

**Bloomington Historic Preservation Commission, Zoom Virtual
Meeting, Thursday May 28th, 2020, 5:00 P.M. AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. April 9th, 2020 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 20-19

629 S. Woodlawn Avenue (Elm Heights Historic District)

Petitioner: Jon Thompson

Rehabilitation of detached garage.

Commission Review

A. COA 20-20

325 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Lynn Yohn

Install 4' white picket fence around front and sides of home. Install 6" privacy fence around back yard and rear alley.

B. COA 20-21

309 S. Davisson Street (Greater Prospect Hill Historic District)

Petitioner: Aviva Orenstein

Demolition of primary structure.

C. COA 20-22 (Courthouse Square Historic District)

102 W. 6th Street

Petitioner: Paul Prather

Installation of gutter across front façade to amend roof drainage and maintenance issues.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 20-12

301 W. 17th Street

Petitioner: Karl Clark

Full demolition

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

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

Next meeting date is June 11, 2020 at 5:00 P.M. in the McCloskey Room. **Posted:** 5/22/2020

Bloomington Historic Preservation Commission
Electronic meeting via ZOOM meetings
Thursday April 9th, 2020, 5:00 P.M.
MINUTES

I. CALL TO ORDER

Meeting was called to order by **John Saunders**, @ 5:00 pm.

II. ROLL CALL

Commissioners

John Saunders
Jeff Goldin
Chris Sturbaum
Sam DeSollar
Susan Dyer
Deb Hutton – 5:07

Advisory

Absent
Derek Richey
Ernesto Casteneda
Duncan Campbell
Lee Sandweiss
Doug Bruce
Jenny Southern

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Eric Sader, HAND
Philippa Guthrie, Legal

Guests

Jeremy Voyles
Mary Balle
Todd Surniak

III. APPROVAL OF MINUTES

A. March 6, 2020 Special Meeting Minutes & March 12, 2020 Minutes

Jeff Goldin made a motion to approve March 6, 2020 Special Meeting Minutes &

March 12, 2020 minutes. **Sam DeSollar** seconded.
Motion carried 5-0-0 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 20-18

1017 W. 6th Street (Near West Side Conservation District)
Petitioner Mary Balle
Demolish detached garage

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Chris Sturbaum asked if the new structure would be reviewed separately. **Conor Herterich** said yes. **Sam DeSollar** asked if the new structure would be built in the same location as the old structure, or closer to the property line. **Sam** stated that they could build closer with a variance. **Deb Hutton** asked if the trees around the structure would be saved.

Chris Sturbaum stated that they have the right to save items and to build in place. He also stated they could get HPC support if they wanted to build a more contemporary structure. **Jeff Goldin** stated that he supports the COA, **Sam DeSollar** agreed. **Deb Hutton** stated they could move the structure slightly for southern light for the garden.

Jeff Goldin made a motion to approve COA 20-18, **Deb Hutton** seconded.
Motion carried 6-0-0.

B. COA 20-17 (Appeal)

703 E. 7th Street (University Courts Historic District)
Petitioner: Avi Grossbaum
Appealing staff decision. Requesting new door opening on north elevation.

Conor Herterich gave presentation. See packet for details.

Todd Surniak gave a brief discussion clarifying the intended alterations to the building.

Discussion ensued.

Deb Hutton asked if the door would be a two door design. **Sam DeSollar** asked about the masonry opening of the window on the northeast door. **John Saunders** asked how the stonework was different in that area, if it has been filled in on that wall. **John** asked about the material for the new door. **Deb Hutton** asked about steps at the placement of the new door.

Chris Sturbaum stated that he supports the changes, **Jeff Goldin** stated that the changes are not changing the building. **Deb Hutton** is in agreement with **Chris** and **Jeff**. **Sam DeSollar** suggested placement of the swing of the door to the opposite side. He also

suggested placement of the 6x6 for the decking to keep from punching through the masonry and going through the top of the roof. **Susan Dyer** and **John Saunders** like the design of the project.

Jeff Goldin made a motion to approve COA 20-17, **Deb Hutton** seconded.
Motion carried 6-0-0.

V. DEMOLITION DELAY

VI. NEW BUSINESS

A. Section 106 Invitation to Consult: Graham Hotel

Expanding cellular equipment on the Graham Hotel; HPC has 30 days to reply and to consult on the design project. If interested Conor can get to appropriate people. **John Saunders** feels like they need more info on how this will affect the building. **Sam DeSollar** stated that the info in the packet is really unclear as to placement on the building. It would be more helpful if the changes are clarified in reference to the entire building. **Deb Hutton** stated that everything looks to be attached to the side as opposed to the roof, as in attached to the masonry. The Commissioners looked at Google maps and determined that it is on the roof at the center of the building. **Conor Herterich** stated it is hard to know what is going on when they are updating existing equipment. The Commissioners looked at the drawings but decided the changes are not worth the effort to get more information. **Conor** stated that he would not seek further information. The Commissioners agreed they would support the project as long as the west side of the building was unaltered. **Conor** will pass the HPC comments onto the company doing the alterations.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

Conor Herterich stated that the historic preservation conference has been rescheduled to October. The Bob Yapp event has been moved to September and all Historic Preservation month events have all been pushed back.

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders** @ 5:46 pm.

END OF MINUTES

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-19

Date Filed: 5-10-2020

Scheduled for Hearing: 5-28-2020

Address of Historic Property: 629 S. Woodlawn Ave

Petitioner's Name: Jon and Danielle Thompson

Petitioner's Address: 629 S. Woodlawn Ave.

Phone Number/e-mail: 317-603-5218 / dcittadino99@yahoo.com

Owner's Name: Jon and Danielle Thompson

Owner's Address: 629 S. Woodlawn Ave.

Phone Number/e-mail: 317-603-5218 / dcittadino99@yahoo.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. Two story, single family home.

2. A description of the nature of the proposed modifications or new construction:
Repair and replace mismatched wood siding, windows and trim on detached shed. Significant water and insect damage has
impacted the structural integrity of framing. There is no water barrier between the studs and siding, which
led to water intrusion, insect damage and animal infestation over time as wood siding was not properly cared
for or maintained. Will replace damaged framing, install 1/2 inch plywood on frame, install Tyvek housewrap or
similar product as water barrier, repair/replace exterior wood trim, repair/replace wood siding, repair one window,
replace five windows, install insulation, install gutters, repair stone foundation of the shed.

3. A description of the materials used.
1/2 inch 4x8 plywood; housewrap; beveled wood siding, cedar trim, Pella wood windows, figerglass
insulation, limestone to repair foundation.

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.





























623

I
COMPOST
greencomposting.com
(812) 255-8200

COA: 20-20

Address: 325 S. Rogers Street

Petitioner: Lynn & Teri Yohn

Parcel #: 53-08-05-101-009.000-009

Rating: Contributing

Structure; Queen Anne c. 1890



Background: Located in the Prospect Hill Historic District, this Queen Anne style home is known as the William Fulwider House. The petitioner selling the property and a potential buyer has listed approval of this fence petition as a condition to the sale.

