

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 82000032

Date Listed: 7/15/1982

Property Name: Johnson, J. C., House

County: Delaware

State: IN

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

9.11.2018

Date of Action

Documentation submitted by the State Historic Preservation Officer demonstrates that a damaging fire has destroyed the elements that defined the significant characteristics of the house under Criterion C.

The J. C. Johnson House is hereby **REMOVED** from the National Register of Historic Places

The Indiana State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

EXP. 12, 1984

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received JUN 10 1982
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic J. C. Johnson House

and/or common

2. Location

street & number 322 East Washington N/A not for publication

city, town Muncie N/A vicinity of congressional district

state Indiana code 018 county Delaware code 035

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name J. Roberts Dailey and Company, Inc.

street & number 100 East Washington

city, town Muncie N/A vicinity of state Indiana 47305

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorders Office, Delaware County Courthouse

street & number 100 West Main Street

city, town Muncie state Indiana 47305

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records N/A

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The J. C. Johnson House is a large, 2½ story home located just north of the central business district in Muncie, Indiana. It is an irregularly shaped structure that combines elements of Queen Anne and Richardsonian Romanesque architecture. The structure is predominantly brick, with a tower and a two story bay constructed of limestone, and gable areas and dormers sided with shingles. The roof is slate and features decorative ridge trim with finials at the apices of the tower and some of the dormers. There are four slender chimneys located at random throughout the roof area; each of these features some type of limestone decoration near the top. The foundation of the building is of rough faced stone.

The main entry to the house is located in the south facade. This facade consists of a two-bay, 2½ story gabled unit with a low, two story tower projecting from the east side. The western bay contains identical triple-window units on the first and second floors; these units feature pilasters at either side, stone sills and lintels, and a fixed, stained glass panel over each center window. The east bay of the ground floor contains the main entry, a large double doorway surmounted by a rectangular transom. On the second floor this bay contains an oriel decorated with garlands and featuring two double-hung, one-over-one stained glass windows. The projecting gable area, covered with shingle siding, contains a recessed Palladian-style window unit. The center window of this unit features a rounded arch hood with a keystone, supported by a pair of plain columns. Limestone quoins are used to accentuate the corners of this entire rectangular, gabled area.

The two-story tower projecting to the east is constructed of alternating courses of smooth and rough faced limestone, and contains double-hung, one-over-one windows, as well as one smaller stained glass window. The main entry and the ground floor of the tower are both protected by an open porch constructed with plain wooden columns, and a railing with slender turned balusters.

The east facade of the building echoes the south facade in its use of an oriel and a recessed, triple-window unit in the gable area. The north, or rear, wall contains a large frame summer porch on the second floor level, topped by two dormers. The west wall features a two story, polygonal bay which, like the tower, is constructed of alternating courses of smooth and rough faced limestone. This bay is surmounted by a hipped dormer. Various small, stained glass windows are located throughout the structure.

The interior of the house is notable for the extensive use of finely crafted woodwork in the Queen Anne style. This is particularly evident in the main entry hall, which features an oak fireplace surround, paneled staircase, and coffered ceiling. Ionic columns of oak support a screen consisting of turned and tapered balusters set in rails, positioned over the doorway leading to the staircase. Oak pocket doors provide access to the library in the rear of the house, which has built-in bookcases, oak wainscotting, and a coffered ceiling similar to that in the entry hall. Other rooms in the house are less ornate, but oak woodwork and fireplace surrounds predominate throughout the house.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1897

Builder/Architect Grindle & Weatherhogg, Architects

Statement of Significance (in one paragraph)

The J. C. Johnson House is significant for its architecture and fine craftsmanship, for its design by two of Indiana's most prominent architects, and for its association with one of Muncie's leading citizens. The house, built in 1897, is a mixture of Richardsonian Romanesque and Queen Anne design elements. It features several stained glass windows, two oriels, two story stone bay, and numerous other interesting exterior elements. The interior boasts ornate oak mantelpieces and coffered ceilings, and finely crafted woodwork.

The house was designed by the Fort Wayne architectural firm of Grindle and Weatherhogg. Alfred Grindle was originally from London, and came to this country in 1888. After a short stay in New Jersey, he moved to Indiana and practiced architecture in Fort Wayne, Muncie, and Indianapolis. Charles R. Weatherhogg was also from England, and moved to America in 1893. He worked primarily in the Fort Wayne area. During the two years these men were partners, they collaborated on the Jasper County Courthouse, and the Suzanne Thomas House in Muncie, as well as the Johnson home.

The home was built as the residence of John C. Johnson. Johnson was born in New York in 1843, and served in the Union Army throughout the Civil War. He then spent 17 years working for a lumber company in Albany, New York, and finally started his own lumber business in Bridgeport, Connecticut, in 1882. He sold his interest in that firm two years later, moved to Muncie, and bought into his brother's company, the A. L. Johnson Lumber Company. In addition to his position with this firm, he also became president of the Muncie Paint and Roofing Company in 1892, and was named president of the Delaware County Bank in 1896. He served as a member of the City Council for several years. He passed away on December 13, 1904. His importance in the community might be measured by the fact that during his funeral, all commercial and business activities in the city were suspended for ten minutes in his honor.

The J. C. Johnson residence remains one of Muncie's finest and best preserved old mansions, and is notable for having survived with its integrity intact.

9. Major Bibliographical References

Please see Continuation Sheet

10. Geographical Data

Acreege of nominated property less than one acre

Quadrangle name Muncie West

Quadrangle scale 1:24000

UMT References

A

1	6	6	3	7	6	0	0	4	4	5	0	3	9	0
Zone	Easting				Northing									

B

Zone	Easting				Northing									

C

Zone	Easting				Northing									

D

Zone	Easting				Northing									

E

Zone	Easting				Northing									

F

Zone	Easting				Northing									

G

Zone	Easting				Northing									

H

Zone	Easting				Northing									

Verbal boundary description and justification

Lot 8 in Block 32 of the Gilbert Addition to the City of Muncie

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Debra Beetem

organization Region 6 Planning Office, Muncie date January, 1980

street & number 327 W. Oakdale Drive telephone 219/745-7353

city or town Fort Wayne state Indiana 46807

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

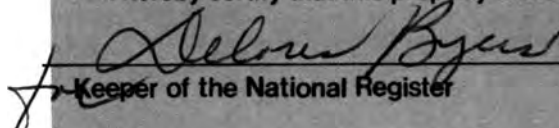
title Indiana State Historic Preservation Officer date June 16, 1982

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 7/15/82

 Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

U018
EXP. 12/31/84

For NPS use only

received

date entered

Continuation sheet J. C. Johnson House

Item number 9

Page 1

1. Haimbaugh, Frank D., History of Delaware County, Vol. 2. Indianapolis, IN: Historical Publishing Co., 1924.
2. Hubbard, Kin, ed. A Book of Indiana, Indiana Biographical Association, 1929.
3. Portrait and Biographical Record of Delaware County. Chicago: A. W. Bowen & Company, 1894.
4. Kemper, General William H., Twentieth Century History of Delaware County, Vol. 2 Chicago: Lewis Publishing Co., 1908



- 1) J. C. Johnson House
- 2) Muncie, In.
- 3) Debra Beetem
- 4) October, 1979

- 5) 322 E. Washington
Muncie, In. (neg. location)
- 6) Southeast, Camera facing
northwest
- 7) #1



- 1) J. C. Johnson House
- 2) Muncie IN
- 3) Debra Beetem
- 4) October, 1979

- 5) 322 E. Washington
Muncie IN (neg. location)
- 6) northeast & north
- 7) #2 Camera facing southwest



- 1) J.C. Johnson House
- 2) Muncie IN
- 3) Debra Bectem
- 4) October, 1979

- 5) 322 E. Washington
Muncie IN (neg. location)
- 6) east facade, camera facing
- 7) #3 southwest



- 1) J. C. Johnson House
- 2) Muncie IN
- 3) Debra Beeter

- 4) October, 1979
- 5) 322 E. Washington
Muncie IN (neg. location)
- 6) west facade, camera facing
east
- 7) #4



- 1) J. C. Johnson House
- 2) Muncie IN
- 3) Debra Beeter
- 4) October, 1979

- 5) 322 E. Washington
Muncie IN (neg. location)
- 6) south facade, camera facing
north
- 7) # 5



- 1) J. C. Johnson House
- 2) Muncie IN
- 3) Debra Beeter
- 4) October, 1979

- 5) 322 E. Washington
Muncie, IN (neg. location)
- 6) fireplace in entryway
on first floor
- 7) # 6



- 1) J. C. Johnson House
- 2) Muncie IN
- 3) Debra Beetem
- 4) October, 1979

- 5) 322 E. Washington
Muncie IN (neg. location)
- 6) main entryway on
first floor & main
staircase

