

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, November 12, 2015

5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
September 10, 2015
- IV. CERTIFICATES OF APPROPRIATENESS COMMISSION REVIEW**
 - A. COA-47-15**
333 West 11th Street (The Kiln) and 335 West 11th Street (The Mill)
Owner: City of Bloomington Redevelopment Commission
Petitioner: Brandon D. Bogan (Flaherty & Collins Properties)
Request to completely renovate the Kiln and Mill structures to convert them into collaborative co-working office and commercial retail space.
- V. DEMOLITION DELAY**
 - A. Demo Delay 15-06**
2109 E. Wimbleton Ln.
Representative: Tom Fuller, T.A. Fuller Homes, Inc.
Addition of a carport.
 - B. Demo Delay 15-07**
4323 E. Deckard Dr.
Owner: Daria Deniese Smith
Addition to the rear.
 - C. Demo Delay 15-08**
312 E. 12th St.
Owner: Brian Marren
Building a roof over an existing shed roof.
 - D. Demo Delay 15-09**
1318 N. Kinser Pike
Representative: Jeremy Kennedy
Rear deck addition.
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
 - A. Courthouse Square Update**
 - 1. Review of Commission Report**
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, December 10, 2015 at 5:00 p.m. in the McCloskey Room

Posted: November 6, 2015

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Thursday September 10, 2015
Minutes

I. CALL TO ORDER

Meeting is called to order by Chairman, John Saunders, at 4:00 pm.

II. ROLL CALL

Commissioners:

Doug Bruce – Arrives at 4:05 pm
Jeannine Butler
Chris Cockerham – Arrives at 4:05 pm
Dave Harstad
Marjorie Hudgins
Marleen Newman – Arrives at 4:05 pm
John Saunders
Chris Sturbaum

STAFF:

Lisa Abbott – HAND
Bethany Emenhiser – HAND
Jacob Franklin – HAND
Patty Mulvihill – LEGAL
Nate Nickel – PLANNING & TRANSPORTATION

Advisory:

Leslie Abshier – Arrives at 4:05 pm
Duncan Campbell
Jeff Goldin

Guest(s):

Reza Kaffash – 1026 E. 1st St.
Mrs. Kaffash – 1026 E. 1st St.
Arturo Rodrigues – 514 W. Kirkwood Ave.
Jenny Southern – Elm Heights Neighborhood Association
Tim Mueller – Elm Heights Neighborhood Association
Doug Horn – 322 E. Cottage Grove

III. APPROVAL OF MINUTES

June 11, 2015

Marjorie Hudgins makes a motion to accept the minutes from June 11, 2015.



Jeannine Butler seconded. **Motion Carries 5/0/0 (yes/no/abstain).**

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA-40-15

514 W. Kirkwood Ave.: Parker-Hawkins House

Locally designated and National Register

Owner: Arturo Rodriguez

Request to replace original windows with exit doors on the second floor and construct a wooden deck structure with ground access on the rear.

Bethany Emenhiser gives her presentation.

Arturo Rodriguez explains that he purchased this home in July. He is an active duty Officer in the U.S. Army and intends to invest in Bloomington through this purchase. He states the he moved into the lower unit and maintained the tenants in the two units above.

Arturo Rodriguez explains the work that he has and wants to put into the property. Arturo explains that the windows are unsafe as they are old and will not shatter like todays windows are designed to do. Arturo further gives examples of homes that are like the updates that he is asking the Commission for.

Discussion is held regarding the safety of the current windows and how they can be made safer. Arturo further states that he wants to bring this house up to its originality.

Question(s):

Marjorie Hudgins asks **Lisa Abbott** if any citations regarding the windows has been issued from the HAND Department. **Lisa Abbott** answers no.

Marjorie Hudgins further asks why a fire escape has not been utilized instead of a deck.

Dave Harstad asks **Lisa Abbott** what the best practices are for windows. **Lisa Abbott** answers that the windows are larger than normal windows and meet Title 16 of the Bloomington Municipal Code.

Jeannine Butler asks if tempered glass is a requirement. Jeannine further asks if the windows are truly 35 inches wide. **Arturo Rodriguez** answers they are and he measured them himself. Jeannine further asks why a deck instead of a fire escape. Arturo answers that it doesn't have to be a deck, he is just trying to give his tenants a way out of the units if there was a fire.

Chris Sturbaum asks if he is proposing to make two doors out of the windows.

Arturo Rodriguez answers yes because they are two separate units. Chris further asks Arturo what the materials will be for the deck. Arturo answers that it will all be wood, and in accordance with Monroe County Building Codes. Chris asks if it will be typical treated lumber. Arturo answers yes.

Discussion is held regarding the design of the back deck and materials that are proposed.

Marleen Newman suggests looking at the codes regarding window heights and when tempered glass is to be used.

Duncan Campbell asks how wide the deck is. **Arturo Rodriguez** answers 8 feet by 20 feet. Duncan asks **Bethany Emenhiser** if there was a submission of building materials and what the doors actually look like. Bethany answers that the doors will be metal doors with decorative glass and wood deck with concrete footings were the materials listed.

Chris Cockerham asks if under the deck is a walk way or a car port. Arturo answers no, the air conditioner and trash cans are located in that area.

Jeff Goldin asks **Arturo Rodriguez** if the power lines would need to be relocated in order to accommodate a deck. Arturo answers that it would all need to be relocated and that he has communicated with the proper utility companies.

Leslie Abshier asks **Arturo Rodriguez** if for egress reasons then why not leave the windows instead of replacing them with doors. Arturo states, that is an option, however he feels that the windows not being tempered glass could injure the tenant(s) while trying to get out of the windows.

John Saunders asks **Bethany Emenhiser** if this property applies to the Secretary of Interior Standards. Bethany answers yes though it is a scattered site. John further asks if that gives the Commission oversight on the windows and deck. Bethany answers that it does.

Comments(s):

Marjorie Hudgins comments that she has owned several historic homes in Bloomington and has had success working with older windows to make them functional even after they have not been able to open for a long time. Marjorie further states that there are hundreds if not thousands of windows like this in Bloomington and as far as she knows there have been no issues with them regarding safety. Marjorie comments that a fire escape can be purchased but no reason for a deck.

Dave Harstad comments that he has respect for folks that want to invest in life safety issues. Dave states that he hopes **Arturo Rodriguez** respects the



Commissions' position on the windows as we don't have many Outstanding properties like this one and that the Commission really works hard to protect these properties.

Jeannine Butler comments that she is in agreement with what **Dave Harstad** and **Marjorie Hudgins** have said. Jeannine further states that if we allowed the replacement of the windows then we would be allowing a drastic change in the structure. Jeannine further comments that even if you put two doors and a deck on the structure that he had better have a six foot railing around it in case someone falls off of the deck.

Chris Sturbaum comments that he finds himself strangely sympathetic to this proposal. Chris adds that this is the ugly backside of the beautiful Victorian home. Chris adds that the quality of the proposal does not meet the quality of the home.

Duncan Campbell asks if there has been a rental inspection of this property. **Bethany Emenhiser** answers that 2014 was the last inspection. Duncan asks **Lisa Abbott** if there were any egress violations. Lisa answers that there were no violations of egress. Duncan further asks if the structure is considered safe by the City of Bloomington. Bethany answers yes. Duncan comments that is the biggest issue for him and adds that this isn't the primary façade but that shouldn't lessen the interest as the rear of this structure is extremely visible.

Chris Cockerham suggests that he should rethink the proposal and bring it back to the Commission.

Doug Bruce comments that there have been good points and that he went by the property yesterday. Doug states that he agrees with **Duncan Campbell** in that the back of the structure is highly visible and should fall under the Commission prevue as being visible from a public right of way. Doug adds that he does not oppose the deck but thinks it needs to be smaller, the railings need to be a different design. Doug adds that we need more information about design and materials on such a structure.

Leslie Abshier comments that she agrees with **Doug Bruce**. There needs to be more information regarding the design and materials. Leslie further adds that the deck should be smaller.

Jeff Goldin and **John Saunders** both concur with the other statements made by other Commissioners.

Discussion is held regarding tabling the vote. The general consensus is to vote no as the next meeting is after the timeframe for review and would be an automatic approval. The Commissioners would like to have a new petition come before the board.

5

Jeannine Butler makes a motion to deny **COA-40-15**. **Chris Sturbaum** seconded. **Motion carries 8/0/0 (yes/no/abstain)**.

Patty Mulvihill submits the **Proposed Findings of Fact** for **COA-40-15**, 514 West Kirkwood Avenue.

1. The Commission finds that the structure located at 514 West Kirkwood Avenue is a locally designated Queen Ann style structure, circa 1870-1895, that is ranked as Outstanding.
2. The Commission finds that the windows on the structure located at 514 West Kirkwood Avenue are original to the structure and that no evidence has been presented that indicates that they are damaged to such an extent that repair is not feasible.
3. The Commission finds that the original windows on the structure at 514 West Kirkwood Avenue are an integral part of the historic character of the structure itself and contribute to the classification of said structure as Outstanding.
4. The Commission finds the proposed remodeling of the rear of the structure at 514 West Kirkwood Avenue will be visible from a developed and usable public alley.
5. The Commission finds that the proposed removal of original historic windows will detract from the overall historic character of the Outstanding structure located at 514 West Kirkwood Avenue.
6. The Commission finds that the addition of rear doors and outdoor deck on the back of the structure at 514 West Kirkwood Avenue will detract from the overall historic character of said structure and will negatively impact said structure's rating as Outstanding.
7. The Commission finds that the proposed remodeling of the structure at 514 West Kirkwood Avenue is not consistent with the Secretary of Interior Standards.
8. The Commission finds that the proposed remodeling of the structure at 514 West Kirkwood Avenue is not consistent with Title 8 of the Bloomington Municipal Code.

Jeannine Butler make a motion to accept the **Proposed Findings of Fact** for **COA-40-15**. **Marjorie Hudgins** seconded. **Motion carries 8/0/0 (yes/no/abstain)**.

B. COA-41-15

1026 E. 1st: Elm Heights

Owner: Reza Kaffash

Request to repair exterior stucco, retaining wall and paint. Request for removal of tree causing sidewalk damage. Request to replace 3 windows. Request to build an outdoor fireplace to match the Spanish stucco style. Request to build iron fence on back porch to restore it back. Request to tile front porch and front steps and if budget permits replace the asphalt shingles to Spanish design roofing.

Bethany Emenhiser gives her presentation. Bethany adds that the neighborhood accepted the design but have concerns about the type of roof proposed.

Reza Kaffash gives his presentation to the Commission. Reza adds that he wants to renovate the house to resemble the true character of the style of home.

Questions(s):

Marjorie Hudgins asks if **Reza Kaffash** has an idea of how much the proposed roof will cost. Reza answers \$125,000 if he is lucky. Discussion is held regarding how hard it will be to find a company that could install that type of roof.

Chris Sturbaum asks if that is a replacement window on the front. **Bethany Emenhiser** answers that it is. Discussion is held regarding the type of windows and which are replacement.

Marleen Newman asks if tile shape of the roof could be redesigned and if he can find a lighter material. **Reza Kaffash** answers that there are products, however they are expensive and look cheaper over time.

Duncan Campbell asks **Bethany Emenhiser** if she had found out anything about the tree. Bethany answers that it is not within the Commission's prevue and has forwarded it on to Lee Huss, the City of Bloomington's Arborist. Duncan states that it is his opinion that the back steel casement window is original to the home. Bethany states that window is not in our prevue as it is not visible.

Chris Cockerham asks **Lisa Abbott**, if the petitioner changes the roofing materials then will they have to come before the Commission again. **Patty Mulvihill** answers that it can be a stipulation in the motion that **STAFF** reviews the materials. Patty further adds that it will not have to go back to the Elm Heights Subcommittee.

Discussion is held regarding the materials and design of the tile roof.

Comment(s):

Dave Harstad comments that this is one of Bloomington's best streets and it seems to attract people who care deeply about the neighborhood and he appreciates the detail to work they are putting into it.

Jeannine Butler comments that she appreciates them trying to bring the home back to original.

