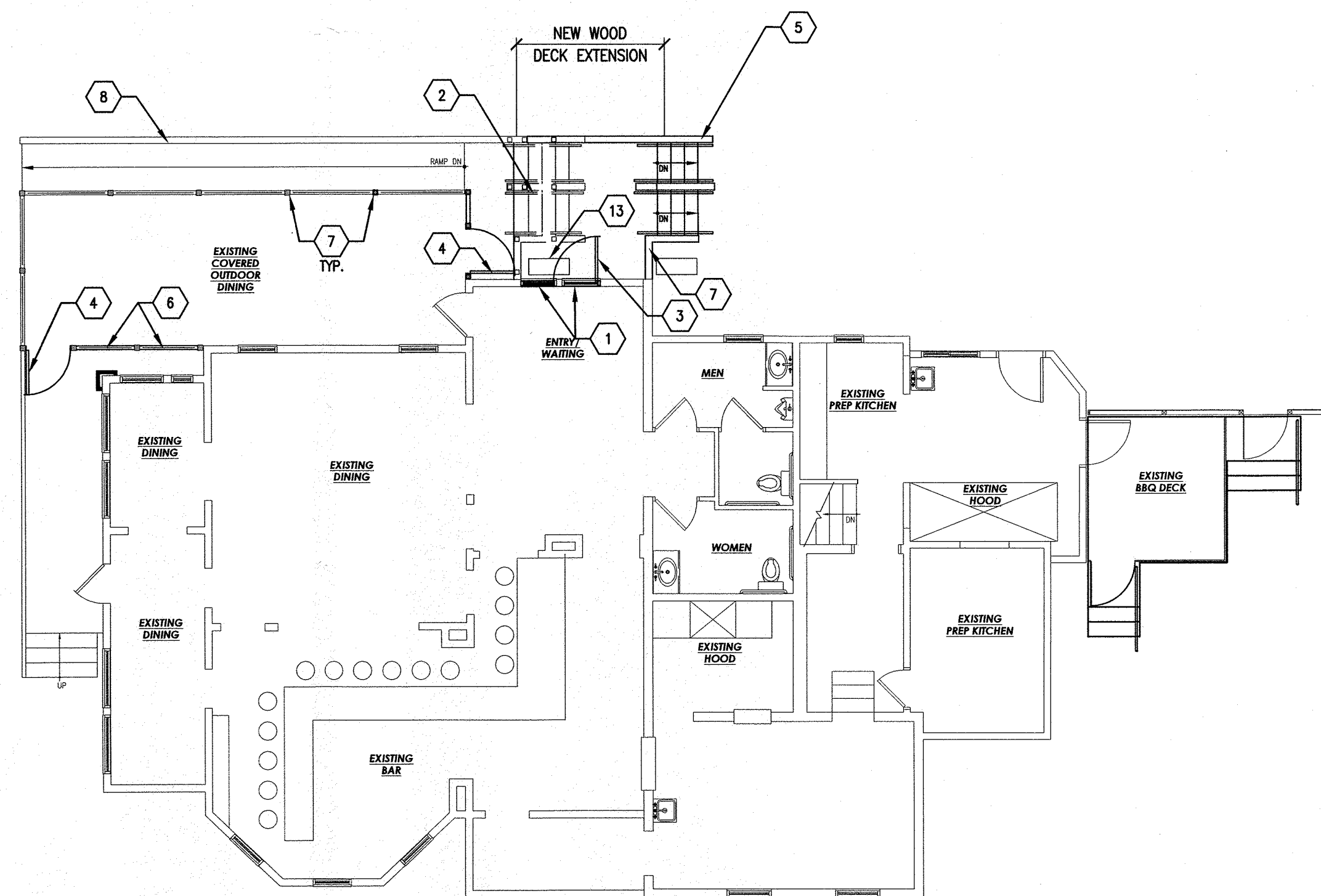
1. ALL LUMBER FOR DECKING & RAILS SHALL BE NO.2 SELECT, PRESSURE TREATED TYPE AND SHALL NOT BE WARPED, CUPPED OR CONTAIN EXCESSIVE KNOTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY LUMBER THAT DOES NOT MEET THESE STANDARDS.
2. ALL JOIST AND BEAM LUMBER SHALL BE MIN. NO.2 PRESSURE TREATED TYPE.
3. ALL HARDWARE INCLUDING NAILS, BOLTS, FRAMING ANCHORS & HANGERS SHALL BE GALVANIZED OR CADMIUM STEEL RATED FOR A24 & CBA TREATED WOOD.
4. ALL CONC. USED FOR FOUNDATIONS SHALL BE MIN. 3,000 PSI.
5. JOIST HANGERS SHALL BE REQUIRED AT ALL LEDGER AND JOIST/BEAM CONNECTIONS AS NEEDED, AS MANUFACTURED BY SIMPSON.
6. PROVIDE CLIP ANGLE FASTENERS @ ALL RIM BOARD INTERNAL INTERSECTIONS.
7. PROVIDE FLASHING BEHIND LEDGER BOARD WITH DRIP EDGE.