7) # 7



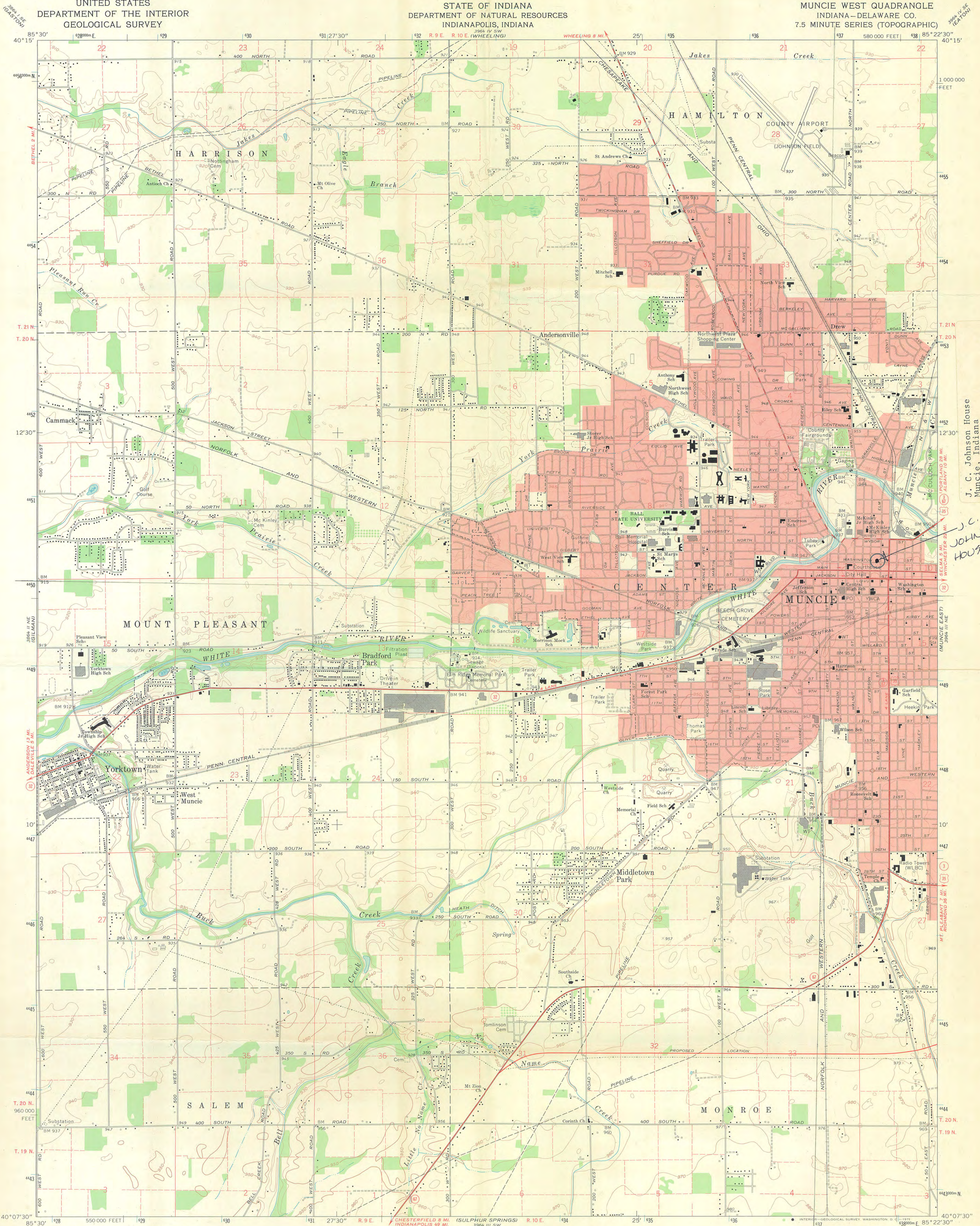
- 1) J. C. Johnson
- 2) Muncie In
- 3) Debra Beeterm
- 4) October, 1979

- 5) 322 E. Washington
Muncie, IN (neg. location)
- 6) fireplace in room
on first floor
- 7) #8



- 1) J.C. Johnson
- 2) Muncie IN
- 3) Debra Beeter
- 4) October, 1979

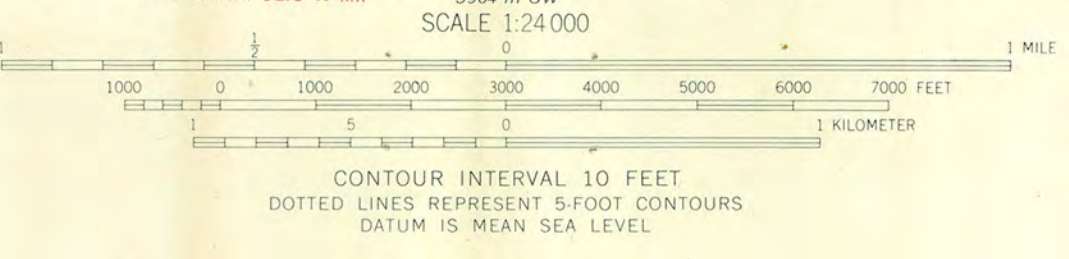
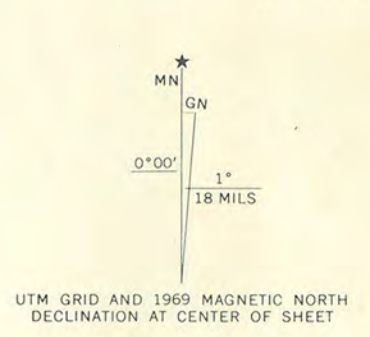
- 5) 322 E. Washington
Muncie IN (neg. location)
- 6) oriel window on second
floor on east facade
- 7) #9 camera facing west



J. C. Johnson House
Muncie, Indiana
UTM Reference:
16/457600/4450390

J.C. JOHNSON HOUSE

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Indiana Flood Control and Water Resources Commission
Planimetry by photogrammetric methods from aerial photographs taken 1948-1950. Topography by planetable surveys 1952. Revised from aerial photographs taken 1967. Field checked 1969
Polyconic projection, 1927 North American datum
10,000-foot grid based on Indiana coordinate system, east zone 1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather

U. S. Route State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
AND INDIANA DEPARTMENT OF NATURAL RESOURCES, INDIANAPOLIS, INDIANA 46204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

MUNCIE WEST, IND.
N4007.5—W8522.5/7.5
1969
AMS 3964 III NW—SERIES V851

United States Department of the Interior
National Park Service

Johnson, J. C., House, Delaware County, INDIANA,

Working No. 6/18/82-1767
Fed. Reg. Date: 2.1.83
Date Due: 7/15/82 - 8/2/82
Action: ACCEPT 7/15/82
RETURN
REJECT
Entered in the National Register
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
 see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UMT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272 - 3504

Comments for any item may be continued on an attached sheet



DEPARTMENT OF NATURAL RESOURCES

JAMES M. RIDENOUR
DIRECTOR

Division of Historic Preservation
Indiana State Museum
202 North Alabama Street
Indianapolis, Indiana 46204

June 16, 1982

Carol D. Shull
Acting Chief of Registration
D O I
W 434
Washington, D.C. 20243



Dear Ms. Shull:

Enclosed is a National Register Nomination for the J. C. Johnson House,
322 East Washington Street, Muncie, Delaware County, Indiana.

The Indiana Professional Review Board reviewed the nomination, and voted
to recommend its inclusion in the National Register.

Very truly yours,

Richard A. Gantz
Assistant to the
State Historic Preservation Officer

RAG:dmp

National Register of Historic Places

Note to the record

Correspondence related to removal

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/30/2018 Date of Pending List: 8/27/2018 Date of 16th Day: 9/11/2018 Date of 45th Day: 9/13/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 9/11/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Jim Gabbert  Discipline Historian

Telephone (202)354-2275 Date 9.11.2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic



April 9, 2018

Jamie Manzanera
3051 NW 107th Ave., Suite 111320TP1CO
Doral, FL 33172



Re: J.C. Johnson House, 322 E. Washington Street, Muncie, Indiana

Dear Interested Party,

It has come to our attention that the above property has suffered a drastic change in its historic integrity. The property was listed on the National Register of Historic Places on July 15, 1982. Current records indicate that you, at the above address, are the current owner of the property.

The property suffered a catastrophic fire in 2007, and has been reduced to a masonry shell. Staff have determined that the property has lost enough integrity, to the point that it is no longer a prime example of the Queen Anne and Richardsonian Romanesque styles. Additionally, the nomination cited the fine craftsmanship of the house, which has been drastically reduced by the fire, subsequent water damage, and prolonged exposure to the elements. The house's style and craftsmanship were the primary reasons the house was listed.

Since the property no longer exhibits enough of the character for which it was listed, we intend to request that it be removed from the National Register. Per 36 CFR 60.14, we are required to notify the owner and the chief elected local official and provide an opportunity to comment on our proposed action.

Please address any questions you or your staff may have to my National Register staff, Paul Diebold or Holly Tate. Please address any written comments you may have to our office on or before May 11, 2018.

Very truly yours,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD:pcd

copies: Honorable Dennis Tyler, Mayor, City of Muncie; Brad King, City of Muncie;
Delaware County Commissioners.



