

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday April 25, 2019, 5:00 P.M. AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. April 11, 2019 Minutes**
- IV. CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. COA 19-23

2820 E. 10th Street (Garton Farm Local HD)

Petitioner: Bloomington Restoration Inc.

Replace modern K-style aluminum gutters with galvanized half round gutters.

B. COA 19-24

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

Petitioner: John Kirtland

Replace the limestone stacked piers with a conventional cinder block foundation.

C. COA 19-25

530 S. Jordan (Elm Heights Historic District)

Petitioner: Dale & Sharon Andrews

Replace the side door and storm door.

Commission Review

A. COA 19-22

1105 W. 3rd Street (Greater Prospect Hill Historic District)

Petitioner: Chuck Heintzelman

Rehabilitation of Gospel Tabernacle building. See Packet for details.

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-06

1723 W. Gray Street

Petitioner: Shelia Stephens

Full demolition of home.

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

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call
812-349-3429 or email, human.rights@bloomington.in.gov.*

Next meeting date is May 9, 2019 at 5:00 P.M. in the McCloskey Room. **Posted: 4/18/2019**

**Bloomington Historic Preservation Commission
Showers City Hall McCloskey Room
Thursday April 11, 2019.**

MINUTES

I. CALL TO ORDER

Meeting was called to order by **Jeff Goldin**, @ 5:00

II. ROLL CALL

Commissioners

John Saunders
Lee Sandweiss
Jeff Goldin
Chris Sturbaum 5:04
Sam DeSollar
Susan Dyer
Doug Bruce

Advisory

Absent
Deb Hutton
Leslie Abshier
Duncan Campbell
Ernesto Casteneda
Derek Richey
Jenny Southern

Staff

Eddie Wright, HAND
Eric Sader, HAND
Philippa Guthrie, Legal

Guests

Charlie Matson
Katie Matson
Shawn Emberton
Mike Kee
Angie Ricketts
Tim Cover
Tom Doak
Loren Wood
Sandy Bonfib

III. APPROVAL OF MINUTES

A. March 28, 2019 Minutes

John Saunders made a motion to approve March 28th, 2019 Minutes, **Lee Sandweiss** seconded.
Motion carried 3-0-3 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-15

1210 E. 2nd (Elm Heights Historic District)

Petitioner: Chris Smith

Remove four trees from the vacant lot.

Eric Sader gave presentation. See packet for details.

B. COA 19-16

926 W. 4th (McDoel Historic District)

Petitioner: Gracia Valliant

Install photovoltaic array on east elevation of the home.

Eric Sader gave presentation. See packet for details.

C. COA 19-17

1112 E. Atwater (Elm Heights Historic District)

Petitioner: Janette Fishell

*Replace shutters in kind; face limestone front steps with brick;
replace concrete walkway and line with brick.*

Eric Sader gave presentation. See packet for details.

Commission Review

A. COA 19-18

316 S. Rogers (Prospect

Petitioner: Shawn Emberton

Extend roof of rear addition and pour concrete to create covered porch area.

Eric Sader gave presentation. See packet for details.

Discussion ensued

John Saunders asked about the ginger breading, if that would be wood or if another product would be used. **Shawn Emberton** stated that he would use regular lap siding and match the pattern on the front.

Sam DeSollar made a motion to approve COA 19-18, **Doug Bruce** seconded.
Motion carried 7-0-0.

B. COA 19-19

919 E. University (Elm Heights Historic District)
Petitioner: Charlie Matson

Construct three trellis style fence sections to enclose backyard and protect garden from deer.

Eric Sader gave presentation. See packet for details.

Discussion ensued

Charlie Matson further explained the placement of the fence in reference to the property.

Sam DeSollar asked about material for the fencing. **Charlie Matson** explained it would be redwood.

Chris Sturbaum likes the openness of the fence and it will not take away from the character. **Sam DeSollar** read the guidelines for the placement of fences. The transparency of the fence will not interfere with the façade.

Doug Bruce made a motion to approve COA 19-19, **Susan Dyer** seconded.

Motion carried 7-0-0.

C. COA 19-20

1000 S. Madison (McDoel Historic District)
Petitioner: Loren Wood Builders
New construction on a vacant lot.

Eric Sader gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum asked about the materials used for the windows. **Loren Wood** stated they would use 1 over 1 Pella windows. **John Saunders** asked about privacy fencing. **Loren Wood** stated they would not be using any fencing.

Chris Sturbaum suggested the house would look better with the three over one windows. **John Saunders** like the work being done on the street. **Doug Bruce** and **Lee Sandweiss** agree with Chris' suggestion. **Sam DeSollar** suggested that if they do use fencing to use board fencing.

John Saunders made a motion to approve COA 19-20, **Sam DeSollar** seconded.

Motion carried 7-0-0.

D. COA 19-21

221 E. Kirkwood (Victoria Towers)
Petitioner: Tim Cover (Studio 3 Design, Inc)

This is a resubmission. Petitioner has returned with new design that incorporates modifications as suggested by the HPC at the 3/28/19 meeting. See

packet for details.

Eric Sader gave presentation. See packet for details.

Discussion ensued

Tim Cover explained the changes they made in the design.

Chris Sturbaum asked about the greenspace in the rear. **Tim Cover** stated that it was added to the design. **Sam DeSollar** asked about the slope of the roof. **Tim Cover** explained the exact pitch of the roof. Sam asked about a small triangle window, Tim Stated that was a bathroom window.

Chris Sturbaum like the improvements in reference to the history of the building. **Doug Bruce** likes that the changes keep the flavor of the building. **Sam DeSollar** asked about the fish scale roof. **Tim Cover** stated it be over the entire roof.

John Saunders made a motion to approve COA 19-21, **Doug Bruce** seconded.

Motion carried 7-0-0.

V. **DEMOLITION DELAY**

VI. **NEW BUSINESS**

A. Courtesy Review: New Construction in Maple Heights

See packet for details.

Mike Kee gave an explanation of the project for the owner Richard Wells. He stated that because of the insurance company, from the fire at the previous structure, he is under strict time constraints.

Chris Sturbaum stated that the materials would be key in insuring the project looks good. He suggested to look around the neighborhood and mimic something similar. **John Saunders** like the plan and feels like it will fit well within the neighborhood. **Doug Bruce** suggested a good materials list, but the project is on the right track. **Lee Sandweiss** suggested they don't cut corners on materials. **Sam DeSollar** stated they will need to know about the placement of the house on the lot. Also placement of sidewalks or any retaining walls. Be sure to use trim, and don't use cement board that looks like wood. **Mike Kee** asked about vinyl siding, Sam stated they could use vinyl but to use caution. Lastly be careful of foundation height. **Mike Kee** stated the retaining walls have all been repaired. **Chris Sturbaum** urged that they use good siding as opposed to cutting some corners and going with vinyl. **Chris Sturbaum** and **Sam DeSollar** also said if the porch is not too high, maybe 24-30 feet, they won't need a railing, which would simplify the look of the porch, and that could also simplify what the pillars look like.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Doug Bruce stated that Historic Preservation camp went well, Bloomington had the most commissioners present, other than the hosts. It was a great overall experience. He suggested that city legal attend next year's camp.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin @ 6 pm.**

END OF MINUTES

COA: 19-23

Staff Decision

Address: 2820 E. 10th Street

Petitioner: Bloomington Restoration Inc

Parcel #: 53-05-35-300-040.000-005

Rating: Notable

Structure; T-Plan cottage c. 1900



Background:

This house rated as “Notable” and is part of the Garton Farm local historic district. The home is relatively unaltered and maintains much of its historic integrity.

Request:

1. Replace the modern K-style aluminum gutters with seamless, galvanized, half round gutters and round downspouts.
2. The new gutters would match the gutters currently installed on the rear building of the Queen Anne farmhouse at 2920 E. 10th.
3. The wood trim that was removed decades ago when the K-style gutters were installed will be replicated.

Guidelines: Secretary of the Interior Guidelines for Rehabilitation

1. #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Staff Decision: Staff approves COA 19-17 due to the following reasons:

1. Replacement gutters will be more historically appropriate.
2. Original wood trim features will be restored.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-23
Date Filed: 4/6/19
Scheduled for Hearing: 4/25/19

Address of Historic Property: 2820 E. Tenth St.
Petitioner's Name: Bloomington Restorations, Inc.
Petitioner's Address: 2920 E. Tenth St.
Phone Number/e-mail: 812-336-0909
Owner's Name: Bloomington Restorations, Inc.
Owner's Address: 2920 E. Tenth St.
Phone Number/e-mail: 812-336-0909

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. Part of the southwest quarter of Section 35, Township 9 North, Range 1 West, Monroe County, Indiana

2. A description of the nature of the proposed modifications or new construction:
We propose to replace modern K-style aluminum seamless gutters with galvanized half round gutters and round downspouts. The half-round gutters would measure 6 inches, with 4 inch downspouts. The gutters would be hung by strap hangers. The gutters would match the gutters already installed on the rear building of the main farmhouse at 2920 E. Tenth St. When the K-style aluminum seamless gutters were added decades ago, eave trim was removed and replaced with flat gutter board. We will remove the gutter board and replicate the original wood trim, which still exists elsewhere on the eaves.

3. A description of the materials used.
Galvanized steel gutters and downspouts, wood trim.

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

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

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

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



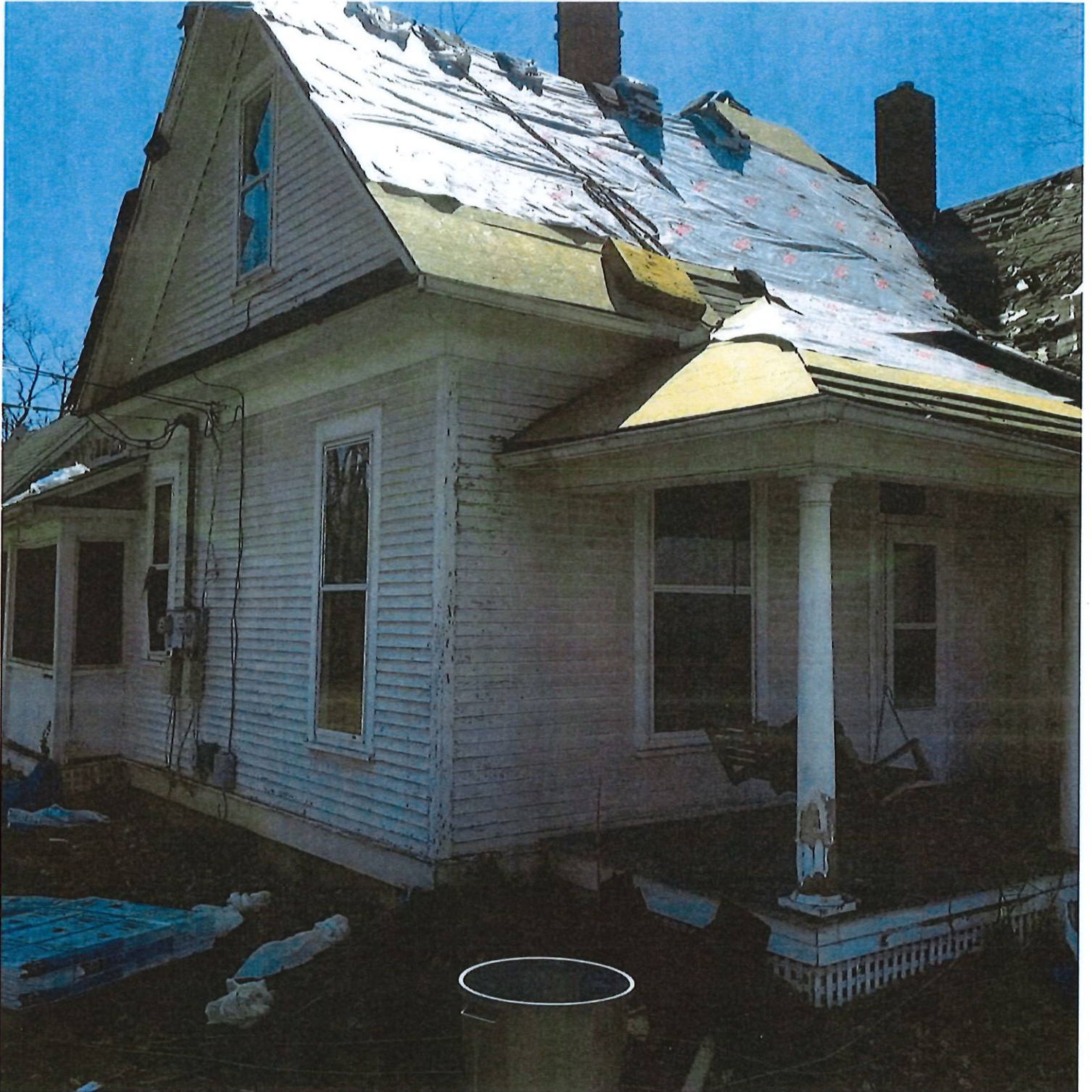


3





5





2820 E. Tenth St

Bloomington

Tenth Street

N. Pete Ellis DR

N. Pete Ellis DR

Polly Grimshaw Trail

reet View

COA: 19-24

Staff Decision

Address: 112 S. Maple Street

Petitioner: John Kirtland

Parcel #: 53-05-32-411-043.000-005

Rating: Contributing

Structure; Cross Gable Bungalow c. 1900



Background:

This house is a contributing structure in the Greater Prospect Hill local historic district and maintains high historic integrity.

