

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday March 11, 2021, 5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. February 25, 2021 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 21-07

118 S. College Street (Courthouse Square Historic District)
Petitioner: Olympus Properties

Restoration of a commercial storefront that was damaged by an automobile accident.

B. COA 21-09

102 W. 6th Street (Courthouse Square Historic District)
Petitioner: Matt Ellenwood

Modification of window size and location on second story.

V. DEMOLITION DELAY

Commission Review

A. DD 21-04

1009 W. 1st Street
Petitioner: Matt Ryan

Full demolition of primary structure on the lot.

B. DD 21-05

939 N. Fairview Street
Petitioner: Charles Webb (Clear Tech Dwellings)

Full demolition of primary structure on the lot.

C. DD 21-06

619 S. Fess Avenue
Petitioner: Nancy Armstrong

Full demolition of accessory structure (garage)

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 March 25, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 3/4/2021

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday February 25, 2021,
5:00 P.M.**

AGENDA

I. CALL TO ORDER

Meeting was called to order by **Jeff Goldin @ 5:00 p.m.**

II. ROLL CALL

Commissioners Present: Chris Sturbaum
John Saunders
Sam DeSollar
Deb Hutton
Rennard Cross
(Entered Meeting @ 5:19 p.m.)
Jeff Goldin

Advisory Members Present: Duncan Campbell
Jenny Southern

Staff Present: Conor Herterich HAND
Brent Peirce HAND
Dee Wills HAND
Dan Dixon, City, Legal Department
Keegan Gulick, City Planning and Transportation

Guests Present: CATS
Marc Cornett
Steve Miller
Reg Land
Victor Gutierrez
David Carrico
Susan Bright
Jan Sorby
Robert

III. APPROVAL OF MINUTES

A. February 11, 2021 Minutes

Deb Hutton made a motion to approve the **February 11, 2021 Minutes**.

John Saunders seconded.

Motion Carries: 5 Yes (Sturbaum, Saunders, DeSollar, Hutton, Goldin), 0 No, 0 Abstain.

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 21-08

213 S. Maple Street (Greater Prospect Hill Historic District)

Petitioner: Steven Kennedy

Alterations to exterior. See packet for more details.

Conor Herterich gave presentation. See packet for details.

Chris Sturbaum asked if the limestone steps could be reused. **Marc Cornett** said that he was going to look into reusing the limestone steps and stated that they would have to be reset. He would try to reset all of the lower level steps that appear to be original. **Deb Hutton** asked what the plans were for the retaining wall. **Marc Cornett** stated that the wall would remain. **Sam DeSollar** asked about what was underneath the current siding. **Marc Cornett** stated that what he has seen seems to be in bad condition, but that once they get the vinyl removed that they would review this with **Conor Herterich** to see if there is anything worth salvaging. **Sam DeSollar** asked more questions about the hand railing and the roof. More discussion ensued concerning the roof and the siding. **Jenny Southern** asked if the front steps were hand chiseled and if the steps in the back were hand chiseled as well. **Marc Cornett** stated that the front steps were but that the back steps were not. He stated that the only original limestone was the retaining wall and the first four front steps. **Jenny Southern** stated that she would like them to reuse the chiseled steps. **Marc Cornett** stated that they would try to make history and code work together as best as they can. **Chris Sturbaum** stated that they may find some evidence of a Victorian style porch and details once they pull the vinyl off.

John Saunders made a motion to approve **COA 21-08**.

Deb Hutton seconded.

Motion Carries: 4 Yes, (Sturbaum, Saunders, Hutton, Goldin) 0 No, 2 Abstain (DeSollar, Cross).

B. COA 21-07

118 S. College Street (Courthouse Square Historic District)

Petitioner: Olympus Properties

Restoration of a commercial storefront that was damaged by an automobile accident.

Conor Herterich gave presentation. See packet for details.

Victor Gutierrez stated that concerning the metal frame, they were trying to find a metal that would match, but have not been able to find anything close to the historical frame. **Sam DeSollar** asked what manufacturer he is planning to use and what size profile and door size was going to be used. He also asked about the bronze beam above and whether it was going to stay. More discussion ensued about the details of replacing the window front. **John Saunders** asked if the new materials that were going to be used would match the other store front windows. **Conor Herterich** stated that it would be of a different material, but they will try to replicate it as close as possible. **Jenny Southern** asked if the doors beside where the limestone is being removed are the doors for the whole building. **Victor Gutierrez** said yes and they will be unchanged. **Duncan Campbell** stated that he has worked on bronze store fronts such as this and has never found a material that will match or replace these window fronts. He has seen it repaired.

Chris Sturbaum commented about finding buff limestone. **Deb Hutton** commented that whatever material the **Petitioner** uses to try to get the color as close as possible to the existing ones. **Sam DeSollar** commented about being careful on the size of the window proportions and that he would like more details about the height being used, and would like to table this petition until they could get more manufacturer details and sample details. **Victor Gutierrez** stated that the replacement glass will be ¼ inch thick clear tempered glass. **Jenny Southern** commented that she wanted to make sure the window pattern and sizes of the replacements remain consistent with the originals. **Duncan Campbell** agreed with **Sam DeSollar** about the materials being used needing to be better clarified.

Deb Hutton made a motion to continue **COA 21-07** to the next meeting with more information.

Sam DeSollar seconded.

Motion Carries: 5 Yes, (Sturbaum, Saunders, DeSollar, Huton, Cross) 1 No, (Goldin) 0 Abstain.

C. COA 21-09

330 S. Madison Street

Petitioner: Reg Land

Construction of a dormer on the east elevation of the home (along Prospect St)

Conor Herterich gave presentation. See packet for details.

Sam DeSollar asked for clarification about the fiber cement and would it have a wood grain and what the material would be for the window. **Reg Land** stated that the fiber cement would have a wood grain and that the window material will be wood. Like a Pella window. **Jenny Southern** asked if the wall and the garage door would be the same. **Reg Land** stated that they would remain. **Reg Land** also stated that he was trying to mimic a historic design for this property, but that the four windows would not meet code requirements. **Reg Land** stated that they may have to go with three windows instead.

Chris Sturbaum asked if the siding would remain, and if there would be trim around the windows. **Deb Hutton** commented that she thought it would be an improvement to the house. **Sam DeSollar** commented about the design guidelines requiring the smooth sided cement board, and that the trim should match the lower portion.

Sam DeSollar made a motion to approve **COA 21-09** providing the **Petitioner** uses the smooth sided siding and matches the existing size trim below. The window configuration will be subject to staff approval.

John Saunders seconded.

Motion Carries: 6 Yes, (Sturbaum, Saunders, DeSollar, Hutton, Cross, Goldin) 0 No, 0 Abstain.

V. DEMOLITION DELAY

Commission Review

A. DD 21-03

319 E. Dixie Street

Petitioner: David Carrico

Full demolition of primary structure on the lot.

Conor Herterich gave presentation. See packet for details.

David Carrico stated that his intention was to build a better house for his daughter to live in. **David Carrico** explained the poor condition of the existing house. **David Carrico** stated that he had a contractor out to look at the house and he said that he would not put any money into it.

Jan Sorby expressed concern about this being a sign of things to come for the neighborhood of **Bryan Park**. **Susan Bright** also stated that she wanted her voice heard about the concerns she has about the demolition of houses in the neighborhood and the appearance of having vacant lots.

Chris Sturbaum stated that a conservation district might be something to consider. **Conor Herterich** clarified that process. **Duncan Campbell** encouraged that the neighborhood try to make this a designated Historic District.

Jeff Goldin made a motion to release **Demolition Delay DD 21-03**.
Sam DeSollar seconded.

