



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday April 24, 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:

[Join Zoom Meeting](#)

<https://bloomington.zoom.us/j/86470652637?pwd=rX9vgWlboM2cZXBEPnhokqtzRhtKi4.1>

[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.

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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 April 24th, 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](#)

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AGENDA

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. April 10th
- IV. **CERTIFICATES OF APPROPRIATENESS**

Staff Review

A. **COA 25-23**

2304 N Martha St (Matlock Heights HD)

Kitty McIntosh

Side privacy fence

Commission Review

B. **COA 25-15**

1104 N Grant St (Garden Hill HD)

Tyler Martin

New construction

C. **COA 25-16**

1101 N Lincoln St (Garden Hill HD)

Sherri Hillenburg

New construction at site of non-contributing house

D. COA 25-24

600 W 6th St (Near West Side HD)

Leighla Taylor (Fastsigns)

New signage

E. COA 25-25

642 N Madison St (Showers Furniture HD)

Bloomington Redevelopment Commission

Reconstruction of south wall on Mill

V. DEMOLITION DELAY

A. DD 25-07

411 E 10th St

Valubuilt Construction

B. DD 25-08

413 E 10th St

Valubuilt Construction

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ADJOURNMENT

Next meeting date is May 8th, 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

Thursday April 10th, 2025

Minutes

I. CALL TO ORDER

Meeting was called to order by **Sam DeSollar @ 5:00 p.m.**

II. ROLL CALL

Commissioners:

Sam DeSollar (Present)
Reynard Cross (Present)
Jeremy Hackerd (Present)
Daniel Schlegel (Present)
Melody Duesner (Present)
Jack Baker (Present)

Advisory Members:

Karen Duffy (Present)
Duncan Campbell (Present)

Staff:

Noah Sandweiss, HAND (Present)
Eddie Wright, HAND (Present)
Anna Killion-Hansen, HAND (Present)
Anna Holmes, City Legal (Present)
David Brantez, City Planning (Present)

Guests:

Kathleen Bethel
Stephanie Downey
Karen Ellis
Simon Ladd
Mitch Dolby
Kerry Slough
Phil Worthington
Jamie Galvan
Paul Ash
M Elizabeth Cox-Ash
Leo Pilachowski
Henry Castingovanni
John Bethel (Virtual)

Richard Lewis (Virtual)

III. APPROVAL OF MINUTES

A. March 27th 2025.

Sam DeSollar asked that the minutes be edited on page 10 to reflect that he asked for public comments prior to commissioner comments to be more in line with Roberts Rules of Order. **Duncan Campbell** asked that the minutes be edited to state that he was referring to the master plan from 1990, not 1890.

Sam DeSollar made a motion to accept the March 27, 2025 minutes with noted changes. **Jeremy Hackerd** seconded.
Motion carried 5-0-1 (Yes-No-Abstain)

Sam DeSollar read the Historic Preservation Procedure statement.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 25-18

515 S Hawthorne Dr (Elm Heights HD)

Kathleen Bethell

Tree removal

Noah Sandweiss gave presentation. See packet for details.

B. COA 25-19

523 W 7th St (Near West Side HD)

Jay Kincaid

Front picket fence, rear privacy fence, and solar panels

Noah Sandweiss gave presentation. See packet for details.

Commission Review

C. COA 25-15

1104 N Grant St (Garden Hill HD)

Tyler Martin

New construction

Petitioner was not present, continued until the **April 24th 2025** meeting.

D. COA 25-16

1101 N Lincoln St (Garden Hill HD)

Sherri Hillenburg

New construction at site of non-contributing house

Petitioner was not present, continued until the **April 24th 2025** meeting.

Sam DeSollar asked how much more time both items have. **Noah Sandweiss** stated that both COA's are continued as long as the commission continues to act.

E. COA 25-17

807 W 8th St (Near West Side HD)

Stephanie Downey

Replacement of metal porch posts with turned wood posts, replacement of vertical siding with horizontal cement board clapboard, replacement of unoriginal windows with new size

Noah Sandweiss gave presentation. See packet for details.

Questions:

Jeremy Hackerd asked if the same siding would be used on the west side as well. **Duncan Campbell** asked about the color of the siding. It would remain gray. Cement board would be installed on the front. **Henry Castigovanni** explained how the siding would be mounted. **Sam DeSollar** asked about the gable and the turn post. **Henry** explained the size and the plans for the turn post. **Sam** also asked if the siding would be shake or vinyl on top. They would like to go with vinyl.

Daniel Schlegel made a motion to approve **COA 25-17**. **Reynard Cross** seconded.

Comments:

Jeremy Hackerd commends the **Petitioners** on what they are doing and working with the neighborhood design committee. The Commissioners like the design and what the petitioners are doing.

Motion carried 6-0-0 (Yes-No-Abstain)

F. COA 25-20

324 S Rogers St (Garden Hill HD)

Jamie Galvan

Replacement of aluminum siding with LP wood siding, repair of damaged chimney, construct balcony on north gable, replacement of windows and doors with matching configuration

Noah Sandweiss gave presentation. See packet for details.

Questions:

Jack Baker asked if the house is covered with aluminum siding. They are removing all of the aluminum siding. Is there a plan to reuse? Due to a fire in the structure 95% of the windows are not restorable. **Jack** asked about overall structural integrity. **Jamie Galavan** stated they have consulted with a structural engineer and the structure is sound and will support the balcony. **Duncan Campbell** asked if all the windows and doors are being replaced. The remaining windows have fractures from the fire and intense heat. The original plaster increased the heat inside the structure. So everything will have to be replaced.

Jeremy Hackerd made a motion to approve **COA 25-20**. **Daniel Schlegel** seconded.

Comments:

Richard Lewis spoke in favor of the petitioner and what they are trying to do with the structure.

Jack Baker is sorry the fire happened, this is a lovely house. He understands what the petitioner is going through. The **Commissioners** are happy that everyone made it out of the fire and no one was injured. Duncan Campbell stated this is a John Nichols house and he is happy that it is being restored.

Motion carried 6-0-0 (Yes-No-Abstain)

G. COA 25-21

702 W Kirkwood Ave (Near West Side HD)

Simon Ladd

Replacement windows with different pane configuration

Noah Sandweiss gave presentation. See packet for details.

Simon Ladd explained what they encountered when they removed the old windows, and expanded upon their plans to replace.

Questions:

Jack Baker asked about the trim. They are going to do a mock up and see what happens. But it's hard to guess when working on these old houses. **Jack** asked if they could get more of the siding material. They can and they will paint the siding. **Jeremy Hackerd** asked about the design of the transom windows. They are not a common design. **Reynard Cross** asked for clarification on what is being done. He wonders what it might look like once finished. The **Commissioners** agreed.

Reynard asked how long **Simon Ladd** has owned the house for 25 years. **Simon** was unaware he needed to get permission from the HPC to replace the windows. **Simon** explained that most of the work he has done is interior and they didn't need permission for interior work.

Reynard Cross made a motion to deny **COA 25-21**. **Jack Baker** seconded.

Comments:

Reynard Cross stated he cannot approve until he knows what they are approving. **Sam DeSollar** asked if they could install a taller window instead of transom. The **Petitioner** was favorable to this. **Jeremy Hackerd** asked to see a drawing of what they are approving. **Sam DeSollar** clarified what the commission wants to see to be able to approve. **Jack Baker** feels pretty strongly that the windows removed should be put back to something that was in the original design. **Sam** explained what the HPC has purview over and what it does not. He also explained what they would like to see in this situation. Then they can reapply. The **Commissioners** agreed that they would like to see a mockup of the final design. **Sam** also clarified to the **Commissioners** that a yes vote was a vote to deny the COA.

Motion to deny carried 6-0-0 (Yes-No-Abstain)

H. COA 25-22

510 W Allen St (McDoel HD)

Karen E. Ellis

Second story addition on rear garage

Noah Sandweiss gave presentation. See packet for details.

Karen Ellis added that she has restored the original wood siding on the structure. She would like to have a roof line similar to the house, but the height might be an issue. **M Elizabeth Cox-Ash** lives next door to the structure and stated that she sees no problems with the design. She noted that the **Petitioner** is addressing the foundation issues and they have no issues with the roof line. The **McDoel Gardens Neighborhood Association** has no issues with what the **Petitioner** is doing.

Questions:

Duncan Campbell asked if this is an ADU. The **Petitioner** stated they are changing the use which will make it an ADU. **Jack Baker** asked if the **Petitioner** had had any problems with zoning or set back. **Karen Ellis** stated that she has applied for variances and setbacks through the Planning Dept. She will also need a variance for the fire code.

Jack Baker made a motion to approve **COA 25-22**. **Jeremy Hackerd** seconded.

Comments:

Karen Duffy doesn't see an issue from the street, the structure is set too far back. **Jack Baker** stated that the height is not an issue. The roof profile is of concern but there are other roofs in the neighborhood that are similar. **Sam DeSollar** stated that **McDoel Gardens** is a good neighborhood and he is glad to see representatives from the neighborhood at the meeting. But if Pet has issues with the variances she will have to return to the HPC. The motion was amended to state that the commission would support any variances needed.

Motion carried 6-0-0 (Yes-No-Abstain)

V. DEMOLITION DELAY
A. DD 25-06

720 S High St (Outbuilding)
Leo Pilachowski

Noah Sandweiss gave presentation. See packet for details.

Leo Pilachowski explained why he purchased the house. He stated that the slab is not deep enough for the outbuilding to be used as a garage. Both the outbuilding and house have sat for almost 10 years with little to no attention.

Questions:

Duncan Campbell asked if the **Petitioner** is going to resell the house. He has not decided yet. But he wants approval to demo the outbuilding in case a prospective buyer wants to exercise the option to demolish. The outbuilding has been an issue for a while. **Daniel Schlegel** asked if the **Petitioner** is aware of BRI. He is and he plans to make everything possible available for reuse.

Jeremy Hackerd made a motion to release **DD 25-06**. **Reynard Cross** seconded.

Comments:

Jack Baker is conflicted about releasing demo. But he understands that the cost to repair is much more than building new. **Duncan Campbell** stated that he understands where the pet is coming from. But he has concerns about demo if the **Petitioner** is planning on selling the building to someone else. **Leo Pilachowski** explained that he wants that as an option for a prospective buyer. But he plans on deciding what he will do with the property within the one year time frame of the demo permit. **Reynard Cross** asked if the garage is notable. The site listing is notable with two contributing buildings. So it is likely notable. **Reynard** also asked about work required to repair, and he asked if the **Petitioner** has gotten a report. The **Petitioner** has spoken with his contractor and it would be extremely expensive to repair. The foundation is gone in many places. **Sam DeSollar** stated that the structure was likely there before the house. But is it notable enough to landmark? He doesn't think so. He is not ready to take this to the council.

Motion carried 6-0-0 (Yes-No-Abstain)

Jeremy Hackerd read the statement releasing the demo delay.

