

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday April 12, 2012

4:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. ELECTION OF OFFICERS

V. A. COA- 03-12 WITHDRAWN

1201 East Second Elm Heights

Representative Charles Webb

Request for Demolition of an existing house at 1201 East Second Street, removal of trees

B. COA-04-12 WITHDRAWN

1201 East Second Elm Heights

Representative Charles Webb

Request for new construction of a house at 1201 and landscape plan.

C. COA- 09-12

623 South Woodlawn Avenue

Elm Heights Proposed Elm Heights Historic District

Representative Kevin Spicer for Spicer Rentals

Violation resulting in the Request for construction of a garage, Removal of asbestos siding and replacement with cement board on a four-square house, Request for reconstruction of a mudroom at the rear of the property

D. COA-10-12

522 West 3rd Prospect Hill Historic District

Representative Barbara E. McKinney

Request for a color change on a house

E. COA-11-12

910 East Second Elm Heights Proposed Historic District

Owners Tim Mueller and Jenny Southern

Removal of a mature tree, extension of a rear porch, extension of a bathroom on the east side of the house.

VI. DEMOLITION DELAY

A. 731 East University Partial Demolition

Owner Samuel DeSollar

Removal of a rear wall to make an addition of a powder room off an existing mudroom

VII. NEW BUSINESS

A. Meeting of the Designation Subcommittee

B. Meeting of the GPP Subcommittee

VIII. OLD BUSINESS

- A. Preservation Month Activities
- IX. COMMISSIONERS' COMMENTS**
- X. PUBLIC COMMENTS**
- XI. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Next meeting date is Thursday May 10, 2012 at 4:00 p.m. in the McCloskey Room
Posted: April 5, 2012

Summary: This project began without required review through demolition delay and a rear mudroom was removed from the house. During stop work, the Elm Heights District was recommended to the Council with interim protection. A Certificate of Appropriateness is now required and the owner has made a complete application.

COA-9-12

**Petitioner: Kevin Spicer
Address of Property: 623 South Woodlawn
Proposed Elm Height Historic District under the
authority of Interim Protection 8.08.015**

Zoning RC

105-055-760257

C

629

House; Arts and Crafts/ Four-square, c.1920



Violation of the Demo Delay Ordinance cited 10-4-11. The owner started work and had removed some trees, a rear mudroom and siding off of the back of the house. The project was placed under a stop work order, in violation of the demo-delay ordinance. In October, the Commission recommended designation of the Elm Heights Historic District and placed interim protection on this house. At this time the owner is coming forward with a plan for the property including construction of a free standing garage and removal of asbestos siding and replacement with cement board.

This property was classified as contributing in the Elm Heights survey of 2001. It is a classic four-square with a brick front porch, a pyramidal roof and battered wood columns on brick plinths. It has paired windows with a ribbon window across the first floor, cantilevered bays and other classic four square details. Within the nearby area there are at least 3 other four squares, all having slightly different exterior treatments. The house is unusual in that it was sided with asbestos shingling sometime after its construction. The original exterior finish was stucco with a kind of river stone pebble finish that has been badly damaged by the application of shingles. The house retains its arts and crafts wood windows and some amount of the stucco finish (painted) is preserved under



the front porch.

A rear mudroom was removed during the initial construction.. The photograph showing existing conditions also shows the details of the framing. The house is separated horizontally by a drip course just above the second level. This is typical design feature of four-squares. Some upper

levels are shingled, some have dimensionally different siding from the first floor. Staff discussed window replacement and recommended retention and repair, to which the owner agreed.



Below is a sample of the original stucco finish and a picture showing the application of asbestos shingling over the original finish. The possibility of restoring the original finish is impacted by damage caused by the installation of the later finish and the uniqueness of the stone texture beneath which would be difficult, if not impossible to reproduce.



The owner's plan is to replace existing siding with smooth concrete board siding in two dimensions (4 and 5"). Staff had discussions about



appropriate application and the owner selected a template from the South Dunn Street District: showing characteristic dimensional definition of the top floor.

The owner selected a template from the South Dunn Street district for application of siding, using trim boards original to the house to define the upper and lower courses. The lower and

higher width of the siding will be different. He has committed to building a hipped roof 24' X 24' garage with windows, similar to the sample below. The site plan shows the garage door facing the alley with an 18 foot setback from the rear. Staff encouraged the petitioner to look for

siting in the rear yard that does not consume so much space.



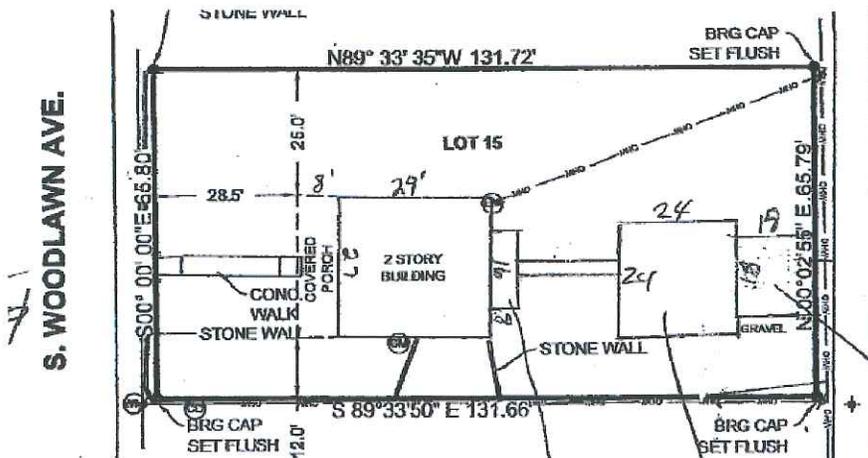
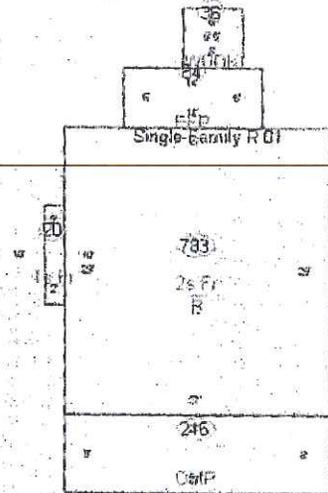
Staff took photographs of other houses in the same block area, showing the diversity of siding patterns possible.





Detailing.

This assessors survey shows the original foot print of the house (the front porch faces west)
 It l shows the footprint of the removed porch. The new addition (visible only from the alley) will be 16 X 8 and contained a half bath and closet on one side. The width of the house is approximately 27'.



The original fabric of the house is damaged and not reproducible. The asbestos siding is frayed in several places, but it is also easily established that it is not an original material

The petitioner would like to place cement board on the home,

reproducing a style of detailing seen in several locations. This would include using the existing course division to mark the delineation of the wider and narrower siding.

The garage matches the house in roof type and proportions, and is positioned to load off of the alley. It will have fenestration comparable to period garages and a pedestrian entry.