Request:

1. Install 4' picket fence around front yard and sides of the house. Fence will be stained natural wood color. A 6' privacy fence (horizontal orientation) will be constructed around backyard and rear alley. See diagram and pictures in packet for more details.

Guidelines: Prospect Hill Historic District Design Guidelines, pg. 6

1. Back yard fences are appropriate to the Prospect Hill Local Historic District. Acceptable designs include slat-style (vertical board), picket, lattice, or wrought iron
2. In general it (a new fence) should begin no farther forward than a point midway between the front and rear facades of the house.
3. Chain link, basket-weave, louver, split rail, and stockade are inappropriate fence types for installation within the public view.
4. Front yard fences are not generally characteristic of the Prospect Hill Local Historic District and are discouraged.

COA: 20-20

Staff Comments:

1. The material (wood) and style (picket) of the front yard fence is appropriate, however the guidelines specifically mention front yard fencing as uncharacteristic of the district and discourages their use.
2. The wooden privacy fence in the backyard is appropriate. However, the style proposed by the petitioners has a horizontal orientation and does not seem to meet the appropriate characteristics listed in the guidelines.
3. Historically, properties in the district have relied on landscaping and retaining walls to delineate between public and private space along the street facing façade.
4. Fences that utilize tradition styles and materials, and that conform to the code's fence height standards have a minimal impact on the character of a district. Fencing does not result in the loss of architectural features or materials on the historic buildings themselves and are an impermanent feature that can be easily removed in the future.

Staff Recommendation: Partial approval of COA 20-20

1. Approval of the back yard fence as requested.
2. Denial of the front yard fence.

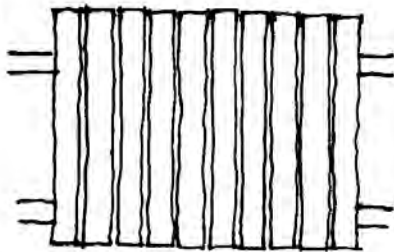
FENCES

Appropriate

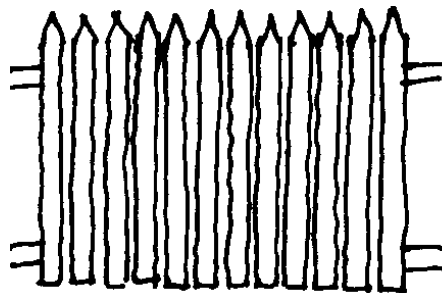
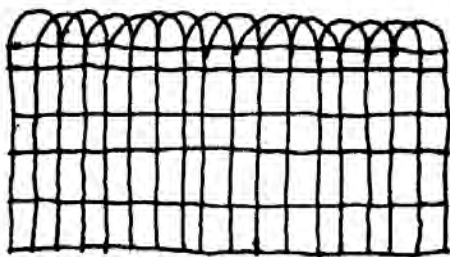
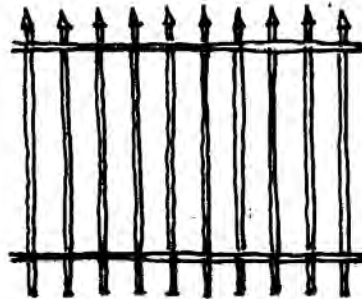
Back yard fences are appropriate to the Prospect Hill Local Historic District. Acceptable designs include slat-style (vertical board), picket, lattice, or wrought iron. Less expensive designs such as woven wire and rabbit fencing are also acceptable. Fences must conform to setback requirements. The appropriateness of a new fence will be judged in part by its appearance from the street; in general it should begin no farther forward than a point midway between the front and rear facades of the house.

Inappropriate

Chain link, basket-weave, louver, split rail, and stockade are inappropriate fence types for installation within the public view. Front yard fences are not generally characteristic of the Prospect Hill Local Historic District and are discouraged.



VERTICAL BOARD



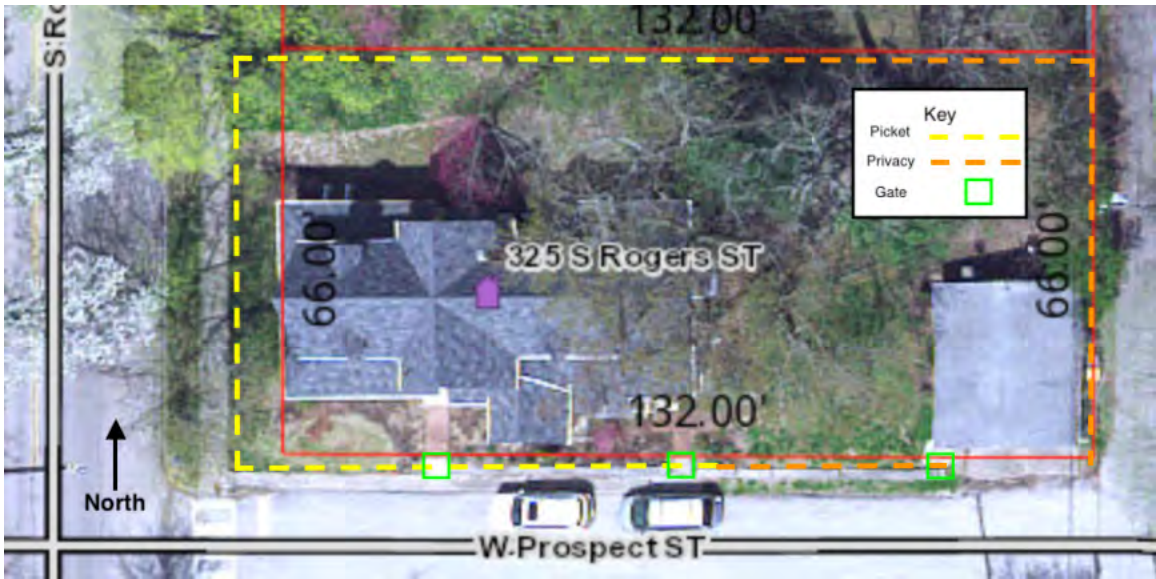
**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