VI. OLD BUSINESS

Sam DeSollar asked about any follow ups from the neighborhoods.

Willow Terrace, 607 S Fess AVE. They are still waiting on the roofing tile to come in before work can begin. Legal is maintaining a file to make sure the COA does not expire.

Historic Sidewalks, which will be a conversation between HAND and city engineering. Part of the issue is with the placement of the pavers, which could cause problems with the vision impaired. **Duncan Campbell** doesn't understand why the **Commission** doesn't have purview over the sidewalks. **Anna Killion-Hanson** stated that these sidewalks are an Indiana University property and therefore state property. So they don't have to submit to local jurisdiction and not under the HPC. **Anna Holmes** explained how the process works when dealing with the state vs the city. Legal will look into it. **Anna Killion-Hanson** stated that the property owner is responsible for their sidewalks, and the university has received a lot of ADA complaints.

VII. NEW BUSINESS

A. Historic District Subcommittee recap

Sam DeSollar gave a discussion on the Historic District Subcommittee. They discussed a lot of neighborhood guidelines. Five Commissioners attended. **Duncan Campbell** asked if this is something they do regularly. **Sam** stated that this is a regular monthly meeting.

VIII. COMMISSIONER COMMENTS

Jeremy Hackerd asked about the wall at the mill. **Anna Killion-Hanson** stated that the wall is structurally unsound. They had to secure the wall and no one will be allowed within 20 feet of the wall. The Redevelopment Commission is looking for bids to repair the wall and they will bring this before the HPC in the near future. They are hoping to get this repaired as soon as possible. They will have an engineer look over the entire building.

Sam DeSollar noted COA & NOV and asked if there is a way to issue NOV without COA's. **Noah Sandweiss** stated that deadlines are sometimes put in place for rolling back work once a NOV has been issued. **Sam** said instead of a COA just ask to fix the issue. **Duncan Campbell** stated that the issue arises when they can't return to what it was.

IX. PUBLIC COMMENTS

X. ADJOURNMENT

Sam DeSollar adjourned the meeting @ 6:51 pm

Video record of meeting available upon request.

STAFF APPROVAL	Address: 2304 N Martha St (Matlock Heights HD)
COA 25-23	Petitioner: Kitty McIntosh
Start Date: 4/7/2025	Parcel: 53-05-28-203-044.000-005
RATING: NON-CONTRIBUTING	Empty lot



Background: 2304 N Martha St is a vacant lot currently separated from the rest of the street by a row of trees. On its west it borders the gravel parking area of a mechanic's shop, and on the east, a massed stone ranch owned by the petitioner. In 2023 the Historic Preservation Commission approved plans for a single-story duplex on this lot, but it has not yet been built and ownership of the lot has since changed.

Request:

Our primary residence is 2300 N Martha Street. We have purchased the lot next door, 2304 N. Martha Street. The lot is bordered on the east by our house, AAA and Doo Wops body shop to West, Cascades Creek to North, and the dead end of Martha Street to South.

We are working on cleaning up the lot and removing invasive honeysuckle. This is creating even less of a barrier between our yard and the body shop. We would like to put up a fence to provide separation.

The proposed fence is to be 6 ft tall with treated pine horizontal boards. See attached estimate.

Guidelines: Matlock Heights District Guidelines

"Recommended"

If possible locate fences in the rear, not to extend beyond the front of primary facade. Fences should have an open horizontal orientation and wood is the preferred material. Decorative concrete may also be an appropriate application.

"Acceptable"

Privacy fences between property lines. Vinyl or chain link fences with an open feel.

Staff approves COA 25-23

The proposed 6' horizontal pine board privacy fence meets guidelines for design and materials. It would be located behind the front of the adjacent house, screening the edge of the district from the mechanic's shop and N Walnut St.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 2304 N. Martha Street

Parcel Number(s): _____

(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: Katherine & Eric McIntosh Email: kitty.mcrea@uphwa.com

Address: 2300 N. Martha St. Bloomington IN 47408 Phone: 812-272-5795

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: Katherine M. Mink Date: 4/7/25



ESTIMATE DATE

4-3-2025

ESTIMATE AND PROPOSAL VALUE FENCE COMPANY

OWNER: KIRK MULLIS
7122 W. DINSMORE ROAD
BLOOMINGTON INDIANA * 47403
PHONE: 812-824-9881
EMAIL: VALUEFENCE@COMCAST.NET

Fully
Insured

Kitty McIntosh
Customer/Company Name

Email-Kittymcree@yahoo.com
Job Site

Bloomington IN
City State

812-272-5795
Phone #

2300 N. Martha St.
Mailing Address

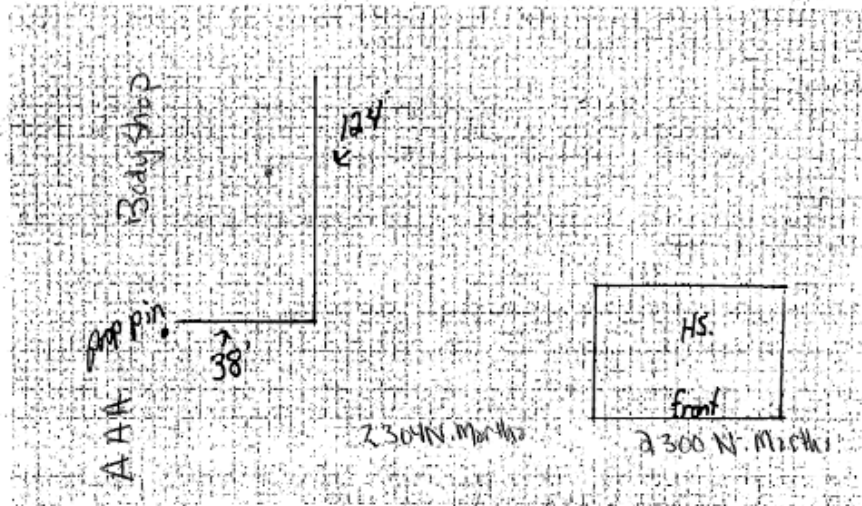
47408
Zip

Work/Cell #

Fax #

County Twp. Cross Street

- WALK GATES DGATES
- ☐ RESIDENTIAL CHAIN LINK
 - ☐ COMMERCIAL CHAIN LINK
 - ☐ GALVANIZED WIRE
 - ☐ VINYL COATED WIRE
 - ☐ VINYL COATED WIRE
 - ☐ WOOD PICKET
 - ☐ WOOD PRIVACY
 - ☐ SPLIT RAIL
 - ☐ GALVANIZED WIRE
 - ☐ VINYL COATED WIRE
 - ☐ CUSTOM PICKET
 - ☐ CUSTOM PRIVACY
 - ☐ OTHER
 - ☐ PROPERTY PINS FOUND
 - ☐ FOLLOW CONTOUR - FENCE
 - ☐ CLOSE TO GROUND,
 - ☐ TOP MAY BE UNEVEN
 - ☐ EVEN AT TOP



TOTAL \$

INSTRUCTIONS AND COMMENTS:

Install approx. 162' 6" tall treated horizontal privacy
no gates - install cover board & post & add one
vertical @ center point of section

Specs: 4x4x8 treated
1x6x8 pine
100 lb concrete per post

THIS CONTRACT IS SUBJECT TO THE TERMS AND
CONDITIONS PRINTED ON THE REVERSE SIDE AND
WHICH ARE MADE A PART HEREOF BY THIS
REFERENCE. PAYMENT IN FULL IS DUE UPON
COMPLETION OF FENCE. UNPAID BALANCES ARE
SUBJECT TO AN INTEREST RATE OF 1 1/2% MONTH
FROM DATE OF COMPLETION OF FENCE.

VALUE FENCE COMPANY (SELLER)

BY: Kirk Mullis
(Authorized Signature)

Acceptance of Proposal - The prices, specifications and conditions
are satisfactory and are hereby accepted. You are authorized to
do the work as specified. Payment will be made as outlined above.

1/3 Deposit Required @ Signing

Signature: +

Date: +

"Building Our Reputation One Fence at a Time"





Monroe County, IN

2300 N Martha street

[Show All](#) X



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.

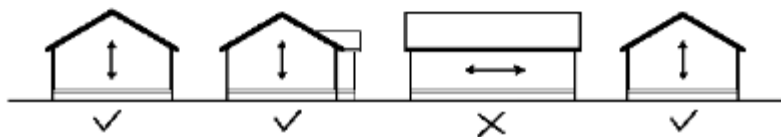
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

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



COVER
SHEET

Page #
1

Project Number
Martin/New Fess

Scale: Specified

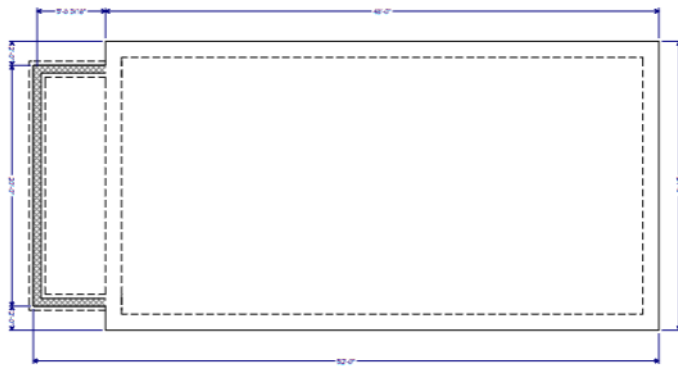
Drawn By: _____ Date: _____
Accepted By: _____ Date: _____

THIS DRAWING IS THE PROPERTY OF EVOLUTIONARY DESIGNS AND WALKTHROUGHS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EVOLUTIONARY DESIGNS AND WALKTHROUGHS.