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic



July 27, 2018

Ms. Joy Beasley
Keeper of the National Register
National Register of Historic Places
Mail Stop 7228
1849 C St., NW
Washington, D.C. 20240



Re: J.C. Johnson House, 322 E. Washington St., Muncie, Delaware County, IN

Dear Ms. Beasley,

We hereby request that the J.C. Johnson House, Muncie, Indiana, be removed from the National Register of Historic Places. The property was listed in the National Register of Historic Places on July 15, 1982.

A fire devastated the house in 2007, leaving it a masonry shell with no roof. The resulting ruins have been left exposed to the elements since that time. Based on the information presented on the CD enclosed with this letter, DHPA staff believes that the house is no longer a prime example of Queen Anne and Richardsonian Romanesque, and that its once-fine craftsmanship has been degraded by fire, water, and exposure to weather. The house's style and grandeur were the primary aspects of significance cited in the nomination.

Since the property no longer exhibits any of the reasons for which it was listed, we are requesting that it be removed from the National Register. No comments have been received regarding the delisting. Please address any questions you or your staff may have about this nomination to my National Register staff, Paul Diebold or Holly Tate.

Very truly yours,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD:pcd

copies: none.

enclosures: notification letter, correspondence, CD with images



City of **MUNCIE**
MUNCIE, INDIANA

Muncie Historic Preservation and Revitalization Commission
City Hall
300 N. High Street
Muncie, Indiana 47305-1639

February 29, 2018

Indiana Department of Natural Resources
Division of Historic Preservation and Archaeology
402 W. Washington Street, Room W274
Indianapolis, Indiana 46204-2739



Re: Petition to Remove 322 E. Washington from the National Register of Historic Places

To Whom It May Concern,

I am writing in regards to the J.C. Johnson House (House), located at 322 East Washington Street in Muncie. This property was added the National Register of Historic Places (Register) in July 1982. The Muncie Historic Preservation and Revitalization Commission (Commission) is seeking removal of this property from the Register under Title 36, Chapter I, Part 60, Section 60.15, Subsection (a)(1) of the Code of Federal Regulations. The Commission no longer believes the House meets the criteria for listing in the Register, as the qualities which caused it to be originally listed have been destroyed.

In 2007, the House was the site of a massive fire, completely destroying the third and third and-a-half stories. Since then, the House has largely sat open and unsecured, leaving it subject to further damage by weather and vandals. The fire destroyed nearly all the Richardsonian Romanesque architectural elements, the gabled areas and dormers sided with shingles, and the slate roof with its decorative ridge trim with finials at the apices of the tower and dormers. While the limestone pilasters, brick, and roughed faced stone foundation are still intact, they are losing structural integrity, as shown by the bowing wall on the eastern elevation.

Enclosed you will find photos of the 2007 fire, current photos and videos, as well as a 2009 Feasibility Study on the House.

Thank you for your consideration of our request.

Sincerely,

Brad King, Historic Preservation Officer
City of Muncie

CC: Dennis Tyler, Mayor, City of Muncie

HIST. PRES. & ARCH.

MAR 13 2018

RECEIVED

Feasibility Study
for the
J.C. Johnson House



underwood
architecture

P. O. Box 1496
Muncie, Indiana 47308
765.730.2302

STUDIO THREE

architects of the built environment
www.thestudiothree.com

**125 E. Charles Street
Suite 116
Muncie, IN 47305
765-749-7110**

February 10, 2009

Index

Executive Summary	2
Site	3
Historical Significance	4
Drawings	12
Current Condition	19
Renovation Considerations	22
Cost Considerations	28

Executive Summary

This study was commissioned by The City of Muncie's Community Development for the purpose of documenting the J.C. Johnson House historically and determining the most appropriate way of salvaging the building. Funding for this study was provided in part by Historic Landmarks Foundation of Indiana. Two firms were commissioned, Underwood Architecture and The Studio Three. Each firm brings complimentary expertise in historic preservation, building code review, architectural design, construction, and cost estimating.

The assumption taken in preparing this study was that it would serve as a guide to anyone interested in what's best for the building, regardless of ownership. The recommendations are based on its historic significance, viability of current and future use, code considerations, current construction methods, and projected construction costs. This study very preliminary and is not intended to serve as construction documentation or a means of obtaining construction funding. Several intermediate steps will be required to create these tools. It is the intention that this study portrays an initial snapshot of the building's value, potential use, and financial requirements to take the next step toward the structure's survival and viability.

The J.C. Johnson House is located in the Goldsmith C. Gilbert Historic District in Muncie, Indiana. It was designed by architects Grindle and Weatherhogg and built in 1897. It is an exceptional example of Queen Anne style and is listed on the National Register of Historic Places. The building has been the home of various families and businesses throughout the years, most recently as a restaurant.

The building caught fire in 2007 and incurred significant damage from fire and water. All of the roof structure is now gone and a temporary covering has been installed. The building has been purchased by a neighbor who is interested in salvaging and rebuilding the building. It has been considered for demolition by the local Unsafe Building Hearing Authority. This study was commissioned to assess the building's condition and to provide recommendations for a viable future.

This study recommends short-term stabilization to prevent further damage to the building. It also suggests building uses and reconstruction approaches based on historical information and current design parameters such as zoning, code compliance, and accessibility. A preliminary cost estimate is also included.

The J.C. Johnson House address is 322 East Washington Street and is located in the Goldsmith C. Gilbert Historic District. It is on the north side of Washington Street, one half block west of Elm Street. The Goldsmith C. Gilbert Historic District is roughly eight blocks of land, primarily residential in nature. The district represents part of Muncie's earliest development. In 1866 the Gilbert District was inhabited by many pioneer businessmen who became prosperous during the area's gas boom. After the nearby commercial district grew and the city expanded eastward, many of the residents moved there. Two brothers, J.C. Johnson and A.L. Johnson decided to stay in this area.

The property zoning is currently Central Business. This zone allows a multitude of uses including residence, business offices, restaurants, hotels, and retail establishments.



Historical Significance

John C. Johnson was an industrialist born in New York City in 1843. He served in the Union Army throughout the Civil War, then spent 17 years working for a lumber company in Albany, New York. He started his own lumber business in Bridgeport, Connecticut in 1882. After two years he moved to Muncie and partnered with his brother Abbott L. Johnson in ownership of the A.L. Johnson Lumber Company. He also became president of the Muncie Paint and Roofing Company in 1892. In 1896 he was named president of the Delaware County Bank. J.C. Johnson served as a member of Muncie City Council for several years. The J.C. Johnson House, located at 322 East Washington, was designed by architects Grindle and Weatherhogg (Fort Wayne, IN) and built in 1897. Abbott L. lived next door at 328 East Washington. John C. died in 1904.

The house was left to his daughter and wife who lived there until 1929. During the Depression, the house was vacant. Afterward several local businesses occupied the structure including the Red Cross, the Carpenters' Union, attorneys' offices and two restaurants.

The J.C. Johnson House is listed on the National Register of Historic Places (1982). It is also a contributing structure in the Goldsmith C. Gilbert Historic District. It is significant for its architecture and fine craftsmanship. It is a mixture of Richardsonian Romanesque and Queen Anne styles. It features 17 stained glass windows, two oriel windows, a two story stone bay. The interior reflects the owner's interest in fine wood craftsmanship with oak, cherry, mahogany, birds eye maple and pine details.

An excerpt from the National Register of Historic Places Inventory - Historic District Nomination Form, 1988:

An exceptional example of a Queen Anne house, the Johnson residence is built of tan brick and limestone. The house is basically an "L" in plan with a semi-circular bay in the corner of the "L". The foundation is of rock-face stone with a dressed water table. The front porch has an irregular hipped roof with Tuscan columns on plinths. A portion of the porch wraps around to the east and follows the curve of the semi-circular bay. The front gabled section has a triple window group framed by stone pilasters on each story. The groupings are formed by a fixed square window with a stained glass transom in the center flanked by one-over-one double hung sash windows. The main entry is located under the porch. Stone quoins mark the corners of the front gable area. There is a wood semi-circular oriel window with stained glass windows and classical decorations above the main entry. The front gable is jettied and is covered in patterned wood shingles. A Palladian arch with Tuscan columns in antis fills the front gable. A Palladian window is recessed behind the arch. The two story corner bay is semi-circular and has alternating bands of rock-faced and dressed limestone. The bay has two windows on the ground and three on the second floor. The central second floor stained glass window is fixed. A conical roof tops the bay. A gable similar in treatment to the front faces east. It is more simplified in design than the front gable, lacking the quoins and pilasters used on the main elevation. The central portion of the house's roof is hipped, but it is broken down by previously discussed gables and conical roof. The house has hexagonal slate roofing with cast-iron ridge work.

