

**Bloomington Historic Preservation Commission, Zoom Virtual
Meeting, Thursday June 25, 2020, 5:00 P.M. AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. May 28, 2020 Minutes
 - B. June 11, 2020 Minutes
- IV. CERTIFICATES OF APPROPRIATENESS**
- V. DEMOLITION DELAY**
 - Commission Review**
 - A. Demo Delay 20-14**
 - 706 N. Washington St
 - Petitioner: Justin Sullivan
 - Partial demolition*
 - B. Demo Delay 20-15**
 - 2300 W. Tapp Rd
 - Petitioner: Duncan Campbell
 - Partial demolition*
 - C. Demo Delay 20-16**
 - Petitioner: Matt Ellenwood
 - 426 E. 10th Street
 - Partial 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 July 9, 2020 at 5:00 P.M via Zoom. **Posted:** 6/18/2020*

**Bloomington Historic Preservation Commission,
Zoom Virtual Meeting,
Thursday May 28th, 2020
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
Lee Sandweiss
Deb Hutton – 6:25

Advisory

Ernesto Casteneda
Duncan Campbell
Jenny Southern

Absent

Derek Richey
Doug Bruce

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Doris Sims, HAND
Philippa Guthrie, Legal

Guests

Paul Prather
Michael Korus
Jamie Morris
Josh & Abbie Kelley
Aviva Orenstein

III. APPROVAL OF MINUTES

A. April 9th, 2020 Minutes

Jeff Goldin made a motion to approve April 9th, 2020 minutes. **Sam DeSollar**

seconded.

Motion carried 5-0-1 (Yes-No-Abstain)

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.

Conor Herterich gave presentation. See packet for details.

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.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Duncan Campbell inquired of the fencing not meeting guidelines. He stated how the neighborhood was built and how they were open to people but now with fencing the neighborhoods have become private. He asked if the owner has asked Planning about what will be required for fencing. **Michael Korus** stated the prospective buyers are wanting to use the front of the house without their children or pets running into the street. But they are willing to work with the commission to come to a resolution so they can purchase the house. **Ernesto Casteneda** agrees with Duncan on his assessment of the fence. **Jenny Southern** stated that Planning is not saying they can't have a fence in the back yard just a limit on the height. Jenny suggested the use of a small gate on the front porch. **Chris Sturbaum** agreed with staff on front fencing.

Chris Sturbaum stated the horizontal fence is ok in the back. **Lee Sandweiss** agreed with staff recommendation but would like to explore a fence for the front porch for safety and enjoyment. **Sam DeSollar** would support fencing if it is moved back to the middle of the front façade on both sides, per guidelines and he quoted guidelines with the fence heights. Susan inquired of the location of the property line on the diagram. **Jeff Golden** clarified the lines on GIS is not exact.

Jamie Morris stated that she drove around the neighborhood and she has found several types of fencing but she found an example of the desired fencing at 620 W 4th St. and asked how that fencing was obtained and maintained in the neighborhood. **Conor Herterich** clarified that area of that fencing is in a different

historic district with different guidelines. **Chris Sturbaum** added that the fencing at 620 W. 4th St was not built to code.

Josh Kelley stated that he grew up in Bloomington and is looking forward to coming back to town. He wants a barrier to keep his family safe but have a fence that is not obtrusive. But he wants to maintain historic guidelines and welcomes feedback from the commission.

Sam DeSollar made a motion to support **COA 20-20** per approval of Planning with varying fencing heights as set by the Commission with gates where needed. Sam drew a diagram of what he is requesting in his motion. **Lee Sandweiss** seconded. **Josh Kelley** clarified his intentions. **Sam DeSollar** withdrew his motion and the COA was tabled until the next meeting so the Commission can get a clear understanding of the design changes to the proposed fencing.

B. COA 20-21

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

Petitioner: Aviva Orenstein

Demolition of primary structure.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Duncan Campbell questioned some of the figures listed in the presentation, he feels like the figures are persuading tearing down the structure as opposed to repair. **Jenny Southern** asked about the cedar shakes in the roof, as well as how long the owner has owned the house. **Chris Sturbaum** asked if we are demolishing houses due to property values and what distinguishes this property for demolition over restoration. **Chris** also asked about zoning changes for bigger projects as opposed to small structures and the criteria staff used to recommend demolition. **Conor** clarified the criteria staff used for recommendation of demolition. **Jeff Golden** stated that he supports this COA however new construction would have to fit into the neighborhood guidelines.

Ernesto Casteneda stated this house has a lot of character, as with many west side houses, and he would be more for restoring the current structure. **Chris Sturbaum** stated if this wasn't a historic district this decision would be easy. He has seen houses similar to this one be restored while retaining the flavor of the house. He cannot support this COA and does not feel like the HPC is doing its job if they let this house go just because it wasn't cared for. **Lee Sandweiss** echoed Chris' statement and could not support demolition. **Sam DeSollar** stated that there are portions of the house that is gone, but he feels like the owner has done her due diligence. There is a failure of resources for people that want to restore historic houses. His concern is what the alternative is if they don't allow demolition of this house. **John Saunders** understands what they are trying to do but he also agrees with losing the flavor of the neighborhood. **Chris** added they are protecting this property for the future. **Aviva Orenstein** stated

that she hopes to retire to this house, she is not looking to flip the house and she didn't really want to demolish. The foundation is damaged and has been flooded and they can't dig deep enough to save the foundation with the house in place. She stated that she cannot get funding for the house with all the issues and the house was not built to code. She cannot find anyone that will write a mortgage on a property that has not been insured for over 10 years. **Chris** mentioned this could be a hardship case which would be a special situation. **Aviva** stated she won't be homeless but the issue is being able to build a much better structure on the lot.

Duncan Campbell stated the house was originally built on piers and there is no footers. Limestone has been laid around the house but was not part of the original construction. The roof is wavy because of too much weight. The engineer has pointed out things that could be done to secure the house. **Duncan** stated they might not be asking the proper people as to what can be done to save this structure. Overall the house is still standing and it is straight. But he doesn't feel like she is getting good information but he feels like restoration would be cheaper than rebuilding. He does support the owner but he feels like she could obtain insurance and mortgage funding.

Chris Sturbaum made a motion to deny **COA 20-21**, **Lee Sandweiss** seconded.
Motion carried 5-1-0.

C. COA 20-22

102 W. 6th Street

Petitioner: Paul Prather

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

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Jenny Southern asked how the kids are getting on the roof. **Sam DeSollar** asked about the size of the downspouts. **Duncan Campbell** stated that he knows the internal troughs are hard to maintain and when they get clogged then you have a damp building. He suggested a box gutter over a K gutter. **Paul Prather** explained the use of a box gutter. **Sam** stated that there is nothing addressing drainage in this district, he noticed there is a drainage system on the building that is actually a residential drainage system, which is not built for this use. But he agrees with a box gutter over a K gutter but you will have a drop and it will not look good. But he encouraged the use of something sturdy that will hold up to bumps. **Sam** encourages the use of an industrial box gutter and downspout. **Ernesto Casteneda** agrees with **Sam** on the use of a box gutter as well. **John Saunders** asked about the current guttering and the ownership of the building next door. **Paul Prather** stated that it is likely owned by OEI, and he would be happy to work with them on guttering common to both buildings.

Jeff Goldin agrees with **Sam** for the use of a box gutter over a K gutter. **Lee Sandweiss** echoes those statements. **Deb Hutton, Susan Dyer** and **John Saunders** agree. **Sam DeSollar** suggests stainless guttering, but the guttering should match the windows. **Paul Prather** clarified that they will work within the guidelines as well as working with the owner of the neighboring building. The goal is to make the guttering as invisible as possible. Sam suggested placing the gutter on or above the one inch ledge at the top of the building, which will not disturb the façade of the building.

