



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday March 27, 2025

5:00 p.m. EST

Prepared by HAND Staff

In Person: The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom:

<https://bloomington.zoom.us/j/86470652637?pwd=rX9vgWIboM2cZXBEPnhokqtzRhtKi4.1>

[Meeting ID: 864 7065 2637](#)

[Passcode: 719258](#)

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Accessibility Statement

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals.

If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson at the Housing and Neighborhood Development Department at anna.killionhanson@bloomington.in.gov or 813-349-3582 and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

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.

Procedure for Certificates of Appropriateness and Demolition Delays

For each item the Historic Preservation Program Manager will first present a staff report. We will then hear if the Petitioner has any additional information, followed by a round of questions from each Commissioner. We ask that petitioners, the public, and Commissioners refrain from speaking until addressed by the Chair, unless a question is directly addressed to them. If a member of the public or a petitioner wishes to comment, please raise your hand until recognized by the Chair. Once a motion is made we will then open up a discussion of the item for Members of the Commission. We encourage all Commissioners, Petitioners, and members of the public to be civil and respectful at all times.

Bloomington Historic Preservation Commission Meeting

Thursday March 27th, 2025, 5:00 P.M.

In Person:

The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom: [Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.](#)

[Join Zoom Meeting](#)

<https://bloomington.zoom.us/j/86470652637?pwd=rX9vgWIboM2cZXBEPnhokqtzRhtKi4.1>

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AGENDA

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- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
 - A. March 13th
- IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

- A. COA 25-13
 - 1122 S Rogers St (McDoel Gardens HD)
 - Joseph W Heidler
 - Solar panel installation on roof and garage*
- B. COA 25-14
 - 1100 E 2nd St (Elm Heights HD)
 - Apex Home Services
 - Installation of exterior range hood*

Commission Review

- C. COA 25-15
 - 1104 N Grant St (Garden Hill HD)

Tyler Martin
New construction

D. COA 25-16

1101 N Lincoln St (Garden Hill HD)

Sherri Hillenburg

New construction at site of non-contributing house

V. OLD BUSINESS

A. Outstanding violations

VI. NEW BUSINESS

VII. COMMISSIONER COMMENTS

VIII. PUBLIC COMMENTS

IX. ADJOURNMENT

Next meeting date is April 10th, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Bloomington Historic Preservation Commission Meeting Minutes - March 13, 2025

CALL TO ORDER

The meeting was called to order by Commission Chair **Sam DeSollar** at 5:00 p.m.

ROLL CALL - Parties in Attendance are listed below:

Commissioners:

Jack Baker
Duncan Campbell, Advisory
Ernesto Castenada
Reynard Cross
Sam DeSollar
Melody Deusner
Karen Duffy, Advisory
Jeremy Hackerd

Staff:

Noah Sandweiss, HPC Program Manager
Anna Holms, Senior Assistant City Attorney
Eric Grulich, Development Services Manager
Tonda Radewan, HAND Staff Liaison

Guests:

Shawn Eurton - Petitioner
Toby Sullivan - for Petitioner Linda Jean Camp
Lisa Kamen - Petitioner
David Kamen - Petitioner
Ernest Xi - Valubuilt Construction (Virtual)

APPROVAL OF MINUTES

Ernesto Castenada made a **Motion to Approve** the minutes from the **February 27, 2025** meeting with the following corrections:

- Jack Baker & Jeremy Hackerd are Voting Members, not Advisory Members (Pg 6 Roll Call)
- Jeremy Hackerd's title is Vice-Chair, not Co-Chair. (Pg 10 Demo Delays)

- Karen Duffy and Duncan Campbell volunteered to be on the Historic District Committee as Advisory Members. (Pg 11 New Business)

Reynard Cross seconded. **Motion carried 6-0-0** (Yes-No-Abstain)

CERTIFICATES OF APPROPRIATENESS (COA)

Commission Review

COA 25-09

803 N Maple St (Maple Heights HD)

Linda Jean Camp

Two story rear addition

Noah Sandweiss gave the staff presentation on the Petitioner's request noting that staff recommends approval and this item was first heard at the HPC on February 13th, 2025 and was continued due to ongoing discussion and review of Maple Heights district guidelines and the submission of a new plan and documentation by the Petitioner. *Please see Meeting Packet for details.*

Toby Sullivan for Petitioner Linda Jean Camp was present to answer questions.

Commissioner Questions:

- Ernesto Castenada asked Noah Sandweiss if there has been any feedback from the Maple Heights Neighborhood Association. Sandweiss said he has not heard back from them yet.
- Ernesto Castenada asked Noah Sandweiss if there has been any feedback from any adjacent neighbors. Sandweiss said that at the last HPC meeting concerns were brought up about the pitch of the shed roof, the orientation of the new siding and the fenestration facing Maple Street, all of which have been addressed in the new plan which includes an additional window on the Maple St. facade. Staff has not heard from the adjacent neighbors since the changes have been made by the Petitioner.

Jeremy Hackerd made a **Motion to Approve COA 25-09**. **Sam DeSollar** seconded.

Under new procedures, discussion will take place after a motion is on the floor and prior to voting.

Commissioner Comments:

- Jack Baker commented that the plans have come a long way since the Petitioner's initial proposal, would like to hear other Commissioner comments and is very close to voting for approval.
- Jeremy Hackerd said that he had been concerned about how the back will be built up, but now that he has seen the property it doesn't seem like it will be overly tall in comparison to the other houses close to it.
- Ernesto Castenada said that there have been major improvements since last time and he appreciates the Petitioner's efforts, however he still has an issue with the height of the building. Castenada said it appears that the proposed build

would be the only full two-story structure, with the majority of neighbors being one story structures, and referenced neighborhood guidelines.

- Sam DeSollar commented that the Petitioner has done a lot to address the comments and concerns from both the neighborhood and those raised during prior HPC meetings. DeSollar said that there are a few two-story houses in the neighborhood, this one is on a lower part of the hill and there are some taller houses at higher elevations therefore he thinks that the terrain mitigates the height issue.
- Reynard Cross requested clarification on the neighborhood guidelines related to “adjacent”. Sandweiss read the guidelines noting adjacent blocks, not adjacent lots, and explained that he is referring to guidelines for new construction even though the proposal is for an addition, since Maple Heights currently has only conservation district guidelines. Reynard Cross also noted that there are several two story-buildings within two blocks of the Petitioner’s proposed plan so it’s not going to be an anomalous structure.

Voting commenced and the **Motion to Approve COA 25-09 carried 5-1-0** (Yes-No-Abstain)

COA 25-11

601 N Morton St (Showers Furniture HD)

Petitioner: Shawn Eurtion

Replacement of non-original doors

Noah Sandweiss gave the staff presentation on the Petitioner’s request noting that staff recommends approval. *Please see Meeting Packet for details.*

Petitioner Shawn Eurtion provided a sample of the glass that he is intending to use for the new replacement doors, stating that it is Low-E (Low Emissivity) glass so it has a green tint and is a bit reflective, but is still transparent.

Commissioner Questions:

- Duncan Campbell asked whether the set of doors will be used as a public or primary entrance. Shawn Eurtion answered that the doors may be used as a primary entrance depending on the tenant, but he expects heavy traffic. Campbell also asked whether there are any historic pictures of the entrance available. Eurtion was not aware of any.
- Jack Baker asked whether the window above the doors will be retained. Shawn Eurtion responded that it will be.

Jeremy Hackerd made a **Motion to Approve COA 25-11**. **Jack Baker** seconded.

Under new procedures, discussion will take place after there is a motion and a second and prior to voting.

Commissioner Comments:

- Ernesto Castaneda commented that he would prefer to see a more traditional door resembling the older primary entrance doors on Morton.

- Jeremy Hackerd commented that he believes the scale of the windows on the proposed door is similar to those on the primary entrance.
- Sam DeSollar commented that the proposed doors would be appropriate for a primary entrance and as a replacement for the current metal doors which were likely installed in the 60s or 70s.
- Duncan Campbell commented that considering the lack of evidence of the original door's appearance, the proposed doors would be appropriate here as in other buildings in the District where modern fenestration has been installed. The fact that it is new indicates that it must be a replacement for a replacement.
- Sam DeSollar commented that the appearance of the proposed door is relatively innocuous.

Voting commenced and the **Motion to Approve COA 25-11 carried 5-1-0** (Yes-No-Abstain)

COA 25-12

1017 E 1st Street

Petitioner: David Kamen

Reconstruction of porch railing

Noah Sandweiss gave the staff presentation on the Petitioner's request noting that staff recommends approval. *Please see Meeting Packet for details.*

Petitioners David and Lisa Kamen were present to answer questions.

Commissioner Questions:

- Melody Deusner asked whether the railing was previously painted. Lisa Kamen responded that the previous railing was unpainted but had weathered.
- Jeremy Hackerd asked whether Noah Sandweiss was contacted when the rental inspector asked the property owner to replace the railing. Sandweiss responded that he was not. Jeremy responded that HAND staff should communicate these exterior issues with the Historic Preservation program manager.

Melody Deusner made a **Motion to Approve COA 25-12. Ernesto Castenada** seconded.

Under new procedures, discussion will take place after there is a motion and a second and prior to voting.

Commissioner Comments:

- Jeremy Hackerd mentioned that the porch railing is not easily visible from the street, being hidden behind a tree.
- Sam DeSollar commented that he appreciated the improved safety of the new railing but reminded the petitioner to file for a COA before making exterior changes.
- Noah Sandweiss commented that he had spoken with the inspector and that she hadn't considered that the requested changes would meet the threshold of commission review.

- Reynard Cross commented that while he would support this application, he does not like granting retroactive COAs and believes that there have not been sufficient sanctions issued for violations of District Guidelines.
- Jack Baker asked whether this constitutes a replacement in kind. Sam DeSollar responded that this does not quite constitute a replacement in kind, but was an attempt to comply with a City Agency and that the property owner likely considered this remedy to be a replacement in kind.
- Duncan Campbell mentioned that city agencies need to be regularly reminded to bear in mind preservation issues, and that it is difficult to assign blame in this case.

