

Monroe County Historic Preservation Board of Review



August 17, 2020

5:30 p.m.

Held Via Teleconference

[https://monroecounty-
in.zoom.us/j/89642385539?pwd=S3ZjL0JkUU5iQ3pERHkwcnVmbFhvZz09](https://monroecounty-in.zoom.us/j/89642385539?pwd=S3ZjL0JkUU5iQ3pERHkwcnVmbFhvZz09)

Meeting ID: 896 4238 5539

Password: 376362

Monroe County Historic Preservation

Board of Review

Agenda

Teleconference Link:

<https://monroecounty-in.zoom.us/j/89642385539?pwd=S3ZjL0JkUU5iQ3pERHkwcnVmbFhvZz09>

Monday, August 17, 2020

5:30 PM

1) Call to Order

a) Approval of Meeting Minutes June 29, 2020 **PAGE 3**

2) Old Business

a) IN-SCOPE: New Terrain Roadway, SR 66 to I-69

3) New Business:

a) 2008-COA-02 **Ward House Certificate of Appropriateness. PAGE 7**
One (1) 1.66 +/- acre parcel in Bloomington Township, Section 24 at
5598 E Ward LN.
Zoned SR; HP Overlay.

4) Other Member Updates or Administrative Items

a) 2001-SMN-02 **Peony Place Minor Subdivision PAGE 37**
Overhead Utility, Sidewalk & Right of Way Width Waiver Requests.
One (1) 3.42 +/- acre parcel in Section 18 of Bloomington Township at
4811 & 4815 N Maple Grove RD.
Zoned RE1.

b) 2008-CDU-03 **Beaumont House Historic Adaptive Reuse Conditional Use, Ch. 813**
One (1) 3.40 +/- acre parcel in Richland Township, Section 32 at 9030 W
State Rd 48.
Zoned AG/RR/HP Overlay. PAGE 60

d) Work Plan items or other business **PAGE 66**

5) Adjournment

NEXT MEETING: To Be Determined

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, apurdie@co.monroe.in.us, as soon as possible but no later than forty-eight (48) hours before the scheduled event.

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The meeting will be open to the public.

Monroe County Historic Preservation

Board of Review

Minutes –draft

‘SPECIAL’ MEETING

Teleconference Link: <https://monroecounty-in.zoom.us/j/85137074687>

Bloomington, IN 47404

Monday, June 29, 2020

Attendees: Danielle Bachant-Bell, Debby Reed, Don Maxwell, Donn Hall, Devin Blankenship, Amanda Richardson, Polly Root Sturgeon, Doug Wilson, Duncan Campbell
Absent: n/a
Staff: Tammy Behrman, Hans Kelson from Tech Services to assist with Zoom meeting
Public: Erika and Geoff Morris

1) Call to Order 5:34pm *The meeting was recorded. Technical Difficulties caused Richardson and Hall to be late to the meeting.

a) Approval of Meeting Minutes -May 18, 2020

Bachant-Bell: Comments or changes? One item edited.

Blankenship: move to approve

Campbell: second

Approved unanimously 7-0

2) Old Business: - None.

3) New Business:

a) 2006-COA-01 Stipp-Bender Farm Certificate of Appropriateness.

One (1) 5.47 +/- acre parcel in Perry Township, Section 29 at 5075 S Victor PIKE.

Zoned PB; HP Overlay.

Behrman: Briefly presented the petitioner’s submittal.

Morris, Erica and Geoff: presented their project for improvements

Bachant-Bell: any comments

Blankenship: windows are a good fit. As well as the pitched roof

Morris: they are slider windows.

Maxwell: Windows look great but each upper and lower panes but are divided into lights. Any other windows divided into nine parts. Photos the upper window was just four.

Bachant-Bell: House came with these new vinyl windows when the Morris bought them.

Morris: Yes the rest are nine except one. Were originally 4 over 4 with ‘fake’ divided lights.

Campbell: Confirming the nine by nine lights and that they will match.

Blankenship: Door with 18 light option would go nicely if you ever found it. Just an idea.

Morris, E: We are going to replace the door and just use clear glass pane again but if you recommend and we can find then we will add it.

Morris, G: Roof is higher priority but door is a good addition to the project.

Morris, E: But we want to find the dividers that are in between the glass so I don't have to clean them individually.

[Side bar discussion on the gas station across the street and lighting issue]

Behrman: Staff will ask if there was a lighting plan submitted and look into the review of the site plan.

Bachant-Bell: Motion to approve the Certificate of Appropriateness and add that if the door is replaced during the upgrade that it use an 18 lighting design..

Reed: Second.

Approved 8-0.

Behrman: Staff will make sure to get the C of A signed by Co-Chair Don Maxwell and forward the approval to the Morris'. They will also need to obtain an Improvement Location Permit from the Planning Department. Note: there will almost certainly need to be a Building Permit for the roof work as well.

b) IN-SCOPE: I-69 Tier 2 Studies, Section 4 Mitigation – Audio Tour

Bachant-Bell: One question: why did we get it after the comment period was done?

Behrman: Staff sent it the day that it came in via email.

Campbell: Each section has its own mitigation process. The Limestone website is our mitigation result from the Federal project. Local discussion with preservation board to negotiate with consultants for the agency. They are a formal process and in the case of this tier to do an audio tour that would highlight historic processes. Gave \$5k to do the website to document the limestone history. Audio tours are almost a default way to finance the effort. All we can do is complain that the letter wasn't received in time and to evaluate to see if it is good.

Bachant-Bell: concern that those who wish to read in depth and we are comfortable with what it says we don't have this say so.

Bachant-Bell: Make a formal complaint clarification on timing.

Reed: This appears to be just info that has been lifted from other sources and it is well done but it is a moot point when they are asking for comment/input and the 'horse is gone'

Root Sturgeon: Some of the geology could be clarified like when they are talking about the iron ore it could have been worded differently but not bad as is.

Campbell: Just because they get passed doesn't always mean it's accurate. Do we need to worry about it? Is it critical, yes, but if it is just a little cursory or could be better written then don't worry. These mitigations are superficial at best.

Bachant-Bell: We actually left some money on the table for one of the Tier mitigations.

Blankenship: Section 4 and Section 5 are both of our sections. We think the Section 5 helped us gain the website funding.

Bachant-Bell: will reach out for clarification on timeline, maybe call or email.

Campbell: Perhaps a phone call might be best since you never know where a letter will land.

Behrman: The original email was sent June 15, 2020. I just resent it to everyone. If you use that date and not the letter then there is still time to comment. Could have been Covid delays.
(Behrman resent everyone the original email)

c) IN-SCOPE: New Terrain Roadway, SR 66 to I-69

Bachant-Bell: Assessed maps and it depends on what route they take if Monroe County is impacted or not. At this point it is wait and see and then decide if should be concerned about this or not. We should wait for the next round of notice.

Blankenship: If we do our due diligence to compile now what would be impacted that made it too messy for them to buy out and mitigate. Even when they were selecting routes before that there was impact to being prepared ahead of time. Might re-route and help decide.

Bachant-Bell: those with the I-69 experience should delegate or help out.

Morris: keeping an open mind because Victor Pike intersection is dangerous and it might make improvements.

Blankenship: Sample road interchange was a great improvements but came with a huge construction problem for years.

Reed: we should really watch this over the next few years because of my experience. They just want to see the reaction and not really doing the research. The Cell Tower example we were faced with a fickle process. We have lots to do but we should really watch this carefully or we can regret it.

Bachant-Bell: County has been re-surveyed and we don't know what may or may not have been included in this area. We want to make sure nothing is missed. Research soon rather than later.

Reed: it would be a terrible loss and we need to be proactive.

Bachant-Bell: 'Joking' should we form the Purple Line Committee? It is hard that we have missed many of the meetings and we don't know the timeline.

Reed: Wonder where is the money going to come from for this project anyway?

4) Other Member Updates or Items

a) Work Plan items or other business

Bachant-Bell: Dry Stone Lecture workshop, discussion last month about postponing. Talked with Russel and there is a date in late October and I looked in the minutes and could not find in minutes to decide if we would do it or not. Continue or not? My response was to discuss with the Board. Things are still constantly changing. In order to have the workshop we have to have the lecture so decision hinges on the lecture. Host this year or postpone?

Devin: I think it would be smartest to postpone to 2021.

Much agreement.

Reed: has there been a grant identified?

Bachant-Bell: not sure if any of them are funding because they do not want to encourage anyone hosting. Cornelius Grant. Need application no less than 8 weeks normally. So August submittal ideally but not hosting then we don't need to.

Reed: Do you think Limestone Festival will happen next summer?

Richardson: We are moving ahead to plan for next year but don't really know.

Bachant-Bell: Sounds like we postpone until next year and hope for June 2021.

Bachant-Bell: any updates? Can't really move forward on anything except Alexander Memorial.

Blankenship: One nice thing is tuning into education. Lots online and Monroe History, Mode Squad presentation.

Behrman: Keep a log of your education credits!

Reed: Alexander Memorial work, based on Todd's email, we are moving! Two stone quarries working and half are slabbed which is a big deal with a lot of time and effort. They are excited since they know where it going. Slabs will then go to the mills where they will fabricate it once the models are complete.

Bachant-Bell: no word on the actual grant so DHPA cannot allocate the funds yet. Interested in know if there will be a time extension. The county is still supporting the project.

Behrman: Update on Stafford Historic Adaptive Reuse for BZA agenda. Will include the Board on the reminder email for the email.

5) Adjournment: 6:51pm

NEXT MEETING: TBD

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MONROE COUNTY PLANNING DEPARTMENT

Monroe County Government Center, 501 N. Morton St., Suite 224

Bloomington, IN 47404

Telephone: (812) 349-2560 / Fax: (812) 349-2967

Certificate of Appropriateness

Application for a certificate of appropriateness may be made to the Historic Preservation Board of Review for local designated historic properties only. Detailed drawings, plans, or specifications are not required. However, to the extent reasonably required for the Board of Review to make a decision, each application must be accompanied by sketches, drawings, photographs, descriptions, or other information showing the proposed exterior alterations, additions, changes, or new construction.

PROPERTY OWNER CONTACT INFORMATION

| | |
|---|-----------------------------------|
| Name: <u>PHILIP & LINDA STAFFORD</u> | Phone: <u>812-361-6267</u> |
| Address: <u>5598 EAST WARD LANE</u> | |
| City: <u>BLOOMINGTON</u> ZIP Code: <u>47408</u> | Email: <u>staffor@indiana.edu</u> |

Date of Application:

PROPERTY INFORMATION

| | |
|---|---|
| Date of Historic Designation: <u>MAY 18, 2020</u> | Address(es): <u>5598 EAST WARD LANE</u> |
| Name of Historic Property: <u>WARD HOUSE</u> | <u>BLOOMINGTON, IN</u> |
| | <u>47408</u> |
| Parcel #(s): <u>53-05-24-100-025.000-004</u> | |

Materials Required of Petitioner:

- ☒ Site Plan – Submit a scaled drawing showing the location of the proposed construction as well as building plans to show the extent of the construction (i.e. blue print, architects drawing, diagram to scale). ATTACHMENT #2
- ☒ Photographs of the existing structure to be changed ATTACHMENT #3
- ☒ Photographs of the proposal – These can be from the manufacturers' website or from the internet. Pictures should illustrate the planned proposal to the best of the petitioner's ability. ATTACHMENT #4
- ☒ Materials – Write down the existing materials (i.e. wood windows, vinyl siding, etc.) that will be removed from the site, as well as the proposed materials (i.e. manufacturers specifications). ATTACHMENT #5

Description of Proposed Changes:

(Attach additional pages if needed)

SEE ATTACHMENTS #1

(Continued on other side)

Additional Information

- Planning Ordinance Chapter 810
810-7. Construction Projects within Historic Districts; Certificates of Appropriateness Required; Exception

Except as provided in Section 15 of this Chapter, a certificate of appropriateness must be issued by the Board of Review before a permit is issued for or work is begun on any of the following:

- (A) Within all areas of the Historic District:
 - (1) the demolition of any building;
 - (2) the moving of any building;
 - (3) a conspicuous change in the exterior appearance of historic buildings by additions, reconstruction, alteration, or maintenance involving exterior color change; or
 - (4) any new construction of a principal building or accessory building or structure subject to view from a public way.
- (B) Within a primary area of the Historic District:
 - (1) a change in walls and fences or the construction of walls and fences along public ways; or
 - (2) a conspicuous change in the exterior appearance of nonhistoric buildings subject to view from a public way by additions, reconstruction, alteration, or maintenance involving exterior color change.

810-8. Applications for Certificates of Appropriateness

Application for a certificate of appropriateness may be made in the office of the Board of Review on forms provided by that office. Detailed drawings, plans, or specifications are not required. However, to the extent reasonably required for the Board of Review to make a decision, each application must be accompanied by sketches, drawings, photographs, descriptions, or other information showing the proposed exterior alterations, additions, changes, or new construction. The Board of Review shall prepare an application form, with instructions, for use by persons seeking a certificate of appropriateness from the Board of Review.

- You may be required to consult the following County departments and resources:

| | |
|-----------------------------------|---|
| Building Department | (812) 349-2580 |
| Highway Department | (812) 349-2555 |
| Health Department | (812) 349-2543 |
| Recorder's Office | (812) 349-2520 |
| Monroe County Website | www.co.monroe.in.us |
| Monroe County Zoning Ordinance | http://www.co.monroe.in.us/tsd/Government/Infrastructure/Planning/Department/DocumentManagerPlanning.aspx?EntryId=24711 |
| Monroe County Planning Department | http://www.co.monroe.in.us/tsd/Government/Infrastructure/Planning/Department.aspx |

For Office Use Only

| | |
|--|---|
| Date of Historic Preservation Board of Review Hearing: _____ / ____ / ____ | <input type="checkbox"/> Approved <input type="checkbox"/> Denied |
| Conditions for Approval: | |
| | |
| | |

Signatures

Historic Preservation Board Representative:

Owner(s): _____

Date: _____

Date: 8-3-20

Date: 8-3-20

Certificate of Appropriateness Request

Ward Barn

5598 East Ward Lane, Bloomington, IN

Philip B. and Linda Stafford

Description of Proposed Changes: Attachment #1

We are in the process of restoring and repurposing the circa 1900 Ward barn to create a tourist cabin, following the definitions and guidelines outlined in the Monroe County Zoning Ordinance. The barn is an English transverse frame barn of four bents and a footprint of 1200 square feet (30' x 40'). The bents were constructed from sawn oak pegged together with trunnels, or wooden pegs. The original siding was shiplap, painted a dark "barn" red. At the peak, the hay hood is 24' above ground, over one of two gable end double doors. In 1978, the date of purchase by the current owners, the interior of the barn retained 3 bays on the north side of the central hall and a grain storage bay on the southwest portion. Due to roof deterioration (metal) work was conducted by the current owner to replace a post and beam on the south west side and rebuild the front façade with an assembly of used windows to allow western light into the second floor loft. The owner contracted for the installation of a new metal roof (approx. 1979) which is currently at the end of its useful life. In addition, the owner cleaned hay from the loft and replaced rotted flooring with green poplar over 1/2 of the floor area, down and up, and constructed a stairway to the loft, replacing what had likely been a ladder of unknown positioning. An attached shed on the south side of the barn shown in a circa 1940 aerial photo, was completely removed due to rot.