Sam DeSollar made a motion to approve COA 20-22 with a box gutter and downspout, color to be approved by the staff. **Chris Sturbaum** seconded.
Motion carried 7-0-0.

V. **DEMOLITION DELAY**

Commission Review

A. **Demo Delay 20-12**
301 W. 17th Street
Petitioner: Karl Clark
Full demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Duncan Campbell asked about the size of the building and the owners clarified they would be keeping the same footprint and the foundation of the building. **Jenny Southern** asked about the use of the old sign, the owners will use the standing sign. **Conor Herterich** clarified the demo delay. **Chris Sturbaum** asked about keeping the whole building. **Karl Clark** stated they would like to keep the entire building but the door is small and so low you have to duck your head to enter. They will be keeping the bottom of the existing building to the bottom of the windows. **Deb Hutton** asked about the small structure in the back of the building. They are keeping that building and painting it to match the new building.

Duncan Campbell sees the need for rebuilding because of the low roof line. But it's a landmark and he is surprised the building has not been designated. **Duncan** recommends raising the roof line to preserve the current building as it a unique design. **Chris Sturbaum** echoed **Duncan** and would be happy if they decided to maintain the current building. **Sam DeSollar** stated it's a unique building but he doesn't have a problem with the changes to the building. **John Saunders** agreed with **Chris** that this is an iconic building.

John Saunders made a motion to waive the Demo Delay period, **Chris Sturbaum** seconded.

Motion carried 6-0-0.

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders** @ 7:14 pm.

END OF MINUTES

Video record of meeting available upon request.

**Bloomington Historic Preservation Commission,
Zoom Virtual Meeting, June 11, 2020
MINUTES**

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

John Saunders
Jeff Goldin
Sam DeSollar
Susan Dyer
Lee Sandweiss

Advisory

Duncan Campbell – 5:23

Absent

Derek Richey
Doug Bruce
Chris Sturbaum
Deb Hutton
Ernesto Casteneda
Jenny Southern

Staff

Conor Herterich, HAND
Eddie Wright, HAND
Doris Sims, HAND
Philippa Guthrie, Legal

Guests

Craig Pryde
Joy Skidmore
Carol Damon
Greg Goodnight
Josh Kelley
Michael Korus

III. APPROVAL OF MINUTES

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 20-20 (Continuation)

325 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Josh Kelley

Install fencing around home.

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Josh Kelley clarified placement of the fence and the gate and the material to be used.

Sam DeSollar asked if the neighborhood supports the fence. **Jeff Goldin** clarified that there isn't a neighborhood committee that covers this area.

Jeff Goldin likes the changes and is in support of this project. **Sam DeSollar** likes that the petitioner has also changed the materials used in the fence. However he has issues with the fence on the Rogers side of the property. **Sam** recommended placement of the fence in conjunction with the neighborhood guidelines. But he has concerns that the fence may be placed too close to Prospect Street and placement along Rogers St. **Josh Kelley** stated he would make any necessary changes per Sam's suggestions.

Jeff Goldin made a motion to approve COA 20-20, **Lee Sandweiss** seconded.

Motion carried 4-1-0 (Yes-No-Abstain)

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 20-13

126 E. Ridgeview Dr.

Petitioner: Carol Damon

Full demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Conor Herterich asked if **Carol Damon** knows who manufactured the home. She does not. **Sam DeSollar** asked if the petitioner would be interested in jacking up the home and repairing the foundation. **Carol** stated it would be cost prohibitive. **Duncan Campbell** asked about the historic significance of the neighborhood. **Conor** stated that he was trying to determine if the entire neighborhood was built by one manufacturer. Unfortunately this neighborhood does not have a neighborhood association.

Jeff Goldin supports releasing the demo delay, all the commissioners agree with **Jeff**.

John Saunders made a motion waive the waiting period for **Demo Delay 20-13**.

Jeff Goldin seconded.

Motion carried 5-0-0.

VI. NEW BUSINESS

A. Rose Hill Cemetery Fountain Base

Conor Herterich gave presentation. See the video record for details.

Duncan Campbell asked if Rose Hill is a historic district, it is not. **Jeff Goldin** stated he wishes they had not moved the fountain. **Lee Sandweiss** suggested a public spot at the former location of the fountain and preserving the remaining limestone. **Duncan** suggested a new fountain in the same location. It doesn't have to be a sculpture just a simple water fountain and if electrical is not available then a solar powered fountain. The Commissioners agreed. **Lee** stated that with a new fountain it could become a meeting place. **Conor** will bring the Commission's suggestions to the Rose Hill Cemetery commission.

B. Johnson Creamery Stack Inspection Report

Conor Herterich gave presentation. See packet for details.

Discussion ensued.

Conor Herterich explained what would be needed when the owner decides what to do with the chimney. **Jeff Goldin** stated that if it came before the commission for demo delay he would move for local destination. **Sam DeSollar** suggests taking down the antennas located at the top of the smoke stack if that would help to preserve the structure. **Duncan Campbell** gave a brief history of the rehab of the stack during the last rehabilitation in the mid 90's. **Duncan** stated that technically the smokestack is a cell tower. But these stacks die and they take a beating from the weather. The stress is in the top 15 feet as that is where the bowing is occurring. But they have placed a cap on the stack but it still needs to be maintained. **Duncan** was opposed to the use of the smokestack as a cell tower. He feels like a 106 review would be needed and the HPC would be a consulting party. **Conor** clarified that a 106 review would only be needed if Federal money is used. **Duncan** stated that if the Commission wants a hand in saving the structure then they would need to designate. **Sam** agreed with **Duncan**, but he realizes that without the cell tower then the structure may not be worth saving. **Duncan** stated the park service wouldn't let them tear it down unless there's a safety issue. **Conor** clarified that the owners are aware that the stress on the stack is from the cell antennas at the top. **Jeff Golden** agreed with **Duncan** and **Sam** that the loss to the city skyline would be significant. **Lee Sandweiss** believes the structure should be locally designated, **Susan Dyer** and **John Saunders** both agree.

C. Annex Project (3rd and Grant) courtesy review

Craig Pryde & Joy Skidmore gave a presentation of the project complete with images, drawings and diagrams. See the video record of the meeting for complete details.

Sam DeSollar asked about ownership of the l shaped building in the corner lot, if it's owned by the same owners. **Duncan Campbell** asked about the percentage of workforce housing and marketplace housing.

Jeff Goldin stated he dislikes the city's requirement for modulation, but he likes this project, they are respecting the historic district and following the rules. **Sam DeSollar** stated that this is much better than the last project on this site, he likes the building and the setback, but he feels like it is putting off the inevitable as they will ultimately have to address the buildings on restaurant row. **Duncan Campbell** echoed Sam's comments but added that they are building something that will look like everything else. But not developing the north lot is kind of a cop out. **John Saunders** also has concerns about the vacant lot. **Conor Herterich** reminded the Commissioners that this is a courtesy review.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders** @ 6:13 pm.

END OF MINUTES

Video record of meeting available upon request.

Demo Delay: 20-14
Commission Decision

Address: 706 N. Washington St

Petitioner: Justin Sullivan

Parcel Number: 53-05-33-207-019.000-005

Property is Contributing

Structure; Tudor Revival, c. 1930



Background: The home is mentioned in the walking tour brochure titled “Cottage Grove Historic District”, but staff can’t find the district listed locally or on the National Register.

Request: Partial 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 20-14**. While the project would not be recommended in a historic district, staff does not find the alteration severe enough to warrant individual designation and protection of the building.