A record vote was taken and the **Motion to Approve COA 25-12 carried 6-0-0** (Yes-No-Abstain)

DEMOLITION DELAY

DD 25-05

416 N Jefferson St

Petitioner: Valubuilt Construction

Noah Sandweiss gave the staff presentation on the Petitioner's request for full demolition, noting that the property is not in an existing Historic District. *Please see Meeting Packet for details.*

Ernest Xi for Petitioner Valubuilt Construction was present virtually via zoom to answer questions.

Jeremy Hackerd made a **Motion to Release DD 25-05** as recommended by staff.

Commissioner Comments:

- Sam DeSollar asked whether the house was located in the multi-family district bordering the Indiana University campus

Reynard Cross seconded. **Motion carried 5-0-1** (Yes-No-Abstain)

Co-chair Jeremy Hackerd read the Resolution releasing the demolition delay waiting period.

NEW BUSINESS

OLD BUSINESS

Case Status Reports: Sam DeSollar asked whether there was any news on the Dunn Street Sidewalk. Noah Sandweiss responded that because the work was conducted by a city department, there would have to be a conversation between city departments. Sam DeSollar responded that he also wants to hear followups on Violations. Reynard Cross responded that he would like regular updates at every meeting. Sam DeSollar asked about the timeframe for tile

arriving at Willow Terrace. Anna Holmes responded that because the tiles were estimated to take approximately six months to arrive, the 60 day deadline was not imposed.

Historic District Subcommittee: Sam DeSollar reminded Commissioners that the Historic District Subcommittee will meet on the first Thursday of the month at 4pm at the Monroe County History Center. Sam DeSollar, Daniel Schlegel, Karen Duffy, Duncan Campbell and Jeremy Hackerd had expressed interest in attending. Noah Sandweiss responded that he had asked the Maple Heights Neighborhood Association whether they would like their proposed guidelines discussed at the subcommittee meeting on April 3rd, but had not heard back.

COMMISSIONER - NONE

PUBLIC COMMENTS - NONE

ADJOURNMENT

Commission Chair **Sam DeSollar** adjourned the meeting at **5:56pm**

A video record of this meeting is available on the City of Bloomington YouTube Channel

https://www.youtube.com/@city_bloomington

For a transcript click on "videos" select more and then "show transcript"

Cats - Community Access Television Services

<https://catstv.net/m.php?q=14315>

The next regular meeting date of the HPC is Thursday March 27, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

More information about the Historic Preservation Commission can be found here:

<https://bloomington.in.gov/boards/historic-preservation>

STAFF APPROVAL	Address: 1122 S Rogers St (McDoel Gardens HD)
COA 25-13	Petitioner: Joseph W. Heidler
Start Date: 3/10/2025	Parcel: 53-08-05-404-015.000-009
RATING: NOTABLE	c. 1930 California Bungalow



Background:

1122 S Rogers St is a single-story California Bungalow with a detached garage built in 1964. Indiana Department of Historic Preservation and Archaeology surveyors listed the building as Notable for its high degree of integrity and distinctive craftsman features such as exposed rafter tails and original windows and doors.

Request:

“BGHIP Project Description: 1122 S Rogers Street

- Broadly, the intention is to install PV on the furthest east roof area of the house and on the west facing roof of the garage, a storage battery, a new electrical panel and to remove the dying tree on the east side of the house, and to cut a few limbs on the

large Silver Maple on the south side of the house to allow more sunlight to reach the PV panels on the house.

- 8910 watt solar array installed; half of the panels will be installed on east-facing garage roof, half would be installed on south-facing, eastern-most section of the house roof.
- Storage: 10,000 watts
- 200 amp service upgrade
- Removal of large dying Silver Maple in front of (east side of house) that cast shade on house-mounted PV panels.
- Cutting ~5 branches from sprawling Silver Maple on south side of the house that would increase direct sunlight reach house-mounted PV panels.

Based on McDoel District Design Guidelines, Page 6, this proposal should be well within acceptable design specifications and the Certificate of Appropriateness.”

Guidelines: McDoel Historic District

SOLAR PANELS/ ENERGY RETROFITS:

McDoel supports alternative energy and sustainability goals within the district.

Preferred

Locate solar panels on the house roof at same pitch as the existing roof. Position close to the roof surface and as inconspicuously as possible. Alternatively place solar panels in the backyard or on the garage roof.

Acceptable

Install at elevations not significantly above the roof surface.

TREES AND LANDSCAPING:

There is no review of landscaping elements

The commission specifies the types of applications for minor classifications of work that the staff of the commission is authorized to grant or deny. The staff shall not be authorized to grant or deny an application for a certificate of appropriateness for the following:

- (1) The demolition of any building, structure, or site.
- (2) The moving of any building or site.
- (3) The construction of an addition to a building or structure.
- (4) The construction of a new building or structure. In these guidelines, all other requests are decided at staff level.

If an owner is unsatisfied with a staff decision, he or she may request a hearing of the full commission. Staff may request a full commission hearing as well.

Staff approves COA 25-13

The petitioner intends to install the PV panels at the same pitch of the house and garage's roofs. The asphalt shingle roofing is not in and of itself a significant architectural feature of the house, so damage to architecturally significant features is not a concern. Comments from the District Design Review Committee recommended approval of the solar plan, which is similar to other installations nearby in the district.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1122 S Rogers ST

Parcel Number(s): 53-08-05-404-015.000-009

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: _____

RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

APPLICANT INFORMATION:

Name: Joseph W Heidler Email: joeyh1005@gmail.com

Address: 1122 S Rogers ST Bloomington, IN 47403 Phone: 8122729220

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Joseph Heidler Email: joeyh1005@gmail.com

Address: 1122 S Rogers ST Bloomington, IN 47403 Phone: 8122729220

PROPOSED WORK (Check all that Apply):

- New construction
 - Principal building
 - Accessory building or structure
 - Addition to existing building
- Demolition
 - Full Demolition
 - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
 - Window replacement
 - Door replacement
 - Siding
 - Roof material
 - Foundation
 - Other façade element: Installation of rooftop solar PV panels on the roof of house and garage.
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): Appropriate trimming of large tree for safety and better sun exposure.

ADDITIONAL REQUIRED DOCUMENTS

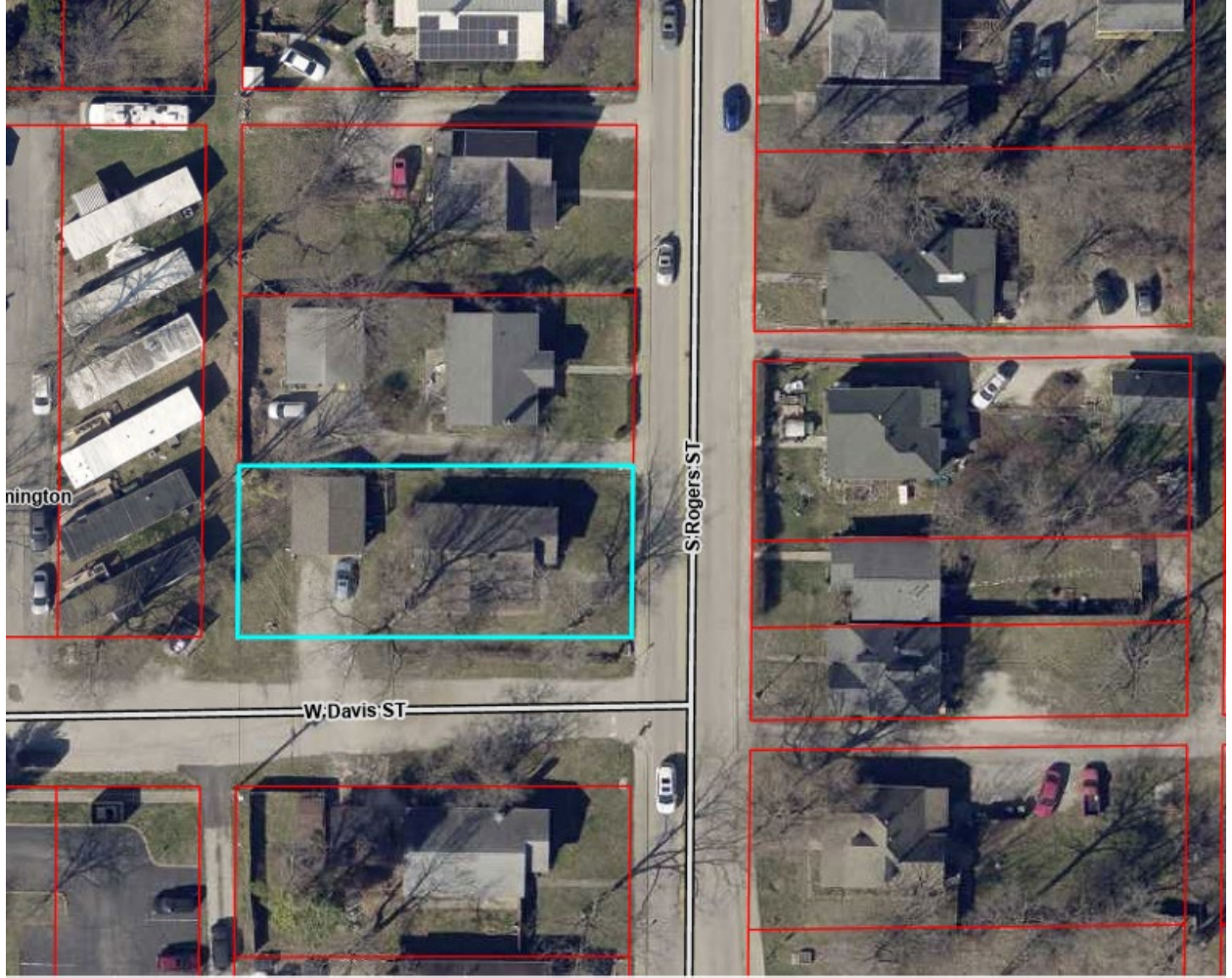
- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

CERTIFICATION

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: Joseph Heiber Date: 3/3/2025







STAFF APPROVAL	Address: 1100 E 2 nd St (Elm Heights HD)
COA 25-14	Petitioner: Apex Home Services
Start Date: 3/12/2025	Parcel: 53-08-04-100-078.000-009
RATING: CONTRIBUTING	c. 1900 American Foursquare



Background:

Built in 1903, 1100 E 2nd St is a slightly altered American Foursquare with classical details. The house sits on a corner lot with its west elevation facing Hawthorne Drive.