Motion Carries: 6 Yes, (Sturbaum, Saunders, DeSollar, Hutton, Cross, Goldin) 0 No, 0 Abstain

- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin @ 6:05 p.m.**

END OF MINUTES

Video record of meeting available upon request.

COA: 21-07

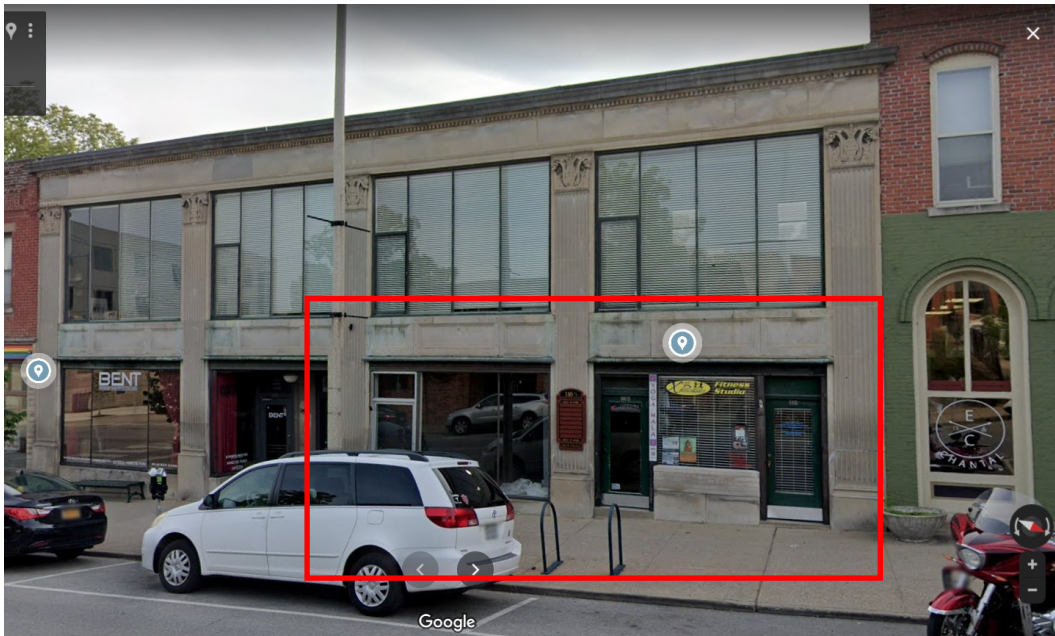
Address: 118 S. College Street

Petitioner: Victor Gutierrez (Olympus Properties)

Parcel #: 53-05-33-310-081.000-005

Rating: Notable

Structure; Beaux Art c. 1925



Background: Known as the Harlos building it is located in the Courthouse Square local historic district. The storefront at 118 S. College was severely damaged in 2020 when it was struck by a truck.

Request: Restoration of the damaged commercial storefront.

1. Damaged sections of the bronze window framing will be replaced with either dark bronze anodized aluminum or patina-finished bronze. Damaged limestone blocks will be replaced in kind.
2. The door will be removed and the storefront restored to the original plate glass/metal configuration. Limestone blocks will be installed to keep continuous kickplate/bulkhead.
3. On the 116 storefront an unoriginal piece of limestone will be removed and the damaged plate glass replaced and restored to original size.

Guidelines: Courthouse Square Historic District Design Guidelines: pg. 14

- The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.

COA: 21-07

Staff Comments:

1. The project scope makes this largely a restoration. Some new metal window framing components will need to be installed because several of the original pieces are irreparably damaged. Staff would like the replacement pieces to be bronze because this will be more compatible in profile and color than anodized aluminum.
2. Staff supports removing the door and returning the front to plate glass because architectural evidence suggests that is the original configuration.

Staff Recommendation: APPROVAL of COA 21-07.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-07

Date Filed: 2/3/2021

Scheduled for Hearing: 2/25/2021

Address of Historic Property: _____

Petitioner's Name: _____

Petitioner's Address: _____

Phone Number/e-mail: _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

Instructions to Petitioners

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

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

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

1. A legal description of the lot. _____

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

3. A description of the materials used.

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

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

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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

The storefront will be restored to a more accurate historic view similar to that of 120 South College.

120 S College:



118 S College:



The storefront will consist of three window panels, removing the previously existing door on the south.

The undamaged limestone block at the north side of the window will remain and two new limestone blocks, one to replace the damaged block in the middle and another two fill in the area where the door was.

The limestone will be textured to approximate the look of the aged stone.

¼' tick clear tempered glass will replace what is currently in place.

Existing bronze frame will be replaced with dark bronze anodized aluminum as we have not been able to find a vendor that can recreate the original historic metal frame.

Adjacent storefronts

Gather - 116 N Walnut St, Bloomington, IN 47404



Bent Barber Shop - 120 S College Ave, Bloomington, IN 47404



COA: 21-09

Address: 102 W. 6th Street

Petitioner: Matt Ellenwood

Parcel #: 53-05-33-310-081.000-005

Rating: Non-Contributing

Structure; Commerical c. 1870/1950



Background: Top level is being renovated into apartments. Windows are being reconfigured to allow for a wall to be built down the center of the room.

Request: Reconfiguration of windows on the second story.

1. Windows and aluminum trim to match existing style, material, color.

Guidelines: Courthouse Square Historic District Design Guidelines: pg. 15

Staff Comments:

1. The new window arrangement will break up the tripartite fenestration pattern, however the size, color, and pane configuration will match the windows on either side.
2. Staff supports the request because these are not original windows. It is a minimal change to an already heavily altered and non-contributing building.

Staff Recommendation: APPROVAL of COA 21-09.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-09

Date Filed: 2/25/2021

Scheduled for Hearing: 3/11/2021

Address of Historic Property: _____

Petitioner's Name: _____

Petitioner's Address: _____

Phone Number/e-mail: _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

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



PROPOSED FRONT ELEVATION

SCALE: 3/32" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 3/32" = 1'-0"

Demo Delay: 21-04
Commission Decision

Address: 1009 W. 1st Street

Petitioner: Matt Ryan

Parcel Number: 53-08-05-100-148.000-009

Property is Contributing

Structure; Front Gable Bungalow c. 1925



Background: This is the fourth Bungalow home along this block of W. 1st that the petitioner has sought to demolish in the last year. The HPC has released the other three. The structure is in fair condition.

Request: Full demolition of the primary structure.

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 21-04.**

Demolition 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/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Date: 2/9/21

Project Address: 1009 W. 1st St. Bloomington, IN 47403
Street City, State Zip

Township: Perry Section #: _____

Parcel Number 53-08-05-100-015.000-009

Subdivision: _____ Lot #: _____

Applicant Name: Matt Ryan Phone #: 765-346-6618

Property Owner Name: 1005 West 1st Street LLC
Address: 3951 Haverhill Road #120 West Palm Beach, FL Phone #: 765-346-6618
Street City, State & Zip 33417

Contractor: (if applicable) _____
Phone #: _____

Type of Utilities Connected to this Structure
 Gas Electricity Septic/Sewer Water Other

