

**Bloomington Historic Preservation Commission Showers City Hall
McCloskey Room, Thursday October 24, 2019, 5:00 P.M. AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. October 4, 2019 Minutes (Special Meeting)
 - B. October 10, 2019 Minutes
- IV. CERTIFICATES OF APPROPRIATENESS**
- V. DEMOLITION DELAY**
 - A. Demo-Delay 19-18**
119 S. Clark Street
Petitioner: Casey Peck
Full demolition of accessory building
 - B. Demo-Delay 19-19**
3620 E. 3rd Street
Petitioner: Jay Cherry
Full demolition of house
- VI. NEW BUSINESS**
 - A. Historic Designation of the Kohr Hospital Building.**
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. 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 November 14, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 10/17/2019

Bloomington Historic Preservation Commission

Showers City Hall, McCloskey Room

Thursday October 10, 2019

MINUTES

Meeting was called to order by Jeff Goldin @ 5:03 pm

ROLL CALL

Commissioners

Present

Doug Bruce
Sam DeSollar
Jeff Goldin
Deb Hutton
Lee Sandweiss
John Saunders
Chris Sturbaum

Absent

Leslie Abshier
Susan Dyer

Advisory members

Present

Duncan Campbell
Jenny Southern
Derek Richey

Absent

Ernesto Casteneda

Staff

Eric Sader, HAND
Angela Van Rooy, HAND
Philippa Guthrie, Legal
Conor Herterich, HAND

Guests

Jaime Galvan, 324 S Rogers
Brett Pafford, Princess Theatre
Subin Pafford, Princess Theatre
Kevin Stearns-Bruner, 1313 S
Madison St.
Bill Glass, 1119 E 1st St.
Amanda Herterich

Jeff Goldin—We've had a couple of hiccups lately. I may have played a part in that by rushing through meetings. I want ask for Commissioners' help to be sure that we don't make mistakes in the future by paying attention to all of the details. Thank you for your work and for your help.

APPROVAL OF MINUTES

John Saunders made a motion to approve September 26th, 2019 Minutes, **Doug Bruce** seconded.
Motion carried 6-0-1 (Yes-No-Abstain)

CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-59

101 W. Kirkwood Avenue (Courthouse Square Historic District)

Petitioner: Everywhere Signs

Signage text change. Font, size, and location of sign will remain the same as before.

Conor Herterich gave presentation (see packet for details). Project meets guidelines. Staff approved.

Commission Review

A. COA 19-48

324 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Jaime Galvan

Remove aluminum siding and restore original siding on east and south gables where possible. Add small balcony to north gable.

Conor Herterich gave presentation (see packet for further details). Staff recommends approval with these findings: (1) Remove aluminum siding and restore/replace siding to match original; (2). Small balcony on north elevation is appropriately scaled, as previously requested by HPC.

Jaime Galvan, Petitioner—I intend to keep what siding I can. Damaged siding will be replaced. Balcony size will match where the support beams are on the house.

Commissioner Questions

Duncan Campbell—Clarification on siding under gable, will aluminum remain below this? **Conor Herterich**—Yes.

Chris Sturbaum—Why take siding off gables? Water will get in. **Petitioner**—Inside of the gables will be built in and will need insulation and extra framing to support gable. Add decking on outside and moisture/air barrier. Water will not penetrate.

Doug Bruce—Question for Staff: We don't have say over things he's not touching, e.g. aluminum siding that is not slated for removal at this time? **Conor Herterich**—We can't demand that he replace all siding at one time. The question we have to ask is "is it appropriate to remove the aluminum siding?"

Sam DeSollar—Balcony is deep enough to occupy, so how will it be attached to structure? **Petitioner**—will be cantilevered to two loadbearing walls 6-8 feet inside. Inconspicuous metal railing, wood decking.

Commissioner Comments

Duncan Campbell—Significant structure because it's a John Nichols home. I believe it's the last one in Bloomington that hasn't yet been remodeled on the outside.

Chris Sturbaum—May be decorative patterns hiding in gable ends; important to replicate. Will likely find 90%+ siding that can be saved.

Jenny Southern—Suggest we approve with condition that any decorative details found will need to be Staff approved before removal. Balcony railing, I recommend staying as simple as possible.

Doug Bruce—Appreciate that Petitioner is willing to save and use wood siding.

Sam DeSollar—Concerned about structure of balcony. Water may come in where you cut a hole in the house for cantilever. Suggest hanging it from outside.

Jeff Goldin—Appreciate Petitioner's efforts and his willingness to work with HPC.

Chris Sturbaum—Metal balcony would be an option, anchored to side of house.

Duncan Campbell—Balcony has to look like what is presented here, this is not a carte blanche.

Deb Hutton made a motion to approve COA 19-48, 324 S. Rogers Street, with caveat of Staff approval prior to removal of any decorative detail that may be found under aluminum siding. **Doug Bruce** seconded. **Motion carried 7-0-0** (Yes-No-Abstain).

B. COA 19-62

324 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Jaime Galvan

Construct addition to rear of home (west elevation). Color will be white.

Conor Herterich gave presentation (see packet for further details). Staff recommends approval.

Commissioner Questions

Duncan Campbell—Is porch original? **Petitioner**—I'm guessing not. **Duncan Campbell**—I would like a second opinion before approving removal. Are 2nd story windows taller than ground floor windows?

Petitioner—yes. **Chris Sturbaum**—Duncan are you suggesting that upper windows should be short too.

Duncan Campbell—Would rather see taller windows below so they match, paired or not. Tall, narrow windows are important to the look of the house. **Petitioner**—I would agree to increase height of lower windows.

Jeff Goldin—Duncan does addition have to match original? **Duncan Campbell**—Rear additions have more leeway, but you still want to do the best job you can. I think this is an important detail.

Chris Sturbaum—I would like reassurance that the intent is to match new siding to the original.

Petitioner—I have already committed to that in previous meetings. **Chris Sturbaum**—Will you build out window trim on new windows to match old? **Petitioner**—yes

Jenny Southern—What is date of house? **Petitioner**—1889. **Jenny Southern**—Likely one or two cisterns/wells in back yard; use caution. You should also match trim.

Derek—Question for HPC: Have we approved crazy extensions on other houses? **Jeff Goldin** —yes

Commissioner Comments

Chris Sturbaum—I would like a commitment that all aluminum siding will come off within a 10 year window. (Petitioner did not want to agree to this and neither Derek Richey nor Sam DeSollar thought we should be asking for this kind of 10 year commitment.)

Lee Sandweiss—Appreciate Petitioner working with HPC.

Sam DeSollar—Thanks for making changes based on previous HPC comments. Petitioner taking pains to differentiate addition from original house.

Derek Richey—Should be able to tell that this is an addition, rather than try to copy the original.

Jeff Goldin—Agree with Sam and Derek. I am for approval.

John Saunders made a motion to approve COA 19-62, 324 S. Rogers Street. **Sam DeSollar** seconded. **Motion carried 7-0-0** (Yes-No-Abstain).

C. COA 19-53

324 S. Rogers Street (Prospect Hill Historic District)

Petitioner: Jaime Galvan

Rehabilitate shed/carriage house. Work includes adding foundation, straightening and stabilizing walls, replace windows and doors, and patch/replace siding where needed.

Conor Herterich gave presentation (see packet for further details). Staff recommends approval, with condition that double doors remain on side facing Prospect Street.

Jaime Galvan, Petitioner—agreed

Commissioner Questions

Duncan Campbell—What's going on with horizontal boards to right of door? **Petitioner**—Don't know what that was, maybe a door? There is currently a cabinet behind it. **Duncan Campbell**—Is this a wholesale remodel? Or is it being done because it has to be done? These are the questions you should be asking. **Petitioner**—There is a lot of decay. Front wall is bowed, foundation is gone.

Chris Sturbaum—Will structure be insulated and heated? What is future intent of building? **Petitioner**—yes, insulated/heated. Don't know what I'll do with it in the future. Currently used as a garden shed.

John Sanders—Will new windows be in same location? In drawing they appear higher up. **Petitioner**—Windows will be in same location and will mimic originals. Windows are not consistent throughout the building.