Request:

"We are updating the kitchen interior at 1100 E 2nd Street. As part of the renovation, we are adding a new range hood above the stove. This unit will vent exhaust from the kitchen to the exterior of the home. This will require installing a termination on the exterior of the home for the range hood to connect to. We are purposing installing an Imperial 6" galvanized steel R2 exhaust vent hood. We are purposing to paint the vent termination to match the exterior color of the home. It will be mounted near the entry door on the Hawthorne Drive side of the home. Pictures of the vent and the home are included. The yellow square on the home photos represents the purposed location of the vent termination."

Guidelines: Elm Heights Historic District

I. Installation of exterior mechanical systems, such as attic vents, heating systems, air conditioners, geothermal systems, or other utilities.

- Install and locate new systems to minimize alteration of the building's exterior facades, historic building fabric, and site features. Damaging, obscuring, or causing the removal of significant features, materials, or objects should be avoided.
- When feasible, installations should be reversible so that they can be removed and the original character of the building and/or site restored.
- New systems may be screened from view with plantings or low fencing

Staff approves COA 25-14

The proposed vent hood would be installed in an inconspicuous location near existing exterior mechanical equipment and would not distract from or impact significant architectural features. The feature is small and the COA proposes painting the vent hood the same color as the house and existing mechanical elements. Currently the site of installation is partly screened by a bush. The Elm Heights Design Review Committee has not offered any objections to this proposal.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1100 E 2nd Street
Parcel Number(s): 53-08-04-100-078.000-009

(OFFICE USE ONLY)

Filing Date:
Case Number:
HPC Hearing Date:

Bloomington Historic District:

- Elm Heights Historic District (checked)
Courthouse Square Historic District
Fairview Historic District
Garden Hill Historic District
Greater Prospect Hill Historic District
Maple Heights Historic District
Matlock Heights Historic District
McDoel Historic District
Near West Side Historic District
Prospect Hill Historic District
Restaurant Row Historic District
Showers Brothers Furniture Factory Historic District
University Courts Historic District
Other:

RATING (City of Bloomington Survey of Historic Sites and Structures)

- Contributing (checked)
Outstanding
Notable
Non-Contributing

APPLICANT INFORMATION:

Name: Apex Home Services, LLC Email: branden@apexhslc.com
Address: 4667 W Richland Plaza Dr 47404 Phone: 812-361-4365

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Fred Schmitt & Mercia Karen Email: fschmitt@indiana.edu
Address: 1100 E 2nd St Bloomington IN 47401 Phone: 812-361-6723

PROPOSED WORK (Check all that Apply):

- New construction
 - Principal building
 - Accessory building or structure
 - Addition to existing building
- Demolition
 - Full Demolition
 - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
 - Window replacement
 - Door replacement
 - Siding
 - Roof material
 - Foundation
 - Other façade element: ADD a vent termination to ext of home
for new range hood.
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

CERTIFICATION

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

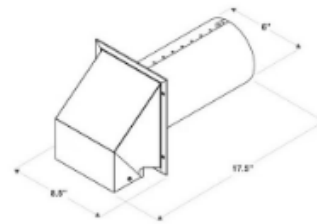
Applicant's Signature:  Date: _____



Apex Home Services, LLC

Historic Board,

We are updating the kitchen interior at 1100 E 2nd Street. As part of the renovation, we are adding a new range hood above the stove. This unit will vent exhaust from the kitchen to the exterior of the home. This will require installing a termination on the exterior of the home for the range hood to connect to. We are purposing installing an Imperial 6" galvanized steel R2 exhaust vent hood. We are purposing to paint the vent termination to match the exterior color of the home. It will be mounted near the entry door on the Hawthorne Drive side of the home. Pictures of the vent and the home are included. The yellow square on the home photos represents the purposed location of the vent termination.



Apex Home Services, LLC
4667 W Richland Plaza Drive
Bloomington, Indiana 47404
www.apexhslc.com
812.361.4365



Apex Home Services, LLC



Apex Home Services, LLC



P



Apex Home Services, LLC



Apex Home Services, LLC





Apex Home Services, LLC



STAFF RECOMMENDATIONS	Address: 1104 N Grant St (Garden Hill HD)
COA 25-15	Petitioner: Tyler Martin
Start Date: 3/13/2025	Parcel: 53-05-33-203-007.000-005
RATING: NON-CONTRIBUTING	Significantly altered 1940 minimal ranch



Background:

On November 14th 2024, the Historic Preservation Commission voted to approve the demolition of a non-contributing building at 1104 N Grant St. Subsequently, the property owner submitted a petition for a new build for the December 12th meeting of the HPC, which was withdrawn when it did not receive a recommendation. The owner of the lot has communicated with the District Design Review Committee in the following months to come up with a new design to meet district guidelines.

Request:

New construction of two-story house. The proposal calls for the use of asphalt shingle roofing, 7" reveal LP siding, double hung vinyl windows, and painted wooden posts and brackets.

Guidelines: Garden Hill HD

CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction that relates sensitively to the surrounding context. Therefore, the most important first step in designing new construction in any historic district is to determine just what that context is. "Contributing" properties are important to the

density and continuity of the historic neighborhood, but are not individually outstanding or notable architecturally. These classifications will be available on-line. Each property in the Garden Hill Study Area is described.

Each site presents a unique context. This is comprised of “contributing” buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

MATERIALS

RECOMMENDED

1. Building materials, whether natural or manmade, should be visually compatible with surrounding historic buildings.
2. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
3. Brick, limestone, clapboard, cement board, wood, shingles and stucco are appropriate materials.

SETBACK

1. A new building’s setback should conform to the set-back pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. On corner sites, the setbacks from both streets must conform to the context.
3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

BUILDING ENTRY

Entrances may characteristically be formal or friendly, recessed or flush, grand or common place, narrow or wide. New buildings should reflect a

similar sense of entry to that which is expressed by surrounding historic buildings.

SPACING

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

HEIGHT

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

HEIGHT AND SETBACK

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

OUTLINE

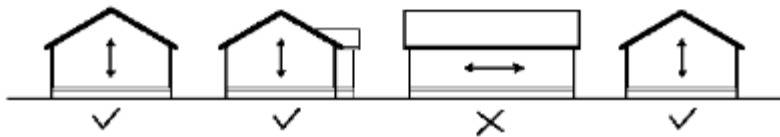
1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Roof Shape



2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Directional Orientation



MASS

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

FOUNDATION/FIRST FLOOR ELEVATION

New construction first floor elevation and foundation height should be consistent with contiguous buildings.

FENESTRATION

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Staff recommends approval of COA 25-15

Materials: The proposed materials including LP siding (provided it does not have an imitation grain), brick veneer, asphalt roof shingles, and painted wood architectural details are consistent with district guidelines.

Setback: The 30' front setback matches that of the neighboring house and other buildings on the block. Likewise the 15' side setback matches the nearby buildings on Grant. Being the same height as the neighboring buildings on the block it can be located as close to them as they are to each other.

Entry: The one story front porch with tapered posts is reflects similar porches found on contributing buildings throughout the district. The addition of a side entrance on Grant Street contributes to a pattern of fenestration typical of buildings in the district and relates the building to the surrounding neighborhood context.

Height: Two story buildings are unusual in Garden Hill and "generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights." Sitting on a corner lot on 15th Street, the two buildings directly to the east of the proposed new construction are approximately 25' high. While this design presents a 26' 1.8" ridge height, this is fairly close to the neighboring contiguous buildings on the block.

Outline: The dual-gabled front entrance and full width single-story porch on the south elevation match outlines recommended in the district guidelines. On the western secondary elevation facing Grant, a second story dormer breaks up the building's long orientation

Mass: The footprint of 24' x 46' is similar in site coverage to neighboring buildings on the 400 block of E 15th Street and the 1100 block of N Grant Street, and with height considered the overall mass is similar to the neighboring buildings on the 15th Street block.

Fenestration: The regular fenestration patterns presented on the street-facing facades are fairly typical of buildings in the district. The use of double hung windows is consistent with many of the surrounding historic buildings and the new build's stylistic influences.

While the submitted plan is large by the standards of the district, its height, mass, and footprint fit the context of the block and the proposed design elements fit district guidelines and reference architectural features found on historic buildings in the district. Both street facing facades convey a

similar sense of entry to that which is expressed by surrounding historic buildings.



<jagayagadaga>
to me ▾

Mon, Mar 17, 2:15 PM (3 days ago) ★ ↩ ⋮

Hi Noah,

We are adamantly opposed to an apartment complex replacing a house at 1101 N. Lincoln. We can only hope the commission agrees.

1104 N. Grant is missing something on the west side but the front of the house looks good. The meeting went well. Tyler also said they would replace the old trees they have to cut to build. There are three of them. I wish I could be more specific about the west side. It just looks plain, but that's a lot better than it looked before, so no real complaints.

Best,

Kerry



**CITY OF
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1104 North Grant Street

Parcel Number(s): 53-05-33-203-007.000-005

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: _____

RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

APPLICANT INFORMATION:

Name: Tyler Martin Email: tyler.fieldstone@gmail.com

Address: 3703 Chaudion Court, Bloomington IN 47401 Phone: 8122407565

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner.