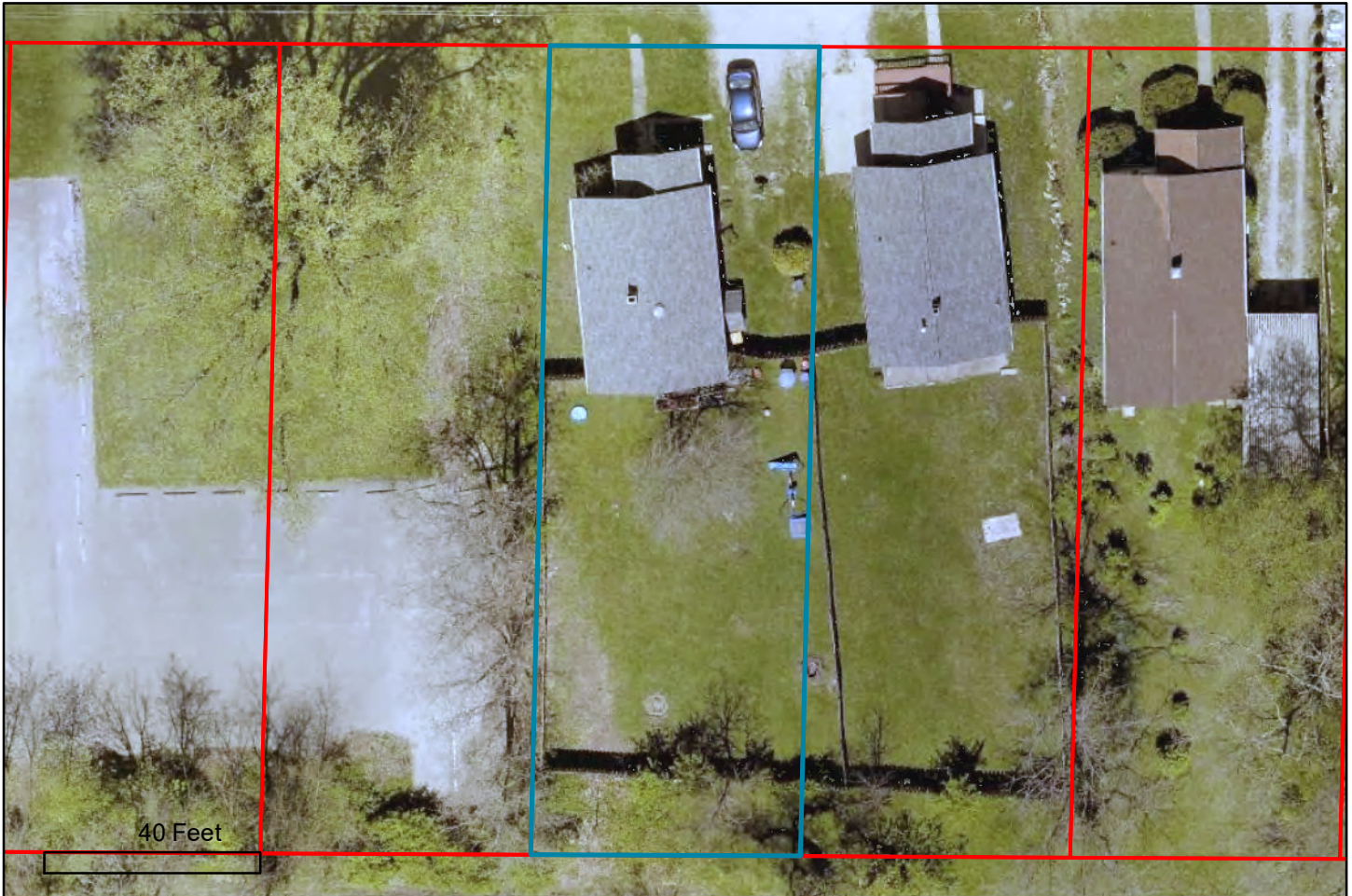
WORK BEING PERFORMED:
Complete Demolition of Structure

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

Signature Matt Ryan 2/9/21
Owner/Applicant

Monroe County, IN

1007 W 1st ST, Bloomington, IN 47403-2207
53-08-05-100-015.000-009



Parcel Information

Parcel Number: 53-08-05-100-015.000-009
Alt Parcel Number: 015-08130-00
Property Address: 1007 W 1st ST
Bloomington, IN 47403-2207
Neighborhood: 1514 Trending 2006 - A
Property Class: Other Commercial Housing
Owner Name: 1005 West 1St Street LLC
Owner Address: 3951 Haverhill Road #120-121
West Palm Beach, FL 33417
Legal Description: 015-08130-00 Sem Pt (50'x 150') Lot
59; .18a; Plat 59e

Taxing District

Township: PERRY TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.172	

Demo Delay: 21-05
Commission Decision

Address: 939 N. Fairview Street

Petitioner: Charles Webb

Parcel Number: 53-05-32-104-006.000-005

Property is Contributing

Structure; Minimal Traditional c. 1940



Background: Located in the Maple Heights neighborhood, this structure appears to be in fair condition.

Request: Full demolition of the primary structure.

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 21-05**.

70155 BL 2-8-21

P&T
Received
02/08/21
C21-039
C - '18 No Rental

Demolition 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/tsd/Government/Infrastructure/BuildingDepartment.aspx

Date: 2/3/21

Project Address: 939 N. FAIRVIEW ST BLOOMINGTON IN 47404
Street City, State Zip

Township: BLOOMINGTON Section #: 32

Parcel Number 53-05-32-104-006.000-005

Subdivision: CRAVINS CARMICHAEL 2 Lot #: 15

Applicant Name: CHARLES WEBB - CLAR TECH Phone #: 812-322-3883

Property Owner Name: BLANFORD PROP LLC

Address: 13746 DEER RIDGE PLACE CARMEL, IN Phone #: 812-322-3883
Street City, State & Zip 46033

Contractor: (if applicable) CLAR TECH DWELLINGS LLC
Phone #: 812-322-3883

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other

WORK BEING PERFORMED:

REMOVE HOUSE TO REPLACE WITH NEW SINGLE FAMILY DWELLING

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

Signature [Signature]
Owner/Applicant

70156 BC 2-8/2021

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

1 of 2

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-05-32-104-006.000-005 Subdivision Crown Commercial 2 Lot No. 15
Project Address 739 N Fairview City Bloomington Zip Code 47404
Township Bloomington Section No. 32

Property Owners Name Blanchford Prop LLC Phone No. 812-322-3883
Property Owners Address 13746 Deer Ridge Pl City Carmel Zip Code 46033

Applicants Name Clear Tech Dwellings Phone No. 812-322-3883
Applicants Address 2403 W 3rd St City Bloomington Zip Code 47404

General Contractor Clear Creek Homes Phone No. 812-334-0693

Please check applicable boxes and fill in blanks as required:

Proposed Work: [X] New Construction [] 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 3 Number of residential units Estimated construction cost (census) 150,000
Total Square Footage of proposed structure 1512
First floor square footage 1512 Garage/Carport square footage - [] Attached [] Detached
Second floor square footage - Covered Deck(s)/Porch(s) square footage 216
Third floor square footage - Other Floor square footage (explain) -
Basement square footage - Grading area (area of soil disruption) 1700
Elevated deck (>30") square footage -

Driveway Permit No. State of Indiana Monroe County City of Bloomington
Wastewater system to be connected to: [X] 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: Charles Wubb Charles Wubb Date: 2/8/21
Email address info@indianamodular.com

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

FOUNDATION

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

GIRDER BEAM (floor beam(s)):

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

GIRDER BEAM SUPPORTS:

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

FLOOR JOIST SYSTEM - HOUSE:

- Steel size _____
- Manufactured "I" joist size _____
- Wood Size 2 x 10 Species SPA
- Grade 2* Spacing on center 16" O.C.

FLOOR JOIST SYSTEM - DECK:

- Wood size 2 x 6 Species SPA
- Grade 2* Spacing on center 16" O.C.