Request:

1. Replace the limestone stacked piers with a conventional cinder block foundation.

Guidelines: *Secretary of the Interior Guidelines for Rehabilitation*

1. #2: The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Greater Prospect Hill Design Guidelines, pg. 26

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.

Staff Decision: Staff approves COA 19-24 due to the following reasons:

1. Project will enhance structural stability and extend lifetime of the home without diminishing historic integrity.
2. Homes on either side of 112 S. Maple have cinderblock foundation.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-24
Date Filed: 4/11/19
Scheduled for Hearing: 4/25/19

Address of Historic Property: 112 S Maple Street
Petitioner's Name: John W. Kirtland
Petitioner's Address: 616 W Glen Arbor Way, 47403
Phone Number/e-mail: 812-336-7090, JohnWKirtland@Comcast.Net
Owner's Name: John W. Kirtland
Owner's Address: 616 W Glen Arbor Way, 47403
Phone Number/e-mail: 812-336-7090, JohnWKirtland@Comcast.Net

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 013-40400-00 Waldron N1/2 Lot 20

2. A description of the nature of the proposed modifications or new construction:
Replace the limestone stacked piers with a conventional cinder block foundation.

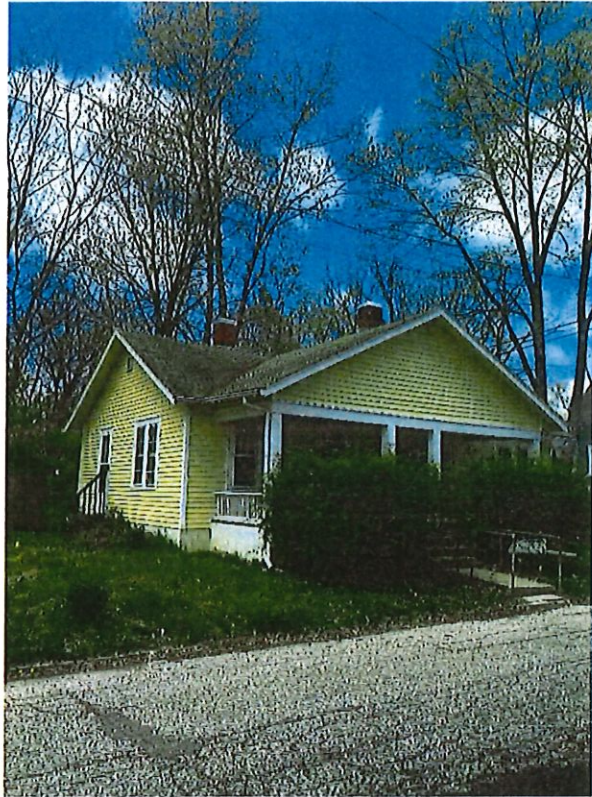
3. A description of the materials used.
Common cinder block & concrete.

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

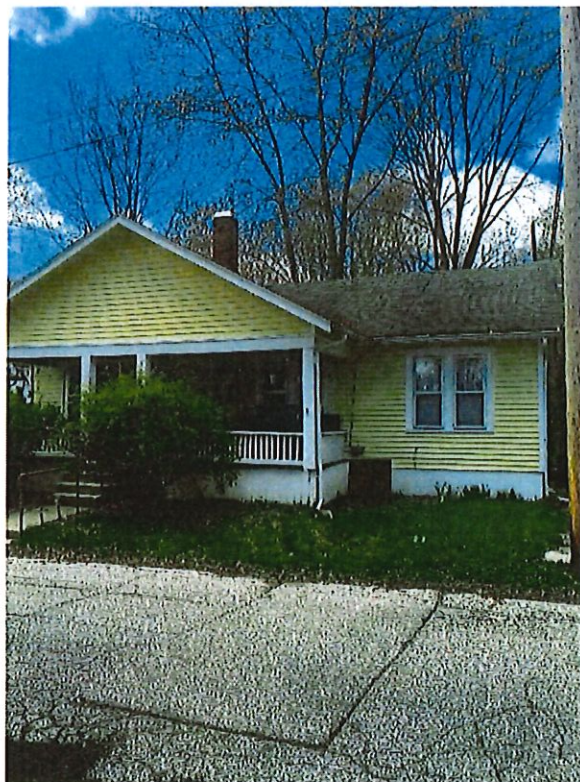
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

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

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



IMG2323



IMG2422



IMG2425

- Style and type of proposed cinder block.
- Both neighbors to the north and south have made the same type of block updates.
- 112 S. Maple Street, 47403

KRC 112 Maple Exhibition Photos 4-15-2019

COA: 19-25

Staff Decision

Address: 530 S. Jordan Avenue

Petitioner: Dale & Sharon Andrews

Parcel #: 53-08-03-204-049.000-009

Rating: Contributing

Structure; Tudor Revival c. 1920



Background:

This house is a contributing structure in the Elm Heights local historic district and maintains much of its architectural integrity.

Request:

1. Replace the door and the storm door on the north elevation.
2. Door color will be the same and the storm door will be bronze to match existing window trim.

Guidelines: Secretary of the Interior Guidelines for Rehabilitation

1. #2: The historic character of a property will be retained and preserved.

Elm Heights Design Guidelines, pg. 26

1. Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

Staff Decision: Staff approves COA 19-25 due to the following reasons:

1. Project follows local design guidelines, "full light storm doors are acceptable...trim is complimentary in color to the building".
2. Door to be replaced is not on primary façade (Jordan St).

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 19-25

Date Filed: 4/11/19

Scheduled for Hearing: 4/25/19

Address of Historic Property: 530 S Jordan Ave

Petitioner's Name: Dale and Sharon Andrews

Petitioner's Address: 530 S Jordan Ave

Phone Number/e-mail: 317 431 4077 north3536@gmail.com

Owner's Name: Dale and Sharon Andrews

Owner's Address: 530 S Jordan Ave

Phone Number/e-mail: 317 431 4077 north3536@gmail.com

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 015-11290-00 Campus Place S 1/2 Lot 18 & 1/2 Lot 19

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

A replacement of the side door and the storm door.

3. A description of the materials used.

Heritage smooth fiberglass door with low E glass. Color will be the same as the existing door.

Andersen traditional storm door. Color is bronze to match existing window trim.

See attached estimate and pictures.

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

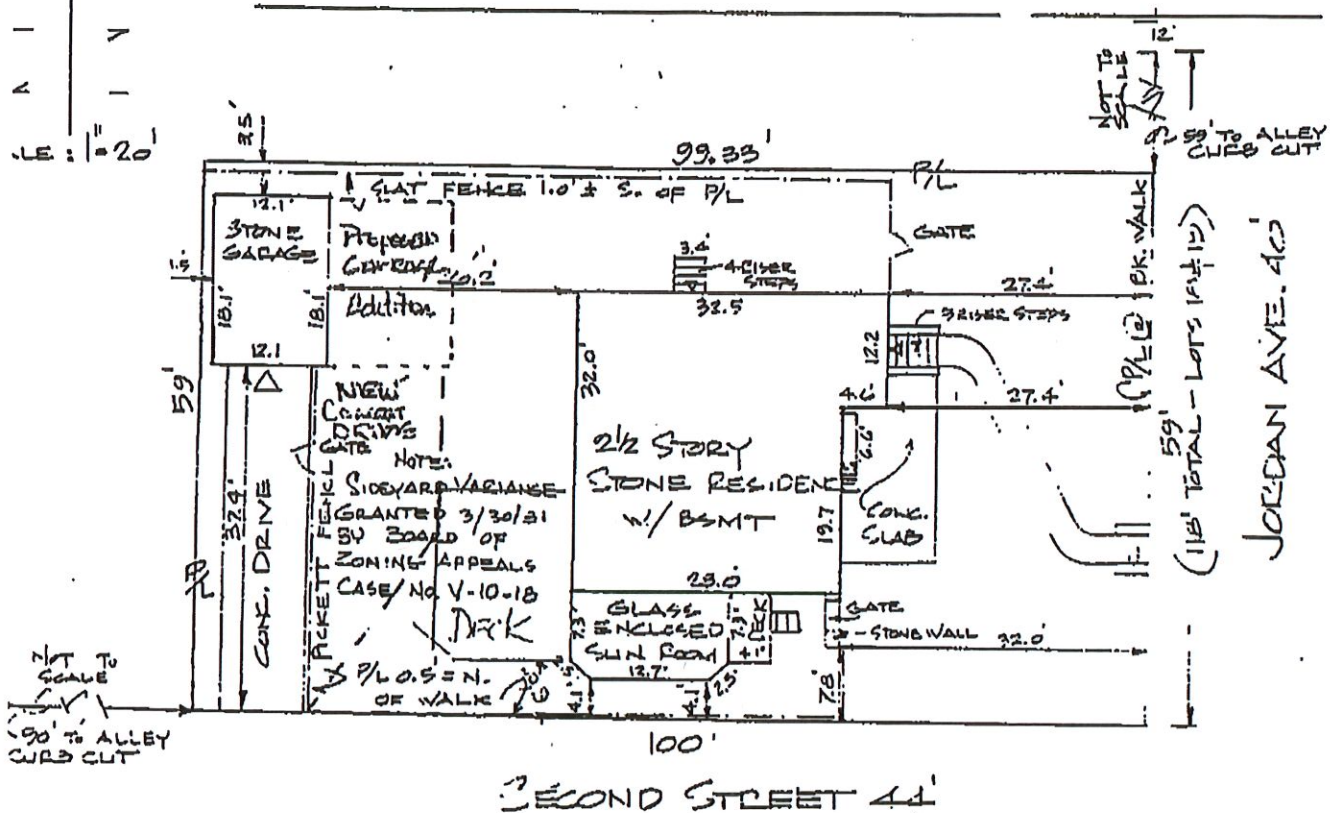
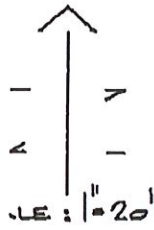
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

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

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

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
 811 ANITA STREET
 BLOOMINGTON, INDIANA 47401
 Phone 332-2603



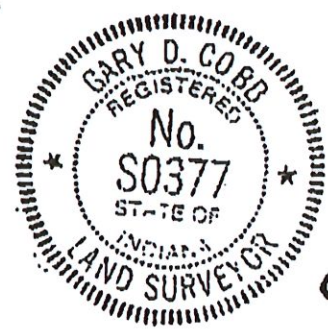
LOCATION PLAT
 S. 1/2 OF LOTS 18 & 19 IN
 CAMPUS PLACE ADDITION
 BLOOMINGTON, INDIANA

V-53-87
SITE PLAN

CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE PROPERTY AS IN POSSESSION AND SHOWS ALL ENCROACHMENTS THEREON.