Name: _____ Email: _____

Address: _____ Phone: _____

PROPOSED WORK (Check all that Apply):

- New construction
 - Principal building
 - Accessory building or structure
 - Addition to existing building
- Demolition
 - Full Demolition
 - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
 - Window replacement
 - Door replacement
 - Siding
 - Roof material
 - Foundation
 - Other façade element: _____
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

CERTIFICATION

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: _____



Date: _____

3.13.25



Page #
1
Cover
Sheet

Project Number
Martin:New Fess
Scale: Specified

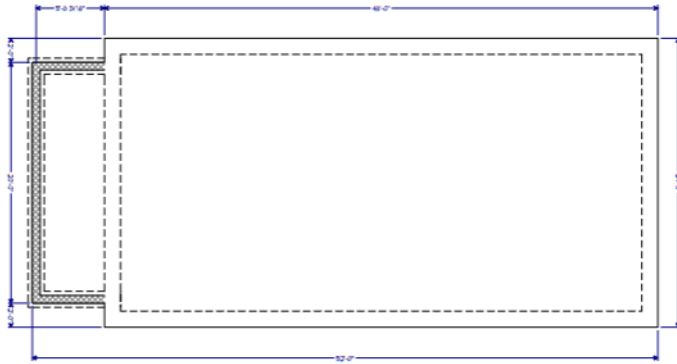
Drawn By: _____ Date: _____
Accepted By: _____ Date: _____

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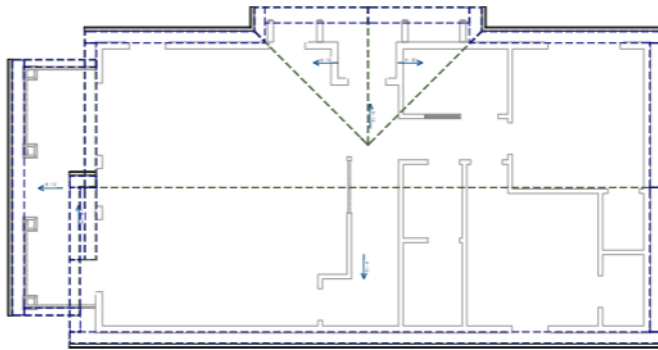
Marcusi Group LLC
1104 N. Grant
Bloomington, IN



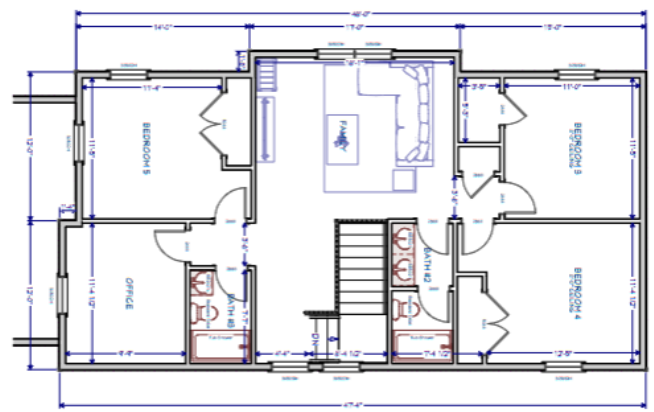
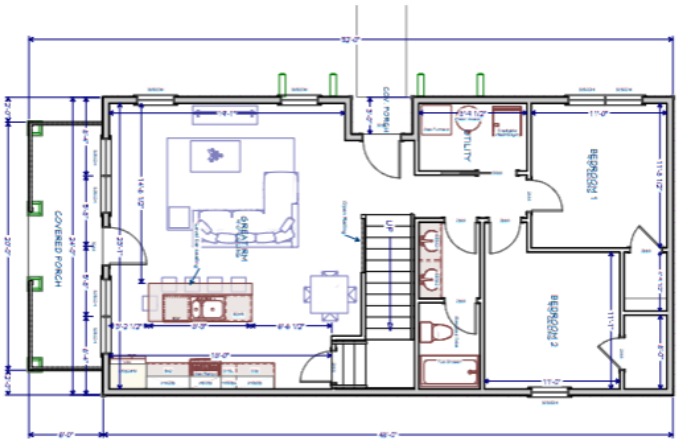
Evolutionary Designs
And Walkthroughs
812.240.7049
evolutionarydesigns@live.com



Foundation Plan
Scale: 1/4" = 1'-0"

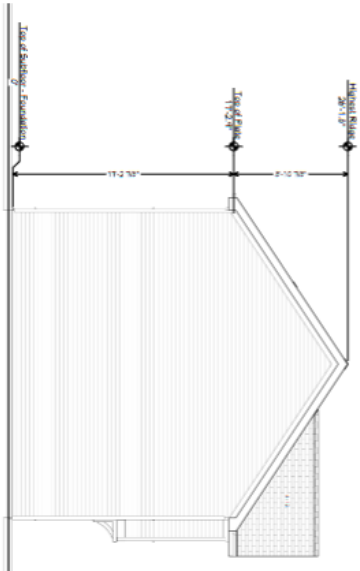
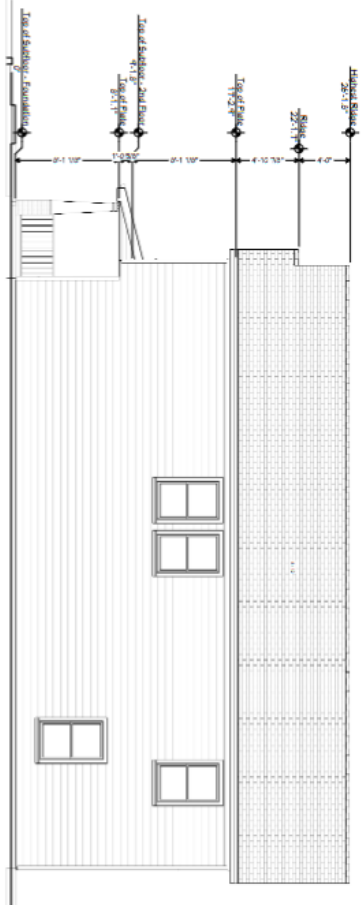
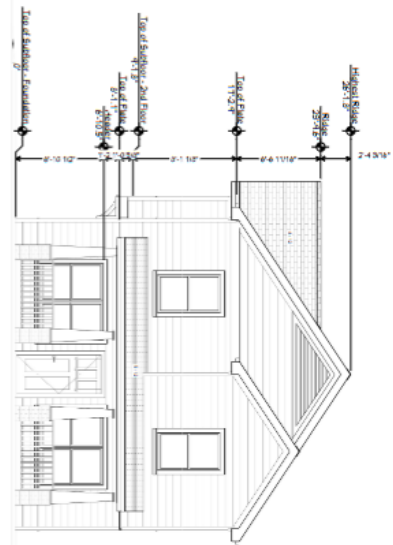


Roof Plan
Scale: 1/4" = 1'-0"



Square Footage:
 Main Floor: 1,089 sq.ft.
 Sec Floor: 1,148 sq.ft.
 Total: 2,237 sq.ft.

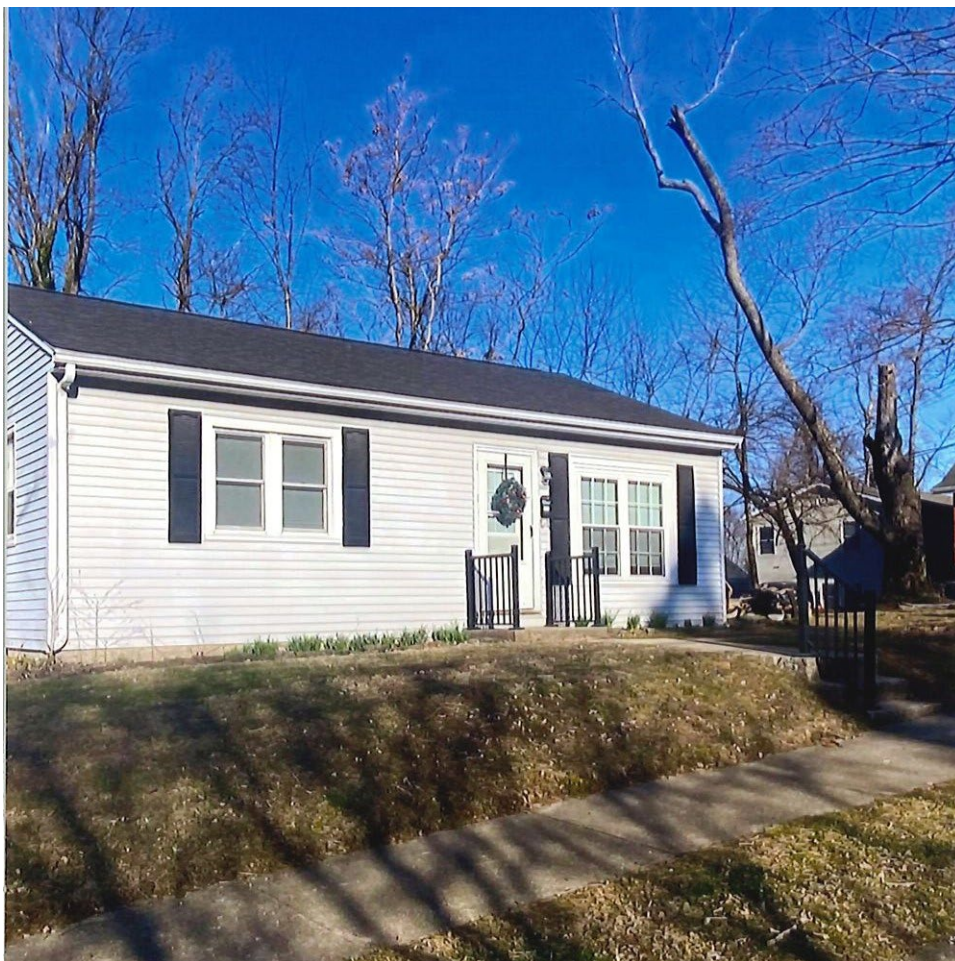
Notes:
 Main level ceilings to be 8'-0" unless noted.
 Second level ceilings to be 8'-0" unless noted.
 Exterior walls to be 2x6, interior to be 2x4.
 Door and window sizes noted within plans.