68454
BL

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

P&T

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

1 of 2 **Received**
06/03/2020
C20-196

6/3/20

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-05-33207 ^{019.000-005} Subdivision LADES PT Lot No. 6
Project Address 706 N WASHINGTON ST City Bloomington Zip Code 47408
Township Bloomington Section No. _____

Property Owners Name OMEGA MASTER LLC Phone No. 812 333 0995
Property Owners Address 115 EGM ST. City Bloomington Zip Code 47408

Applicants Name Justin Sullivan Phone No. 812 360 0297
Applicants Address 115 EGM ST City Bloomington Zip Code 47408

General Contractor OMEGA Properties Phone No. 812 333 0995

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) _____
Rental

Total number of bedrooms 5 Number of residential units _____ Estimated construction cost (census) 10,000
Total Square Footage of proposed structure _____
First floor square footage _____ Garage/Carport square footage _____ Attached Detached
Second floor square footage _____ 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] Date: 6.3.20
Email address Justin.omega.properties@gmail.com 08/26/2016/Bldg/Reviews/Forms

Monroe County, IN

706 N Washington ST, Bloomington, IN 47408-3450
53-05-33-207-019.000-005

OMEGA MASTER LLC
Project - OMEGA-RES REM-706
Address - 706 WASHINGTON ST N
Parcel - 013-34280-00
App # - 68454 Twp - BL 33



Parcel Information

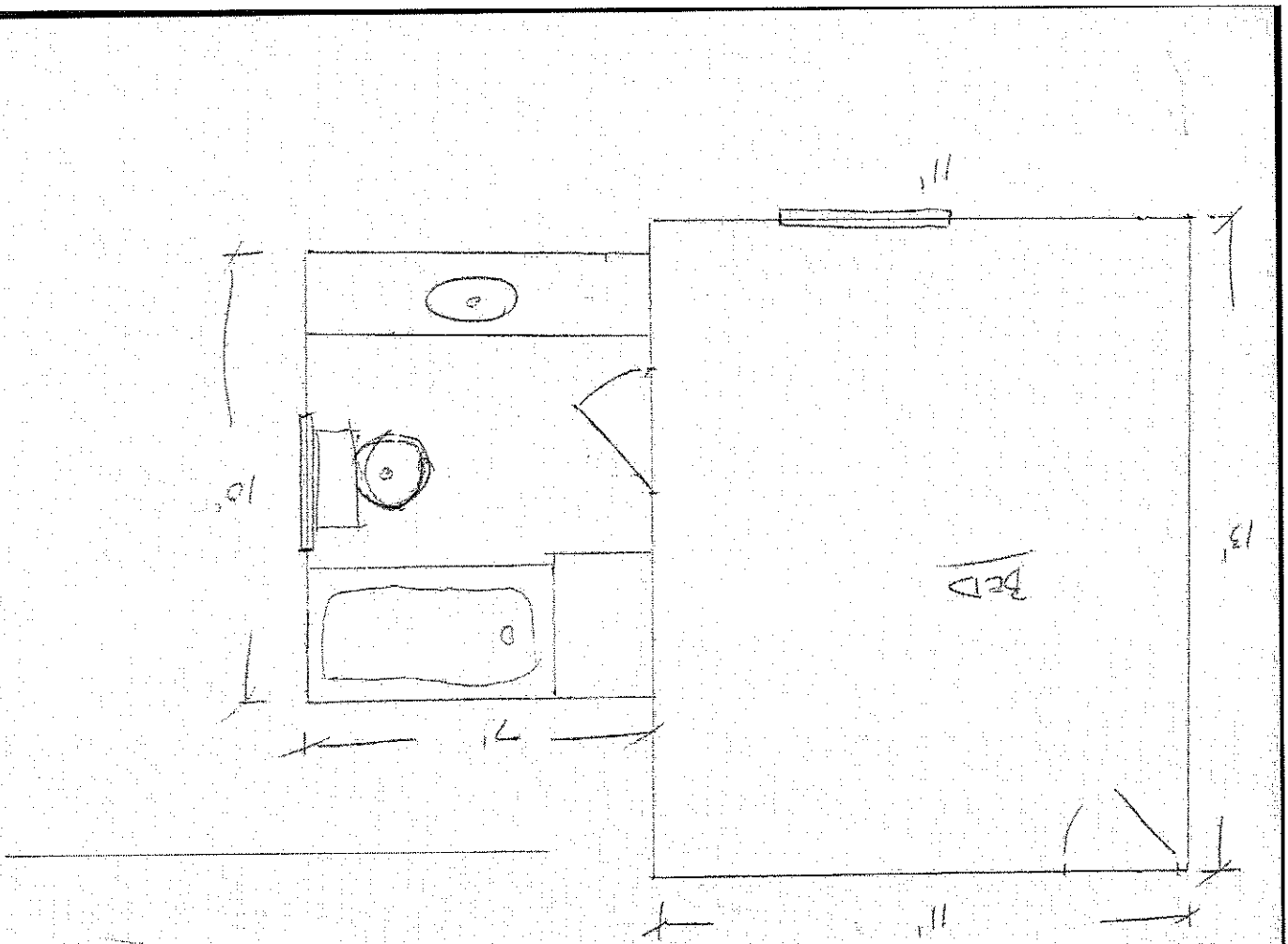
Parcel Number: 53-05-33-207-019.000-005
Alt Parcel Number: 013-34280-00
Property Address: 706 N Washington ST
Bloomington, IN 47408-3450
Neighborhood: 138. Trending 2006 - F
Property Class: Other Commercial Housing
Owner Name: Omega Master LLC
Owner Address: 115 E 6th Street
Bloomington, IN 47408
Legal Description: 013-34280-00.LADES PT LOT 6

Taxing District

Township: BLOOMINGTON TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

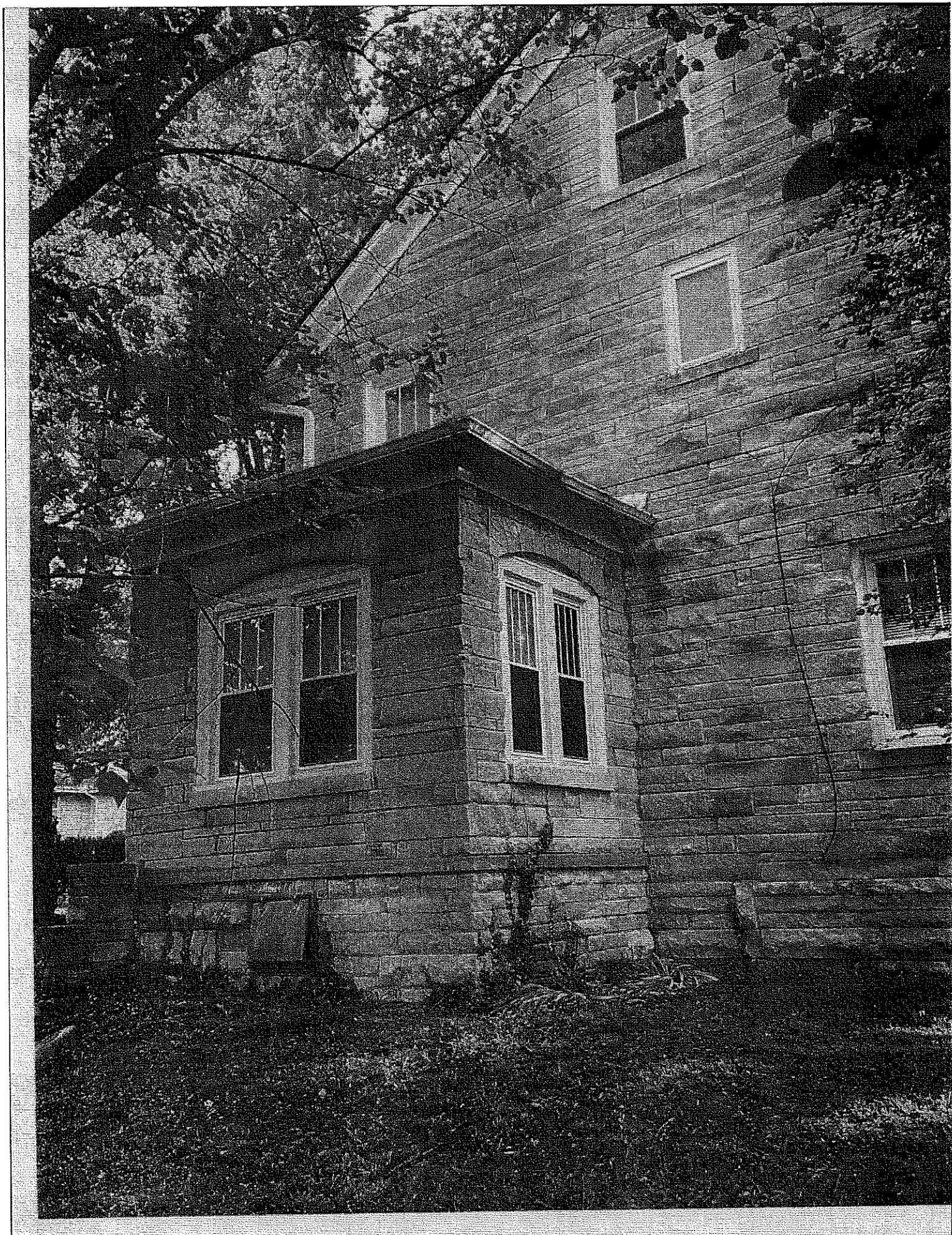
Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
F	None	62x142



