PASSED: 8-0
Mayer absent

ORDINANCE 99-36

TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED "HISTORIC PRESERVATION AND PROTECTION " TO ESTABLISH A HISTORIC DISTRICT
Re: The "Breaking Away House" Located at 756 South Lincoln Street
(Stephen J. Percy, Petitioner)

WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission (Commission) and established procedures for designating historic districts in the City of Bloomington; and

WHEREAS, the Commission held a public hearing on August 12, 1999 for the purpose of allowing discussion and public comment on the proposed historic district designation of the building located at 756 South Lincoln Street; and

WHEREAS, at the August 12, 1999 meeting the Commission found that the building has historic and architectural significance that merits the protection of the property as a historic district; and

WHEREAS, the Commission has prepared a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in BMC 8.08.10; and

WHEREAS, the Commission has recommended local historic designation of the building located at 756 South Lincoln Street;

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA. THAT:

SECTION 1. The Common Council accepts and approves the map submitted by the Historic Preservation Commission, which sets forth the proposed historic district for the property located at 756 South Lincoln Street, and the accompanying report, which addresses the criteria supporting this designation. A copy of the map is attached to and made a part of this ordinance and a further description of the property is provided below:

Lot #16 in Axtell's Addition to the City of Bloomington

SECTION 2. The Common Council hereby establishes this historic district and amends Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic Districts," to include the "Breaking Away House" located at "756 South Lincoln Street."

SECTION 3. The Common Council classifies this historic property as "Notable."

SECTION 4. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20th day of October, 1999.

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk SUSAN P. WANZER, DEPUTY CLERK
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 15th day of October, 1999.

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 27th day of October, 1999.

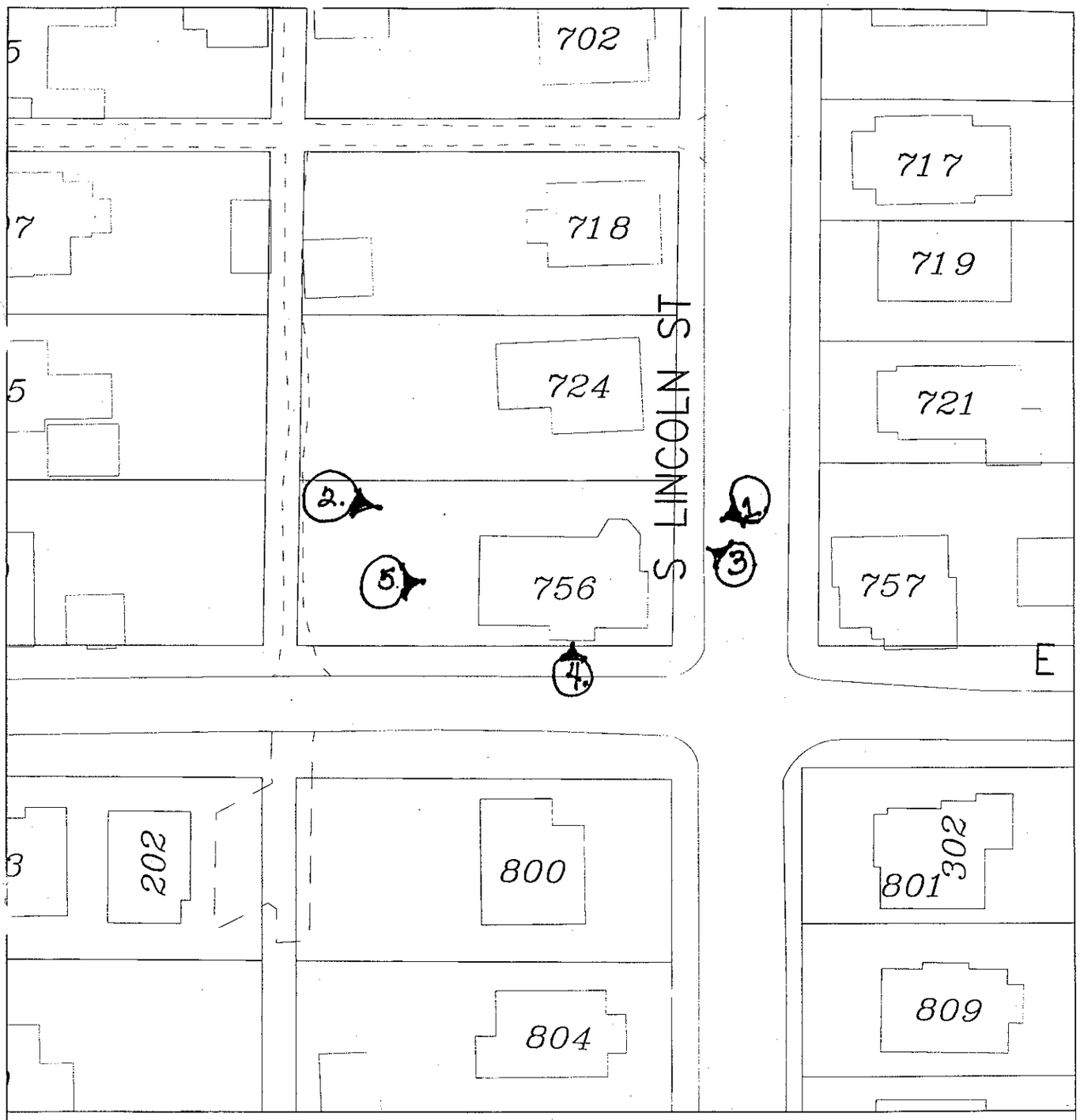
JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Title 8 of the BMC by adding the "Breaking Away House" located at 756 South Lincoln Street to the List of Designated Historic Districts in the City of Bloomington. The Bloomington Historic Preservation Commission recommended the designation after investigating an application submitted by the owner of the property. The ordinance establishes the district and classifies the property as "Notable," based upon its architectural integrity and significance in film history and recent local history. Historic districts are regulated by the provisions of Title 8 of the BMC, which are intended to preserve and protect the structural integrity and external appearance of properties within the district.