Historical Significance



Washington Street View



West Facade



Northeast Corner

Historical Significance



Southeast Corner



North Facade



West Facade

Historical Significance

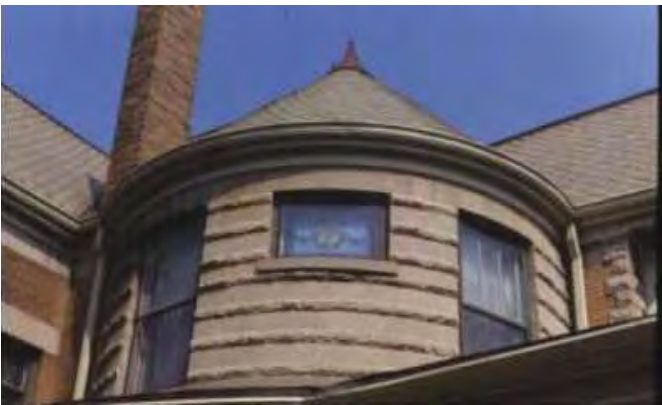


Stone Quoin

Bay Window



East Gable



Semi-Circular Corner Bay



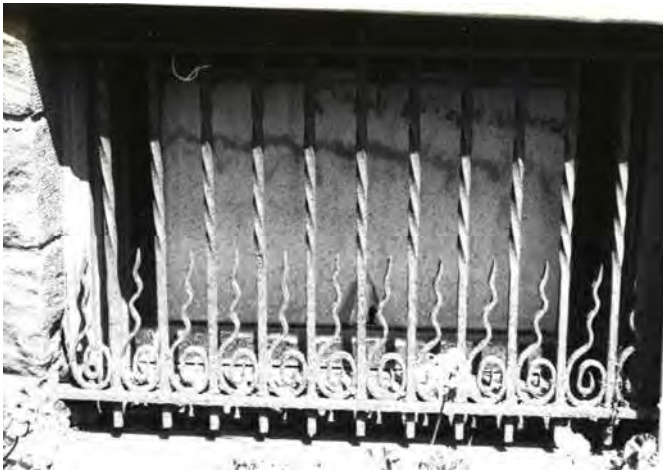
Window Detail



Front Step Detail



Front Doors



Window Grille



Plinth



Window Detail

Historical Significance



Mantle and Column



Wood Coffered Ceiling



Wood and Marble Fireplace

Historical Significance



Pressed Metal Paneling



Wood Base and Trim



Wood Paneling in Restroom

Historical Significance



Wood Ceiling above Fireplace



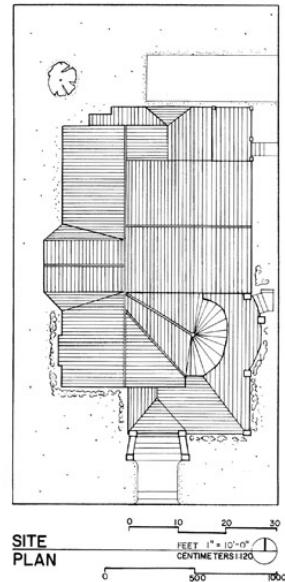
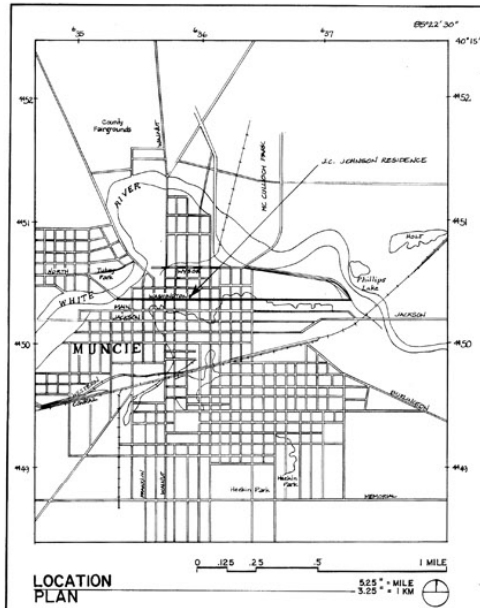
Stained Glass Windows at Stair