Proposed 2nd Floor Bathroom
 To be built above existing
 1st Floor Bathroom

706 N WASHINGTON ST





OMEGA
Properties
FOR RENT
5 Bedroom
812-333-0995
omegabloomington.com

Demo Delay: 20-15
Commission Decision

Address: 2300 W. Tapp Rd

Petitioner: Duncan Campbell

Parcel Number: 53-01-52-555-001.000-009

Property is Outstanding

Structure; Federal I-House, c. 1830



Background: The property is part of the Borland Home and Furst Quarry.

Request: Partial 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 20-15**. The addition meets the best practice standards listed in the National Parks Service’s “Preservation Brief 14: Additions to Historic Buildings”. The addition does not destroy original architectural material and it differentiates itself from the historic building using materials and setback. The addition utilizes similar glazing as the original and mirrors the roofline.

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT

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

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

Building App 68424

1 of 2 P&T Received 05/27/2020 C20-197

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-01-52-555-001.000-007 Subdivision Tapp Rd Subdiv. Lot No. 1
Project Address 2300 W. Tapp Rd City Bloomington, IN Zip Code 47403
Township Perry Section No. 18-8-TW 18-T8N-R1W

Property Owners Name Duncan Campbell, Cathrine Spiaggie Phone No. 812-325-0248
Property Owners Address 2300 W. Tapp Rd City Bloomington, IN Zip Code 47403

Applicants Name Duncan Campbell, Cathrine Spiaggie Phone No. 812-325-0248
Applicants Address 2300 W. Tapp Rd City Bloomington, IN Zip Code 47403

General Contractor Chris Valliant Phone No. 812-320-2319

Please check applicable boxes and fill in blanks as required:

Proposed Work: [] New Construction [X] Addition [] Remodel (area) Other (explain)
Rental: [] Yes [X] 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) personal residence

Total number of bedrooms 0 Number of residential units Estimated construction cost (census) \$100,000.00
Total Square Footage of proposed structure 980
First floor square footage 980 Garage/Carport square footage 0 [] Attached [] Detached
Second floor square footage 0 Covered Deck(s)/Porch(s) square footage 0
Third floor square footage 0 Other Floor square footage (explain) 0
Basement square footage 0 Grading area (area of soil disruption) 1500
Elevated deck (>30") square footage 0

Driveway Permit No. N/A [X] State of Indiana [X] Monroe County [X] City of Bloomington
Wastewater system to be connected to: [] City of Bloomington Sewer [X] Other sanitary system Septic
Septic System: Permit no. 9440 Number of bedrooms on permit 02

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: Dan Campbell Date: 5/27/20
Email address campbellduncan02@gmail.com 08/26/2016/Bldg/Reviews/Forms

C - 18 Demo Delay

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

FOUNDATION

- type(s):**
 Basement
 Crawl space
 Slab on Grade
 Other _____
- material:**
 Poured Concrete *FTG's*
 Concrete Block
 Other *limestone veneer*

GIRDER BEAM (floor beam(s)):

- Metal Size *3 1/2" x 9 1/4" (see plans)*
 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 *cip 2' x 2' x 12" FTG PADS*
 Masonry size *16" x 16" cmu piers*
Spacing on center *20' 4"*

FLOOR JOIST SYSTEM - HOUSE:

- Steel size _____
 Manufactured "I" joist size *APA P21 60 (plans)*
 Wood Size _____ Species _____
Grade _____ Spacing on center *16" OC*

FLOOR JOIST SYSTEM - DECK: *N/A*

- Wood size _____ Species _____
 Grade _____ Spacing on center _____

CEILING JOIST/TRUSS SYSTEM:

- Joist or Truss *collar ties*
Size *2" x 8" @ 48" OC per plans*
 Manufactured "I" Joist size _____
 Wood size *2" x 8"*
Species *pine*
Grade *const* Spacing on Center *48" 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 "I" Joist size _____
 Wood size *2" x 12" Species pine*
Grade *const* Spacing on center *16" OC*

TOTAL # OF SLEEPING ROOMS: *2 existing*
(to include new and existing)

TOTAL # OF SMOKE ALARMS: *existing 2 battery*
(Hardwired with Battery back up) - *new 1*

WATER HEATER: *existing*

- Quantity *2 - on geothermal loop preheat*
 Gas B.T.U. input: _____
 Electric
 Other Energy: (explain) _____
Location:
 Garage Basement
 Attic Crawl space
 Utility room Other explain _____

FURNACE SYSTEM: *existing*

- Quantity *1*
 Gas B.T.U. input: _____
 Electric Geothermal _____
 Other energy: _____
Location:
 Garage Basement
 Attic Crawl space
 Utility room Other explain _____

FIREPLACE: *all existing*

- Quantity *5* Location(s) *2 bdrms, 1 liv rm,*
Type: *1 basement, 1 kitchen*
 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) *existing*

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

ELECTRICAL PERMIT APPLICATION
MONROE COUNTY BUILDING DEPARTMENT

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

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

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

FILL OUT COMPLETELY

Check Appropriate box: New Service Upgrade Re-Connect Other

PROJECT ADDRESS: 2300 W. Tapp Rd

CITY Bloomington STATE IN ZIP CODE 47403

Township Perry Section # 18

Subdivision (if applicable) Tapp Road Lot # 1

APPLICANT NAME: Duncan C. Campbell Phone #: 812-325-0248

PROPERTY OWNER: Duncan C. Campbell + Cathrine A. Spraggia
Address: 2300 W. Tapp Rd, Bloomington IN Phone #: 812-325-0248
47403

Licensed Electrical Contractor: Dustin Schindel
Monroe County License #: 6677 Phone #: 812-371-3299

UTILITY COMPANY:

DUKE S.C.I. REMC Blmfld REMC Jackson Co. REMC

Work Being Performed: installation for addition to existing house

The applicant hereby certifies and agrees as follows: (1) That I have read this application, and attest that the information that I have furnished is complete and correct. (2) I understand that if there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) I agree to comply with all Monroe County ordinances, the **Indiana Electrical Code (IEC)** and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) I am authorized to make this application.