Jenny Southern—Tree is heaving a corner. Are you going to remove it? **Petitioner**—Yes, will remove tree. **Jenny Southern**—Are the replacement windows double-hung? Are you replacing wood on outside? You could keep horizontal boards to the right of the door to maintain some of the history of the building.

Petitioner—Windows will be double-hung. Repairing and only replacing wood where needed.

Deb Hutton—Will metal chimney be staying? **Petitioner**—Removing chimney and inside stove.

Sam DeSollar—Will foundation be a slab? **Petitioner**—Foundation wall, no slab. Will raise building about 6". Will have some kind of floor on the inside.

Commissioner Comments

Duncan—Boarded up section next to the door was probably another door, back windows are replacements, so don't replace them (replace with 3 over 3 to match the originals). Looks like window was where stack is now, you could replace that window as well. All windows should match.

Doug Bruce—I like this quirky building as it is, don't match the windows and homogenize. Embrace the building for what it was and what it is.

Lee Sandweiss—Agree with Doug, it should retain as much of its original character as possible.

Sam DeSollar—Third the quirkiness, appreciate keeping materials and giving it foundational structure.

Derek Richey—Fourth the quirkiness.

Jeff Goldin—Fifth the quirkiness.
Chris Sturbaum left the meeting at 6:21 p.m.

John Saunders made a motion to approve COA 19-53, 324 S Rogers St. **Doug Bruce** seconded.
Motion carried 6-0-0 (Yes-No-Abstain).

D. COA 19-58

1119 E. 1st Street (Elm Heights Historic District)
Petitioner: Fionnuala Thinnis
Removal of mature tree in front yard.

Conor Herterich gave presentation (see packet for further details). Staff recommends approval.
Neighborhood is in favor of tree removal.

Bill Glass, Petitioner's Representative—Saucer magnolia is healthy, but removal is necessary to protect the home. The tree was originally planted too close to the house.

Commissioner Questions

None

Commissioner Comments

Jenny Southern—There has been a lot of damage to the terrace of the home. I encourage owners to begin repair immediately.

Deb Hutton—Right thing to do.

Lee Sandweiss—This is important to the integrity of the house.

John Saunders made a motion to approve COA 19-58, 1119 E 1st St. **Lee Sandweiss** seconded.
Motion carried 6-0-0 (Yes-No-Abstain).

E. COA 19-60

206 N. Walnut Street
Petitioner: Bret Pafford
Rebuild front entryway to bring doors located on either side of the "ticket both" closer to the sidewalk.

Conor Herterich gave presentation (see packet for further details). Staff recommends approval.

Commissioner Questions

Duncan Campbell—have you contacted BRI for approval? **Petitioner**—Yes.

Sam DeSollar—Where is the language in guidelines about primary and secondary entrances? **Conor Herterich**—That actually refers to secondary facades or alleyways, not secondary entrances on the main facade. **Sam DeSollar**—Will this affect façade tile? **Petitioner**—Original façade will be repaired.

Derek Richey—You did bring this to BRI? **Petitioner**—Yes.

Commissioner Comments

Duncan Campbell—This is a major alteration to original façade, bad idea. Put up a gate to help with vagrancy problem.

John Saunders—No problem with it because it can be removed in future.

Jenny Southern—Lighting would do wonders for keeping people from peeing in the alcove. They are looking for a dark corner, so eliminate the dark corner.

Doug Bruce—Is there an interesting ceiling in the alcove? **Conor Herterich**—Decorative details where wall meets ceiling. **Doug Bruce**—Original doors and transom being reused and brought forward? **Petitioner**—Yes.

Sam DeSollar—Agree with Duncan. Better solutions would be lighting and a gate.

Derek Richey—Agree with Duncan and Sam.
Jeff Goldin—Proposal is inappropriate for this building.

Sam DeSollar made a motion to deny COA 19-60, 206 N Walnut Street. **Lee Sandweiss** seconded.
Motion carried 6-0-0 (Yes-No-Abstain).

F. COA 19-61

1313 S Madison Street (McDoel Gardens Historic District)
Petitioner: Kevin Stearns-Bruner
Addition of 228 square feet on the north side of the residence

Conor Herterich gave presentation (see packet for further details). Staff recommends approval. Neighborhood approves the addition.

Commissioner Questions

Derek Richey—Unanimous neighborhood support? **Conor Herterich**—yes

Commissioner Comments

Duncan Campbell—Roofline is not well thought out. **Petitioner**—Hip roof or gable roof would put too much weight on the existing rafters/roof. Neighborhood expressed that this design impinged less on the original roof line, and this was less obtrusive as an addition. It's set back about six feet from front of house.

Sam DeSollar—Under the guidelines, have no problems with this.

John Saunders made a motion to approve COA 19-61, 1313 S Madison Street. **Deb Hutton** seconded.
Motion carried 6-0-0 (Yes-No-Abstain).

NEW BUSINESS

A. Historic Preservation Fund grants for CLGs.

Conor Herterich—This fund has over \$100,000 to give. Deadline unknown; should know next week. Commissioners please submit ideas for projects that Staff might apply for.

Deb Hutton—Suggest Batman house. Also, HPC has an open invitation to go to Madison to be hosted by their Historic Preservation Office. **Conor Herterich**—Great idea. That could count as HPC training.

Jenny Southern—Print paper guidelines for historic districts.

OLD BUSINESS

A. HPC Retreat

Conor Herterich—Commissioners please email topic ideas for HPC Retreat. Will be held Nov 6th or 7th at 2nd Baptist Church.

COMMISSIONER COMMENTS

Duncan Campbell—Shouldn't Kohr Building at hospital site be on our agenda? **Conor Herterich**—It will be on the October 24th agenda.

Deb Hutton—We had interim protection motion right in front of us on the sheet we use for Demo Delays. I request that Angela reformat the Demo Delay release paper to make it more visually accessible.

Eric Sader—Legal Dept. is in discussions with Planning and Transportation for violations and fines for demolition of 523 W. 7th St. house. Each day until permit was issued would be a separate violation; starts with \$2500, goes up to \$7500 the next day, each subsequent day an additional doubling could occur. If you have input for consideration, please pass it along to Conor. **Jeff Goldin**—Owner knew our wishes and went ahead anyway. An example should be made. **Derek Richey**—This is a little guy. We don't want to bankrupt them. If this were a major corporation, would we go after them just as hard? I hope that answer would be yes **Duncan**

Campbell—We're the ones that screwed up. Demolition dispute is not up to this board. **Eric Sader**—You can provide input. **Sam DeSollar**—We shouldn't have input. It's not our domain. We didn't do what we should have done.

Meeting adjourned by Jeff Goldin 7:04@ p.m.

END OF MINUTES

Demo Delay: 19-18
Commission Decision

Address: 119 S. Clark Street

Petitioner: Casey Peck

Parcel Number: 53-05-34-414-002.000-005

Property is Accessory Structure

Circa. 1930



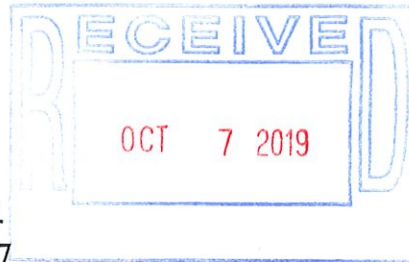
Background: Since this is an accessory structure from the same era of construction as the primary structure which is rated as “Contributing”, the Bloomington Municipal Code states that demolition delay review must occur.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-18**. Staff does not find that this accessory structure meets the criteria for historic designation.