Elevations
Scale: 1/4" = 1'-0"



STAFF RECOMMENDATIONS	Address: 1101 N Lincoln St (Garden Hill HD)
COA 25-16	Petitioner: Sherri Hillenburg
Start Date: 3/13/2025	Parcel: 53-05-33-202-010.000-005
RATING: NON-CONTRIBUTING	1948 minimal ranch



Background:

1101 N Lincoln St is a minimal traditional ranch built in 1948. The building is not listed as a contributing property on the Indiana Historic Sites and Structures Inventory or in the Garden Hill Historic District, and most of its historic exterior features have been replaced.

Request:

HPC Proposal

Proposal is to tear down existing structure. A new multi-family building with 3 attached townhomes will be constructed. Entrance to southern most unit shall face 15th Street. The two remaining townhomes shall have an entrance facing east on North Lincoln St. Each townhome shall have a separate entry with porches to help differentiate each unit.

Building meets all setbacks. No variances requested. Large, old, Silver Maple tree in yard facing south to remain. Trees on north side of property to be removed. Most are dead or dying. New landscaping will be installed as required by planning.

Utility services shall be underground.

Building will be a full 2 floors above grade with the basement level being completely below grade. Our preference would be to have 2.5 floors above grade. However, after meeting with Noah Sandweiss, it seemed likely that the commission would not approve the request.

Each unit will have a sidewalk with steps coming off the porch to intersect with public sidewalks.

Building Materials

Exterior

- Hardy plank siding combo 8 inches and 4 inches
- Aluminum gutters and downspouts
- Roof – flat asphalt shingles
- Windows – vinyl clad with 4–5-inch window trim
- Entry door – fiberglass
- Exterior Walls – 2 x 6 wood construction
- Porch steps and floor – poured concrete

Basement

- Nine-foot concrete walls 8 inches thick
- Concrete floor 4 inches thick
- Parting walls double 2 x 4 walls with 1 inch between

Interior

- VCT flooring
- 2 x 4 interior walls finished with OSB

Misc

- Each unit to have separately metered utilities

Guidelines: Garden Hill HD

STANDARDS FOR DEMOLITION

A certificate of appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building in the Garden Hill Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

SUBJECT TO REVIEW AND APPROVAL

Demolition of primary structures within the boundaries of the conservation district or demolition of contributing accessory buildings

GUIDELINES

The following guidelines relate to the above actions and they are enforceable by the BHPC. These are the same guidelines as those for historic districts.

DEMOLITION DEFINITION

Demolition shall be defined as the complete or substantial removal of any structure which is located within a historic district. This specifically excludes partial demolition as defined by Title 8 "Historic Preservation and Protection."

CRITERIA FOR DEMOLITION

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.

2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The HPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8.

CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction that relates sensitively to the surrounding context. Therefore, the most important

first step in designing new construction in any historic district is to determine just what that context is. "Contributing" properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable architecturally. These classifications will be available on-line. Each property in the Garden Hill Study Area is described.

Each site presents a unique context. This is comprised of "contributing" buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

MATERIALS

RECOMMENDED

1. Building materials, whether natural or manmade, should be visually compatible with surrounding historic buildings.
2. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used.
3. Brick, limestone, clapboard, cement board, wood, shingles and stucco are appropriate materials.

SETBACK

1. A new building's setback should conform to the set-back pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. On corner sites, the setbacks from both streets must conform to the context.
3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

BUILDING ENTRY

Entrances may characteristically be formal or friendly, recessed or flush, grand or common place, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

SPACING

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

HEIGHT

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.

2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.

3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

HEIGHT AND SETBACK

1. A new house of the same height as existing houses may be as close to them as they are to each other.

2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

OUTLINE

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

MASS

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.

2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

FOUNDATION/FIRST FLOOR ELEVATION

New construction first floor elevation and foundation height should be consistent with contiguous buildings.

FENESTRATION

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Staff does not recommend approval of COA 25-16

Demolition: If the historic or architectural significance of a structure in the Garden Hill Historic District is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district, demolition may be approved. The current building at 1101 N Lincoln is not a contributing building in the district. Although it retains some original characteristics, most of its exterior features have been changed for new materials that do not convey the historic appearance.

Materials: The proposed exterior materials including LP siding (provided it does not have an imitation grain), asphalt roof shingles, vinyl windows, fiberglass doors. These materials are considered acceptable by district guidelines.

Setback: Setback on all sides is 15' as per UDO requirements. Some contributing buildings on both 15th Street and Lincoln are set at or behind this setback, while some older buildings that predate the current UDO are closer to the street.

Entry: The small one-story porticos at the entry to each of the units are not dissimilar from some of the smaller porticos in the district. Tucked beside gabled ells, this style of entry does echo older designs in the district.

Height: Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range. While there is a two-story building across 15th St outside of the district and the houses across Lincoln are set on a higher elevation, the contiguous buildings on E 15th St are one story high

and the buildings on the contiguous block of Lincoln are 1 ½ stories in height. The proposed design is uncharacteristically high for this context.

Height and setback: A new house which is taller than the house next to it must be set back further from the side property line than existing houses. The neighboring houses on 15th Street are each set back approximately 15' from the side property lines facing each other. However, 215 E 15th St is set back 10' from the property line of 1101 N Lincoln, making the distance between the house at 215 E 15th and the proposed build at 1101 N Lincoln 25'.

Mass: The site coverage of 100' x 26' is uncharacteristically long for the district. Situated on a corner lot, the massing as seen from both adjacent streets will have to be taken into account. While the design does attempt to break the massing by differentiating between units, the overall impression is still of a single massive building.

Outline: Taken on their own, the roofline and profiles of individual units reflect the orientation of historic buildings in the district.

Fenestration: The placement of windows and doors presented in the plans is fairly characteristic of the patterns found on surrounding buildings.

While there are many elements of this design that work within the context of the Garden Hill Historic District, the overall height and mass do not meet guidelines. As the applicant has pointed out there are a number of large non-contributing buildings in the district that predate its listing. Provided the height or mass of one of these buildings is not uncharacteristic of the surrounding context the district guidelines offer considerations for relating new adjacent construction to these properties. The context of this corner lot and the adjacent blocks within the district does not include buildings that approach the scale of what has been proposed. Neighborhood comments received do not object to new construction on the lot *per se*, but to the plan currently proposed.



CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1101 N. Lincoln
Parcel Number(s): 53-05-33-202-010,000-005

(OFFICE USE ONLY)
Filing Date: _____
Case Number: _____
HPC Hearing Date: _____

Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: _____

RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

APPLICANT INFORMATION:

Name: Sherril Hillenburg Email: Sherril@1101NLincoln.com
Address: 940 N. Walnut St., Blytn. Phone: 812-327-8745

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: 1101 NORTH Lincoln, LLC Email: Rick@AcademicEdge.com
Address: 940 N. Walnut Street, Blytn. Phone: 812-339-2857

INSTRUCTIONS TO PETITIONERS

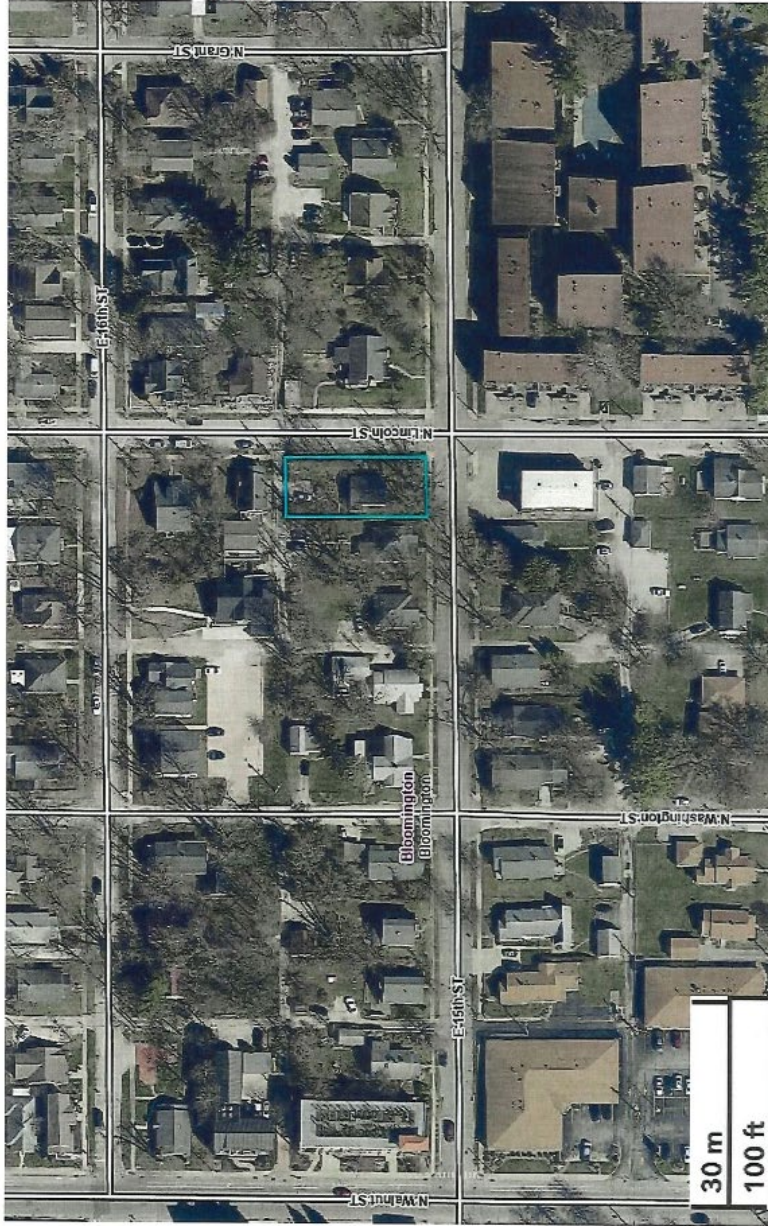
1. No fee is required for submittal.
2. The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. This can be done in person, via the phone, or teleconference.
3. **Application form:** The Bloomington Historic Preservation Map at https://bton.in/M_pUv provides the historic district and historic building survey. You need to open the layers and click on "Historic Sites and Survey" to find the historic ratings which are color coded.
4. Communicate with the Monroe County Building Department and the City of Bloomington's Planning and Transportation Department in order to verify if there are additional requirements.
5. In the historic districts listed on the bottom of the page, the petitioner should contact the historic district construction subcommittee and acquire their feedback as early in the process as possible.
6. The petitioner must file a complete application that includes all of the required documents with Housing and Neighborhood Department Staff no later than fourteen days before a scheduled regular meeting.
7. The petitioner, owner or a delegated representative must attend the Bloomington Historic Preservation Commission (BHPC) Meeting. The BHPC meets the second and fourth Thursday of each month at 5:00 P.M. in a hybrid fashion, at the McCloskey Room (401 N Morton St., Room 135) and via Zoom (with a link to be provided). The petitioner will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to them. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If the petitioner feels uncertain of the merits of the petition, they 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.

CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction. **(All images must be clear and submitted either in a physical format or as 150-300 dpi jpg, png, or pdf.)**
- A map of the site with the site boundaries indicated (GIS imagery from sites such as the Elevate Tax Maps at <https://monroein.elevatemaps.io/> or Google Maps (maps.google.com) are acceptable). In the case that the historic district in which the property is located has a construction subcommittee, it is highly advisable to contact and review your project with said committee before submitting the application. Contact information for the committee representatives is available upon request from the Historic Preservation Program Manager.

N/A

- Elm Heights Historic District
- Greater Prospect Hill Historic District
- Matlock Heights Historic District
- McDoel Gardens Historic District
- Near West Side Historic District
- Maple Heights Historic District



- County Outlines
- Brown
 - Greene
 - Jackson
 - Lawrence
 - Monroe
 - Morgan
 - Owen
 - <all other values>
- Corporate Boundaries
-
- Townships
-

Date created: 3/11/2025
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Toolbar Options



Bloomington

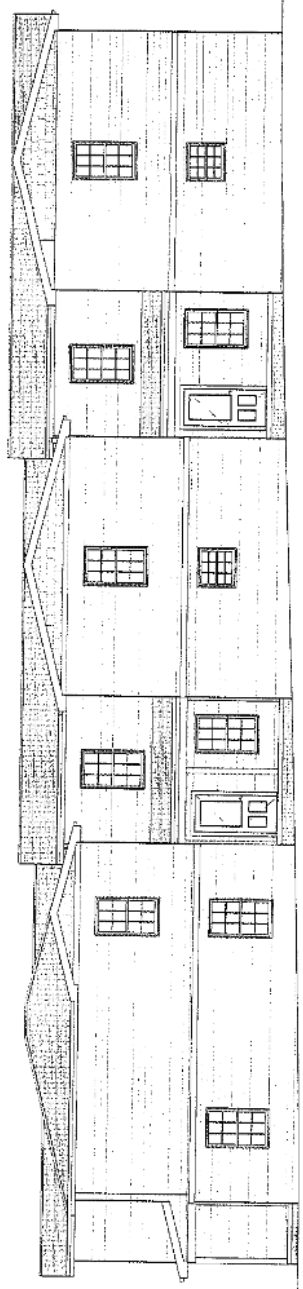
Murphy Building
Custom House
Plans
1101 North Lincoln LLC
www.lincoln2025.com
gnaf.com

THESE DRAWINGS
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DETERMINE THE
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DETAILS, BUILDING
CODES, AND
REQUIREMENTS.

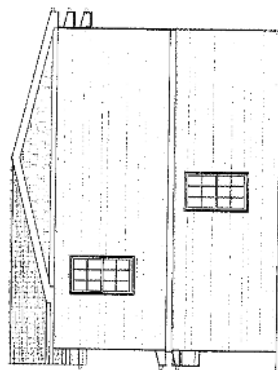
Elevations

1101 North Lincoln LLC

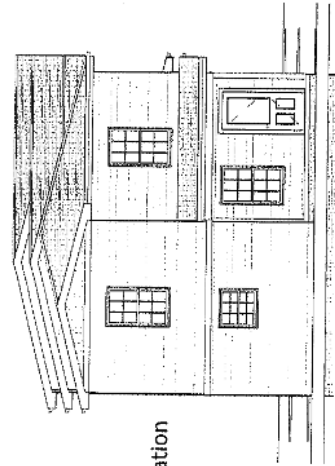
DRAWN BY:
Jarett
Wagler
DATE:
2/27/2025
SHEET:



East Elevation



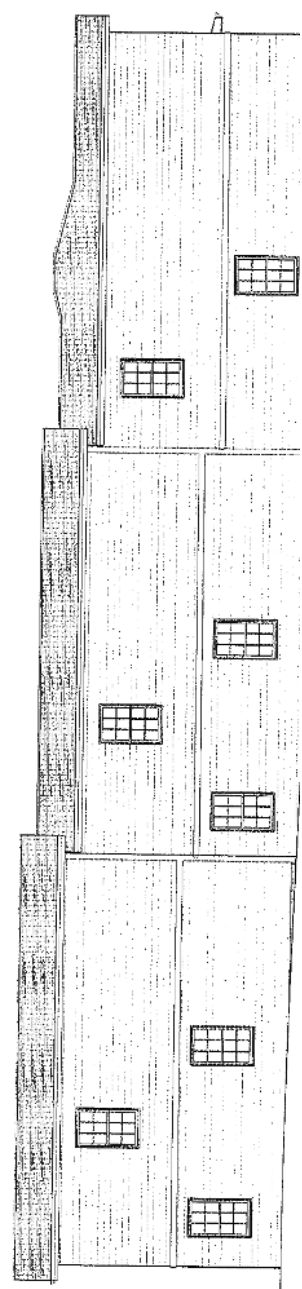
North Elevation



South Elevation

Scale 1/4"=1'

West Elevation



Sturpy Drafting

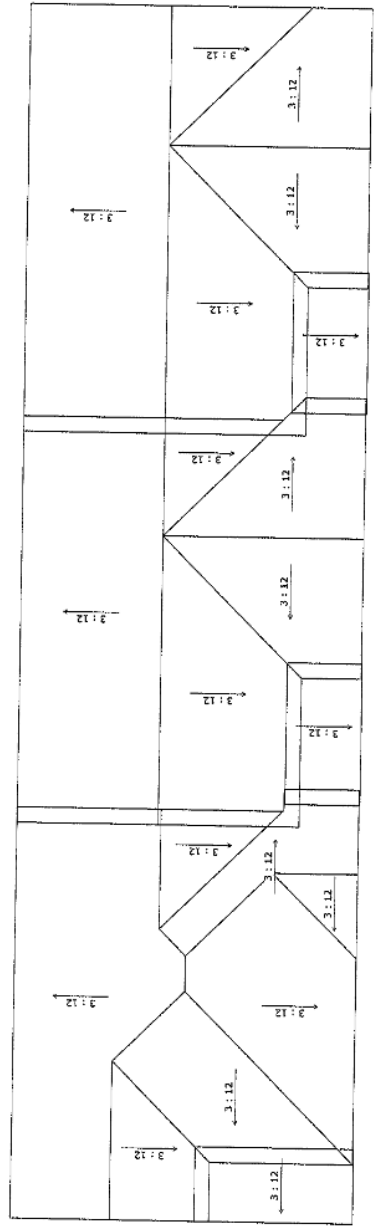
Contact Name
Phone
Address
Email

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FOR OBTAINING ALL
NECESSARY
PERMITS AND
COMPLYING WITH ALL
APPLICABLE
REGULATIONS AND
SPECIFICATIONS.