Once protected, the barn has been, for forty years, the repository of the owners' collection of garden equipment, garden furniture, antiques and used furnishings, architectural salvage and miscellaneous household and office remains. It has always been the goal to save and restore the barn for posterity and for its connection to the historic house and property. In promoting an adaptive re-use of the property to generate the revenue needed for restoration, the owners have sought and received historic designation, acquired a limited building permit for workshop/studio space in order to begin work and, more recently, received an adaptive re-use conditional use permit for a tourist cabin, which precedes the request for a Certificate of Appropriateness and a subsequent building permit for commercial use as a tourist cabin.

A good deal of work has been completed to date with the assistance of Longacre Construction, a local firm with extensive experience with historic buildings, including timber frame. A description of the completed and proposed changes follows:

Steps marked with an asterisk have been or are currently been conducted as of mid-July to mid-August:

1. * 40 years of stored materials (antiques, architectural salvage, garden supplies, etc.) were either pitched or sold at a very large barn sale in the summer of 2019.
2. * Soil study completed, septic site selected, septic permit granted.

Attachment #1: Stafford COA Request

3. * Building permit granted for workshop/studio use.
4. * Barn interior stabilized by Longacre Construction in preparation for relocation of the structure approximately 60 feet west.
5. * New site graded.
6. * Footers and foundation laid, drainage and plumbing roughed in, radiant heating tubes installed, colored slab laid and scored.
7. * Wolfe Moving of Fort Wayne, IN lifts and moves barn over 1 ½ days in late fall of 2019.
8. * Work essentially stalled due to COVID 19 until late June of 2020.
9. * Monroe County Council approves historic designation re-zone for the Ward property.
10. * Monroe County Council approves conditional use permit application for historic adaptive re-use.
11. * Work begins in earnest in late June of 2020.
12. * Framing of walls between timbers begins.
13. * Front bent posts replaced with reclaimed timber.
14. * Timber framer begins replacement of rotten post bottoms with reclaimed timber.
15. * In order to continue squaring the structure the loft floor is removed. Material either disposed to roll-off or saved for later use.
16. * July 21, workers begin removing metal roofing, purlins and rafters.
17. Late July into August and insulated roof structure with new ridge beam will be built, new standing seam metal roof will be installed. West and East façades will be rebuilt with posts and headers prior to roof installation. Re-install original lightning rods.
18. To end of August, barn will be sheathed with plywood and Tyvek. Doors and windows will be installed.
19. August will see gas, water and cable connections, one of which is located on the opposite side of Ward Lane. Permanent electrical service will be connected from existing pole on Highway 45.
20. August into September will see electrical work and interior insulation.
21. September into October will see installation of car siding or shiplap wood ceiling.
22. September into October will see erection of minimal internal walls (bedroom, bathroom) and beginning of interior drywall.
23. Installation of oiler and, when heated, interior finishing and plumbing installed.
24. Installation of presby septic system on south side of barn.
25. With cessation of major exterior work on the structure, grading of driveway and surrounding yard will begin.
26. Gravel to be laid at entrance with a lane south to the crib for turn-around space.
27. Application of siding to the barn. No decision made on shiplap vs board and batten.
28. Paint barn dark red after a period of 8-10 months to allow drying of exterior siding.

We seek to retain the exterior character of the barn, while allowing changes necessary for the success of the planned adaptive re-use. Enabling light to penetrate to the interior of such barns is challenging. We have framed three clerestory awning windows on the north side of the barn

Attachment #1: Stafford COA Request

near the eaves, leaving a relatively blank wall. We will be framing three square casement windows on the south side of the barn which will be seen from the highway and evoke traditional barn windows. We will install sliding glass windows on the west and east side of the barn, nearly filling the double door space on the west and half of the opening on the east. Sliding barn doors, replacing original doors, will, when closed, mimic the original appearance of the facades. When open, the visual experience of looking through the entire barn will be maintained. When closed, the façade on the east side will be totally blank and windowless, retaining its original appearance. On the west side of the barn, filling the space originally occupied by hay doors, under the hood, we will install an assembly of fixed, square, four light windows patterned after the style employed for the Wylie House Education Center. (Photos attached) All windows to be installed will be Marvin Elevate windows, which will be fiberglass exterior and wood interior (not vinyl) with SLD divided lights (two panes with spacer bars) <https://www.marvin.com/products/design-options/divided-lites>.

At this time, a decision regarding siding has not been made. We are exploring the cost differential between reclaimed and/or new white oak shiplap siding and poplar or white oak board and batten style siding.

The interior of the barn will remain generally open to the ceiling, with the exception of a second floor L-shaped loft covering a first-floor enclosed bedroom, bathroom and kitchen. The loft will house two single beds for children or family guests and small bathroom over the wet wall on the first floor. The latter will have no wall separating it from the open space. The timbers framing the bays will remain in place and the face of timbers will be retained when drywalling throughout. The owner wishes to keep one original bay intact with its low walled surround, handmade door and feeding trough. The concrete floor includes radiant heating and was installed with stained cement. While radiant heating should be sufficient for comfort, air conditioning is more challenging in such a large space. We are exploring the installation of two “splits” in two living areas. Splits are wall suspended A/C units that do not project to the exterior and cool smaller spaces. They will be supplied with refrigerant from a compressor placed on the ground on the south (untraveled side) of the barn.

The roof will be penetrated by one sole pipe – the plumbing soil pipe. We anticipate three suspended ceiling fixtures, including a main chandelier over the central bay and two ceiling fans in the east and west bents. The hay trolley/pulley system suspended in the very peak of the ceiling will be reaffixed after the installation of the new roof system. A car sided or shiplap ceiling will face the interior.

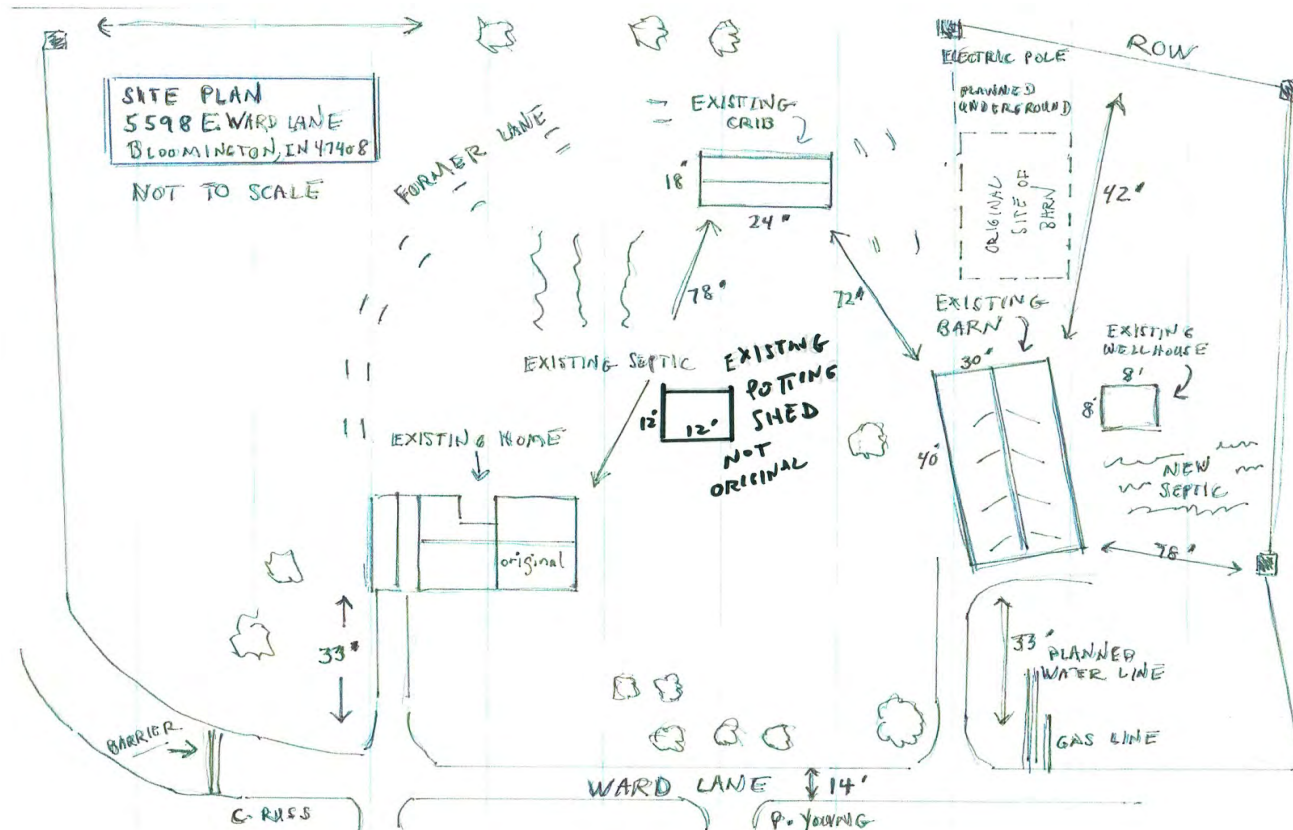
A gravel drive serving only the barn cabin will extend from the Ward Lane entrance with loading at the corner of the barn near the front door and a parking/turn around space near the rear, against the south wall of the crib, and hidden from the view of the main house. We anticipate landscaping improvements on the west (front) side of the barn, keeping the front plateau in grass and small border plantings as a sitting, viewing area. On the east side, we will create a plan for a more enclosed garden with vertical trees along the railroad right of way, perhaps retaining original barn piers as interesting historical, if immovable, features. No major trees will

Attachment #1: Stafford COA Request

be removed. A cluster of osage orange trees near the well house will be retained. Though they are dangerously thorny and messy with fallen hedgeapples, they are historic hedgerows employed by farmers to control livestock movement.

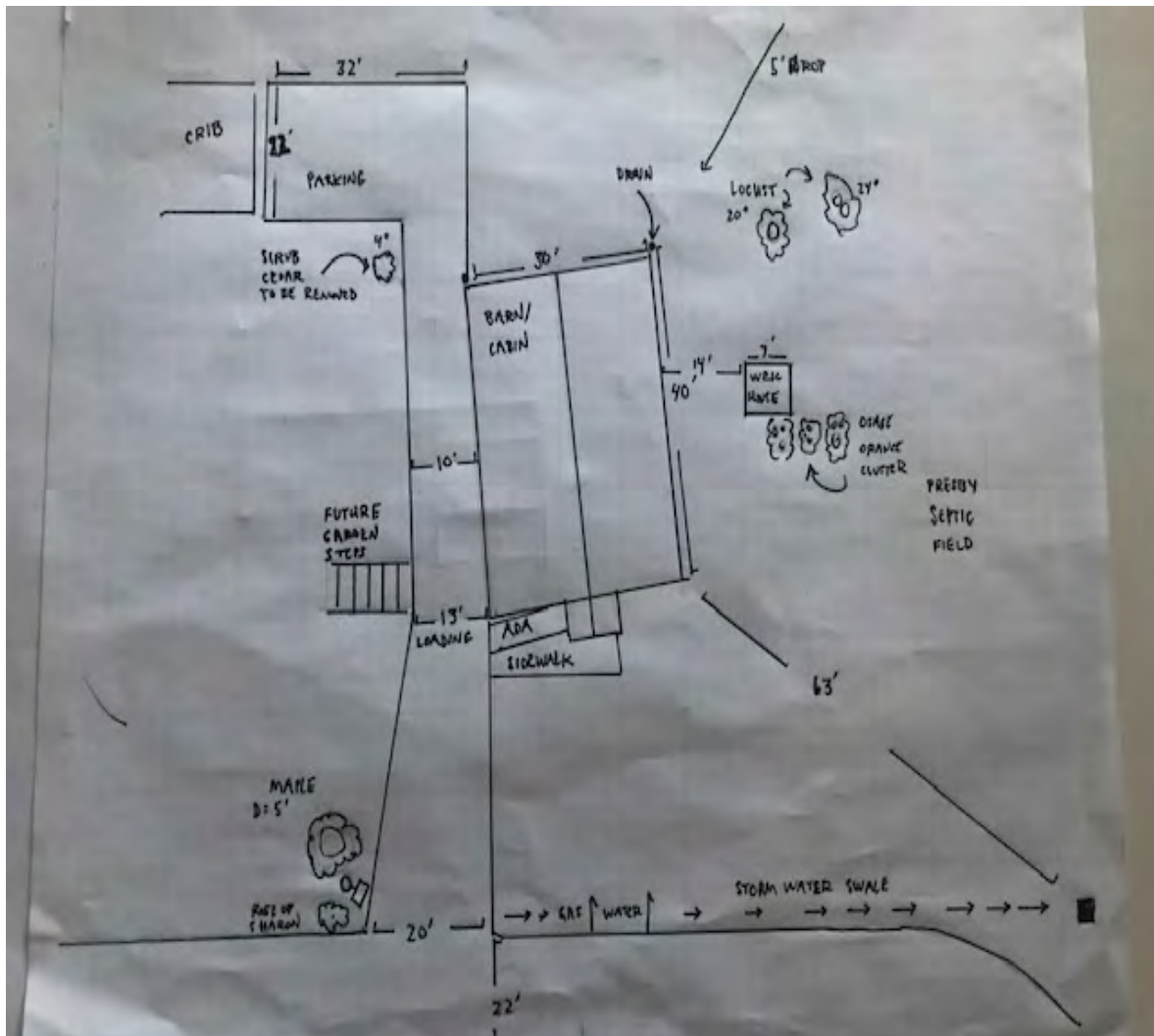
Drawings created by the owner (not professional) and photos accompany this proposal to further illustrate current and proposed changes.