67104
BC
10-4-19



Demolition Application

Monroe County Building Department

501 N. Morton St Rm 220, Bloomington, Indiana 47404

Phone Number:(812) 349-2580 FAX:(812) 349-2967

http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx

Date: 10/4/19

Project Address: 119 South Clark St Bloomington IN 47408
Street City, State Zip

Township: Bloomington Section #: _____

Parcel Number 53-0534414002000005

Subdivision: Highland Homes Lot #: 61

Applicant Name: Blackwell Contractors Phone #: (812) 331-9979

Property Owner Name: Casey Peck
Address: 119 S. Clark Bloomington Ind 47408 Phone #: (812) 325-2303
Street City, State & Zip

Contractor: (if applicable) Sue Kemp Construction
Phone #: (812) 486-8538

Type of Utilities Connected to this Structure

N/A Gas N/A Electricity N/A Septic/Sewer N/A Water N/A Other

WORK BEING PERFORMED:

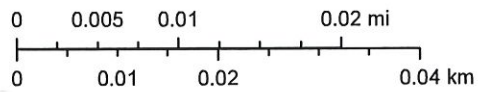
Tearing down a 12 x 18 Shed
with no foundation

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 [Signature]
Owner/Applicant

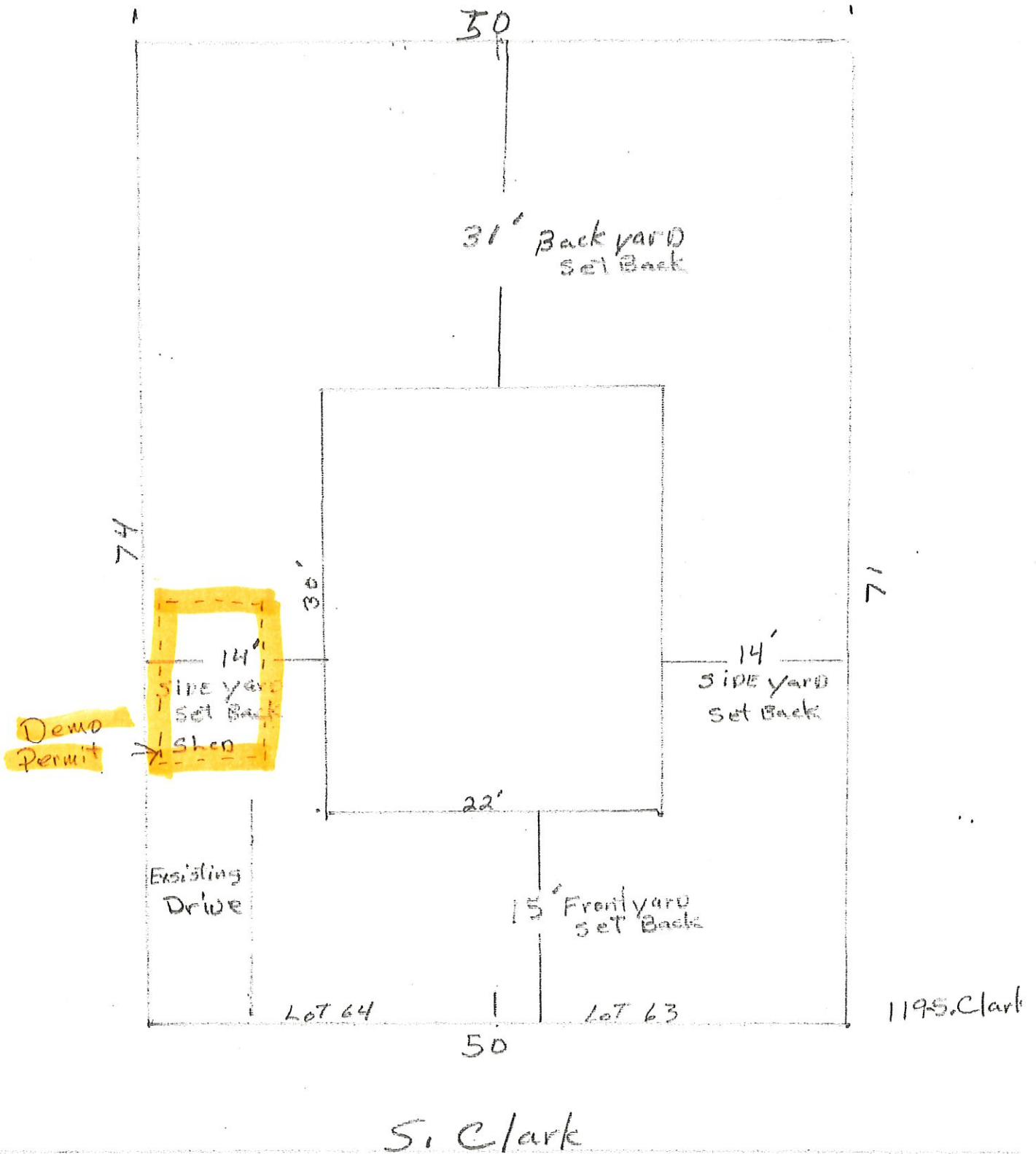


1:750



PECK, CASEY
Project - PECK-RES DEMO-119
Address - 119 CLARK S
Parcel - 53-05-34-414-0002.000-005
App # - 67104 Twp - BL-34





DULY ENTERED
FOR TAXATION

SEP 05 2019

Catherine Smith
Auditor Monroe County, Indiana

2019012926 SURV AFF \$25.00
09/05/2019 02:28:37P 3 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented



DEVOLUTION AFFIDAVIT

**Please index this instrument to the following, previously recorded instrument:
Warranty Deed, recorded on April 3, 2000 as Instrument Number 2000005306, in the office
of the Recorder of Monroe County, Indiana**

The undersigned, Casey Peck (the "Affiant"), being duly sworn on oath states that:

1. He is a surviving heir of James M. Hood (the "Decedent"), who died on September 21, 2017, while domiciled in Monroe County, Indiana.
2. The Decedent acquired full interest in the real estate described in this Affidavit (the "Real Estate") by the Warranty Deed dated March 24, 2000, and recorded as Instrument No. 2000005306 on April 3, 2000, in the office of the Recorder of Monroe County, Indiana.
3. The Decedent was unmarried at the time of his death.
4. The Real Estate is located in Monroe County, Indiana and described as follows, to-wit:

Lots Sixty-one (61), Sixty-two (62), Sixty-three (63) and Sixty-four (64) in Block "Y," Highland Homes Sub-division of the West one-half of the Southeast quarter of Section Thirty-Four (34)m Township Nine (9) North, Range One (1) West, in Monroe County, Indiana.

Subject to the following: restrictions, covenants, easements and agreements of record as shown for the recorded plat of Highland Homes Subdivision, recorded in the office of the Recorder of Monroe County, Indiana.

The address of the real estate described herein is: 119 S. Clark Street, Bloomington, IN 47408.

5. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate by order of the Monroe Circuit Court entered in Cause No. 53C01-

1908-EM-000177 on August 28, 2019, provided for the Decedent's interest in the Real Estate to be distributed to the Decedent's legatees as follows:

100% to Casey Peck, the Decedent's grandson, whose address is 1470 W. Rockcrest Drive, Bloomington, Indiana 47403.

6. The Decedent's Title Interests devolved to the legatee above immediately and automatically as a matter of law under IC 29-1-7-23 upon the Decedent's death.
7. As of this date:
 - a. at least 7 months have elapsed since the Decedent's death;
 - b. no letters testamentary or letters of administration have been issued to a court-appointed personal representative for the Decedent within the time limits specified under IC 29-1-7-15.1(d);
 - c. a probate court has not issued findings and an accompanying order preventing the limitations in IC 29-1-7-15.1(b) from applying to the Real Estate;
 - d. a majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Monroe County, Indiana, or to pay any costs of administration of any Decedent's estate. under IC 29-1-10-21; and
8. The purpose of this Affidavit is to induce the Auditor of Monroe County, Indiana to endorse this Affidavit and record it as a title transfer in the Auditor's real estate ownership records as an instrument that is exempt from the requirements to file a sales disclosure under IC 29-1-7-23(c), and to direct the Recorder of Monroe County, Indiana, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.
9. The Affiant affirmed the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23 (e).

I affirm under the penalties for perjury that the foregoing statements are true.

Dated: September 5, 2019.

Casey Peck
Casey Peck, Affiant

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

I, the undersigned, a Notary Public duly commissioned to take acknowledgments and administer oaths in the State of Indiana, certify that Casey Peck personally appeared before me and acknowledged the execution of the foregoing *Devolution Affidavit*.

WITNESS MY HAND AND SEAL this 5th day of September, 2019.

[Seal]



Veronica M. Szostalo
Veronica M. Szostalo, Notary Public
My Commission Expires: 0/20/2026
I reside in Monroe County, Indiana.

This instrument prepared by Michelle V. McCrory, Like Law Group LLC, 1211 N. College Avenue, Bloomington, Indiana 47404.