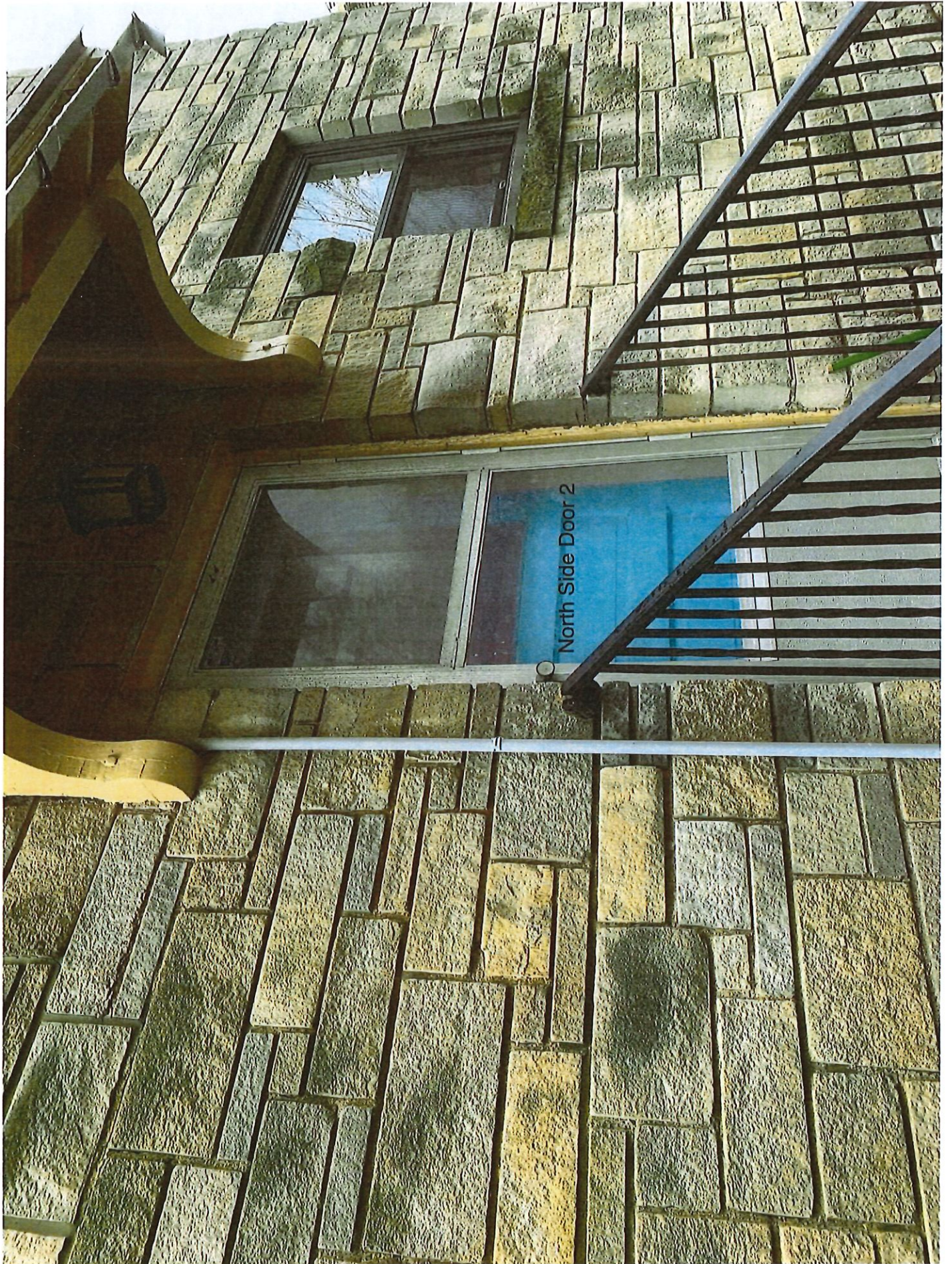
CERTIFIED:
Gary D. Cobb
 GARY D. COBB
 REGISTERED LAND SURVEYOR
 INDIANA REGISTRY # S0377
 APRIL 21, 1982



41



North Side Door

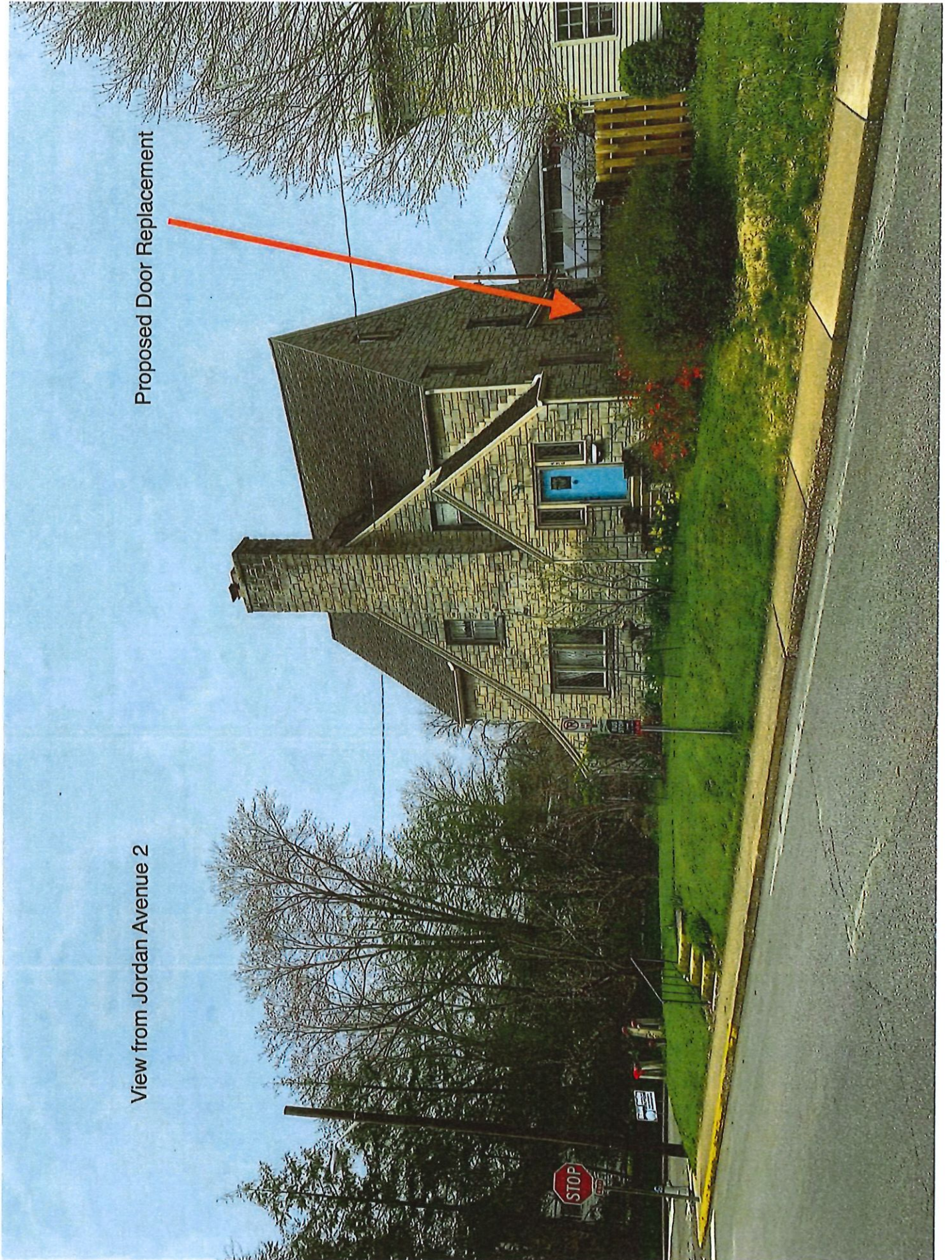


View from Jordan Avenue



View from Jordan Avenue 2

Proposed Door Replacement



Tommy D's Windows, Doors, and More

Address: 3148 S. St. Rd. 446
Bloomington, IN. 47401

Phone: 812-330-8898
Fax: 812-330-8863
Website: www.tommyds.us
Email: mikep@tommyds.us



Quote

Page 1 of 1

Quote Number: 189

Date: 4/4/2019

Customer Information

Name: DALE ANDREWS
Address:

Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

U.D. = 37-1/2" x 80-1/2"; R.O. = 38-1/4" x 81"
O.M. Of Brick Mould = 40" x 81-3/4"

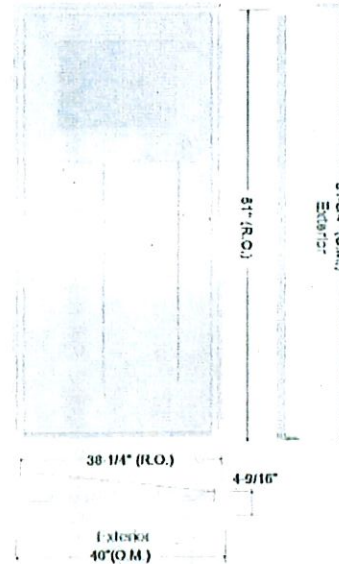


Image is viewed from Exterior!

Installed Sale

Item Description	Qty	Price	Extended
Installed Sale: Standard Installation			
3' 0" x 6' 8" HGS-217-010-2-LE Heritage Smooth Fiberglass Door w/Low E Glass - Right Hand Inswing	1	538.50	\$538.50
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore) w/Face Plate Mortise Latch Preps	1	9.00	\$9.00
Set of Oil Rubbed Bronze Ball Bearing Hinges	1	9.00	\$9.00
Primed Frame Saver Frame - 4-9/16" Jamb w/Brick Mould Exterior Trim (Loose)	1	0.00	\$0.00
Compression Weatherstrip	1	0.00	\$0.00
Adjustable - Mill Finish Sill	1	0.00	\$0.00
Custom Cut 1-1/4" from Height and Re-Railed	1	150.00	\$150.00
Item Total			\$706.50

Order Sub Total: \$706.50
~~Tax:~~ ~~\$49.46~~
~~Order Total:~~ ~~\$755.96~~

Version #: 7.16
Version Date: 10/29/2018

Distributed by:



LABOR to INSTALL
650.00
10 12 6.50



Andersen Windows - Abbreviated Quote Report
Project Name: 006850



Quote #: 6850 Print Date: 04/04/2019 Quote Date: 03/25/2019 iQ Version: 19.0

Dealer: _____
 Sales Rep: MIKE PORTER
 Created By: _____

Customer: DALE ANDREWS
 Billing Address: _____
 Phone: _____
 Contact: _____
 Trade ID: 812274 Promotion Code: _____
 Location: _____

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	1	8RS 34" x 80" (Left Hand)		\$ 396.89	\$ 396.89
RO Size = 33-7/8" to 34-3/8" W x 80" to 80-7/8" H Unit Size = 34" W x 80" H					
Storm Door, Andersen, Fullview Retractable Insect Screen, Bronze, Left Hand, Single-Pane Clear, Tempered, Retractable Insect Screen, Pro Install, 8 Series					
Andersen, Traditional Storm Door Hardware Trim Set, Oil Rubbed Bronze <i>nicked</i>					

Viewed from Exterior

PROJECT PRICE ADJUSTMENTS

LABOR TO INSTALL

	AMOUNT
	\$ 150.00
Subtotal	\$ 546.89
Tax (0.000%)	\$ 0.00
Grand Total	\$ 546.89

Total Load Factor
0.126

Customer Signature _____

Dealer Signature _____

** All graphics viewed from the exterior

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Item Qty Item Size (Operation) Location Unit Price Ext. Price



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of December 2018. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:

 MASONITE.



[Hover to zoom](#) [Views](#) [Product Info](#)

Masonite HD Craftsman 2 Panel Door with Clear Glass MSRP 534.69

▲ 8 SERIES

Fullview Retractable Storm Door

The 8 Series Fullview Retractable Storm Door is our most popular storm door with anytime ventilation. The fullview style storm door has glass from top to bottom to maximize your view while featuring our one-hand retractable insect screen for ventilation on demand.



COA: 19-22

Address: 1105 W. 3rd

Petitioner: Charles Heintzelman

Parcel #: 53-08-05-200-044.000-009

Rating: N/A

Structure; New Traditional Classical c. 1955



Background:

Located in the Greater Prospect Hill Historic District, the former Gospel Tabernacle Church building will be rehabilitated and converted into community space and leasing office for the new Southern Knoll apartment building.

Request:

1. Install approximately 18” of fill dirt around the building to mitigate site drainage issues. As a result, basement windows on the east and west sides of the building and the two existing basement doors on the west side of the building will be sealed.
2. Remove exterior steps and doors on west side of building. Both door openings will become windows.
3. Remove stone steps leading to door on east side of building and replace with metal staircase.
4. Install metal awnings on both the primary building entrance (north elevation) and over the doorway on the east elevation.
5. All windows will be opened up and aluminum windows installed.

(continued on next page)

COA: 19-22

Guidelines: Secretary of the Interior's Guidelines for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Greater Prospect Hill District Design Guidelines, pg 25

1. Retain the proportions of all original openings
2. Retain siding determined to be original
3. Retain historical character-defining architectural features and detailing
4. Prioritize the retention of the roof's original shape as viewed from the public way façade

Recommendation: Staff recommends approval of COA 19-22 for the following reasons:

1. The historic character of the building is being preserved through retention of original materials and features.
2. The primary alterations to the building are the sealing of basement windows, sealing two basement doors, creation of basement door on the south elevation, and the removal of exterior steps on the north and west elevations. Staff finds that neither the basement windows and doors, or the existing steps are character-defining features of the building and their removal does not diminish the building's historic character.
3. The rehabilitation work meets the above mentioned SOI Standards for Rehabilitation as well as three out of the four GPH guidelines concerning "changes to the public right of way façade".

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 19-22

Date Filed: 4/8/19

Scheduled for Hearing: 4/25/19

Address of Historic Property: 1105 W. 3rd St.

Petitioner's Name: Charles Heintzelman

Petitioner's Address: 8152 Castilla Dr., Indianapolis, IN 46236

Phone Number/e-mail: (317) 826-3488 x100; chuck@milestoneventuresinc.com

Owner's Name: Milestone Ventures, Inc. on behalf of Southern Knoll, L.P.

Owner's Address: 8152 Castilla Dr., Indianapolis, IN 46236

Phone Number/e-mail: (317) 826-3488 x100; chuck@milestoneventuresinc.com

Instructions to Petitioners

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

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

A “Complete Application” consists of the following:

1. A legal description of the lot. See Attached Exhibit A

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

3. A description of the materials used.
See Attached Exhibit A

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

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

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

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

**Certificate of Appropriateness
Exhibit A**

1. A Legal Description of the lot:

A part of Seminary Lot No. 137 to the City of Bloomington, Indiana, more particularly described as follows: Commencing at the Northeast corner of said Seminary Lot, thence South 4 degrees 30 minutes East for a distance of 245 feet; thence South 87 degrees 51 minutes 00 seconds West for a distance of 249 feet; thence North 4 degrees 30 minutes West for a distance of 245 feet; thence North 87 degrees 51 minutes East for a distance of 249 feet to the place of beginning.