Certificate of Appropriateness Request
Attachment # 2
Site Plan



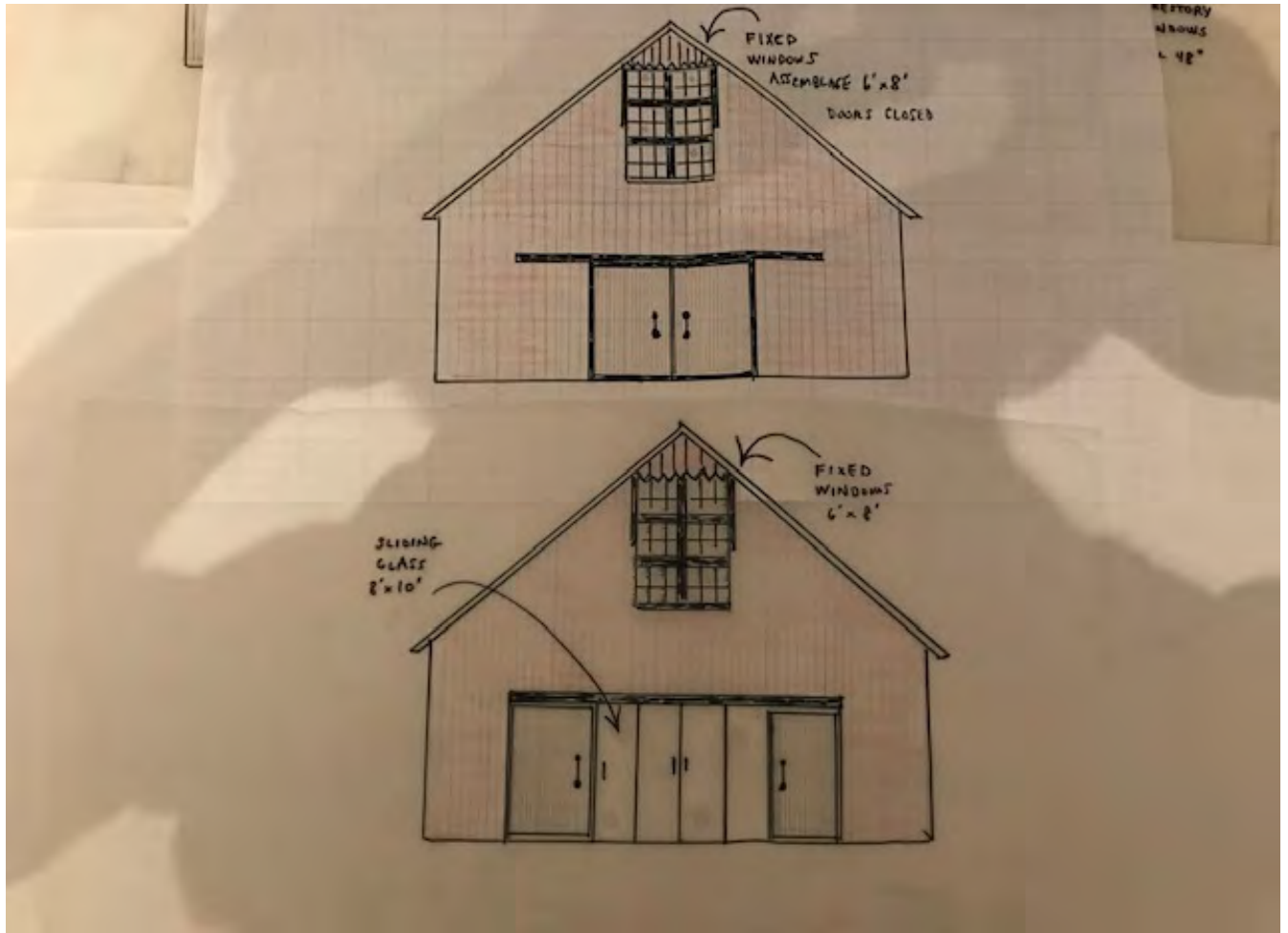
Location of construction: entire property illustrated

Attachment # 2: Stafford COA request



Location of the proposed construction: detailed

Attachment # 2: Stafford COA request



Proposed West façade: doors closed and open. See next page for fixed windows example

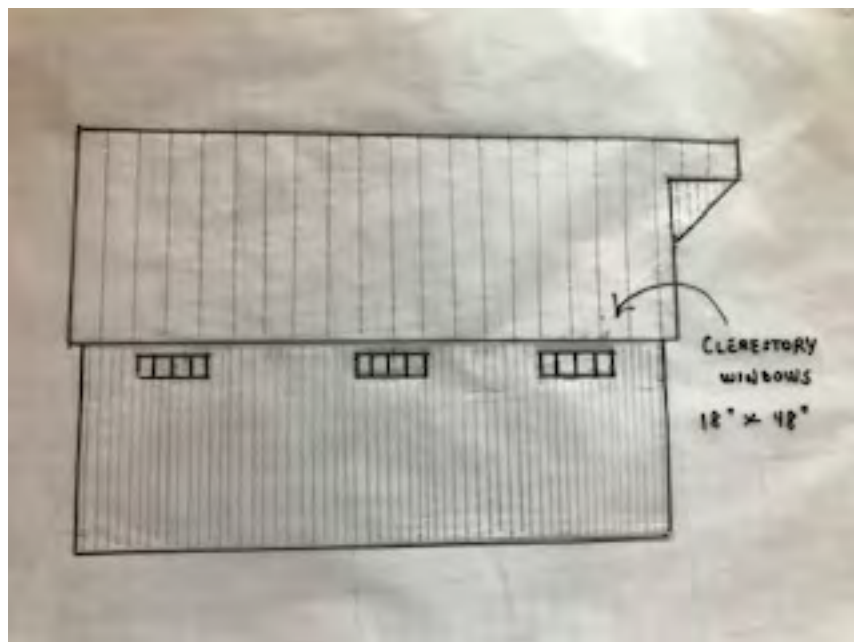


Wylie House Education Center

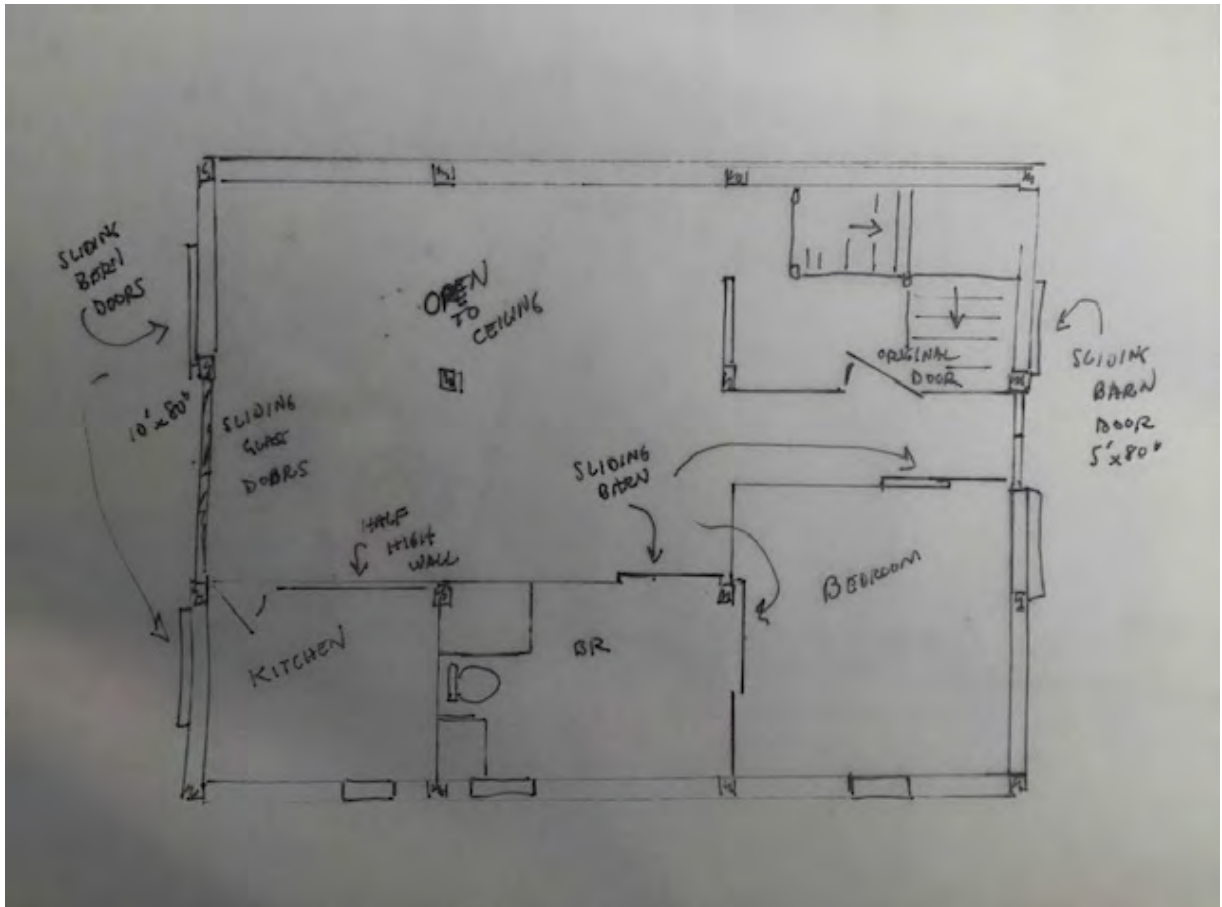
Attachment # 2: Stafford COA request



South facing. Windows not symmetrical due to placement of radiant heating boiler on internal wall.

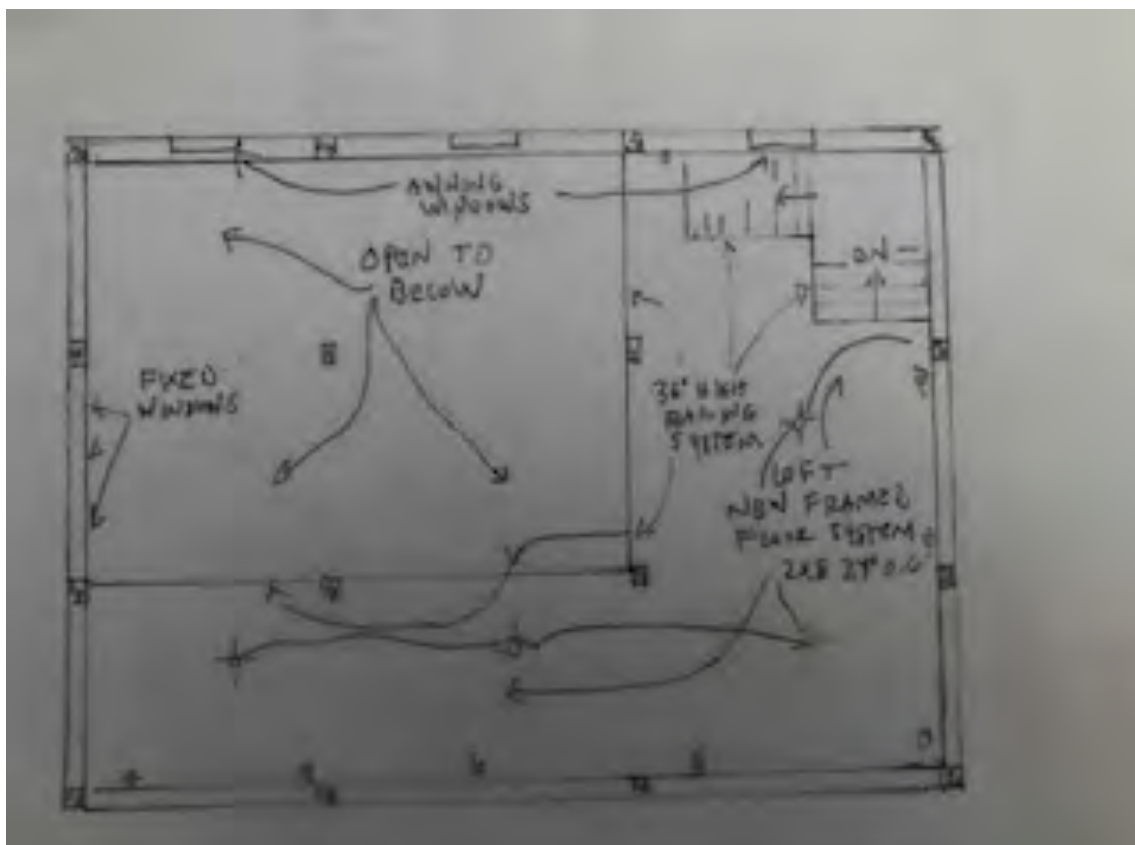


Attachment # 2: Stafford COA request



First floor schematic

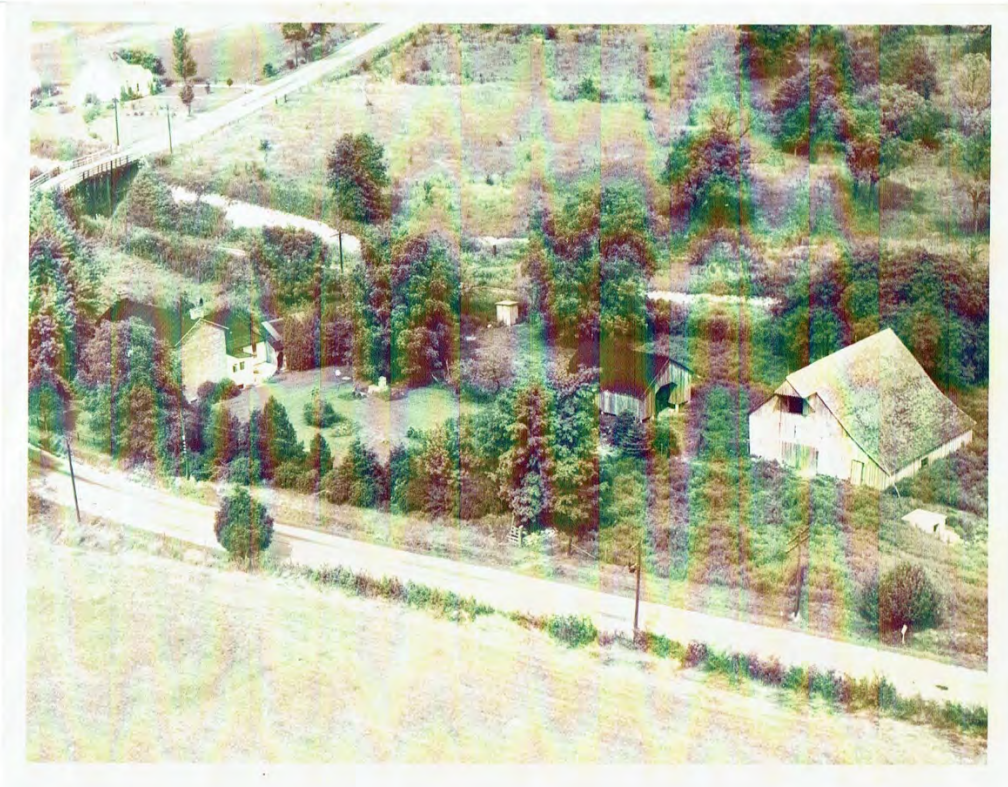
Attachment # 2: Stafford COA request



Second floor schematic

Attachment #3: Stafford COA Request

Photographs of the Existing Structure to be Changed





Attachment #3: Stafford COA Request

YouTube presentation of barn restoration to date:

<https://www.youtube.com/watch?v=khwWbiMqa-k&t=13s>

Attachment #1 outlines the steps to be taken in the next few months.

Stafford proposal for Certificate of Appropriateness
Attachment # 5

Write down the existing materials that will be removed from the site, as well as the proposed materials.