CEILING JOIST/TRUSS SYSTEM:

- Joist or Truss
- Size 2 x 4
- Manufactured "I" Joist size _____
- Wood size 2 x 4
- Species SPA
- Grade 2* Spacing on Center 24" O.C.
- 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 NA
- Wood size _____ Species NA
- Grade _____ Spacing on center _____

TOTAL # OF SLEEPING ROOMS: 3
(to include new and existing)

TOTAL # OF SMOKE ALARMS: 4
(Hardwired with Battery back up)

WATER HEATER:

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

FURNACE SYSTEM:

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

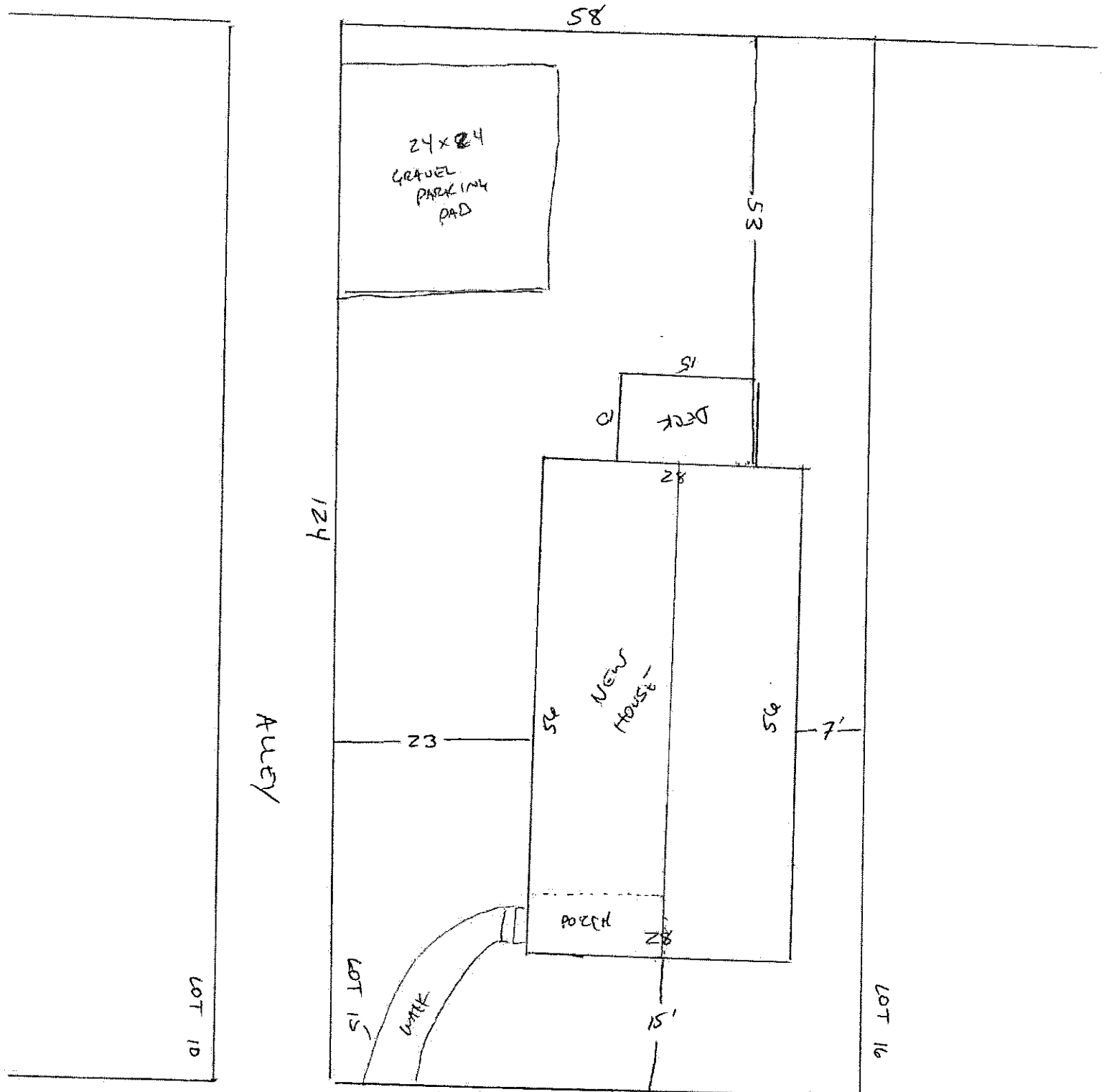
FIREPLACE:

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

ELECTRIC SERVICE:

- Service Panel:**
- Location Utility
- Size: 100 amp 400
- 200 amp Other _____
- Sub Panel(s)**
- Location(s) _____
- Size: 100 amp 400
- 200 amp Other _____

State Code Modified

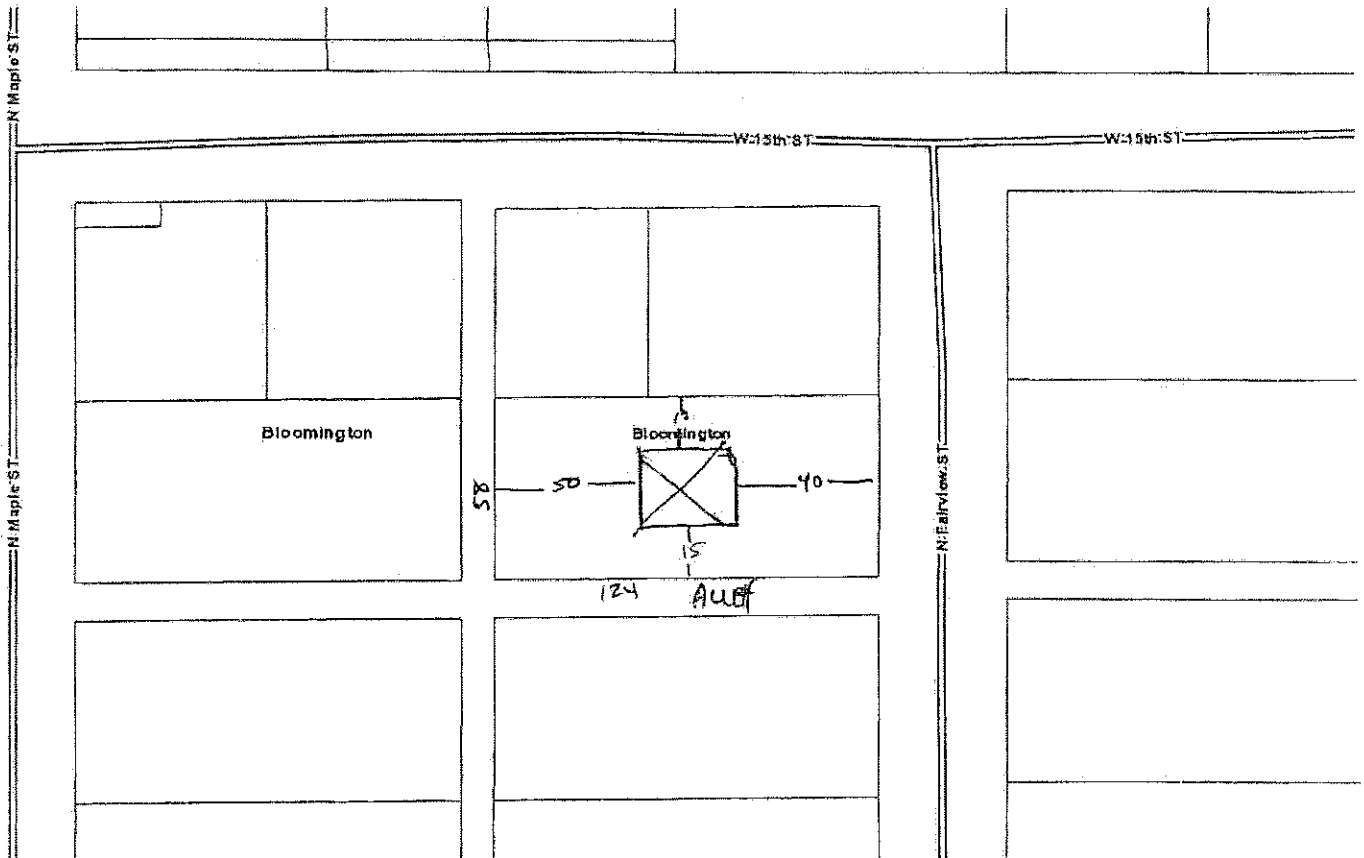


BLANCHFORD PROPERTIES LLC
 Project - **BLANCHFORD LLC-SFR-939**
 Address - 939 FAIRVIEW ST N
 Parcel - 53-05-32-104-006.000-005
 App # - 70156 Twp - BL-32