Staff continued to talk to the owner about changes to this petition. At the time of this writing the owner had not decided on the design of the rear addition to the house, and because of this no formal decision can be made of this structure..

Staff recommends approval of the siding change with the requirement that the battered column design should remain, even if shingles are removed and that the stucco beneath the front porch roof, which is undamaged, should remain.

Staff recommends approval of the garage design as proposed.

Summary : Request for a color change on a house in a full historic district.

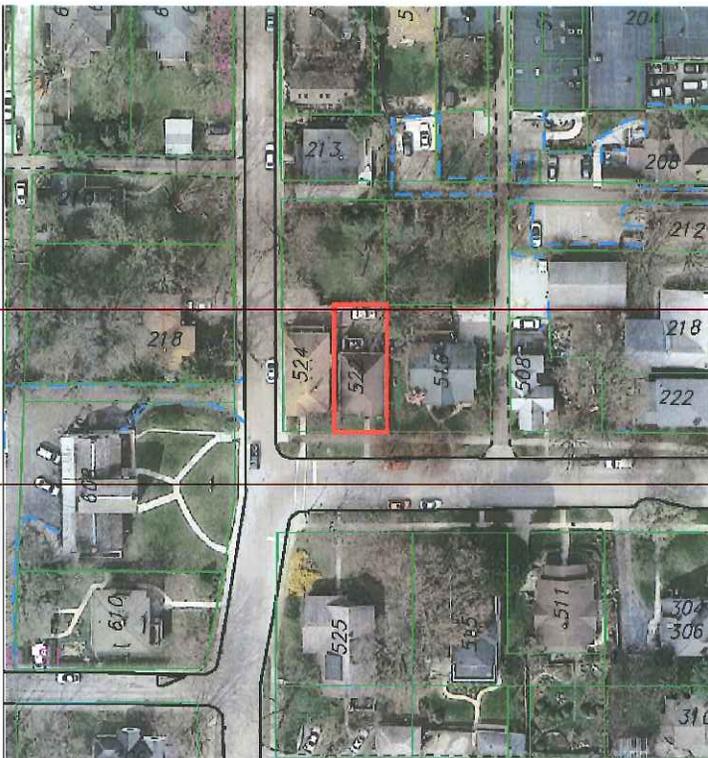
COA-10-12

**522 West 3rd Prospect Hill Historic District
Representative Barbara E. McKinney**

Zoning RC

Request for color change in a house in Prospect Hill Historic District.

105-055-66003 C 522 House; Carpenter-Builder, c.1905 NR, BHD



This house is located in the heart of the Prospect Hill local historic district on West Third Street. It is a vernacular pyramidal cottage with frame detailing. The house currently has a two color paint scheme and the owner will be repainting it in three colors in order to highlight details that are now largely hidden by the previous paint job.

The balance of the house will be painted sage green:
(Benjamin Moore jojoba)
horizontal siding

The trim will be cream:
(Benjamin Moore Harmony) interior sash,
columns

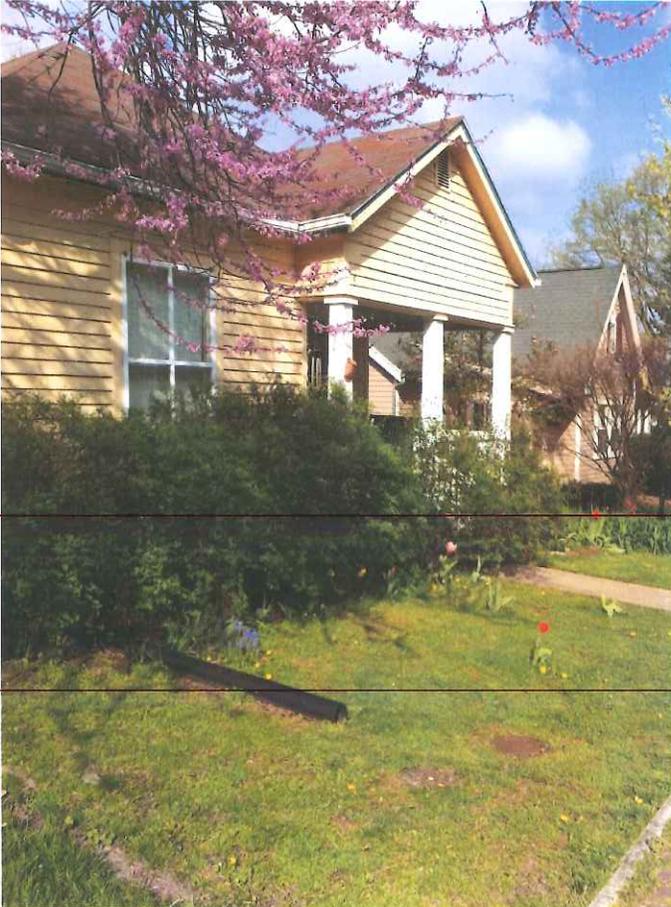
Highlights will be painted plum
exterior window surrounds , frieze board
(Benjamin Moore Kalamata)

The swatches were not scannable. The colors



would have been misrepresented., so samples will be available at the meeting.

Staff recomneds approval and considers this case a candidate for the Consent Agenda.



Summary: This case was first heard in 2010 under demolition delay and the owners have expanded the scope as the property fell under Elm Heights Historic District Interim Protection.

COA-11-12

908-10 East 2nd Street

**Owner: Tim Mueller and Jenny Southern
Proposed Elm Heights Historic District**

Request to remove a silver maple tree that is damaging a wall, expansion of a bathroom on the east side of the building, extension of a porch to the rear of the property. It includes a gabled extension on the rear porch, which remove a pergola like structure that is attached to the current mudroom

105-055-76084 C 908-10 Duplex; Arts and Crafts/ Gable Front Bungalow, c.1910



The house is located on 2nd Street in the Elm Heights Proposed Historic District and is being review under provisions of Interim Protection. The house is adjacent to an alley on its west side and is separated from it by a rock-faced limestone wall. district and has an adjoining alley to the west. Two of these proposals are new (tree removal and extension of the bathroom) The rear porch reconstruction was heard by the Commission under demolition delay in December of 2010 and released on December 9th.

The earlier proposal includes: modifications to the rear porch including removing the existing hipped roof and changing it to a gable. The house is bracketed by two stone walls, and it sits slightly higher than the lot on the

east side and the alley on the west.

1.

This proposal reiterates the plan to remove and reconstruct a rear porch or mudroom (heard in 2010 under demolition delay) which is built on stacked stone piers and needs to be stabilized with a more permanent foundation in order to resolve structural issues with the house. For this design element, there are two possible scenarios dependent on the approval of plan commission:

- a. The first design will be an enclosed area with a new foundation and windows and doors
- b. The second design will be the same enclosure with an 7' open porch extension.