Duncan C. Campbell

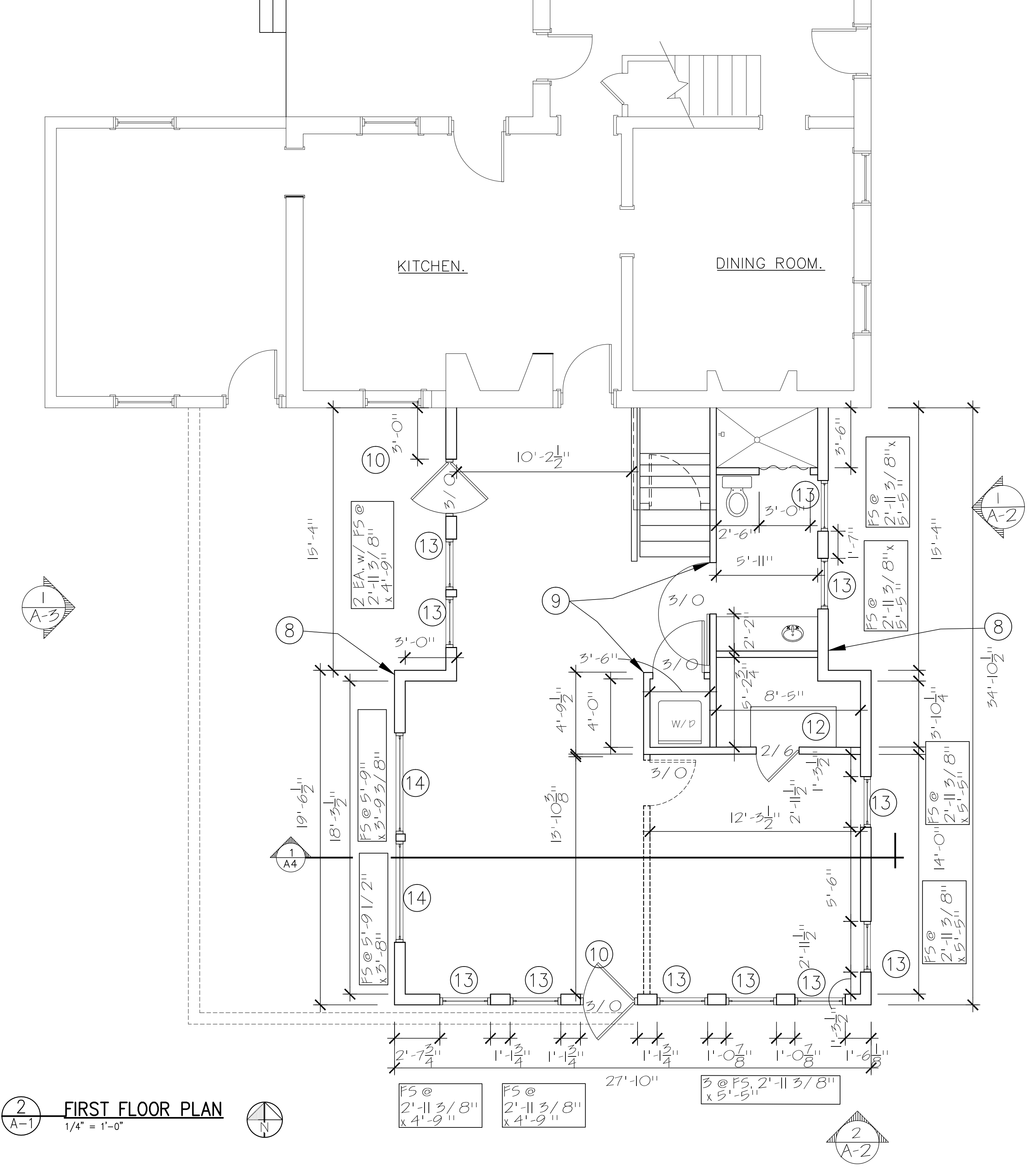
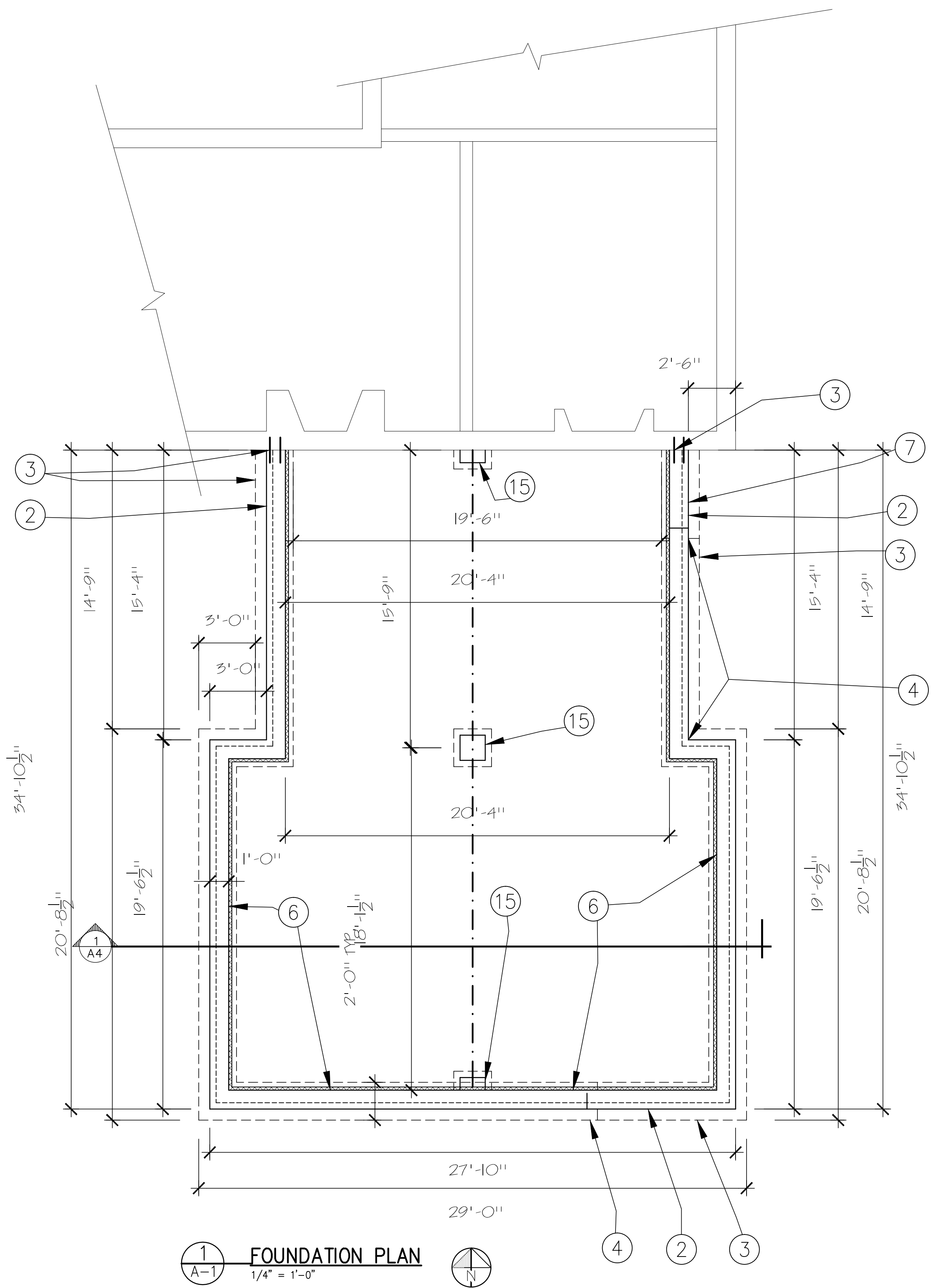
Date: 5/27/20

Signature of Owner, Applicant or Electrical Contractor



These drawings and specifications, and all copies thereof, are and shall remain the property and copyright of the Architect. They shall be used only with respect to the project and are not to be used on any other project or work without prior written permission from the Architect.