Chris Sturbaum comments that he thinks the authentic roof is the way to go, the other material may not age appropriately as well as look cheap.

John Saunders asks if the roof has always been shingles. **Marleen Newman** states that it has been a flat roof for a long time.

Discussion is held regarding the history of the roof, windows and doors of this property.

Chris Cockerham comments that he is not opposed to Reza Kaffash finding different roofing materials.

Doug Bruce comments that he believes Reza is doing a fine job in rehabbing this property. Doug further adds that if the history of the roof is a flat roof, then he encourages the petitioners to have a structural engineer look at the house in order to support the clay tile roof.

Jeff Goldin comments that he loves this house. Jeff adds that he is a native Californian and he is used to this type of home.

John Saunders comments that the petitioners have a done a wonderful job and have a lot to do.

Public Comment:

Jenny Southern comments that she is on the Neighborhood Subcommittee. Jenny further comments that she believes this property was an early modern structure, the paired windows in the corner suggest that. Jenny discusses the extensive remodel in the 80's and that she doesn't feel it is possible to return the structure to its original design. Jenny further states that the neighborhood is not concerned about this property and are really happy that someone is spending good money on remodeling it.

Nate Nickel makes a **STAFF** note that the outdoor fireplace should be appropriately set back.

Jeannine Butler makes a motion to accept **COA-41-15**, with the acceptance that **STAFF** be allowed to approve roofing material. **Dave Harstad** seconded.

Motions carries 8/0/0 (yes/no/abstain).

Patty Mulvihill submits the **Proposed Findings of Fact** for **COA-41-15**, 1026 East 1st Street.

1. The Commission finds that the structure located at 1026 East 1st Street is a Spanish Colonial Revival structure, circa 1929, and is noted as a Contributing Structure in the Elm Heights Historic District.
2. The Commission finds that repairing and painting the existing stucco wall is appropriate and consistent with both Title 8 of the Bloomington Municipal Code and Section 3.3 of the Design Guidelines for the Elm



Heights Historic District, as the repair will allow the overall historic character of the structure at 1026 East 1st Street to be maintained.

3. The Commission finds that replacing the non-original window, located near the driveway, on the structure at 1026 East 1st Street is appropriate and consistent with Title 8 of the Bloomington Municipal Code as the window is not original; the replacement window will match existing replacement windows in the structure; and the replacement will not detract from the overall character of the structure.
4. The Commission finds that installation of tiles on the porch of the structure at 1026 East 1st Street is appropriate and consistent with Title 8 of the Bloomington Municipal Code as said tiles will be consistent with the Spanish Colonial Revival style.
5. The Commission finds that replacement of asphalt shingles with Spanish-style roofing material is consistent with the goals of Title 8 of the Bloomington Municipal code and will better maintain the historic character of the overall structure located at 1026 East 1st Street.
6. The Commission finds that the proposed remodeling of the structure at 1026 East 1st Street will enhance the overall historic character of said structure and will not negatively impact the greater Elm Heights Historic District.

Marjorie Hudgins makes a motion to accept the **Proposed Findings of Fact** for **COA-41-15**. **Jeannine Butler** seconded. **Motion carries 8/0/0 (yes/no/abstain)**.

V. DEMOLITION DELAY - WITHDRAWN

A. Demolition Delay-15-01

512-514 S. Fess

E. 2nd St. Survey District

Bethany Emenhiser notes that she has instituted a numbering system for Demolition Delay cases for better record keeping and to help PLANNING & TRANSPORTATION track these types of cases.

VI. NEW BUSINESS

A. Findings of Fact Approvals

COA-09-15:

Patty Mulvihill submits the **Findings of Fact** for **COA-09-15**, 410 W. Dodds Street (rear addition).

1. The proposed rear addition will add approximately 350 square feet to the overall house which is in keeping with the overall scale of houses located in the McDoel Historic District.

2. The Fenestration proposed with this addition is consistent with the structure already in place and is compatible with the overall McDoel District.
3. The proposed addition will be largely invisible from any street view of the structure, further ensuring the addition will not detract from the overall historic character of both the original structure and the McDoel Historic District.
4. The material proposed for the addition are compatible with the materials already in place on the original structure and therefore appropriate.
5. The proposed addition is compliant with the Design Guidelines for the McDoel Historic District and Title 8 of the Bloomington Municipal Code.
6. The McDoel Neighborhood has reviewed this proposed addition and found it to be compatible with their neighborhood, the design Guidelines and in keeping with the overall aesthetic of McDoel Gardens.

COA-15-15:

Patty Mulvihill submits the **Findings of Fact** for **COA-15-15**, 2315 East 2nd Street.

1. The Commission finds that while the structure located at 2315 East 2nd Street is a contributing brick two-story four square house, including: half of the original front porch has been enclosed and the original windows have been replaced with double hung vinyl windows-which have reduced the integrity of the overall architecture of the structure.
2. The Commission finds that as the Elm Heights Historic District Design Guidelines allows for the use of new doors when the original door is damaged to a point where it cannot be repaired, and as the owner of 2315 East 2nd Street has properly proved that the front door of said structure is damaged beyond repair, replacement of the front door is appropriate as the replacement door is aesthetically similar to the original and existing door.
3. The Commission finds that cement porch floors are consistent and appropriate for houses of that era that are akin to the one located at 2315 East 2nd Street, as such, the Commission finds that replacing the current wooden front porch floor with a cement porch floor is consistent and appropriate with the historic nature of the structure itself and the overall Elm Heights Historic District.
4. The Commission finds that the installation of a wood door on the front entryway of the structure located at 2315 East 2nd St. is consistent with similar storm door replacements already approved in the Elm Heights Historic District and does not detract from the overall historic character of the structure itself or the Elm Heights historic
5. The Commission finds that the proposed work on the structure located at 2315 East 2nd Street is consistent with Title 8 of the Bloomington Municipal Code and the Elm Heights historic District Design Guidelines.

COA-16-15:

Patty Mulvihill submits the **Finding of Facts** for **COA-16-15**, 335 South Fairview (removal of Non-Contributing Shed & Construction of New Shed/Office.).

1. The Proposed removal of the non-contributing shed is appropriate as it does not contribute to the historic nature of either the primary structure or the overall Greater Prospect Hill Historic District.
2. The proposed new storage shed/office is both visually compatible with the existing Greater Prospect Hill Historic District patterns for accessory structures and is to be placed in a subordinate position to the primary structure.
3. The proposed new storage shed/office is both visually compatible with the existing Greater Prospect Hill Historic District patterns for accessory structures and is to be placed in a subordinate position to the primary structure.
4. The proposed massing of the new storage shed/office is consistent with the massing of similar buildings in the Greater Prospect Hill Historic District.
5. The proposed new storage shed/office is consistent with both the historic nature of the primary structure located on the property and the overall Greater Prospect Hill Historic District.
6. The proposed removal of the non-contributing shed and the construction of the new shed/office is consistent with the Greater Prospect Hill Historic District Design Guidelines and Title 8 of the Bloomington Municipal Code.
7. That an alternate design to the one submitted may be considered if the property owner wishes to locate the proposed new storage shed/office on the location of the to-be-storage shed/office s aligned to face towards the rear of the primary structure.

COA-19-15:

Patty Mulvihill submits the **Finding of Facts** for **COA-19-15**, 811 South Woodlawn Avenue. (Modification to Three Season Porch.).

1. The proposed modification to the current three season porch on the north side of the home is appropriate and permitted, in part, because the current porch is not original to the structure.
2. The proposed modification to the current three season porch on the north side of the home is appropriate and permitted, in part, because the only modifications include changes to the exterior glass and doors.
3. The Design Guidelines for the Elm Heights historic District deals mostly with historic porches and porticos, which is not germane to the present issue.
4. The proposed modification to the current three season porch on the north side of the home will not detract from the historic nature of the home itself of the Elm Heights historic District; to that end, the proposed modification is appropriate when all elements of Title 8 of Bloomington Municipal Code are properly considered.

COA-21-15:

Patty Mulvihill submits the **Proposed Findings of Fact** for **COA-21-15**, 521 West Smith Street.

1. The Commission finds that the proposed rear addition dormer to the structure at 521 West Smith Street is appropriate and consistent with the historic character of the structure at 521 West Smith Street and the overall Greater Prospect Hill Historic District.
2. The Commission finds that the proposed rear addition dormer to the structure at 521 West Smith Street is consistent with the requirements and standards of both Title 8 of the Bloomington Municipal Code and the Greater Prospect Hill Historic District Design Guidelines.
3. The Commission finds that the materials to be used on the proposed rear dormer to the structure at 521 West Smith Street will complement the overall structure in an appropriate manner and are consistent with Title 8 of Bloomington Municipal Code and the Greater Prospect Hill Design Guidelines.
4. The Commission finds that the design subcommittee for the Greater Prospect Hill Historic District Design Guidelines.

COA-28-15 & COA-29-15:

Patty Mulvihill submits the **Proposed Findings of Fact** for **COA-28-15 & COA-29-15**, New construction in Elm Heights.

1. The Commission finds that the Whitaker Addition Lot 10 is a legal zoning lot in the Elm Heights Historic District that was part of the original plat for Elm Heights, despite the fact that it does not have any frontage along a public street (the only frontage being an alley).
2. The Commission finds that for zoning purposes the property located at Whitaker Addition Lot 10 is a lot upon which a single-family home can be legally constructed; however, as a stand-alone single-family home on such a lot is not historically consistent with the Elm Heights Historic District, the Commission finds that the property owner's proposal to construct the single-family home to resemble and appear like a carriage house associated with the property located at 1203 East Second Street would make the structure consistent with the historic character of the Elm Heights Historic District.
3. The Commission finds that proposed materials for both structures, one located at Whitaker Addition Lot 10 and the other located at 1203 East Second Street, are appropriate and consistent with both Title 8 of the Bloomington municipal Code and the Design Guidelines for the Elm Heights historic District. EIFS; Arts and Crafts style Anderson casement windows with two over one lights; random coursed limestone veneer; limestone arcade with rock faced stone voussoir; and a metal shingled roof.
4. The Commission finds that the proposed height of both structures is consistent with the historic character of the Elm Heights Historic District.
5. The Commission finds that both the proposed structures, one located at Whitaker Addition Lot 10 and the other located at 1203 East Second Street, compliment the true historic structures located in the Elm Heights Historic District without seeming as though they are part of the original historic structures in the District.

6. The Commission finds that the tree removals associated with these new construction projects are appropriate and that the property owner will take all appropriate measures to maintain the required trees.
7. The Commission finds that the Elm Heights Historic District Design Sub-Committee is generally supportive of both projects.
8. The Commission notes that four conditions, and the necessary variance approvals from the Board of Zoning Appeals, are requirements of the issuance of a Certificate of Appropriateness and the Commission specifically incorporates those four conditions into these Findings of Fact.

Jeannine Butler makes a motion to accept the **Findings of Fact** for **COA-9-15; COA-15-15; COA-16-15; COA-19-15; COA-21-15** and **COA-28-15 & 29-15**, from previous meetings. **Marjorie Hudgins** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

VI. OLD BUSINESS

A. Courthouse Square Update

Bethany Emenhiser states the first reading will be November 1, 2015 with November 10, 2015 being the second reading. Bethany further discusses the items approved by the subcommittee.

John Saunders comments that there has been a real good turnout lately.

VII. COMMISSIONERS' COMMENTS

No Commissioners' comments.

VIII. PUBLIC COMMENTS

- A.** Property owner of 322 E. Cottage Grove Ave would like to discuss ideas for this demolition delay property before proceeding with designs.

Doug Horn gives his presentation. Discussion is held regarding possible designs and how to add additional square footage to the structure.

IX. ANNOUNCEMENTS

No announcements

X. ADJOURNMENT

Meeting adjourned at 5:30 pm.

END OF MINUTES

13

DEMOLITION DELAY-15-06

Summary

Addition of a carport.

2109 E. Wimbledon Ln.

Representative: Tom Fuller, T.A. Fuller Homes, Inc.