FAIRVIEW ST

RECEIVED
 FEB 08 2021

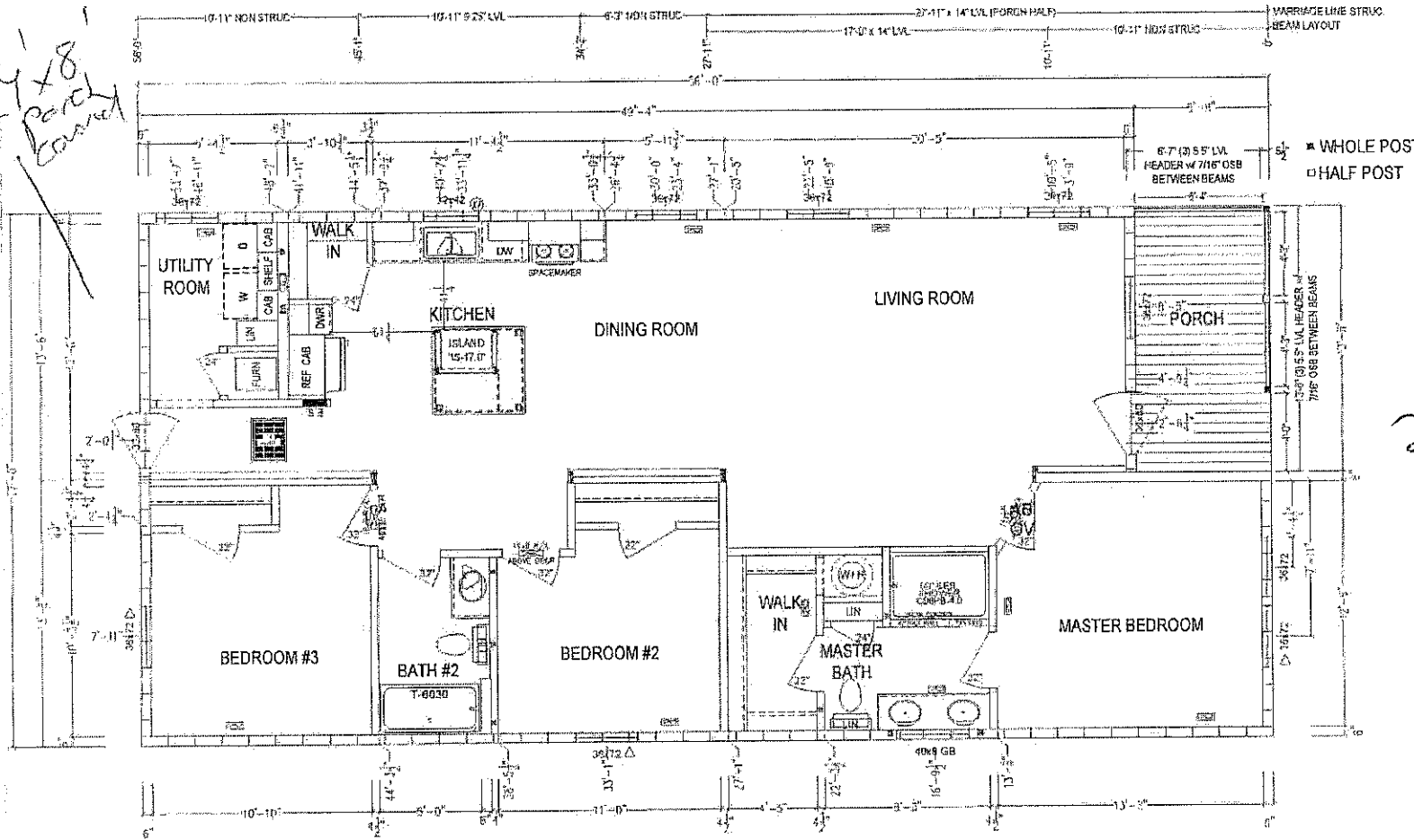
BY:



OLD HOUSE

Wobb -

24' x 8' porch covered



■ WHOLE POST
 □ HALF POST

27'

NOTE: ALL HEADERS MARKED WITH (L) DO NOT REQUIRE JACK STRUCS. ALL LUMBER STUD GRADE UNLESS SPECIFICALLY MARKED. (REF. PAGE E9.30 IN K.C.27. 3P)

Branch to Attic		Window & Door Schedule					Ground Slew Limit	30 PSF
Window ID	Header	End Wall Header	Window Plates	Side Wall Header	End Wall Header	F of 56 Plate	# of Jack Studs	
22472	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22473	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22474	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22475	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22476	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22477	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22478	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22479	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22480	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22481	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22482	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22483	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22484	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22485	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22486	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22487	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22488	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22489	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	
22490	12x16 OSB	12x16 OSB	N/A	12x16 OSB	12x16 OSB	1	2	

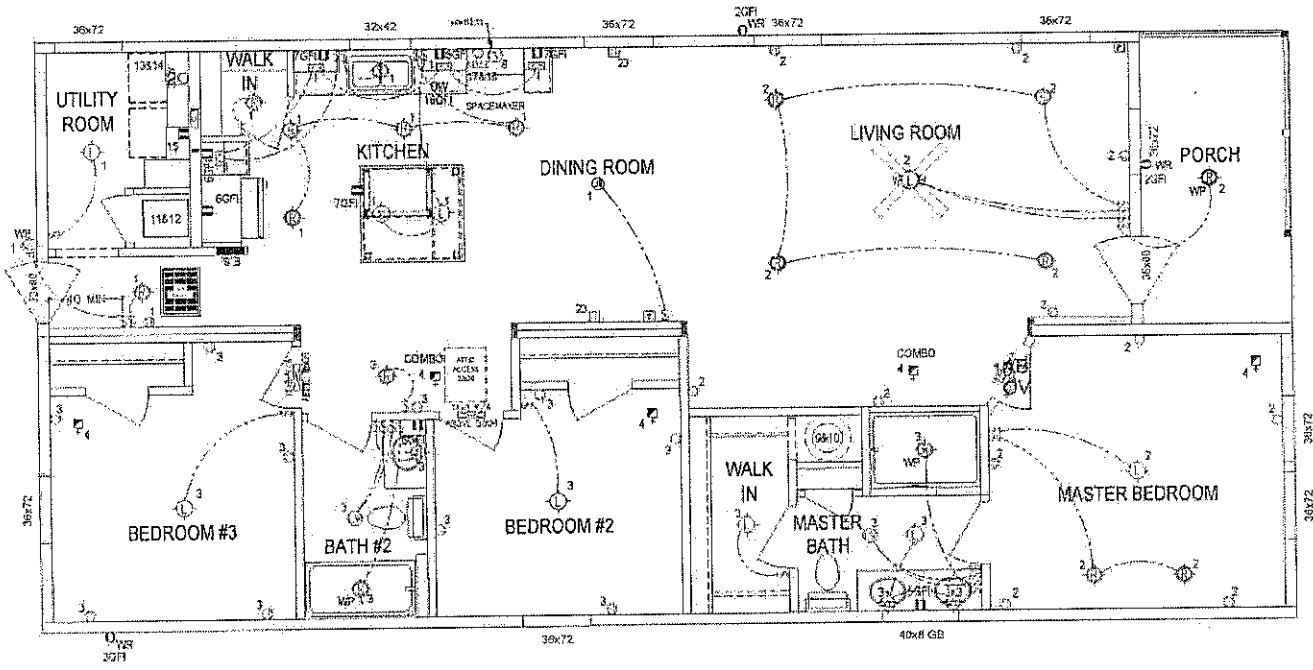
56'