Send Tax Statements to: Casey Peck
 1470 W. Rockcrest Drive
 Bloomington, IN 47403

I, Michelle McCrory, affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Demo Delay: 19-19

Commission Decision

Address: 3620 E. 3rd Street

Petitioner: Jay Cherry

Parcel Number: 53-08-02-100-006.000-009

Property is Contributing

Circa. 1960



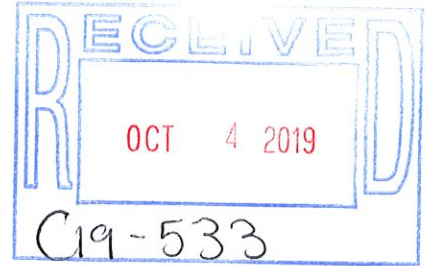
Background: Single family Ranch style home. The building appeared to be in good condition.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-19**. Staff does not have any information that would indicate that the building meets the criteria for designation.

67081
BL
10/3/19



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: Oct 3rd

Project Address: 3620 E. 3rd ST Bloomington, IN
Street City, State Zip

Township: 15 PERRY Section #: 2

Parcel Number 53-08-02-100-006

Subdivision: _____ Lot #: _____

Applicant Name: Fox Construction Co. Inc. Phone #: _____

Property Owner Name: JAY CHERRY
Address: _____ Phone #: _____
Street City, State & Zip

Contractor: (if applicable) Fox Construction Co. Inc.
Phone #: 812-327-0149

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

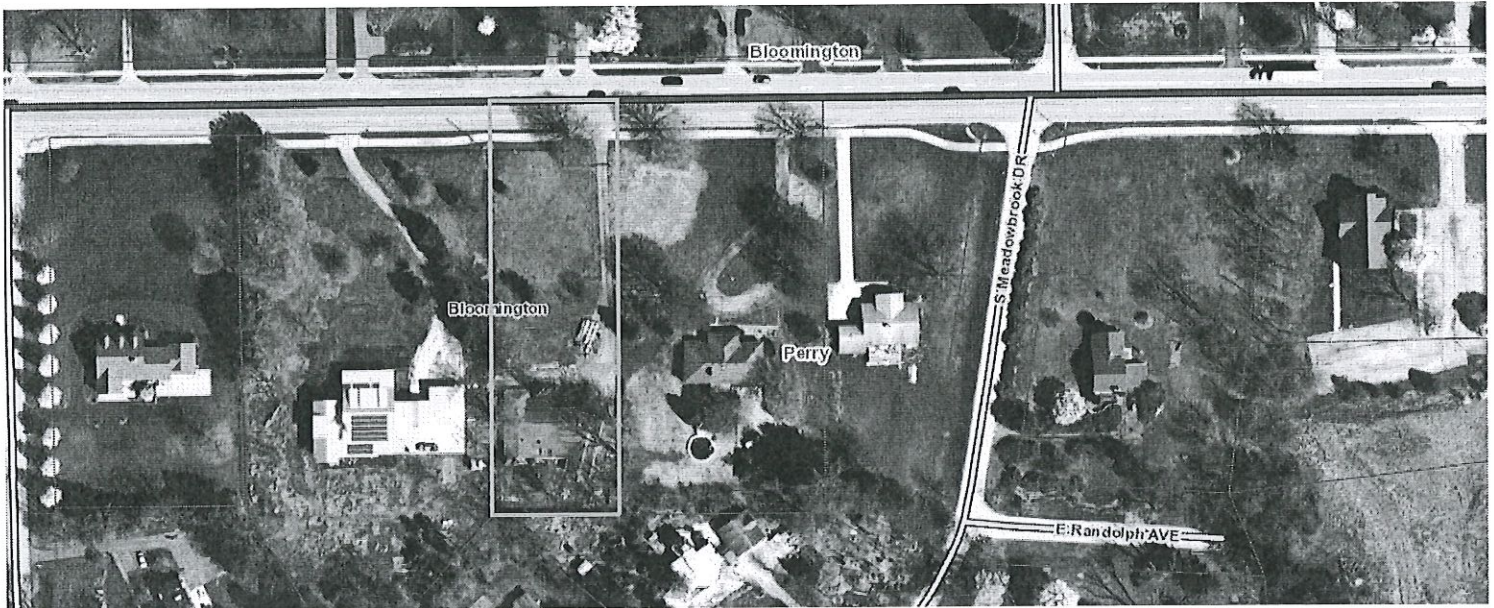
WORK BEING PERFORMED: DEMOLISH HOUSE/Haul off.

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 Jay Cherry
Owner/Applicant

C in '14 Needs Demo Delay

Floors	GREENDWELL LLC	
Floor	Project - GREENDWELL-RES DEMO-3620	Finished
1	Address - 3620 3RD ST E	2,466
S	Parcel - 53-08-02-100-006.000-009	
	App # - 67081 Twp - PR-2	



Tax Bill

Parcel Information

Parcel Number	53-08-02-100-006.000-009
Tax ID	015-18900-00
Owner Name	Greendwell Llc
Owner Address	3532 E 3rd St Bloomington, In 47401
Legal Description	015-18900-00 PT NW NE 2-8-1W 1.11A; PLAT 537

2018 PAY 2019

Deductions

Type	Amount
Standard Hmst	\$45,000.00
Supplemental Hsc	\$61,670.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bloomington City Perry Township	Spring Installment	\$2,343.52	\$2,343.52	\$0
Bloomington City Perry Township	Fall Installment	\$2,343.52	\$0	\$2,343.52
Bloomington City Perry Township	Year Total	\$4,687.04	\$2,343.52	\$2,343.52

Overlay Report

Overlay by Landuse and Soil

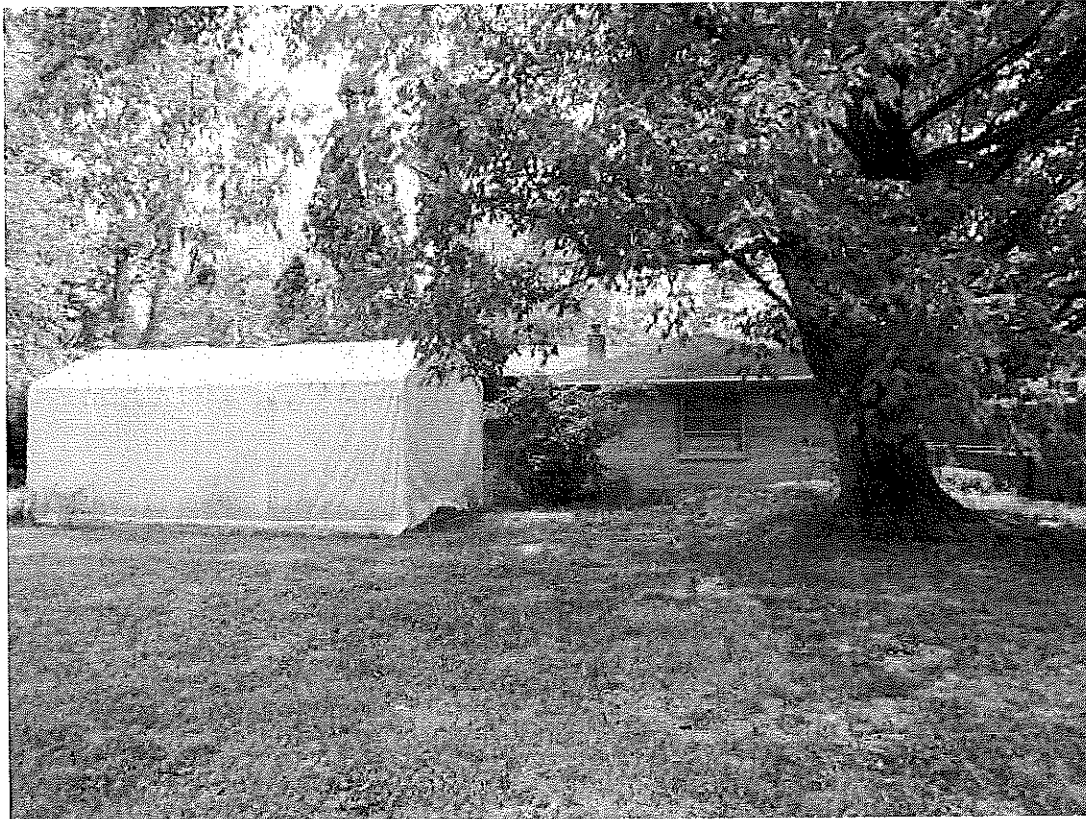
PIN 18 53-08-02-100-006.000-009
 Total Acreage 1.158
 Total Adj. Acreage 1.110