Fireplace



Wood Sill

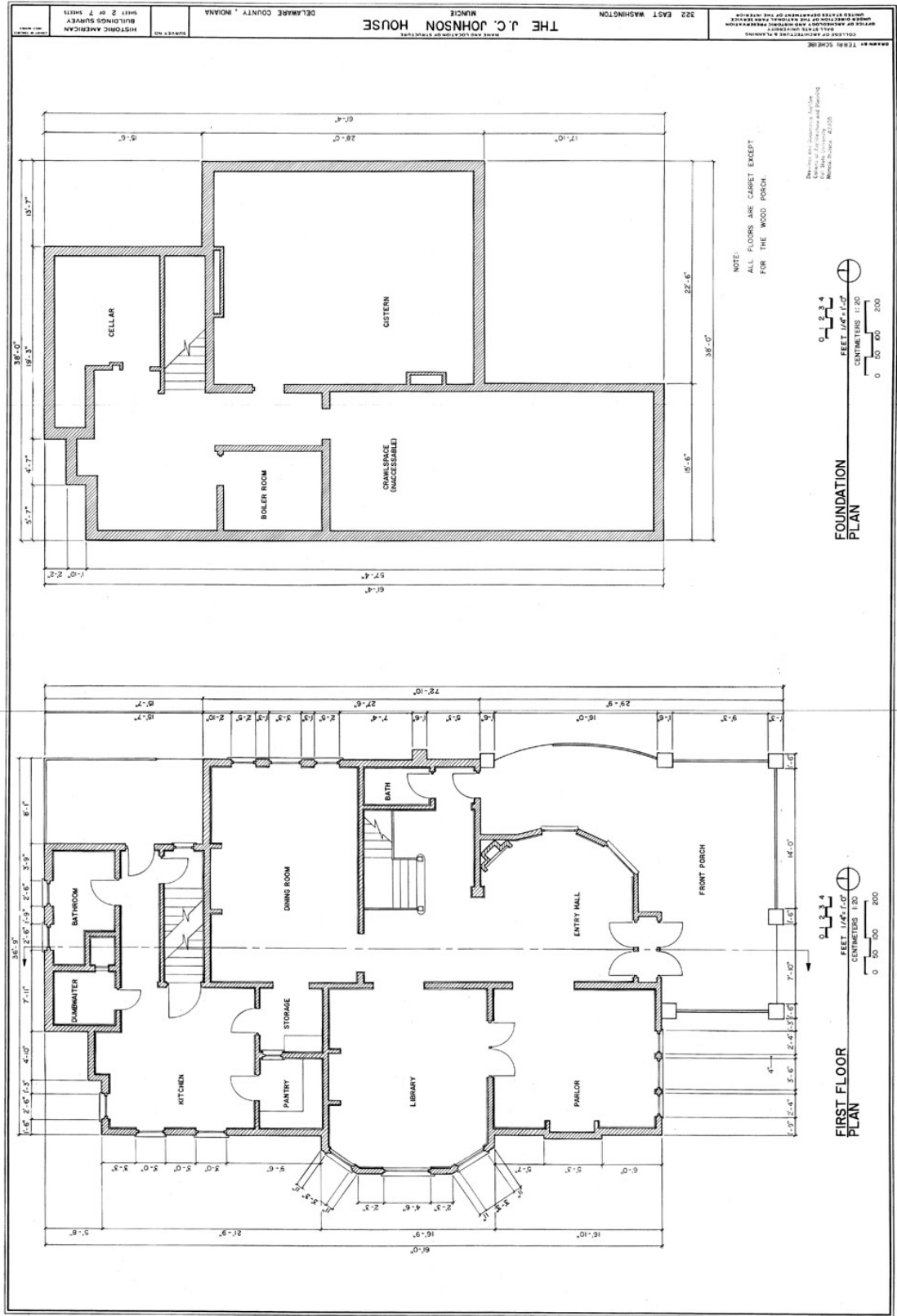


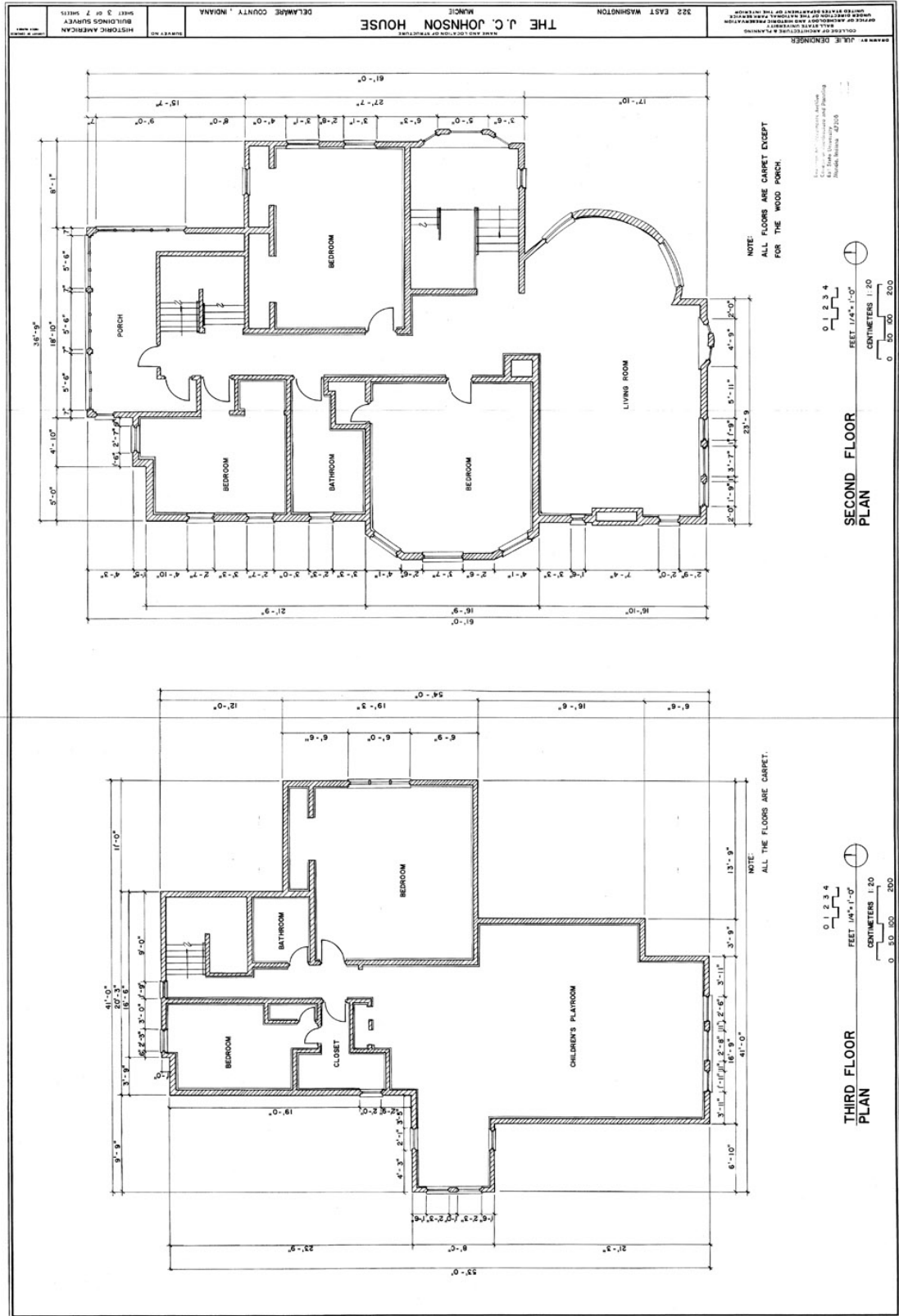
J. C. JOHNSON RESIDENCE

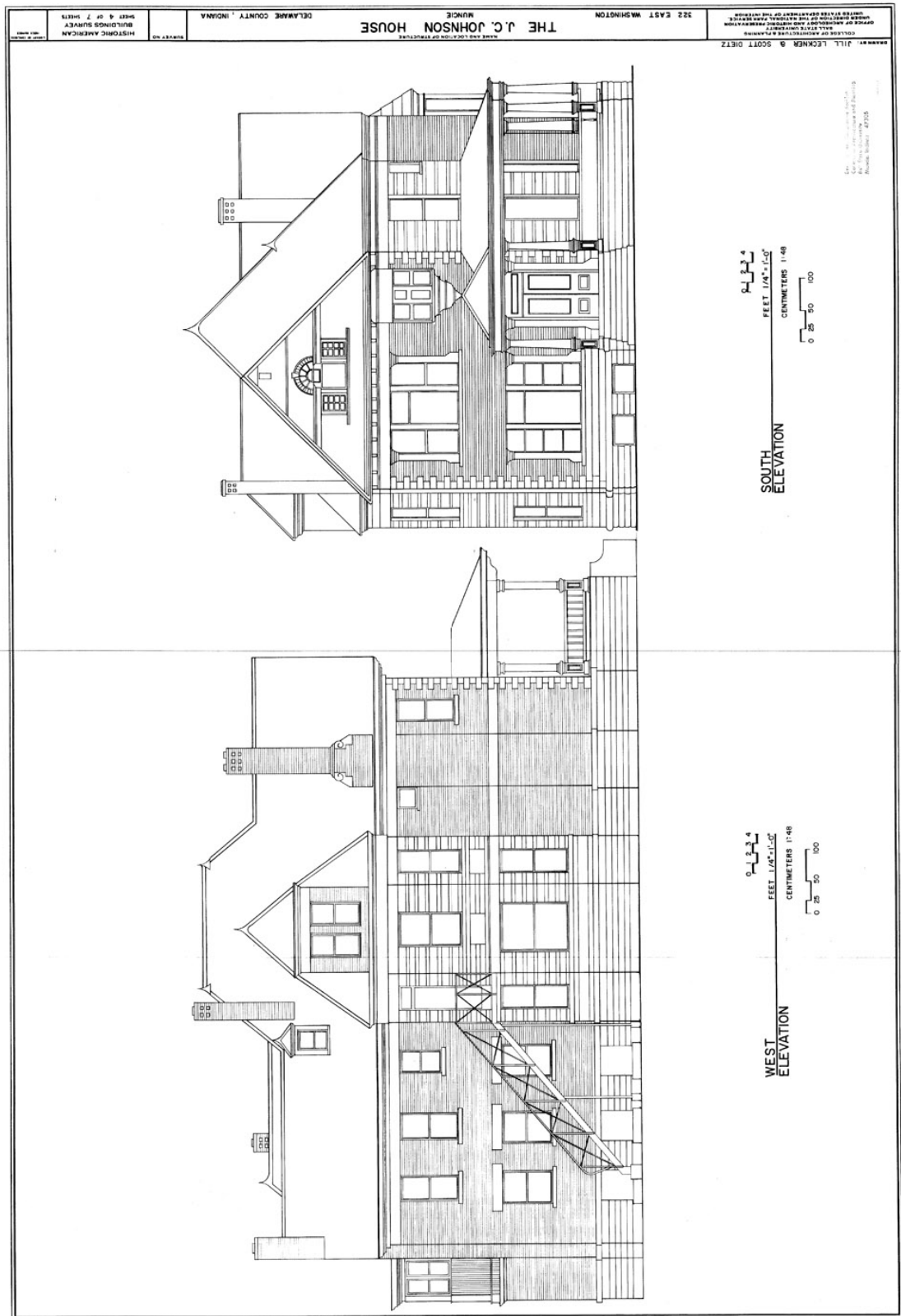
THE J.C. JOHNSON HOUSE WAS BUILT IN 1897 FOR MR. JOHNSON AND HIS FAMILY. MR. JOHNSON WAS AN INDUSTRIALIST WHO WORKED IN WOOD CRAFTING AND DIED IN 1904. THE HOUSE WAS LEFT TO HIS DAUGHTER AND HIS WIFE, AND THEY LIVED THERE UNTIL 1929. DURING THE TIMES OF DEPRESSION, THE HOUSE WAS VACANT. AFTER THIS, SEVERAL COMMUNITY BUSINESSES OCCUPIED THE HOUSE SUCH AS THE RED CROSS AND THE CARPENTER'S UNION HALL. IN 1979, TWO LAWYERS ACQUIRED THE HOUSE AS THEIR OFFICE. THE J.C. JOHNSON HOUSE IS NOW OWNED BY MR. JOHN R. DAILEY. THE INTERIOR HAS SEVERAL INTERESTING FEATURES SUCH AS THE 17 STAIN GLASS WINDOWS, THE LEADED GLASS, AND THE VARIOUS TYPES OF WOOD AND WOODWORK. THE FIRST FLOOR IS MADE OF OAK, CHERRY, AND MAHOGANY. THE SECOND FLOOR IS OAK AND A VERY RARE TYPE OF WOOD CALLED BIRD'S-EYE MAPLE. THE THIRD FLOOR IS MADE ENTIRELY OUT OF PINE. THE STYLE OF THE HOUSE IS QUEEN ANNE WHICH WAS POPULAR DURING THE TIMES OF 1800-1900. SOME OF THE SIGNIFICANT FEATURES OF THIS STYLE IN THE J.C. JOHNSON HOUSE INCLUDE THE ASSYMMETRICAL COMPOSITION, VARIETY OF FORMS, TEXTURES, MATERIALS AND COLORS. THE HOUSE ALSO HAS TALL CHIMNEYS, PORCHES, AND ENCIRCULATING VERANDAS, AND COLORED GLASS PANELS.