108" CEILING

SERIAL #: MID-11554
 MODEL #: 18-5628-RS
 DRAWN BY: BMCKELL DATE: 11/16/10
 P/R TITLE: FRONT PAGE
 BUILT FOR: CLEAR CREEK HOME CONSTRUCTION
 ORDER #: 11554

SEE COVER SHEET FOR ALL GENERAL NOTES

TITLE: 18-5628-9033-RS				CMH MANUFACTURING WEST
DRAWN BY: AM	DATE: 11/16/10	11010 N. 25th, Greenwood, WI 53122		CMH
SERIES: HERITAGE	LAST REVISION: 11/16/10	PO BOX 8888, GREENWOOD, WI 53122		CMH
SCALE: 1/8" = 1'-0"	CALC REVISION:			
DRAWN BY: AM	DATE: 11/16/10			
SERIES: HERITAGE	LAST REVISION: 11/16/10			
SCALE: 1/8" = 1'-0"	CALC REVISION:			
DRAWN BY: AM	DATE: 11/16/10			
SERIES: HERITAGE	LAST REVISION: 11/16/10			
SCALE: 1/8" = 1'-0"	CALC REVISION:			



ELECTRICAL LEGEND

⊖	SWITCH (2 WAY / ETC)	⊙	RECESS LIGHT (85 AMP) FLOOR LEVEL
⊕	STANDARD LIGHT	⊖	RECESS LIGHT (85 AMP) APARTMENT LEVEL
⊖	WALL MOUNTED LIGHT	⊖	220 VOLT RECEPT (20 AMP)
⊖	RECESSOR LIGHT	⊖	WARRANTY RECEPT (RECEPT) AT A WALL (85 AMP) (85 AMP) (85 AMP)
⊖	CLOSELY FLUORESCENT LIGHT	⊖	RECEPT (20 AMP) (20 AMP) (20 AMP)
⊖	VANE AND BRACKET LIGHT (20 AMP)	⊖	RECEPT (20 AMP) (20 AMP) (20 AMP)
⊖	VANE AND BRACKET LIGHT (20 AMP)	⊖	RECEPT (20 AMP) (20 AMP) (20 AMP)
⊖	UNDER CABINET LIGHTING	⊖	RECEPT (20 AMP) (20 AMP) (20 AMP)
⊖	LIGHT/POWER VENT	⊖	RECEPT (20 AMP) (20 AMP) (20 AMP)
⊖	COILING POWER/VENT	⊖	RECEPT (20 AMP) (20 AMP) (20 AMP)
⊖	SMOKE ALARM (AC/DC)	⊖	RECEPT (20 AMP) (20 AMP) (20 AMP)
⊖	ARCHIVE BOX	⊖	RECEPT (20 AMP) (20 AMP) (20 AMP)
⊖	SURVIVAL PANEL	⊖	RECEPT (20 AMP) (20 AMP) (20 AMP)

1. ALL INSTALLABLE ROOMS COME STANDARD WITH A CEILING LIGHT FIXTURE. CEILING FAN FIXTURES CAN BE OPTIONED IN.
2. SMOKE ALARMS LABELED "COMBO" SIGNIFY A COMBINATIONS SMOKE & CARBON MONOXIDE ALARMS.
3. SMOKE ALARMS SHALL BE LISTED PER UL217 AND INSTALLED PER NFPA 72-2010.
4. CARBON MONOXIDE ALARMS SHALL BE COMPLIANT WITH UL-2001.
5. ELECTRICAL BOXES USED FOR CEILING FANS SHALL BE TESTED AND LISTED PER UL 918A.

NOTE: GFCI PROTECTED IS REQUIRED AT ALL KITCHEN COUNTERTOP RECEPTS, WITHIN 6' OF ALL SINKS, BATHUBS AND SHOWERS, FOR ALL RECEPTS IN LAUNDRY AREAS AND FOR DISHWASHERS.

CIRCUIT #	DESCRIPTION	BREAKER	WIRE SIZE	CIRCUIT #	DESCRIPTION	BREAKER	WIRE SIZE
1	GENERAL LIGHTING (AFCI)	15	14/2 W/G	9 & 10	WATER HEATER ELEC	25	1/2 W/G
2	GENERAL LIGHTING (AFCI)	15	14/2 W/G	11	FURNACE GAS (AFCI/GFCI)	15	14/2 W/G
3	GENERAL LIGHTING (AFCI)	15	14/2 W/G	11 & 12	FURNACE ELEC	VARIABLES	VARIABLES
4	GENERAL LIGHTING (AFCI)	15	14/2 W/G	13 & 14	DRYER ELEC	30	10/3 W/G
5	BATHROOM RECEPTS (AFCI)	15	14/3 W/G	15	WASHER & GAS DRYER (AFCI/GFCI)	20	12/2 W/G
6	APPLIANCE CIRCUIT (AFCI/GFCI)	20	12/2 W/G	16	DISHWASHER / GARBAGE DISP (AFCI/GFCI)	20	12/2 W/G
7	APPLIANCE CIRCUIT (AFCI/GFCI)	20	12/2 W/G	17 & 18	ELECTRIC RANGE	40	8/3 W/G
23	APPLIANCE CIRCUIT (AFCI/GFCI)	20	12/2 W/G	20 F 21	ELECTRIC OVEN	25	10/3 W/G
8	MICROWAVE / RANGE HOOD (AFCI/GFCI)	20	12/2 W/G	22	FREEZER (AFCI/GFCI)	20	12/2 W/G
				24	WHIRLPOOL TUB MOTOR (AFCI/GFCI)	20	12/2 W/G

108" CEILING

EL-1

SEE COVER SHEET FOR ALL GENERAL NOTES

SERIAL #	MID-11554
MODEL #	1620-9033-RS
DRAWN BY	IBMCKELL DATE: 11/18/18
PG TITLE	ELECTRICAL LAYOUT
BUILT FOR	CLEAVE CREEK TITLE HOME DEVELOPMENT
ORDER #	11864