- ### PLAN NOTES
- | | |
|---|--|
| <p>① NOT USED.</p> <p>② NEW 12" CMU FOUNDATION WALL.</p> <p>③ NEW C.I.P. CONTINUOUS CONCRETE SPREAD FOOTING, 12"x 2'-0" w/ 2-#5 REBAR, CONTINUOUS.</p> <p>④ EPOXY (2) #5 REBAR FROM NEW CIP FOOTING INTO EXIST FOUNDATION WALL, w/ 8" MIN. ENGAGED BOTH WAYS, TYP.</p> <p>⑤ STEPPED FOOTING, SEE ELEVATIONS, 1; A-2 & 2; A-2</p> <p>⑥ EXCAVATE EXISTING CRAWL SPACE TO ALLOW FOR NEW PEA GRAVEL OVER VISQUINE VAPOR BARRIER, DUG DOWN TO ALLOW FOR 18" MIN. CLEAR PER IRC FIGURE R403.1</p> <p>⑦ CONTINUOUS 2" RIGID INSULATION FROM TOP OF FOOTING TO BOTTOM OF FDN WALL.</p> <p>⑧ PROVIDE NEW CRAWL SPACE ACCESS, REMOVABLE PANEL/HATCH, 18"x24" MIN.</p> <p>⑨ NEW EXTERIOR WALL: LAP SIDING OVER HOUSE WRAP, OVER 5/8" SHEATHING, ON 2x6 WD. STUDS, @ 16" O.C., FILL VOID WITH FIBERGLASS BATT INSULATION, WITH VISQUINE VAPOR BARRIER, WITH 1/2 GP. BD.</p> | <p>⑨ 2x4, 16" O.C., WD STUD PARTITION WALL, w/ GYP. BD., BOTH SIDES</p> <p>⑩ NEW ENTRY DOOR.</p> <p>⑪ LOCATION OF FUTURE PARTITION WALL.</p> <p>⑫ CLOSET w/ SHELVING AND HANGER ROD.</p> <p>⑬ NEW DOUBLE HUNG INSULATED WOOD WINDOWS.</p> <p>⑭ NEW FIXED BI-PASS INSULATED WINDOW</p> <p>⑮ CIP 2'x2'x12" FTG PAD, w/ 16"x16" CMU PIER, w/ 2-#5 REBAR, BOTH WAYS, AND w/ NEW BEAM TO BE (2)3-1/2"x 9-1/4" LVL...</p> <p>⑯ EXISTING HOUSE.</p> |
|---|--|



PROJECT:
Remodeling/ Addition to:

BORLAND HOUSE
2300 Tapp Road
Bloomington, Indiana

No.	Revisions & Submissions	Date
#6	REVISION #1	09/14/20
#5	REVISION #5	05/09/20
#4	REVISION #4	03/06/20
#3	REVISION #5	03/29/20
#2	REVISION #2	01/09/19
#1	REVISION #1	06/29/18

Drawing Title
FOUNDATION & FLOOR PLANS

Sheet Number:
A-1

Residential Energy Code Requirements

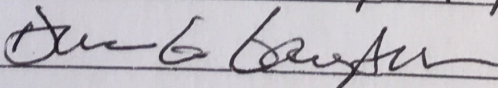
Energy code requirements are in effect which require us to collect information to determine a path to energy code compliance. **If your project includes new construction, residential additions, whole house restoration, basement finishing, work replacing existing insulation, or other projects for which the energy code has requirements, please indicate below which path you will follow in your construction project energy plan and submit this form with your application for a permit.**

(Select **only one** method)

- Prescriptive Path**- This requires site inspection of the project and includes specifying R-values of floors, walls, ceilings and attic spaces. This is to include the entire building thermal envelope. Inspection after installation by the county inspector to verify compliance.
- UA Alternative**- (Software verified and site inspected) This method uses U-factors instead of R-values and allows for verification of non-conventional construction types (SIP'S, log structures, ICF's etc.) it also allows some tradeoffs for site circumstances. Provide data with application. Inspection after installation by county inspector to verify compliance with software specifications.
- Performance Test**- Utilizes a 3rd party energy rater who uses a performance software model customized for the design of the house. Inspection, testing, and certification is performed by this 3rd party energy contractor and after completion final testing, this 3rd party contractor shall submit a test result Certificate to our office certifying results.

Name of certified 3rd party energy rater: _____

Phone #: _____

Date: 5/27/20 Project Address: 2300 W. Tapp Rd, Blgtn. IN 47403
Owner / Applicant: (please print) Duncan C Campbell / Cathrine A. Spiaggia
Owner / Applicant signature: 

MONROE COUNTY HEALTH DEPARTMENT
119 WEST SEVENTH STREET, SUITE 112
BLOOMINGTON, INDIANA 47401
TELEPHONE 812-333-3543

PAID: \$30
DATE: 9-20-88
RECEIPT #: _____
APPLICATION #: 9440

DATE ISSUED:

SEP 23 1988

FOR OFFICE USE ONLY!

SPECIFICATIONS: Install ~~at~~ new 1000 gal tank w/ gas baffles, 400 linear feet of field, 1 dist box, Sch. 40 ~~on take~~ outlet pipe.

AGREED TO BY: X

Duncan C. Campbell
(OWNER/AGENT OF OWNER)

- X
- A. Owner's Name DUNCAN C. Campbell Phone No. 339-7819
B. Address 2300 TAPP RD.
- *** B. Address of Site for which the application pertains: 2300 TAPP RD.
*****GIVE COMPLETE AND ACCURATE DIRECTIONS TO THE SITE ON REVERSE SIDE.*****
*****PLACE THE ATTACHED TAPE TO IDENTIFY PROPERTY AT ENTRANCE TO PROPERTY.*****
- C. Lot Size: (can be accurately obtained from legal description)
Frontage 150-200 lin feet Depth aprox 1/2 mile
Total Square Feet _____ Acres 20 acres
- D. Water Supply: Water Usage: ? Gallons Per Month _____
Municipal (City) _____ Well Cistern _____
- E. Type of Building: _____
Commercial _____ Description _____
Residential BRICK 2 story
No. of Bedrooms 3 Bathrooms 1 full / 1 stool only
Washing Machine? Yes _____ No Dishwasher? Yes _____ No Garbage Dsp: Yes No
- F. Septic Tank Size: 500 Gallons will remove or add to bring total to requirement
- G. Existing Absorption Trenches: None
No. _____ Width _____ Depth _____
Length of Each _____
- H. Proposed Repairs: As required
No. of Trenches _____ Width _____ Depth _____
Length of Each _____
- I. Comments: I intend to install field and tank as per code requirement (purpose of inspection)
- J. Alternative System Components (where applicable) - If you intend to utilize an on-site wastewater disposal system other than a septic tank - absorption field system, please submit all pertinent details of said system (plans and specifications) for consideration.

DIRECTIONS TO PROPERTY:

Take ^{West} 2nd Street west past Adams St. (Farm Bureau), continue West to Weimer Rd. (approx $\frac{1}{4}$ mi past Phillips 66 Station). Turn left (south) on Weimer Rd. and continue to end of Weimer (approx 1 mile) at intersection of Tarp Rd. My driveway (gravel) begins directly across Tarp Rd. from Weimer Rd. Continue up driveway (heading South) past barn, until you come to large brick residence. Septic tank is in yard to front of house. (House faces EAST.)