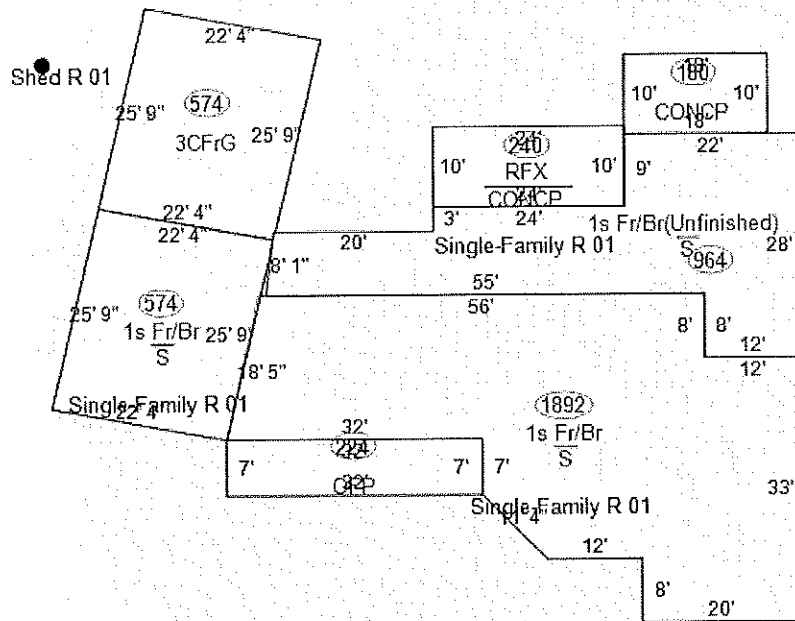
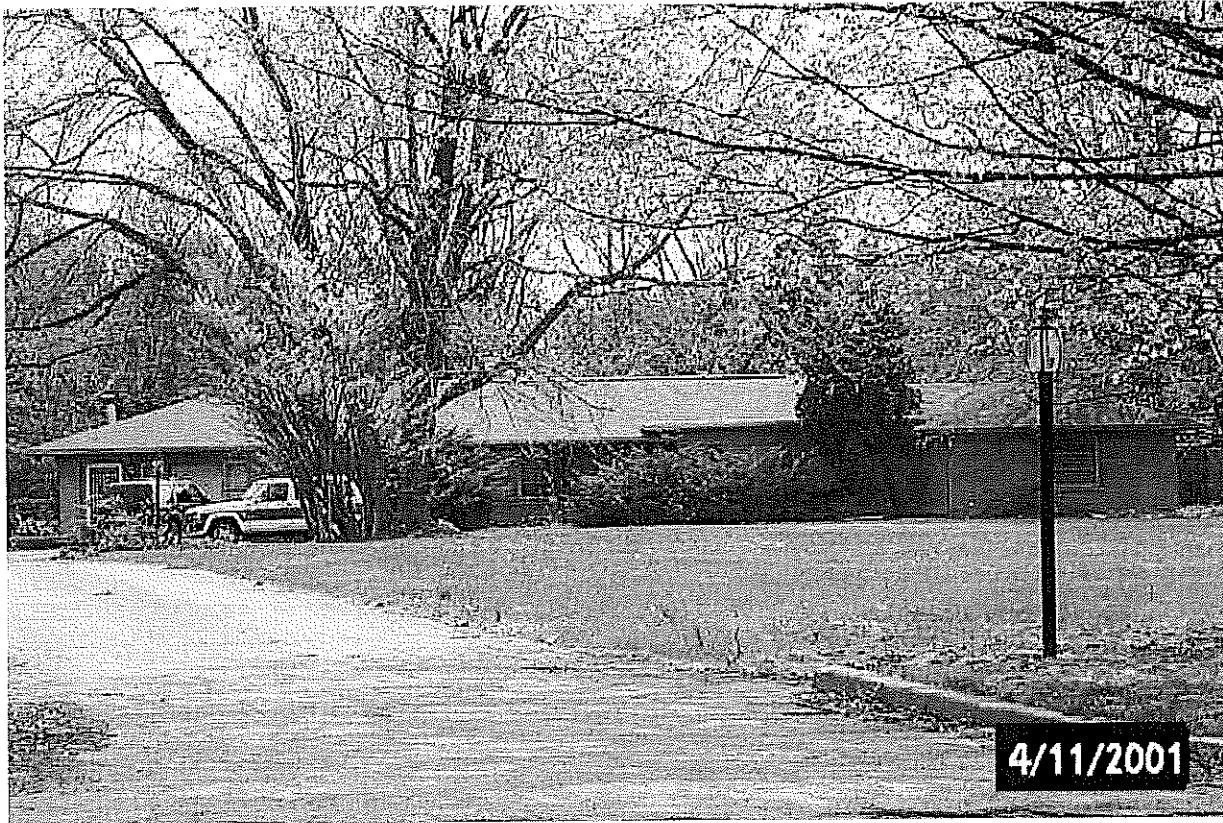
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Ctb	5	Non-tillable Land	1.015	0.973
Ctc	5	Non-tillable Land	0.056	0.054
Ctb	82	Agric Support-public Road	0.086	0.083

Overlay by Landuse

PIN 18 53-08-02-100-006.000-009
 Total Acreage 1.158
 Total Adj. Acreage 1.110

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	1.071	1.027
82	Agric Support-public Road	0.086	0.083
Unk		0.000	0.000





Parcel Information

Owner Name Greendwell Llc
Owner Address 3532 E 3rd St Bloomington, In 47401
Parcel Number 53-08-02-100-006.000-009
Alt Parcel Number 015-18900-00
Property Address 3620 E 3rd St, Bloomington, In 47401-4250
Property Class Code 419
Property Class Other Commercial Housing
Neighborhood Hoosier Acres - A, 53009027-009
Legal Description 015-18900-00 PT NW NE 2-8-1W 1.11A; PLAT 537

Taxing District

Township Perry Township
Corporation Monroe County Community

Land Description

Land Type	Acreage	Dimensions
9	1.00	
91	0.11	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Floyd,allen A & Mary A		0	Mi	
1980-02-04	Talbott,robert L		0	Mi	
1983-10-21	Wallace,burdena M		0	Mi	
1985-06-05	Wallace, Burdena; Riesz, Wanda & Wil		0	Mi	
1987-02-04	Riesz, Wanda Wallace		0	Mi	
1992-08-17	Bush, Lerae B		0	Mi	
2010-09-23	Bush, Lerae Britain Enterprises Llc			Wd	
2012-11-14	Greendwell Llc			Wd	\$200,000.00

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2019-04-22	Informal	\$81,100.00	\$93,500.00	\$174,600.00
2019-03-12	Annual Adjustment	\$81,100.00	\$145,600.00	\$226,700.00
2018-03-21	Annual Adjustment	\$81,100.00	\$141,300.00	\$222,400.00
2017-03-30	Annual Adjustment	\$65,100.00	\$147,800.00	\$212,900.00
2016-05-02	Annual Adjustment	\$65,100.00	\$138,500.00	\$203,600.00
2015-08-28	Error Correction (Form 133)	\$65,100.00	\$145,800.00	\$210,900.00
2015-05-27	General Revaluation	\$65,100.00	\$161,300.00	\$226,400.00
2014-05-15	Annual Adjustment	\$64,000.00	\$151,600.00	\$215,600.00
2013-06-03	Annual Adjustment	\$64,000.00	\$147,000.00	\$211,000.00
2012-06-22	Annual Adjustment	\$64,000.00	\$179,400.00	\$243,400.00
2011-10-17	Ptboa Determination (Form 115)	\$64,000.00	\$184,800.00	\$248,800.00
2011-06-09	Annual Adjustment	\$64,000.00	\$280,900.00	\$344,900.00
2010-03-01	Annual Adjustment	\$64,000.00	\$280,900.00	\$344,900.00
2009-03-01	Miscellaneous	\$64,000.00	\$280,800.00	\$344,800.00
2008-03-01	Miscellaneous	\$64,000.00	\$275,100.00	\$339,100.00
2007-03-01	Miscellaneous	\$64,000.00	\$277,000.00	\$341,000.00
2006-03-01	Miscellaneous	\$50,000.00	\$282,800.00	\$332,800.00
2005-03-01	Miscellaneous	\$28,900.00	\$201,200.00	\$230,100.00
2002-03-01	General Revaluation	\$28,900.00	\$201,100.00	\$230,000.00
2001-03-01	Homestead Change	\$0	\$0	\$0
1998-03-01	Homestead Change	\$0	\$0	\$0
1997-03-01	Homestead Change	\$0	\$0	\$0
1995-03-01	General Revaluation	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
2012-11-07	\$200,000.00	Jason L Karmire	Lera Britain Bush Enterpris