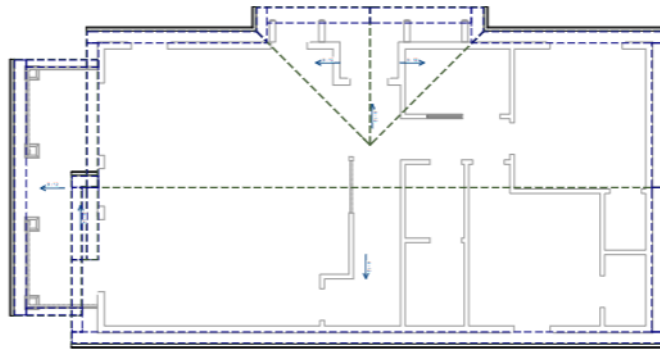
Marcusi Group LLC
1104 N. Grant
Bloomington, IN



Evolutionary Designs
And Walkthroughs
812.240.7049
evolutionarydesigns@live.com

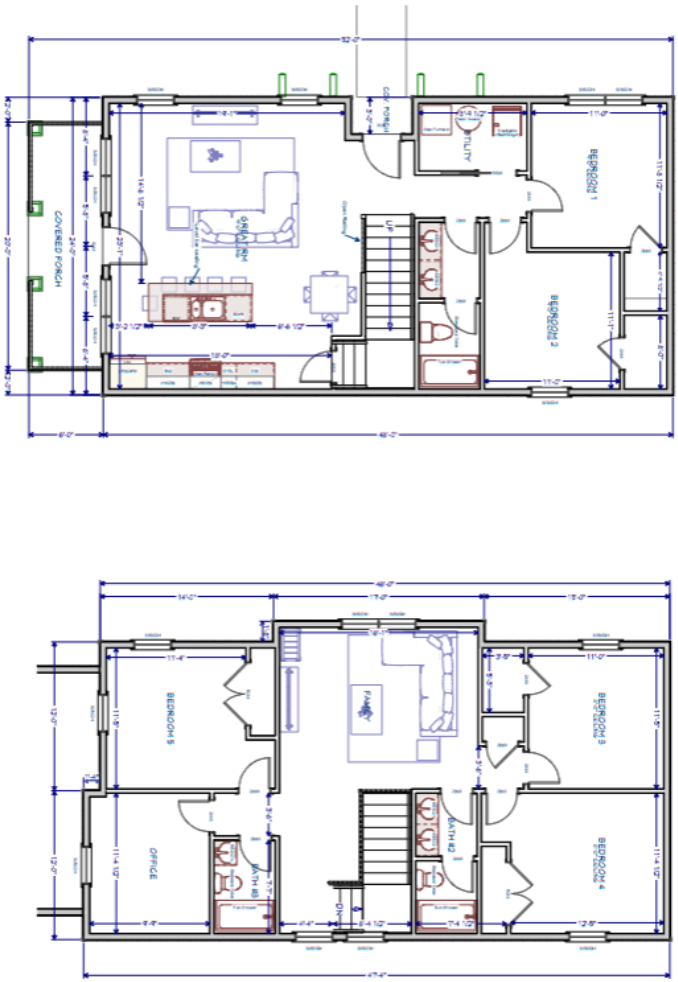


Foundation Plan
Scale: 1/4" = 1'-0"



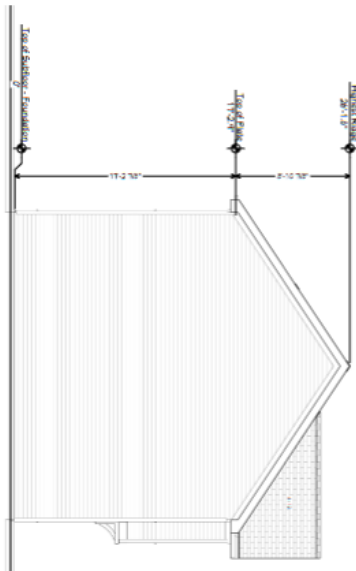
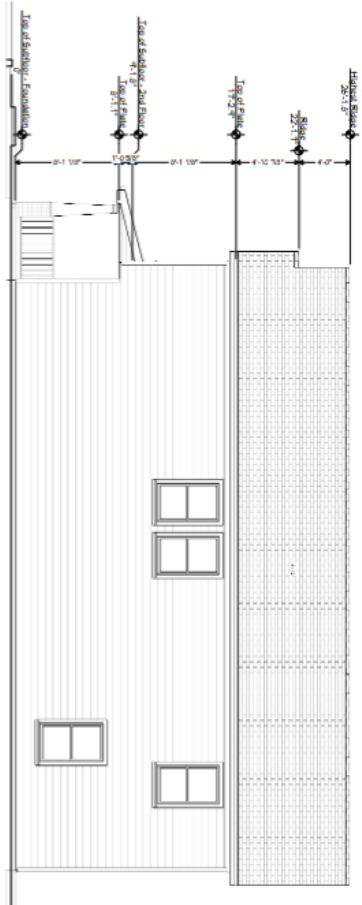
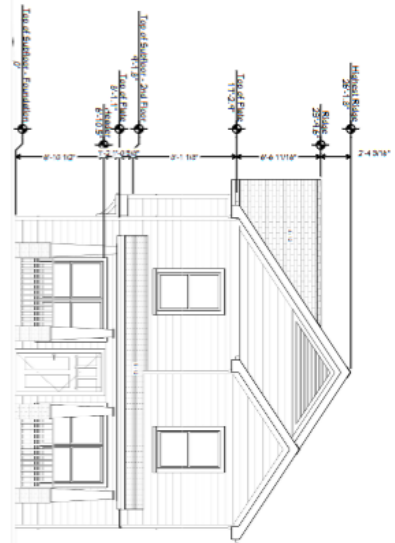
Roof Plan
Scale: 1/4" = 1'-0"





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.



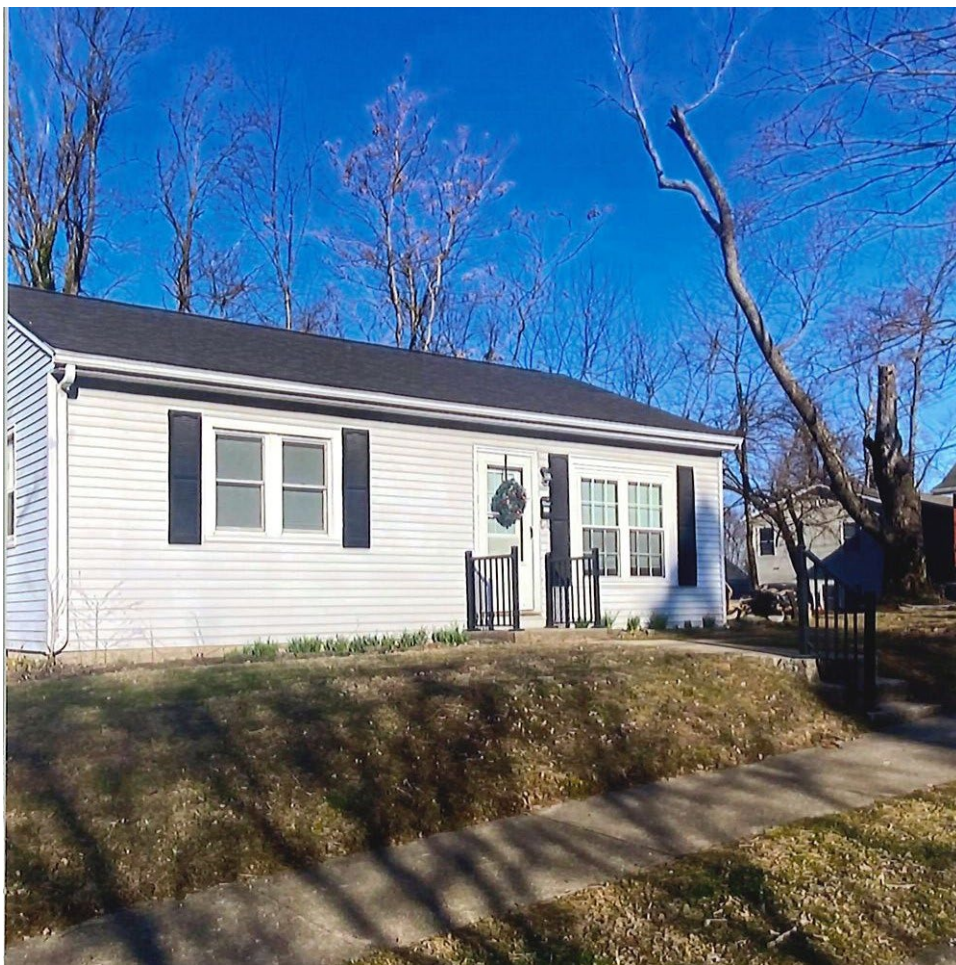
Elevations

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: Sherri Hillenburg Email: Sherri@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

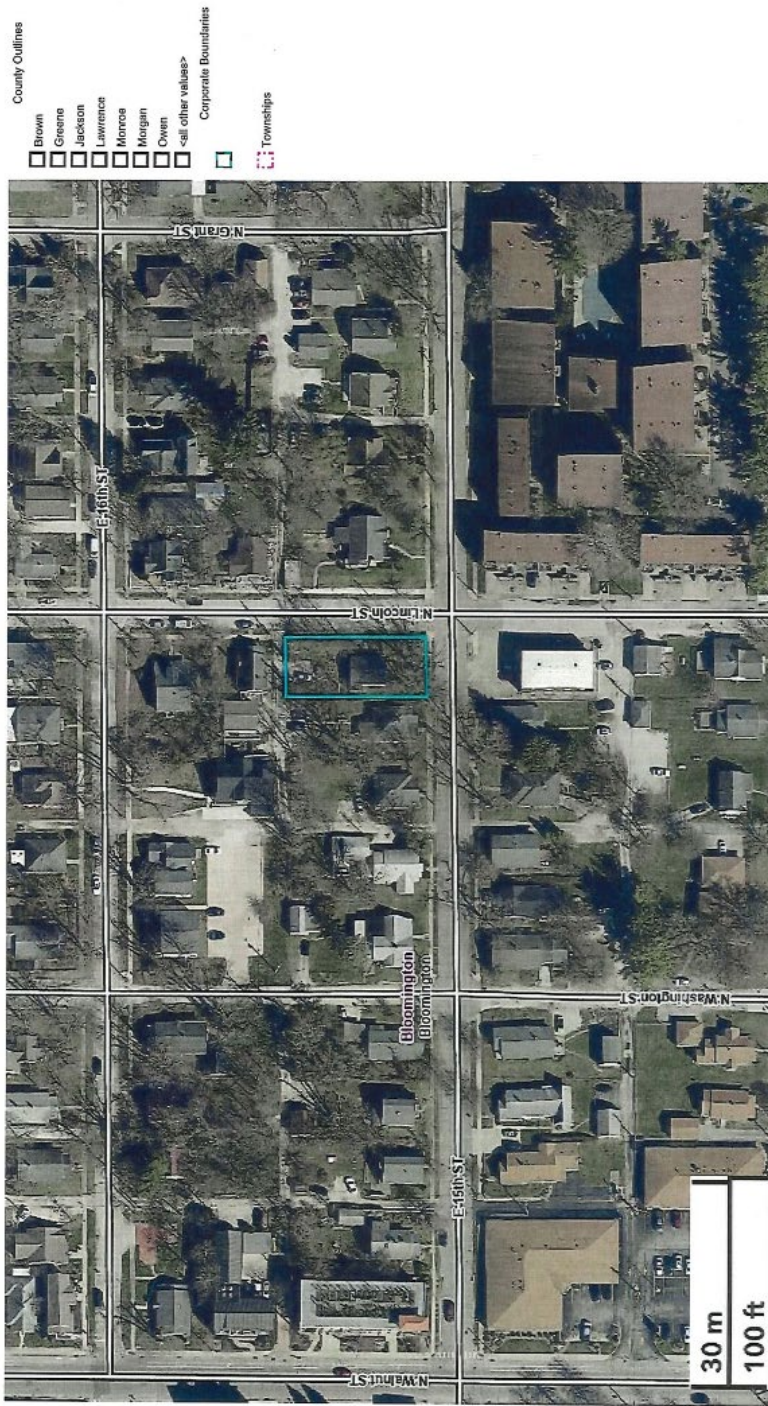
1. No fee is required for submittal.
2. The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. 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.