The existing enclosed porch will be reworked to remove the awkward cantilevered area on the southeast corner where there is an interior closet. The gable end will be filled with split timbered design similar to the front elevation. and extended with an open porch under the same gable. The expansion project will also require approval from the BZA and Plan Commission because the existing house is a duplex and is currently a legal non-conforming use. The owners propose to change the hipped roof to a gabled roof so that they can raise the ceiling from 7' to 8.' A later cantilevered addition to the east of the existing porch will be removed. A new foundation will show veneered salvaged limestone on its exterior and will be skirted with horizontal lattice. The framing will be cement board. Owners intend to use cement board siding and match the trim, brackets

and verge boards present on the front of the bungalow. The windows and door will be Craftsman style.



Very little material in the existing addition appears to be original, the windows and siding seem to be of later date than the c. 1910 bungalow.

This is a sample of the rear door.

2.

The second part of the request is an addition in order to expand and make accessible a bathroom on the east side of the house. This is a 6.5 x11' addition that will remove the center bay of the house and an existing, non-original window. The roof over this addition will be a hipped and existing elements like rafter tails, drip boards and corner boards will be replicated under the new roof. The foundation will be salvaged limestone. No windows are proposed.

3. The owners are requesting removal of a silver maple tree that is within a few inches of the limestone wall on the alley side of the property. The wall at this location is buckling up. The species of tree endangers the roof of the house because of its proximity to the structure. It has been heavily trimmed.

Discussion

The existing addition to the rear of the property has had many “amendments” over the years, including some that are awkward and structurally threatening to the house. The proposal would correct this condition and the new design is in keeping with the fenestration, proportion and arts and crafts styling of the property. This is also the rear of



the property, where the public access is only from an alley. The rebuilt addition and porch extension would also clean up the pergola which currently intersects the house at mid-window. The petitioner is proposing limestone and cement board material, which are approvable on additions.

The bathroom addition is generated by a need to make the bath area accessible to an aging relative. The hipped roof, is a graceful way to accommodate the interior space, and it is supported by the arts and crafts framing details proposed. Proposed materials are in compliance with accepted norms for additions on wood clapboard houses.

Although the tree is a mature shade tree, it is one of the species known to be dangerous in urban areas and no longer planted by the city of Bloomington. The tree has already

begun to damage the wall and has been dramatically trimmed back in order to avoid damage to the house itself. Removal of the silver maple would be a benefit to the property in this case.

Staff recommends approval of COA-11-12 with the condition that the petitioner's receive the appropriate approvals from Plan Commission and the Board of Zoning Appeals



View of from 2nd street sidewalk –notice front wall with no window to rt. of porch

EXISTING

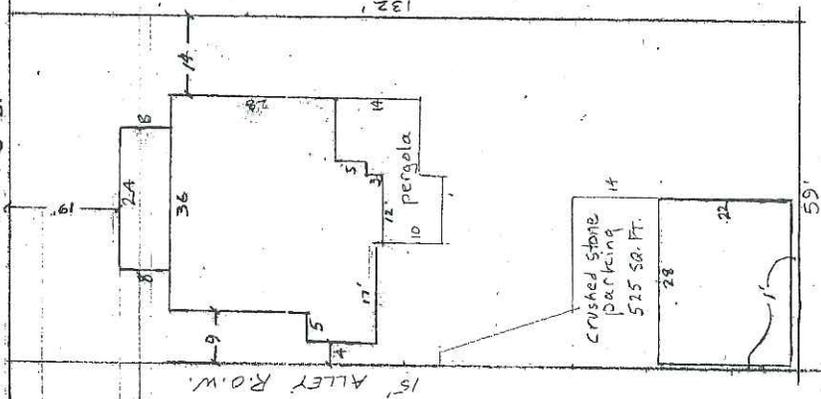


1" = 20'

E. 2ND ST.

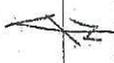
4' Tree Plot

5' SW



15' ALLEY R.O.W.

PROPOSED

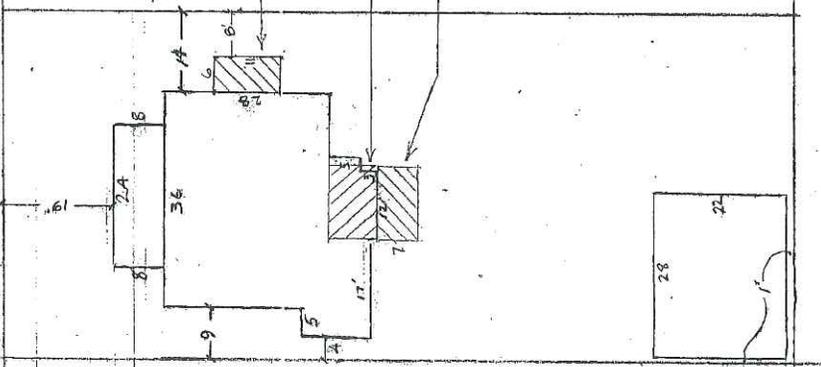


1" = 20'