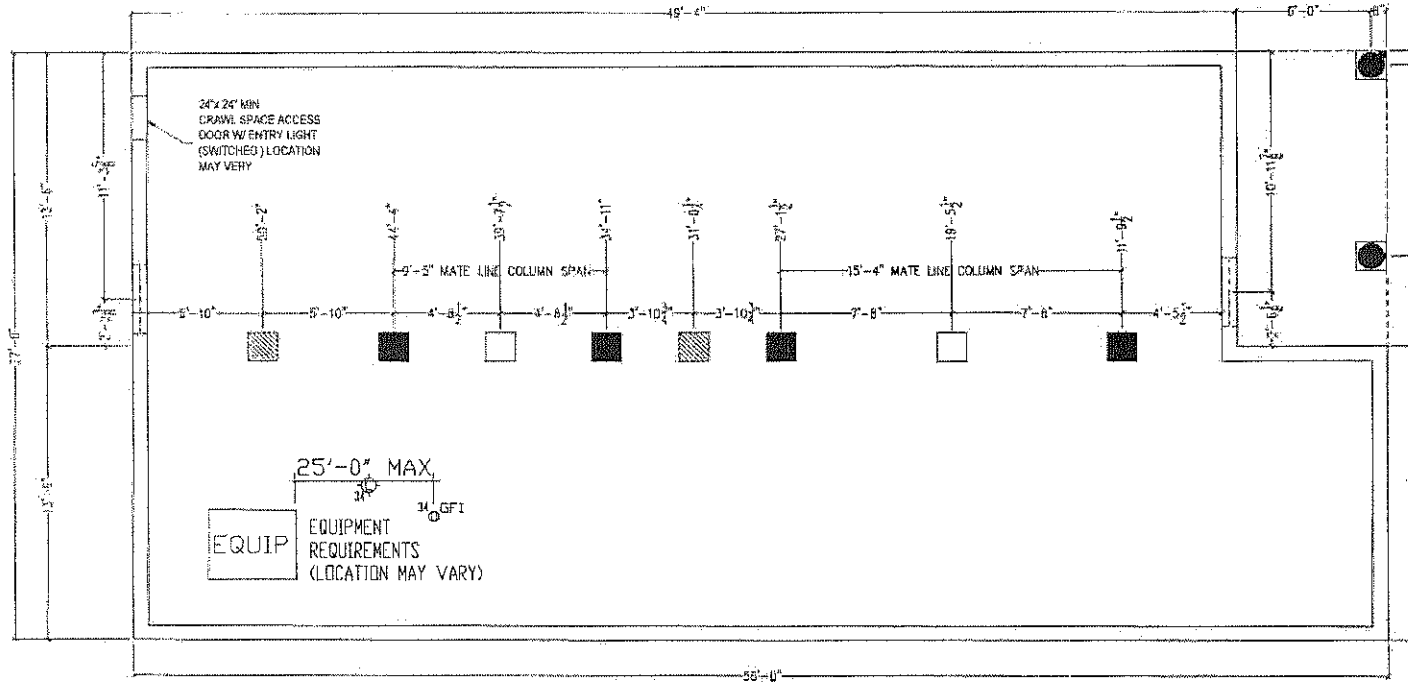
TITLE	18-5628-9033-RS	CMH	MANUFACTURING WEST
DRAWN BY	IBMCKELL	DATE	11/18/18
SCALE	3/16"=1'	LAST REVISED	11/18/18
PROJECT PLAN	18-5628-9033-RS-1	SHEET	MID-11554

MIN. CRAWLSPACE
VENTING AREA 11 SQ. FT.
1.1 SQ. FT. WITH APPROVED
GROUND COVER.

MIN. ATTIC
VENTING AREA 5.5 SQ. FT.

STANDARD CRAWLSPACE FOUNDATION LAYOUT GROUND SNOW LOAD LABELED PER PRINT

DESIGN NOTE:
DESIGNED FOR SEISMIC ZONE C
RIM JOIST: DOUBLE 2x10 #2 SPF PER BOX AT MATE LINE
RIM JOIST SPLICES: (2) 3x8 MITEK MT20 METAL PLATES



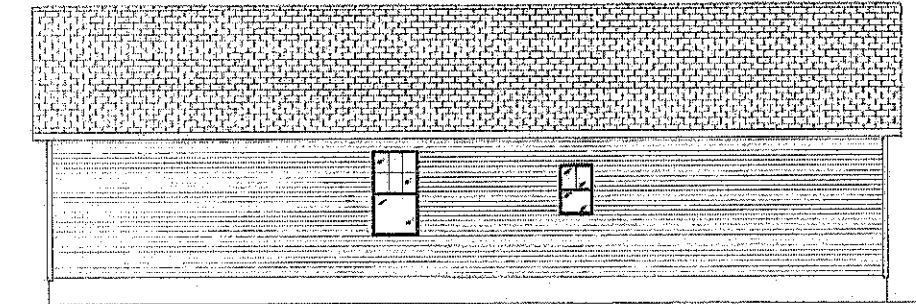
NOTE

- THIS PRINT IS PROVIDED FOR A FOUNDATION LAYOUT
- THE ATTACHED FOUNDATION INSTRUCTION DOCUMENT SHOULD BE FOLLOWED FOR FOUNDATION AND ANCHORAGE CONSTRUCTION. CREST HOMES & CMH MANUFACTURING ASSUME NO RESPONSIBILITY FOR ALTERNATE ANCHORAGE OR CONSTRUCTION.
- THIS STRUCTURE HAS NOT BEEN DESIGNED TO BE LOCATED WITHIN FLOOD HAZARD LOCATIONS. WHEN SITE IS LOCATED, AUTHORITY HAVING JURISDICTION OR FLOOD HAZARD MAPS, THE UNIT SHALL HAVE LOWEST FLOOR/ELEVATED ABOVE THE DESIGNATED FLOOD ELEVATION. FOUNDATION AND ANCHORAGE DESIGNS SHALL BE PROVIDED BY A LOCAL ENGINEER IN CONFORMANCE WITH SECTION R304 OF THE 2009 IRC, ASCE 34 AND IBC 1812.
- SEE FOUNDATION INSTALLATION PACKAGE & SET UP MANUAL FOR ADDITIONAL DETAILS AND INFORMATION.
- THE FOUNDATION DIMENSIONS SHOWN ARE NOMINAL. AN INCREASE IN MODULE WIDTH SHOULD BE EXPECTED DUE TO MODULE EXPANSION, SETTING TOLERANCES, ETC. THE FOUNDATION CONTRACTOR SHOULD CONSULT WITH THE MANUFACTURER OF THE MODULES PRIOR TO CONSTRUCTION OF THE FOUNDATION TO DETERMINE THE ACTUAL WIDTH OF THE HOME AND PLACEMENT OF ANCHORS.
- ELECTRICAL IN ALL BASEMENTS ARE SITE INSTALLED AND SUBJECT TO ACCEPTANCE BY LOCAL AUTHORITY WITH JURISDICTION. THIS INCLUDES BUT NOT LIMITED TO LIGHTING, RECEPTACLES (INCL. GFCI PROTECTION), SMOKE DETECTORS & ANY OTHER EQUIPMENT.
- A SOIL CAPACITY OF 2000psf HAS BEEN ASSUMED.
- FOUNDATIONS ARE ASSUMED AS CONDITIONED. RIM JOIST & FOUNDATION INSULATION IS TO BE PROVIDED BY THE HOME OWNER/BUILDER AND SITED INSTALLED BY OTHERS.
- BASEMENTS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING INSTALLED ON SITE BY OTHERS IN ACCORDANCE WITH ALL LOCAL CODES.