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

Exterior Features

Exterior Feature	Size/Area
Canopy, Roof Extension	240
Patio, Concrete	180
Patio, Concrete	240
Porch, Open Frame	224

Special Features

Description	Size/Area
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Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Utility Shed R 01	D	F	1975	2002	100
Single-family R 01	C	P	1965	1965	2,466

Single-Family R 01

Accommodations

Bed Rooms	2
Finished Rooms	4

Plumbing

Full Baths	1
Full Baths Fixtures	
Half Baths	1
Half Baths Fixtures	3
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	1
Attached Garages	574

DULY ENTERED
FOR TAXATION

NOV 14 2012

 12
Auditor Monroe County, Indiana

2012019269 WAR \$18.00
11/14/2012 01:05:50P 2 PGS
Jim Fielder
Monroe County Recorder IN
Recorded as Presented

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That:

Lerae Britain Bush Enterprises Limited Liability Company,

(Grantor), organized and existing under the laws of the State of Indiana, **CONVEYS AND WARRANTS**
to

Greendwell LLC, an Indiana Limited Liability Company,

(Grantee), organized and existing under the laws of the State of Indiana, for the sum of \$1.00 and other
valuable consideration, the following described real estate in **Monroe County, Indiana: 015-18900-00**

A part of the Northeast quarter of Section Two (2) Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point on the north boundary line of said quarter Section 1054.5 feet East of the Northwest corner of said Northeast quarter; running thence East over and along said North boundary line a distance of 125 feet; running thence South a distance of 390 feet; running thence West parallel to the North boundary line a distance of 125 feet; running thence North parallel to the East line hereof a distance of 390 feet to the point of beginning, containing in all 1.11 acres, more or less, 0.11 of which lies within the right of way of Indiana State Highway number 46.

Tax ID: 53-08-02-100-006.000-009

The address of the real estate described herein is 3620 E. Third Street - Bloomington, Indiana 47401.

Subject to Taxes for the year 2012 due and payable 2013 and thereafter; also, subject to Covenants, Conditions, Restrictions and Easements of record.

The undersigned person executing this Limited Liability Company Warranty Deed on behalf of Grantor represents and certifies that he/she is a member of Grantor, and has been fully empowered, by proper resolution to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed this 7th day of November, 2012.

Lerae Britain Bush Enterprises Limited Liability Company

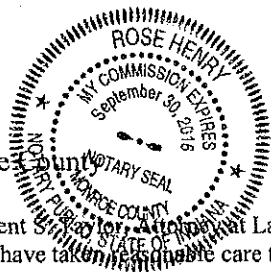
Lerae Britain Bush

By: Lerae Britain Bush, Managing Member

STATE OF _____ INDIANA)
)SS
COUNTY OF _____ MONROE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lerae Britain Bush, Managing Member, of Lerae Britain Bush Enterprises Limited Liability Company**, who acknowledged the execution of the foregoing Limited Liability Company Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my Notarial Hand and Seal this 7th day of November, 2012.



Rose Henry
Notary Public

Notary Public, Resident of Monroe County

This instrument was prepared by: Vincent S. Taylor, Attorney at Law
I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: John Bethell

Send Tax Statements to: P.O. Box 748 Shelbyville, IN 46176

Kohr Hospital Building

The Kohr Hospital Building qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1): c (2): f and g.

(1) Historic:

- a. **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; or
- b. Is the site of an historic event; or
- c. Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e. Contains any architectural style, detail, or other element in danger of being lost; or
- f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or
- g. **Exemplifies the built environment in an era of history characterized by a distinctive architectural style.**

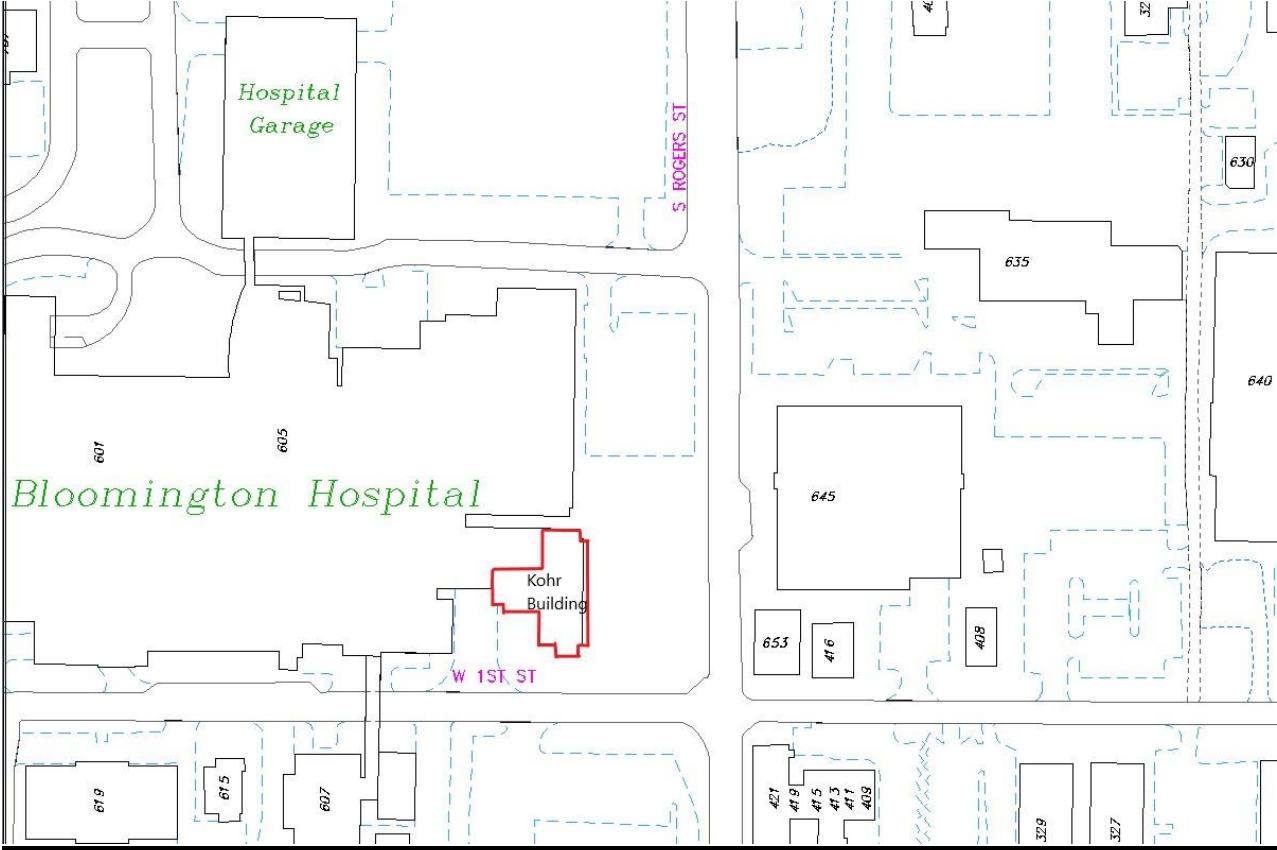
Case Background

The current site for IU Health Bloomington Hospital, located at the northwest quadrant of the intersection of Rogers Street and 1st Street, has a long history of serving the community's health care needs. The 1947 wing, now called the Kohr Building, is the oldest surviving building on the hospital site and still retains its integrity and architectural significance. With the planned demolition of the rest of the buildings on the hospital site, it is crucial to preserve the Kohr Building because of its significance to the history of healthcare and medicine in Bloomington.