Contributing

House; Split Level, c.1968



EXISTING CONDITIONS:

This is a slightly altered brick and wood split level style house. It is within the Sycamore Knolls platted addition and was platted in the late 1960s.

PROPOSED: The petitioner is proposing a 14' x 21' carport on the east side of the house for additional covered parking. The parking pad will be

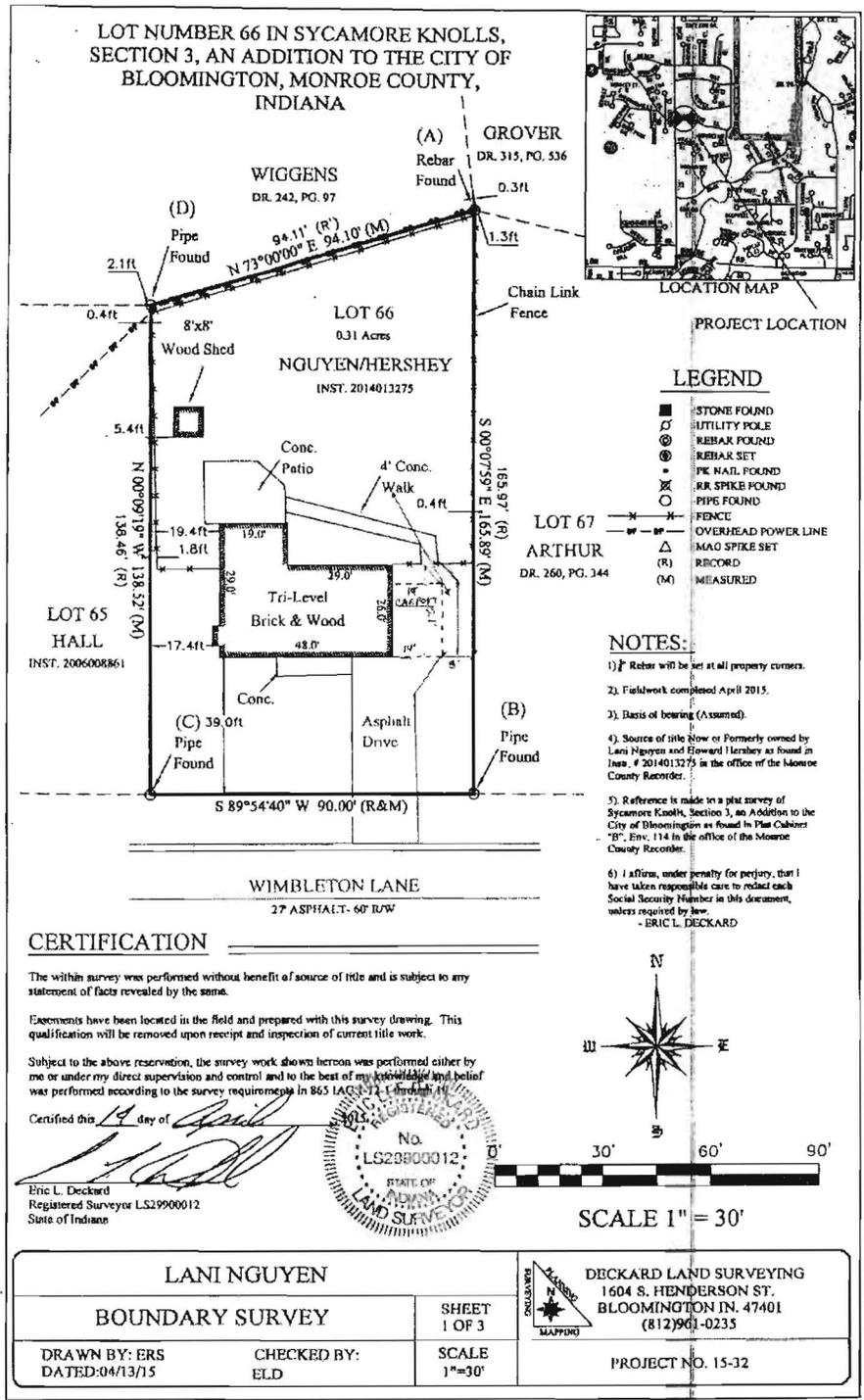
poured concrete surrounded by new 12" block wall with a 4" cap on the north and east side of the house. It will be a covered with fiberglass seal-down shingles to match the existing roof. It will be a gabled roof supported by 6x6 posts. There is also an uncovered 4' walkway to connect the lower level to the upper back yard with concrete steps.

The proposed carport will add just under 300 square feet to the house and will continue the cross gable plan. Staff feels it will not detract from the historic character of the house.

14

Demo Delay: 2109 E.
Wimbledon

15-00



Ly

DEMOLITION DELAY-15-07

Summary

Addition to the rear.

4323 E. Deekard Dr.

Owner: Daria Deniese Smith

Contributing

House; Ranch, c.1960

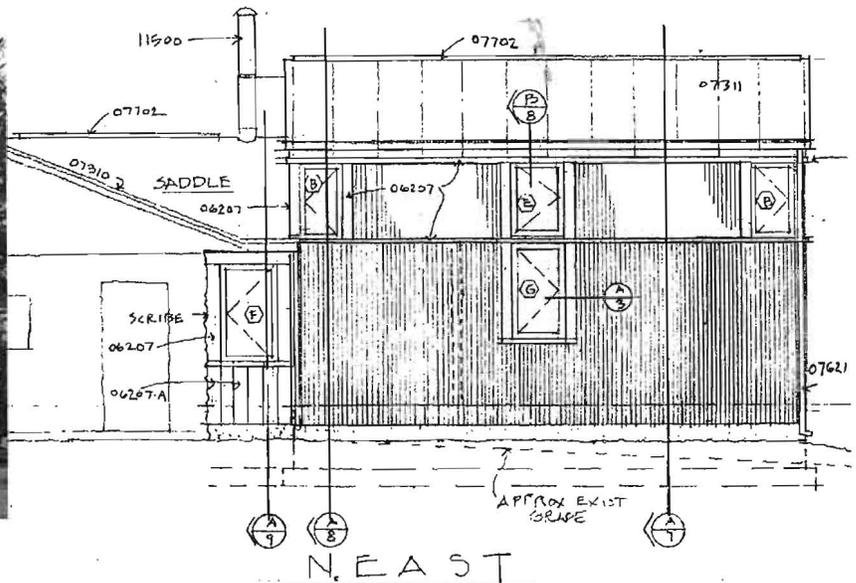


EXISTING CONDITIONS:

This property is a one story unaltered ranch style house. It still retains the original two-over-two metal windows and garage door. It is a single rectangular plan.

PROPOSED: The property owner in proposing adding an addition to the rear that will add a little under 400 sq. ft. to the property. The addition will be in the rear and will be a one story addition and a porch off the addition. The addition will create a cross-gable off the rear.

NOTES
See Specs 08510 Windows and Door for additional requirements
See also general conditions where indicated or required by code.





Reverse Board & Batten

addition for the most part will not be visible and in the rear of the house. The addition is compatible with the house, but varied to differentiate between the old and the new. Staff would recommend that the color match the existing hunter green that exists in the gables. This addition will not negatively impact the character of the house.

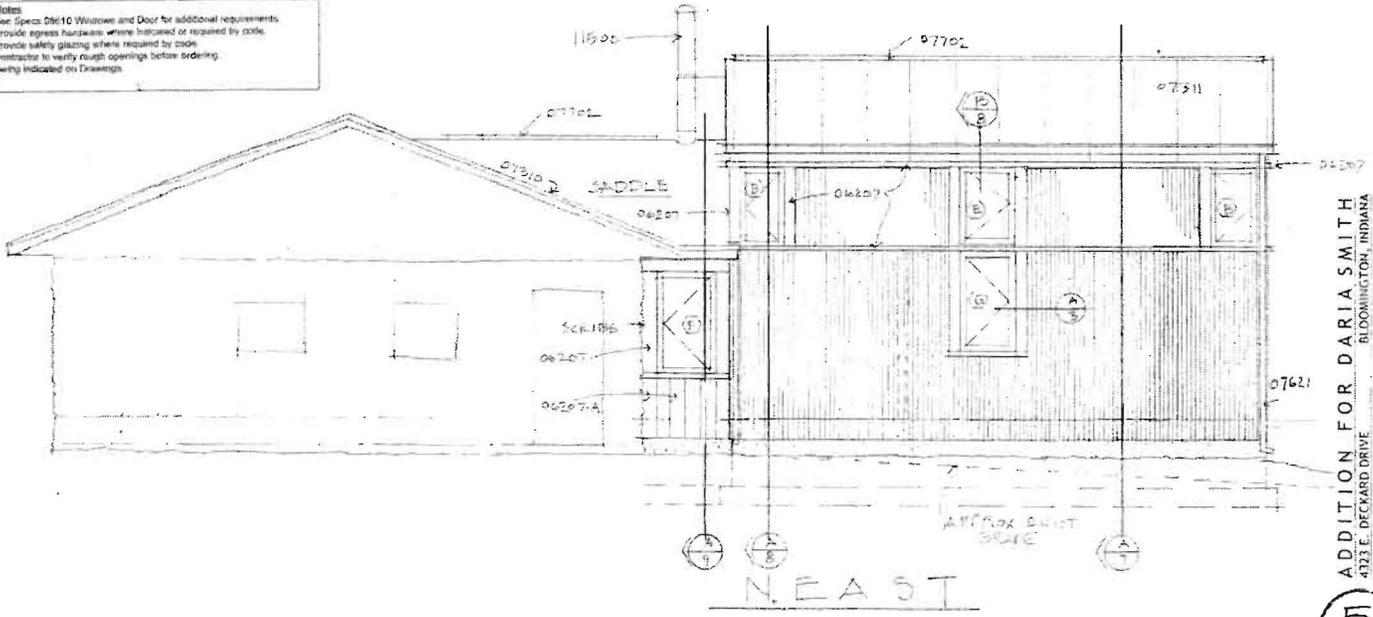
The siding will be a LP smart side reverse board and batten 4" in a center style cedar finish. It will be installed in a vertical manner. The windows will be a mix of casement and awning Andersen 400 Series vinyl clad wood windows. There is also an enclosed porch in the addition that will be all windows. The roof will be an asphalt roof to match the existing structure.

The proposed addition will be above the existing roof line and will be visible from the street, but the

WINDOW & FRENCH DOOR SCHEDULE

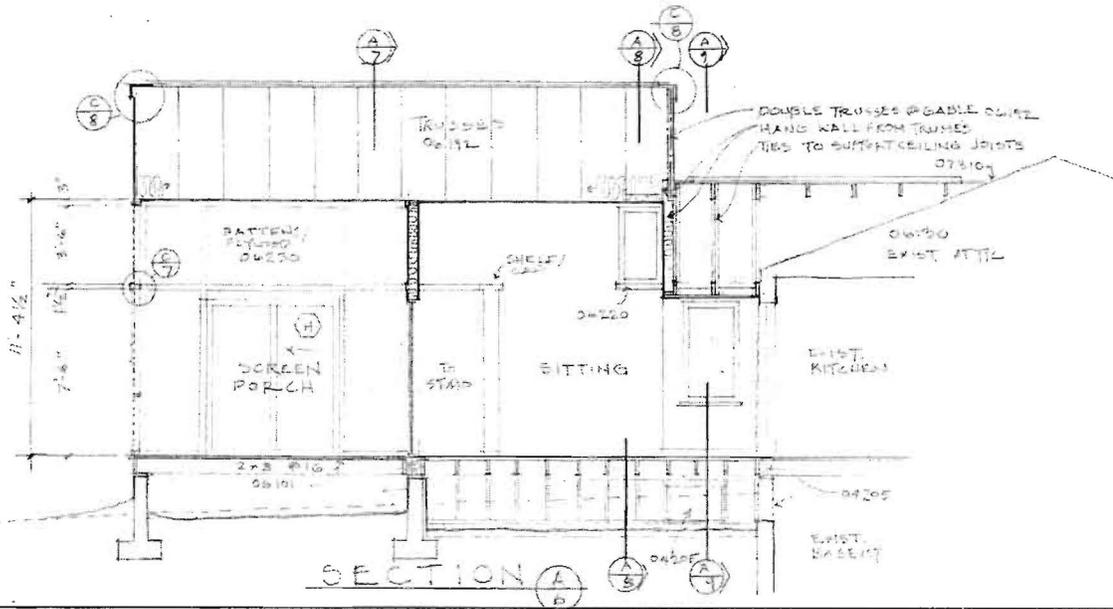
	ANDERSEN	R.O. W.A.H	OTHER MANUFACTURER
BY ALLOWANCE			
TYPE			
A CASEMENT	C135	8'-0" x 5'-0"	
B CASEMENT	C135	2'-0 5/8" x 3'-5 1/2"	
C AWNING	FD555	8'-0 1/2" x 3'-5 1/2"	
D AWNING	ADW11	8'-0 1/2" x 3'-0 1/2"	
E CASEMENT	DW135	2'-8" x 3'-5 1/2"	
F CASEMENT	DW145	2'-8" x 4'-5 1/2"	
G CASEMENT	DW145	2'-8" x 4'-5 1/2"	
H SLIDING DOOR	NL0000611	8'-0" x 6'-11"	

Notes:
 See Specs DWG 10 Windows and Door for additional requirements.
 Provide egress hardware where indicated or required by code.
 Provide safety glazing where required by code.
 Contractor to verify rough openings before ordering.
 Swing indicated on Drawings.