E. 2ND ST.

4' Tree Plot

5' SW

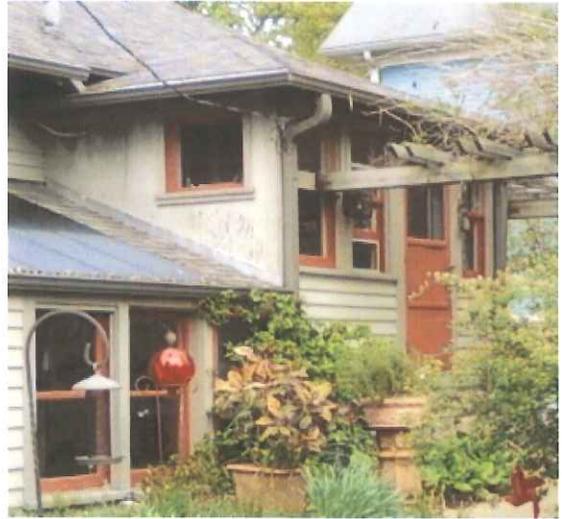


Bathroom Addition

Room to be Reconstructed

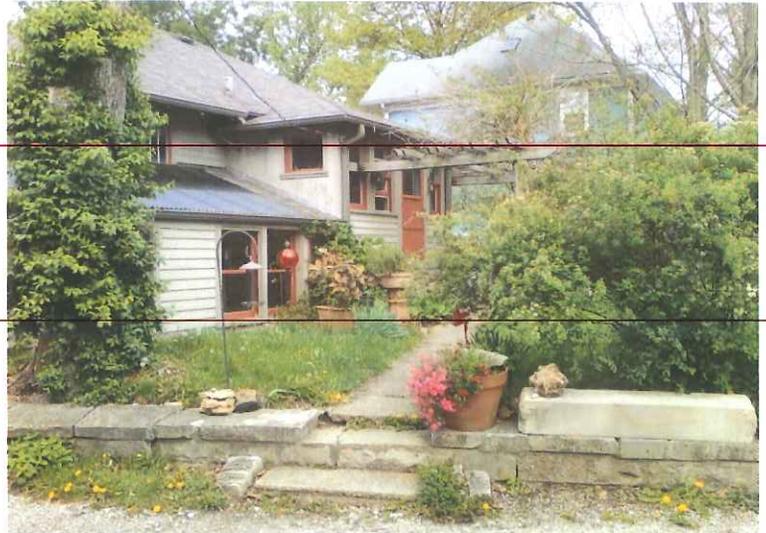
New Roofed Porch

Chimney and window detail from alley



View from alley looking toward back porch

Porch detail hanging broom closet and window well



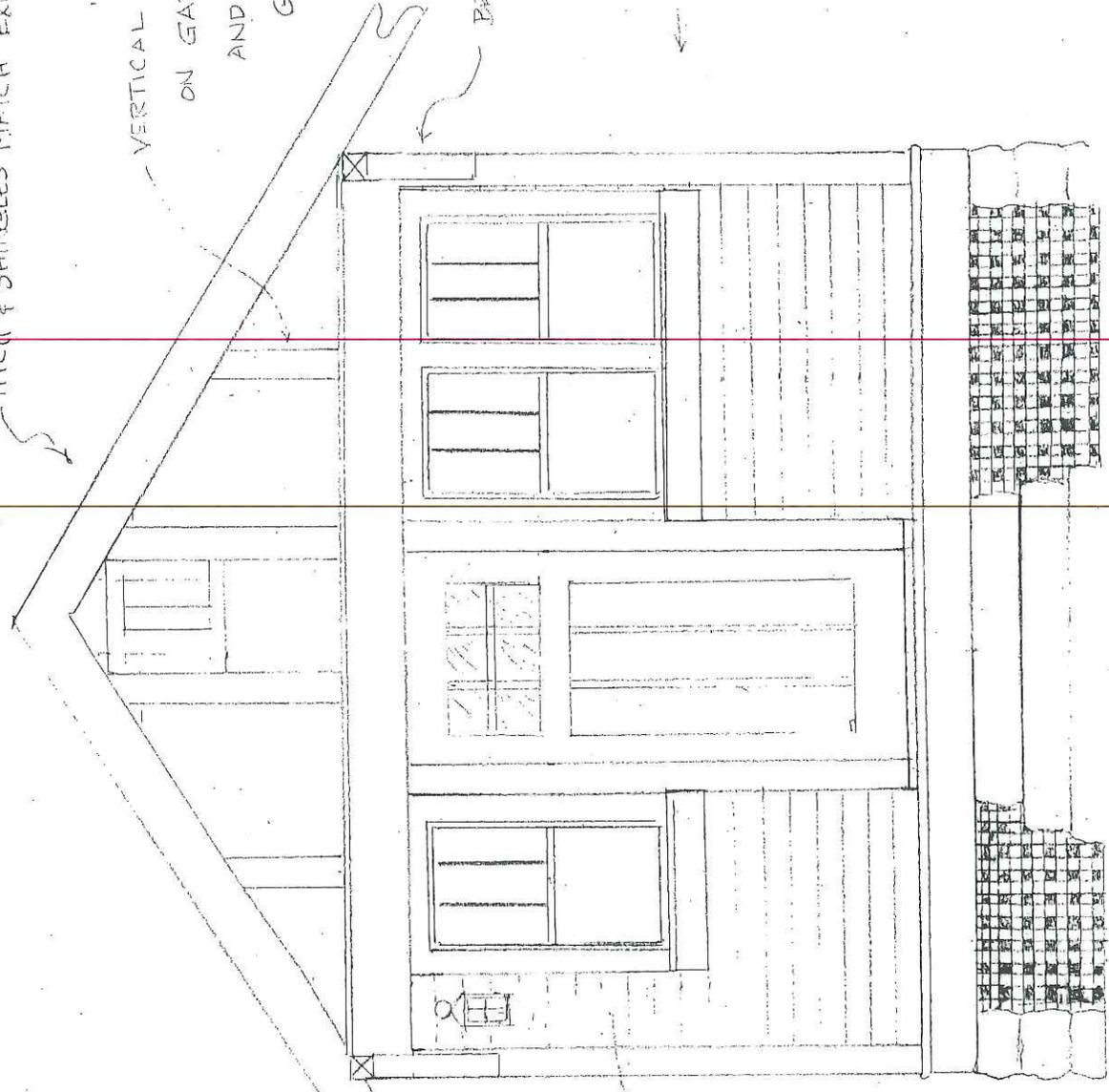
PITCH & SHINGLES MATCH EXISTING

VERTICAL TRIM REPEATED
ON GABLE OF ROOM
AND ON OPEN PORCH
GABLE

BRACKETS AS ON FRONT

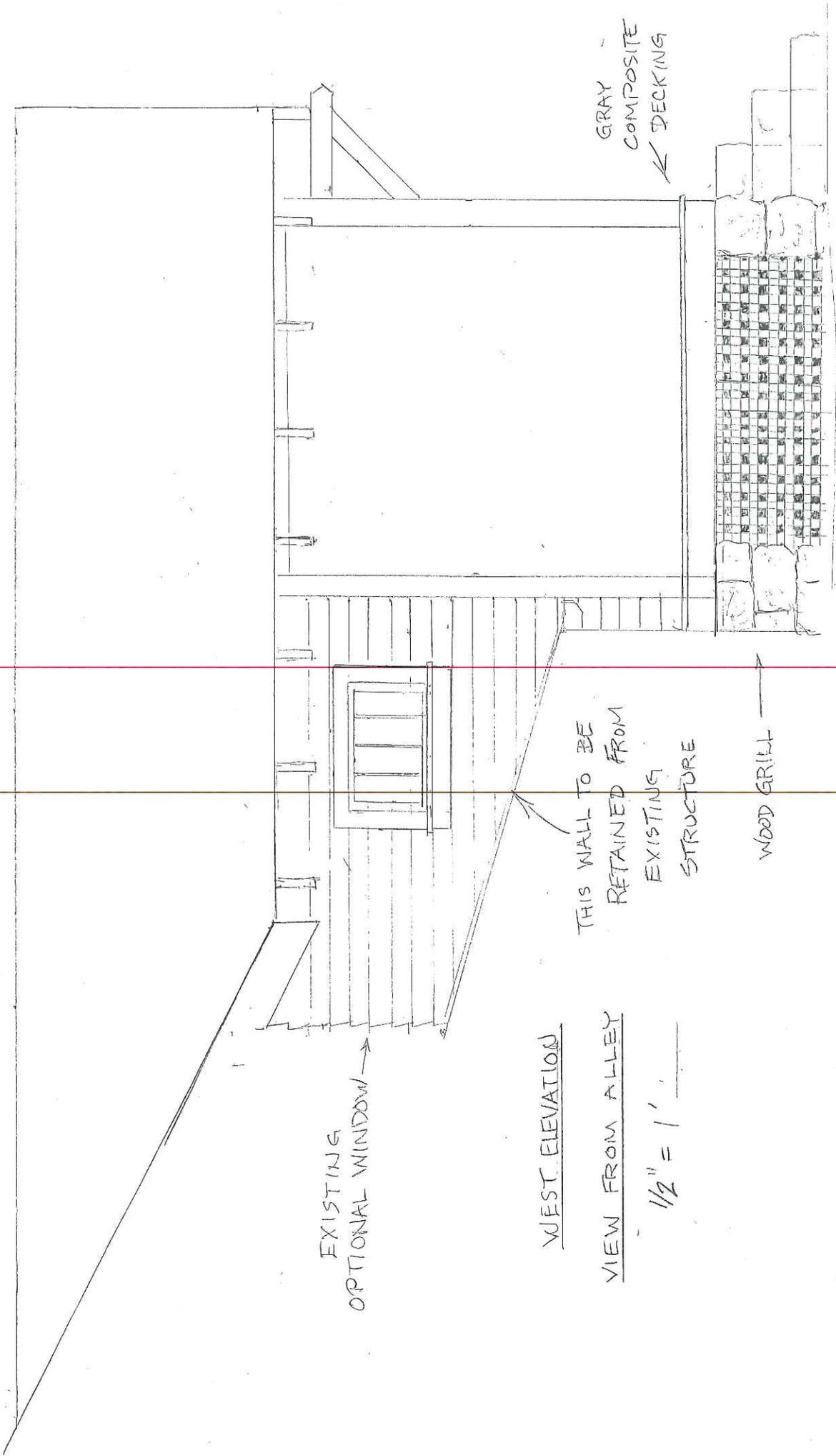
← DARK STAINED WOOD DOOR

SOUTH ELEVATION
VIEW FROM BACK YARD
1/2" = 1'