Roof Plans

1101 North Lincoln LLC

DRAWN BY:
Jarell
Wagler
DATE:
2/27/2025
SHEET:



Trusses 24" O.C.
5/8" OSB Decking
16" Overhangs

Scale 1/4"=1'



Custom House
812-259-1832
murphydrafting@gmail.com

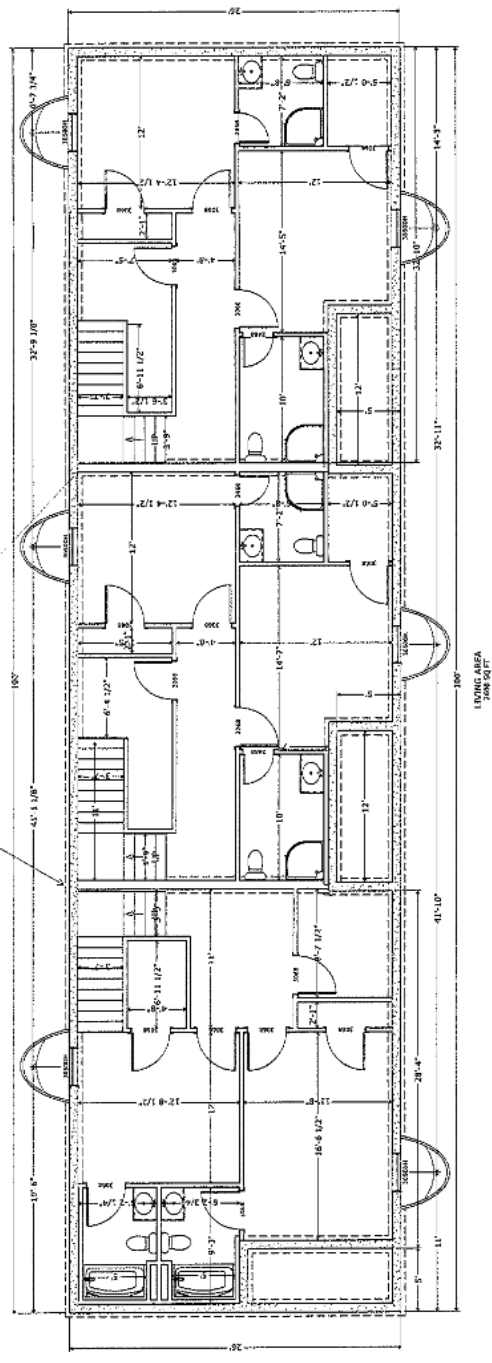
ALL DRAWINGS
PRODUCED BY AIA
REGISTERED
ENGINEER
FOR THE STATE OF
MISSISSIPPI
REGISTERED
ARCHITECT
OR
REGISTERED
PROFESSIONAL
ENGINEER
MUST BE
OBTAINED FROM
THE ARCHITECT
OR ENGINEER
OF RECORD
FOR THE PROJECT
AND MUST BE
USED IN ACCORDANCE
WITH THE
REQUIREMENTS
OF THE
STATE OF
MISSISSIPPI

Foundation

1101 North Lincoln LLC

DRAWN BY:
Jarett
Wagler
DATE:
2/27/2025
SHEET:

Parting Walls



9' Concrete Walls 8" Thick
Interior Walls 2x4
Concrete Floor 4" Thick
Parting Walls Double 2x4 Walls With 1" Between

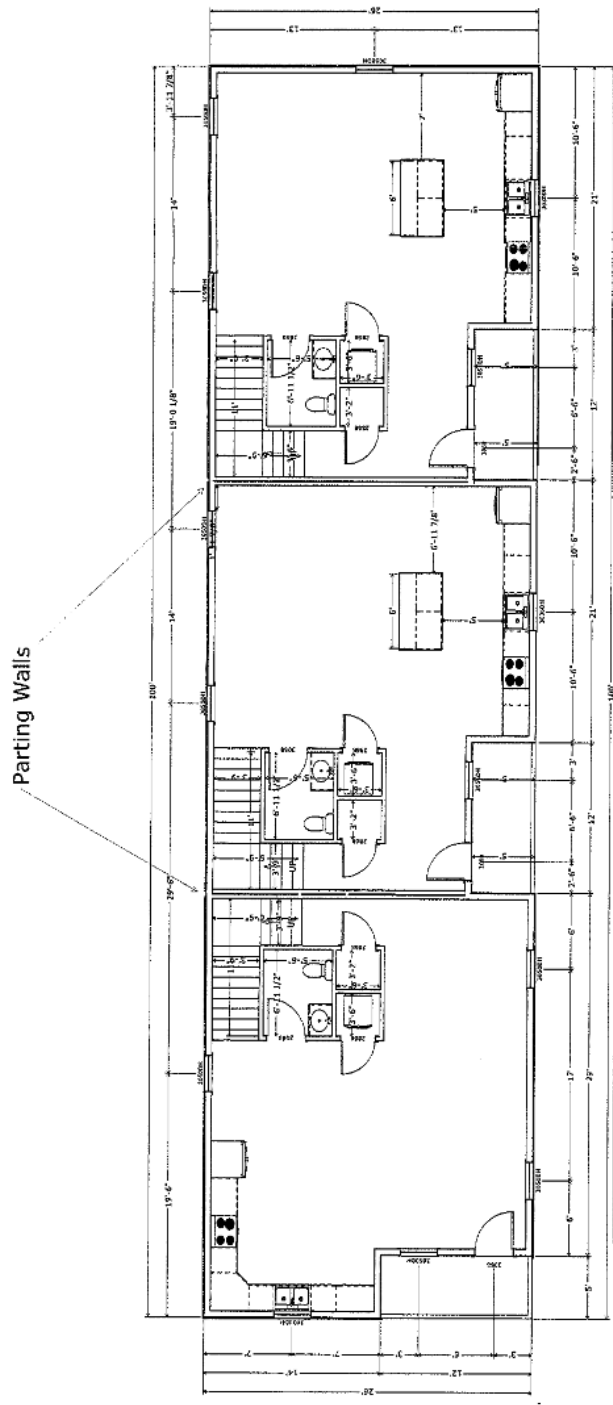
Murphy Design
 Custom House
 Plans
 812-259-1832
 murphydesign@gmail.com

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF A CONTRACTOR. ARCHITECTS AND ENGINEERS FOR VERIFY ALL LOCAL BUILDING CODES AND REQUIREMENTS.

Main Floor

1101 North Lincoln LLC

DRAWN BY:
 Jarrett Wagler
 DATE:
 2/27/2025
 SHEET:



WINDOW SCHEDULE

UNIT	TYPE	SIZE	FINISH
1	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
2	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
3	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
4	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
5	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
6	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
7	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
8	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
9	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
10	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
11	DOUBLE HUNG	3'-0" x 4'-0"	WOOD
12	DOUBLE HUNG	3'-0" x 4'-0"	WOOD

DOOR SCHEDULE

UNIT	TYPE	FINISH
1	PRE-FAB	WOOD
2	PRE-FAB	WOOD
3	PRE-FAB	WOOD
4	PRE-FAB	WOOD
5	PRE-FAB	WOOD
6	PRE-FAB	WOOD
7	PRE-FAB	WOOD
8	PRE-FAB	WOOD
9	PRE-FAB	WOOD
10	PRE-FAB	WOOD
11	PRE-FAB	WOOD
12	PRE-FAB	WOOD

Scale 1/4" = 1'

GENERAL NOTES:
 EXTERIOR DIMENSIONS ARE TO OUTSIDE OF 2X5 WALL WITH 1/2" OSB
 INTERIOR DIMENSIONS ARE TO FRAMED STUD WALL 2X4
 EXTERIOR WALLS WITH 2X6 2X4 INTERIOR WALLS
 PARTING WALLS DOUBLE 2x4 WALL WITH 1" BETWEEN
 WALL HEIGHT HOUSE :9'

Murphy Design
 Construction
 812-552-4832
 murphydesign.com
 pmurphy@murphydesign.com

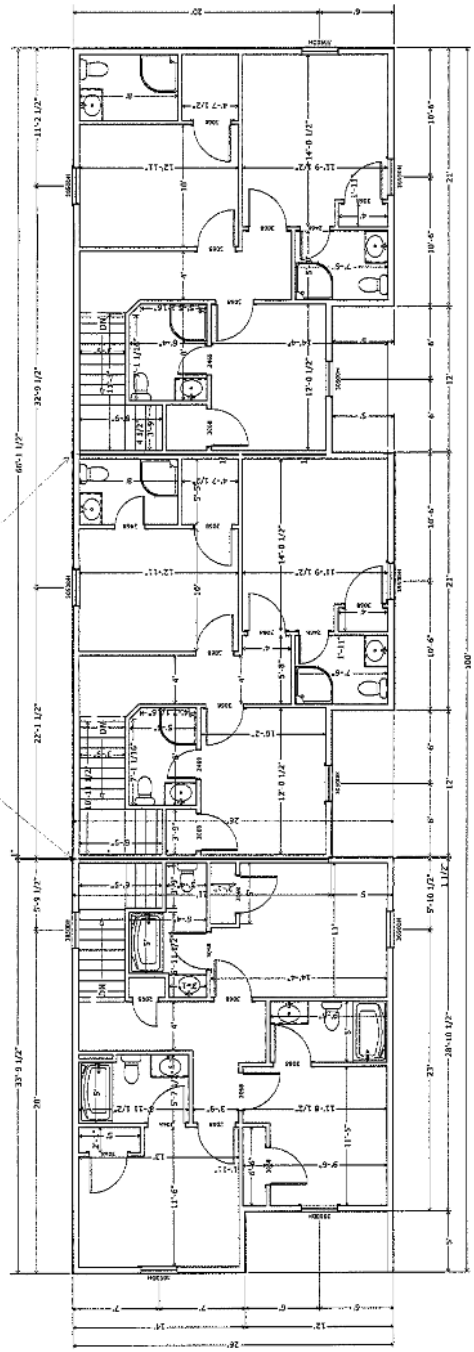
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2nd Floor