EXCEPTING THEREFROM a part of Seminary Lot 137 to the City of Bloomington, Indiana, more particularly described as follows: Beginning at the Northeast corner of said Seminary Lot 137; thence on the East line of said lot, South 04 degrees 30 minutes 00 seconds East 245.00 feet; thence leaving said line, South 87 degrees 51 minutes 00 seconds West 25.02 feet; thence North 04 degrees 30 minutes 00 seconds West 228.16 feet; thence North 31 degrees 56 minutes 14 seconds West 20.00 feet to the North line of said Lot 137; thence on said North line, North 88 degrees 44 minutes 08 seconds East 34.27 feet to the point of beginning.

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

The former Gospel Tabernacle Church will be rehabilitated and converted into community space, leasing office, and support services office for the new Southern Knoll apartment building to be constructed to the west of the building. Alternations to the building include:

- A. Sealing the basement windows on the east and west sides of the building.
- B. Sealing the two existing basement doors on the west side of the building.
- C. Installing approximately 18" of fill dirt around the north, east, and west sides of the building (covering the sealed-up basement windows and doors as well as eliminating the front steps on the north side of the building).
- D. Removing the exterior steps and doors on the west side of the building. Both door openings will become windows.
- E. Removing the stone steps leading to the door on the east side of the building and replacing with a code compliant metal staircase.

3. A description of the materials used:

- A. Material salvaged from the demolition of the exterior staircases will be used to infill the doors and windows.
- B. Windows - EFCO Thermal FX32 Fixed high-performance aluminum alloy windows with a custom grille pattern to match the historic pattern – see attached material Specifications
- C. Doors – see attached material specifications
 - a. Entry (North Façade) – EFCO Aluminum Swing Entrance Doors
 - b. Basement (South Façade) – Jeld Wen Smooth-Pro Fiberglass Flush Exterior Door (paint to match stone)
 - c. Exit Door (East Façade) - Jeld Wen Smooth-Pro Fiberglass Flush Exterior Door (paint to match stone)
- D. Exterior Metal Stair – Steel Powder Coated Black
- E. Exterior Architectural Wall Sconce – WST LED Wall Sconce – 2 to be installed on east façade and 2 to be installed on the west façade.
- F. Awnings – metal awnings from Cool Planet Awnings (<http://www.coolplanetawnings.com/>)

4. Elevation - Attached

5. Survey - Attached

6. Photographs

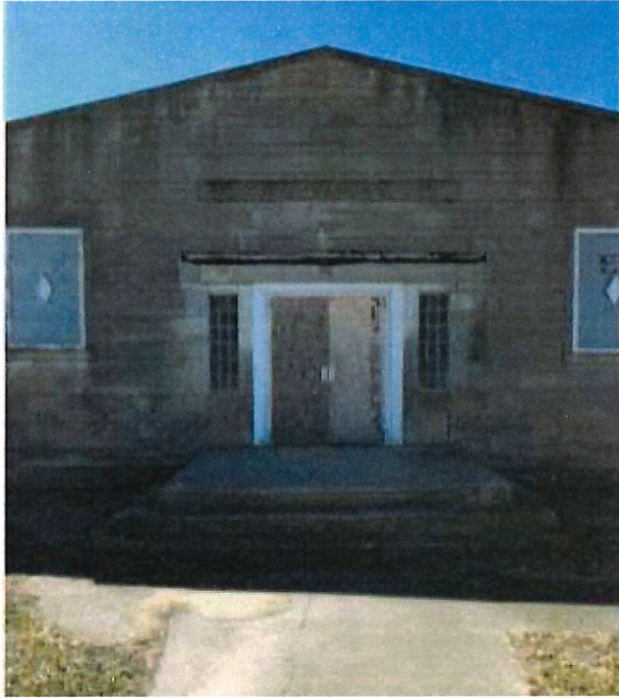
Northwest Corner



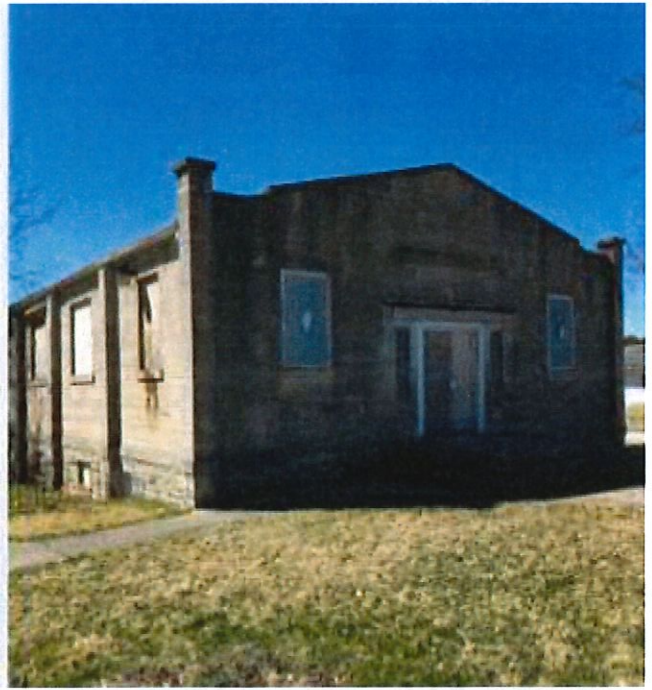
North Façade



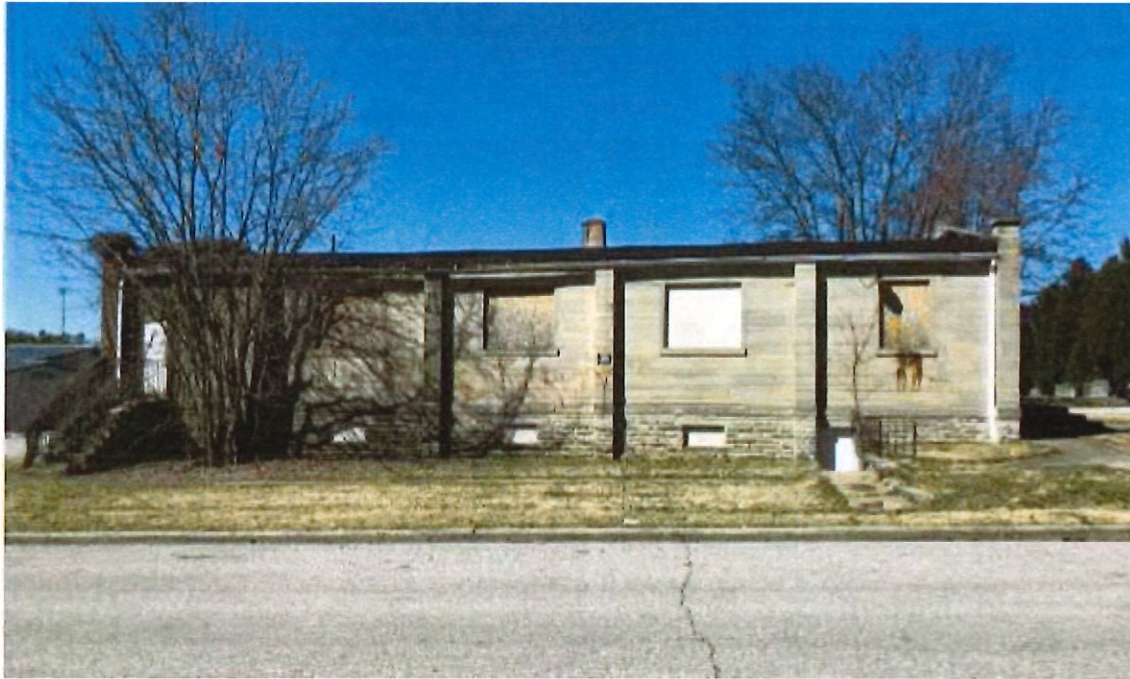
North Façade (close up)



Northeast Corner



East Façade



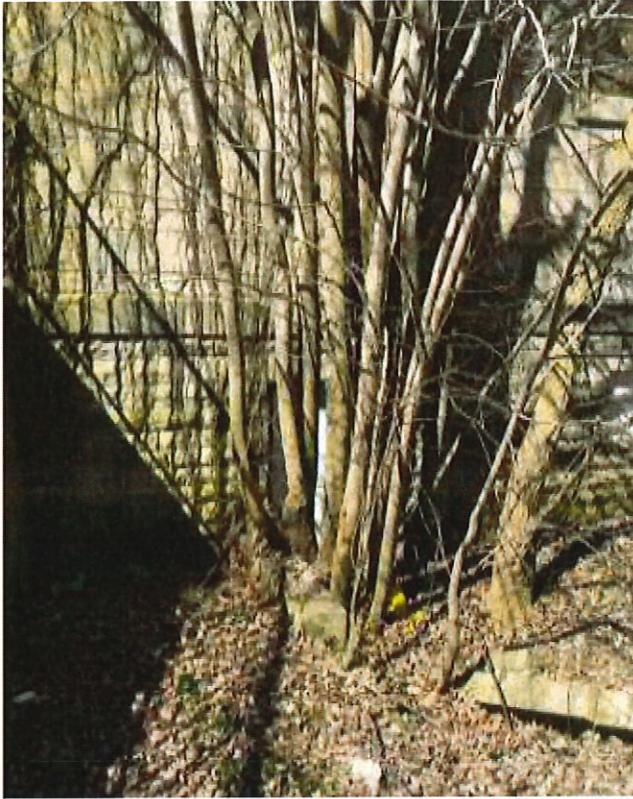
East Façade - Northeast Basement Door

East Façade Basement Window to be Covered

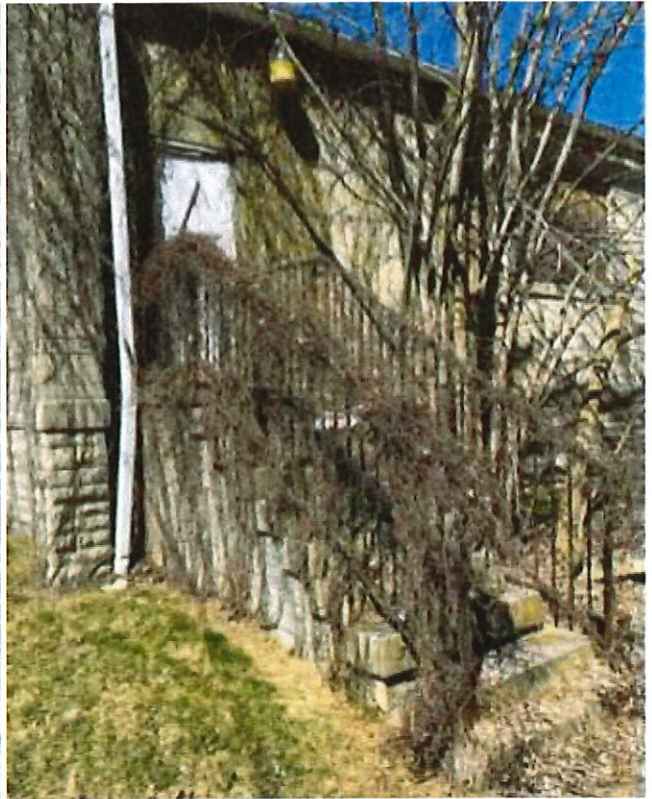


East Façade – Southeast Basement Door

Southeast Corner Exterior Stairs



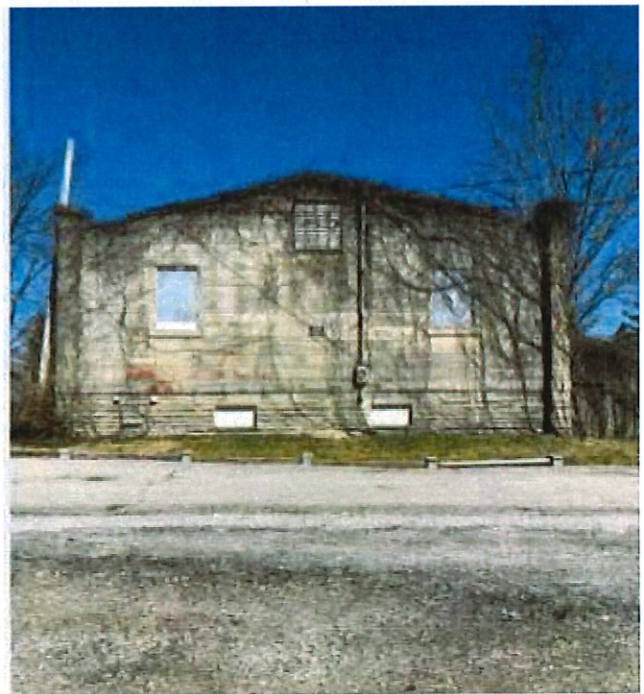
Southeast Corner



South Façade



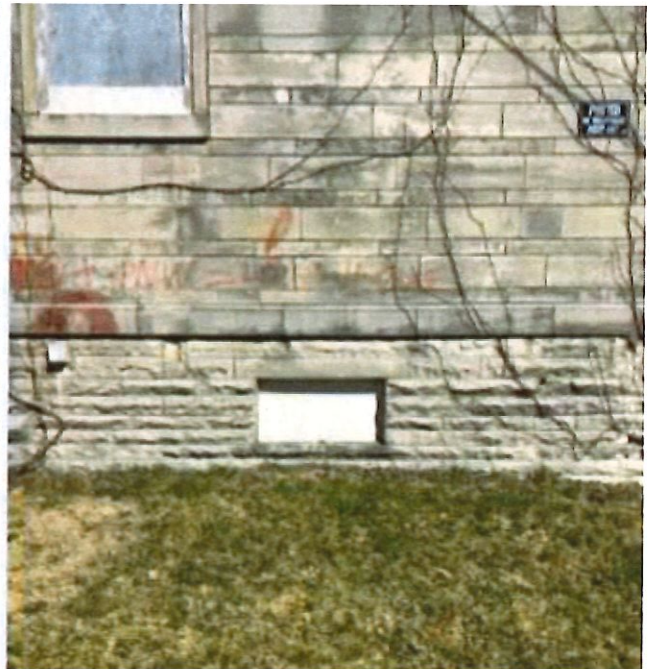
South Façade Basement Window to be Re-opened