LIMESTONE STEPS

ALTERNATIVE:
SPACE 3 WINDOWS
TO FILL WALL
WIDTH



EXISTING
OPTIONAL WINDOW →

WEST ELEVATION

VIEW FROM ALLEY

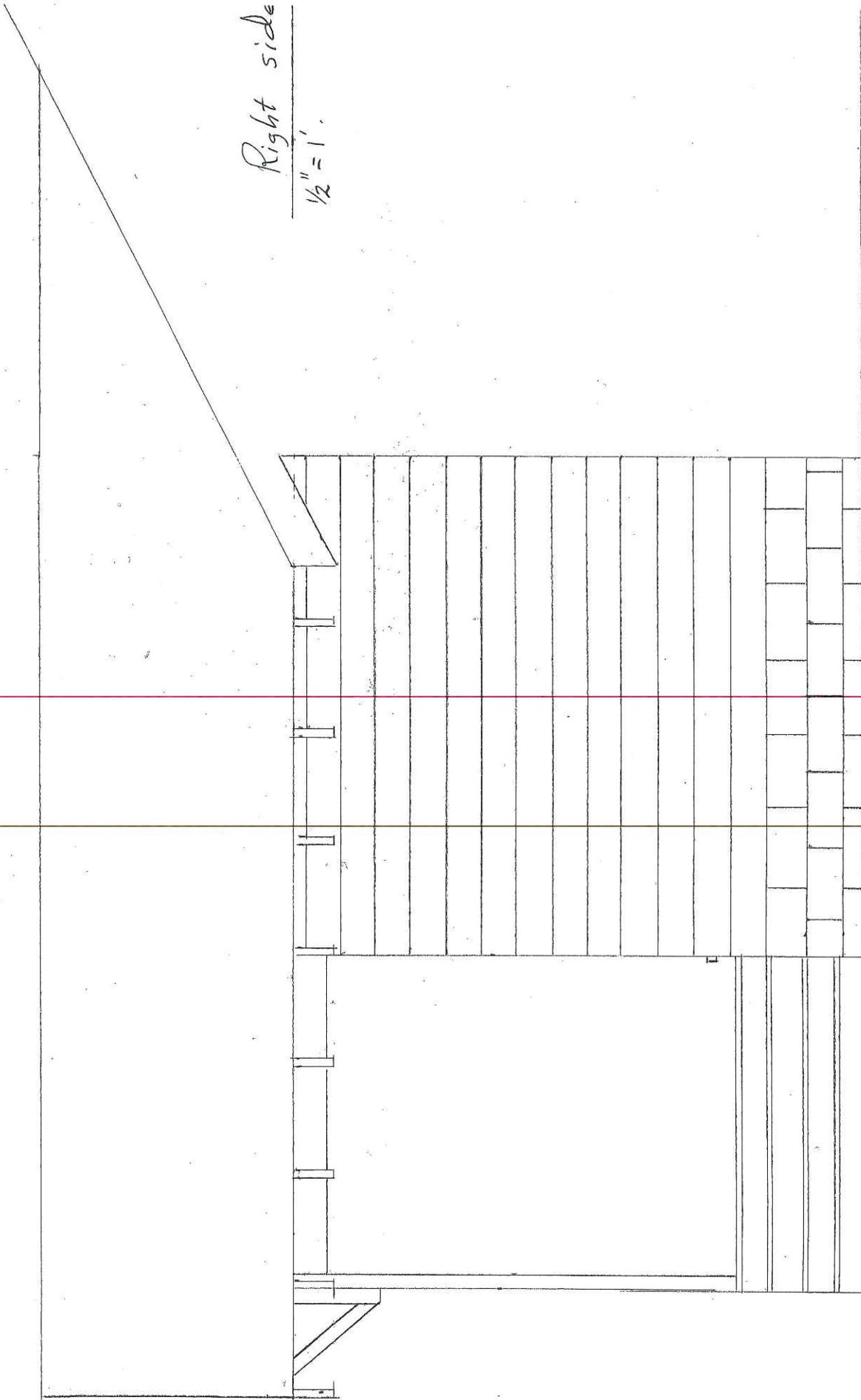
1/2" = 1'

THIS WALL TO BE
RETAINED FROM
EXISTING
STRUCTURE →

GRAY
COMPOSITE
DECKING →

WOOD GRILL →

Right side
 $\frac{1}{2}'' = 1'$



View from 2nd street toward proposed bath addition



View from east to west from neighbors yard. Bathroom addition to be between these two windows.

Non-original window to be removed.

Hip style roof to lower profile.

Limestone to match walls and foundation where visible.