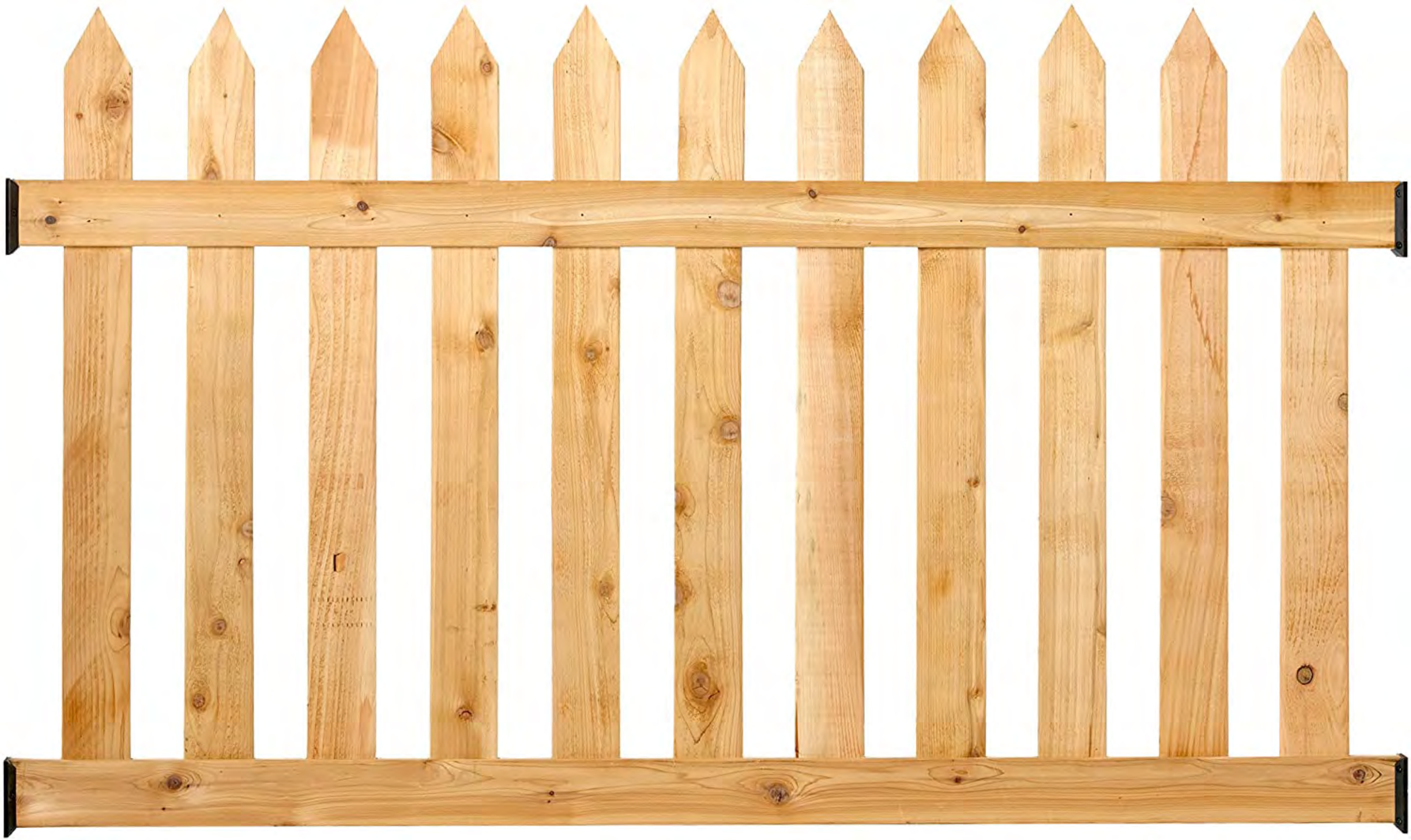
Case Number: 20-20
Date Filed: 5-14-2020
Scheduled for Hearing: 5-28-2020

Address of Historic Property: 325 S Rogers St, Bloomington, IN and 47403
Petitioner's Name: Lynn & Teri Yohn
Petitioner's Address: 325 S Rogers St, Bloomington, IN 47403
Phone Number/e-mail: 703-867-3327 thehillian@yahoo.com
Owner's Name: Lynn & Teri Yohn
Owner's Address: 325 S Rogers St, Bloomington, IN 47403
Phone Number/e-mail: 703-867-3327 thehillian@yahoo.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.







COA: 20-21

Address: 309 S. Davisson Street

Petitioner: Aviva Orenstein

Parcel #: 53-08-05-110-016.000-009

Rating: Contributing

Structure; California Bungalow c. 1910



Background: Located in the Greater Prospect Hill Historic District. Due to a lapse in insurance coverage and poor structural condition of the building, the petitioner has not been able to secure insurance or a builders loan.

Request: Demolish the primary structure on the lot.

Guidelines: Greater Prospect Hill Historic District Design Guidelines, pg. 12

1. See “Criteria for Demolition”. Page following this report.

Staff Comments:

1. Staff has walked the site three times and can confirm the poor condition of the home, both inside and out. After an inspection by HAND staff and the receipt of Kevin Potter’s structural report, the City was prepared to give the structure an unsafe designation in December of 2019 but never moved forward.
2. The petitioner has spent a considerable amount of time consulting professionals and trying to find a viable route to restoring the building. The professional feedback she received has indicated that demolition and subsequent rebuild would be the best course of action.

Staff Recommendation: Approval of COA 20-21

1. While old, the construction of this house was substandard as evinced in the petitioner statement and structural report.
2. The architectural style is not unique or of rare occurrence in Bloomington.
3. The sheer cost to make this structure livable again outweighs any incentive to do.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-21

Date Filed: May 14 2020

Scheduled for Hearing: May 28 2020

Address of Historic Property: 309 S. DAVISSON

Petitioner's Name: AVIVA ORENSTEIN

Petitioner's Address: 1319 S. DUNN St. Bloomington

Phone Number/e-mail: 812-340-3105 47401

Owner's Name: AVIVA ORENSTEIN

Owner's Address: 1319 S. DUNN St.

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

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff 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.

Orenstein

p. 2/2

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

A "Complete Application" consists of the following:

53-08-05-110-016,000-009
Duplicate #

1. A legal description of the lot.

→ 1101596 ←

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

Please see attached memo

3. A description of the materials used.

We will use materials suitable to the house and the neighborhood.

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.

PHOTOS - 309 South Davisson Street, Bloomington, IN



South part of crawl space



Wavy Roof Surface due to sagging rafters and poor shingles



Wavy roof on north side



Foundation at Northwest corner



North foundation wall - Sill damage at northeast corner



East side porch roof and bathroom addition



Hole in south foundation wall



Hole in south foundation wall



Front porch



Southeast corner of foundation wall



Bathroom floor water damage



Water damage at southeast corner



Front porch looking south

TO: Bloomington Historical Commission
FROM: Aviva Orenstein
aorenste@indiana.edu; 812-340-3105
RE: 309 S. Davisson

INTRODUCTION:

I am writing to request that the Commission allow me to tear down the house at 309 S. Davisson, and rebuild in the same style with a new foundation. My request arises from the facts that:

- (1) The house is an unsafe, unlivable structure as is;
- (2) It will be extraordinarily expensive and potential unsafe to excavate, lift the house and rebuild the current foundation from the inside out. The cost is due to (a) the added cost of the construction and (b) insurance costs. The safety is because of small crawlways and mold;
- (3) Hiking the structure up and rebuilding from the inside out will be difficult for the builders and may raise some environmental health issues.

The goal with this property is to rebuild the home in the same style, expressing respect and appreciation for the neighborhood and the home's history. In pursuing my plan of building a green, accessible retirement home with a garage, I will reuse as much of the original material as possible, such as original doors, interior paneling, and windows. I am employing Barre Klapper, from Springpoint as my architect, and Steve Redick, as my builder. Both are on board to help me build a fully accessible, environmentally friendly structure that comports with the style of the neighborhood and its history.