- 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



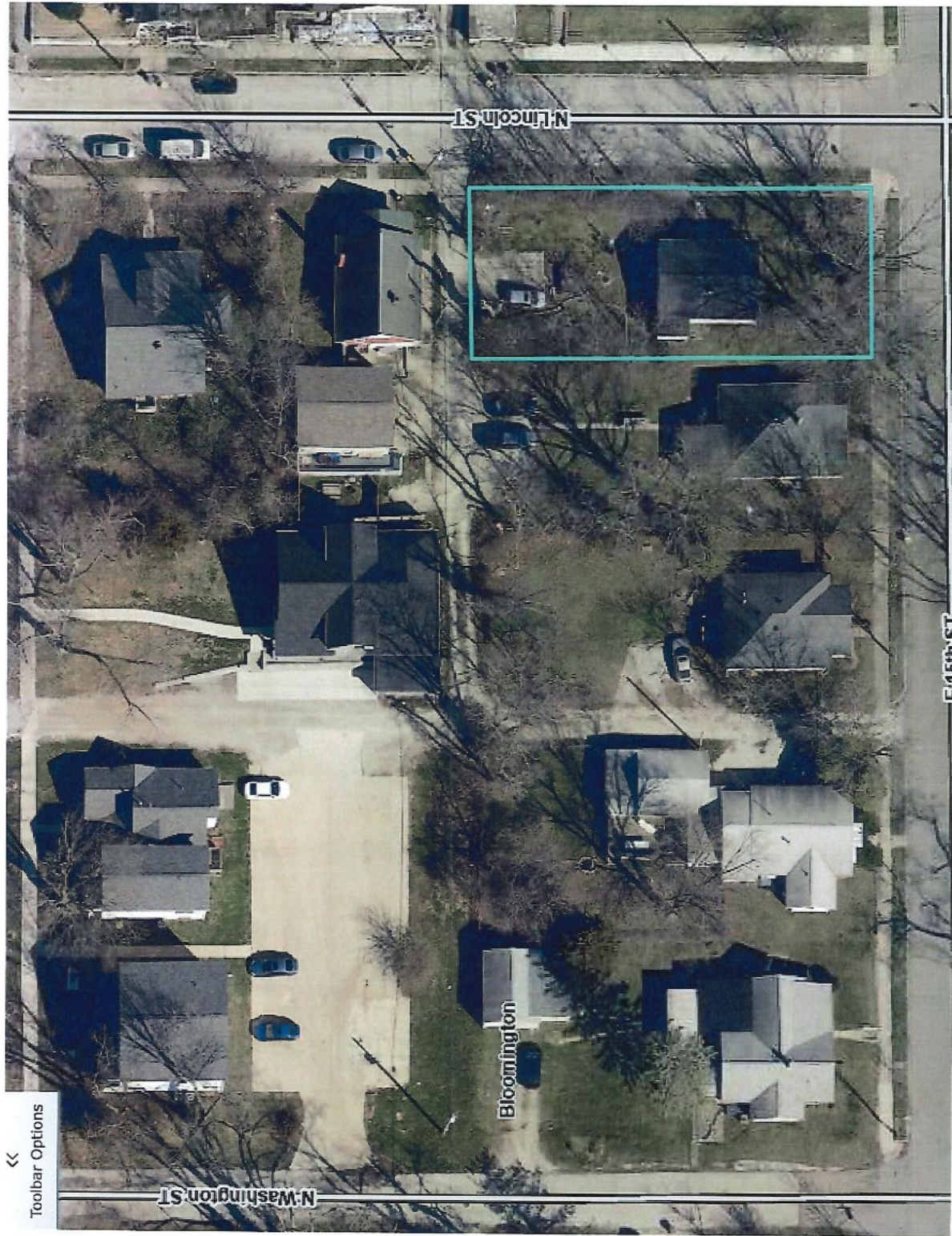
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Toolbar Options



N Lincoln St

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Bloomington

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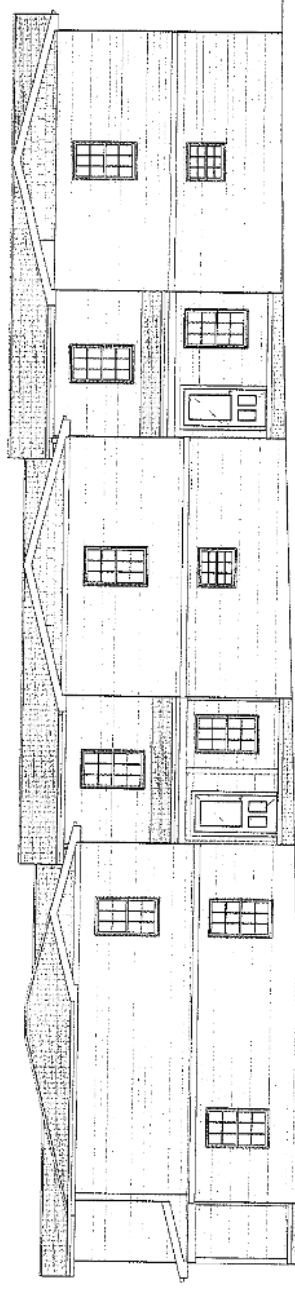
Custom House
811 North Lincoln
www.murphystudio.com
gnat.com

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BEHALF OF THE
CONSTRUCTION
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DIMENSIONS,
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CODES, AND
REQUIREMENTS.

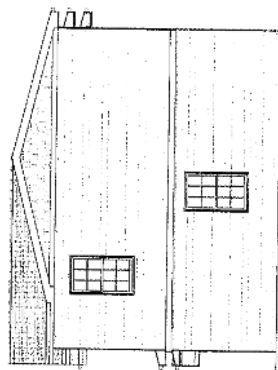
Elevations

1101 North Lincoln LLC

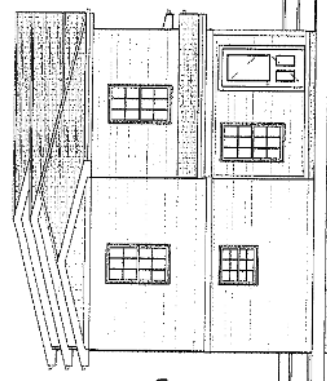
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2/27/2025
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East Elevation

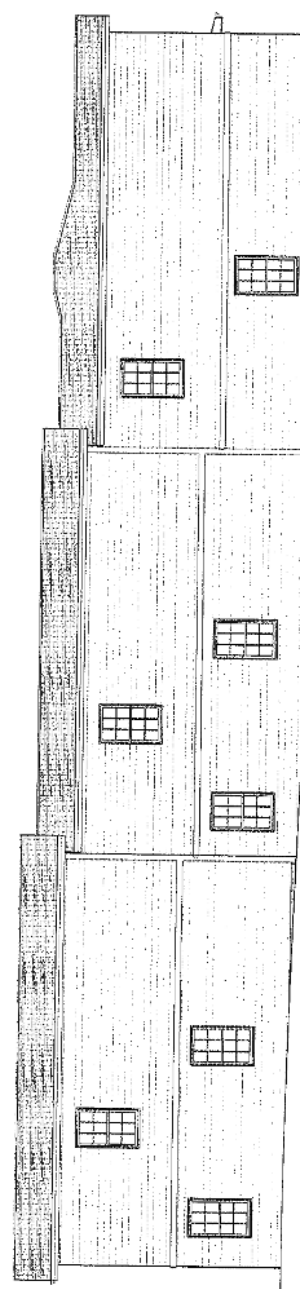


North Elevation




South Elevation

West Elevation



Scale 1/4"=1'



Murphy Design

Chris Huse
 812-259-1832
 chuse@murphydesign.com
 chuse@pdh.com

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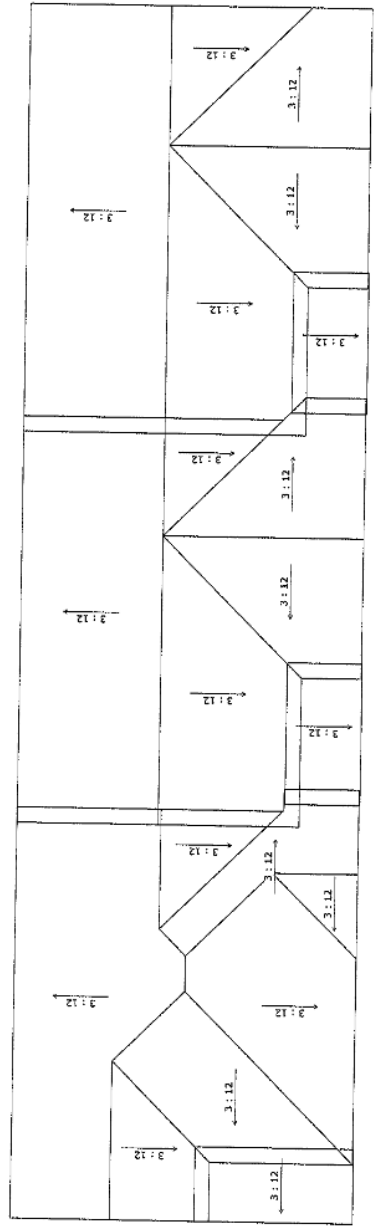
1101 North Lincoln LLC

Roof Plans

DRAWN BY:
 Jarell
 Wagler

DATE:
 2/27/2025

SHEET:
 1



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

Scale 1/4" = 1'

Custom House
Plans
812-259-1832
rurphydrafting02@
gmail.com

THESE DRAWINGS ARE NOT TO BE USED BY AN ARCHITECT OR ENGINEERING FIRM BEFORE THE HOMEOWNER SHOULD CONSULT A CONTRACTOR, ARCHITECT, OR ENGINEER TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND GRADE REQUIREMENTS.