ADDITION FOR DARIA SMITH
 4323 E. DECKARD DRIVE BLOOMINGTON, INDIANA 47414
 J. ROSENBERGER, ARCHITECT
 SEPTEMBER 16, 2015

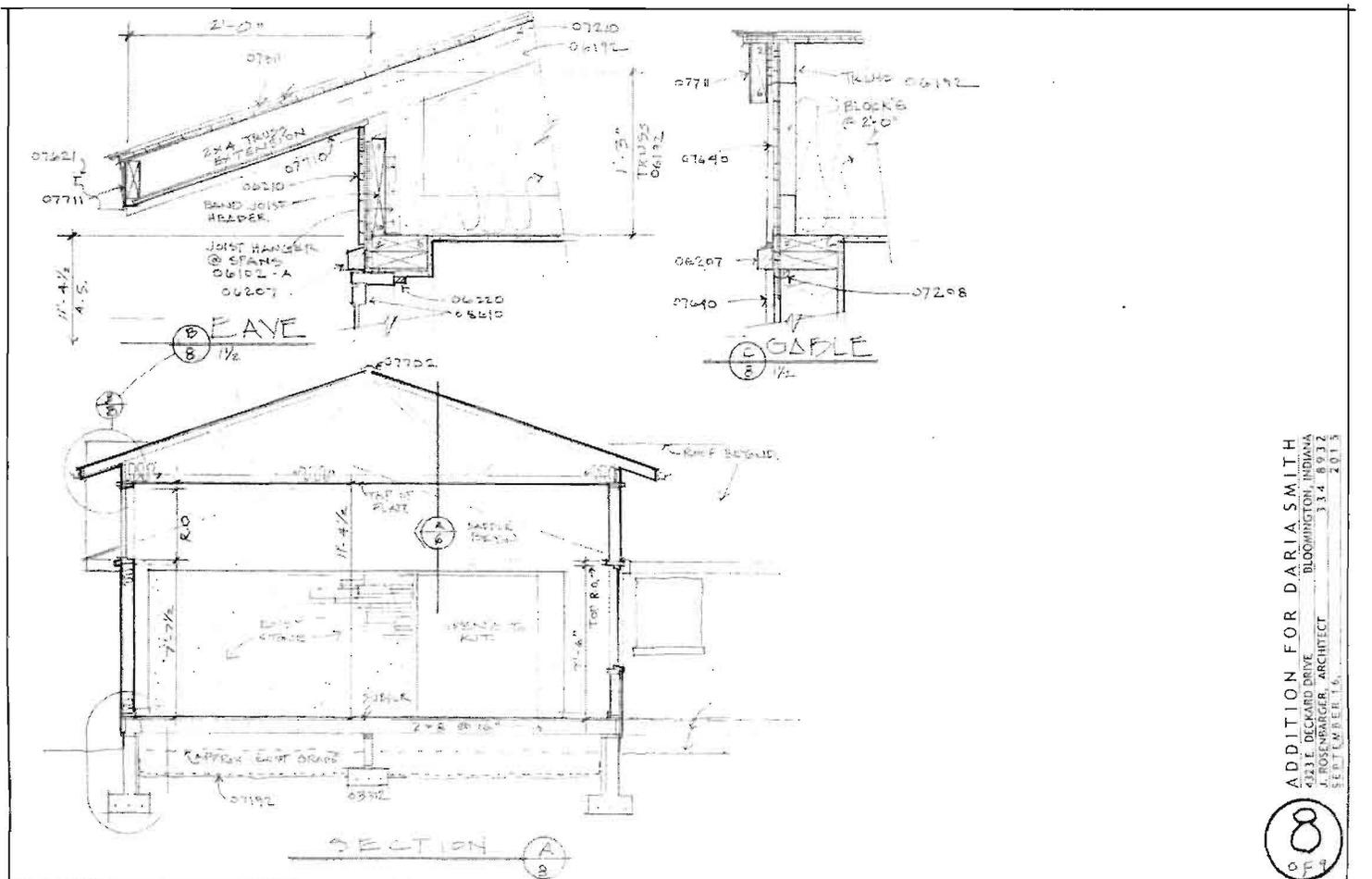
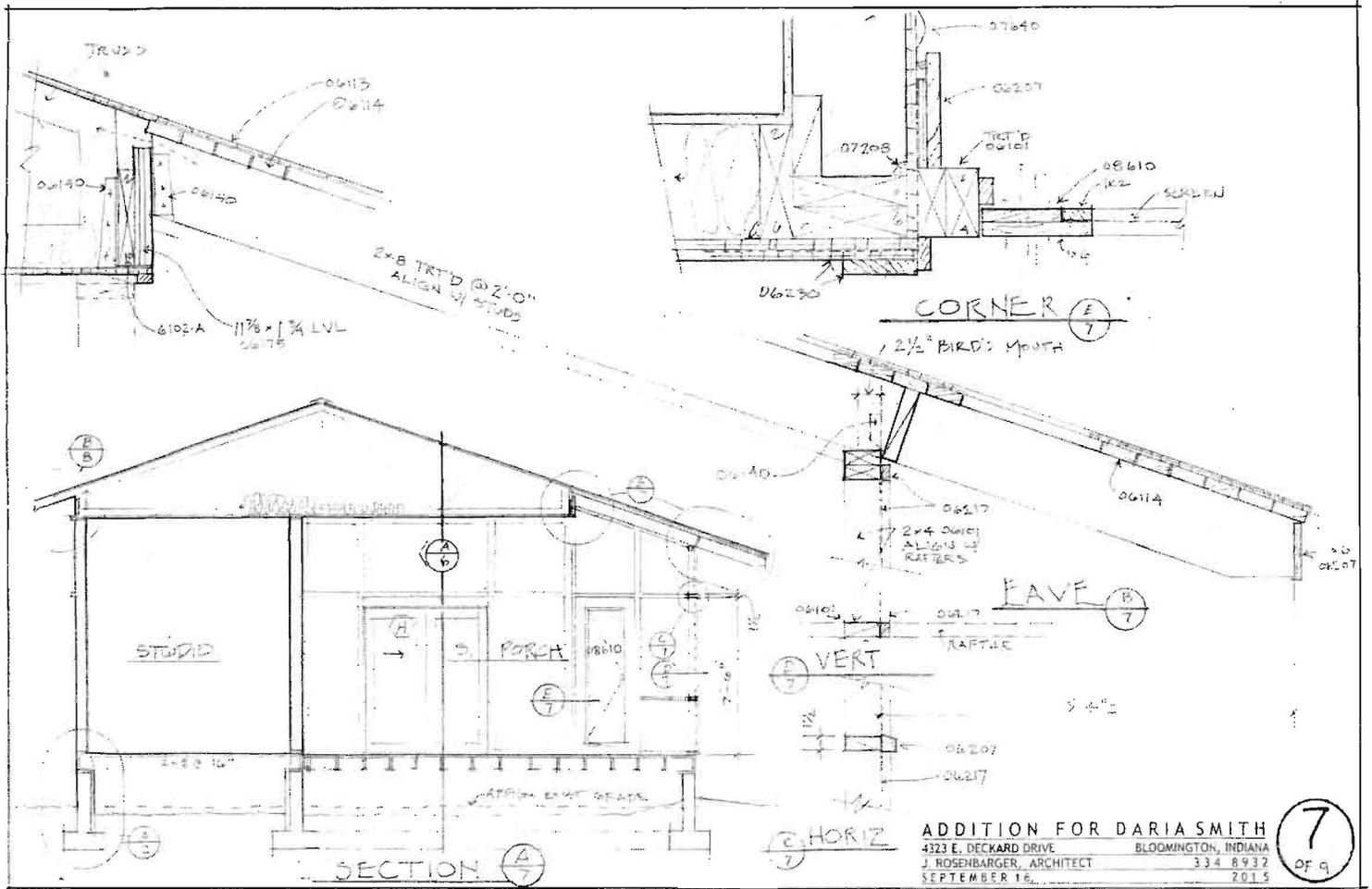
5
 OF 9



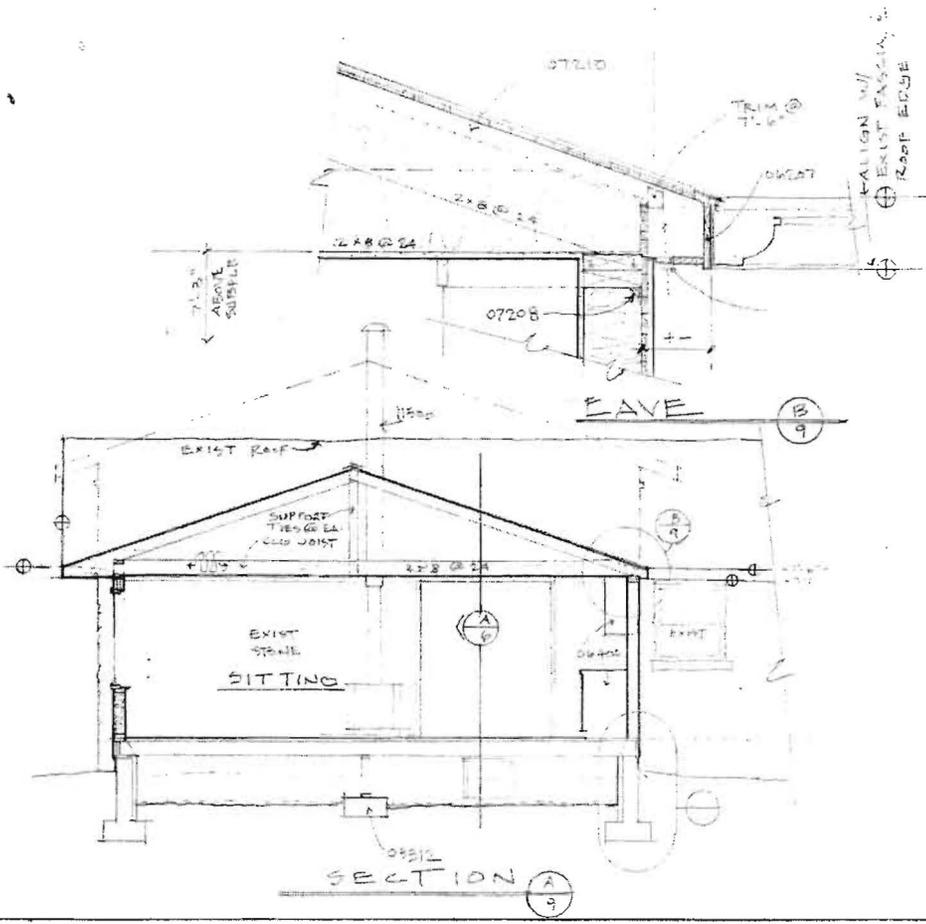
ADDITION FOR DARIA SMITH
 4323 E. DECKARD DRIVE BLOOMINGTON, INDIANA 47414
 J. ROSENBERGER, ARCHITECT
 SEPTEMBER 16, 2015

6
 OF 9

23



24



ADDITION FOR DARIA SMITH
 4323 E. DECKARD DRIVE, BLOOMINGTON, INDIANA
 J. ROSENBERGER, ARCHITECT 3.34.89 32
 SEPTEMBER 16, 2015

9
 OF 9

25

DEMOLITION DELAY-15-08

Summary

Roof reconfiguration.