Signed copies to:
BMC File
Clerk
CA/CA

Petitioner
Nancy Hestand (HAND)



Steve Percy
756 South Lincoln
HD-3-99

[NUMBERS 1-5 INDICATE PHOTO PERSPECTIVES]

By: hand
23 Jun 99

50 0 50 100 150

N

City of Bloomington
Housing & Neighborhood

Scale: 1" = 50'

For reference only; map information NOT warranted.

Memorandum

To: Common Council

From: Nancy Hiestand

Date: September 16, 1999

RE: Historic Designation : 756 South Lincoln

The Bloomington Historic Preservation Commission has voted unanimously to recommend local designation of the property located at the corner of South Lincoln and Dodds streets, which, in honor of its place in film history, will be known as the "Breaking Away House.". The owner, Stephen J. Percy , would like to assure its recognition as a historic site and its physical preservation as a structure. The property is significant in its use as an illustration of ordinary life in a Midwestern small town, in the film classic "Breaking Away." The residence is also a good example of the Gabled-Ell vernacular form as expressed in rock-faced limestone block. Its unusual turreted wrap-around porch is a unique elaboration of this usually plain form. It was included in the 1986 Historic Sites and Structures Inventory. The Commission has classified this property as "notable" and recommends its inclusion on the list of designated Historic Districts in the City of Bloomington.

6/29/99

To Bloomington Historic Commission

I have enjoyed living in 756 S Lincoln + would be proud to designate the property a historic landmark. I have worked extensively on the grounds around the house to create an identity to the corner lot. I look forward to your expertise in historic research + design as I continue to improve the house

I have picked out my colors for the facia, soffit + gabled end + have finished painting one gable. I believe these colors are suitable for the house + wish to continue this scheme.

I hope the Historic Commission will continue to look at this core neighborhood (Bryan Park Neighborhood) for future sites

Steve Percy

The property at 756 South Lincoln, also known as the "The Breaking Away House," now qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) b and c and (2) f and g:

(1) Historic:

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

(2) Architecturally worthy:

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

"The Breaking Away House" (756 South Lincoln) is noted in the 1986 *City of Bloomington Historic Sites and Structures Inventory* as a contributing structure with significance in both Arts and Architecture. It is located in the Bryan Park Neighborhood on the southwest corner of East Dodds and Lincoln. Because of its distance from the courthouse square, the house does not appear on early Sanborns (1889-1927), but the address does appear in the 1909 City Directory. At that time the house was owned by the Finn family, who also occupied the property at 800 South Washington. Several Finn brothers served in World War I. Martin, the brother who occupied the house, was a plumber, and his brother, who lived across Dodds, was a stone mason. The house transferred many times from 1930 on and became a rental in 1950. Its most significant occupancy occurred in 1978 when it was used in the filming of the movie, "Breaking Away."

Although the house exhibits the pervasive vernacular form of its era: the Gabled-Ell; it is distinctive in the quality of its stylistic details and materials. The Gabled-Ell was the prevalent vernacular form in Monroe County from 1890 through 1914 and this example is one of many located in its Bryan Park neighborhood. Others are scattered through out the older core neighborhoods in Cottage Grove, Near West Side, Prospect Hill, Crestmont and the McDoel Gardens. The practicality of design and size for small urban lots, made the Gabled-Ell a favorite among builders who used pattern book plans for their construction. The house is constructed of alternating courses of rock-faced limestone interrupted by shingled bays and gables. A dressed limestone sill plate encircles the principle structure of the house. The house features a slate shingled hipped roof with metal seams. Perhaps its most unique feature is the polygonal turret appended to the north side of the porch. Topped by a metal finial, this attached gazebo-like structure is linked to the porch-ell by a low limestone balustrade and square rock faced pillars. The pedimented gable on the front façade is covered with shake shingling, as is the gable facing south. Double hung windows are original. One of the two original door openings has been closed with imitation limestone block. An Asphalt shingled shed roof covers a modern addition to the rear of the house, which is further extended by a modern deck. The circa 1950 addition is sided with aluminum. Most of the newer features on the west side of the house are screened with a wood privacy fence.