BACKGROUND:

I purchased the property at 309 S. Davisson in December 2018 for \$60,000. Although I knew the structure needed to be totally rehabbed – there are no working utilities and the one bathroom has its roof caved in – I hoped it was sound enough to salvage the existing external structure, the “bones” of the house. As you will see from information below, it is not. The foundation is not salvageable; the crawl space was never built level and does not provide reasonable access. Furthermore, I discovered after the purchase that, though the lawn had been mowed for 10 years, the property had not been connected to utilities for 10 years, and more troublingly, was uninsured for the past 10 years, rendering it nearly impossible to get insurance now or to get a builder's loan. Exposure to the elements, both through run-off and a large hole in the roof has created severe rot and mold. The place has become a neighborhood eyesore, and my new neighbors have expressed an enthusiastic welcome for my efforts to rebuild the house.

So far, we dug a trench to prevent water emptying into the crawlspace and exacerbating the intense mold underneath the house. I have emptied the house of most everything that I can be removed. I have worked with Duke Energy to raise some dangerous low-hanging wires. My next steps will depend on the outcome of this petition.

CURRENT CONDITION OF THE HOUSE:

The existing house was originally built with substandard and scavenged materials and its assembly reflects dabbling by unskilled workers, not the work of professional masons and carpenters.

Foundation

The Foundation was deficient from the time it was built and cannot serve to support a new house. We noted considerable and continuous deterioration of the foundation due to elements, age, and poor original construction. Only about 12" of soil was excavated from the footprint of the house originally. The crawl space height varies from about 40" at access to 12" or less at the east end.

Photo Group 1: There are no footing under the limestone foundation wall. The walls are set directly on soil, with bearing widths of 12"-16".







Photo Group 2 There are 112 lineal feet of foundation walls, 48 lineal feet of wall on the West and Northwest; Southwest corners are only 16 below grade. There is differential settling, cracking and movement due to the freeze/thaw cycle. There are various examples of tuck point/mortar repairs in this area. This area is not below the frost line and therefore is unstable and will continue to be damaged by the freeze/thaw cycle.





Photo Groups 3 & 4: The balances of the Foundation walls have numerous movement and cracks because of poor drainage, water construction retained in the soil around the walls, and a maximum depth of 12" below the existing grade (12" shy of the minimum standard). Overall the construction is substandard. The mortar joints are stuck flush on the exterior, but have not worked joints on the back side (inside) and so have no strength through thickness (width) of the wall.









Floor box

Photo #5: The floor joists are salvage and of various depth and length. They are 5½" deep or less due to the notching at various locations along their length. They are spaced too far apart at 20' on center; they are over-spanned at 14'. Where they reach the outside of the house perimeter, they have no bearing. There is no top plate. They are fastened to the band board by nails only. The band board bears on the top of the foundation by 1" in most places. There is no mechanical connection of the floor framing to the foundation and there is no bridging.

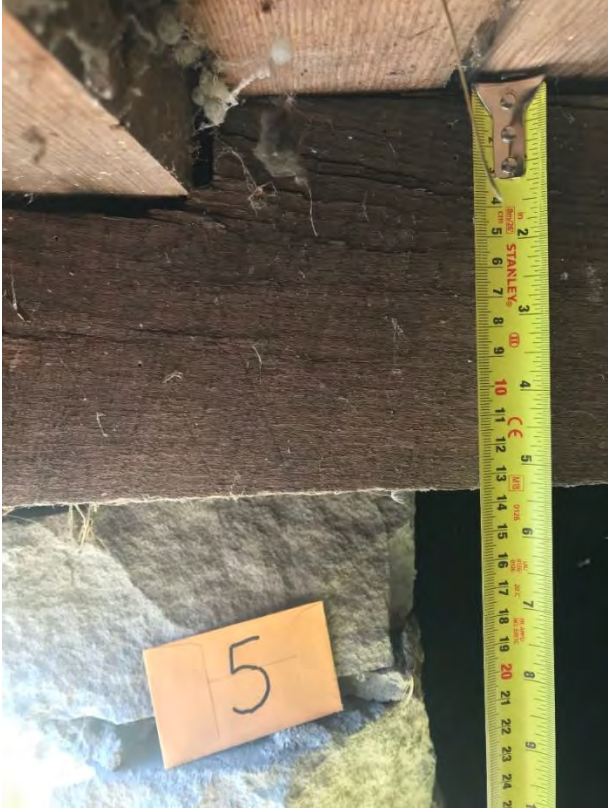
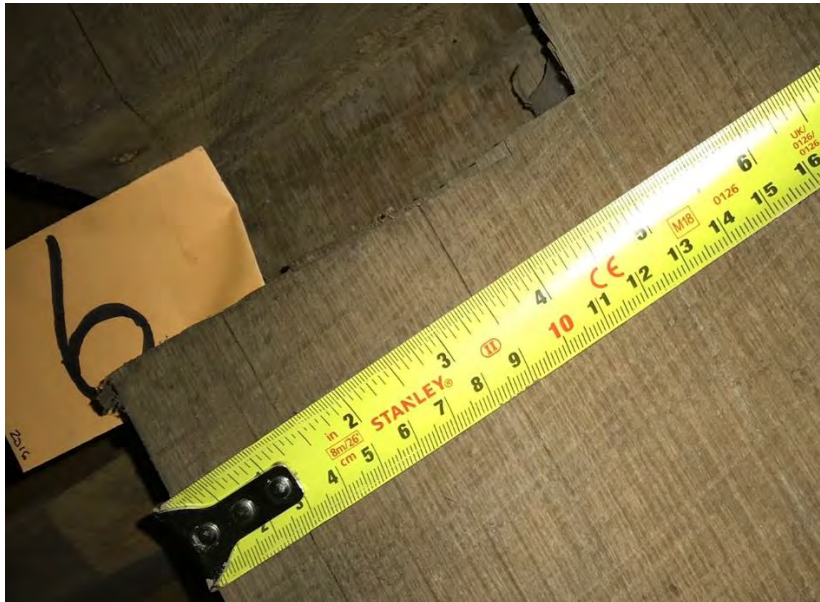






Photo Group 6: The floor box 28' x 28' +/- . The center floor beam, which is 8" wide and 6" deep, runs east to west. The center floor beam is 8" wide and 6" deep, running East to West and the floor joists rest on top of it. It is a salvage beam with various notches and cut out areas from a previous use. It is inadequately supported by metal post of limestone block without any proper footing. The floor framing is wildly underbuilt. Currently the floors could not support any heavy furniture, such my piano and breakfront, which I plan to move there.





Walls

There are five good windows and one good front door. Interior doors are in good shape, as is the trim.

Roof

Photo Group 7: Framing is 2 x 6, 24" on center over-spanned at 21.' They are twisting, bowing, undulating and caving in. There is skip sheathing, originally with wood shingles but now covered with asphalt. Many parts of the roof framing are salvage material.