312 E. 12th St.
Owner: Brian Marren

Contributing

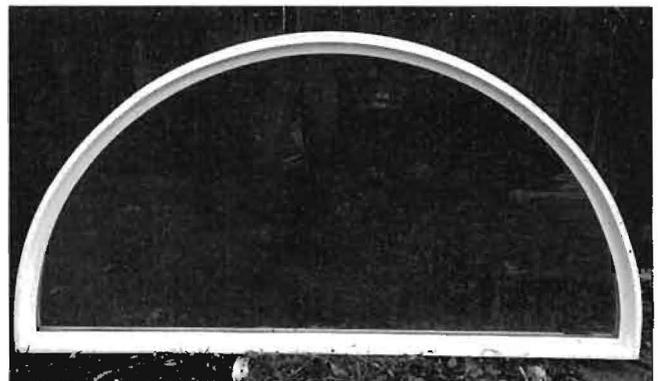
House; Late Victorian, c. 1900



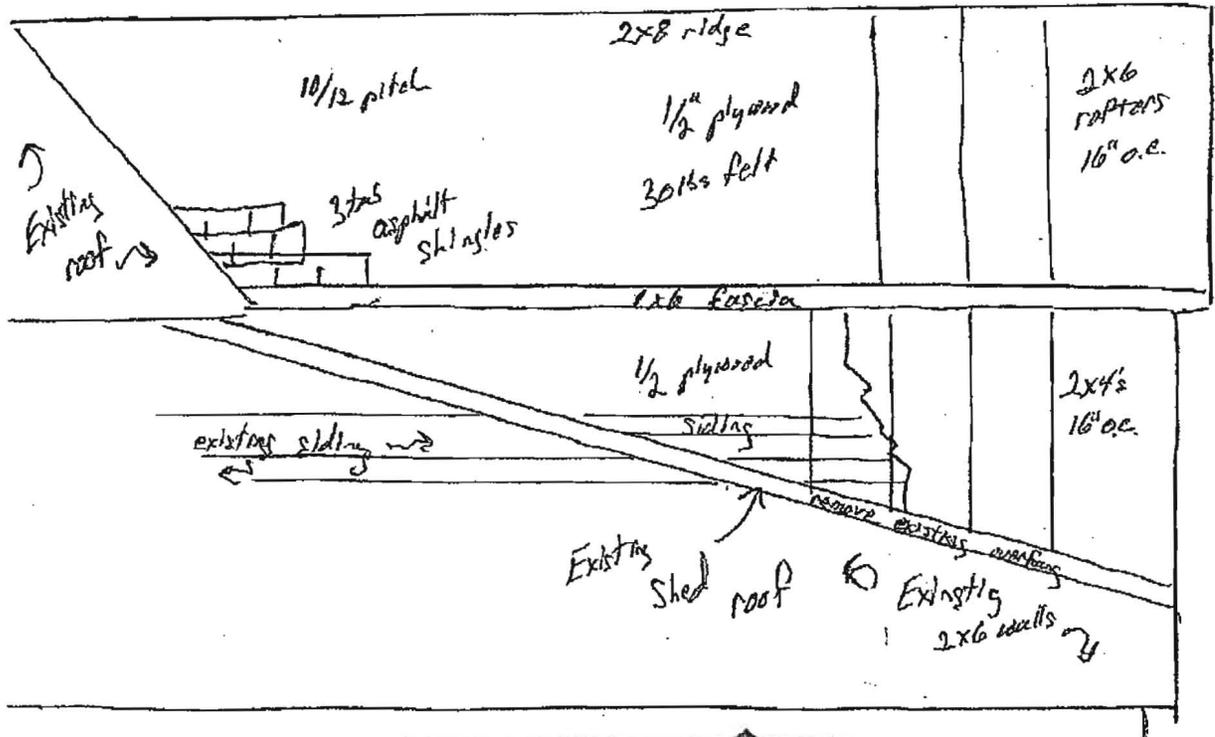
EXISTING CONDITIONS:
This is a one-story 1900 vernacular late Victorian house within the Old Northeast Downtown Neighborhood. It has a pyramidal roof with a front gable. It still retains original wood windows and clapboard siding. The specific addition being proposed is in the rear on a later addition.

PROPOSED: As stated above, the portion of the house being added to is a

later addition with a shed roof. As you can see from the below photo, the plan is to build a roof over the existing shed roof and continue the gable to the rear. He will use wood siding and shake to match the existing. He will use a salvaged window in the gable to the rear.



As this is an addition to the original structure, staff feels this will not detract from the historic character of the house and recommends releasing the permit.



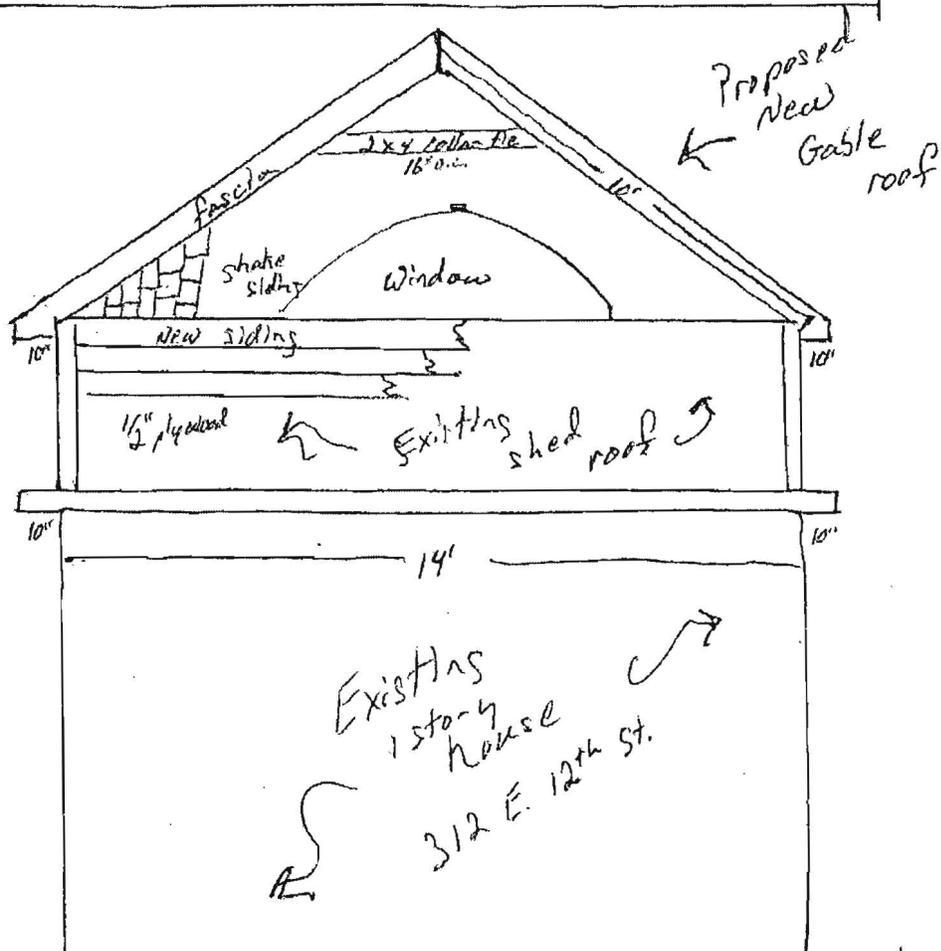
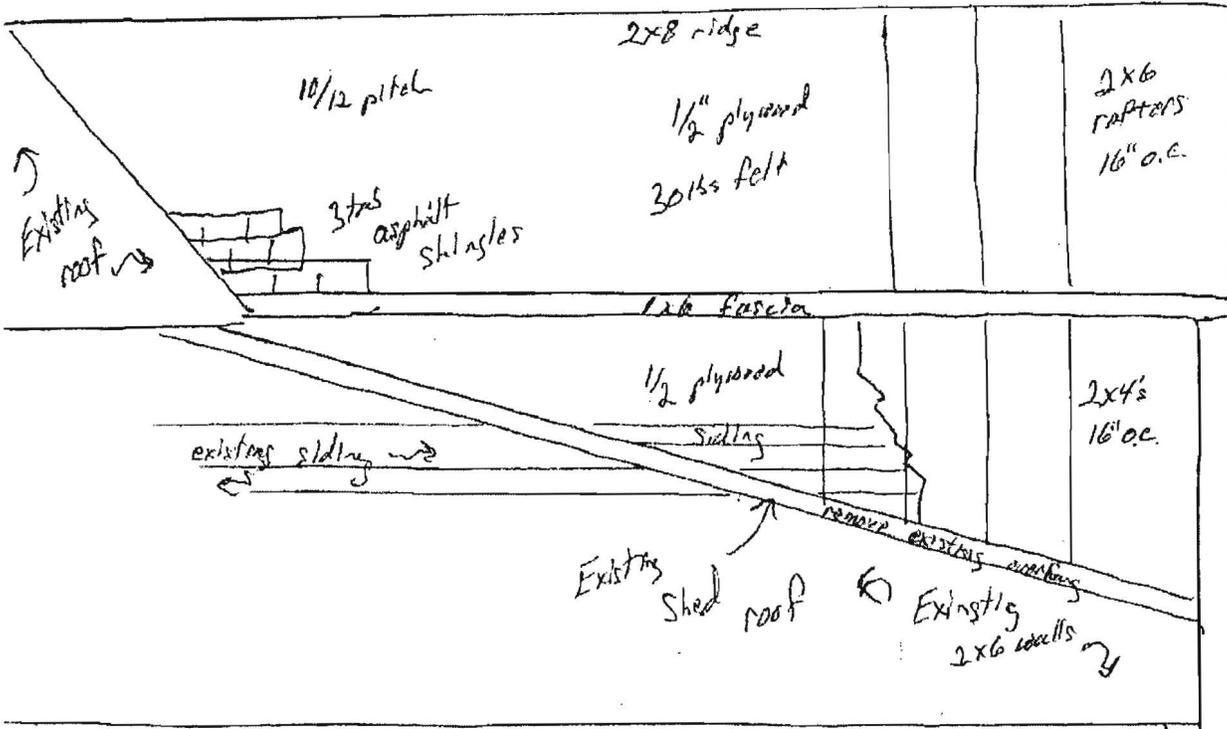
Bldg Plan