The extensive deterioration of the infrastructure of the barn has necessitated the removal of a significant number of material elements, as noted here, all reflected in the photographic record:

In order to allow space for the lifting and moving of the barn, we have removed elements of the internal structure that would prevent that operation and/or provide impediments to the adaptive re-use of the interior to serve as living space. These include feeding troughs (2), half-walls separating bays (2), poplar flooring upstairs and down installed by the owner in 1980, and grain room walls. We have also cut the bottoms of rotted beams (all of them) up to good wood to replace with structurally sound 8'x8" wood. We have removed the sliding doors constructed by the owner in the 1980's. We have removed ship lap siding to enable room for the moving equipment and, more recently, the framing of the interior structure. We will re-install siding which is either ship-lap or board and batten, depending on cost estimates.

In the summer of 2020, following the "opening up" period of the COVID 19 crisis, we began removing the roof structure. The roof was originally built with (real) 2"x4" rafters with a shingle covering. A metal roof was installed in the 1940's (as reflected in the aerial photo) and replaced in circa 1980 with a new galvanized roof. Many of the rafters were sistered together and the roof, in 2020, is rusted. We have removed both the rafters and the metal, retaining and storing the lightning rods and ridge height hay pulley system for re-installation.

It is the desire of the owners, if possible, to refurbish and re-install certain elements of the interior to evoke the original purpose and layout, including the central hall and bays. One bay will be restored with its original half-walls, door and trough if possible. The hay mound will be opened up to the ceiling, while we will retain a loft area for a secondary sleeping area. We will re-install sliding barn doors on both facades of the structure, though they will hide visitor entrances.

The original front-facing hay doors were removed by the owner in about 1981 and replaced with a window assembly. Also, the owner removed a shed addition to the south that was rotted and nearly fallen in. The front façade will be replaced with a new window assembly that evokes the hay doors.

Given the need to bring light and breeze into the barn for its future use, we will fenestrate the barn in a tasteful manner that does not significantly detract from its original appearance. On the south side of the barn we will install three Marvin windows that evoke an agricultural, rather than residential use. While the shed addition originally had one opening, as reflected in

the 1940's photo, that would be insufficient to bring light to the interior of the main barn. These will be casement windows (non-vinyl) that allow egress in accordance with fire codes. On the north side of the barn, originally window-less, we will install Marvin clerestory awning windows near the eaves, so as to preserve the mainly plain façade.

Where the hay doors were originally located, we will install an assembly of fixed windows along the lines of those included in the Wylie House education center in Bloomington.

In order to keep the original appearance of the front and back facades (west and east) we will install sliding glass doors. While we considered a more residential entrance, we feel that retaining the open "look through" appearance (with the sliding overlaid doors open) would be appropriate. These doors will, on the front, fill the opening and evoke the original appearance from the street, while enabling us to provide a coded key-lock that can serve tourist cabin visitors.

As for the replacement of siding, we are undecided. While I have sought reclaimed ship lap siding on an internet search, the availability is limited and the cost is rather high, as purchasers for small amounts dominate the market with goals for interior "rustic" use. We will be receiving cost estimates for new white oak ship lap siding and will compare this with local, green, white oak board and batten, including comparison of installation costs by our contractor. Some comparisons of the two are provided in photos below.



Board & Batten

SKU: N/A Categories: [Exteriors](#), [Southern Pine](#)

- *1x12 boards with 1x3 battens
- *Rough Cut Southern Pine
- *Kiln Dried
- *Full 1" thick
- *Treated MCA Above Ground

Turn your pole barn into an awesome rustic cabin with our ROUGH CUT BOARD AND BATTEN BARN SIDING. Some folks are finishing them out to live in and calling them "barndominiums" or "shouses!" Others turn it into an event barn or party barn.

Ballpark pricing below

per sq. ft. - min order = 500 sq. ft.



Ship-lap siding

As the barn was originally painted red, we plan to match the color currently used on the crib nearby:



While the placement of the windows and doors are reflected in attachment # 2, the materials to be used are, for the most part, Marvin products. The Elevate line of windows uses their branded fiberglass material over, in our application, painted wood interior.

Ultrex[®] pultruded fiberglass, a material Marvin created over 20 years ago, was one of the first premium composite materials on the market. With its very low conductivity, fiberglass is one of the best insulators among window-frame materials. It shrinks and expands at the same rate as glass, making its air-seals as durable as the rest of the unit, and its longterm stability also ensures that fiberglass windows will operate like new for decades to come. Marvin offers two options for our pultruded fiberglass windows: all fiberglass (Essential) and fiberglass-clad wood (Elevate) that offers the warm look of real wood on the interior of the home.

Benefits of Pultruded Fiberglass



- Expands and contracts at virtually the same rate as glass, so it works with glass rather than against it
- Maintains shape even in harsh climates with regular exposure to temperature variation, wind, rain, or snow
- First and only composite to achieve AAMA 624 verification, meaning that the finish has passed numerous rigorous tests
- Resists chipping, chalking, or fading, even in darker hues
- Non-conductive and non-corrosive
- Engineered to maintain its look even years after installation

From among the divided lites options, we will choose simulated divided lites with space bars, providing an authentic divided light appearance with good energy conservation attributes.

Product Design Options

DIVIDED LITES

The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass.

Authentic Divided Lite (ADL)



energy efficiency.

Separate pieces of glass are glazed between muntin bars - the way windows have been made since the beginning but with Marvin's updated design to increase

Simulated Divided Lite (SDL)



spacer bar installed between the glass to create even more depth that resembles an ADL.

An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a

Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

Grilles-between-the-Glass (GBGs)



4 interior colors.

Grilles are permanently installed between the glass panes for a low-maintenance, smooth exterior and easy cleaning. Choose from 13 exterior colors and




Diagram of an Elevate Awning Narrow Frame Window. The window is shown in a closed position, with a dark frame and a light-colored interior. The diagram is divided into two sections: INTERIOR and EXTERIOR. The EXTERIOR section is highlighted with a yellow underline.

Features of the Elevate Awning Narrow Frame Window

- Available in heights up to 4 feet or widths up to 4 feet
- Built to fit existing window openings within a fraction of an inch for precise frame-in-frame replacement
- Dual-point locking system ensures a tight seal and security from top to bottom

INTERIOR EXTERIOR



Photograph of an Elevate Casement Narrow Frame Window. The window is shown in a closed position, with a light-colored frame and a light-colored interior. The window is set into a white wall. A grey label with the word "ELEVATE" is visible in the top left corner of the image.

Elevate Casement Narrow Frame



The sliding door on the front façade is over sized, to fill the opening and will have four panels, with the two interior panels sliding outwards, with a screen covering in hot weather. Prevailing winds from early July to late August are from the west – perfect for this arrangement, with a pass through to the east door opening, half of which will be occupied by a 5’ sliding glass door and covered by wooden doors when closed.

Near the entrance to the site, we will install an approved directional sign, illuminated by a low wattage pole lamp. We will also need some simple illumination at the front entrance sidewalk/door, perhaps replicating a lantern on a hook. Some examples are illustrated below:



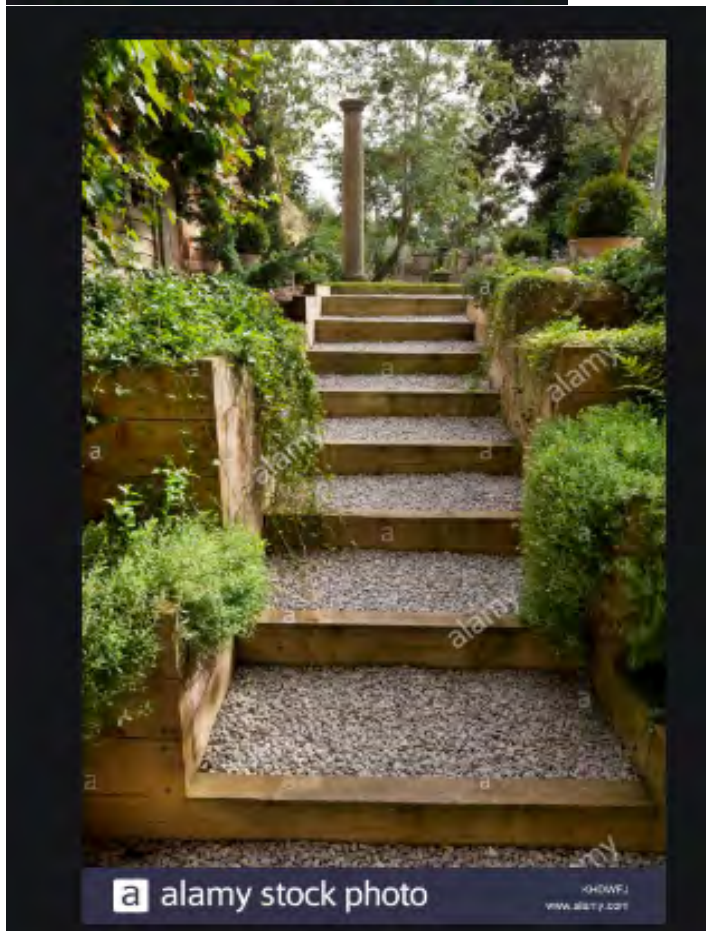
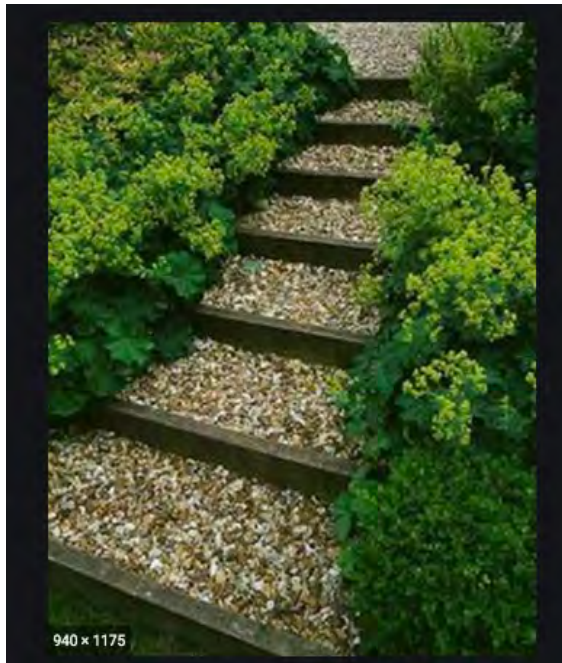


BARN LANTERN WITH METAL HOOK
LEWM-21

Stafford COA request: Attachment #5

As for landscaping around the barn, we intend to keep the space in front of the barn relatively open for seating and a view to the west. The approximately 40'x40' space may be bordered in some fashion, as would the short sidewalk/ramp leading from the loading area of the driveway.

In order to connect the tourist cabin with the gardens in the yard of our main residence, for strolling, we will create a garden stair on the north side of the barn up the little rise to the yard. Examples of such as stair are shown below:



Pictures of the main garden area are also shown:





Stafford COA request: Attachment #5

In the coming year, I have the goal of restoring another feature of the yard, a small fish pond built by John Franzmann decades ago. The pond currently does not hold water. It was featured in our historic designation petition.



-END-

MONROE COUNTY PLAT COMMITTEE**August 20, 2020**

PLANNER Tammy Behrman
CASE NUMBER 2001-SMN-02Peony Place Minor Subdivision Preliminary Plat
○ Plat Vacation Request from Scherer Type E Subdivision
○ Utility Underground Waiver Request
○ Sidewalk Waiver Request
○ Right of way Width Waiver Request
PETITIONER Kimberly Cramer and Richard Scherer
ADDRESS 4811 & 4815 N Maple Grove Road
REQUEST Preliminary Plat to subdivide one lot into two lots
ACRES 3.42+/-
ZONE RE1
TOWNSHIP Bloomington Township
SECTION 18
PLATS Scherer Type E Subdivision
COMP PLAN
DESIGNATION: MCUA Suburban Residential

EXHIBITS

1. Preliminary Plat Site Plan
2. Scherer Type E Subdivision Plat
3. Type E Letter and supporting documents
4. Sewer Easement
5. Historic Inventory Documents

RECOMMENDATION

Staff recommends **XXX** based on the Findings of Fact subject to the county highway and drainage engineer reports.

SUMMARY

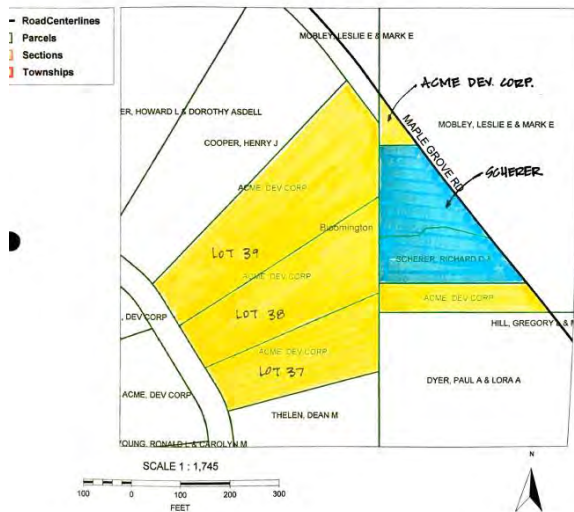
The petitioner requests a two lot minor subdivision for the purpose of allowing two existing residences to remain with each being on a separate lot of record. Currently the 2,656 sf home built in 1993 and the smaller 616 sf home built 1940 occupy the same lot making this a non-conforming lot under the Monroe County Zoning Ordinance. The 3.42 acre lot was created in 2006 by the Scherer Type E Administrative Subdivision. A plat vacation request is included with this subdivision petition. The petition site is within the National Register Historic District known as Maple Grove Road Rural Historic District (Exhibit 5). The smaller home also is listed as 'Contributing' in the ISSHI County Survey as well as the extensive amount of historic, dry stack limestone walls found on the petition site. These historic features are being taken into consideration by staff with regards to certain requirements under the Subdivision Control Ordinance. A Sidewalk Waiver request, Right of Way Width request and Utility request have been made by the petitioner to protect the historic structures.

BACKGROUND

The petition site was created in 2006 by the Scherer Type E Administrative Subdivision (Exhibit 2). This one lot Type E merged several parcels and also obtained land from a platted lot to the west as shown below blue. This appears to have combined both homes on one lot though this may not have been evident to staff. Exhibit 3 contains a proposal letter to staff from the engineer. See the images below for the lot configuration process.