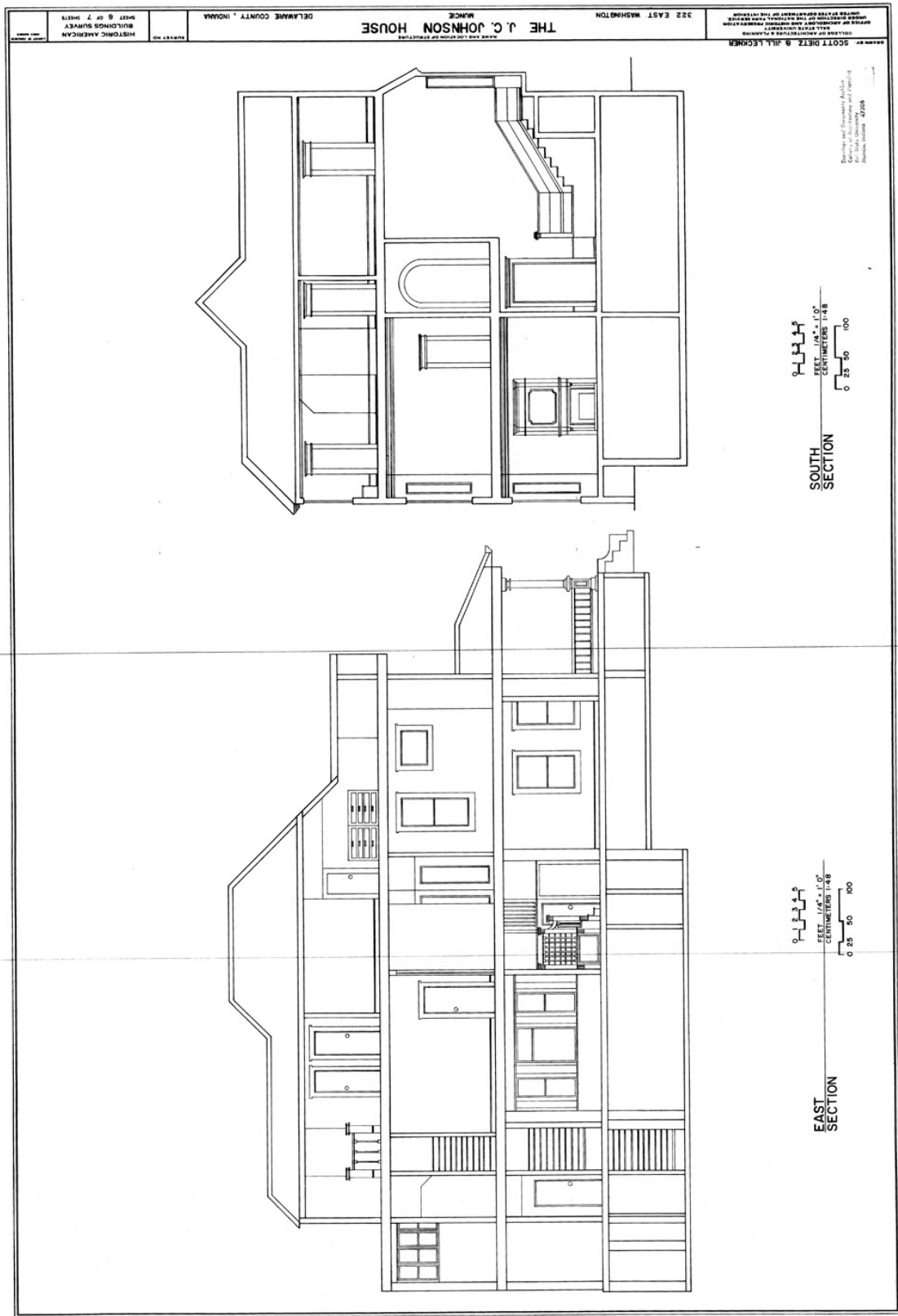
THE MEASURED DRAWINGS OF THE J.C. JOHNSON HOUSE WERE PREPARED BY STUDENTS IN THE DEPARTMENT OF ARCHITECTURE AT THE COLLEGE OF ARCHITECTURE & PLANNING, BALL STATE UNIVERSITY, DURING 1990. STUDENTS DOCUMENTING THE HOUSE INCLUDE JILL LECKNER - GROUP LEADER, SCOTT DIETZ, JULIE DENDINGER, TERRI SCHEIBE, AND JEFF CROUCH.

DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 COLLEGE OF ARCHITECTURE & PLANNING
 BALL STATE UNIVERSITY
 MUNCIE, INDIANA 47306
 THE J. C. JOHNSON HOUSE
 DELAWARE COUNTY, INDIANA
 HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 1 OF 7 SHEETS

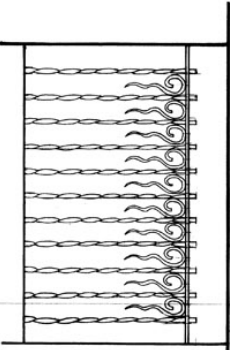






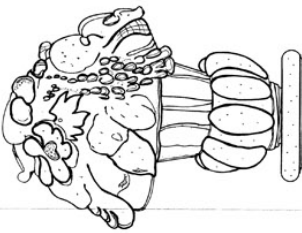


<p>LIBRARY NO. HISTORIC AMERICAN BUILDINGS SURVEY SHEET 7 OF 7 SHEETS</p>	<p>DELAWARE COUNTY, INDIANA</p>	<p>NAME AND LOCATION OF BUILDING THE J.C. JOHNSON HOUSE MUNICIPALITY</p>	<p>322 EAST WASHINGTON</p>
<p>OFFICE OF ARCHITECTURE & PLANNING UNIVERSITY OF MICHIGAN DEPARTMENT OF THE ARCHITECT 1000 TAPSCOTT DRIVE, ANN ARBOR, MICHIGAN 48106-1000 TEL: 734-763-1300 FAX: 734-763-1300 WWW.ARP.MICHIGAN.EDU</p>			



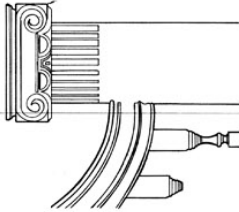
WINDOW GRATE

FEET: 3'-11" 0" / 1:24
CENTIMETERS: 0 50 100 200




PORCH DETAIL

FEET: 3'-1" 0" / 1:24
CENTIMETERS: 0 50 100 200



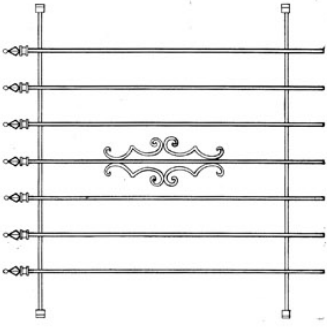
NEWEL POST

FEET: 3'-1" 0" / 1:24
CENTIMETERS: 0 50 100 200



LEADED GLASS

FEET: 3'-1" 0" / 1:24
CENTIMETERS: 0 50 100 200



IRONWORK DETAIL

FEET: 1'-8" / 1:24
CENTIMETERS: 0 50 100 200

Current Condition

On the morning of August 3, 1997, the J. C. Johnson house caught fire. The fire began on the second floor in the northwest corner of the house and quickly spread to the third floor and roof area. The Muncie Fire Department spent over three hours extinguishing the fire.

In the days after the fire, there was some confusion regarding ownership of the house, but it was ultimately determined that it belonged to an investor from South Bend, Indiana. It was also discovered that the building was under-insured. The owner undertook an overly aggressive approach to removing fire-damaged elements, stripping everything but the chimneys down to the third floor level. He then applied a temporary plastic sheet covering that was only partially successful in excluding the elements from the building.

As fall moved into winter, the city's historic preservation officer attempted to work with the owner to encourage rehabilitation, or at the least, a better system to shed rain and snow. He asked the city's Building Commissioner to hold off on condemning the home. Despite many promises, no other work occurred. After a winter exposed to the elements, the owner then allowed the former tenants to remove fireplace mantels, stained-glass windows, and other architectural salvage from the building.

With spring the preservation officer reversed tactics, encouraging the building commissioner to declare the building unsafe, which he did on April 15, 2008. The owner was sent a letter on May 2, 2008, ordering him to appear at an Unsafe Building Hearing on May 20.



Current Condition

Before the hearing date, on May 9, 2008, the owner transferred ownership to the next-door neighbor, who is the present owner. He owns and resides at the Abbott Johnson House (brother of J. C.) at 328 E. Washington Street. It is his hope to restore the J. C. Johnson house, but he is working with limited resources that may not be sufficient to meet the task at hand. The preservation officer commissioned the present study, with an Indiana Preservation Grants Fund grant from Historic Landmarks Foundation of Indiana, in hope that it will inform and guide the new owner toward a positive outcome.



Current Condition

The combination of fire damage, smoke damage, water damage from the initial fire, and the subsequent water damage for lack of having a roof have lead to the condition in which the structure now exists. Structurally the fire caused damage to the floor systems, wall systems, interior finishes and more damage to the roof structure. This damage is consistent with a typical low-intensity house fire. Charred surfaces and framing members, smoke damage to surfaces, mechanical/electrical/plumbing utilities charred and damaged. Most of this fire damage is contained to the north and west portions of the structure on all floors. Other damage to the structure has occurred in addition to the fire. When the roof was removed to facilitate new work, the third floor was fully exposed to the elements. As time passed this condition lead to the eventual state that the structure now exists. The interior of the building is severely deteriorated from constant water incursion, mold growth, rot, and failure of finishes and structure.