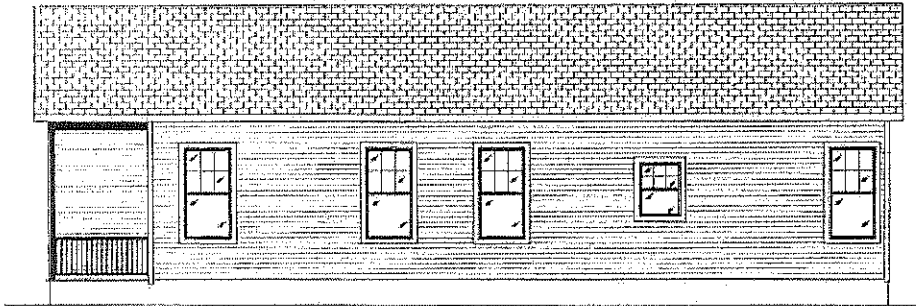
PIER LEGEND		ON FRAME SERVICE DROPS	
	= SUPPORT AT MATING COLUMN		= ESTIMATED ELECTRICAL HOOK-UP
	= SUPPORT UNDER MATING WALL		= ESTIMATED COLD WATER HOOK-UP
	= SUPPORT UNDER MATING OPENING		= ESTIMATED GAS HOOK-UP
	= SUPPORT AT PORCH/RECESSED ENTRY		= ESTIMATED PLUMBING DROP
	= SUPPORT UNDER MAIN I-BEAM		
	= SUPPORT UNDER PERIMETER WALLS		
	= SUPPORT AT CROSS I-BEAM BASEMENT		

SERIAL #:	MID-13407
MODEL #:	2009-9033-RS
DRAWN BY:	HERNANDEZ
DATE:	1/28/21
PG TITLE:	FOUNDATION PAGE
BUILT FOR:	CLEAR CREEK HOMES WEISS
ORDER #:	13407

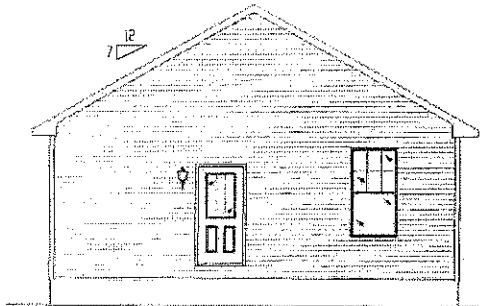
TITLE: 20-5628-9033-RS				CMH MANUFACTURING WEST	
DRAWN BY:	DH	DATE:	1/28/21	6000 W. 11th Street, Suite 100, Fort Collins, CO 80504	
SERIES:	HERITAGE	LAST REVISED:	1/25/21	8150 N. WILLOW STREET, FORT COLLINS, CO 80514	
SCALE:	2 1/8" = 1'	CALC REF:	MOD-162	SHEET MID-13407	
6/23/21 12:52 AM		L-22: 5628-9033-RS (2/8/21)			



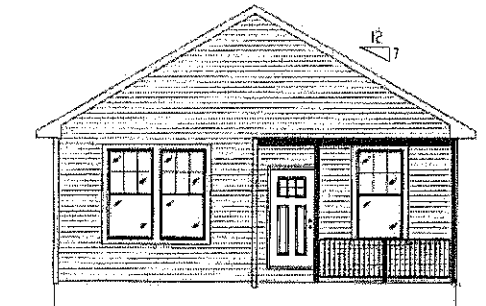
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

NOTE:
THE DEPICTED WINDOWS AND DOORS SHOWN ON THE ELEVATION ARE FOR A VISUAL REFERENCE ONLY AND MAY NOT REFLECT THE ACTUAL LOOK OF THE WINDOWS AND DOORS THAT ARE ORDERED PLEASE REFER TO THE SALES ORDER FOR THE ACTUAL WINDOWS AND DOORS THAT ARE TO BE USED.

EXTERIOR ELEVATIONS

MODEL #	MID-13407
STANDARD	OPTIONAL
FINISH	PAINT
PACKAGE	COMPLETE

TITLE			CMI MANUFACTURING WEST Exclusively Distributor
20-5628-9033-RS			
DRAWN BY	ENH	DATE	1/20/11
SERIES	HERITAGE	LAST REVISED	1/20/11
SCALE	1/8"=1'	CALC REF.	
BY/NOT 10/27/10	L.W.	Serial No.	20-5628-9033-RS
SHEET			MID-13407

Demo Delay: 21-06
Commission Decision

Address: 619 S. Fess Avenue

Petitioner: Nancy Armstrong

Parcel Number: 53-08-04-112-010.000-009

Property is Contributing

Structure; Accessory Structure c. 1935



Background: The structure is a garage located along the alley. It is of the same era of construction as the primary structure on the lot.

Request: Full demolition of the accessory structure.

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 21-06**.

BD# 70173

P&T
Received 2/10/21
C21-048
C - '18 No Rental

Demolition 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/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Date: Feb. 10, 2021

Project Address: 619 S. Fess Ave. Bloomington, IN 47401
Street City, State Zip

Township: Perry Section #: Allendale 1st

Parcel Number 53-08-04-112-010.000-009 015-50150-00

Subdivision: Elm Heights Lot #: 23

Applicant Name: Nancy Armstrong Phone #: (812) 334-2839

Property Owner Name: Nancy Armstrong
Address: 619 S. Fess Ave Bloomington IN Phone #: (812) 334-2839
Street City, State 47401 & Zip

Contractor: (if applicable) _____
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other

WORK BEING PERFORMED:

Completely demolish/deconstruct garage at east end of lot to make way for an ADU. (Garage has no foundations & cannot be renovated as a dwelling structure).

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

Signature Nancy Armstrong
Owner/Applicant

Maps

619 S Fess Ave

E 2nd St.

garage is to be demolished



Imagery ©2021 IndianaMap Framework Data, Map data ©2021 20 ft



619 S Fess Ave
 Bloomington, IN 47401
 Building

garage at 619
 on 2nd St. (garage
 as existing structure)

Crane of Quinlan

Phot



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES
 State Form 21366 (R17 / 12-18)
 Prescribed by Department of Local Government Finance

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the Assessing Official at the telephone number and address below.

If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website, www.IN.gov/dlgef. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

Name and address of property owner Armstrong, Nancy A 619 S Fess Ave Bloomington IN 47401	Legal description ALLENDALE 1ST LOT 23
	Parcel or Identification number 53-08-04-112-010.000-009 015-50150-00
	Property address (number and street, city, state, and ZIP code) 619 S Fess AVE Bloomington IN 47401-4911

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2):

If the taxpayer does not agree with the action of the Assessing Official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the Township Assessor or County Assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the Assessing Official or at <https://forms.in.gov/Download.aspx?id=6979>. An Assessing Official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The Assessing Official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal.
 NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2019	
LAND	59,400	LAND	62,400
STRUCTURES	184,600	STRUCTURES	199,900
TOTAL	244,000	TOTAL	262,300

Reason for revision of assessment:

ANNUAL ADJUSTMENT

THIS IS NOT A BILL

- THIS FORM SERVES AS THE NOTICE OF ASSESSMENT FOR 2019 PAY 2020 TAXES
- THE VALUE OF THIS FORM SHOULD REFLECT THE MARKET VALUE IN USE OF THIS PROPERTY
- YOU MAY ONLY APPEAL YOUR TOTAL ASSESSED VALUE
- YOU MAY NOT APPEAL THE LAND OR STRUCTURES INDIVIDUALLY
- YOU MAY NOT APPEAL YOUR TAX DOLLARS

DEADLINE FOR FILING AN APPEAL ON YOUR 2019 PAY 2020 ASSESSMENT IS June 17th, 2019

County	Monroe	Township	PERRY TOWNSHIP	Date of notice (month, day, year)	04/18/2019
Assessing Official	Judith A. Sharp County Assessor		Telephone number	(812)349-2502	
Address (number and street, city, state, and ZIP code)			Courthouse 100 W Kirkwood Ave, Rm 104 Bloomington IN 47404		





LOVE

BIDEN HARRIS

VOTING MATTERS

Vote Blue

02-07 INDIANA FW16 ENVIRONMENT

CIVIC



NOTE:
BIDEN
HARRIS