South Façade – Approximate Location of new Basement Door



Southwest Corner



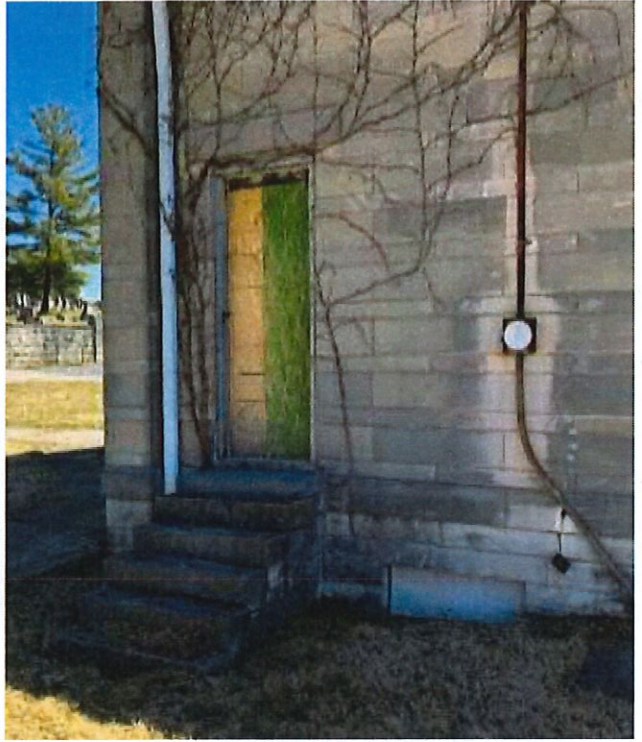
Southwest Door (to be converted to a window)



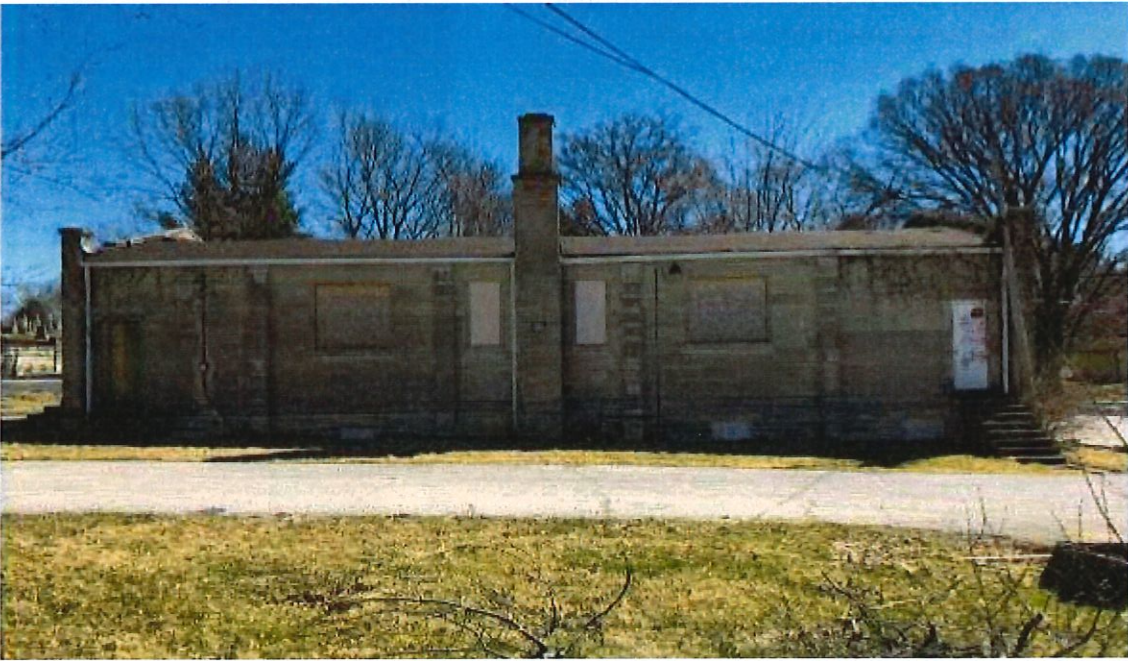
Southwest Door & Staircase to be removed and converted to a window (stone from stairs to be used to infill doors and basement windows)



Northwest Door & Staircase to be removed and converted to a window (stone from stairs to be used to infill doors and basement windows)



West Facade



FX32 FIXED



The series FX32 fixed window is a 3-1/4" deep system designed to meet the most stringent energy code requirements. This window can be used in schools, hospitals, government, and multi-family buildings. The system comes with a complete line of subframe, mullions, panning and trim to accommodate installation into both new and retrofit construction projects. With exceptional air infiltration and thermal performance, the FX32 is a superior solution designed to help achieve energy-savings and human comfort in today's built environment.



AAMA RATING (A440) AW150		STRUCTURAL LOAD (ASTM E330) +/- 225.6 PSF	
AIR INFILTRATION (ASTM E283) < 0.10 CFM/FT ²		WATER RESISTANCE (ASTM E547 & E331) 15 PSF	
U-FACTOR* (ANSI/NFRC 100/200) 0.21 - 0.53		CRF (AAMA 1503) 73	
STC* (ASTM E90 & E413) 30 - 39		OITC* (ASTM E90 & E413) 23 - 31	
FORCED ENTRY (ASTM F588 OR F842) GRADE 40		ACCESSIBILITY (AAMA 513) N/A	

STANDARD FEATURES

- System depth: 3-1/4"
- Nominal wall thickness: 0.080"
- Mulls to products of the same system depth
- Thermal break: Struts
- Anodized or painted finishes available
- Glass thickness range: 1" - 2"
- Panning/Trims: Available
- Subframe/Receptor system: Available
- Architecture sills: Available
- Mullions:
 - 3 Piece mullions
 - Stacking mullions

* Performance dependent on glass selection. Please contact your EFCO sales rep for project specific performance.

SECTION 08 51 13 ALUMINUM WINDOWS

Series FX32 Thermal AW-PG150-FW Fixed Windows

PART 1 GENERAL

1.01 Work Included

- A. Furnish and install aluminum architectural windows complete with hardware and related components as shown on drawings and specified in this section.
- B. All windows shall be EFCO® Series FX32 Thermal AW-PG150-FW fixed window. Other manufacturers requesting approval to bid their product as an equal must submit the following information fifteen days prior to close of bidding.
 - 1. A sample window, 24" (610 mm) x 36" (914 mm) single unit, as per requirements of architect.
 - 2. Test reports documenting compliance with requirements of Section 1.05.

Specify glass and glazing in this section if window assemblies are to be glazed by the window manufacturer. If glazing is to be done by a different contractor, glass and glazing should be specified in Section 08 81 00. EFCO recommends that the window manufacturer perform the glazing.

- C. Glass and Glazing
 - 1. All units shall be factory glazed.
OR
 - 1. Reference Section 08 81 00 for Glass and Glazing.
- D. Single Source Requirement
 - 1. All products listed in Section 1.02 shall be by the same manufacturer.

List work and materials related to this section but specified in other sections. EFCO recommends that one manufacturer furnish all applicable Division 8 products to ensure consistent product quality and compatibility.

1.02 Related Work

- A. Section 08 32 13 – Sliding Aluminum – Framed Glass Doors
- B. Section 08 41 13 – Aluminum – Framed Entrances and Storefronts
- C. Section 08 44 13 – Glazed Aluminum Curtain Walls
- D. Section 08 44 33 – Sloped Glazing Assemblies
- E. Section 10 71 13 – Exterior Sun Control Devices

1.03 Items Furnished but Not Installed

1.04 Items Installed but Not Furnished

1.05 Laboratory Testing and Performance Requirements

- A. Test Units
 - 1. Air, water, and structural test unit shall conform to requirements set forth in AAMA/WDMA/CSA 101/I.S.2/A440 – 17 and manufacturer's standard locking/operating hardware and insulated glazing configuration.
 - 2. Thermal test unit sizes shall be 47 1/4" (1200 mm) x 59" (1499 mm). Unit shall consist of a fixed window.
- B. Test Procedures and Performances
 - 1. Windows shall conform to all AAMA/WDMA/CSA 101/I.S.2/A440 – 17 requirements for the

window type referenced in 1.01.B. In addition, the following specific performance requirements shall be met.

2. Air Infiltration Test
 - a. With ventilators closed and locked, test unit in accordance with ASTM E 283 at a static air pressure difference of 6.24 psf (299 Pa).
 - b. Air infiltration shall not exceed .30 cfm/SF (.50 l/s•m²) of unit.
3. Water Resistance Test
 - a. With ventilators closed and locked, test unit in accordance with ASTM E 331/ASTM E 547 at a static air pressure difference of 15.0 psf (720 Pa).
 - b. There shall be no uncontrolled water leakage.
4. Uniform Load Structural Test
 - a. With ventilators closed and locked, test unit in accordance with ASTM E 330 at a static air pressure difference of 225 psf (10800 Pa), both positive and negative.
 - b. At conclusion of test there shall be no glass breakage, permanent damage to fasteners, hardware parts, support arms or actuating mechanisms, nor any other damage that would cause the window to be inoperable.
5. Condensation Resistance Test (CRF)
 - a. Test unit in accordance with AAMA 1503.1.
 - b. Condensation Resistance Factor (CRF) shall not be less than ____ (frame) when glazed with ____ center of glass U-Factor. (See chart at end of section).
6. Condensation Resistance (CR)
 - a. With ventilators closed and locked, test unit in accordance with NFRC 500-2010.
 - b. Condensation Resistance (CR) shall not be less than ____ when glazed with ____ center of glass U-Factor. (See chart at end of section).
7. Thermal Transmittance Test (Conductive U-Factor)
 - a. With ventilators closed and locked, test unit in accordance with NFRC 100-2010. Conductive thermal transmittance (U-Factor) shall not be more than ____ BTU/hr•ft²•°F (____ W/m²•K) when glazed with ____ center of glass U-Factor. (See chart at end of section).

Glass Comparison Chart				
Glass	C.O.G. ² U-Factor	U-Factor ¹	Frame CRF ³	CR ¹
1" IG	0.48	.53 BTU/hr•ft ² •°F (2.95 W/m ² •K)	73	43
1" IG	0.29	.37 BTU/hr•ft ² •°F (2.10 W/m ² •K)	73	52
1" IG	0.24	.33 BTU/hr•ft ² •°F (1.87 W/m ² •K)	73	55

¹U-Factor and Condensation Resistance (CR) are based on a nominal size of 47" (1200 mm) x 59" (1500 mm) using NFRC-100, and 500 - 2010. ²Intercept® Spacer. ³Based on AAMA 1503-09

C. Project Wind Loads

1. The system shall be designed to withstand the following loads normal to the plane of the wall:
 - a. Positive pressure of ____ psf (____ Pa) at non-corner zones.
 - b. Negative pressure of ____ psf (____ Pa) at non-corner zones.
 - c. Negative pressure of ____ psf (____ Pa) at corner zones.

1.06 Field Testing and Performance Requirements

Insert at discretion of specifier.

- A. Windows shall be field tested in accordance with AAMA 502, "Voluntary Specification for Field Testing of Windows and Sliding Glass Doors," using Test Method ____.

Insert A or B for test method. Test Method A will be used unless Test Method B is selected here. AAMA 502 specifies air infiltration and water resistance field testing for three (3) windows immediately after installation begins. Default performance values for air infiltration and water penetration can also be specified. Any of the following optional paragraphs may be added to modify the standard specification; however, consideration should be given to the cost of additional testing.