MARREN-REM-312

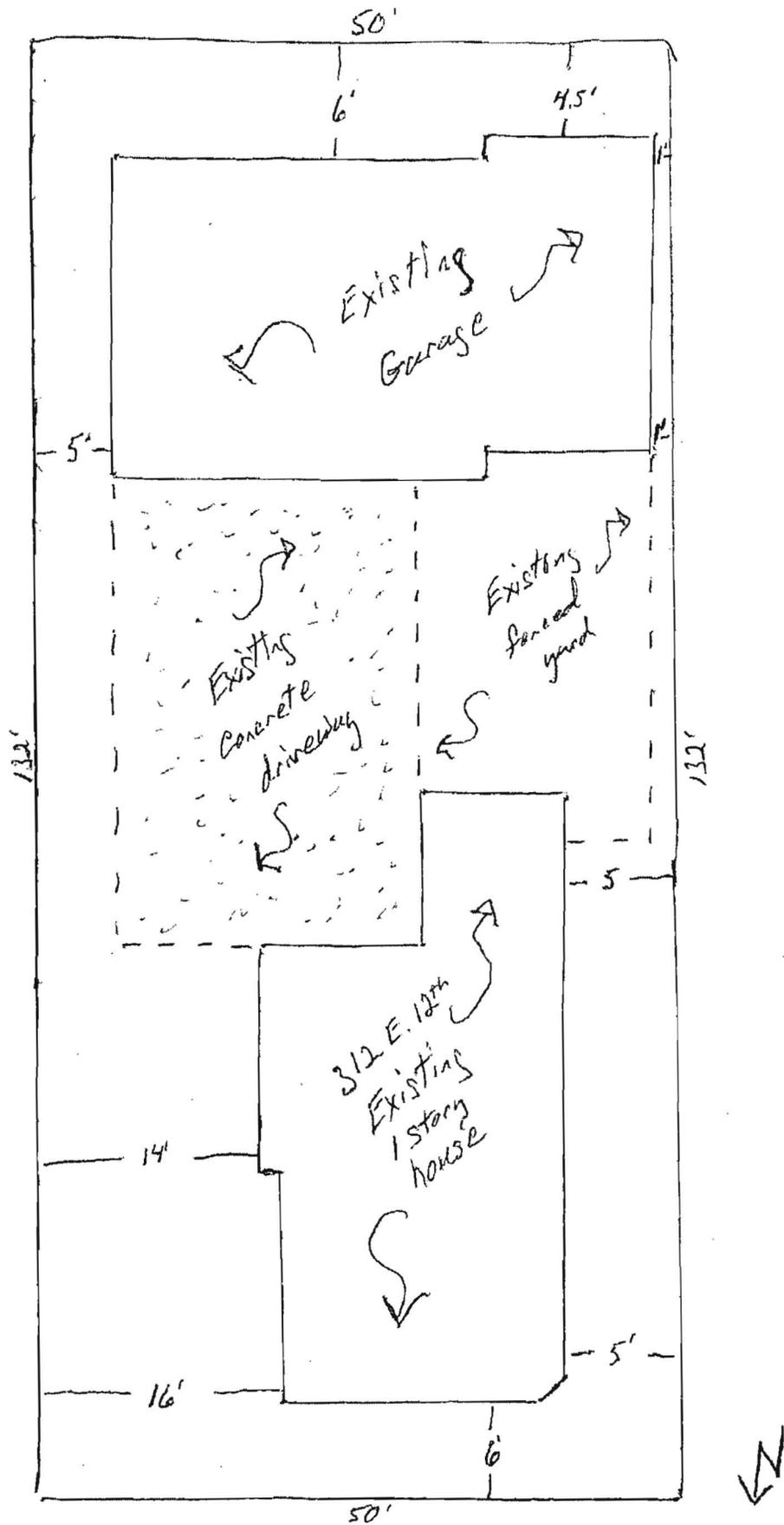
Address - 312 12TH ST E

Parcel - 53-05-33-210-092.0000-005

App # - 57568 Twp - BL-



Site Plan



12th St.

DEMOLITION DELAY-15-09

Summary

Rear deck addition.

1318 Kinser Pike
Contractor: Jeremy Kennedy

Contributing

House; English Cottage, c. 1940



EXISTING CONDITIONS: This is a one and a half story house categorized as a c. 1940 English Cottage style. It has existing metal siding.

PROPOSED: The property owners are proposing adding a rear deck constructed of 2x8 framing and 1x6 in the structure itself. There will also be a wooden railing with wrought iron spindles included. It will be a two sectioned deck with a 16'x14' lower portion attached to the 16'x14' upper deck off the house. Staff feels this rear deck addition will not detract from the historic

nature of the house, especially because of it being located to the rear of the house.

Courthouse Square Historic District

Staff Report

Bloomington Historic Preservation Commission

Basis for Historic Significance:

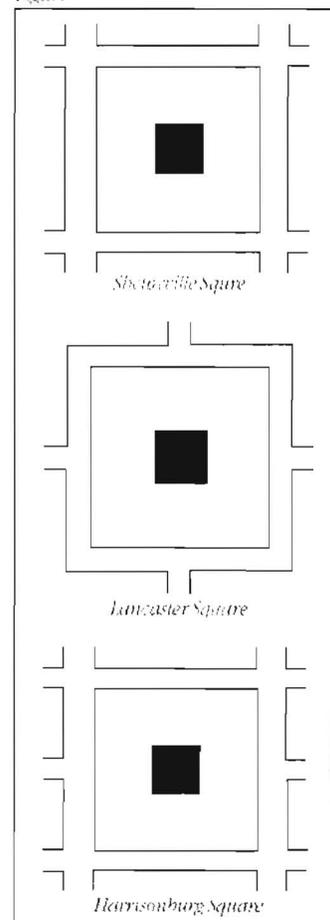
- **Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; and**
- **Exemplifies the cultural, political, economic, social, or historic heritage of the community.**

These criteria similarly illustrate the qualities that the Courthouse Square met to qualify for the National Register listing in 1990. Four buildings within the district are individually listed on the National Register—the Monroe County Courthouse (1976), the Princess Theatre (1983), the Wicks Building (1983), and the old City Hall (1989). Any historic district must be comprised of contiguous properties. The boundaries of the district were established by following the National Register district as there is little change since the nomination in 1990 and is roughly bounded by 7th Street, Walnut Street, 4th Street and College Avenue.

In 1818 the county agent was ordered to lay out a public square 276 feet on each side with streets 82 ½ feet wide. The original town stretched four blocks east and west of the square and two blocks north and south. Streets immediately surrounding the square were then named, quite logically, West Main (now College), East Main (Walnut), North Main (Sixth), and South Main (Kirkwood). Laid out in what is now known as the “Shelbyville Plan,” cross streets intersect at the corners of the square. The image on the right demonstrates the differences between various Indiana plans, originally from a 1968 article by cultural geographer Edward T. Price. A small log structure was the first of three courthouses built in the center of the square; the final and present courthouse has been standing since 1907. The lots surrounding the square were sold at public auction on June 22, 1818. By the following January, thirty families had taken up residence and established stores, taverns, and industries.

Early businesses supported only the local agricultural and daily needs of the community. The Seward Foundry, an early blacksmith shop that started in 1822 at 7th and Walnut, continued operation until the 1980’s. Austin Seward is known for creating the fish weathervane that has topped every courthouse since 1826. Tanneries, lumber, woolen and

Figure



grist mills, and distilleries were other early businesses. As stagecoach routes, canals, rail lines and highways were established through the years, industries flourished and markets expanded as trade possibilities to and from Bloomington increased. The Showers Brothers Furniture Factory was originally founded on the eastside of the square as a coffin and bedstead manufacturer in 1856. By 1912 it had grown into the largest furniture factory in the world, relocating to a new building at 8th and Morton Street now reused as City Hall, Monroe County Government Center, CFC and other businesses. Wick's Bee Hive, a department store operating from 1891 to 1976, took up various posts along the North side of the square during its long existence.

Many hotels also opened in the downtown area with construction of a new passenger rail station on Gentry Street. Although now reused, the Bundy European Hotel and the Faulkner Hotel still stand, along with the grandest of them, the Graham. Through the years downtown became a center for entertainment with festivities revolving around rough saloons, Masonic ceremonies, restaurants, plays or recitations in various auditoriums, and eventually, movie theatres. The tradition continues today with many live music venues, bars, restaurants, specialty shops, and annual events creating the public downtown experience.

In 1984, the Commission for Bloomington Downtown (now Downtown Bloomington Inc.) was incorporated with the mission to revitalize downtown. Its highest priority was "preservation of the integrity and uniqueness of the square, one of the few substantially unaltered, turn-of-the-century squares remaining in Indiana." In 1986, the Commission became a certified National Main Street organization and the city a graduate partner in the Indiana Main Street program. Incorporating the Main Street program's four-point approach of organization, promotion, design, and economic restructuring, revitalization conferences were held, similar programs in other cities were examined, zoning was modified to encourage downtown housing, and a director was hired. Local funding initiative programs for revitalization and restoration were also established including Curb and Sidewalk, Street Tree, Downtown Loan, Façade Design, and Tax Abatement. Over \$40 million in public and private investments were made in downtown as the city's historic buildings were restored, reused and redeveloped.

One of the earliest local tax abatement projects involved the Graham Hotel, redeveloped as office space in 1984 by CFC, Inc. Federal historic tax credit projects redeveloped the Fee, Sudbury and Wicks Buildings, Vance Music Building, Howe Building, Harp Motors Sales Co. Building, Allen Building, the Knights of Pythias Building, and the Princess and Buskirk-Chumley/Indiana Theaters. The largest single project, again taken on by CFC, Inc., was reuse of all buildings on the south side of the square facing Kirkwood Street. As the buildings were found unstable, the facades were retained while the interior structures were rebuilt as one unit. Now a collection of shops and offices in a mall format, the building is collectively called Fountain Square Mall.

Basis for Architectural Significance:

- **Embodies distinguishing characteristics of an architectural or engineering type.**

The Courthouse Square since it has been platted in 1818 has been the centerpiece of commerce and government within the City and County. It showcases the growth and development of business and trade within southern Indiana. This growth was boosted by the ever prominent limestone quarrying and milling industry occurring throughout southern Indiana. The limestone industry's fine craftsmanship and design details are illustrated across the district. The diversity of architectural styles and exemplary building stock demonstrates the dominance of the district as the focal point for commerce and government. The most prevalent architectural styles in this district are Beaux-Arts, Italianate, Classical Revival, Chicago and Art Deco.

- **Is the work of a designer whose individual work has significantly influenced the development of the community.**
- **Is the work of a designer of such prominence that such work gains its value from the designer's reputation.**

As already established, this district maintains many high style commercial architecture buildings and several were designed by distinguished Indiana architects who worked regionally and nationally such as Marshall Mahurin of Fort Wayne firm Wing and Mahurin, Alfred Grindle and John L. Nichols. Mahurin designed the new 1906 courthouse in the Beaux-Arts Classicism style. Grindle is attributed to "The Vogue" redesigned façade in the Spanish colonial style. Nichols, one of Bloomington's own, designed many buildings in this district as well as many other areas of Bloomington ranging from commercial, residential and even dabbling into theaters with the Princess Theater. As the limestone industry continued to grow, many buildings within the district received redesigned limestone facades, and can be attributed to the three architects listed above specifically.

- **Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation.**
- **Contains any architectural style detail, or other element in danger of being lost.**

The limestone industry had an overwhelming influence on architecture, design and social history in Bloomington. Many of the quarry owners brought over skilled stone carvers, many of Italian and German birth, who possessed refined artistry and skill in limestone carving. The industry in the early 1800s was limited by technology and transportation of the time to local small scale projects such as foundations and small architectural details. The construction of the railway system through Bloomington and throughout southern Indiana in the mid-1850s allowed for further transportation of Indiana (Salem) limestone.

The turning point in the production of limestone was in the 1870s with the invention of steam powered machines to aid with stone cutting into more manageable sizes. Beyond being more manageable, the cut stones were easier to transport increasing the demand for Indiana quarried stone. At the end of the 19th century, electricity improved technology and milling production became easier. Stone was becoming a more popular material for architecture due to its fire resistant qualities and the 1893 Columbian Exposition in Chicago or “The White City”. Popular architectural styles with emphasis on stone and/or intricate detail can also be attributed to the increased demand for limestone. The intricate limestone pieces can be seen across this district, on many prominent buildings such as the Courthouse, the Allen Building; The Wicks Building and many more. Architect Nichols brought a more diverse use of stone to the commercial buildings he designed. For example, the Allen Building a Notable building in this district, is a Queen Anne style commercial building with complex massing and cantilevered bays.



Please see the above photos of the detail of intricate stone detailing on the Allen Building and the Monroe County Courthouse.