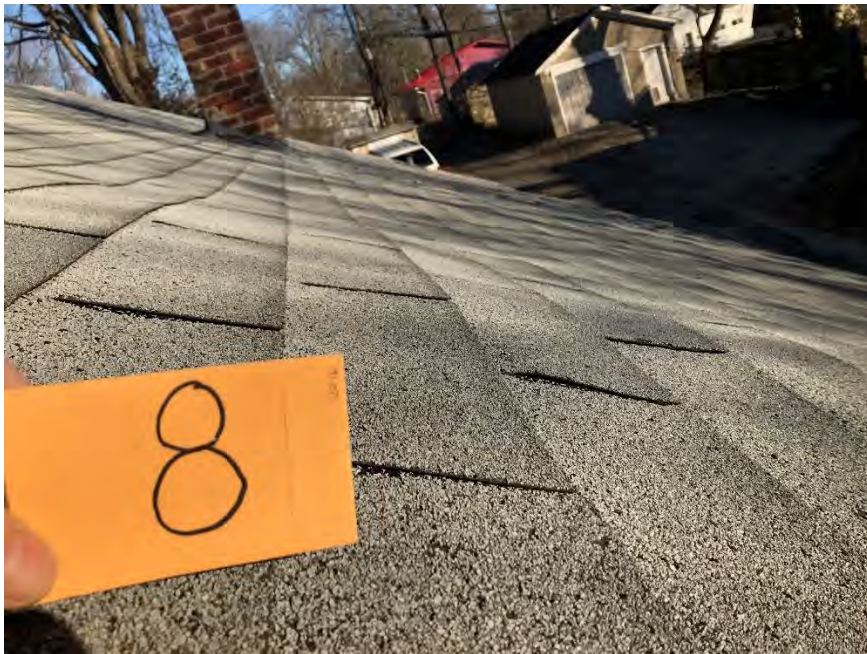








Photo Group 8: There are no ridge, boards, no collar ties and the rafter are deflected and sagging. Rake boards and rafter tails are sagging. The roof plane dips and undulates because it was underbuilt.





Insurance

Because the house had been uninsured for ten years and is currently not habitable, insurance has been almost impossible to obtain.

REPORT AND PHOTOS FROM KEVIN POTTER, STRUCTURAL ENGINEER

Mr. Potter's report is attached to the end of this petition. Mr. Potter issued a reasonable opinion after his initial inspection of the structure. However, we believe that Mr. Potter was not able to expose or address the serious foundation deficiencies. He was unable to determine that the lowest depth of the foundation walls are between 12" and 16" below grade. We excavated substantial portions of the superior perimeter foundation walls to determine this fact. As noted above, this shallow depth has resulted in continued movement and structural cracking of the mortar joints due to the freeze/thaw cycle and renders the entire foundation unsafe and essentially structural unsound. Additional deficiencies are visible from the inside face of the masonry wall. The mortar is improperly tuck-pointed and in many places totally lacking – failing to fill voids undressed and highly irregular stone. The foundation is unusable and needs to be rebuilt entirely. The crawlspace barely exists. It needs to be properly excavated, leveled and made free of ground water intrusion.

In addition to the foundation, the floor, walls and roof are of concern. The framing is underbuilt in every component and in every connection of components. It is built of salvaged undersized components, executed by unskilled labor.

The walls are an unknown until gutted, as per Mr. Potter's report. But given the overall slipshod quality of the initial building, we have reason to fear the worst.

The entire roof assembly is failing. It is over-spanned, underbuilt and has no evidence of competent carpentry or basic trade knowledge. It is a tear off and a new rebuild.

COST OF REBUILDING WITH A NEW FOUNDATION VS. MAINTAINING CURRENT FOUNDATION AND BUILDING FROM THE INSIDE OUT

	COST/ CONSIDERATIONS OF JACKING UP THE HOUSE TO REBUILD FROM THE INSIDE OUT	COST/ CONSIDERATIONS OF DEMOLISHING THE HOUSE AND BUILDING A NEW FOUNDATION
Cost of work	Lifting the house (including special insurance): \$25,000	Demolition: \$8,500
Ability to Insure entire property	Every insurer but one (I approach 5) stated that the house could not be insured until the entire house is built; the one tentative quote from Shine Insurance was for 1616.00 and then once the house was stable I could switch to normal insurance.	Once the foundation is built, less than \$800.
Ability to secure a mortgage	Impossible until the structure is sound per Credit Union and Regions bank.	Once the land is cleared
Safety of work for builders	Extremely dangerous until house is stabilized	No special safety concerns
Environmental concerns	Builders will have to contend with mold, lead pain, and blown-in insulation.	No special environmental concerns

In summary, the cost and danger of rebuilding with a new foundation is considerably lower than the expensive and dangerous prospect of lifting this rickety house. The quality of the foundation was inferior from the initial time it was built, as were the flooring and roof. With permission to demolish the house and build the foundation anew, the project will be significantly less expensive and can happen more quickly, because a building mortgage can be secured. The neighborhood deserves a new structure, which could happen within a year, to replace this eyesore, if indeed we can start from scratch. The fenestration, the aesthetic line, the shape and shadow of this structure provide a humble addition to a lovely neighborhood. All of these benefits we will maximize while upgrading the livability, safety and community values of the area.

Thanks for your consideration.

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

October 7, 2019

Aviva Orenstein
c/o Springpoint Architects
213 South Rogers Street
Bloomington, IN 47404

Re: 309 South Davisson Street

Per your request, I recently performed a structural inspection for the residence at 309 South Davisson Street, Bloomington, IN. The results of this inspection are summarized as follows:

1. The subject residence is a one story wood framed structure built over a crawl space with the original structure 28 feet by 28 feet in area. The front porch is 7 feet by 17 feet and has a wood framed floor and roof structure. An 8 foot by 10 foot bathroom addition is attached to the rear wall of the home as well as an 8 foot by 16 foot aluminum porch roof.
2. In our opinion, the following work would be required for the residence to meet current building code requirements and habitability standards as well as safety standards.
 - A. ROOF - The existing roof structure has roof rafters spanning from the exterior walls to the roof peak. There is sag in the rafters due to the long spans and the small rafter sizes. Also, the roof is very wavy due to multiple shingle layers including the original wood shingles placed on spaced sheathing boards that are covered with multiple layers of asphalt shingles.

RECOMMENDATIONS

- a. Remove all existing shingle layers and spaced sheathing.
 - b. Sister full length 2 x 6 or 2 x 8 rafter boards to each existing rafter.
 - c. Attach collar tie boards to each rafter pair.
 - d. Install new plywood or OSB roof sheathing.
 - e. Install felt paper and asphalt roof shingles.
 - f. Install new roof guttering and downspouts.
- B. FLOOR STRUCTURE - The existing floor joists span 14 feet from the north and south foundation walls to the center beam. The floor joists are a combination of 2 x 8 and 2 x 6 members and are significantly over spanned with considerable sagging. The center beam is in very poor condition and is supported by stacked limestone piers. The flooring is rough with a large opening where a furnace ductwork has been removed. The perimeter wood sills are in poor condition at the northeast corner as shown in the photo.

RECOMMENDATIONS

- a. The existing center beam and limestone piers in the crawl space need to be removed

and replaced with a five ply 2 x 8 wood beam supported by four concrete block piers spaced 8 feet apart.