Foundation

1101 North Lincoln LLC

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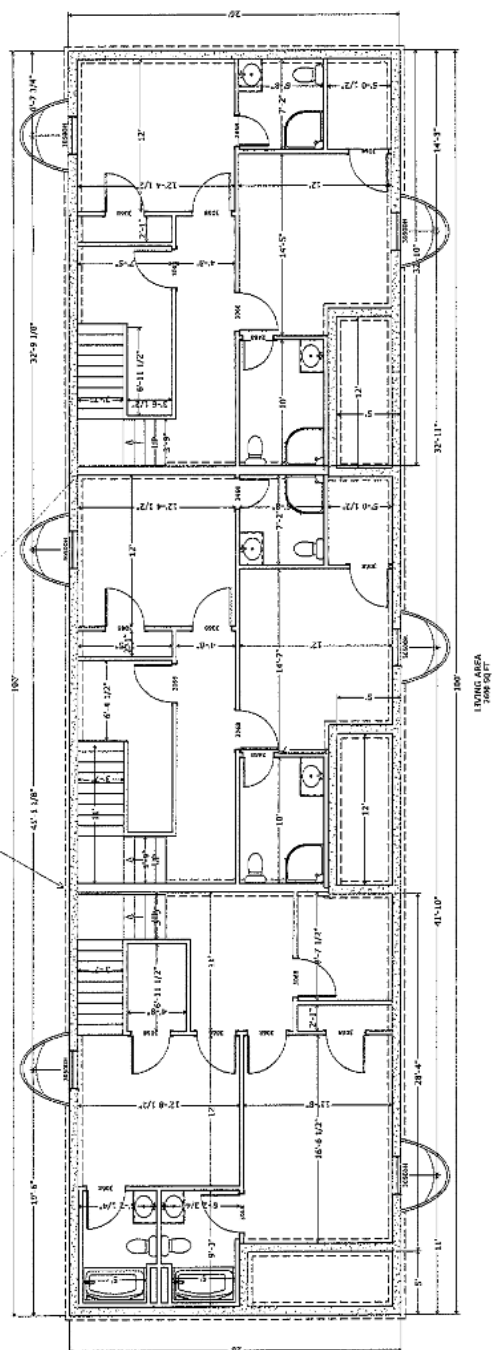
Jarett
Wagler

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

GENERAL NOTES:
EXTERIOR DIMENSIONS ARE TO OUTSIDE OF 2X5 WALL WITH 1/2" OSB
EXTERIOR 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'



Garrett Hester
Principal
812-229-1832
murphydesignllc@gmail.com
murphydesignllc.com

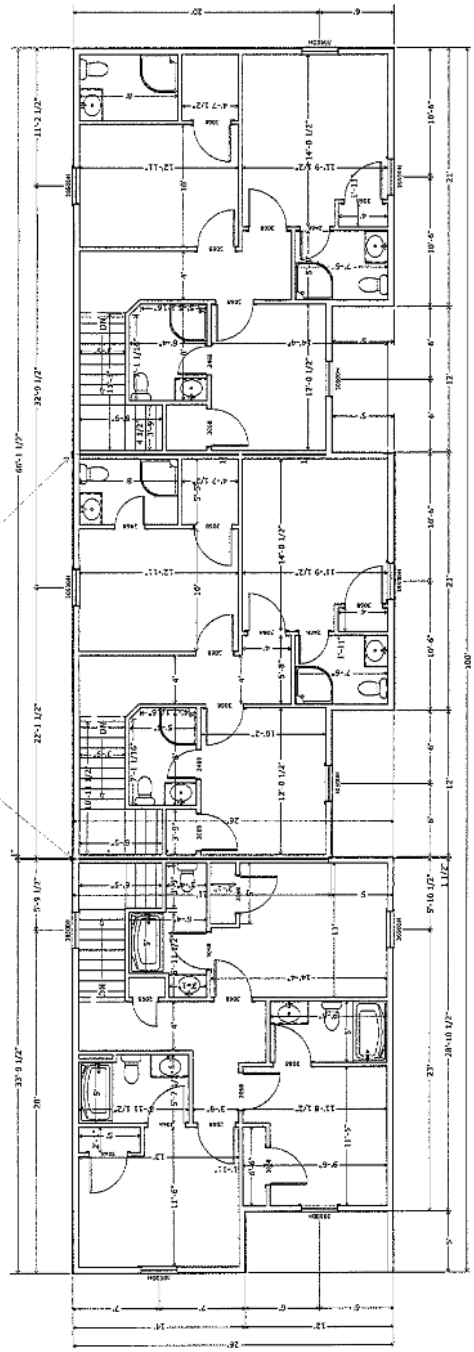
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OR ARCHITECT
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REQUIREMENTS.

2nd Floor

1101 North Lincoln LLC

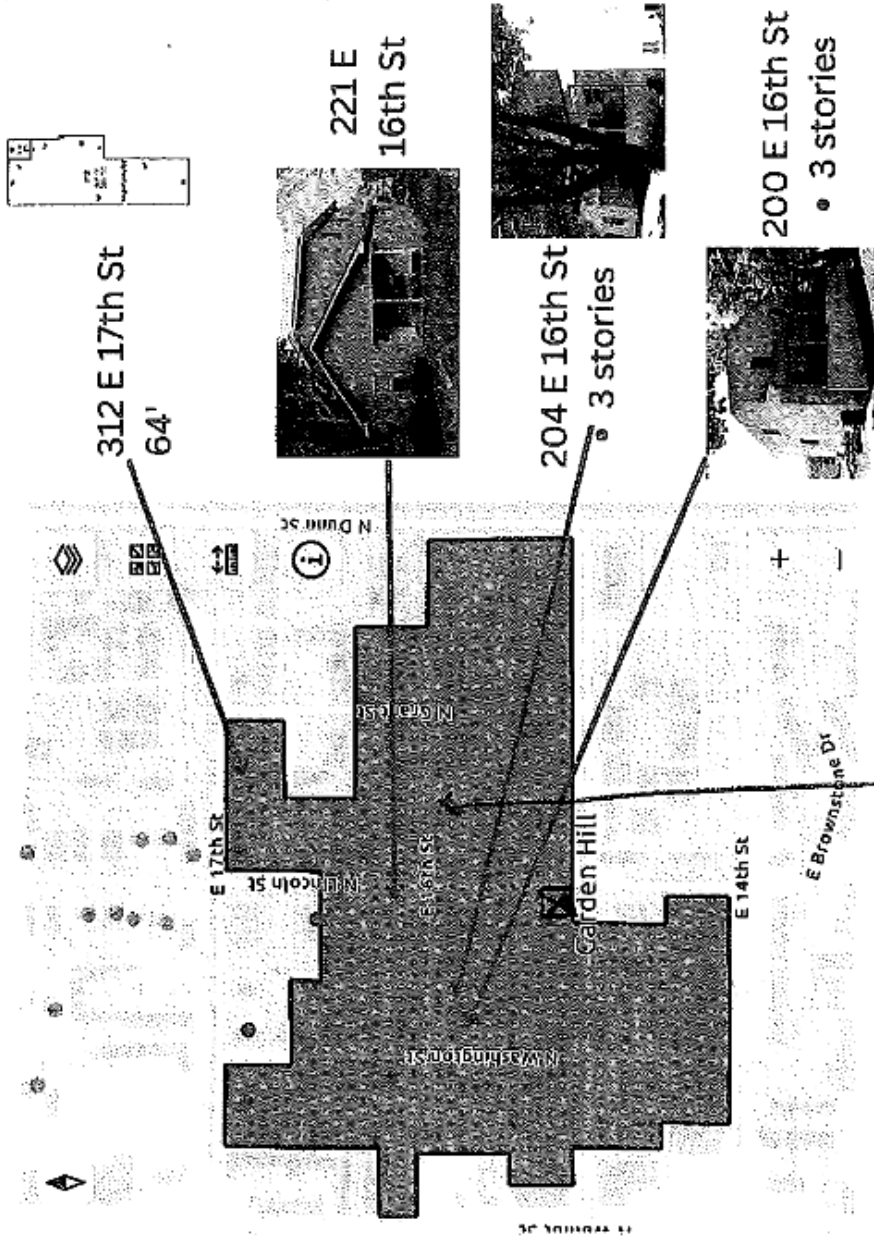
DRAWN BY:
Jarett
Wagler
DATE:
2/27/2025
SHEET:

Parting Wall



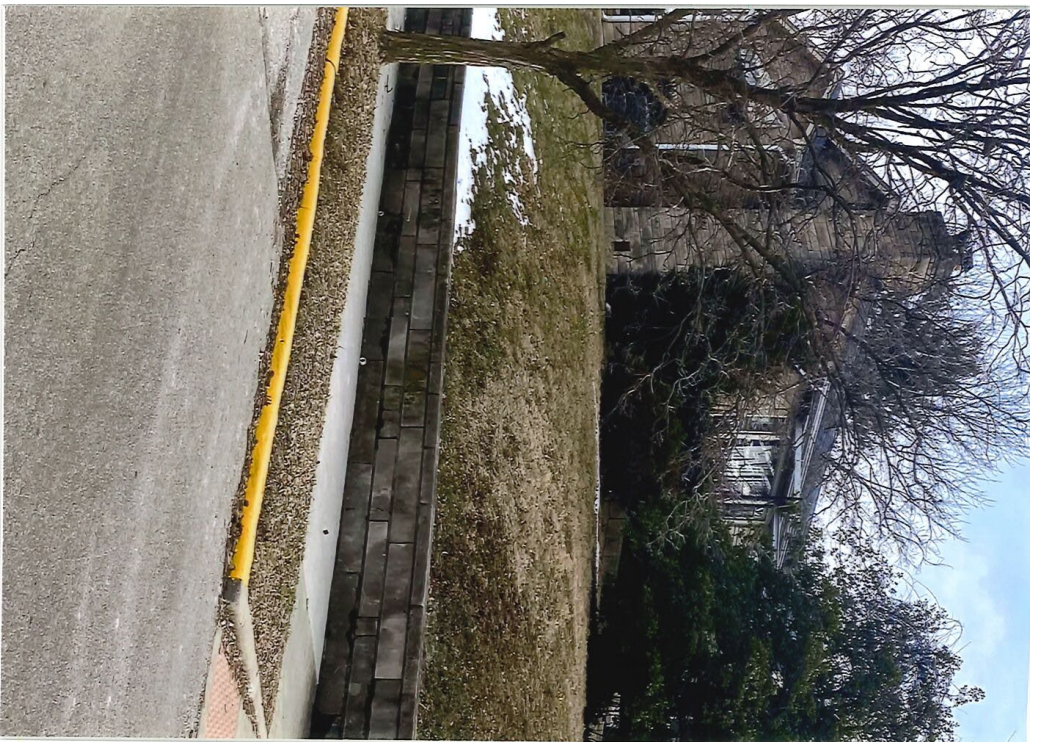
Exterior Dimensions Are To Outside OSB
Interior Dimensions Are To Framed Studded Walls
Exterior Walls: 2x6 Interior Walls: 2x4
Wall Height: 8'
Parting Walls Double 2x4 Wall 1" Between