1. Test one additional window or two percent of the window installation, whichever is greater, for air infiltration and water penetration as specified.
2. Cost for all successful tests, both original and retest shall be paid by the owner. All unsuccessful tests, both original and retest, shall be paid by the responsible contractor.
3. Testing shall be by an AAMA accredited testing agency selected by the architect and window manufacturer and employed by the responsible contractor.
4. Air infiltration field tests shall be conducted at the same uniform static test pressure as the laboratory test unit. The Maximum allowable rate of air leakage shall not exceed 1.5 times the laboratory test unit for hardware and glazing types consistent with the laboratory test unit. Performance values may be reduced due to deviations from the laboratory test unit such as product size, configuration, hardware selected, and glazing configuration. The field test air leakage rate shall not exceed 1.5 times the maximum allowable laboratory performance specified in the testing criteria listed in Section 1.05.A.1 for any configuration.
5. Water penetration field tests shall be conducted at a static test pressure of 2/3 of the laboratory test performance values for hardware and glazing types consistent with the laboratory test unit. Performance values may be reduced due to deviations from the laboratory test unit such as product size, configuration, hardware selected, and glazing variations. The field test water test pressure shall not be less than 2/3 of the minimum allowable laboratory performance specified in the testing criteria listed in Section 1.05.A.1 for any configuration.

1.07 Quality Assurance

- A. Provide test reports from AAMA accredited laboratories certifying the performance as specified in 1.05.
- B. Test reports shall be accompanied by the window manufacturer's letter of certification, stating the tested window meets or exceeds the referenced criteria for the appropriate window type.

1.08 References

1.09 Submittals

- A. Contractor shall submit shop drawings; finish samples, test reports, and warranties.
 1. Samples of materials as may be requested without cost to owner, i.e., metal, glass, fasteners, anchors, frame sections, mullion section, corner section, etc.
- B. An NFRC Component Modeling Approach (CMA) generated label certificate shall be provided by the manufacturer. The label certificate shall be project specific and will contain the thermal performance ratings of the manufacturer's framing combined with the specified glass, and the glass spacer used in the fabrication of the glass, at NFRC standard test size as defined in table 4-3 in NFRC 100-2010.

1.10 Warranties

- A. Total Window Installation
 1. The responsible contractor shall assume full responsibility and warrant for one year the satisfactory performance of the total window installation which includes that of the windows, hardware, glass (including insulated units), glazing, anchorage and setting system, sealing, flashing, etc., as it relates to air, water, and structural adequacy as called for in the specifications and approved shop drawings.

2. Any deficiencies due to such elements not meeting the specifications shall be corrected by the responsible contractor, at their expense, during the warranty period.

B. Window Material and Workmanship

1. Provide written guarantee against defects in material and workmanship for 5 years from the date of final shipment.

B. Glass

1. Provide written warranty for insulated glass units that they will be free from obstruction of vision as a result of dust or film formation on the internal glass surfaces caused by failure of the hermetic seal due to defects in material and workmanship.
2. Warranty period shall be for 10 (ten) years.

D. Finish

Select for Anodic Finish: Standard warranty period is 3 years, or extended 5 years, or 10 years.

1. Warranty period shall be for ___ years from the date of final shipment.

OR

Select for Organic Finish: Standard warranty period is 5 years, or extended 10 years, or 15 years, or 20 years.

1. Warranty period shall be for ___ years from the date of final shipment.
2. Provide organic finish warranty based on AAMA standard 2605.

PART 2 PRODUCTS

2.01 Materials

A. Aluminum

1. Extruded aluminum shall be 6063-T6 alloy and tempered.

EFCO recommends that the window manufacturer furnish and factory glaze the glass as specified by the architect. For this reason, it is desirable that Glass and Glazing be made part of this section.

B. Glass

1. Insulated glass shall be 1" thick with a center of glass U-Factor of ___ constructed as follows:
 - a. Exterior lite - ___ thick, ___ color, ___ glass (annealed, H.S. Temp), with a surface coating of ___ on the number ___ (1 or 2) surface.
 - b. Air space of ___ inch (or argon filled).
 - c. Interior lite - ___ thick, ___ color, ___ glass (annealed, H.S. Temp), with a surface coating of ___ on the number ___ (3 or 4) surface.

E. Thermal Barrier

1. All exterior aluminum shall be separated from interior aluminum by a rigid, structural thermal barrier. For purposes of this specification, a structural thermal barrier is defined as a system that shall transfer shear during bending and, therefore, promote composite action between the exterior and interior extrusions.
2. The thermal barrier shall be thermal struts, consisting of glass reinforced polyamide nylon, mechanically crimped in raceways extruded in the exterior and interior extrusions.
3. Poured and debridged urethane thermal barriers shall not be permitted.

2.02 Fabrication

A. General

1. Depth of the window shall not be less than 3 1/4" (82 mm).
2. All frame members shall be able to accommodate separate interior and exterior finishes and colors.

- B. Frame
1. All aluminum frame extrusions shall have a minimum wall thickness of .062" (1.5 mm).
 2. Frame components shall be mechanically fastened with screw spline construction.
- C. Glazing
1. All units shall be glazed with the manufacturer's standard sealant process provided the glass is held in place by a removable, extruded aluminum, glazing bead. The glazing bead must be isolated from the glazing material by a gasket.
 2. All units shall be glazed with a minimum of 5/8" glass bite.

Series FX32 windows have dual finish capability. The specifier can choose separate finish types and colors for interior and exterior.

D. Finish

See separate finish specification for more details.

1. Anodic
 - a. Finish all exposed areas of aluminum windows and components with electrolytically deposited color in accordance with Aluminum Association Designation AA-M10-C22-____. Color shall be ____.

Available colors are clear, champagne, light bronze, medium bronze, dark bronze & black.

AA Description	Description	Arch. Class	AAMA Guide Spec.
AA-M10-C22-A41	Clear Anodized	1	611-98
AA-M10-C22-A44	Color Anodized	1	611-98

OR

1. Organic
 - a. Finish all exposed areas of aluminum windows and components with _____. Color shall be _____.

High performance 70% PVDF fluoropolymer Ultrapon™ finishes are available in standard colors. Reference the EFCO color brochure for assistance in color and resin selection. Custom colors are available upon request.

AA Description	Description	AAMA Guide Spec.
AA-M12-C42-R1X	70% PVDF Ultrapon™	2605-98

PART 3 EXECUTION

3.01 Inspection

- A. Job Conditions
1. Verify that openings are dimensionally within allowable tolerances, plumb, level, clean, provide a solid anchoring surface, and are in accordance with approved shop drawings.

Insert at discretion of specifier

2. Provide for manufacturer representation to conduct pre-installation site meeting.

3.02 Installation

- A. Use only skilled tradesmen with work done in accordance with approved shop drawings and specifications.
- B. Plumb and align window faces in a single plane for each wall plane, and erect windows and materials square and true. Adequately anchor to maintain positions permanently when subjected to normal thermal movement, specified building movement, and specified wind loads.

- C. Adjust windows for proper operation after installation.
- D. Furnish and apply sealants to provide a weather tight installation at all joints and intersections and at opening perimeters. Wipe off excess material and leave all exposed surfaces and joints clean and smooth.

3.03 Anchorage

- A. Adequately anchor to maintain positions permanently when subjected to normal thermal movement, specified building movement, and specified wind loads.

3.04 Protection and Cleaning

- A. After completion of window installation, windows shall be inspected, adjusted, put into working order and left clean, free of labels, dirt, etc. Protection from this point shall be the responsibility of the general contractor.

EFCO is a registered trademark of EFCO Corporation. Ultrapon is a trademark of EFCO Corporation.

Last updated: 1-8-19

Church Entry Doors (North Façade)





Series D200 Narrow Stile • Series D300 Medium Stile • D500 Wide Stile
1 3/4" Standard Aluminum Swing Entrance Doors

CONFIGURATIONS

Narrow Stile (2 1/8") • Medium Stile (3 1/2") • Wide Stile (5")

EFCO's standard entrances are designed for educational facilities, shopping centers, offices and other facilities requiring security and egress capabilities. EFCO standard entrances are joint plug welded at every corner to provide superior strength in all applications. Offered in narrow, medium and wide stiles, EFCO standard entrances can accommodate a wide range of applications. Multiple glazing options provide flexibility to meet specific design requirements, and the product's ability to accommodate most hardware applications increases its versatility. EFCO's standard entrances provide the complete solution for your fenestration needs.

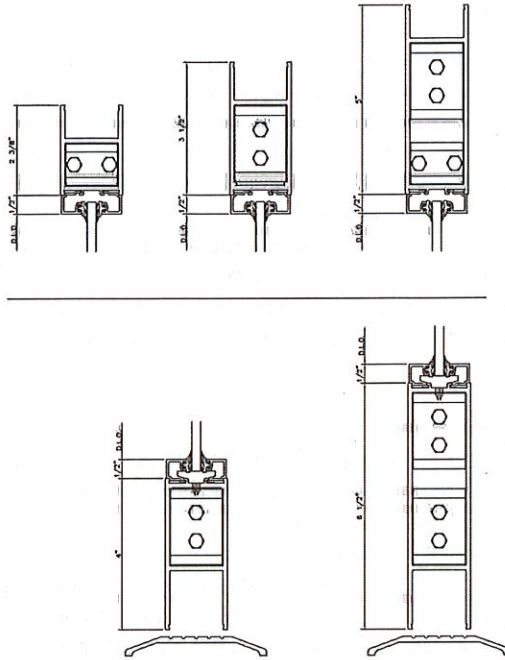
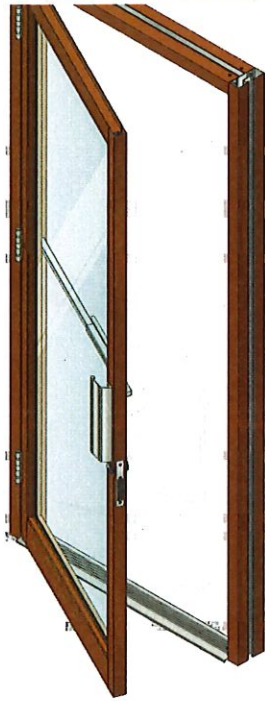
Features

- Bracket reinforced and deep penetration welded corners
- Accepts most major brands of locking hardware and panic devices
- Accommodates up to 1" glazing
- Accommodates all surface mounted, concealed overhead and floor closers
- Tall bottom rails available
- Variety of cross rails, door sweeps, and crash bars available
- Anodized and painted finishes available

Benefits

- Meets or exceeds most specifications for commercial entrances
- Able to comply with special hardware specifications
- Flexibility in design requirements for glazing
- Unrestricted closer choices
- Meets ADA requirements
- Increases configuration options
- Multiple options to answer economic and aesthetic concerns

Series D200 Narrow Stile • Series D300 Medium Stile • D500 Wide Stile
 1 3/4" Standard Aluminum Swing Entrance Doors



PERFORMANCE DATA

D200 NARROW STILE (SINGLE DOOR LEAF)
 AIR INFILTRATION < .50 CFM/SF @ 1.57 PSF

D300 MEDIUM STILE (SINGLE DOOR LEAF)
 AIR INFILTRATION < .50 CFM/SF @ 1.57 PSF

D500 WIDE STILE (SINGLE DOOR LEAF)
 AIR INFILTRATION < .50 CFM/SF @ 1.57 PSF

Note: All performance value data is based on laboratory testing per AAMA 101/15.2/A440 for Air/Water/Structural, ASTM E90 and or E413 for Acoustical, AAMA 507 and or NFRC 100/200/500 for UFactors and AAMA 1503 for Condensation Resistance Factor (CRF). Printed values are subject to change pending the frequency of recertification testing. Field results will vary depending on size, the field test method, the addition of sub-frames, panning, mullions, accessories and installation into the surrounding condition.

D200, D300, & D500 GLAZING CHART	POLYCARBONATE			GLASS OR PANEL											
	3/16"	1/4"	5/16"	1/4"	1/4"	5/16"	7/16"	1/2"	9/16"	5/8"	3/4"	7/8"	15/16"	1"	1-1/16"
MONOLITHIC GLASS	A	A	C	A	A	A	C	C	C	C					
INSULATED GLASS													A	A	C

**Laminated Glass Thickness
 A- Available Glazing Option
 C- Adaptor and/or gasket required
 blank - N/A

Note: Job specific performance ratings may vary due to differences in glass and glass spacer selection. If NFRC certified ratings are required, EFCO recommends requesting a CMA Bid Report at the bid stage from EFCO's Product Technical Support Group to ensure performance will meet project specifications



Series D200 Narrow Stile • Series D300 Medium Stile • D500 Wide Stile 1 3/4" Standard Aluminum Swing Entrance Doors

Door Construction

Door rails and stiles have a depth of 1 3/4", and are constructed of 6063-T6 aluminum alloy. Nominal material wall thickness is .125". Corner construction utilizes a heavy, concealed, reinforcement bracket that is deep penetration and fillet welded. See Illustration 1.