- **Exemplifies the built environment in an era of history characterized by a distinctive architectural style.**

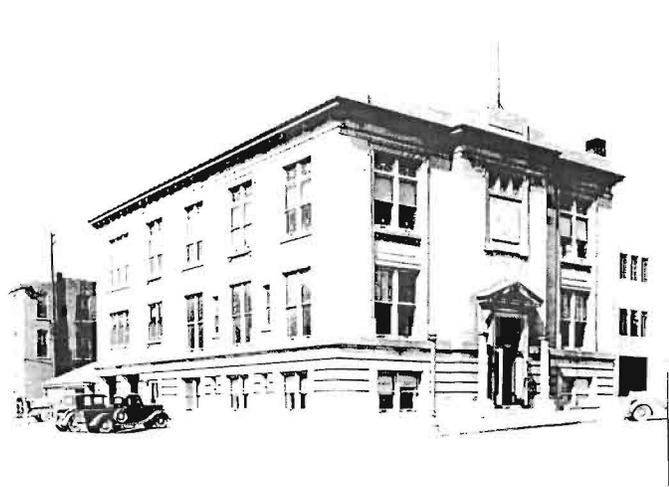
This district encompasses the highest concentration of nineteenth and twentieth century commercial architectural styles in Bloomington. As discussed previously, the increasing technologies in craftsmanship, design and transportation being brought to Bloomington continued into its building stock and that is observed through the many civic and commercial buildings in this district. The most prevalent styles in this district are Beaux-Arts, Italianate, Classical Revival, Chicago and Art Deco.

Beaux-Arts

Many of the district's outstanding buildings in this district are built in the Beaux-Arts style. The Beaux-Arts style started in the École des Beaux-Arts in Paris, a school for artists and architects. The influences from the Beaux-Arts school of design are mirrored in the City Beautiful ideals. The goal of the City Beautiful movement was to create a new landscape, "which would in turn inspire its inhabitants to moral and civic virtue." The beautification of cities was equated as an American goal that stemmed from the European Beaux-Arts movement and was meant more for beauty and entertainment than actual livability. The movement and city landscape were meant to evoke feelings of "order, calm, and propriety therein." This influence was first observed in the United States at the World's Columbian Exposition of 1893, also known as "The White City." The Columbian Exposition displayed architecture with the Beaux-Arts influence and also



featured the beginnings of city planning. Said to be a sort of utopia, the White City Exposition across the United States contrasted the industrialization happening across America at the turn of the twentieth century. The Beaux-Art style is well represented by the Monroe County Courthouse, the former Bloomington City Hall, the former Federal Building, and the Masonic Temple (now One City Center).



Italianate

Many of the buildings in this district received redesigned facades after the turn of the century. The Italianate style, a prominent style in the Midwest, also held prominence in many brick commercial buildings in this district. Italianate grew out of the Picturesque movement in England in the mid to late 1800s. It was the beginning of styles looking back to a more classical form in America. Prominent details on commercial buildings on the square are large glass storefronts with decorative cast iron detailing. Other details observed in this district are arched windows, cast iron detailed framing and ornate bracket cornices. Perhaps the best remaining example of this style is the Bundy's European Hotel.



Classical Revival

The revival styles were also sparked by the Columbian Exposition in Chicago in 1893. There was a higher demand for architect or builder constructed structures. It was a period in history, socially and architecturally, that people were looking back to Anglo-American and European influence from previous times and styles. Styles that generally fall into this group are Colonial Revival, Neoclassical/Classical Revival, Spanish Revival and many more. The period of significance in this district is 1847-1936 with the height of limestone use is 1912, so it is no wonder that the district is full of examples from this period. Two examples of Neoclassical architecture in this district are the limestone façade on 110 N Walnut St. and the brick and limestone Graham Hotel at 205 N. College Ave.



Chicago



Chicago School style or Commercial Style architecture is a unique style that occurred due to the Great Chicago Fire of 1871. This is a style primarily observed in high-rise buildings. Key characteristics that distinguish Chicago style buildings are a fireproof material such as stone, terra cotta, or

brick; skeleton construction that creates a three-dimensional appearance; and large windows to give the vertical appearance. The best example of this style is the Wick's Building.

Art Deco



Art Deco is a style that was intended to break from traditional or classic styles and had a vertical focus. It can also be distinguished by geometric shapes and stylized motifs, and smooth wall surfaces. It began in the 1920s-1930s and is prominent in civic and commercial buildings. One of the best examples in this district of the Art Deco style is former Monroe County Jail built in 1936.

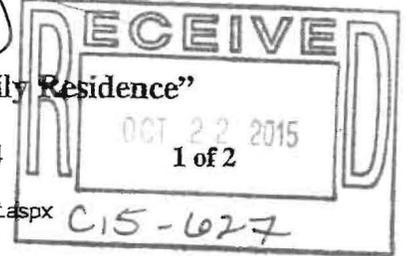
Demo Delay 15-09
1318 N Kinser Pike

(Survey #: 105-055-35268)

57555
BI
10-22-15

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967
http://www.co.monroe.in.us/fsd/Government/Infrastructure/BuildingDepartment.aspx



APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53 05-28-312-97 ⁰⁰⁰⁼⁰⁰⁵ Subdivision _____ Lot No. 21
Project Address 1318 N Kinser City Bloomington Zip Code 47404
Township 9 North Section No. 28

Property Owners Name Anya K. Leck Phone No. _____
Property Owners Address 1318 N Kinser City Bloomington Zip Code 47404

Applicants Name Straight Line Construction Phone No. 812-322-6053
Applicants Address 7318 N Red Hill Rd City Ellettsville Zip Code 47420

General Contractor Jeremy Kennedy Phone No. 812-322-6053

Please check applicable boxes and fill in blanks as required:

Proposed Work: New Construction Addition Remodel (area) _____ Other (explain) Building a Deck
Rental: Yes No Flood Plain: Yes No Sink Holes: Yes No Watershed: Yes No
Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain) Personal residence
Build 2 two 16x14 decks attached in back yard.

Total number of bedrooms _____ Number of residential units _____ Estimated construction cost (census) _____

Total Square Footage of proposed structure _____

First floor square footage _____ Garage/Carport square footage _____ Attached Detached

Second floor square footage _____ Covered Deck(s)/Porch(s) square footage _____

Third floor square footage _____ Other Floor square footage (explain) _____

Basement square footage _____ Grading area (area of soil disruption) _____

Elevated deck (>30") square footage _____

Driveway Permit No. _____ State of Indiana Monroe County City of Bloomington

Wastewater system to be connected to: City of Bloomington Sewer Other sanitary system _____

Septic System: Permit no. _____ Number of bedrooms on permit _____

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant: [Signature] Date: 10-21-15

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

FOUNDATION

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

GIRDER BEAM (floor beam(s)):

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

GIRDER BEAM SUPPORTS:

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

FLOOR JOIST SYSTEM - HOUSE:

Steel size _____
Manufactured "T" joist size _____
Wood Size _____ Species _____
Grade _____ Spacing on center _____

FLOOR JOIST SYSTEM - DECK:

Wood size _____ Species _____
Grade _____ Spacing on center _____

CEILING JOIST/ TRUSS SYSTEM:

Joist or Truss
Size _____
Manufactured "T" Joist size _____
Wood size _____
Species _____
Grade _____ Spacing on Center _____
Other _____

ATTIC VENTILATION:

Ridge Vent _____
Gable Vents _____
Roof Vents _____
Soffit Vents _____
Other (explain) _____

RAFTER / TRUSS SYSTEM 2 of 2

Joist or Truss
Steel size _____
Manufactured "T" Joist size _____
Wood size _____ Species _____
Grade _____ Spacing on center _____

TOTAL # OF SLEEPING ROOMS: _____

(to include new and existing)

TOTAL # OF SMOKE ALARMS: _____

(Hardwired with Battery back up)

WATER HEATER:

Quantity _____
Gas B.T.U. input: _____
Electric _____
Other Energy: (explain) _____

Location:

Garage _____ Basement _____
Attic _____ Crawl space _____
Utility room _____ Other explain _____

FURNACE SYSTEM:

Quantity _____
Gas B.T.U. input: _____
Electric Geothermal _____
Other energy: _____

Location:

Garage _____ Basement _____
Attic _____ Crawl space _____
Utility room _____ Other explain _____

FIREPLACE:

Quantity _____ **Location(s)** _____

Type:

Masonry or Factory Built

Fuel source:

Gas Wood

ELECTRIC SERVICE:

Service Panel:

Location _____
Size: 100 amp 400
200 amp Other _____

Sub Panel(s)

Location(s) _____
Size: 100 amp 400
200 amp Other _____

Monroe County, IN
 Property Assessment Detail Report
 Parcel Number: 53-05-28-312-017.000-005
 39°North- 855.GIS.3939



Parcel Information		Taxing District	
Parcel Number:	53-05-28-312-017.000-005	Township:	BLOOMINGTON TOWNSHIP
Alt Parcel Number:	013-06790-00	Corporation:	MONROE COUNTY COMMUNITY
Property Address:	1318 N Kinser PIKE Bloomington, IN 47404-2302	Land Description	
Neighborhood:	Bloomington - Zone 4 Northcres - F	Land Type	Acreege Dimensions
Property Class:	1 Family Dwell - Platted Lot	F	.79x234
Legal Description:	013-06790-00 NORTHCREST LOT 21		
Owner Name:	Leck, Anya K		
Owner Address:	1318 N Kinser Pike Bloomington, IN 47404		

Transfer Of Ownership					
Date	Name	Buyer	Document	Deed Type	Sale Price
04-29-2004	LECK, ANYA K		1 - 1	QC	0
04-29-2004	LECK, ANYA K		1 - 1	QC	0

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
12-03-2001	LECK, ANYA K		2001 - 2733	DE	0
04-03-1996	CAIN, HELEN N		1996 - 2696	MI	0
02-08-1950	CAIN, LESTER		1950 - 3	MI	0
01-01-1900	UNKNOWN			WD	

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
05-27-2015	GENERAL REVALUATION	20800	100700	121500
05-15-2014	Annual Adjustment	20800	99700	120500
06-03-2013	Annual Adjustment	20800	98600	119400
06-27-2012	Annual Adjustment	20800	99400	120200
06-08-2011	Annual Adjustment	20800	93500	114300
03-01-2010	Annual Adjustment	20800	92500	113300
03-01-2009	MISCELLANEOUS	16600	92500	109100
03-01-2008	MISCELLANEOUS	16600	92500	109100
03-01-2007	MISCELLANEOUS	15300	86900	102200
03-01-2006	MISCELLANEOUS	15300	87800	103100
03-01-2005	MISCELLANEOUS	15300	77800	93100
03-01-2002	GENERAL REVALUATION	15300	77200	92500
03-01-1995	GENERAL REVALUATION	0	0	0
03-01-1994	GENERAL REVALUATION	0	0	0