HIP ROOF - MATCH EX. SHINGLES



SKYLIGHT



LIMESTONE FACE STONE



11' x 6.5' ADDITION

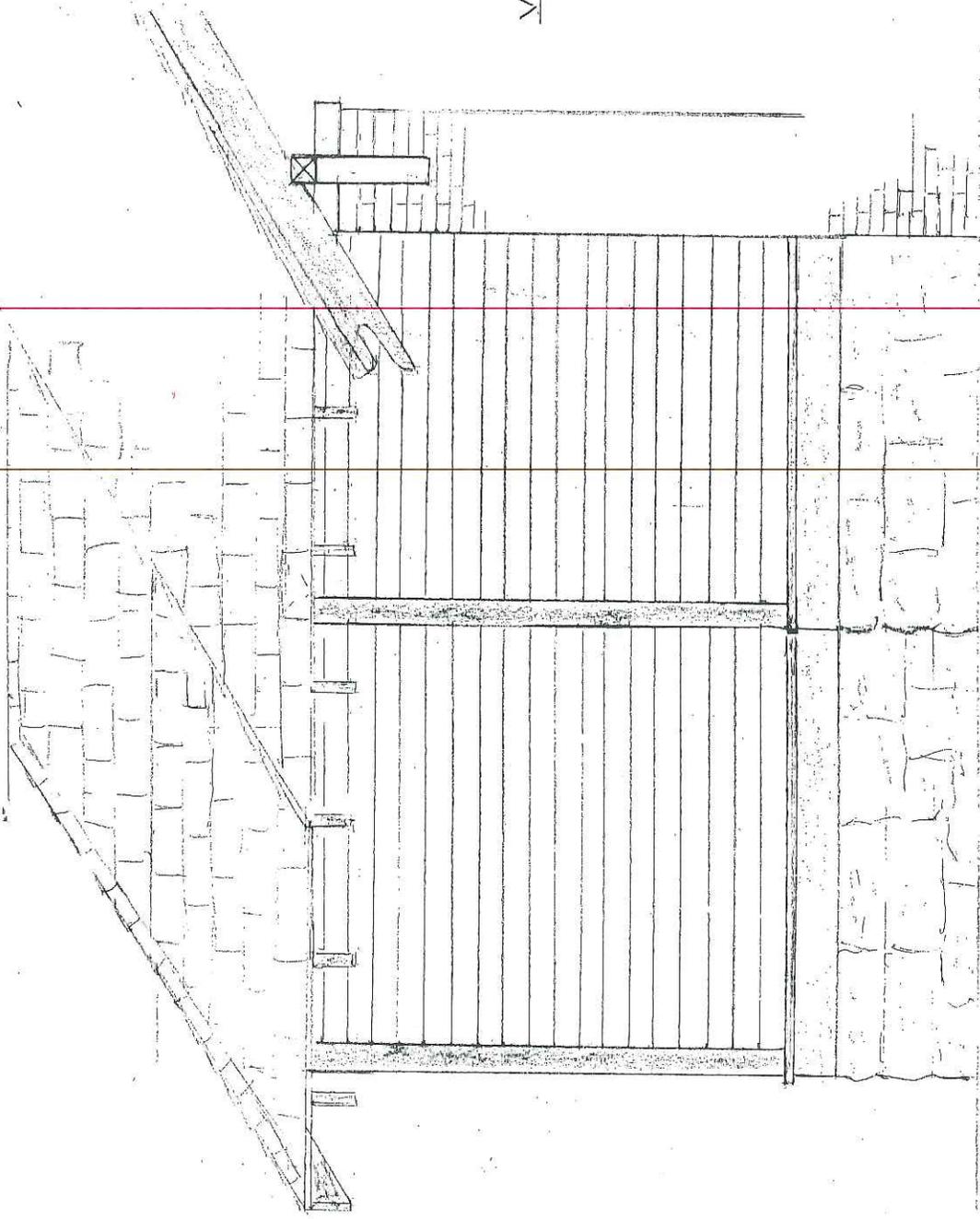


EAST ELEVATION
VIEW FROM SIDEYARD

NORTH ELEVATION

VIEW FROM FRONT YARD

$1/2'' = 1'$



910 E. 2nd – Tree removal request

Damage done to limestone wall by silver maple tree,
note dark seepage at bottom of tree.



SUMMARY

This is a partial demolition case that includes partial removal of a wall and the modest expansion of an existing mud room on the rear elevation.

Partial Demolition
731 East University

March 8, 2012
Owner Samuel DeSollar and Rebecca Lane

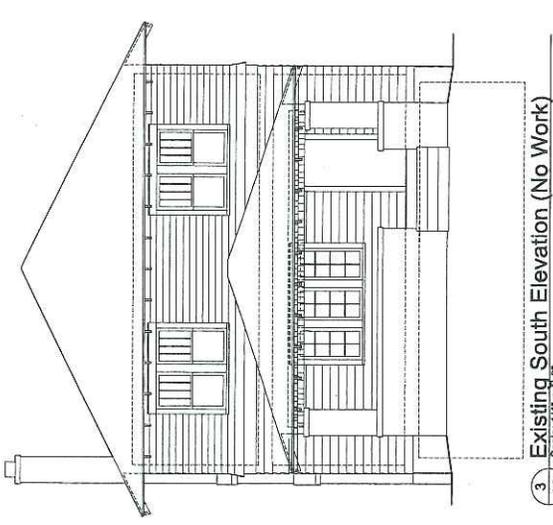
105-055-90085 C House, 731 East University; Craftsman/ Four-square, c.1930;
Architecture
Zoning RC
Demolition of a wall and extension of a flat roof rear addition in order to create a half bath.



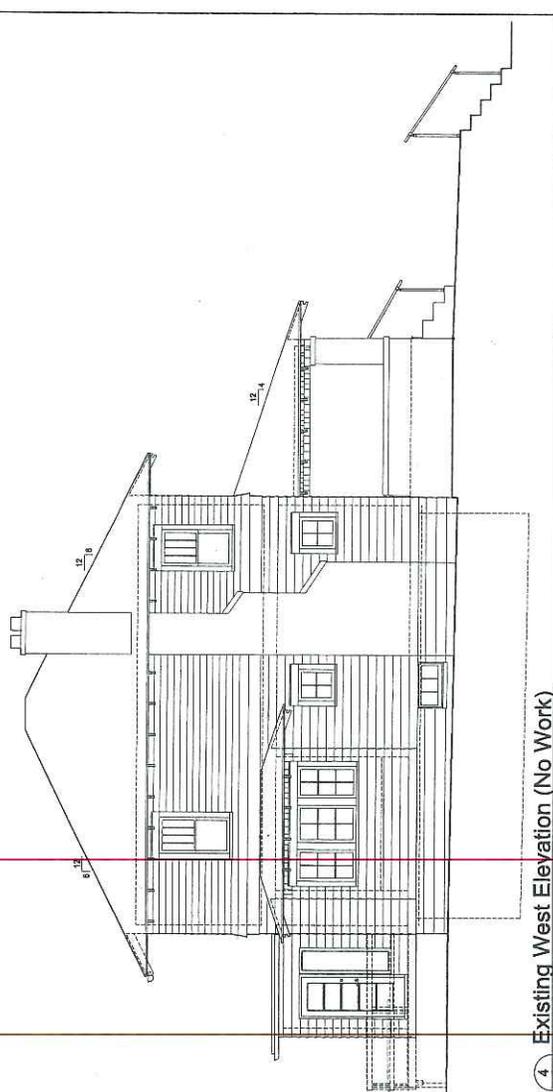
This house is listed in the scattered sites section of the Interim Report. It is in the Elm Heights neighborhood but not within the proposed historic district boundaries. It is a classic frame, hipped roof four-square with craftsman detailing. This particular site is very congested with the lots to the north containing three dwellings. The subject property is located on a half lot that abuts another house on its north lot line. Visual access to the rear of the house is almost impossible from the street. The view to the east is obscured by another home on a half lot. In discussions with planning concerning the language in their ordinance, this situation would still require a demolition review period.