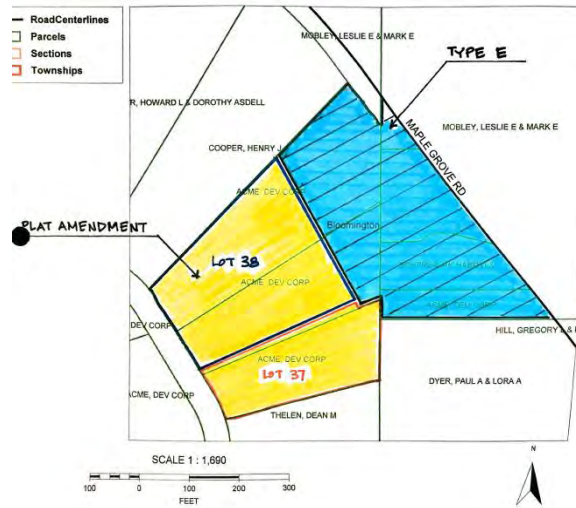
Muirfield Phase 2 Plat Amendment

EXHIBIT 3: 2006 Lot creation for petition site



Muirfield Phase 2 Plat Amendment

EXHIBIT 3: 2006 Lot creation for petition site

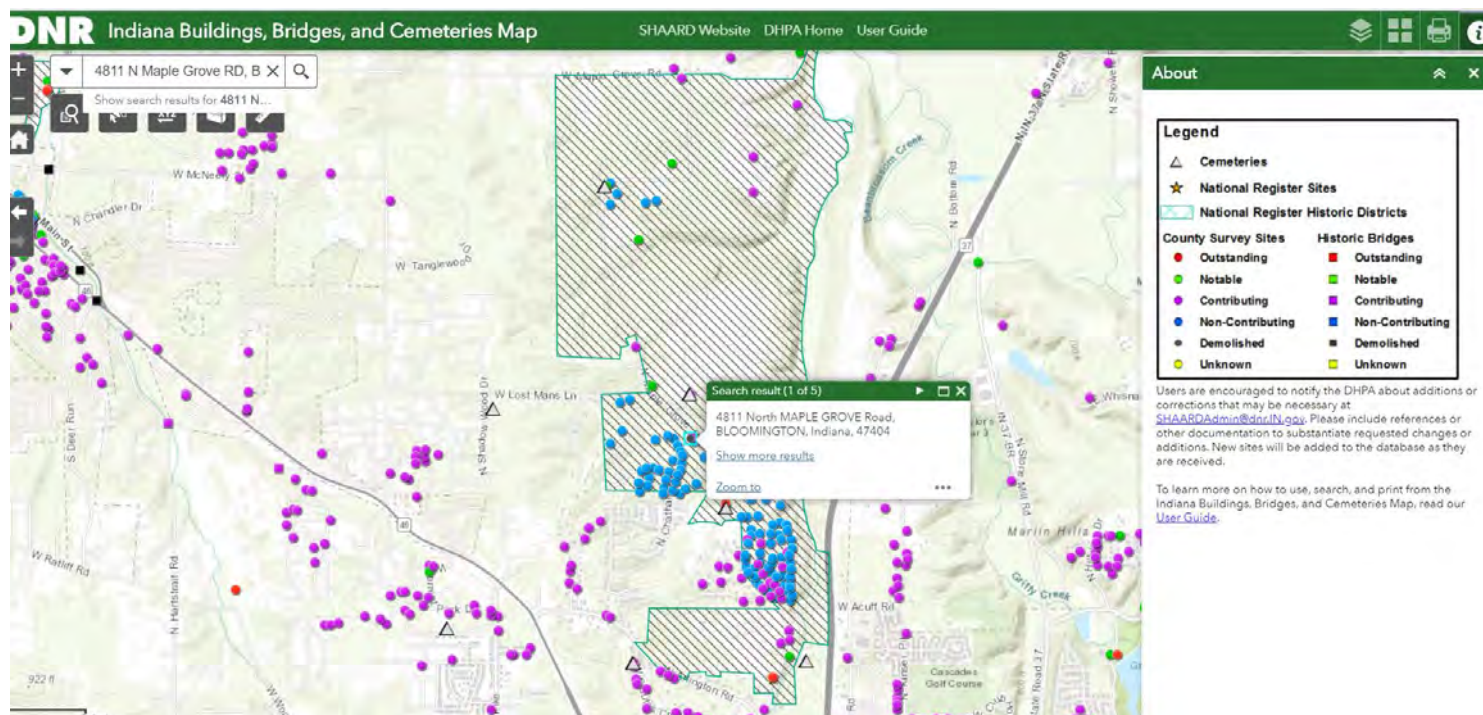


BACKGROUND Cont.

The petition site is within the National Register Historic District known as Maple Grove Road Rural Historic District (Exhibit 5). This site does not have local protection under the Historic Preservation Overlay. The Monroe County Historic Preservation Board of Review will review this petition on August 17, 2020 which is after the publication of this staff report. An update on any Board of Review Findings will be shared at the Plat Committee meeting August 20, 2020.

Both the Sidewalk and Right of Way Width requirements are impacted by the historic dry stack limestone walls on the petition site. Without the waivers these structures could be at risk. The width of N Maple Grove Road is 19' and the distance from limestone wall to limestone wall that border each side of the road is as little as 40' in some areas along the road. The walls on the petition site extend into the previously dedicated right of way by about 5'. The process for reversing the previous right of way dedication is time consuming and costly and requires County Commissioner approval. The petitioner is not seeking to go through this process at this time.

The 616 sf home extends into the required 45' right of way and would need to be altered if the waiver to remain at 30' is not approved.

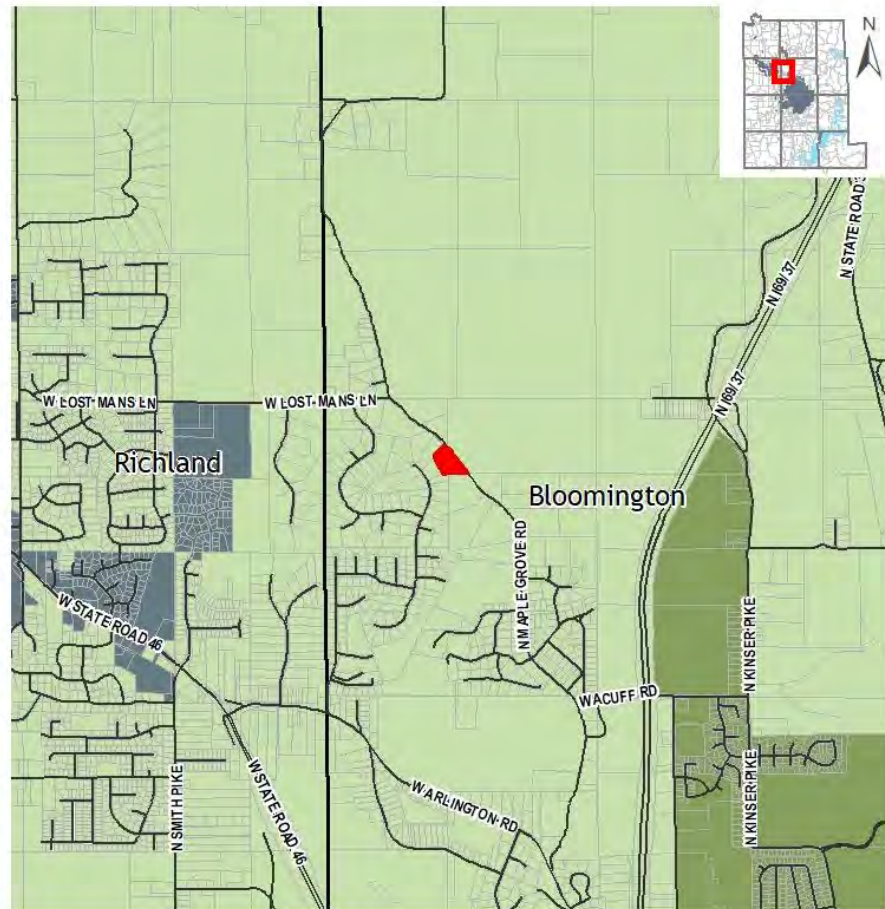
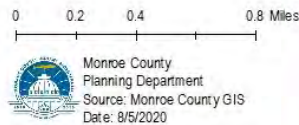


LOCATION MAP

The petitioner site is located on 4811 & 4815 N Maple Grove RD in Section 18 of Bloomington Township.

Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Incorporated Areas**
- Bloomington
- Ellettsville
- Parcels



ZONING

The zoning for the petition site is a former fringe zone, Estate Residential 1 (RE1). The surrounding parcels are also zoned RE1 with some Agriculture / Rural Reserve to the north and west.

The use is single family residential (but currently with two dwellings) and the adjacent lot uses are either single family residential or agriculture use.

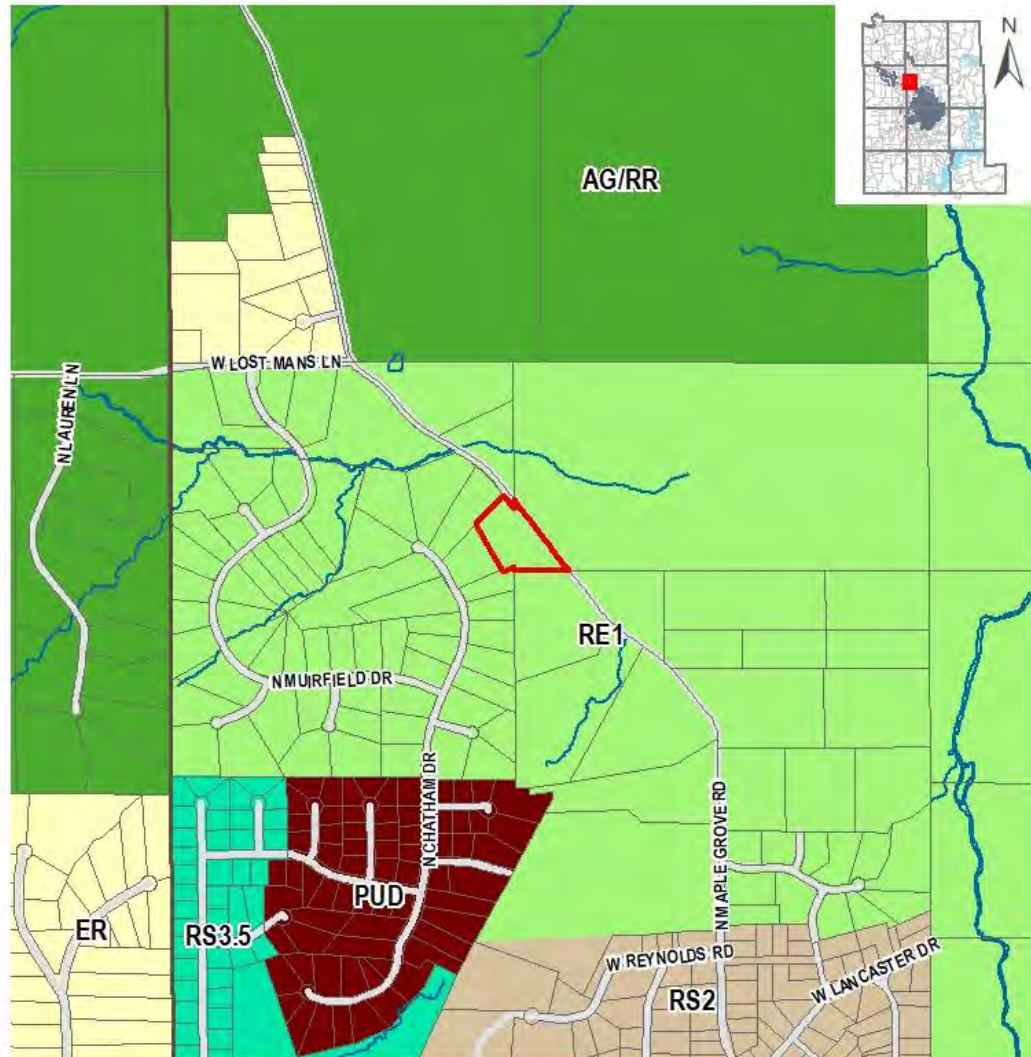
Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  ER - Estate Residential
-  PUD - Planned Unit Development
-  RE1 - Estate Residential 1
-  RS2 - Single Dwelling Res. 2
-  RS3.5 - Single Dwelling Res. 3.5

0 0.075 0.15 0.3 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 8/5/2020



SITE CONDITIONS

The parcel currently contains a 2,656 sf single family dwelling (1993) and a smaller 616 sf dwelling (ca.1940). There is also a detached garage, shed and historic, drystack limestone walls. Karst features are not visible and FEMA floodplain is not on the petition site. The site gains access currently through two driveways that connect to N Maple Grove Road, a Major Collector.

Site Conditions Map

- Major Collector [90']
- Petitioner
- Local Roads [50']
- Hydrologic Features
- Parcels



Summary of Improvements

| Buildings | Grade | Condition | Construction Year | Effective Year | Area |
|--------------------|-------|-----------|-------------------|----------------|-------|
| Detached Garage | D+1 | A | 1999 | 1999 | 720 |
| Gazebo R 02 | C | A | 1996 | 1996 | 108 |
| Single-family R 01 | B-1 | A | 1993 | 1993 | 2,656 |
| Single-family R 02 | D+2 | A | 1940 | 1940 | 616 |

The petition site meets the Buildable Area requirements as stated in the Subdivision Control Ordinance for Chapter 856-7. There are very few slopes over 15 percent. Drainage mostly runs east towards the road from the site.

Slope Map

- Major Collector [70']
- Local Roads [50']
- ▭ Petitioner
- ▭ Parcels
- 2-Foot Contours

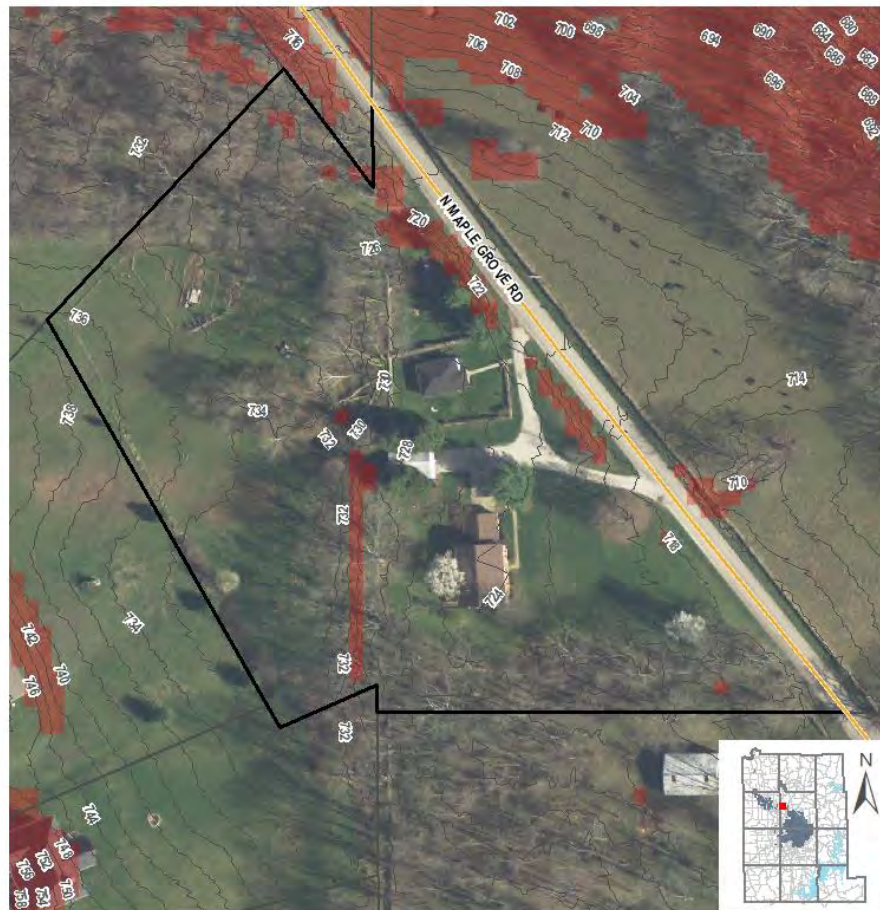
15_Percent Slope (2010)

- ▭ 0 - 15
- ▭ > 15

0 20 40 80 120 160 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 8/5/2020



INFRASTRUCTURE and ACCESS

Utilities: the two residences already have water and electric running to them. Capacity letters are on file. Electric lines are underground for the larger home on Lot 1. The smaller second home on Lot 2 is requesting a waiver from this undergrounding requirement. Sewer connection is required for this minor subdivision approval and must be connected prior to final platting. A recorded sewer easement is on file as well as a capacity letter from Eastern Richland Sewer Corp (Exhibit 4).