Weather-Stripping

Single doors are weather-stripped at the frame with ASTM E2203 compliant bulb gasket and extruded door stops, which are available in integral, snap-in, and surface mounted varieties. See frame section. All pairs of doors are dual weather-stripped at the astragal with Poly-Pile.

Hardware

EFCO standard doors accommodate most hardware types. Doors accept offset pivots, center pivots, butt hinges, or continuous gear hinges. Maximum security deadbolts, short throw deadbolts, hook bolts, latch locks, and flush bolts are a few of the compatible types of locks. Panic devices include concealed rod devices, rim devices and removable mullions. Concealed overhead, surface mounted and floor closers are accommodated. EFCO Ultraline™ push-pulls are standard.

Glazing

Doors are glazed with extruded aluminum, pressure fitting glass stops. Glazing of 3/16" to 1 1/16" insulated units are available. See Glazing chart for exact size.

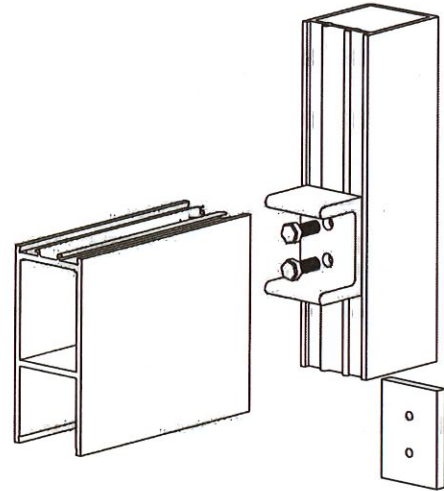


Illustration 1

Smooth-Pro

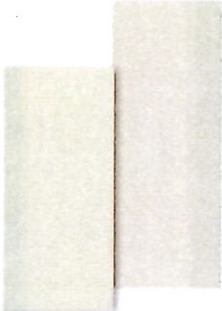


The JELD-WEN Smooth-Pro line offers a complete selection of affordable fiberglass designs and contemporary styles. Smooth-Pro doors provide the look of traditional painted wood doors with the added benefits of energy efficiency and a no-dent, low-maintenance surface.



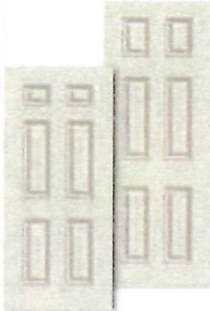
PANEL DOORS

6'8", 7'0" and 8'0" Panel Doors




Flush

Door	2'0"	2'4"	2'6"	2'8"	2'10"	3'0"
SP-100	*	*	*	*	*	*
SP7-100	*	*	*	*	*	*
SP8-100	*	*	*	*	*	*



6-Panel

Door	2'6"	2'8"	2'10"	3'0"
SP-60	*	*	*	*
SP7-60	*	*	*	*
SP8-60	*	*	*	*





4-Panel

Door	2'8"	2'10"	3'0"
SP-40	*	*	*




8-Panel Center Arch

Door	2'10"	3'0"
SP-80	*	*



2-Panel Euro

Door	2'8"	2'10"	3'0"
SP-27	*	*	*



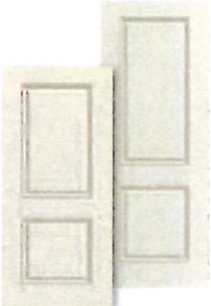
3-Panel 3/4 Top

Door	2'8"	2'10"	3'0"
SP-30	*	*	*




2-Panel 3/4 Arch Top

Door	2'8"	2'10"	3'0"
SP8-26	*	*	*



2-Panel Square Top

Door	2'8"	2'10"	3'0"
SP-21	*	*	*
SP7-21	*	*	*
SP8-21	*	*	*




2-Panel Arch Top

Door	2'8"	2'10"	3'0"
SP-20	*	*	*
SP7-20	*	*	*
SP8-20	*	*	*



2-Panel Plank Arch Top

Door	2'8"	2'10"	3'0"
SP-24	*	*	*
SP7-24	*	*	*
SP8-24	*	*	*




Symbol indicates Smooth-Pro 3'0" x 8'0" doors available with a minimum 10" bottom rail to meet ADA 404.2.10 accessibility guidelines. Other door styles may be available. Ask your JELD-WEN dealer for details.



**STAIR & HANDRAIL:
STEEL – POWDER COATED BLACK**



WST LED

Architectural Wall Sconce



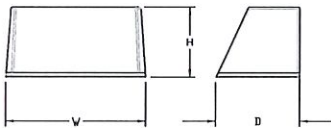
Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

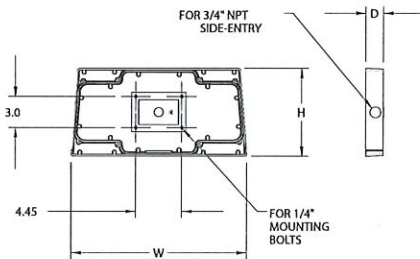
Luminaire

- Height:** 8-1/2"
(21.59 cm)
- Width:** 17"
(43.18 cm)
- Depth:** 10-3/16"
(25.9 cm)
- Weight:** 20 lbs
(9.1 kg)



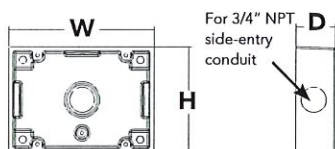
Optional Back Box (PBBW)

- Height:** 8.49"
(21.56 cm)
- Width:** 17.01"
(43.21 cm)
- Depth:** 1.70"
(4.32 cm)



Optional Back Box (BBW)

- Height:** 4"
(10.2 cm)
- Width:** 5-1/2"
(14.0 cm)
- Depth:** 1-1/2"
(3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED							
Series	Performance Package	Color temperature		Distribution	Voltage		Mounting
WST LED	P1 1,500 Lumen package	27K	2700 K	VF Visual comfort forward throw	MVOLT ¹	277 ²	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ³ PBBW Premium surface-mounted back box ^{3,4}
	P2 3,000 Lumen package	30K	3000 K	VW Visual comfort wide	120 ²	347 ²	
	P3 6,000 Lumen package	40K	4000 K		208 ²	480 ²	
		50K	5000 K		240 ²		

Options			Finish (required)		
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{5,6}		E7WC	Emergency battery backup, Non CEC compliant (cold, 7W) ^{10,11}	DDBXD Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6}		E7WHR	Remote emergency battery backup, Non CEC compliant (remote 7W) ^{10,12}	DBLXD Black
PE	Photoelectric cell, button type ⁷		E20WH	Emergency battery pack 18W constant power, CEC compliant ¹⁰	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) ⁸		E20WC	Emergency battery pack -20°C 18W constant power, CEC compliant ^{10,11}	DWHXD White
PERS	Five-wire receptacle only (controls ordered separate) ⁸		E23WHR	Remote emergency battery backup, Non CEC compliant (remote 20W) ^{10,11,13}	DSSXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) ⁸		LCE	Left side conduit entry ¹⁴	DDBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ^{7,8}		RCE	Right side conduit entry ¹⁴	DBL BXD Textured black
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,6}		Shipped separately		DNATXD Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height ^{5,6}		RBPW	Retrofit back plate ³	DWHGXD Textured white
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,6}		VG	Vandal guard ¹⁵	DSSTXD Textured sandstone
SF	Single fuse (120, 277, 347V) ²		WG	Wire guard ¹⁵	
DF	Double fuse (208, 240, 480V) ²				
DS	Dual switching ⁹				
E7WH	Emergency battery backup, Non CEC compliant (7W) ¹⁰				

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Need to specify 120, 208, 240 or 277 voltage.

- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with Emergency options, PE or PER options.
- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.

Emergency Battery Operation

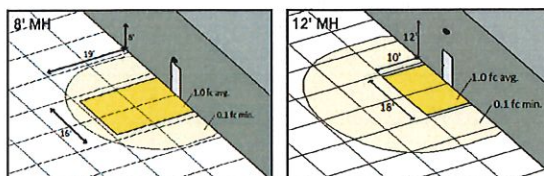
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

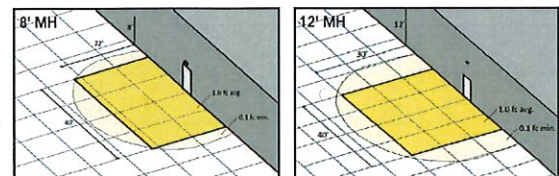
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
	25	0.21	0.13	0.11	0.1	---	---
P2	30	---	---	---	---	0.09	0.06
	25	0.21	0.13	0.11	0.1	---	---
P2 DS	25	0.21	0.13	0.11	0.1	---	---
	50	0.42	0.24	0.21	0.19	---	---
P3	56	---	---	---	---	0.16	0.12
	52	0.43	0.26	0.23	0.21	---	---

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
* PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with centralize Dusk to Dawn

PER Table

Control	PER (3 wire)	PER5 (5 wire)			PER7 (7 wire)		
		Wire 4/Wire5	Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7		
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	

- ✓ Recommended
- ⊘ Will not work
- ⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

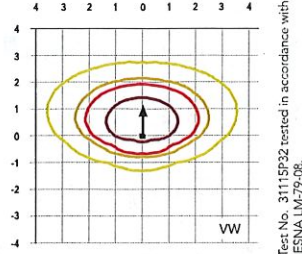
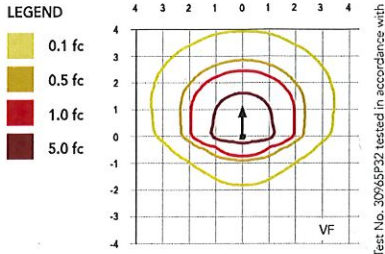
Performance Package	System Watts (MVOLT)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
			P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0
VW	1,513	0			0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



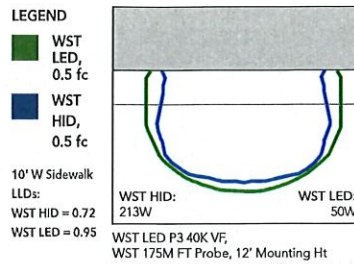
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

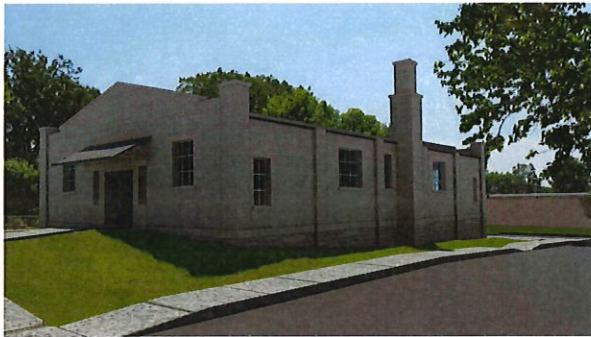
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Awnings





1 Community Building -
 Renderings
 A-504

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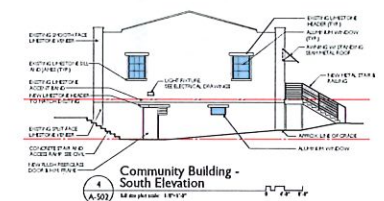
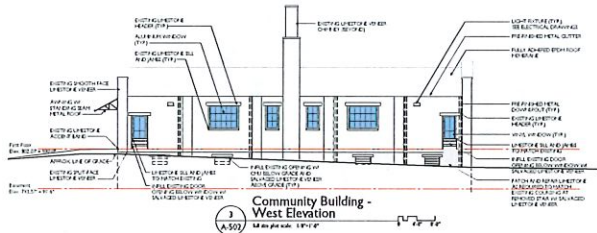
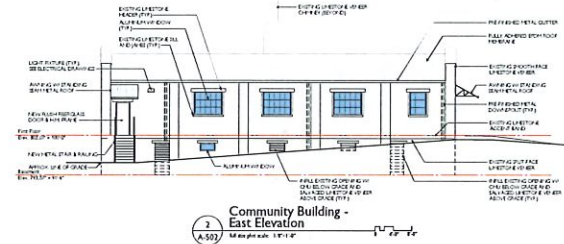
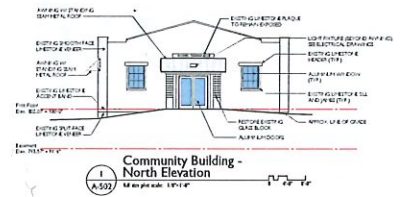
Review Print
 Not for Construction



Southern Knoll Apartments
 Community Bldg: 1105 W. 3rd Street
 Apartment Building: 1107 W. 3rd Street
 Bloomington, Indiana 47404

A504

NOTE: VERIFY GROUND CONDITIONS AND REPORT ALL CHANGES TO THE ARCHITECT BEFORE COMMENCING CONSTRUCTION.