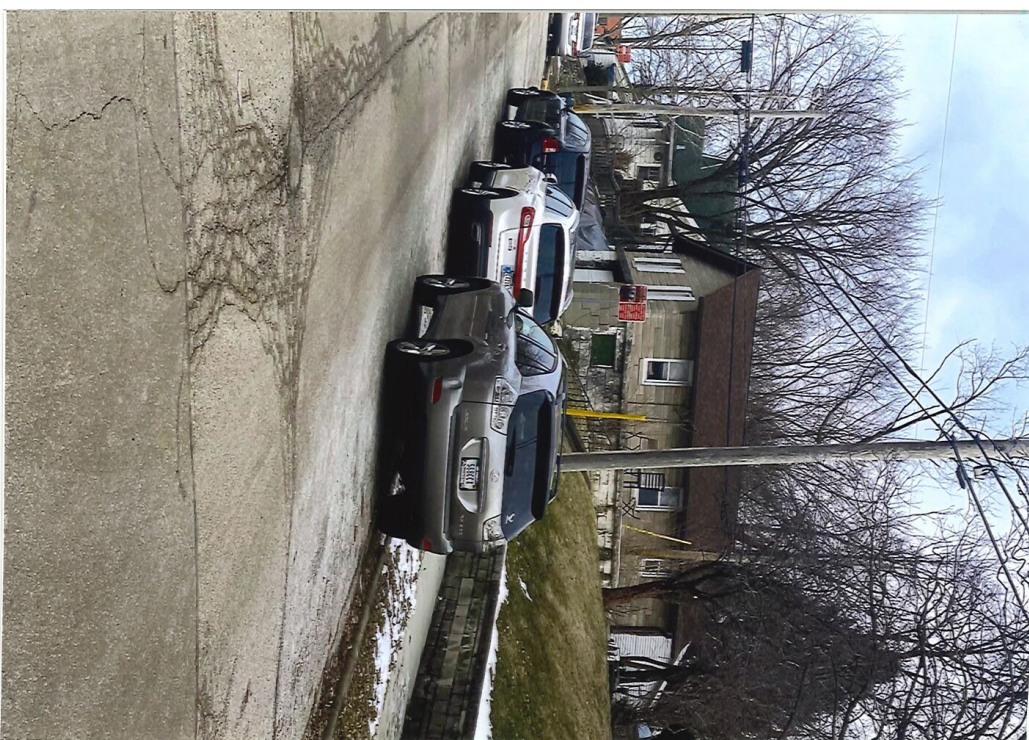
Scale 1/4"=1'



310
E. 16th
2 stories







STAFF RECOMMENDATIONS	Address: 600 W 6th St (Near West Side HD)
COA 25-24	Petitioner: Leighla Taylor (Fastsigns)
Start Date: 4/10/2025	Parcel: 53-05-32-414-020.000-005
RATING: CONTRIBUTING	1925 Gothic revival church



Background: Built in 1925, Fairview United Methodist Church is a brick gothic revival church with a two-story 1957 rear addition. The church also houses several students the Wesley Living Learning Center.

Request: Installation of new signage in rear limestone cabinet.

Guidelines: Near West Side HD

SIGNAGE

RECOMMENDED

1. Wood or metal signage attached to building exteriors with exterior lighting.
2. Internally-lighted signage attached to building exteriors with exterior lighting but not covering more than 20% of the facade.

NOT RECOMMENDED

1. Freestanding signage occupying sidewalk space or within 10 feet of the sidewalk

Staff recommends approval of COA 25-24

Revised from an original proposal to install a large vinyl banner on the rear façade, the use of an existing sign cabinet would leave the historic property unobscured and makes use of an existing historic installation.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 800 W 8th St, Bloomington, IN 47404

Parcel Number(s): 105-055-26396

(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: Leighla Taylor (FASTSIGNS)

Email: leighla.taylor@fastsigns.com

Address: 2454 S Walnut St, Bloomington, IN 47401

Phone: 812-287-8179

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner ☐

Name: Rev. Dietrich B. Hartzog

Email: admin@wesleylivelearn.org

Address: 800 W 8th St Bloomington, IN 47404

Phone: (812)339-9484

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: Leighla Taylor Date: 4/10/2025

The Wesley Living-Learning Center
600 W 6th St, Bloomington, IN 47404



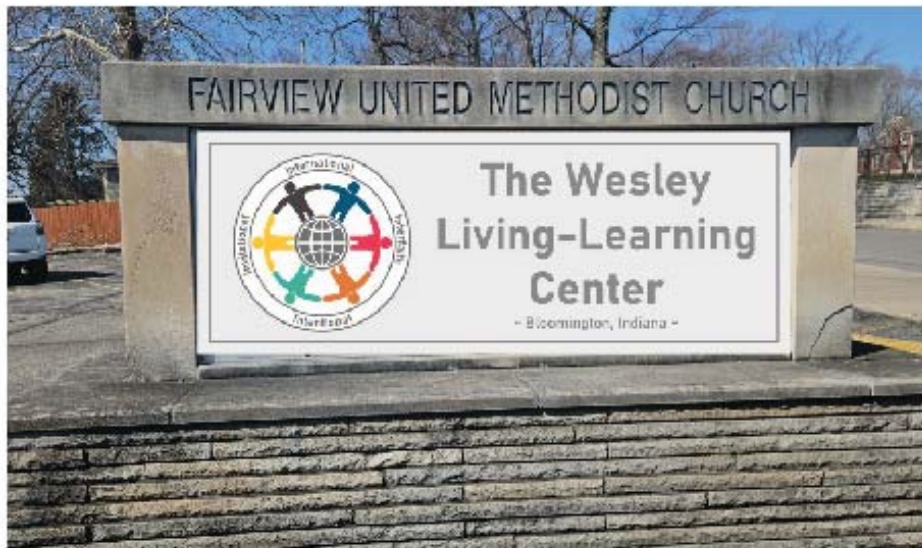
Existing Signage

Qty 1 - 36" h x 96" w Monument Sign, DS



Proposed New Signage:

36" h x 96" w Aluminum Composite Material (dibond 3mm), Qty 2 - one for each side of DS monument.
Signs to be secured to the metal frame of the existing sign cabinet in limestone monument.



NOTE: Historic Designation - COA Required

STAFF RECOMMENDATIONS	Address: 642 N Madison St (Showers Furniture HD)
COA 25-25	Petitioner: Bloomington Redevelopment Commission
Start Date: 4/17/2025	Parcel: 53-05-33-200-012.004-005
RATING: NOTABLE	1916 Industrial building



Background: The Showers Furniture Planning Mill is a Notable Building in the Showers Furniture Historic District. Substantially rehabilitated in 2018, the “Dimension Mill” reopened as a work and rental space. On April 4th, an engineer’s report confirmed that the upper portion of the south wall had begun to lean outward, posing a potential structural and safety hazard. On April 8th, temporary supports were put in place to stabilize the wall prior to repairs.

Request:



**Bloomington Historic Preservation Commission
Staff Report**

Project/Event: Repairs to South Wall of The Mill

Petitioner/Representative: Public Works Facilities Division

Staff Representative: J. D. Boruff, Operations and Facilities Director

Meeting Date: April 24, 2025

It was brought to my attention that the south wall of The Mill building was leaning towards the exterior. Dave Umphress, from Umphress Masonry, and John Crane, a civil engineer, were brought in to evaluate the wall. As the attached engineers report shows, one section of the wall was out 4 3/8 inches at the top of the wall. Mr. Crane specified emergency shoring methods, which were installed by Umphress Masonry. These measure included exterior shoring with metal jack poles to stabilize the wall and a stud wall constructed on the interior of the building to carry the roof load. The scope of work for the repairs involves deconstruction the western 2/3 of the south wall down to the level of the first story windows. The existing bricks will be cleaned and reused. If there is a need to replace damaged or broken bricks, historically correct bricks will be used and placed on the interior of the wall. The historically correct mortar mix will be used. The attached scope of work contains a drawing and specifications for the work,

Respectfully submitted,



J. D. Boruff
Operations and Facilities Director
Public Works Department

Guidelines: Showers Brothers Furniture HD

General Guidelines

A. The design approach to the buildings should begin with the premise that the features of historical and architectural significance described within these Guidelines should be preserved. In general, this will minimize alterations.

B. Changes and additions to the building and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes may have developed significance in their own right, and if so, this significance should be recognized and respected.

C. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.

D. When replacement of features that define the historic character of the building is necessary, it should be based upon physical or documentary evidence of original or later contributing features.

E. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment

A. Exterior Walls, General

See also all following sections for Guidelines pertaining to specific features of Exterior Walls.

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, cornices, parapets, shutter hardware, tie rod plates, loading hoists, and other industrial features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.

2. When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation. Any replacement design for a fixture or window that is within the thematic group and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.

3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

Masonry

3. Original mortar should be retained. Deteriorated mortar shall be carefully removed by hand-raking the joints. Use of mechanical saws may be allowed.

4. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile, and method of application, unless the original mortar strength is deemed inappropriate.

5. Sample areas of new mortar shall be reviewed at the Staff level for appropriate color, texture, and profile.

Staff recommends approval of COA 25-25

The proposed plan calls for the retention of historic materials without substantial change to the historic exterior appearance. Unusable bricks will

be replaced on the interior with replacements that match the appearance of historic materials. Mortar will be selected to match historic mortar on the building, and will be applied by masons with a track record of historic rehabilitation projects.



Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 642 N. Madison St., Bloomington, IN 47404

Parcel Number(s): 53-05-33-200-012.004-005

(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: Bloomington Redevelopment Commission

Email: boruff@bloomington.in.gov

Address: 401 N. Morton Street, Bloomington, IN 478404

Phone: 812-325-2952

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: Deconstructing and Relaying of approximately 25-30% of the south wall
- ☐ 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: J. D. Boruff

Digitally signed by J. D. Boruff
Date: 2025.04.17 10:03:35 -0400

Date: _____



STRUCTURAL
ENGINEERING

City of Bloomington - Dept of Public Works
401 N Morton Street
Bloomington Indiana 47404

April 4, 2025

Attn: J.D. Boruff – Operations & Facilities Director

Re: Inspection of South Wall
Dimension Mill Building – Bloomington IN

J.D.,

Per your request we have completed our survey of the South (brick) wall of the Dimension Mill Building.

Survey data confirms that the upper portion of this brick wall is currently in an out-of-plumb condition (leans) to the South. (see the attached sketch that shows the relative amount of “lean” at various locations).

Please note that there are portions of wall (at the top) that are out of plumb by as much as 4 ½” (compared to overall wall thickness of 12”)

In general, the “center” of compressive forces in any vertical element (column, wall, etc.) must remain located over the central 1/3 of the section to assure stability.