- b. Beams need to be added under the middle of both floor joist span and extended the full length of the crawl space. The beams would be four ply 2 x8 wood beams supported by four concrete block piers spaced 8 feet apart. Each pier would have a 20" x 20" x 8" minimum poured concrete footing pad.
- c. The perimeter wood sill at the northeast corner needs to be removed and replaced in the damaged area.
- d. The opening in the floor in the northwest bedroom should be framed in.
- e. All new floor finishes will be required for the kitchen. There may be a way to restore the original living room and bedroom floors by sanding, patching, and refinishing. The original floors appear to be one layer of wood sheathing boards nailed directly to the joists with no second layer of hardwood placed over the floor boards. A new layer of flooring could be placed over the original sheathing boards after the structural reinforcement is installed.

- C. BATHROOM - The rear bathroom addition was added later and has a very flat roof that has leaked significantly. The floor is very damaged due to the roof leaking.

RECOMMENDATIONS- In our opinion, the bathroom addition is beyond repair and would need to be removed and replaced. It is uncertain if the foundation for the bathroom addition could be re-used or not.

- D. FRONT PORCH - The porch floor boards and the vertical wood skirting boards on the north, south, and west sides of the porch are in very poor condition due to lack of maintenance. The porch roof is in similar condition to the house roof.

RECOMMENDATIONS

- a. Remove and replace all porch floor boards.
- b. Inspect the floor joists below the floor and repair or reinforce as required.
- c. Remove and replace the perimeter skirt boards on the three exterior sides.
- d. Remove the roof shingles and sheathing.
- e. Sister new rafters to the existing and install new roof sheathing and shingles.
- f. Porch railings, posts, and beams should be stripped and repainted. Some member replacement and repair is expected.

- E. INTERIOR WALLS and CEILINGS – Water damage has occurred at the southeast corner of the kitchen area. The existing plaster walls and ceilings are in poor condition.

RECOMMENDATIONS

- a. Remove all existing plaster on the walls and ceilings.
- b. Inspect ceiling framing and wood framing after plaster removal.
- c. Repair any damaged areas as required.
- d. Insulate the perimeter walls and install new electrical and plumbing in the walls as required.
- e. Install new drywall on the walls and ceilings and finish as required.

- F. EXTERIOR WALLS – Some siding boards are missing or damaged. The exterior paint is in poor condition.

RECOMMENDATION- Remove all loose and flaking paint on the exterior siding. Replace all missing and damaged boards to match existing. Repaint all siding and trim.

G. FOUNDATIONS - There are two open areas on the south foundation wall where the limestone is missing. A large vertical separation exists at the northwest corner of the foundation.

RECOMMENDATIONS - The open areas in the south foundation wall need to be filled in with limestone to match the existing. The separation in the northwest corner should be filled in with non-shrink mortar. A code compliant crawl space access panel should be installed in the perimeter foundation wall unless an access opening is built into the interior floor.

H. REAR PORCH ROOF

In our opinion, the rear aluminum porch roof structure should be removed.

I. DOORS and WINDOWS - The architect should be consulted regarding the feasibility of restoring the existing doors and windows or adding storm windows to the existing windows.

J. MISCELLANEOUS – Additional structural work could be required beyond the scope of work listed in this report depending on conditions found upon inspection of the structural members after wall and ceiling plaster is removed or after the porch floor boards are removed.

Please contact us if there are questions.

A handwritten signature in black ink, appearing to read "Kevin B. Potter". The signature is fluid and cursive, with the first name "Kevin" and last name "Potter" clearly legible.

Kevin B. Potter
Structural Engineer/ Inspector

COA: 20-22

Address: 102 W. 6th Street

Petitioner: Paul Prather

Parcel #: 53-05-33-310-145.000-005

Rating: Non-Contributing

Structure; Commercial c. 1870



Background: Located in the Courthouse Square Historic District, this building has undergone significant alterations which have resulted in a non-contributing rating. The petitioners request is part of a project to eliminate roof leaks and enhance the building's drainage system.

Request: Install gutter along cornice line of the building. Similar to what has been done to the building directly to the west. This gutter will feed into existing downspout and eliminate the need for a roof trough which has been attracting trash and is leaking.

Guidelines: The district guidelines do not offer standards on building drainage systems.

Staff Comments:

1. Staff has consulted with the applicant and suggested the current proposal as a way to eliminate the trough, tap into existing gutter systems, and accent the building cornice line.
2. Commercial buildings built in the late 19th century usually had roofs that sloped to the rear or internal guttering systems. Roofs were typically hidden by a masonry parapet and featured a decorative cornice. Historical photographs show that the decorative cornice of this building, and the several adjoining buildings, has been removed.

Staff Recommendation: Approval of COA 20-22

1. Running a K-style gutter along the facade, accented to match the building color scheme, would serve to sharpen and enhance the cornice line creating a visually appealing feature.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-22

Date Filed: 5/15/2020

Scheduled for Hearing: _____

Address of Historic Property: 102 W. 6th

Petitioner's Name: OEI Inc. / Sarge Property Management Inc

Petitioner's Address: P.O. Box 1611 Ames IA 50010 / 2623 N. Walnut STE A
Bloomington IN 47404

Phone Number/e-mail: 765 346-2620

Owner's Name: OEI Inc. Daniel Oh

Owner's Address: ABOVE

Phone Number/e-mail: (515) 735-2220 deniel.oh@oeiinc.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. 53-05-33-310-145.000-005

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

Need to repair the roof. There is an area on the south side of the structure that runs into area/scupper that leaks into the building in several spots. We are asking to fill in the scupper and leveling out the lower level to run into a gutter system. This will not be visible from the street except for the gutter.

3. A description of the materials used.

Nominal construction lumber and TPO Roof material and a gutter to match exterior facade.

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.

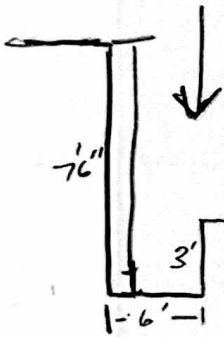
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

1:56

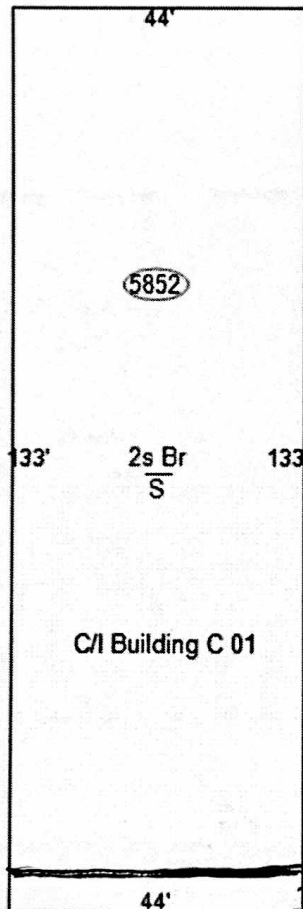


Photos

Problem Area



South wall



Sidewalk 16'

Parking

6th Street

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1:55



Photos















CHAR. GILBERT SHAW
LEWISBURGH, 1937

Demo Delay: 20-12
Commission Decision

Address: 301 W. 17th Street

Petitioner: Karl Clark

Parcel Number: 53-05-33-204-062.000-005

Property is Contributing

Structure; Commercial, food services c. 1950



Background: This property looks like an old drive-thru food joint. Staff is unsure of local historic significance.