A sidewalk waiver has been requested due to the location of the historic dry stack limestone walls on the property. There are enough trees along N Maple Grove RD on the site to meet the required 15 street trees.

Access is by way of N Maple Grove Road. At the time of staff report publication there is not an ideal driveway configuration to approve. There are concerns that

SITE PICTURES



Figure 1. Facing north along N Maple Grove Rd. Staff is at the southeastern corner.



Figure 2. Current southern driveway that does not meet the Highway Department Standards for safety.



Figure 3. Facing north:
view of the northern
driveway that does meet
sight distance
requirements. Note
utility pole and historic
drystack stone wall in the
pine trees. A portion of
this wall is already in the
30' dedicated right of
way.



Figure 4. Facing south:
view of the northern
driveway where it
intersects with N Maple
Grove Rd.



Figure 5. Facing west: view of the detached garage on the left and the 560 sf home. Also shown is the northern driveway and historic stone wall.



Figure 6. Facing north: view of the shed within the stone paddock. Without the right of way waiver this shed would have to be relocated or removed and more of the stone walls would be in the right of way.



Figure 7. Facing east:
view of the 560 sf home.
Shown is the utility
contact points to the
home.



Figure 8, Facing
southeast: view of the
larger home backyard
and historic stone wall in
the background found on
the southern lot line.



Figure 9. Facing north:
view of the northern
driveway and stone walls
that flank either side of N
Maple grove RD with a
distance of roughly 40'
in places.



Figure 10. Pictometry view facing north from April 2020.



Figure 11. Pictometry view from April 2020.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the **MCUA Suburban Residential** designation of the 2015 Comprehensive Plan. The Comprehensive Plan states the following for this designation:

5.1.2 Suburban Residential

Suburban residential includes existing low- density single-family subdivisions and isolated multi-family apartment complexes. Different housing types are typically segregated, with multiple buildings having a similar or identical appearance. This development type is not recommended for extensive application beyond existing or currently planned developments.

In some locations, it may be appropriate to extend this development pattern if it is directly adjacent to existing Suburban residential subdivisions as an appropriate way to coordinate with those neighborhoods. However, the conservation community land use category offers a more appropriate alternative to the conventional suburban subdivision that balances the desire for non-urban living while also preserving rural character. The following guidelines should be considered if new suburban-style developments are approved; they also provide considerations for potential retrofitting of public infrastructure within existing neighborhoods.

A. Transportation

Streets

Suburban residential subdivisions are auto-oriented by design. To the extent possible, this approach to residential development should be de-emphasized within the Urbanizing Area to prevent continued expansion of isolated “leap- frog” subdivisions and sprawl development patterns that require continued reliance on the automobile. New Suburban residential streets should be designed to encourage interconnectivity to and through the neighborhood and to surrounding subdivisions. Cul-de-sacs should be discouraged unless necessary due to topographic or environmental constraints. Streets are typically designed with curb and gutter, but may also be designed to accommodate surface runoff with open street-side swales or ditches.

Bike, pedestrian, and Transit modes

Sidewalks and/or shared use paths should be provided on all streets, with connections to larger pedestrian and bicycle systems. Sidewalk retrofits in existing subdivisions should be considered after thorough consultation with and support from existing residents.

Given their remote location and low-density development pattern, opportunities to serve Suburban residential neighborhoods with public transportation are limited. Expansion opportunities for rural Transit routes should be explored, with pick-up locations considered near entries to subdivisions.

B. Utilities

Sewer

New development should be served by the public sewer system. Localized package systems for individual residential subdivisions should be discouraged. Retrofit and tie-ins should be encouraged for older neighborhoods on septic.

Power

Overhead utility lines should be buried within subdivisions. Where possible, existing overhead lines along arterial frontages should also be buried.

Communications

Communications needs will vary within the suburban residential developments, but upgrades to infrastructure should be a key consideration for future development sites. Creating a standard for

development of communications corridors should be considered to maintain uniform and adequate communications capacity.

C. Open space

Park Types

Many of the older suburban subdivisions in the Urbanizing Area were developed without dedicated open space. New developments, such as Stone chase, include platted open space reserves; these generally function to preserve natural features such as streams and tree stands, or to provide space for stormwater retention ponds. However, subdivisions are not currently required to provide usable park space, with the exception of voluntary cluster subdivisions. All new residential subdivisions should be designed to include neighborhood parks and/or greenways as a community amenity.

Urban Agriculture

Private residential gardens and local community gardens should be encouraged within commonly maintained open space areas or via conversion of undeveloped lots in established neighborhoods.

D. Public Realm Enhancements

Lighting

Lighting needs will vary by street type and width but safety, visibility and security are important. Local streets may be lighted, but lighting may be not be necessary in all low-density subdivisions.

Street/Site furnishings

Suburban residential neighborhoods typically have few street furnishings beyond street lamps.

E. Development Guidelines

Open Space

A minimum of 5% of total site area for new developments should be set aside for publicly accessible and usable open space areas. Open spaces may be designed as formal park settings or informal, naturalized reserve areas. Natural areas should be accessible with trails or paths where appropriate. if not accessible, additional open space area should be provided. Likewise, open space areas may include stormwater management features, but should not be dominated by large retention ponds with no additional recreational space.

Parking Ratios

Parking for single-family homes is typically accommodated on individual lots. On-street parking should also be permitted.

Site Design

Reverse frontage lots should be avoided. Homes should not back onto arterial or collector streets.

Building form

Modern suburban single-family construction has trended in two directions: either overly simplified (e.g. blank, windowless side facades) or overly complex (e.g. complicated building massing and roof forms). Homes should have recognizable forms and detailing appropriate to the architectural style, with an emphasis on “four-sided architecture”. Garages doors should not dominate the front facade; ideally garages should be set back from the front facade and/or side-loaded.

Materials

High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Vinyl and exterior insulated finishing Systems (eifS) may be appropriate as secondary materials, particularly to maintain affordability, but special attention should be paid to material specifications and installation methods to ensure durability and aesthetic quality.

Private Signs

Subdivision entry signs should be integrated into high-quality landscape designs.

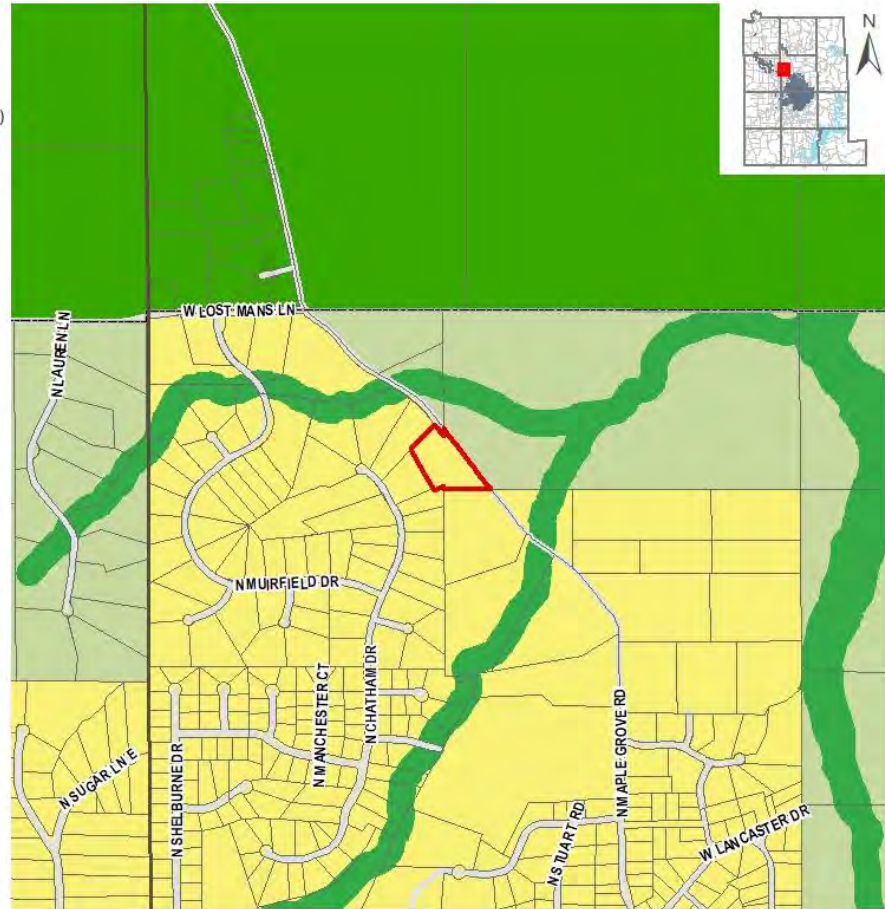
Comprehensive Plan

-  Petitioner
-  Townships
-  Monroe Co. Urbanizing Area (MCUA)
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
 -  Estate Residential
 -  Farm and Forest
 -  MCUA Open Space
 -  MCUA Rural Transition
 -  MCUA Suburban Residential

0 0.075 0.15 0.3 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 8/5/2020



MONROE COUNTY TRANSPORTATION ALTERNATIVES

The [Transportation Alternatives Plan](#) shows N Maple Grove Road as a High Priority Road Improvements for Alternative Transportation. Improvement possibilities are in the red box below. Just this year N Maple Grove Road was repaved. Black circle is petition site area.

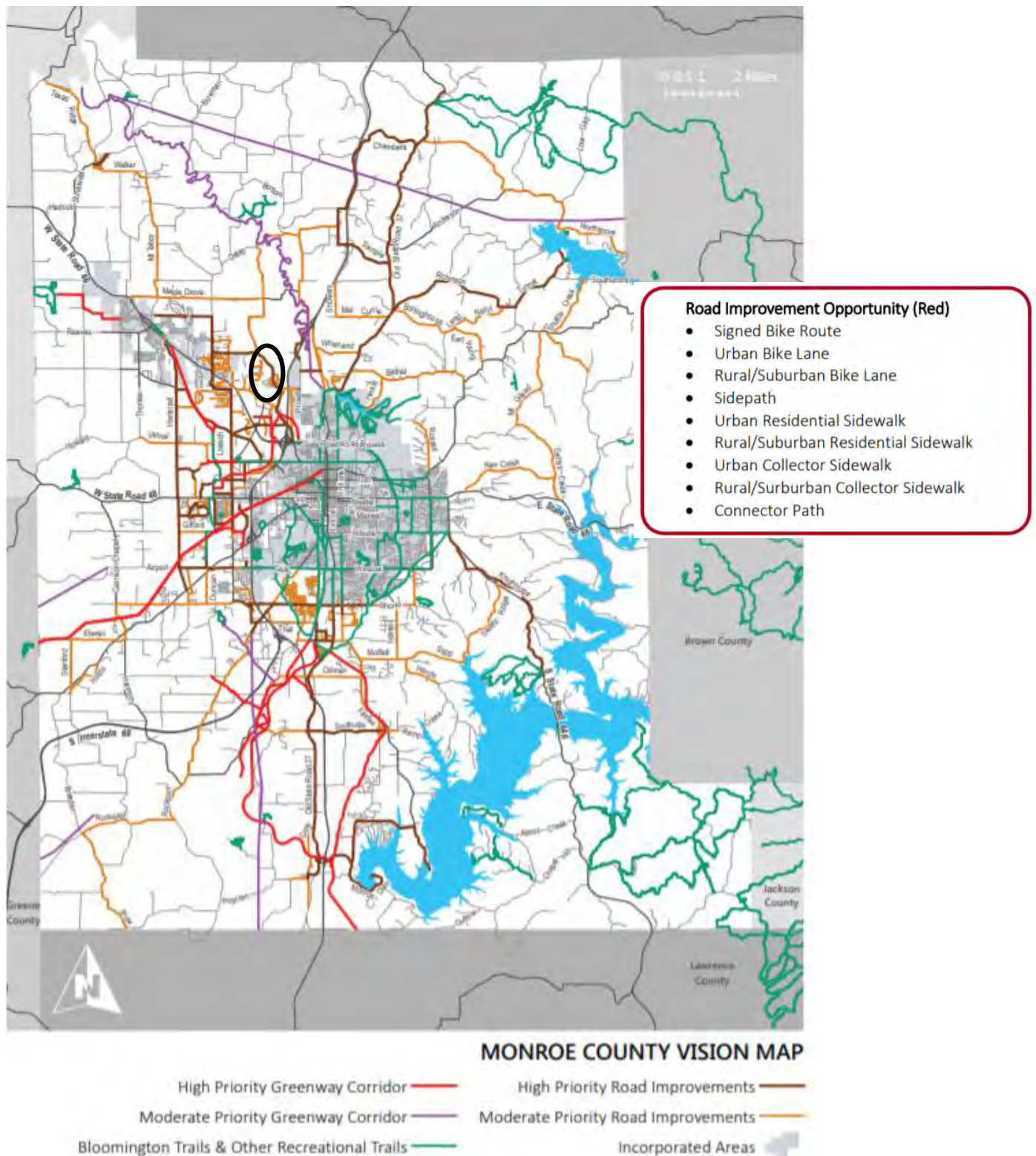


EXHIBIT 1: Petitioner Preliminary Plat

PEONY PLACE MINOR SUBDIVISION - PRELIMINARY PLAT A PART OF THE NORTH HALF OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