Public Utilities

Water:	N
Sewer:	N
Gas:	N
Electricity:	N
All:	Y

Exterior Features

Exterior Feature	Size/Area
Porch, Open Frame	128
Stoop, Masonry	12
Wood Deck	176

Special Features

Description	Size/Area
-------------	-----------

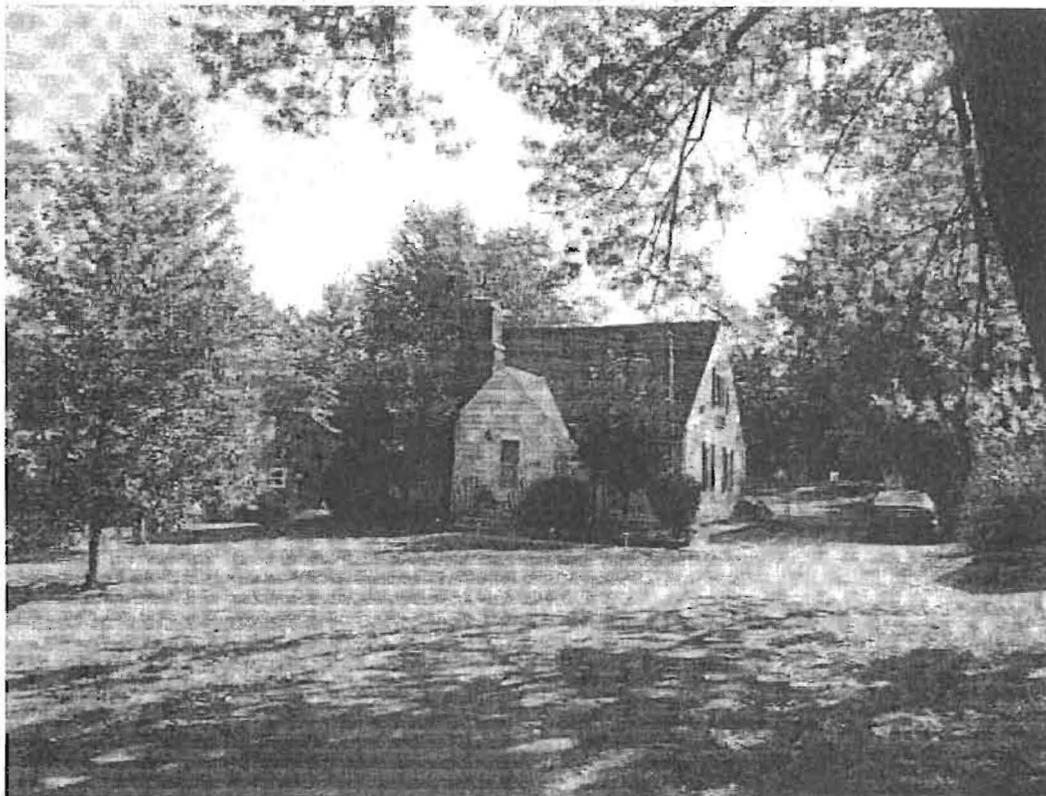
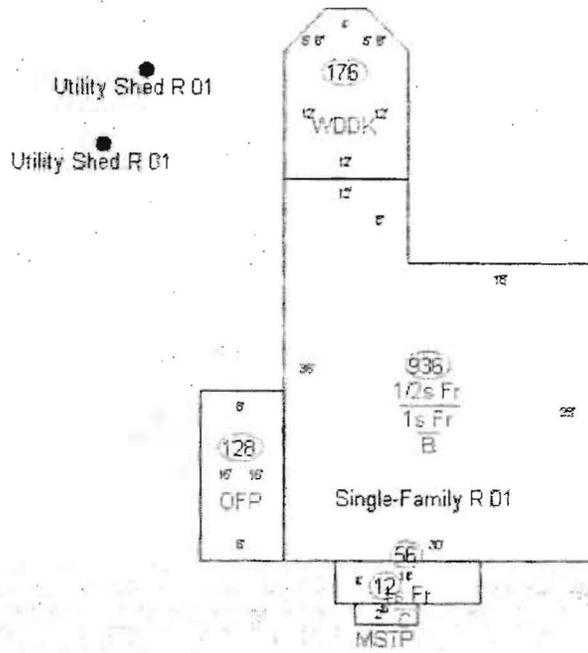
Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Utility Shed R 01	C	A	1970	1970	80
Utility Shed R 01	C	A	1980	1980	64
Single-Family R 01	C-1	A	1950	1950	1928

Residential Dwelling Information

Single-Family R 01

Accommodations		Plumbing		Other	
BedRooms:	2	Full Baths:	1	Fireplaces:	1
Finished Rooms:	4	Full Baths Fixtures:	3	Heat Type:	Central Warm Air
		Kitchen Sinks:	1		



1/3

Floors				
Floor	Construction		Base	Finished
C			56	0
1	Wood Frame		992	992
1/2	Wood Frame		936	936
B			936	0

Photos and Sketches

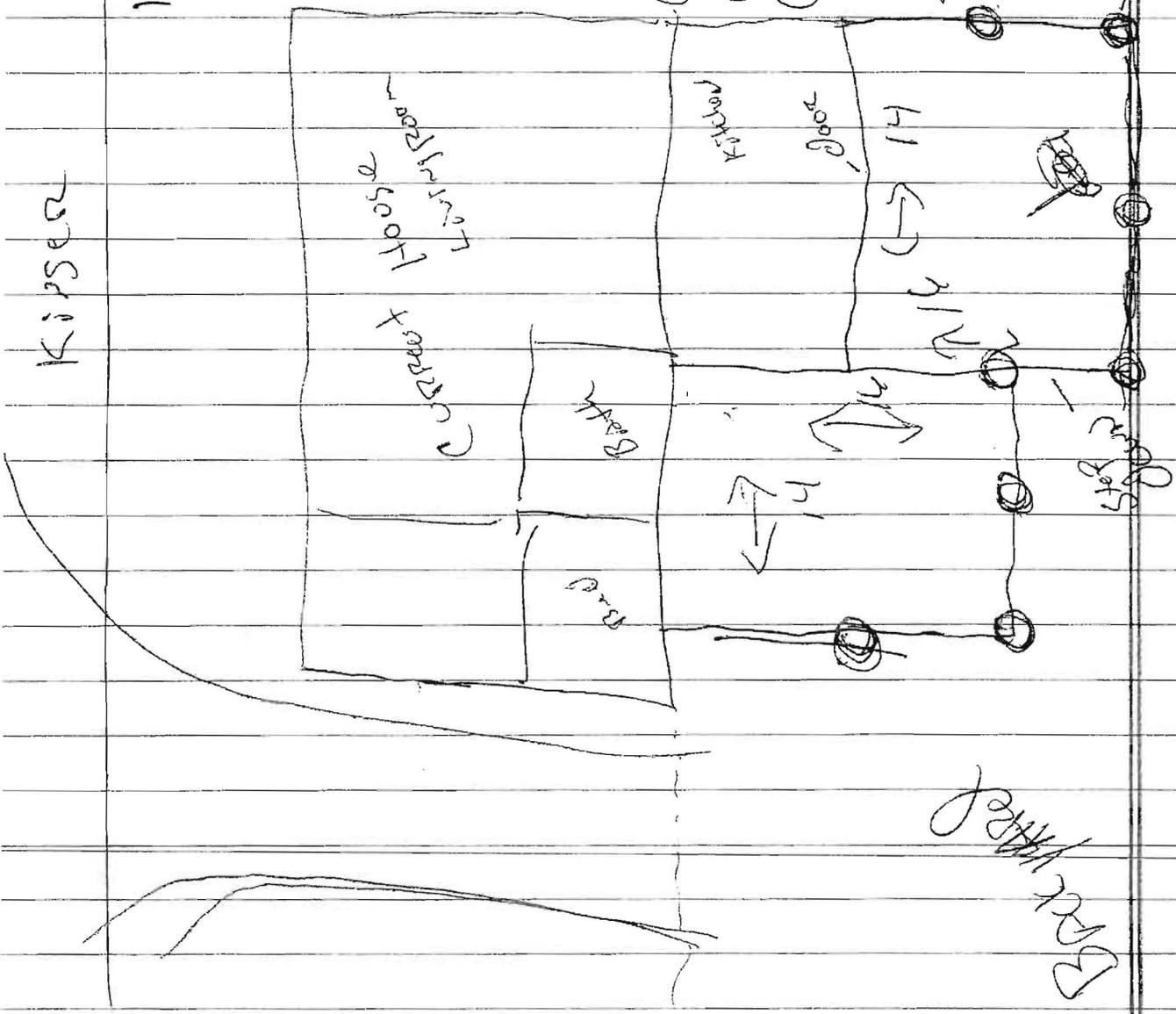


45

Aaron Steele

1318 N Kinser

Kinser



- ① Ledger bolt anchors
- ② 2x8 framing
- ③ Joist hangers

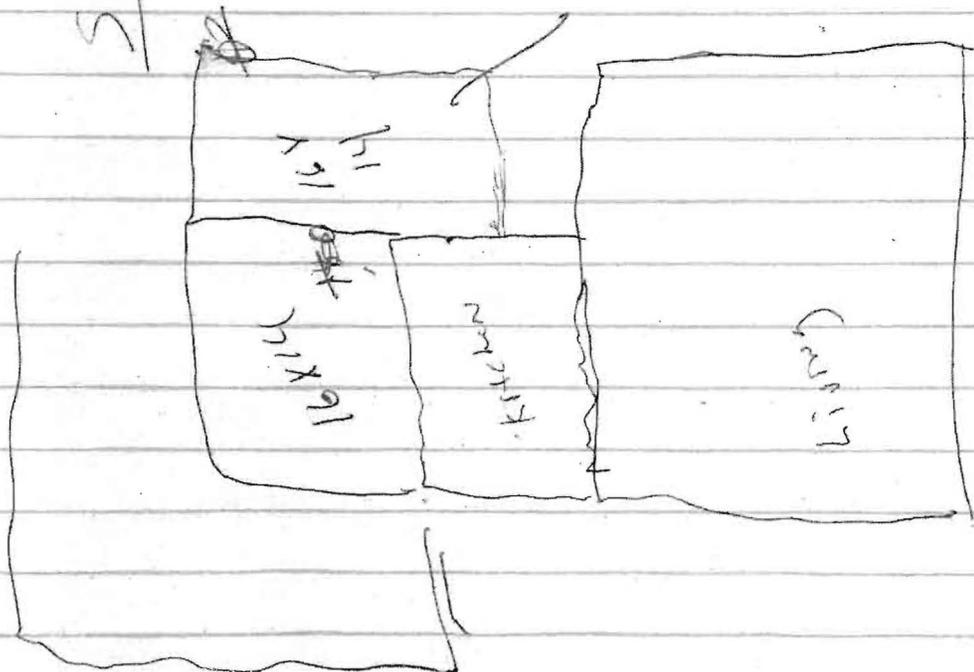
joist hangers
2x8

Post
4x4
Truss

Backyard

Steele Job

Possible
Wood Fence



18 off ground at house to top of deck

21 in at stepping point of deck

12 inches off the ground at house
And 16 at end of deck

Hard pine wood Red Iron Spindles

2x4 framing
1x6 top
wood w/ iron spindles

4

Kwiser

①

Pat Haley
Monroe County Recorder IN
IN 2004008364 QC
04/29/2004 08:30:24 2 PGS
Filing Fee: \$16.00

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That:

Henry Leck and Anya K. Leck, Grantors herein, and that Anya K. Leck states that she is one in the same as Anya R. Leck, who took title to the below described real estate as shown in Instrument Number 20010256665 recorded December 3, 2001, in the office of the Recorder of Monroe County, Indiana, as joint tenants with rights of survivorship and not as tenants in common,

(Grantors), of Monroe County, in the State of Indiana, **CONVEYS AND QUIT CLAIMS** to

Anya K. Leck, an unmarried woman,

(Grantees), of Monroe County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in Monroe County, Indiana:

Lot Number Twenty One (21) in Northcrest Addition, being a part of the Southwest quarter of Section 28, Township 9 North, Range 1 West, in Monroe County, Indiana.

Tax ID: 013-06790-00

JULY ENTERED
FOR TAXATION

APR 29 2004

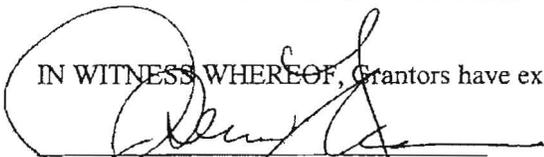
The address of the real estate described herein is 1318 N. Kinser Pike
Bloomington, IN.

This transaction is exempt as per Indiana Code IC6-1.1-5.5-2 (6)

Barbara H. Clark
Recorder Monroe County, Indiana

48

IN WITNESS WHEREOF, Grantors have executed this Deed this 23rd day of April, 2004.


Henry Leck


Anya K. Leck

STATE OF Indiana)

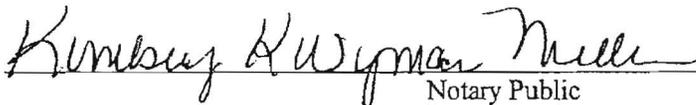
) SS:

COUNTY OF Monroe)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Henry Leck and Anya K. Leck, as joint tenants with rights of survivorship and not as tenants in common, who executed the foregoing Quit Claim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my Notarial Hand and Seal this 23rd day of April, 2004.

My commission expires:



Notary Public
Resident of



KIMBERLY K. WYMAN-MILLER, Notary Public
Residing in Monroe County
My commission expires June 23, 2011.

This instrument was prepared by: John E. Spigle, Attorney at Law

Send Tax Statements to:

1318 N. KINGSOR PIKE
Bloomington, IN 47404