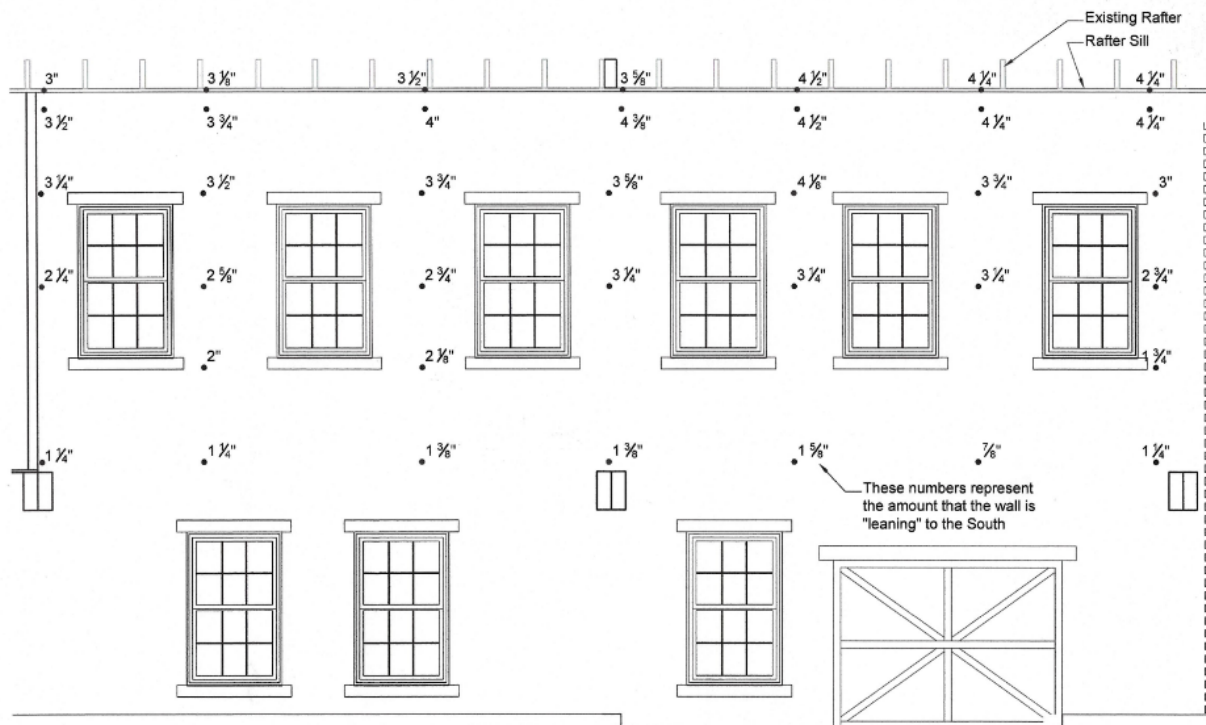
The 4 ½” of documented out-of-plumb condition places the center of compressive forces past the edge of this central 1/3 limit. This immediately raises concern for stability of the wall.

Also, the condition of the mortar suggests that there is very little remaining “bond” between the brick units. As such, there is no inherent resistance to wall flexure.

Due to these observations, (4 ½” out of plumb and mortar condition) we recommend that the West end of the South wall be dis-assembled and reconstructed in entirety.

PO BOX 41
CLEAR CREEK, IN 47426

812-824-4260
bfwcrane@comcast.net



○ Mill Interior Elevation (Looking South)
Scale: 1/4"=1'-0"



STRUCTURAL
ENGINEERING

City of Bloomington - Dept of Public Works
401 N Morton Street
Bloomington Indiana 47404

April 16, 2025

Attn: J.D. Boruff – Operations & Facilities Director

Re: Dimension Mill Building – Bloomington IN
South Wall Summary of Action(s)

J.D.,

In the report we submitted on April 4, 2025, we recommended that due to “leaning” of the South Wall, auxiliary supports should be installed immediately.

Later that day (4/4/25) various approaches to stabilization of the South wall were discussed.

The approaches that were discussed can somewhat be grouped into (2) categories:

- 1) Short term – intended to be in place for only the short period of time before brick removal & replacement would be begin (anticipated by 4/18/25). Components utilized in this short-term design were intended to be readily available, and were comprised of non-treated wood, shallow fasteners, components not protected from corrosion, and supports that are bearing (where possible) on the existing 4” slab-on-grade. The “design theory” is that since brick removal/replacement would occur immediately, the temp supports should be easy to install & re-rest, to coordinate with new work. Exposure to weather for extended time (corrosion, deterioration from weather exposure, etc) would not be a consideration.
- 2) Longer term – that required if wall reconstruction would be delayed (beyond 4/18/25) due to time required for administrative and other reasons. The “design theory” in this case would utilize all steel (no wood) components, thru-bolts instead of shallow surface fasteners and reinforced concrete footings for supports instead of bearing on slab on grade. All fasteners & components would be selected based on corrosion resistance. General use of the area outside of the construction zone would also be considered.

PO BOX 41
CLEAR CREEK, IN 47426

812-824-4260
bfwcrane@comcast.net

Based on previous experience, we assumed that (despite best efforts) brick removal/replacement activity would not commence by 4/18/25, so on 4/6/2025, we submitted a preliminary design for the "longer term" shoring (see BFWC Drawing 702517-S1)

Later that day (4/6/25), we were advised that brick removal & reconstruction was intended to be expedited, and would begin by the end of the week (by 4/18/25), and to abandon the "long-term" design approach.

So, we returned "to the drawing board" and completed the design of "short-term" temporary supports (see sketch forwarded in email of 4/7/2025).

On Tuesday 4/8/25, installation of these "short-term" temporary supports began.

Based on a brief visual inspection 4/16/25, these supports appear to have been substantially completed.

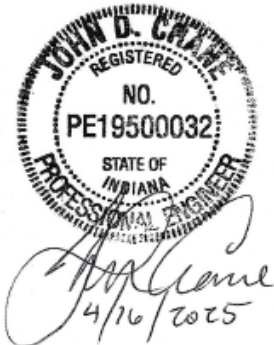
For the +/- 1 day (4/17/25) interim period between completion of the temporary wall supports and the beginning of wall replacement, the "general public" may use the room on the North side of the temporary dust wall.

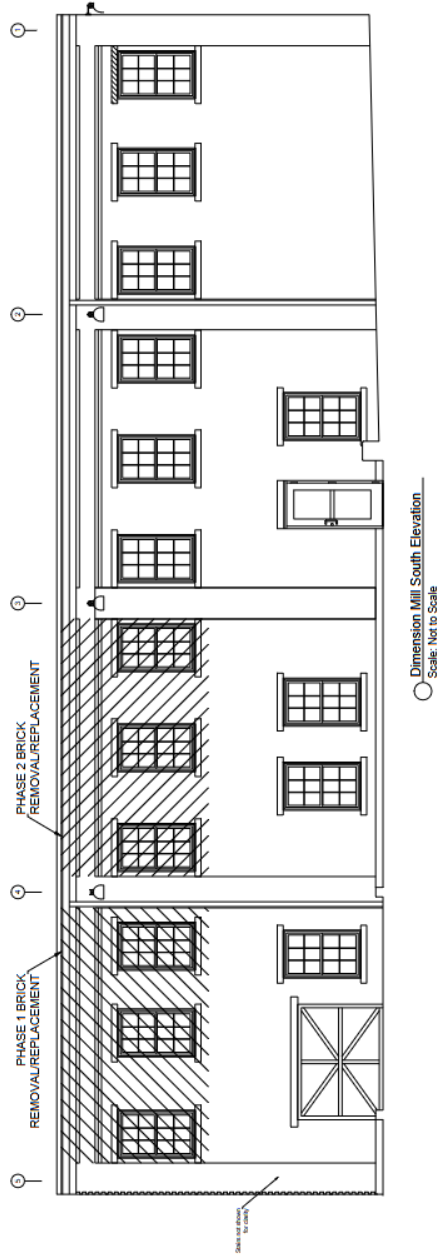
Beginning 4/18/2025, (anticipated start of reconstruction) we recommend that only essential construction personnel be allowed in the room adjacent to the work area until all related work has been completed.

Please let me know if you have any questions or would like to further discuss any of the details of this report.

Sincerely,

John Crane, P.E.





PROJECT SUMMARY:
This project consists of all labor, materials and equipment required to remove & re-install brick masonry in the areas indicated on this drawing. All items and associated materials and equipment for this project are to be installed and completed prior to starting Phase 2.

Due to the nature of the facility, all precautions necessary to prevent damage/harm to the building, occupants or the environment is expected to be taken.

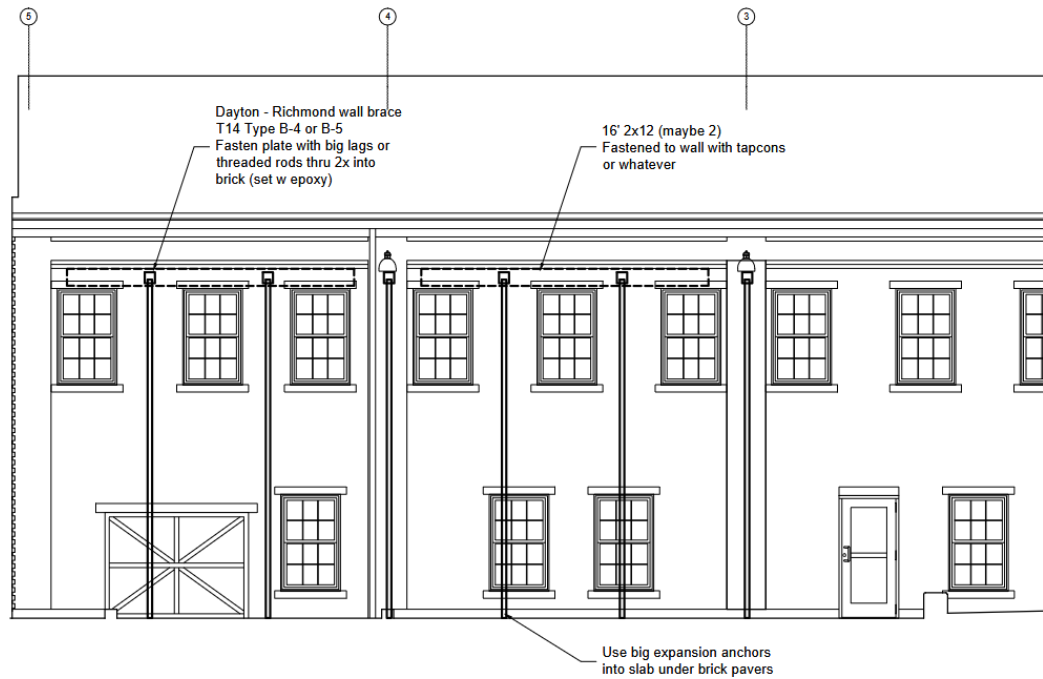
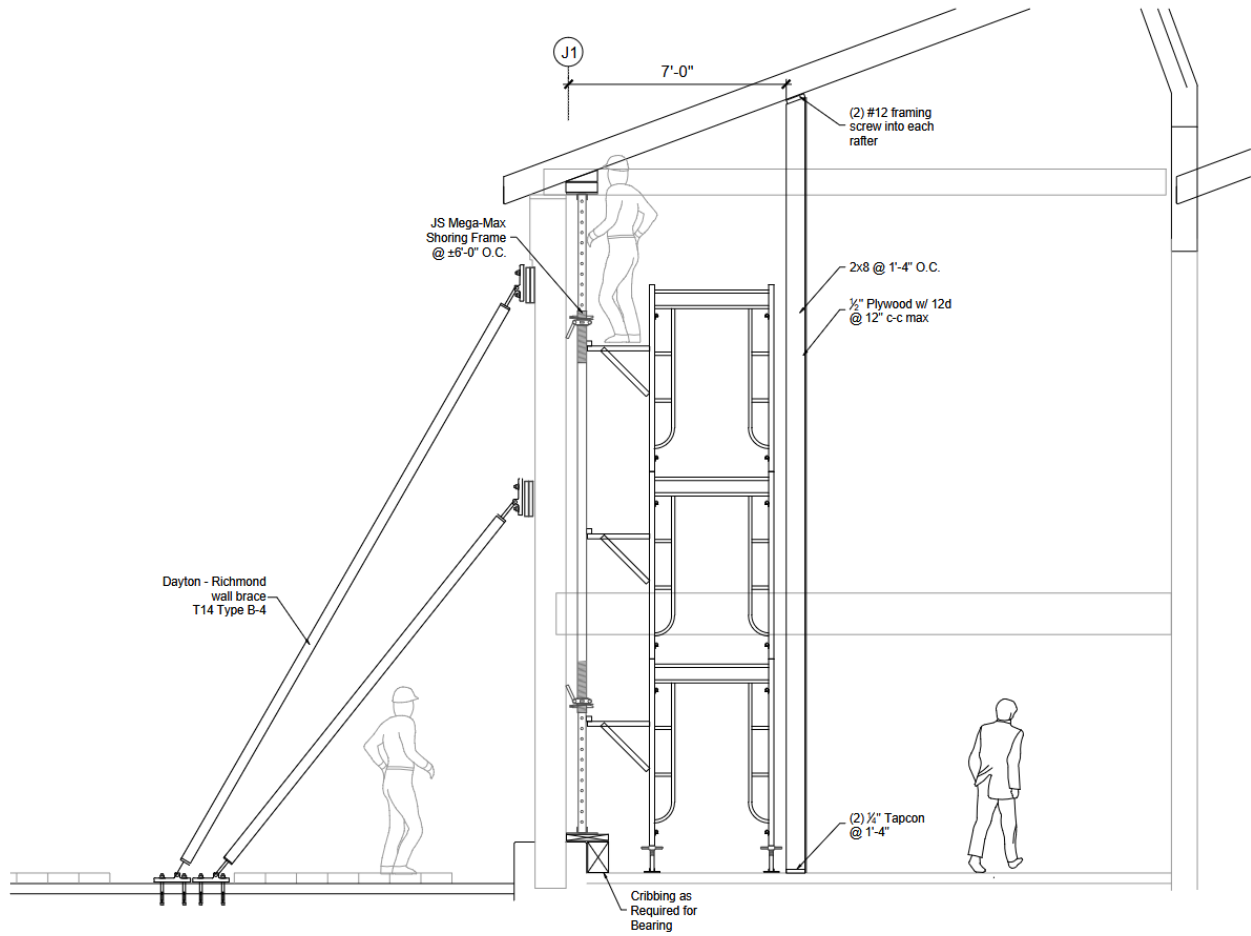
It is intended that "saw-cuts" be made at the vertical extents of demolition at the edges of plasters. Replacement brick units will be "toothed in".