A TYP. DECK STAIR LANDING
1 1/2" = 1'-0"



2 FRAMING PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN KEYNOTES:

- 1 CAREFULLY REMOVE AND STORE WINDOWS FOR FUTURE REUSE
- 2 CAREFULLY REMOVE STAIRS AND RAILINGS FOR REINSTALLATION
- 3 INSTALL CUSTOM BUILT SOLID CORE PERIOD CORRECT WOOD DOOR AND SIDELIGHT IN EXISTING OPENING FOR NEW MAIN ENTRY
- 4 NEW FRAMED OPENING EGRESS DOOR, MINIMUM 6'-8" x 3'-0" PROVIDE PANIC HARDWARE ON INTERIOR AND NO HARDWARE ON EXTERIOR.
- 5 REINSTALL STAIRS AT END OF DECK EXTENSION
- 6 NEW SNAP IN VINYL ENCLOSURE ATTACHED BETWEEN NEW 4x4 POSTS. VINYL CURTAINS TO BE SECURED BETWEEN POSTS, TOP OF RAILING AND BOTTOM OF ROOFED ENCLOSURE
- 7 NEW 4x4 COLUMNS, TYP.
- 8 EXISTING WOOD RAMP AND RAILING TO REMAIN
- 9 (2) 2x12 TREATED WOOD DROPPED BEAM ATTACHED BETWEEN NEW ADN EXISTING 4x4 POSTS
- 10 2x12 TREATED WOOD DECK JOISTS AT 16" o.c. PROVIDE SIMPSON HJ JOIST HANGERS AT EACH END OF DECK JOISTS.
- 11 2x12 TREATED LEDGER BOARD ATTACHED TO EXISTING FOUNDATION WALL. SEE LEDGER DETAIL B/AE101 FOR ADDITIONAL INFORMATION.
- 12 2x12 TREATED LEDGER BOARD ATTACHED TO NEW 4x4 COLUMNS.
- 13 EXISTING AC UNIT TO RELOCATED
- 14 NEW RAILING INFILL TO MATCH EXISTING AND TIE INTO RELOCATED STAIRS
- 15 REMOVE SIDING AND PORTION OF WALL BELOW WINDOWS FOR INSTALLATION OF NEW ENTRY DOOR AND SIDELIGHT.
- 16 PROVIDE NEW INFILL SIDING TO MATCH EXISTING. PAINT ENTIRE FACE WALL TO MATCH EXISTING.
- 17 NEW WOOD TRIM TO MATCH EXISTING.
- 18 PROVIDE AND INSTALL NEW ENTRY CANOPY OVER NEW FRONT DOOR TO MATCH EXISTING

REVISIONS

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

A PATIO ENCLOSURE FOR:
BIG WOODS
116 NORTH GRANT STREET
BLOOMINGTON, INDIANA 47408

REGISTERED ARCHITECT
DOUGLAS BRUCE
NO. AR19900009
STATE OF INDIANA
ARCHITECT
H. Darryl Bruce

PROJECT NO. 2819
DATE SEP. 24, 2019
DRAWN BY A. LAMBERT
CHECKED BY D. BRUCE

SHEET NAME
MAIN LEVEL FLOOR PLAN

SHEET NO.

AE101

GENERAL FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONTRACTOR FAILS TO VERIFY DIMENSIONS AS INDICATED, ANY AND ALL CORRECTIVE ACTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL INTERIOR DIMENSIONS ARE SHOWN STUD TO STUD & DO NOT INCLUDE WALL FINISHES.
- ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJOINING WALL UNLESS NOTED OTHERWISE.
- FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
- ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
- CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS IE: GYPSUM BOARD & MASONRY.
- ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), & WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
- ANY OPERABLE WDW'S, W/ SILL LESS THAN 36" ABV. FIN. FLR. SHALL BE EQUIPPED W/ A OPENING CONTROL DEVICE PER 1013.8.1.
- IF NO WINDOW SCHEDULE IS PRESENT, CONTRACTOR/OWNER SHALL PROVIDE A MIN. OF 1 CODE COMPLIANT EGRESS WINDOW IN EVERY SLEEPING ROOM.
- SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.