Historic surveys rating and designations:

The building is not currently listed in the National Register of Historic Places or the Indiana Register of Historic Sites & Structures. It has not been identified in the Indiana Historic Sites & Structures Inventory, either in the City of Bloomington Interim Report (1986) or in the 2015 resurvey. The property is not within a local historic district or local conservation district under the jurisdiction of the Bloomington Historic Preservation Commission.

**Map
Kohr Hospital Building Outlined in Red**



Historic Background: Criteria (1) A

A: Built in 1947, the Kohr Building was not the first hospital on the site but it is part of the evolution of the Bloomington hospital site and therefore a part of the history of medicine and healthcare in the city. Bloomington's first hospital was established as part of a philanthropic effort by the Local Council of Woman who purchased a two story, brick Italianate style farm house in 1905. Known as the Hopewell House, the 10 bed facility cared for patients and was used as a nursing school. To meet an increased need for services caused partially by returning WWI veterans, a 35 bed limestone building was built on the hospital site in 1919 and the Hopewell House was transformed into nurse's quarters.

In a short period of time the medical needs of the city quickly outgrew the capacity of the hospital. Organized by the Local Council of Women, the building campaign for a limestone addition on the east side of the 1919 building began as early as 1943. The existing twenty-four-year-old building was inadequate to meet patient demand and did not meet the expectations of the American Hospital Association, which stated that a hospital was to have five beds per 1,000 population. The answer was the Kohr Building. Completed in 1947 the Kohr Building increased the hospital's capacity adding 75 beds and 25 bassinets and even included a state of the art x-ray machine, clinical laboratory, and pathology lab.

The success of Bloomington hospital is evinced by its continued expansion in the second half of the twentieth century. Continuous growth and evolving medical technology have continued to be the motivation behind Bloomington Hospital's building expansions. Despite having just completed an addition in 1947, plans for an additional 140 beds and 213,000 square feet of space began in the mid-1950s. Construction on the west expansion started in 1963 with demolition of the Hopewell House where the hospital originated. The 1919 and 1947 buildings (as a collective, they are often referred to as the East Building) were then remodeled to become a 60-bed convalescent hospital with additional spaces for employees' and doctors' lounges, and medical record storage.¹² Soon after the addition's completion in March 1965, the hospital established one of the state's first cardiac care units. The 1919 limestone building was demolished in the 1990s to make room for additional expansion to the emergency services department, a new laboratory and obstetrics unit, and new facilities for cardiovascular surgery and catheterizations. By this time Bloomington Hospital had become the second largest employer in Monroe County, behind Indiana University.

The Kohr Building meets **Criteria 1(a)** because of its association with the evolution of the Bloomington hospital site and because it has historical value as the oldest building still extant on the grounds.

Architectural Significance Criteria (2) F

F: The Kohr Building is a restrained, late Art Deco style structure. Art Deco was a popular architectural style in the United States from the 1920s through the 1940s with many public buildings such as post offices, libraries, government offices, and hospitals built in the style. Art Deco buildings have a sleek, linear appearance with stylized, often geometric ornamentation. The primary façade of Art Deco buildings can feature a series of setbacks that create a stepped outline. Low-relief decorative panels can be found at entrances, around windows, along roof edges or as string courses. Art Deco buildings have distinctive smooth finish building materials such as stucco, concrete block, glazed brick, or in the case of the Kohr Building, limestone. Other notable Art Deco style buildings in Bloomington are the Old Monroe County Jail, the Coca Cola Bottling Plant, and Meyers Hall on the Indiana University campus.

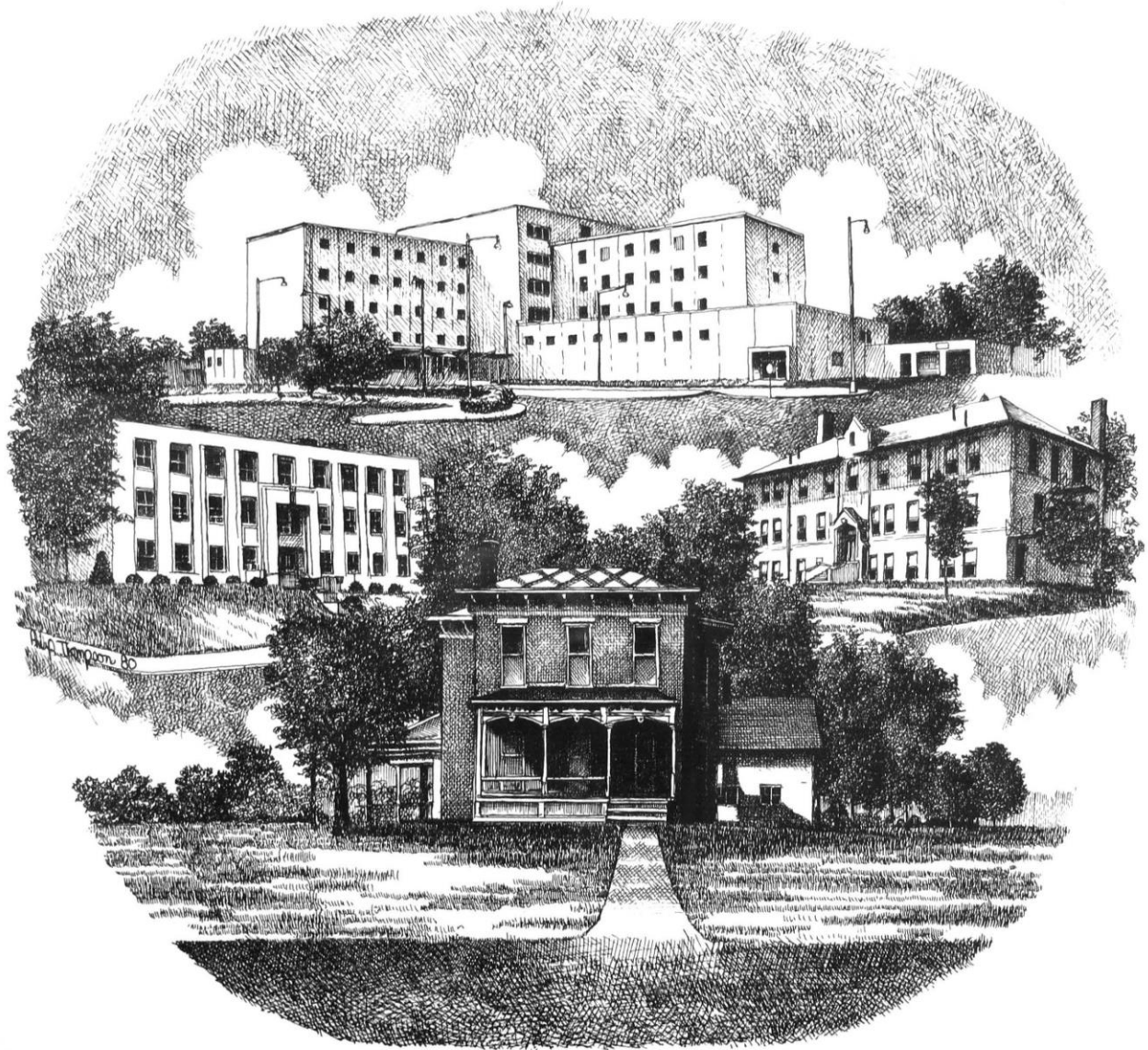
The exterior of the Kohr Building presents the bold massing, vertical emphasis, and strategically-placed stylized ornamentation characteristic of the Art Deco style. The small Art Deco motifs found under the windows, on the parapet, and at the top of the extruded entry are the only decorative features in the design. While the stair towers are monolithic in nature, the use of glass block to allow light to enter the space is a feature often found in Art Moderne style buildings.