1101 North Lincoln LLC

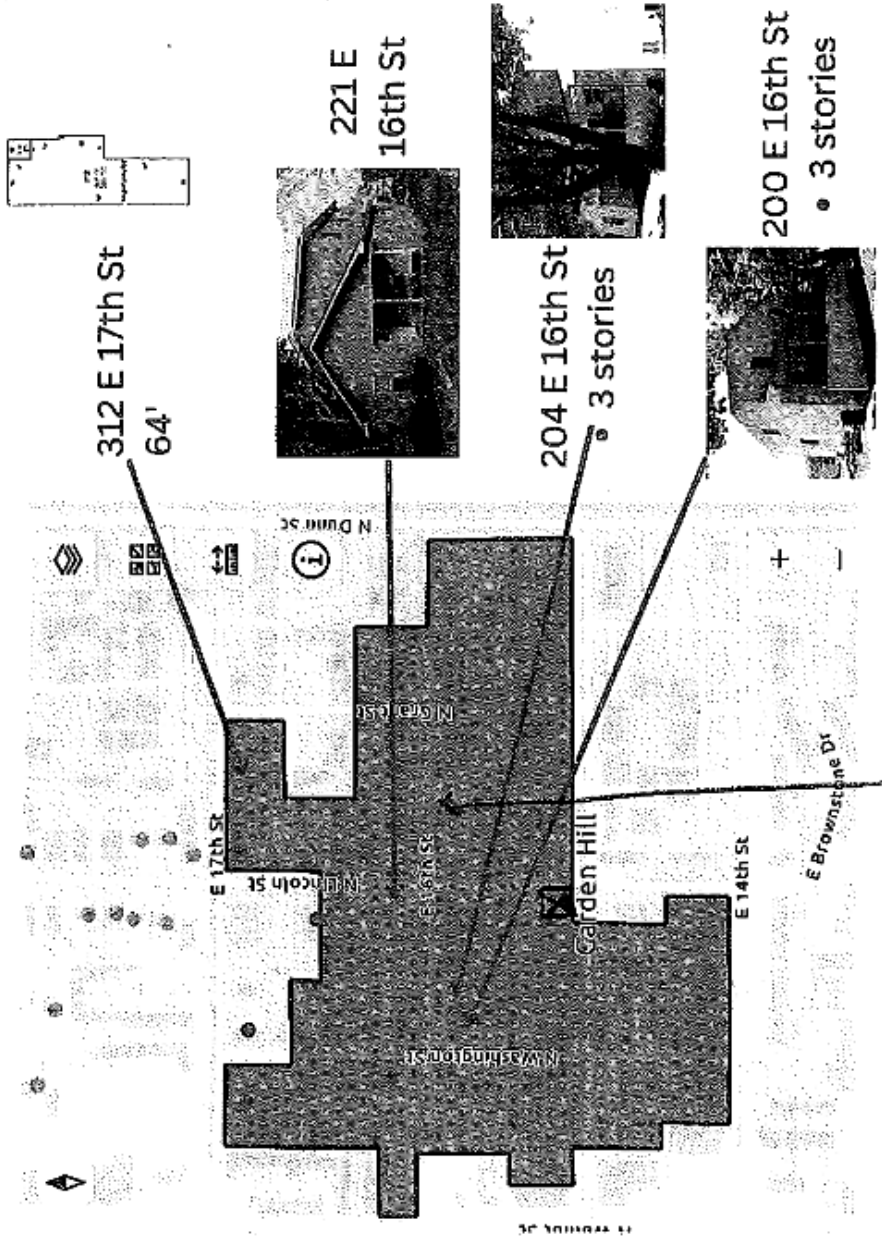
DRAWN BY:
Jarett Wagler
DATE:
2/27/2025
SHEET:

Parting Wall



Exterior Dimensions Are To Outside OSB
 Interior Dimensions Are To Framed Studded Walls
 Exterior Walls: 2x6 Interior Walls: 2x4
 Wall Height: 8'
 Parting Walls Double 2x4 Wall 1" Between

Scale 1/4"=1'



312 E 17th St
64'

221 E
16th St



204 E 16th St
• 3 stories

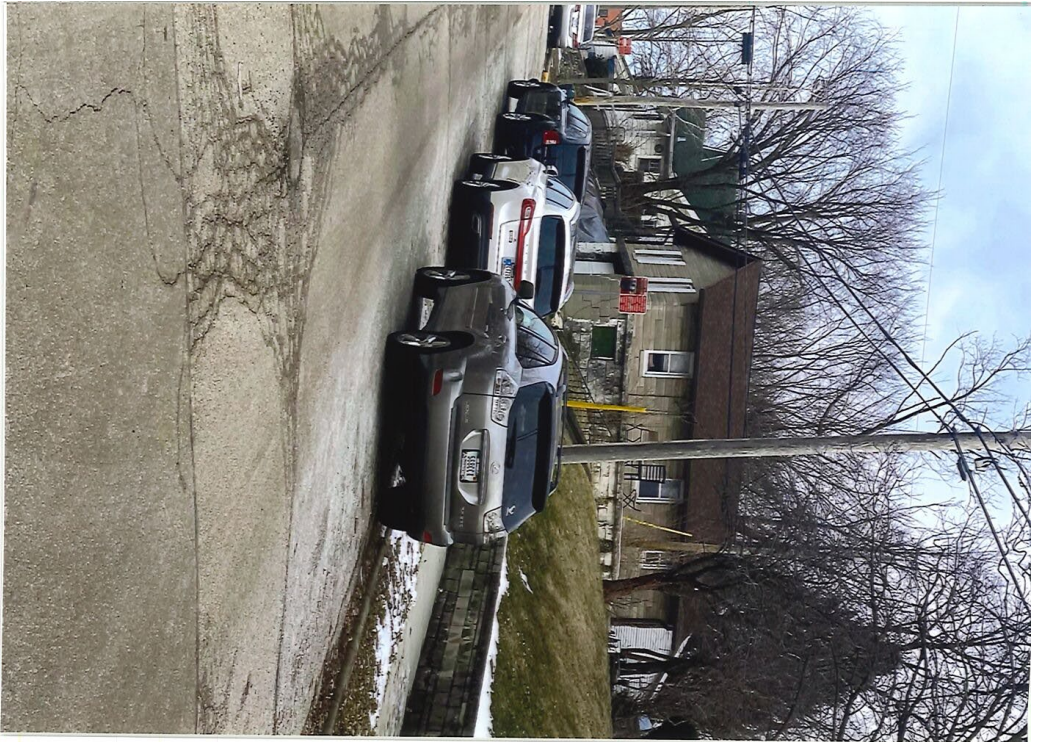
200 E 16th St
• 3 stories



310
E. 16th
2 stories







Violations 2023-2025

#	Date	NOV #	Address	Historic District	Complaint	Owner	Owner Contact	IMPORTANT DATES	Action Taken	NEXT STEP
1	3/28/2022		919 E University St	Elm Heights Historic District	Fence				Investigated, not a violation. COA was given years ago	8/29/2023 - SENT NOV - FINES 9/7/2023 - Douglas Cain, current owner called and is going to send samples as soon as possible
2	2020	NOV 23-01	620 S Ballantine Rd	Elm Heights Historic District	Columns				9/24/2024 owner agreed to restore parapet. Estimated 6 month delivery	8/29/2023 - SENT NOV - FINES
3	2020	NOV 23-02	605 S Feas St	Willow Terrace Apartment Building	Elimination of historic tinoid window spanish barrel Full Window Replacement				Resolved - The owner has paid the maximum fine	
4	7/25/2022		1304 E 2nd St	Elm Heights Historic District	Partial demo no permit				Not in a historic district - have not heard back from anyone	
5	8/3/2022		515-518 S Henderson St.	Elm Heights? or Bryan Park?	Non-conforming new construction				Resolved - There was never an issue and a new case was brought to the HPC as a COA	
6	9/28/2022		507 S Ballantine St	Elm Heights	Construction of a fence cutting trees, destroying historic stone retention wall				Resolved - Was brought to the HPC as a COA and the addressed as of now.	
7	9/23/2022		1018 E Willie St	Elm Heights	Illegal Sign				8/29/2023 - SENT NOV - FIRST WARNING - GET COA OR RESTORE	
8	10/22	NOV 23-03	322 E Kirkwood Ave. (Parlor Donuts)	Kirkwood Manor Historic Building	Abandoned				CLOSED - the building is used but we can't do anything about it.	
9	11/2/2022		405 E 4th St	Greater Restaurant Row	Roofing Materials				retroactive COA	
10	11/4/2022	NOV 23-04	1302 E 2nd St	Elm Heights Historic District	Fence			9/7/2023	8/29/2023 - SENT NOV - FIRST WARNING - GET COA OR RESTORE	RESPONDED
11	3/3/2023	NOV 23-05	1320 E 1st St	Elm Heights Historic District	Replacing Porch Columns				columns restored	Responded within the 30 days - taking action
12	3/9/2023	NOV 23-06	621 B W 4th St	Greater Prospect Hill Historic District	Illegal Sign				8/29/2023 - SENT NOV - FIRST WARNING - GET COA OR RESTORE	
13	8/25/2023	NOV 23-07	401 E 4th St	Greater Restaurant Row Historic District	Replacement of roofing material from asphalt to standing seam				retroactive COA received	
14	NOV 23-08	NOV 23-08	925 N Jackson St	Maple Heights Historic District	removal of siding					
15	10/6/2023	NOV 23-09	522 W 4th St	Greater Prospect Hill						

#	Date	NOV #	Address	Historic District	Complaint	Owner	Owner Contact	IMPORTANT DATES	Action Taken	NEXT STEP
1	5/1/2024	24-01	1300 E 1st St	Elm Heights	Door replaced, parking area installed in public right of way	Chickering rentals		6/1/2024	Conditional approval of screening, application for door replacement schedule for August 22nd	August 22nd Application for door, railing, and step replacement approved COA 24-30. Parking has been screened but new door and railings needed
2	7/22/2024	24-02	930 W 6th St	Near West Side	Replacement of front doors and windows, removal of chimneys, replacement of windows, replacement of vehicle siding on porch with horizontal siding	CJ Hoosier Holdings			changes made after HPC review	
3	12/11/2024	24-03	906 W 6th St	Near West Side	Removal of chimney	Sparrow Investments LLC			notices of violation sent, multiple owner addresses response not received	
4			209 S Dunn	Limestone Sidewalk	paving stones moved and reset in gravel	City of Bloomington, adjacent property owner IU Real Estate			correspondence sent to city street division and IU Real Estate	

#	Date	NOV #	Address	Historic District	Complaint	Owner	Owner Contact	IMPORTANT DATES	Action Taken
2	2/5/2025	25-01	608 W 8th St	Near West Side	Replacement of front door	Johnson, Robert J 201			NOV sent, owner responded and discussed responses
3	2/13/2025	25-02	702 W Kirkwood Ave	Near West Side	Replacement of windows	Simon Ladd			NOV sent, met with owner and discussed responses
4	2/26/2025	25-03	1017 E 1st St	Elm Heights	contruction of railing above side porch	David Kamen			Retroactive COA