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.

Recommendation: Staff recommends releasing **Demo Delay 20-12** unless new information comes out about the building that makes it historically significant at the local level. The building is architecturally unremarkable.

68287
BL
4-22-2020

P&T
Received
04/22/2020
C20-162



Monroe County Government Commercial Building Permit Application

County Website: <https://www.co.monroe.in.us>

Please fill out the application COMPLETELY. Fill out the form below and once complete, press submit. By pressing submit, it will attach your completed pdf form in an email to the County Building Department. Please attach all required items before submitting.

PROPERTY INFORMATION:

Parcel Number: 53-05-33-204-062.00-005
Project Address: 301 W.17th Street
Township and Section Number: Bloomington Township.

PROPERTY OWNER INFORMATION:

Property Owners Name Karl Clark Phone Number 812-876-4020 Property Owners
Address 2801 W. Bristol Dr. Bloomington

APPLICANT INFORMATION:

Applicant's Name Karl Clark Phone Number 812-876-4020
Applicants Address 2801 W. Bristol Dr. Bloomington

DESCRIPTION OF PROJECT: Rebuild from foundation up

Proposed Work: New Construction Addition Remodel
 Other _____

Type of use (ie. office) Production - Retail Rental: Yes No

Total number of units: 1 Total Square Footage of proposed structure/remodel/addition 700

First Floor Area sq ft 700 Second Floor Area sq ft _____ Third Floor Area sq ft _____

Basement Area sq ft _____ Other Floors Area sq ft _____

State Construction Design Release number: 413991

Sprinkler System Yes No Type of Construction V-B

Use group _____ Maximum number of employees per shift: 12 Building height in stories: 1 Height in feet 15 Maximum number of Public 15

Fire Alarm YES NO

General Contractor: Owner Phone Number _____ License Number _____

HVAC Contractor Owner Phone Number _____ License Number _____

Plumbing Contractor Owner Phone Number _____ License Number _____

Electrical Contractor Owner Phone Number _____ License Number _____

Driveway Permit Number _____ State of Indiana Monroe County City of Bloomington

Wastewater system to be connected to: Septic City of Bloomington Sewer Other sanitary system

Flood Plain: Yes No Sink Holes: Yes No Watershed: Yes No

Sign specification submitted with plans: Yes No

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



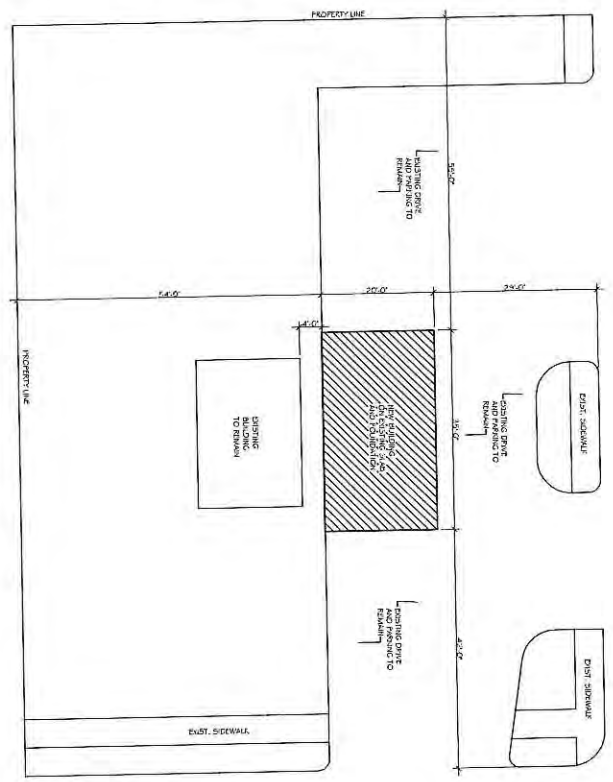
Monroe County Government Commercial Building Permit Application

County Website: <https://www.co.monroe.in.us>

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. As the Person eligible and responsible for obtaining a permit or permits as required in Section 430-7 of the Monroe County Building Code, and based upon information contained within these plans, I certify that these plans are identical to those released for construction by the Indiana Department of Fire and Building Services. I also understand that if it is determined that these plans are not identical, all permits obtained as a result of their submittal may be revoked as stated in Section 430-15 of the Monroe County Building Code.

Full Name of Applicant: Karl D. Clark Date: 4/20/2020
Email address karl@kcdesignsprinting.com

SUBMIT



WOODBURN AVE.

17TH STREET



CLARK, KARL
Project - CLARK-COM NEW -301
Address - 301 17TH ST W
Parcel - 53-05-33-204-062.000-005
App # - 68287 Twp - BL-33

DATE: 02/12/79
 DRAWN BY: SPL



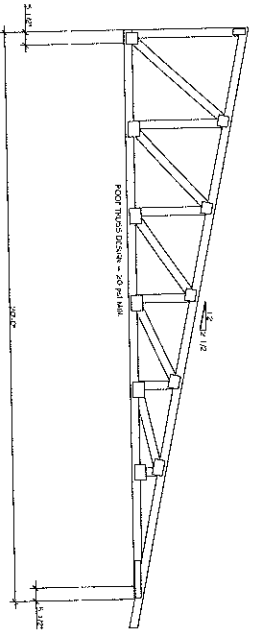
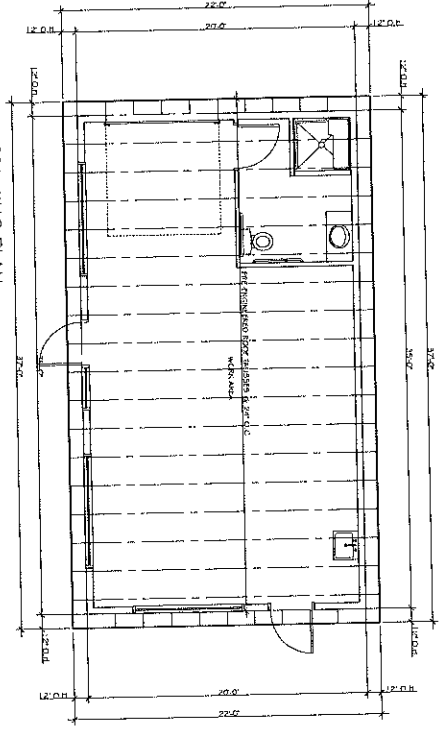
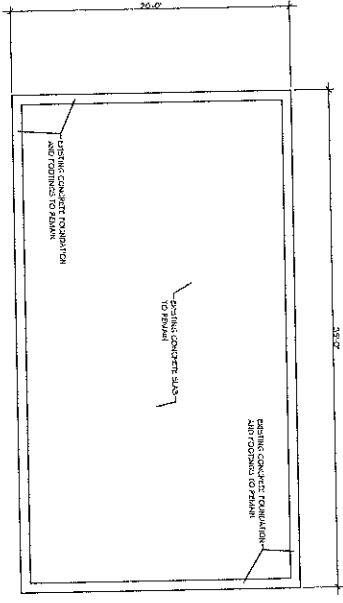
DONOVAN + DONOVAN
 architecture • engineering • interior design
 437 Main Street • Post Office Box 976 • Vincennes, Indiana 47591
 Tel: 812.832.0415 • Fax: 812.831.4900 • E-mail: donovanandonovan@scgtek.net