PROJECT LOCATION



LOCATION MAP

DECKARD
L. DICKARD
REGISTERED SURVEYOR
No. 299000
STATE OF INDIANA

PEONY PLACE
MINOR SUBDIVISION
A PART OF SECTION 18 T9N, R1W

| DATE | REVISION |
|----------|----------|
| 01/13/20 | 1 |
| 01/13/20 | 2 |

19-159
1
2
01/13/20
BNDY.SHT

AREA FOR COUNTY
RECORDER

BLOOMINGTON TWP
TOWNSHIP 9 N
RANGE 1 W
SECTION 18

DEVELOPER, APPLICANT & OR OWNER
KIM CRANDALL & BRADLEY SCHUBERT
INSTRUMENT NUMBER 2006011393
4800 W. STATE ROAD 45
BLOOMINGTON, INDIANA 47403
812-325-5136

| Drainage and Conservancy Easement | | |
|--------------------------------------|-----------------|----------|
| LINE | BEARING | DISTANCE |
| 1 | N 89° 07' 11" E | 111.07 |
| 2 | N 89° 07' 11" E | 111.07 |
| 3 | N 89° 07' 11" E | 111.07 |
| 4 | N 89° 07' 11" E | 111.07 |
| 5 | N 89° 07' 11" E | 111.07 |
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NOTES:

- 1) 10' (10'00") boundary survey by Smith Neubecker, Inc., dated March 10, 1988, is the basis for this plat.
- 2) All lot corners to be marked with "12" x 12" concrete flag or equivalent "12" or larger.
- 3) All lots are shown with their respective lot areas.
- 4) No building shall be constructed within the easement area shown on this plat.
- 5) All easements shall be shown as 100' or 120' or 150' or 200' or 250' or 300' or 350' or 400' or 450' or 500' or 550' or 600' or 650' or 700' or 750' or 800' or 850' or 900' or 950' or 1000' or 1100' or 1200' or 1300' or 1400' or 1500' or 1600' or 1700' or 1800' or 1900' or 2000' or 2100' or 2200' or 2300' or 2400' or 2500' or 2600' or 2700' or 2800' or 2900' or 3000' or 3100' or 3200' or 3300' or 3400' or 3500' or 3600' or 3700' or 3800' or 3900' or 4000' or 4100' or 4200' or 4300' or 4400' or 4500' or 4600' or 4700' or 4800' or 4900' or 5000' or 5100' or 5200' or 5300' or 5400' or 5500' or 5600' or 5700' or 5800' or 5900' or 6000' or 6100' or 6200' or 6300' or 6400' or 6500' or 6600' or 6700' or 6800' or 6900' or 7000' or 7100' or 7200' or 7300' or 7400' or 7500' or 7600' or 7700' or 7800' or 7900' or 8000' or 8100' or 8200' or 8300' or 8400' or 8500' or 8600' or 8700' or 8800' or 8900' or 9000' or 9100' or 9200' or 9300' or 9400' or 9500' or 9600' or 9700' or 9800' or 9900' or 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IHSSI (County Survey)



Survey Number: 105-055-21070

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2014

National Register File
Number: -

Survey County

| County | Legal Township(s) | Quad Name(s) |
|--------|-------------------|--------------|
| Monroe | Bloomington | Bloomington |

Address: 4815 Maple Grove Rd

City: -

Location Notes: -

Coordinates

Easting

North

537495

4341279

Common Name: -

Category: Building

Visible?: ☐Historic District?: ☒

Historic District Name: Maple Grove Road Rural Historic District

Ownership: private

Use: PresentResidence: ☒Commercial: ☐Vacant: ☐Other: ☐Other: ☐**Use: Past**Residence: ☒Commercial: ☐Vacant: ☐Other: ☐Other: ☐**Surveys/Legal Protections**National Register: ☒State Register: ☒Hoosier Homestead: ☐National Historic
Landmark: ☐Local Designation: ☐Protective
Covenants: ☐Other: ☐

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing 2
Resources:Number of
Non-
contributing 1
Resources:

Environment: Rural

Bibliography: -

Structure TypeBridge: ☐Cemetery: ☐Other: ☒

Time Period(s): c. 1900

Condition: Good

Year Demolished: -

Integrity: Severely Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: -

Architect/Builder**Architectural Firm****Affiliation**

ReplacementWindows: ☒Roof: ☒Other: ☐**Additions**Siding: ☒Wings: ☐Other: ☐

Removals: -

Stories1: ☒1 1/2: ☐2: ☐2 1/2: ☐Other: ☐**Plan**Rectangular: ☐Polygonal: ☐L: ☐T: ☐X: ☐U: ☐Irregular: ☐Other: ☐**Depth**Single-Pile: ☐Double-Pile: ☐Irregular/Massed: ☐Other: ☐**Number of Bays:** 2**Foundation:** CONCRETE**Foundation Description:** -**Walls Description:** -**Other Walls:** -**Roof**Side-Gable: ☐Front-Gable: ☐Cross-Gable: ☐Hip: ☒Pyramidal: ☐Mansard: ☐Other: ☐

Material: ASPHALT

Features: -

PorchesFront: ☒Side: ☐Back: ☐

Notes: across south bay, hip roof, wood columns, concrete floor

Openings: 6/6 double hung vinyl windows, decorative shutters, wood door.

Interior: -

Outbuildings: Shed,
Other

Description: stone walls

Notes: -

Statement of Significance: -

Architectural Description: -

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MONROE COUNTY BOARD OF ZONING APPEALS**September 2 2020****CASE NUMBER:** 2008-CDU-03 & 2008-VAR-49**PLANNER:** Tammy Behrman**PETITIONER(S):** Michelle & Darin Cardwell**REQUEST:** Conditional Use, Chapter 813, "Historic Adaptive Reuse"
Paving Requirements design Standards Variance to Chapter 806**ADDRESS:** 9030 W State Road 48**ZONING:** Agriculture/Rural Reserve (AG/RR)**ACRES:** 3.40 acres +/-**TOWNSHIP:** Richland**SECTION(S):** 32**PLAT(S):** N/A**COMPREHENSIVE PLAN DESIGNATION:** Farm and Forest**EXHIBITS:**

1. Petitioner Letter
2. Site Plan

RECOMMENDED MOTION**TBD** the conditional use request for Historic Adaptive Reuse based on the findings of fact.**SUMMARY/DISCUSSION**

The petition site, Beaumont House, is a 3.40 acre +/- parcel located in Richland Township Section 32. The parcel maintains frontage on W State Road 48, which is classified as a Major Collector. The property currently contains the following structures:

1. Single family dwelling, circa 1890
2. Root cellar, circa 1910
3. Detached garage, circa 1960
4. Accessory shed

The petitioner filed for local historic preservation designation for the property in 2017. The Monroe County Commissioners approved the local historic designation on December 13, 2017 (Ordinance No. 2017-49). The historic designation affects the preservation of the current structures, not the preservation of the current zoning of the property.

The petitioner is requesting a Conditional Use for the use "Historic Adaptive Reuse" in order to be able to reuse the existing Beaumont House and property for an Events Center (see Exhibit 1). The previously received approval for a Bed and Breakfast Use in 2018 and they want to intensify the current use to allow for larger group gatherings rather than just limiting the property to Bed and Breakfast guests.

The intensification will require a larger parking lot. The petitioner is requesting a design standard variance from the paving requirements to Chapter 806.

ZONING AND LAND USE

The site is zoned Agriculture/Rural Reserve (AG/RR). The neighboring properties are zoned Agriculture/Rural Reserve (AG/RR) as well.



Dear Board of Zoning Appeals:

This letter is to ask for an amendment to our previously awarded conditional use of a hotel with accessory structures. Currently this conditional use has been approved under the Historic Adaptive Reuse and provides for our property to be utilized by guests of the bed and breakfast only. Our desire is to increase the use of the accessory structures to include guests of guests up to 150 persons.

Lifting the restriction would allow for multiple facets of meetings and events that are not currently possible. Some examples are corporate meetings, rehearsal dinners, family reunions, business retreats and weddings. We have had interest from major corporations to bring in guest speakers who would stay at our B&B and would speak to local employees in a relaxed setting at our facility. Families have wanted to have out of town guests stay at our B&B and utilize the grounds for reunions. And of course wedding parties would like to increase their guest list.

By allowing up to 150 guests it would capture a larger market to produce additional income to help support the upkeep of the house and grounds. Not all events would be the maximum capacity. We are hopeful to have approximately 100 events a year with 25% being at or near 150 guests. These numbers are based on a 52 week calendar with a mixture of 1-2 events per week. All events would include some attendees staying at the B&B. Contracts would be executed for each event with the number of guests utilizing the B&B for the event as well as the expected number of guests.

The property currently has 2 restrooms and until additional restrooms are added portable restrooms would be brought in to provide the proper amount based on the attendance of the event. A septic system has been approved for the accessory structures that will allow for 6 restrooms in addition to the 5 restrooms in the B&B. One half of the approved second septic system has been installed under the guidance of the MCHD.

In careful consideration as to not diminish the character of the historic property, the accessory structures have been located away from the existing house and designed to blend with the surrounding property. The addition of parking is the element we want to be most careful with. The plan we hope to utilize would be made up of attractive decomposed granite over a crushed stone base. The parking area would be contained with a border and landscaping would provide a visual buffer. Decomposed granite is a permeable surface, drastically reducing or eliminating water run-off. The natural earth tone color will blend in to the surrounding area.

The pavilion and meeting building have been completed. Photographs of those buildings are included. Previously approved was an additional building, a barn. That building would house additional bathrooms, a storage and prep area for off-site caterers and a large open meeting space. No actual kitchen would be included. A rendering of the inside of this space is included as well. A site plan of parking to support this proposed use and a letter from INDOT showing a commercial drive can be permitted is also a part of the package.

Michelle Cardwell

Don Cardwell

Variance Request

As stated in the letter for conditional use we are requesting to utilize decomposed granite as the surface for the parking area. The lot will be carefully designed by Bynum Fanyo to include a border and all landscaping requirements per code.

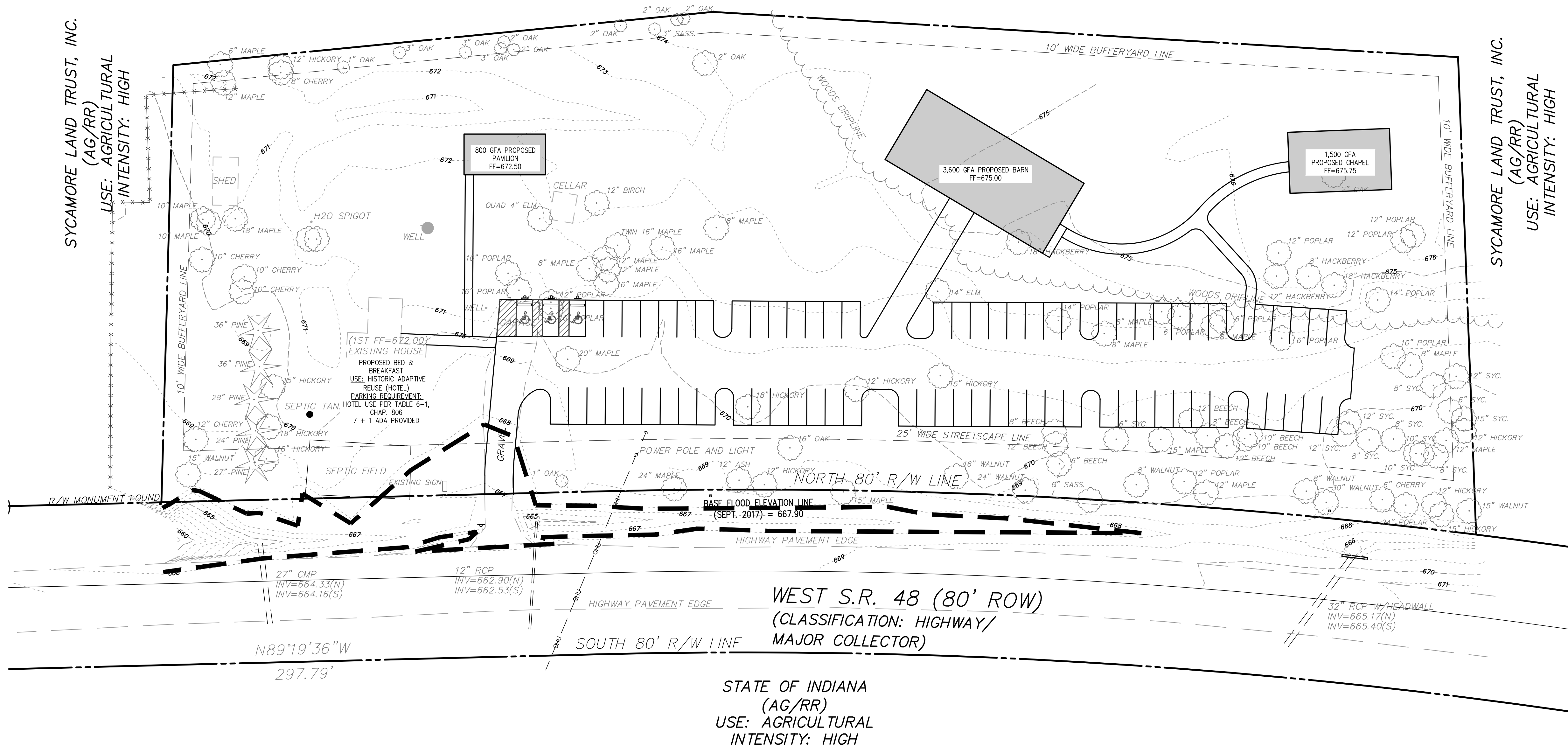
Our desire to use this material is two-fold. One we feel the material will better suit the historic site and blend better with the surrounding environment to keep a cohesive feel. By using the natural color stone along with buffered landscaping the design will feel natural. The second reason is to allow for a more pervious surface. Parts of the property are in a flood plain. While the proposed parking does not appear to impose on the flood plain area, having a more pervious surface will minimize run off from a less pervious surface.

If a decomposed granite parking area is permitted, parking attendants would be utilized for larger events to insure proper placement of vehicles within the parking perimeters.