Impact to the property will be minimal, The rear mudroom will be expanded three feet to the east towards an existing garage. The existing flat roof will simply be extended. The only new opening will be an awning window with divided lights on the east side which matches other divided light horizontal windows on the house. The owner has submitted very complete plans which are attached. The siding will be wood to match existing and the extension of the foundation will match the existing limestone.



3 Existing South Elevation (No Work)
Scale: 1/4" = 1'-0"

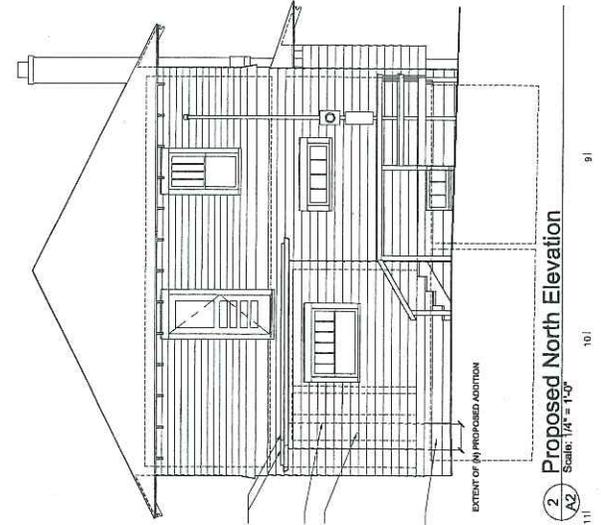


4 Existing West Elevation (No Work)
Scale: 1/4" = 1'-0"

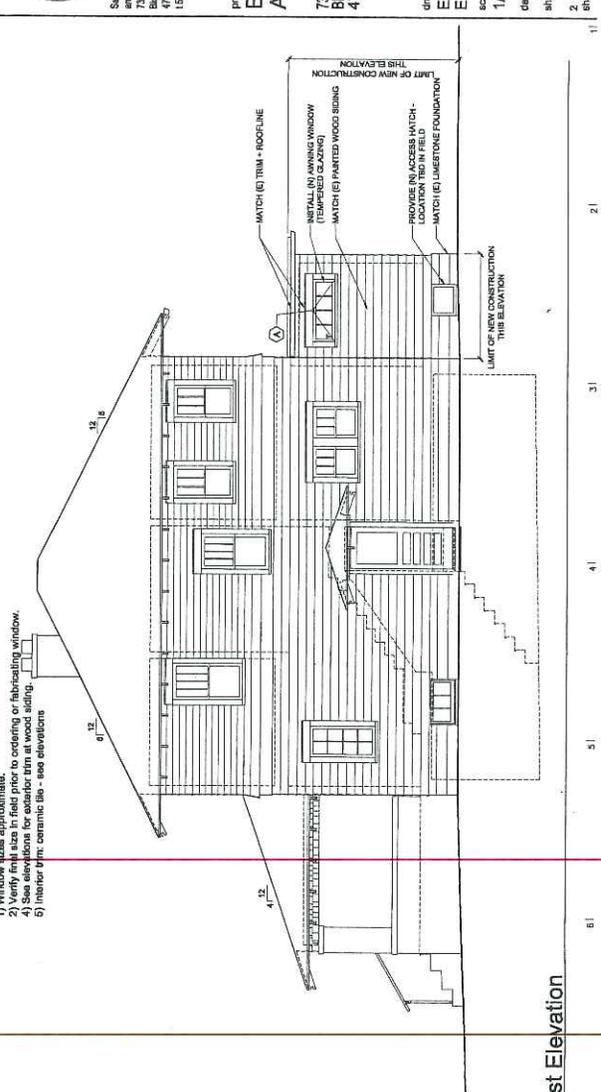
Window Schedule

Desig.	Size	Type	Finish	M-F No.	U-Value	Notes:
A	4'-0" x 1'-8"	Awning	Painted	AW0001	.47	Tempered Glazing as shown. Divided Lite. Fiberglass.

WINDOW NOTES:
 1) Verify window opening sizes.
 2) Verify field size in field prior to ordering or fabricating window.
 3) Verify field size for exterior trim at wood siding.
 4) See elevations for exterior trim at wood siding.
 5) Interior trim: ceramic tile - see elevations



2 Proposed North Elevation
Scale: 1/4" = 1'-0"



1 Proposed East Elevation
Scale: 1/4" = 1'-0"

Sam DeSitter
 731 E. University Street
 Bloomington, IN 47401
 1-510-207-1998

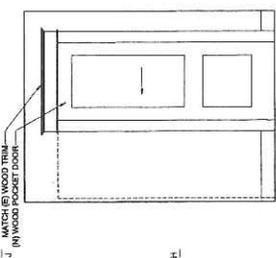
project
Bathroom Addition
 731 E. University
 Bloomington, IN
 47401

drawing title
Exterior Elevations
 scale:
 1/4" = 1'-0"

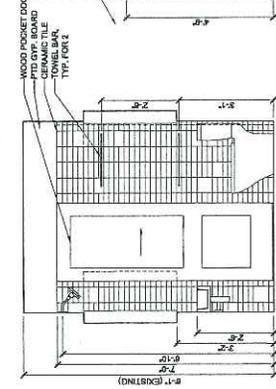
date: 03 March 2
 sheet no.
 2 of 2
 sheets

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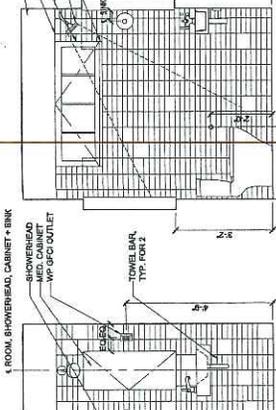
23



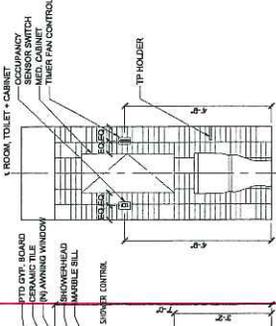
4 A1 East Elevation
Scale: 1/2" = 1'-0"



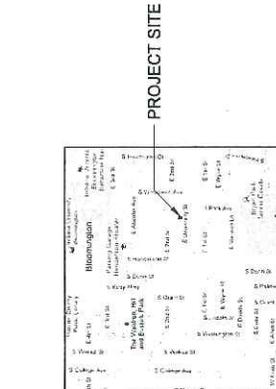
5 A1 West Elevation
Scale: 1/2" = 1'-0"