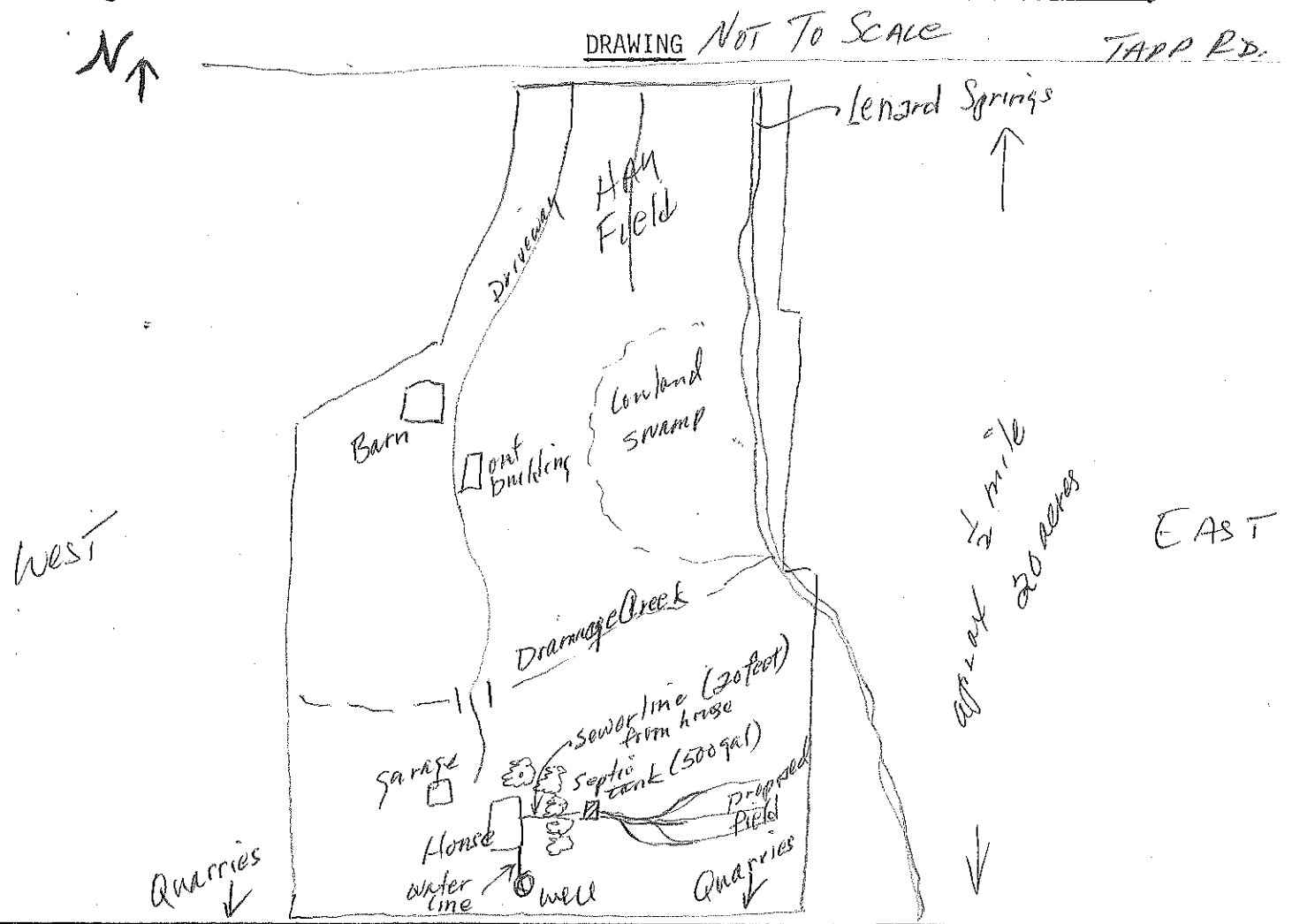
LEGAL DESCRIPTION OF PROPERTY - WE CANNOT COMPLETE YOUR APPLICATION WITHOUT THIS!

1. Lot # one (1) of 2300 TAPP RD Subdivision, being a part of Section 18, Township 8 North, RANGE 1 WEST, in Monroe Co. IN, as shown by the plat thereof, recorded in Plat Book number 8 at page 47 office of the Recorder of Monroe Co, Indiana

****ALL APPLICATIONS MUST BE ACCOMPANIED BY AN ACCURATE DRAWING THAT SHOWS THE FOLLOWING:

- | | |
|---|--|
| A. Property Lines | E. Distribution Boxes (Existing &/or Proposed) |
| B. Water Lines | F. Absorption Field (Existing &/or Proposed) |
| C. Well or Cistern (If applicable) | G. Distance between Units |
| D. Septic Tank (Existing &/or Proposed) | H. All Creeks, Ditches, Lakes, Etc. |

LOCATION OF ANY OR ALL COMPONENTS TO OBVIOUS LANDMARKS WILL BE HELPFUL



****APPROVAL OF THIS APPLICATION GIVES ONLY A PERMISSION TO CONSTRUCT - THE PERMIT IS NOT VALID UNTIL IT IS SIGNED AFTER AN INSPECTION ON THE JOB SITE AT THE TIME OF ACTUAL CONSTRUCTION!****

FOR HEALTH DEPARTMENT USE ONLY

SOIL REPORT ATTACHED _____ YES NO

APPROVED 9-23-88

SIGNED Lambda Mort

DISAPPROVED _____

SIGNED _____

SEPTIC SYSTEM CONSTRUCTION CHECK

Permit # 9440

Name of owner: _____

1. SEWER, house to septic tank:

A. Proper Type _____ B. Proper Fall _____

2. TANK(S): A. Concrete Steel _____ Other _____

B. Size & Make 1000 gal Hudson

C. Top of Tank(s) Level Tank(s) Coated _____

D. Inlet(s) and Outlet(s) Properly Sealed

E. Access Holes and Riser(s) Location _____

F. Baffles _____ T-Type _____ Gas Deflector _____

3. EFFLUENT SEWER, septic tank to distribution box or pump tank

A. Proper Type B. Proper Fall

4. EFFLUENT PUMP: A. Make and Model _____

B. Level Alarm _____ C. Breakaway Flange _____

D. Pressure Sewer: Proper Type _____ Size _____

5. DISTRIBUTION BOX: A. Outlets Level

B. Inlet and Outlets Sealed

C. Length of Solid Pipe to Each Finger _____

6. FINGER SYSTEM:

A. Length of Each Trench _____ 4 - 100's

B. Level Trenches C. Trench Depth 24"

D. Aggregate: Size Amount _____ 39.07.918

E. Barrier Material: Straw _____ Fabric 86.33.741

7. DRAWING of System as Installed (Back of This Sheet)

INSTALLED BY: Tom Ramon

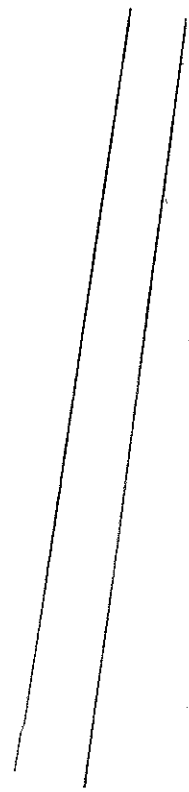
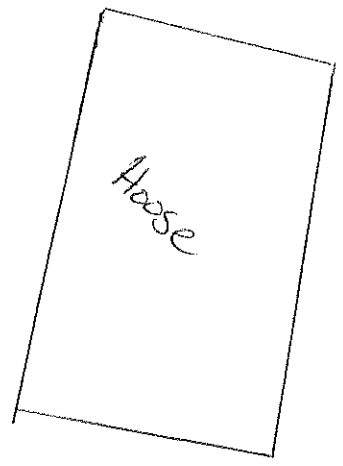
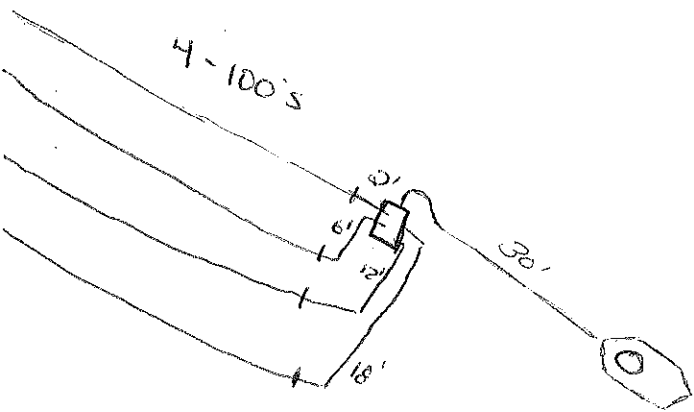
DATE: 7/10/00 APPROVED: DISAPPROVED: _____