- GENERAL NOTES:**
- A. Submit and document to Owner describing intended materials to be used if insufficient quantity of original/salvaged materials are available for re-installation.
 - B. The Contractor shall erect and maintain temporary protective covers over walkways and at points of pedestrian entrance/exit for the duration of work. Prevent materials from coming into contact with people, lights, cameras, and other surfaces that could be harmed by such contact.
 - C. Dispose of waste from demolition operations off site, by legal means, that prevents damage to the environment.
 - D. Mortar may be removed with hand or powered equipment. Mortar removal shall not result in marks, chips, or damage to the brick units to be re-used.
 - E. Contractor shall use original brick for all exterior surfaces.
 - F. The mix design for the mortar to be used shall be provided by the Owner.
 - G. All Masonry Work shall be in accordance with NCMA.

- SCOPE OF WORK:**
The Work shall include (but not be limited to) the following items:
- 1. Remove & Replace existing brick masonry in areas indicated.
 - 2. Remove & Replace existing interior window heads & sills.
 - 3. Remove & Replace existing interior window frames @ 4'-0" C-C at existing post bearing.
 - 4. Remove & Re-install Existing window frames @ 4'-0" C-C at existing post bearing.
 - 5. Remove & Re-install Existing interior window blinds
 - 6. Remove & Re-install Lighting, fixtures & Misc. Electrical (interior & exterior)
 - 7. Remove & Re-install portions of existing steel stairs as required.
 - 8. Reinstall all sidewalk pavers that have been displaced for Work
 - 9. Remove & Re-install downspouts. Provide temp drainage provisions during work
 - 10. Patch/Repair existing interior slab-on-grade (inside dust-wall area) from anchors, etc.
 - 11. Clean & Polish slab-on-grade (inside dust-wall area)
 - 12. Clean interior surfaces (inside dust-wall area) as required
 - 13. Repair interior surfaces (inside dust-wall area) as required
 - 14. Remove all shoring equipment, scaffolding, dust-wall, etc. after work is complete
 - 15. Remove all shoring equipment, scaffolding, dust-wall, etc. after work is complete

PROJECT LIMITS
The intent is for brick removal to terminate 8" below existing window sills. Should the existing brick masonry at this elevation be found to be deteriorated and un-satisfactory for support of new work, this should be reported to the Engineer & Owners Representative immediately. The project limits may be adjusted accordingly.





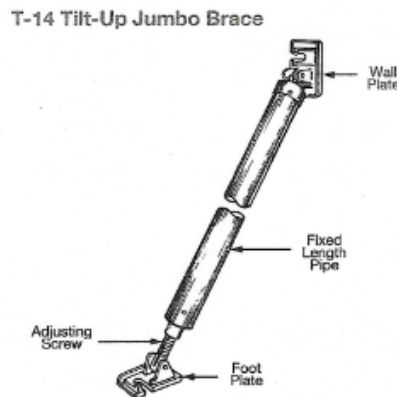
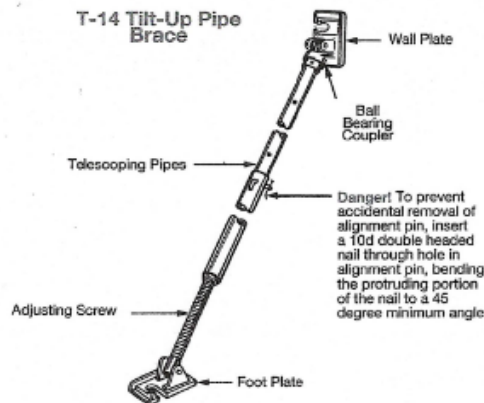
Bracing Information



T-14 Tilt-Up Wall Braces

The Dayton/Richmond T-14 Tilt-Up Wall Braces are all steel, heavy duty wall braces designed to quickly and easily align and brace tilt-up wall panels. Rough adjustment of the T-14 braces is easily accomplished by telescoping the pipes to the nearest incremental hole.

Final adjustment is then achieved by simply turning the brace. Dayton/Richmond wall braces are available in numerous sizes to provide a continuous range of tilt-up panel heights of fifty feet or more. Refer to the chart below for additional information.



Type	Description	Minimum and Maximum Brace Length
B-1	On-Site Pipe Brace	7'-6" to 8'-10"
B-2	Regular Pipe Brace	13'-0" to 20'-6"
B-4	Heavy Duty Regular Pipe Brace	14'-6" to 23'-6"
B-5	Heavy Duty Long Pipe Brace	22'-6" to 39'-0"
B-6	Short Pipe Brace	10'-0" to 14'-0"
B-7	Short Jumbo Brace	17'-0" Fixed Length
B-8	Jumbo Brace	22'-0" Fixed Length
B-9	Jumbo Brace with 5'-0" Extension	27'-0" Fixed Length
B-10	Jumbo Brace with 10'-0" Extension	32'-0" Fixed Length
B-11	Tru-Itt Brace	25'-6" to 40'-0"
B-12	Jumbo 5-1/2"	32'-0" Fixed Length
B-14*	B-12 Jumbo Brace, 10'-0" Extension	42'-0" Fixed Length
B-15*	B-12 Jumbo Brace, 20'-0" Extension	52'-0" Fixed Length

Note: Field assembly is required for B-14 and B-15 braces.

To Order:

Specify: (1) quantity, (2) Name, (3) model.

Example:

200, T-14 Tilt-Up Wall Braces. Model B-8.

T-15 Pipe Brace Extensions

The Dayton/Richmond Pipe Brace Extensions are available for the B-8 and B-12 pipe brace models. The T-15 extension for the B-12 model extends the brace ten feet. Extensions for the B-8 brace are available in five feet and ten feet lengths.



To Order:

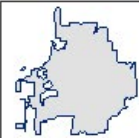
Specify: (1) quantity, (2) name, (3) model.

Example:

40, T-15 Pipe Brace Extension, 5' extension for B-8 braces.



Map Legend





STAFF RECOMMENDATIONS	Address: 411 E 10th St
DD 25-07	Petitioner: Valubuilt Construction
Start Date: 4/8/2025	Parcel: 53-05-33-210-011.000-005
RATING: CONTRIBUTING	c. 1900 Severely altered T-Plan cottage



Background: 411 E 10th St is a turn-of-the-century T-Plan cottage with a large two-story rear addition. Most of the exterior features on the original building have been replaced, including windows, doors, and porch elements.

In the early 20th century, the house had a succession of occupants, most staying only several years. These included the families of carpenters, delivery drivers, and factory workers. From 1934 to 1972, the house was owned by the Hooten Family. The work history of, John T Hooten, the first owner in the family, reflects the changing shape of Bloomington's industries. Originally employed as a carpenter for the Showers' Brothers Furniture Company, he took a maintenance job with Indiana University in the 1940s. After his death in 1959, the house was briefly cared for by his daughter Goldie, before passing into the hands of his grandson Darrell. A Korean War veteran and self-

described “pleasure to be around,” Darrell Hooten operated Hoot’s Barber Shop at 411 E 10th St until 1972. After this date the house became a short-term rental.

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.

Staff Recommendation: Staff Recommends release of DD 25-07.

STAFF RECOMMENDATIONS	Address: 413 E 10th St
DD 25-08	Petitioner: Valubuilt Construction
Start Date: 4/8/2025	Parcel: 53-05-33-210-031.000-005
RATING: CONTRIBUTING	c. 1900 Slightly altered pyramid roof cottage



Background: 413 E 10th St is a 1 ½ story pyramidal roof cottage with a gabled ell. A centered gabled dormer opens onto the street-facing elevation. The second story apartment is accessed through a rear exterior staircase.

From the 1910s through 1931, the house was owned by Emma Baugh (b. 1853), who rented extra space to workers and students. The house changed hands several times after Baugh moved out, housing a series of Showers employees. From 1945-1960, the house was owned by Mason Bert Skirvins and his wife Jessie, who rented extra spare rooms. In 1962, the house passed to their daughter, Helen, a secretary, and her husband Kenneth Flynn, a steamfitter. Helen owned the house until her death in 1998.

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.

Staff Recommendation: Staff Recommends release of DD 25-08.