Renovation Considerations

Approach

Due to the obvious historic nature of this property and the value of the structure within the city fabric we feel it necessary to recommend a plan of action for reconstruction that closely replicates the original systems, forms, and materials. Certainly other options exist for the restoration of this significant structure, but in light of the total picture of value, worth, serviceability, and authenticity we feel the best approach would be to incorporate new materials to replicate the overall forms and methods of construction that originally brought the structure to life. This is primarily focused on the rebuilding of the missing roof structure but also applies to a few other areas within the structure and most of the interior finishes. This approach could be considered obvious, but our focus in the report is centered on these ideas and it is helpful to keep in mind where our views are coming from when scrutinizing the information contained in the report. In addition, due to many factors, making assumptions as to methods and materials for rehabilitating this great structure is quite difficult without clear guidance as to scope, budget, use, and stakeholders. In this report we have attempted to cover a broad range of options while still keeping in mind the best possible outcome for the structure.

Original construction 'system'

This classic late 19th century house is wonderful example of a large-scale masonry veneer, wood framed residence. The wood framing system is most likely of full cut, dimensional, lumber of an indigenous species and is probably in a stable condition. Most likely the framing system of this structure was engineered and detailed to withstand nearly any typical load or factors that the usual family would contribute to the residence. The assumption as to the structural integrity and stability of the building must be taken into account when considering any other 'use' for the structure.

Short-Term Stabilization

This is of paramount importance to the future of this structure. As mentioned previously, the interior of the building has been severely damaged by the infiltration of water. This situation must be resolved by constructing some type of temporary roof structure. This temporary fix must effectively shed the exterior elements completely off the upper surfaces of the structure and out beyond the vertical plane of the exterior wall. The construction methods for this temporary roof should be reflective of the loads possible during the winter snow months and the long-term exposure that will be inevitable. We would recommend a wood framed roof of at least 4:12 pitch with either roll roofing or 'Ice & Water Shield' applied to securely the roof decking. These materials and methods would be temporary but represent quick and secure way of drying-in the structure.

On the interior of the building we would recommend an immediate evaluation of the electrical system and gas system to ensure that all have been disconnected from the structure and will remain so until repairs can be completed. We would also suggest a cursory evaluation of the structural integrity of the structure be conducted by a licensed structural engineer, a licensed architect, and a qualified building contractor. Portions of the structure have become compromised and are potentially unsafe. Following the stabilization of the structure, the condition of these temporary safeguards must be regularly inspected and maintained to ensure longevity

Renovation Considerations

Replacement system

In our opinion, much of the original character of this structure is a direct result of how the building was constructed and what materials were utilized for the tasks. If the reconstruction of the structure strays away from this simple perspective, the final result will not be in keeping with the original character. With that as the basis for our analysis, we would propose the following action plan and design guidelines.

Architectural Design

This structure and the associated task to restore it are sophisticated enough to require the guidance of a professional architectural firm. The expectations from such a firm should be to obtain a set of viable construction documents that take into consideration the potential use and the significant history of the structure. These documents should be a full design and construction set including architectural, structural, MEP, finishes, and specifications in accordance with applicable codes, building standards, historic preservation guidelines and acceptable practices. In choosing a firm to do this work, we would suggest that careful consideration be given to background in dealing with historic structures, residential & commercial construction, innovative materials, and proximity to the project.

This step in the project is essential not only for the appropriate approvals and permitting that will necessary, but also for the resolution of many inter-related design issues that will become a major component of the work. Careful consideration in choosing a firm, caution when working through the design stages, and real world advice on the build-ability of the work will be necessary. We would also suggest implementing an 'Integrated Design' model for this project. This would require the choosing of a building contractor prior to starting the architectural work and utilizing the contractor during the design process. The advantages of this methodology are many, but the primary factor is the clear relationship between the design intent and the inherent constructability within the project budget.

Exterior Walls

Structurally, the exterior walls of the building seem to be in fair condition and not in need of substantial repair or stabilization except at those areas damaged during the fire and subsequent water infiltration. Repair and or replacement in the damaged areas should be with typical wood framing that best replicates the existing wall cavity dimensions and configurations. The wood stud framed walls will continue to be serviceable into the future.

Some additional consideration should be given to related systems within the exterior walls such as insulation, air infiltration, and wiring. Due to the current condition of the interior of the structure, it would be advisable to remove all the interior wall surfaces to expose the existing structure. The demolition of all unused systems within the walls including outdated wiring, ductwork, plumbing, communication lines, etc. will be beneficial to the task of replacing these systems. New mechanical, electrical, and plumbing work can be executed within the cavities. By exposing the exterior wall it will also be possible to ensure that the building envelope can be completely sealed to air-infiltration and temperature. We would recommend this be achieved by utilizing a closed-cell foam spray or a similar "full-cavity" insulation system. This step will be critical to future building mechanical system performance and consequently the building energy usage. Prior to placing any insulation system, it would also be advised to check for any water infiltration points that would not typically be expected or evident.

Renovation Considerations

Roof Structure

Reconstructing the permanent roof and upper dormer walls on this structure will be one of the larger aspects of the project. Because of the complexity of the original roof and how it intersected the multiple masonry chimneys, it is our suggestion that the rebuilt roof and walls match the original profile to maintain the intended architectural image and to accommodate the multi flashing points in the masonry chimneys. To accomplish this it would be possible to have a truss system fabricated that replicated the original roof shape and forms. The labor costs for truss-type roof systems are typically less expensive than a conventionally framed roof. Although, we feel that a truss type roof framing system would permanently alter the 'third' floor of the building by making that accessible space unserviceable. Additionally, the complexity of the intersecting cross dormers would require considerable stick framing within the truss system.

It is recommended to consider the stick framing method for replacing the roof structure on the building. Detailed roofing framing plans should be included in the architectural documents.

Interior Partitions

The original ornate wall paneling and wall coverings in this building have been completely compromised due to the water infiltration over the years. Because of this, it is possible that every interior wall surface will need to be demolished and restored to original state. By removing all the interior wall surfaces it will also be possible to completely rehabilitate all the concealed MEP systems within each.

Caution must be taken to carefully document all removed items that might need to be reinstalled. This usually applies to trims, moldings, panel, doors, etc. Another aspect of replacing the interior wall surfaces that must be not be overlooked is the potential change in wall thickness and how those changes could affect detailing at floors, cased openings, jamb extensions, etc. Accommodations should be made for these changes within the architectural documents.

Interior Finishes

The interior of the structure was strikingly beautiful in its heyday. Large wood moldings, rooms of wood panels surfaces, intricate detailing, ornate casings and stairs mostly of clear finished white oak of clear grain and consistent color. This interior must be maintained and/or recreated in our opinion.

Because of the severe water damage to the structure, it is very likely that all the interior finishes will need replacing or restoration to restore the character and quality of the wonderful interior. This will become clearer as the condition of the interior is better inspected during reconstruction. Clear and specific documentation of the existing conditions will be imperative to restoration. This process should identify each and every component affected by the work. If it is found to be reasonable, the rehabilitating of damaged wood trim should be considered desirable over replacement. The material choices for replacing the interior trim will vary tremendously depending on species, grade, color, size, availability, and source. All of these factors must be taken into consideration.

Renovation Considerations

Exterior Finishes

With exception of the area of the structure that was damaged during the fire, the exterior of the building is in satisfactory shape and is only in need of a thorough cleaning, caulking, painting, and some material replacement. This work on the exterior should concentrate on not only the cosmetic restoration but also on ensure the quality of the seals and water shedding properties of the individual components and systems. The masonry veneer is one portion of the exterior damaged during the fire that will require special consideration when selecting materials and specifying methods.

Mechanical Systems

Due to the age and damage to the existing mechanical systems, it is our recommendation that the existing building mechanical units, ductwork, radiators, or piping be completely removed and the materials recycled if possible. In determining the sizing and configuration of the new systems, we recommend hiring a building performance consultant to conduct building energy modeling studies to determine the baseline needs of structure. From this data a appropriately sized system can be designed by a qualified mechanical engineer or qualified mechanical contractor, then implemented. The types of systems available for this project are quite varied and should be chosen with several considerations in mind and should be determined with the assistance of a mechanical engineer or specialist.

Electrical Systems

Due to the age of the existing electrical system, it is our recommendation to remove all associated components including wiring, conduit, panels, boxes, devices, and fixtures. Any original or historic fixtures should be considered for rehabilitation and reuse.

All new wiring and systems within the structure must accommodate the new use and be design to meet current code requirements.

Plumbing Systems

As with the other mechanical systems in the building, the plumbing systems should be removed entirely. All fixtures and piping should be recycled if possible. Design of the new plumbing system should take into account water usage, alternate water heating systems, capturing of gray water, and manifold supply systems.

Specialty Systems

The last category of special interest includes a variety of individual component systems within the building. It is our recommendation that this structure be sprinkled to allow for a wider variety of uses and ensured life safety. Several types of sprinkler systems would be appropriate for this application and careful consideration should be given to each by qualified engineer. Due to some potential uses of the structure, it might be necessary to consider a residential scale elevator. Most elevator suppliers can be very helpful in determining the proper unit and serviceability for the specific application. This resource should be utilized early in the project. Another building system to consider early in the design phase is wiring for information technologies.