A New Office Facility For
KC Designs, Inc.
 Bloomington, Indiana

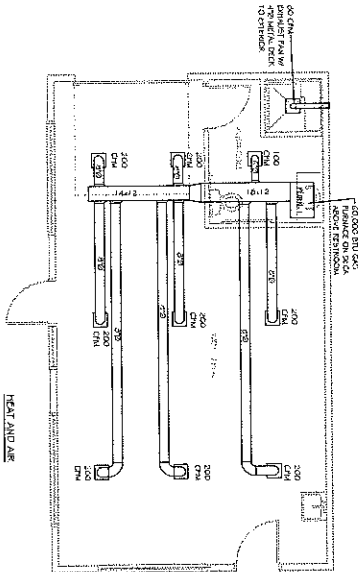
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DATE: 02/12/79
 DRAWN BY: SPL

DATE: 02/12/79
 DRAWN BY: SPL



PRINT NO. 010004	DATE JANUARY 2000	DRAWN BY S. F. FARRAR	CHECKED BY W. J. SHAW	PROJECT NO. 010004	PROJECT NAME A New Office Facility For KC Designs, Inc. Ellettsville, Indiana	<p>DONOVAN + DONOVAN architecture • engineering • interior design</p> <p>427 Main Street • West Office Box 676 • Vincennes, Indiana 47591 Tel: 812.837.9414 • Fax: 812.861.4500 • Email: donovan@donovan-donovan.com</p>	<p>SCALE: 3/4" = 1'-0"</p> <p>51.1</p>
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MECHANICAL PLAN

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

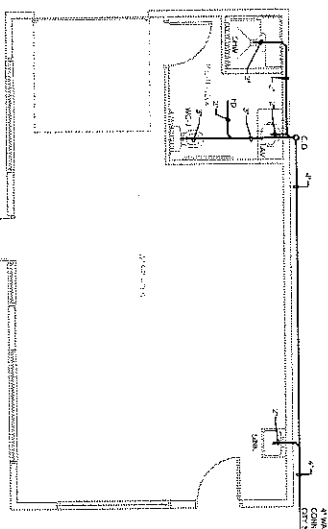
MECHANICAL NOTES

1. ALL DUCT WORK TO BE METAL CONTRACTOR.
2. REGISTER FOR AIR SUPPLY BY ELECTRIC CONTRACTOR.
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- PUMPING NOTE**
1. PUMPING CONTRACTOR SHALL INSTALL ALL PUMPING DEVICES AT LOCAL SERVICE AND PROVIDE ALL LOCAL SERVICE.
 2. PUMPING CONTRACTOR SHALL SUPPLY, INSTALL, AND TEST ALL PUMPING DEVICES.
 3. ALL WATER LINES SHALL BE COPED AT PVC.
 4. ALL WATER PUMPING DEVICES SHALL BE PDS, TYPE T, COPED.
 5. PUMPING CONTRACTOR SHALL SUPPLY AND INSTALL 1/2" IPS COPED WATER LINE TO ALL WATER DEVICES.
 6. PUMPING CONTRACTOR SHALL SUPPLY AND INSTALL 1/2" IPS COPED WATER LINE TO ALL WATER DEVICES.
 7. COORDINATE ALL PUMPING DEVICES, INSTRUCTIONS, RECORDS, AND SCHEDULES WITH ALL OTHER TRADES.
 8. ALL PIPING AND EQUIPMENT SHALL BE INSTALLED AS SHOWN.

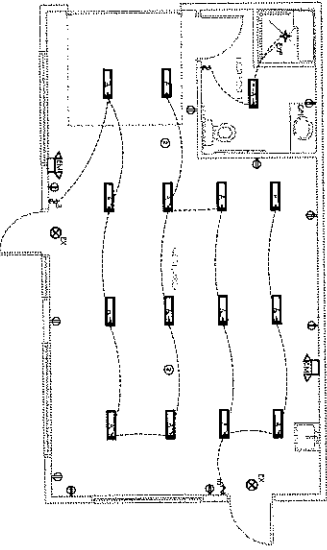
WASTE PUMPING PLAN

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



PUMPING SCHEDULE

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ELECTRICAL PLAN

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

ELECTRICAL NOTES

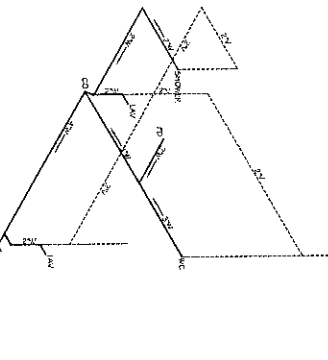
1. ELECTRICAL CONTRACTOR TO VERIFY ALL ELECTRICAL WORK WITH ALL OTHER TRADES.
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LIGHT FIXTURE SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
1	RECESSED DOWN LIGHT 4" DIA. 120 VOLT	10	12.00	120.00
2	RECESSED DOWN LIGHT 4" DIA. 120 VOLT	10	12.00	120.00
3	RECESSED DOWN LIGHT 4" DIA. 120 VOLT	10	12.00	120.00
4	RECESSED DOWN LIGHT 4" DIA. 120 VOLT	10	12.00	120.00
5	RECESSED DOWN LIGHT 4" DIA. 120 VOLT	10	12.00	120.00
6	RECESSED DOWN LIGHT 4" DIA. 120 VOLT	10	12.00	120.00
7	RECESSED DOWN LIGHT 4" DIA. 120 VOLT	10	12.00	120.00
8	RECESSED DOWN LIGHT 4" DIA. 120 VOLT	10	12.00	120.00
9	RECESSED DOWN LIGHT 4" DIA. 120 VOLT	10	12.00	120.00
10	RECESSED DOWN LIGHT 4" DIA. 120 VOLT	10	12.00	120.00

WASTE PUMPING RISER DIAGRAM

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



MEP 1.1

DONOVAN + DONOVAN
 architecture • engineering • interior design
 427 Main Street • Post Office Box 976 • Vincennes, Indiana 47591
 Tel: 812.882.1415 • Fax: 812.881.4600 • Email: donovan@donovan-donovan.com

A New Office Facility For
KC Designs, Inc.
 Bloomington, Indiana

PROJECT NO. 2000-001
 DATE: JANUARY 2000
 DRAWN BY: S. BARNES
 CHECKED BY: L.K. DONOVAN

REVISED

PROJECT NO. 2000-001
 DATE: JANUARY 2000
 DRAWN BY: S. BARNES
 CHECKED BY: L.K. DONOVAN