6 A1 South Elevation
Scale: 1/2" = 1'-0"



7 A1 East Elevation
Scale: 1/2" = 1'-0"



8 A1 North Elevation
Scale: 1/2" = 1'-0"

VICINITY MAP NOT TO SCALE

Assessor's Parcel Number: 53-08-04-111-016-000-008
 Site Area: 4,818 SF = 0.11 acre
 Owner: Sam DeSollar + Rebecca Lawe
 Project Address: 731 E. University Street, Bloomington, Indiana, 47401

Project Name: Bathroom Addition or ground floor.
 Zoned: RC - Residential Dwelling
 Type of Construction: V-B (Wood Frame-substructure)

- 1) The subject lot is zoned RC
- 2) Minimum Lot Area: 7,200 SF
- 3) Minimum Lot Area: 4,818 SF
- 4) Max. Impervious Surface Coverage: 45% of lot area
- 5) Existing Surface Coverage 2040 SF or 42.3%
- 6) Proposed Surface Coverage 2040 SF or 42.3%
- 7) Height Limit: Allowable - Main Structure: 35'-0"
- 8) Min. 1st Floor Ceiling: 7'-11" (unchanged)
- 9) Existing MSZ: Residential Medium Density
- 10) Existing MSZ: Residential Medium Density
- 11) Existing AS: 6'-0" (unchanged)
- 12) Existing AS: 6'-0" (unchanged)
- 13) Min. 2nd floor Existing: 2'-0" (unchanged)
- 14) Min. 2nd floor Existing: 2'-0" (unchanged)
- 15) *see site plan @ garage
- 16) *see site plan @ garage

GENERAL NOTES

All work shall conform to the Monroe County Building Code, Indiana Residential Code, and applicable state, county, and local codes and ordinances.

The contractor shall guarantee workmanship and materials for a period of one year after substantial completion, inspection and acceptance of higher work.

The project contractor shall call for all architectural, structural and geotechnical inspections as required and as in these specifications. Provide 7 day min. notice for all site reviews by architect/engineer.

All unapproved materials and substitutions shall be included per manufacturer's instructions or as described in the specifications. Substitutions or materials or equipment for those designated may be made only upon approval of the architect or Owner.

The contractor shall be responsible for coordination of all building systems including but not limited to: architectural, structural, landscape, mechanical and electrical systems.

The contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim could have reasonably been inferred from such an examination.

Written dimensions and notes take precedence over verbal discussions and the drawings. DO NOT SCALE DRAWINGS. Also refer to the written specifications.

Contractor to verify specified dimensions on site. Bring any discrepancies to the immediate attention of the architect. Where details are not specifically indicated, similar details (for description) shall apply. Any desired modifications, or openings in structural members, should be discussed with and approved by the architect or engineer before proceeding.

Drawings of existing conditions are to be used as guideline. Any errors, omissions or conflicts found in various parts of construction shall be brought to the architect's attention prior to proceeding with construction.

Wood in contact with concrete to be pressure treated. Plywood in contact with concrete to be pressure treated or separated from concrete with 15lb. building paper.

Wood in contact with concrete to be pressure treated. Plywood in contact with concrete to be pressure treated or separated from concrete with 15lb. building paper.

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Wood in contact with concrete to be pressure treated. Plywood in contact with concrete to be pressure treated or separated from concrete with 15lb. building paper.

ABBREVIATIONS

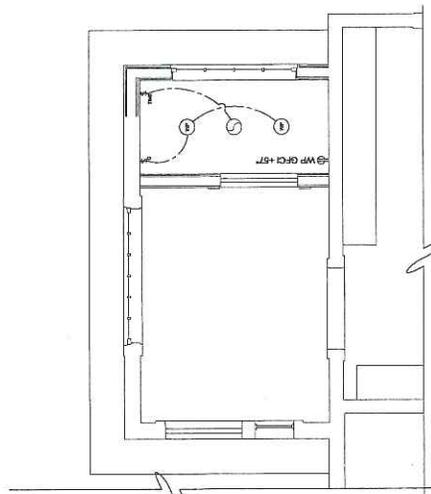
- ABV - Above
- ADJ - Adjustable
- CAB - Cabinet
- CL - Ceiling
- CLC - Clear
- COMP - Composite
- CONC - Concrete
- EQ - Equal
- EL - Elevation
- FL - Floor
- FL - Floor
- GFCI - Ground Fault Circuit Interrupt
- GWP - Gypsum Wall Board
- MTL - Mesh
- (N) - New
- OIL - Overlay
- PLYWOOD - Plywood
- PTD - Painted
- T-G - Tongue and Groove
- VF - Verify in Field
- W - With
- W3 - Wood
- WP - WaterProof
- WSTRIP - Weatherstripping

Sheet Index

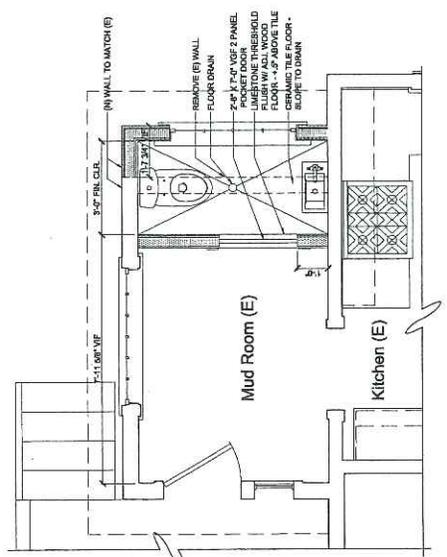
- A1 Site Plan, Project Data
- A2 General Notes
- A3 Garage Basement Plans
- A4 Schedule
- A5 Exterior Elevations

(continued)

- (N) or (N) - New
- OIL - Overlay
- PLYWOOD - Plywood
- PTD - Painted
- T-G - Tongue and Groove
- VF - Verify in Field
- W - With
- W3 - Wood
- WP - WaterProof
- WSTRIP - Weatherstripping



3 A1 Proposed Bath Electrical Plan
Scale: 1/2" = 1'-0"



4 A1 Proposed Mud Room and Kitchen Electrical Plan
Scale: 1/2" = 1'-0"

LIMIT OF WORK - SEE 2/A1 FOR ENLARGED PLAN

PROPERTY LINE + STRUCTURE POSITION PER SURVEY BY JOHN L. STAPLETON (6-1980)

REMOVE (E) WALL

FLOOR GRAB

POCKET DOOR

REMOVE (E) WALL

FLOOR + 3/4" ABOVE TILE

CERAMIC TILE FLOOR - ADJUST TO GRAB

REMOVE (E) WALL

FLOOR GRAB

POCKET DOOR

REMOVE (E) WALL

FLOOR + 3/4" ABOVE TILE

CERAMIC TILE FLOOR - ADJUST TO GRAB

REMOVE (E) WALL

FLOOR GRAB

POCKET DOOR

REMOVE (E) WALL

FLOOR + 3/4" ABOVE TILE

CERAMIC TILE FLOOR - ADJUST TO GRAB

REMOVE (E) WALL

FLOOR GRAB

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