The Kohr Building meets **Criteria 2(f)** because it has architectural characteristics that can be identified as Art Deco, a popular architectural style in the United States from the late 1920s through the 1940s. Many public buildings, including hospitals, were designed in the Art Deco style during that time period.

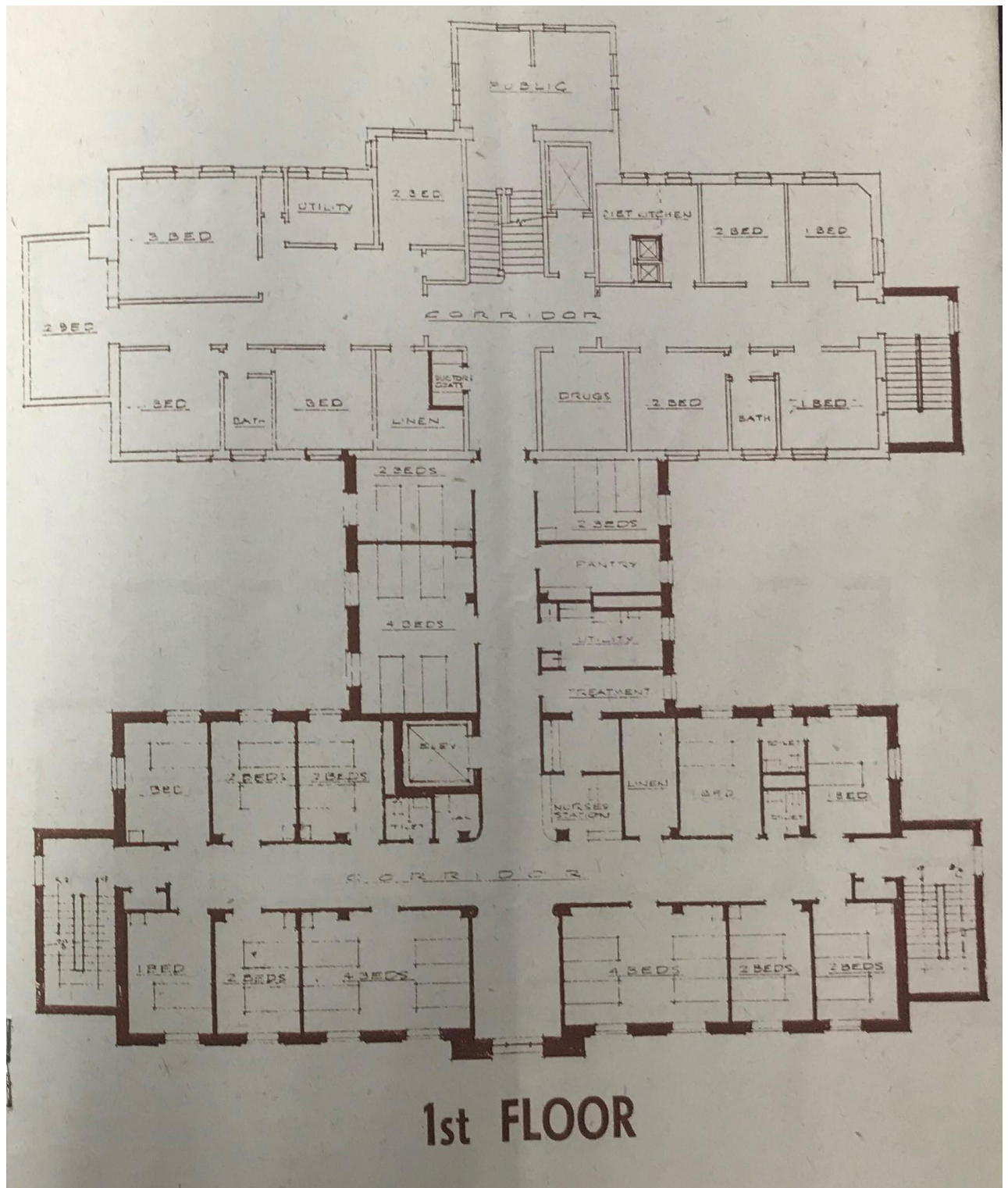
Photographs of the Kohr Building



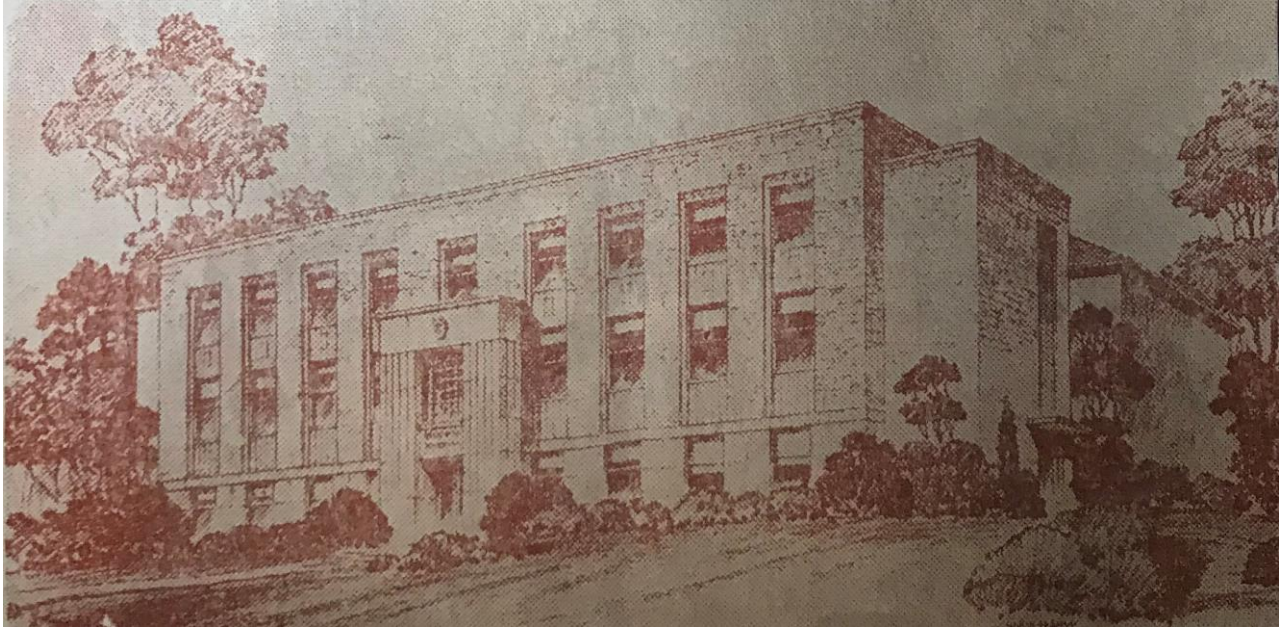
Photo of the Kohr Building. Date unknown. Courtesy of the Monroe County History Center.



Sketch created for 75th anniversary of Bloomington hospital in 1980, Hopewell House occupied by the hospital in 1905 (bottom center), 1919 wing (center right), Kohr Building (center left), 1965 wing (top center). Courtesy of the Monroe County History Center.



Floor plans were part of a fund raising pamphlet for the Kohr Building. Courtesy of the Monroe County History Center.



Sketch of the Kohr Building taken from the fund raising pamphlet. Courtesy of the Monroe County History Center.



Front entrance. Recessed entry with floral motif over center of entryway.



Floral motifs under second floor windows.

Staff Recommendation: Meets Criteria for Designation. Forward to Common Council.

Staff recommends that the Kohr Building (structure located at the northwest corner of South Rogers and West 1st Streets) be designated as a single-property historic district. After careful consideration of the application and review of the Historic District Criteria as found in Ordinance 95-20 of the Municipal Code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.

The district meets **Criteria 1(a)** because of its association with the evolution of the Bloomington hospital site and because it has historical value as the oldest building remaining on the grounds. The building was built as a response to changing technology and an increased demand for medical services spurred by service members returning from overseas. These factors, which were the impetus for the buildings construction, are connected to the larger nationwide trend of investment in medical facilities and technology that occurred across post-war America.

The Kohr Building meets **Criteria 2(f)** because it has architectural characteristics that can be identified as Art Deco, a popular architectural style in the United States from the late 1920s through the 1940s. Many public buildings, including hospitals, were designed in the Art Deco style during that time period.