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1105 W. 3rd Street
Bloomington, Indiana 47404
Phone: 317.344.1111
www.kovert-hawkins.com

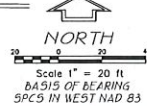
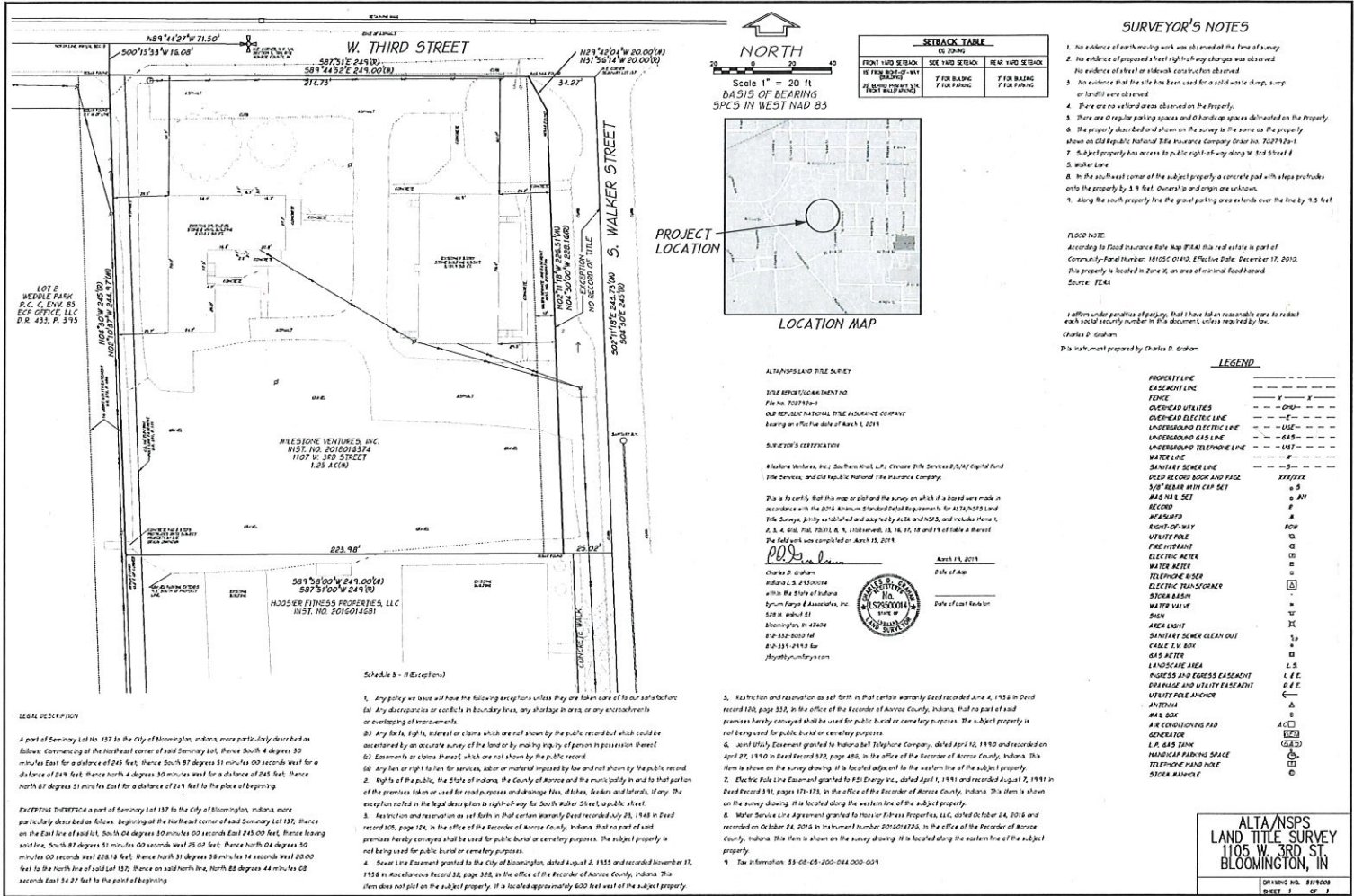
Kovert Hawkins architects

Review / Print Not for Construction

MILESTONE VENTURES
1105 W. 3rd Street
Bloomington, IN 47404

Southern Knoll Apartments
Community Bldg: 1105 W. 3rd Street
Apartment Buildings: 1107 W. 3rd Street
Bloomington, Indiana 47404

A502



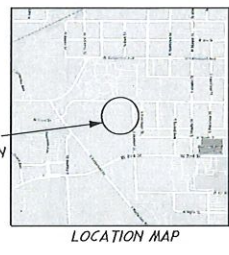
SETBACK TABLE		
FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
5 FT MINIMUM	5 FT MINIMUM	5 FT MINIMUM
7 FT MINIMUM	7 FT MINIMUM	7 FT MINIMUM

SURVEYOR'S NOTES

- No evidence of earth moving work was observed at the time of survey.
- No evidence of proposed street right-of-way changes was observed.
- No evidence of street or sidewalk construction observed.
- There are no wetland areas observed on the property.
- There are no regular parking spaces and handicap spaces delineated on the property.
- The property described and shown on the survey is the same as the property shown on Old Republic National Title Insurance Company Order No. 702779447.
- Subject property has access to public right-of-way along W. 3rd Street & S. Walker Street.
- In the southeast corner of the subject property a concrete pad with steps protrudes onto the property by 3 1/2 feet. Owners to and origin are unknown.
- Along the south property line the gravel parking area extends over the line by 8.5 feet.

FLOOD NOTE:
According to Flood Insurance Rate Map (FIRM) this real estate is part of Community Flood Number: 110577-01-02, Effective Date: December 17, 2010. This property is located in Zone A, an area of minimal flood hazard. Source: FEMA.

I affirm under penalty of perjury that I have taken reasonable care to verify each lot's security number in this document, unless readily locatable.
Charles D. Graham
This instrument prepared by Charles D. Graham



LOCATION MAP

ALTA/NSPS LAND TITLE SURVEY
DATE REPORT GENERATED: 10/18/2018
FILE NO.: 201801451
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Issued on the date of April 1, 2018

SURVEYOR'S CERTIFICATION
Milestone Ventures, Inc., 500 North 4th St., Chicago Title Services B2747 Capital Fund Title Services, and Old Republic National Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the ALTA/NSPS Standard Minimum Requirements for ALTA/NSPS Land Title Surveys, jointly established and approved by ALTA and NSPS, and include items 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of said Standard. The field work was completed on April 15, 2018.

Charles D. Graham
Indiana License No. 214200014
with the State of Indiana
Syracuse & Associates, Inc.
509 N. Market St.
Bloomington, IN 47404
P.O. Box 319145
Bloomington, IN 47403
graham@psurvey.com

Charles D. Graham
Date of Map: April 15, 2018
Date of Last Review: _____

LEGEND

PROPERTY LINE	-----
EASEMENT LINE	-----
FENCE	-x-x-
OVERHEAD UTILITIES	-o-o-o-
UNDERGROUND ELECTRIC LINE	-e-e-e-
UNDERGROUND GAS LINE	-g-g-g-
UNDERGROUND TELEPHONE LINE	-t-t-t-
WATER LINE	-w-w-w-
SEWAGE LINE	-s-s-s-
DEEP RECORD BOOK AND PAGE	XXXXX
1/4" BEAR WIRECUT SET	o B
AREA 1, SET	o AN
RECORD	R
ACRES	A
RIGHT-OF-WAY	ROW
UTILITY POLE	U
FIRE HYDRANT	H
ELECTRIC METER	M
WATER METER	B
TELEPHONE METER	T
ELECTRIC TRANSFORMER	□
STORM BASIN	-
WATER VALVE	v
SEWER	w
AREA LIGHT	L
SEWAGE CLEAN OUT	1/2
CABLE TV BOX	x
GAS METER	G
LANDSCAPE AREA	L.S.
FENCES AND EGRESS EASEMENTS	E.E.
DRAINAGE AND UTILITY EASEMENTS	D.E.
UTILITY POLE ANCHOR	A
AVENUE	A
RAILROAD	R
AREA CONDITIONING PAD	A.C.P.
GENERATOR	G
L.R. GAS SIGN	G
HANDICAP PARKING SPACE	H.P.S.
TELEPHONE HAND HOLE	H.H.
STORM MANHOLE	M

LEGAL DESCRIPTION

A part of Seminary Lot No. 137 to the City of Bloomington, Indiana, more particularly described as follows: Commencing at the northeast corner of said Seminary Lot, thence South 4 degrees 30 minutes East for a distance of 245 feet; thence South 87 degrees 51 minutes 00 seconds West for a distance of 614 feet; thence North 4 degrees 30 minutes West for a distance of 645 feet; thence North 87 degrees 51 minutes East for a distance of 245 feet to the place of beginning.

EXCEPTING THEREFROM a part of Seminary Lot 137 to the City of Bloomington, Indiana, more particularly described as follows: Beginning at the northeast corner of said Seminary Lot 137, thence on the East line of said lot, South 04 degrees 30 minutes East 245.00 feet; thence bearing S04°N 87°E 51 minutes 00 seconds West 645.00 feet; thence North 04 degrees 30 minutes 00 seconds West 228.14 feet; thence North 31 degrees 36 minutes 14 seconds West 200.00 feet to the North line of said Lot 137; thence on said North line, North 22 degrees 44 minutes 02 seconds East 34.27 feet to the point of beginning.

1. Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:
(a) Any discrepancy or conflict in boundary lines, any shortage in area, or any encroachments or overlapping of measurements.
(b) Any liens, rights, interests or claims which are not shown by the public records but which could be asserted by an accurate survey of the land or by making inquiry of persons in possession thereof.
(c) Easements or claims thereof which are not shown by the public record.
(d) Any lien or right to lien for services, labor or material imposed by law and not shown by the public record.
(e) Rights of the public, the State of Indiana, the County of Monroe and the municipality in and to that portion of the premises taken or used for road purposes and drainage ditches, ditches, basins and laterals, if any. The exceptions noted in the legal description in right-of-way for South Walker Street, public street.

2. Restriction and reservation as set forth in that certain Warranty Deed recorded July 23, 1948 in Deed record 105, page 124, in the office of the Recorder of Monroe County, Indiana, that no part of said premises hereby conveyed shall be used for public burial or cemetery purposes. The subject property is not being used for public burial or cemetery purposes.

3. Restriction and reservation as set forth in that certain Warranty Deed recorded July 23, 1948 in Deed record 105, page 124, in the office of the Recorder of Monroe County, Indiana, that no part of said premises hereby conveyed shall be used for public burial or cemetery purposes. The subject property is not being used for public burial or cemetery purposes.

4. Easement in fee granted to the City of Bloomington, dated August 2, 1953 and recorded November 17, 1955 in record number 322, page 326, in the office of the Recorder of Monroe County, Indiana. This item does not plot on the subject property, it is located approximately 600 feet west of the subject property.

5. Restriction and reservation as set forth in that certain Warranty Deed recorded June 4, 1954 in Deed record 103, page 312, in the office of the Recorder of Monroe County, Indiana, that no part of said premises hereby conveyed shall be used for public burial or cemetery purposes. The subject property is not being used for public burial or cemetery purposes.

6. Easement in fee granted to Indiana Bell Telephone Company, dated April 10, 1950 and recorded on April 27, 1950 in Deed record 372, page 486, in the office of the Recorder of Monroe County, Indiana. This item is shown on the survey showing, it is located adjacent to the western line of the subject property.

7. Electric Pole Line Easement granted to PSI Energy, Inc., dated April 1, 1991 and recorded August 7, 1991 in Deed record 310, pages 171-173, in the office of the Recorder of Monroe County, Indiana. This item is shown on the survey showing, it is located along the western line of the subject property.

8. Water Service Line Agreement granted to Hoober Fitness Properties, LLC, dated October 24, 2016 and recorded on October 24, 2016 in instrument number 2016014226, in the office of the Recorder of Monroe County, Indiana. This item is shown on the survey showing, it is located along the eastern line of the subject property.

9. Tax information: 53-08-00-200-044-000-001

ALTA/NSPS LAND TITLE SURVEY
1105 W. 3RD ST. BLOOMINGTON, IN

SPRINGFIELD, IN 47404
DATE: 10/18/2018

65928
BL
4/10/19



Demolition Application
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/buildingdept.html>

Date: 4-10-19

Project Address: 1723 W Gray St Bloomington IN
Street City, State Zip

Township: BL Section #: 31

Parcel Number 53-05-31-104-004, 014-005

Subdivision: _____ Lot #: _____
Applicant Name: _____ Phone #: _____

Property Owner Name: Shelia Stephens (Poynter)
Address: 130 SW 3rd St Linton IN 47441 Phone #: 812-798-5605
Street City, State & Zip

Contractor: (if applicable) DW [signature]
Phone #: _____

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

WORK BEING PERFORMED:
Dem House

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

Signature Shelia R. Stephens
Owner/Applicant

STEPHENS, SHELIA
Project - **STEPHENS-RES DEMO-1723**
Address - 1723 GRAY ST W
Parcel - 012-22460-00
App # - 65928 Twp - BL-31

RECEIVED
APR 10 2019