PROVISIONAL APPROVAL ONLY: _____

REMARKS: _____

INSPECTOR: Jay [Signature]

4-100's



N ↘

123
Wed

RECORDED
A.M. _____ P.M. 1:11

JUL 23 1998

814117

Jim Silder
RECORDER MONROE CO., IN

Mail Tax Bills To: 2300 Tapp Road, Bloomington, IN 47403

BOOK 474 PAGE 406

WARRANTY DEED

THIS INDENTURE WITNESSETH that DUNCAN CRAIG CAMPBELL and CATHRINE A. SPIAGGIA, as tenants in common, of Monroe County, in the State of Indiana, GRANTORS, CONVEY AND WARRANT to DUNCAN C. CAMPBELL and CATHRINE A. SPIAGGIA, husband and wife, as tenants by the entirety, GRANTEES, for and in consideration of One Dollar (\$1.00) and other valuable consideration the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County, in the State of Indiana, to-wit:

Lot Number One (1) in 2300 TAPP ROAD SUBDIVISION, being a part of Section 18, Township 8 North, Range 1 West, in Monroe County, Indiana, as shown by the plat thereof recorded at page 47 of Plat Book 8 in the office of the Recorder of Monroe County, Indiana.

Subject to the Covenants and Restrictions of 2300 Tapp Road Subdivision as set out on the recorded plat.

IN WITNESS WHEREOF, the said Duncan Craig Campbell and Cathrine A. Spiaggia have hereunto set their hands and seals this 9th day of July, 1998.

Duncan Craig Campbell

DUNCAN CRAIG CAMPBELL
Cathrine A. Spiaggia

CATHRINE A. SPIAGGIA

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DUNCAN CRAIG CAMPBELL and CATHRINE A. SPIAGGIA and acknowledged the execution of the foregoing WARRANTY DEED.

014-25550-01

FILED ENTERED
FOR TAXATION

JUL 17 1998

Barbara H. Clark
Notary Public, Monroe County, Indiana

B30. 474 PAGE 4117

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 9th day of July, 1998.

Marguerite R. Shreve

Notary Public

Marguerite R. Shreve

Typed or Printed Name

Residing in Newton County

My Commission Expires:
1/17/2000

This instrument prepared by: Marguerite R. Shreve, Attorney at Law, The Johnson's Creamery Business Center, 400 West Seventh Street, Suite 107, Bloomington, Indiana 47404. \campbell\wardeed.001

Demo Delay: 20-16
Commission Decision

Address: 426 E. 10th

Petitioner: Matt Ellenwood

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

Property is Contributing

Structure; California Bungalow, c. 1930



Background: The property was released from demolition delay on January 9, 2020, however the building plans have changed. On top of adding a dormer to the east elevation, the new plans will expand the roof line back towards the rear on both sides to create more usable space.

Request: Partial 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 20-16**. The addition will not drastically alter the form of the structure as seen from 10th St because it affects the roof line behind the dormers.



PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

426 10TH RENOVATION

6.12.2020

MATTE
BLACK
ARCHIT
ECTURE



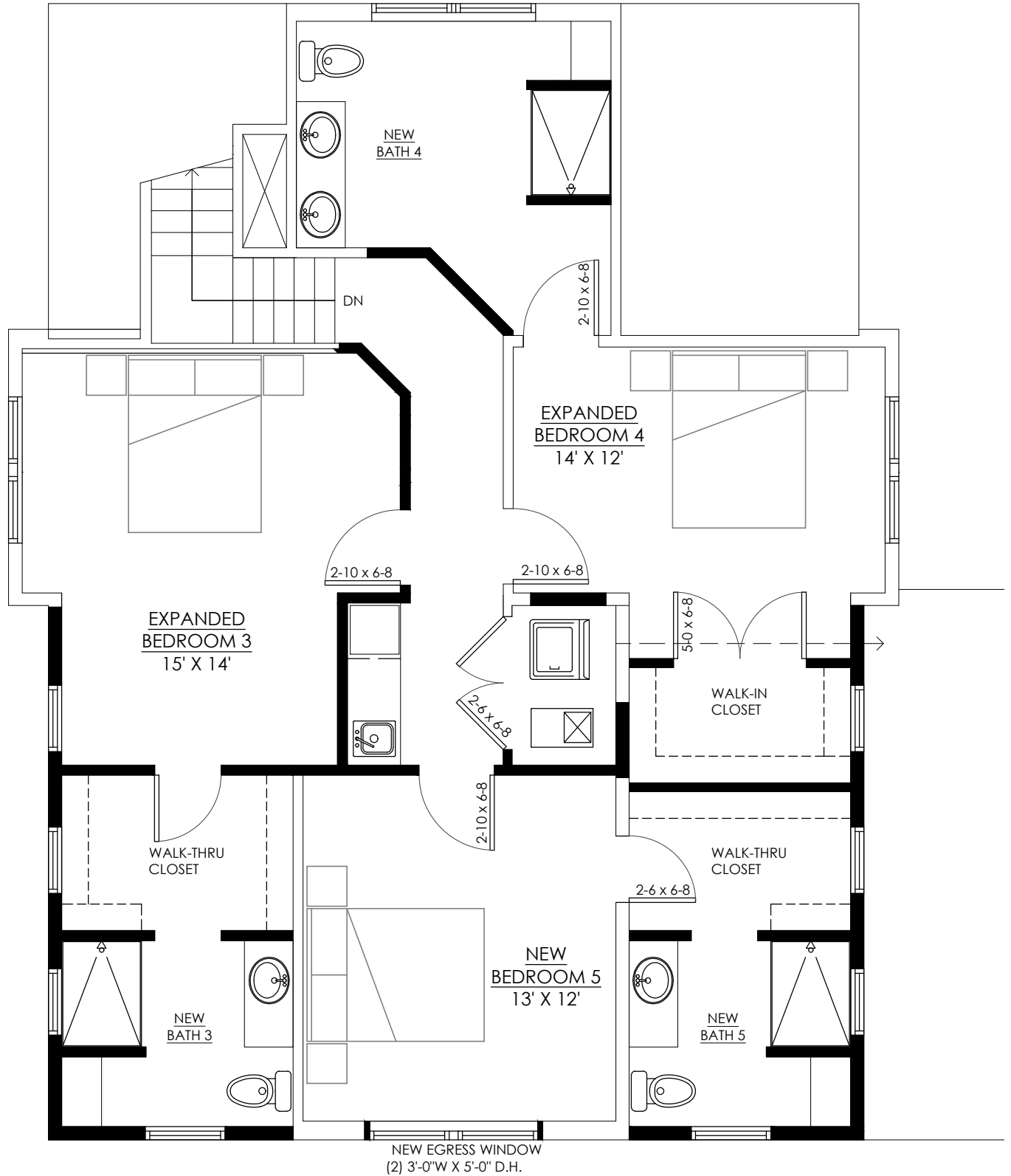
PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

426 10TH RENOVATION

6.12.2020

MATTE
BLACK
ARCHIT
ECTURE



PROPOSED SECOND FLOOR PLAN 

SCALE: 3/16" = 1'-0"

426 10TH RENOVATION

6.11.2020

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