Mitchell Cardwell

Darin Cardwell

SYCAMORE LAND TRUST, INC.
(AG/RR)
USE: AGRICULTURAL
INTENSITY: HIGH



PROJECT NATURE & USE

THE PROPERTY WILL BE USED AS 'HOTEL' AND 'FUTURE LIVING QUARTERS' CLASSIFIED AS A MEDIUM INTENSITY USE. IT WILL BE USED PER DESCRIPTION VIA 1801-CDU-01 APPROVED HISTORIC ADAPTIVE REUSE. THIS LOT IS IN THE 'AG/RR', AGRICULTURAL/RURAL RESERVE AND THE 'HP' OVERLAY DISTRICT. WE ARE ABLE TO INCORPORATE THIS USE INTO THIS ZONE DUE TO THE 'HP' OVERLAY (HISTORIC PRESERVATION OVERLAY) OF THE COUNTY ZONING ORDINANCE. LOT SIZE = 3.40 ACRES PER DEED

STATEMENT OF PERFORMANCE STANDARDS

ON BEHALF OF THE BEAUMONT HOUSE, LLP (MICHELLE AND DARIN CARDWELL), BYNUM FANYO & ASSOCIATES, INC. PLANS ON COMPLYING WITH ALL STANDARDS SET FORTH IN THE MONROE COUNTY ZONING ORDINANCE THAT INCLUDES CHAPTER 802. WE PLAN ON WORKING CLOSELY WITH STAFF, PLAN COMMISSION MEMBERS, AND THE BEAUMONT HOUSE, LLP TO CREATE A QUALITY SITE PLAN AND SUCCESSFUL PROJECT THAT WILL EXEMPLIFY MONROE COUNTY'S INTERESTS, ORDINANCE AND 'HOTEL' USE FOR THIS SITE. THESE STANDARDS ARE AS FOLLOWS:

ALL PERMITTED USES ESTABLISHED OR PLACED INTO OPERATION AFTER THE EFFECTIVE DATE OF THE MONROE COUNTY ORDINANCE SHALL COMPLY WITH THE FOLLOWING PERFORMANCE STANDARDS IN THE INTEREST OF PROTECTING PUBLIC HEALTH, SAFETY AND WELFARE, AND LESSENING INJURY TO PROPERTY. NO USE IN EXISTENCE ON THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE SO ALTERED AS TO CONFLICT (OR INCREASE AND EXISTING CONFLICT) WITH THESE STANDARDS.

(A) FIRE PROTECTION.
FIRE FIGHTING EQUIPMENT AND PREVENTION MEASURES ACCEPTABLE TO THE LOCAL FIRE DEPARTMENT SHALL BE READILY AVAILABLE AND APPARENT WHEN ANY ACTIVITY INVOLVING THE HANDLING OR STORAGE OF FLAMMABLE OR EXPLOSIVE MATERIALS IS CONDUCTED.

(B) ELECTRICAL DISTURBANCE
NO USE SHALL CAUSE ELECTRICAL DISTURBANCE ADVERSELY AFFECTING RADIO, TELEVISION OR OTHER EQUIPMENT IN THE VICINITY OF THE USE.

(C) NOISE.
NO USE SHALL PRODUCE NOISE IN SUCH A MANNER AS TO BE OBJECTIONABLE BECAUSE OF VOLUME, FREQUENCY, INTERMITTENCE, HEAT, SHRILLNESS, OR VIBRATION. SUCH NOISE SHALL BE MUFFLED OR OTHERWISE CONTROLLED SO AS NOT TO BECOME DETRIMENTAL. PROVIDED HOWEVER, THAT PUBLIC SAFETY SIRENS AND RELATED APPARATUS USED SOLELY FOR PUBLIC PURPOSES SHALL BE EXEMPT FROM THIS STANDARD.

(D) VIBRATION
NO USE SHALL CAUSE VIBRATIONS OR CONCUSSIONS DETECTABLE BEYOND LOT LINES WITHOUT THE AID OF INSTRUMENTS.

(E) AIR POLLUTION.
NO USE SHALL DISCHARGE ACROSS LOT LINES FLY ASH, DUST, SMOKE, VAPORS, NOXIOUS, TOXIC OR CORROSIVE MATTER, OR OTHER AIR POLLUTANTS IN SUCH CONCENTRATION AS TO BE DETRIMENTAL TO HEALTH, ANIMALS, VEGETATION OR PROPERTY AND/OR IN CONFLICT WITH RELEVANT AIR QUALITY STANDARDS ESTABLISHED BY STATE AND/OR FEDERAL AGENCIES.

(F) HEAT AND GLARE.
NO USE SHALL PRODUCE HEAT OR GLARE IN SUCH MANNER AS TO CREATE A NUISANCE PERCEPTIBLE FROM ANY POINT BEYOND THE LOT LINES OF THE PROPERTY ON WHICH THE USE IS CONDUCTED. IN NONRESIDENTIAL AREAS, ANY LIGHTING USED TO ILLUMINATE AN OFF-STREET PARKING AREA, LOADING AREA, DRIVEWAY, OR SERVICE DRIVE SHALL BE SHIELDED WITH APPROPRIATE LIGHT FIXTURES DIRECTING THE LIGHT DOWN AND AWAY FROM ADJACENT PROPERTIES IN ORDER THAT THE ILLUMINATION AT ANY PROPERTY LINE SHALL NOT EXCEED ONE (1) FOOT CANDLE. ALL EXTERIOR LIGHTING SHALL BE HOODED AND SHIELDED SO THAT THE LIGHT SOURCE (I.E. BULB, FILAMENT, ETC.) IS NOT DIRECTLY VISIBLE FROM THE RESIDENTIAL PROPERTY LINES. IN RESIDENTIAL AREAS, EXTERIOR LIGHTING AT ANY PROPERTY LINE SHALL NOT EXCEED ONE (1) FOOT CANDLE.

(G) WATER POLLUTION
NO USE SHALL PRODUCE EROSION OR OTHER POLLUTANTS IN SUCH QUANTITY AS TO BE DETRIMENTAL TO ADJACENT PROPERTIES AND CONFLICT WITH RELEVANT WATER POLLUTION STANDARDS ESTABLISHED BY STATE AND/OR FEDERAL AGENCIES.

(H) WASTE MATTER.
NO USE SHALL ACCUMULATE WITHIN THE LOT, OR DISCHARGE BEYOND THE BOUNDARY LINES OF THE LOT ON WHICH THE USE IS LOCATED, ANY WASTE MATTER, WHETHER LIQUID OR SOLID, IN VIOLATION OF APPLICABLE PUBLIC HEALTH, SAFETY AND WELFARE STANDARDS AND REGULATIONS.

SITE LEGEND

- (A) PROPOSED ASPHALT PAVING - REFER TO DETAIL
- (C) PROPOSED GRAVEL PAVING - REFER TO DETAIL
- (F) PROPOSED CONCRETE SIDEWALK - REFER TO DETAIL
- (R1-1) PROPOSED INDOT 30 IN. X 30 IN. ROAD STOP SIGN - REFER TO SIGN DETAIL
- (PB) PROPOSED CONCRETE PARKING BUMPER BLOCK, 7 FT. LONG - REFER TO DETAIL
- (APS) HANDICAP PARKING SIGN, REFER TO DETAIL
- SEE ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ALL SHADED AREAS

EROSION CONTROL LEGEND

- SF TEMPORARY SILTATION FENCE
- CL CONSTRUCTION LIMITS: DELINEATED BY PROPERTY LINE UNLESS OTHERWISE SPECIFIED
- MS MULCH SEEDING - REFER TO DETAILS
- SP 14' X 50' STONE PAD, 6" DEEP TO KEEP FROM TRACKING MUD OFF SITE - REFER TO DETAIL (TEMPORARY DURING CONSTRUCTION)
- CW TEMPORARY CONCRETE WASHOUT AREA - REFER TO DETAIL

NOTE TO CONTRACTOR

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

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

bloomington, indiana
(812) 339-2990 (Fax)

BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street
(812) 332-8030

certified by:

PROPOSED
THE BEAUMONT HOUSE, LLP
SITE PLAN

9030 WEST STATE ROAD 48
BLOOMINGTON, INDIANA 47403

title: SITE IMPROVEMENT
PLAN/PARKING
PLAN

designed by: DJB
drawn by: JSF
sheet no: C201
project no.: 401806

SP PRACTICE 3.01
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PAD

PURPOSE: * To provide a stable entrance/exit condition from the construction site.
* To keep mud and sediment off public roads.

REQUIREMENTS: Material: 2-3 in. washed stone (INDOT CA No. 2) over a stable foundation.
Thickness: 6 in. minimum
Width: 20 ft. minimum or full width of entrance/exit roadway, whichever is greater.
Length: 100 ft. minimum. The length can be shorter for small sites such as for an individual home.
Washing facility (optional): Level area with 3 in. washed stone minimum or a commercial rack, and waste water diverted to a sediment trap or basin (Practice 3.72).
Geotextile fabric underliner: May be used under wet conditions or for soils within a high seasonal water table to provide greater bearing strength.

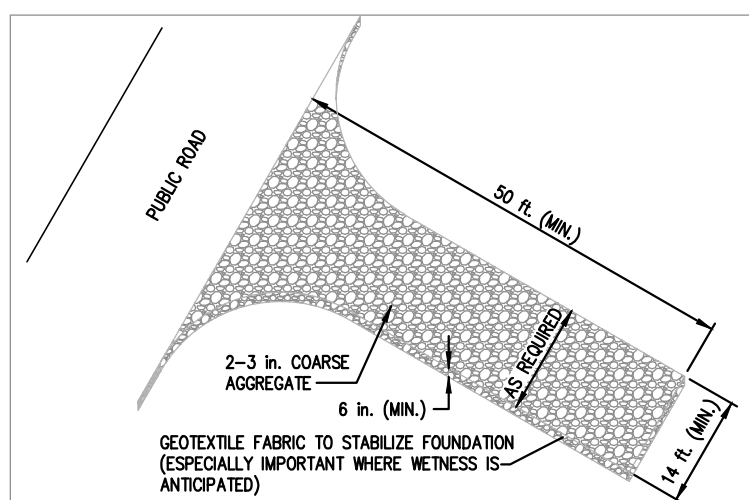


Exhibit 3.01-B. Plan of a temporary gravel construction entrance/exit pad.

INSTALLATION
(Exhibit 3.01-C)

1. Avoid locating on steep slopes or at curves in public roads.
2. Remove all vegetation and other objectionable material from the foundation area, and grade and crown for positive drainage.
3. If slope towards the road exceeds 2%, construct a 6-8 in.-high water bar (ridge) with 3:1 side slopes across the foundation area about 15 ft. from the entrance to divert runoff away from the road (Practice 3.24) (see Exhibit 3.01-C).
4. Install pipe under the pad if needed to maintain proper public road drainage.
5. If wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.
6. Place stone to dimensions and grade shown in the erosion/sediment control plan, leaving the surface smooth and sloped for drainage.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.

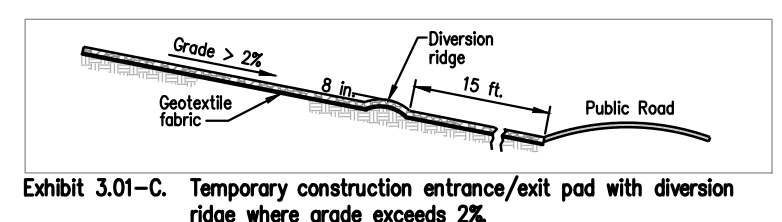


Exhibit 3.01-C. Temporary construction entrance/exit pad with diversion ridge where grade exceeds 2%.

MAINTENANCE

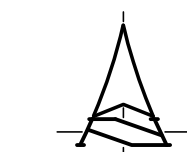
- * Inspect entrance pad and sediment disposal area weekly and after storm events or heavy use.
- * Reshape pad as needed for drainage and runoff control.
- * Top dress with clean stone as needed.
- * Immediately remove mud and sediment tracked or washed onto public roads by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap or basin.
- * Repair any broken road pavement immediately.

GRADING LEGEND

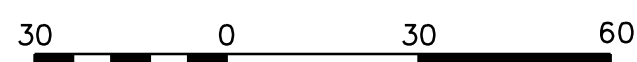
- EXISTING CONTOUR: ---XXX---
- PROPOSED CONTOUR: ---XXX---
- PROPOSED FLOWLINE DIRECTION: ---FL>---
- PROPOSED SPOT GRADE ELEVATION: XXX.XX
- TC=PROPOSED TOP OF CURB ELEVATION
EP=PROPOSED EDGE OF PAVEMENT ELEVATION
AT BOTTOM OF CURB: TC=XXX.XX
EP=XXX.XX
- FINISH FLOOR ELEVATION (SEE ARCHITECTURAL PLANS FOR ANY DIFFERENTIAL FINISHED FLOORS WITHIN THE BUILDING): FF=XXX.XX
- FINISH EDGE OF PAVEMENT AT GRADE: EP=XXX.XX
- PIPE INVERT ELEVATION - SEE PLUMBING PLANS FOR ALL FINAL INVERTS FROM BUILDINGS
NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PARTS ARE ORDERED: IE=XXX.XX
- MATCH THE EXISTING'S CONDITIONS GRADES ELEVATION FOR BEST FIT OF PROPOSED GRADING ADJACENT TO THE EXISTING CONDITION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES: MEG=XXX.XX

EXISTING LEGEND

- EXISTING FENCE: ---X---
- EXISTING WATER LINE: ---W---
- EXISTING OVERHEAD UTILITY LINES: ---OHU---
- EXISTING UNDERGROUND ELECTRIC LINES: ---UGE---
- EXISTING UNDERGROUND TELEPHONE LINES: ---UGT---
- EXISTING UNDERGROUND FIBER OPTIC LINES: ---FO---
- EXISTING GAS LINE: ---GAS---
- EXISTING CONTOUR: ---XXX---
- FLOW LINE: --->---
- EXISTING SANITARY SEWER AND MANHOLE: ---O---
- EXISTING STORM SEWER AND INLET: ---I---
- PROPERTY LINE: ------
- SETBACK LINE: ------



SCALE: 1"=30'





Proposed decomposed granite parking lot expansion.

Chapel (right)



Shelter house (below)



2020 Work Plan

Monroe County Historic Preservation Board

Project Priorities: Outreach and Preservation

- 1) Complete transfer of Limestone Heritage Project website to County website (Jan.)
 - a) Complete promotional launch of the Limestone Heritage Project website (June)
 - ~~b) Complete promotional launch of the Limestone Heritage Project website (June)~~
 - ~~c) Follow up later in the year with second wave of promotion (Fall)~~
 - d) Continually update website with new information as it is available (Ongoing)
 - e) Connect with Partners on information to link to (Ongoing)
- 2) Initiate survey of drystone walls/fences in Monroe County
 - a) Work on list of action steps needed to prep for launch of survey
 - b) Conduct survey
 - c) Discuss/pursue local designations of some walls (Ongoing)
- 3) Initiate installation of additional Community and Site Signage
 - a) Pursue Community Signage as long as funding is provided (Ongoing)
 - b) Pursue interpretive signage for the new historic covered bridge (May)
- 4) Additional initiatives:
 - ~~Limestone Festival, June 6-Canceled~~
 - ~~Dry Stone Wall Lecture and Workshop, June 12-14~~
 - Postponed to 2021
 - Alexander Memorial, ongoing in 2020

Project Priorities: Procedure

- 1) Develop annual notice procedure to owners of designated properties (Sept.- Nov.)
- 2) Discuss necessary revisions to Planning Department procedures with regard to HP Board (Sept. – ongoing with CDO revision)
- 3) Discuss separation from Planning with dedicated staff (Sept. – ongoing with CDO revision)

Board Education Priorities

- 1) Attend the Preserving Historic Places Conference (April)
- 2) Attend CAMP held just prior to the preservation conference (April)
- 3) Attend lectures on topics of historical and preservation interest in Bloomington or elsewhere
- 4) Read books and other literature approved by DHPA's CLG coordinator
- 5) Hold our own educational sessions/workshops presented by a board member or other qualified individual