Renovation Considerations

Of primary concern prior to implementing any reconstruction of this structure is the future intended use. Our delineation of use is based on the current building code definitions of use and occupancy (2008 Indiana Building Code). In our opinion, this structure has a range of actual uses including single-family residence, business office, bed and breakfast, conference center, and retail establishment. Due of this broad range of potential uses, thorough consideration should be given to how a next-step renovation could affect or limit its future use.

The least restrictive, and least costly use is single-family residence. The code requirements allow minimally fire-rated materials, occupancy separations, and mechanical/electrical system requirements. It also does not require handicapped accessibility. We do not recommend building to this standard simply because of the limitations of use. The building could only serve as a single family residence. Future change of use to a commercial use would require significant renovation of materials and systems or code variances.

The other end of the spectrum would be to rebuild to the most restrictive code requirements. This could be an assembly occupancy such as a restaurant or night club. This building was used as a restaurant previously, however it would not have met the building code in place at the time. Another conservative use would be institutional, i.e. a group home for mentally disabled people.

It is our recommendation to find a middle ground that is reasonable in terms of anticipated use and cost. Building to an office use or B occupancy would put the building into a commercial code category and allow the most flexibility, at lesser dollar investment, to convert to a more restrictive code use in the future. See the chart on the next page for information relative to other occupancies.

Business Group B

- 2-stories allowed, not including basement; third floor allowed if building is fully-sprinklered
- no requirement for sprinkler system (unless for third floor use)
- no occupancy separations
- no requirement for fire-resistant construction assuming V-B construction type (wood-framed)
- Conference/assembly spaces allowed up to 10% of office area for incidental use.

Accessibility

Another aspect of code-compliance is accessibility for the disabled. The requirements would vary according to the building's use. For example, if the building is used as a single family residence, there would be no requirements. If a commercial use is selected, ADA compliance would be required. At a minimum, an accessible path would be necessary to get to the "public" areas of the building. At a maximum, multiple accessible restrooms and possibly living quarters would be required. After a use is determined, a detailed set of requirements should be developed for integration into the renovation.

Renovation Considerations

2006 International Building Code
Assuming Type V-B Construction

Use and Occupancy	A-2	B	R-2	R-3
	Banquet Halls, Night Clubs, Restaurants, Taverns and bars	Office for Civic Administration, Professional Services	Apartments	Bed & Breakfast
Allowable Height/Building Area (based on existing construction type V-B)	1 story/6,000 sf	2 stories/9,000 sf	2 stories/7,000 sf	3 stories/unlimited sf
Allowable sprinkler system increase	Additional story			
Required separation of occupancies (if mixed use)	A/B = 1 hour (sprinklered), 2-hour (non-sprinklered)		A/R = 1 hour (sprinklered), 2-hour (non-sprinklered)	B/R = 1 hour (sprinklered), 2-hour (non-sprinklered)
Fire-resistance rating requirements	0 rating for V-B construction for structural frame, bearing walls, non-bearing walls, floors & roof			
Fire-resistance rated construction			1-hour fire partition between sleeping units (1/2 hour if sprinklered) (walls and floors)	
Wall and Ceiling Finishes	B/B/C (sprinklered) A/A/B (non-sprinklered)	B/C/C (sprinklered) A/B/B (non-sprinklered)	C/C/C (sprinklered) B/B/C (non-sprinklered)	C/C/C (sprinklered) C/C/C (non-sprinklered)
Automatic Sprinkler Systems	Required			
Max. occupants with one means of egress	49	49	10	10
Exit travel distance	200 (sprinklered) 250 (non-sprinklered)	200 (sprinklered) 300 (non-sprinklered)	200 (sprinklered) 250 (non-sprinklered)	200 (sprinklered) 250 (non-sprinklered)
Corridor fire-resistance	If OL>30 rating = 1 (non-sprinklered) 0 (sprinklered)	If OL>30 rating = 1 (non-sprinklered) 0 (sprinklered)	If OL>10 rating = Not Permitted (non-sprinklered) 0 (sprinklered)	

Cost Considerations

The following project worksheet has been supplied for reference only and should not be considered an actual price of the work. Final costs can only be determined after a clear definition of the scope of work has been defined. What is being shown representational and accurate for budgeting purposes only.

Project Worksheet

Date: 1/20/2009
Project Name: J.C. Johnson House
Project Address: 322 E. Washington Street 47305

Scope of work	Approximate Costs
----------------------	--------------------------

COSTS FOR IMMEDIATE STABILIZATION

Framing	\$10,625
----------------	-----------------

roof framing
misc.

Roofing	\$13,750
----------------	-----------------

shingles on new roof deck
flashing at chimneys
gutters & downspouts

Misc.	\$3,650
--------------	----------------

permits & fees
dumpsters & clean up
architectural fees

Project Total Estimated Cost:	\$28,025
--------------------------------------	-----------------

The estimated price range above reflects both the uncertainty of historic remodeling work and the final material choices and detail selections that still are to be finalized. As the project budget and scope are more definitely identified a more narrow range of the estimated cost can be listed.

General Contingency	\$3,083
----------------------------	----------------

misc.
materials

COSTS FOR PRIVATE RESIDENCE USE

Demolition **\$11,125**

fire/water damaged structure
other interior walls and surfaces
dumpsters

Framing **\$16,875**

exterior walls
other interior new framing
structure repair
misc.

Insulation **\$8,750**

roof/attic
exterior walls
sound insulation
sealing air gaps

Windows **\$15,250**

new windows in rebuilt areas (10)
repair existing windows to working order

Plumbing **\$35,000**

new plumbing piping & systems
fixtures

Electrical **\$38,750**

new electrical system
fixtures

HVAC **\$40,000**

2 new systems

Cost Considerations

Drywall	\$39,063
----------------	-----------------

25000 sf drywall & patching

Painting	\$19,688
-----------------	-----------------

20000 sf interior painting

5000 sf/lf exterior painting

Flooring	\$44,125
-----------------	-----------------

repair damaged wood floor

new wood floor

carpet

vinyl

ceramic repair/new

Interior trim	\$76,250
----------------------	-----------------

rework baseboard trim & replace

doors, trim, window trim repair

coffered ceilings

built-in wood repair/replace

stair parts

doors, windows

Kitchen	\$52,500
----------------	-----------------

kitchen cabinetry & tops

appliances

accessories

Exterior trim	\$18,125
----------------------	-----------------

siding repair/new

general trim

rear porch repair

Masonry	\$6,250
----------------	----------------

general repair

tuck pointing

Cost Considerations

Exterior glazing	\$30,000
-------------------------	-----------------

storms for windows & doors

Misc.	\$23,750
--------------	-----------------

permits & fees
dumpsters & clean up
architectural fees

Project Total Estimated Cost:	\$506,608
--------------------------------------	------------------

The estimated price range above reflects both the uncertainty of historic remodeling work and the final material choices and detail selections that still are to be finalized. As the project budget and scope are more definitely identified a more narrow range of the estimated cost can be listed.

General Contingency	\$55,727
----------------------------	-----------------

misc.
materials

Alternate items	
------------------------	--

COSTS FOR ADDITIONAL BUILDING USES

Fire protection **\$31,250**

new wet-pipe system
control systems

HVAC **\$15,000**

1 additional system

Elevator **\$30,000**

1 additional system

ADA upgrades **\$16,875**

Framing changes
Exterior access

Misc. **\$4,475**

permits & fees
dumpsters & clean up
architectural fees

Project Total Estimated Cost: **\$659,935**

The estimated price range above reflects both the uncertainty of historic remodeling work and the final material choices and detail selections that still are to be finalized. As the project budget and scope are more definitely identified a more narrow range of the estimated cost can be listed.

General Contingency **\$72,593**

misc.
materials





American Red Cross
DISASTER SERVICE





American
Red Cross
DISASTER
SERVICES

DELAWARE
COUNTY
EMS



MUNCIE
FIRE DEPT.



1 SQ.

MURPHY
FIRE DEPT.

PRIVATE
PARKING



PRIVATE
PARKING

Our Daily Bread
Restaurant
&
Catering
215-9186





7 PUMP



Am
Re

PRIVATE PARKING
Our Own Road





MUNICIPAL
FIRE DEPT.

1 SQ.

2 HR
PARKING
6 AM
TO 6 PM
MON-FRI

SAVE LIVES
BE YOU BETTER

MFD

BARTER



MUNCIE
FIRE DEPT.

TY OF MUNCIE
FIRE DEPT.

MFP



American Red Cross
Disaster Relief

AFD
AFD
AFD

PRIVATE
PARKING

Our Daily Bread
Restaurant
&
Catering
215-9186

NO
PARKING
ANY
TIME



NO
PARKING
ANY
TIME

PRIVATE
PARKING

Our Daily Bread
Restaurant
&
Catering
313-9186



PRIVATE
PARKING

Our Daily Bread
Restaurant
Catering
215-9186



PRINCETON
FIRE DEPT.

1 SQ.















DELAWARE COUNTY EMS
2207
71598

7 PUMP

American Red Cross
DISASTER SERVICES

















67







































































































