Now considered a significant part of local history, 756 South Lincoln was prominently featured in the movie "Breaking Away. " The movie was one of a genre of American sports melodramas, produced in the 70's and 80's, which attempted to reclaim traditional small town values of hard work, family, and community. "Breaking Away" was based upon the experiences of two Indiana University students, Dave Blasé and Steve Tesich, who aspired to compete in the Little 500 . As a low budget film with few well-known actors and that achieved great popular success, the film anticipated the independent film phenomena of the 90's.

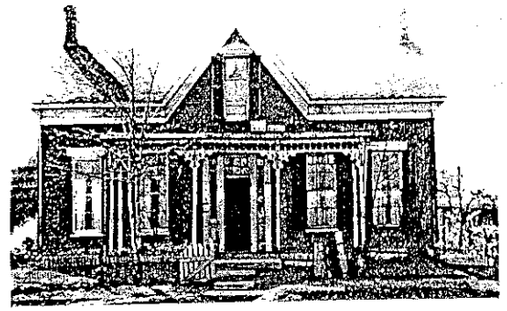
"Breaking Away" won an Academy Award for screen writing and garnered four other nominations. The film also won the National Society of Film Critics Award and a Golden Globe. It encouraged the creation of the Indiana Film Commission as an economic development tool to encourage motion picture investment in Indiana. Until the release of "Breaking Away," only four films had been made on location in the state of Indiana. The movie's production infused the local economy with 1.5 million dollars, and featured local celebrates like John W. Ryan, president of Indiana University . It was cited as a cause for an increase in the incoming freshman class of 1979 and in the year after its release the Indiana University Foundation raised 2.7 million dollars more than its projections. The local premier was attended by over 3000 people.

Undoubtedly film makers recognized the house's Midwestern expressiveness. Scenes from the movie portray the streets and front yards of small town America and, by association, its imagined virtuous simplicity. In scenes filmed on its memorably designed porch, the main character fantasizes about the exotic Italian bicycle racers who later reveal their jaded European sportsmanship. One film critic noted that "Breaking Away" was part of a movement to recover " ..the enduring values of America's heartland." (Richard Christiansen, Chicago Tribune 1979). Familiar domestic scenes placed in the dining room and on the porch reflect unpretentious and

unembellished family life intended to contrast with urban environments.

The house qualifies for local districting on both historic and architectural grounds. It is a significant icon in local, although recent, history. During its period of fame, it was emblematic of small town life every where in America.. The house is architecturally relevant for being uniquely elaborate example of the vernacular Gabled-Ell form.

Staff recommends approval.



119 House. Photo courtesy Bloomington Restorations, Inc.

122 C **House**, 519 West Howe; Vernacular, c.1920; Vernacular/Construction (055)

123 C **House**, 518 West Howe Street; Vernacular, c.1920; Vernacular/Construction (055)

124 C **House**, 302 South Madison Street; Free Classic, c.1910; Architecture (055)

125 C **House**, 330 South Jackson Street; Carpenter-Builder/Queen Anne, c.1900; Architecture (055)

126 N **Neal House**, 731 West Third Street; Carpenter-Builder/Queen Anne, c.1895; Architecture (055)

127 N **Branum House**, 308 South Maple Street; Gothic Revival, c.1870; Architecture (055)

128 C **House**, 312 South Euclid; Carpenter-Builder, c.1895; Architecture (055)

129 O **Seminary Square Park**, College Avenue and East Second Street; 1824; Education, Community Planning (055) NR, BHD

130 O **Henderson House**, 748 South Morton; Federal, c.1835; Architecture, Exploration/Settlement (055)

131 C **House**, 756 South Lincoln; Carpenter-Builder, c.1905; Arts, Architecture (055)

132 N **House**, 540 South Lincoln Street; Queen Anne/Free Classic, 1900; Architecture (055)

133 N **Henley House**, 322 West Second Street; Free Classic, c.1900; John Nichols, Architect; Architecture (055) BHD

134 N **Apartments**, 605 South Fess; Spanish Colonial Revival, c.1925; Architecture (055)

135 C **Log Cabins**, 612 South Park; Vernacular, c.1830/c.1925; Vernacular/Construction (055)

136 N **Joseph Graf House**, 816 East First; Colonial Revival, c.1920; Joseph Graf, Builder; Architecture/Arts (055)

137 N **House**, 915 East First Street; Spanish Colonial Revival, c.1925; Architecture (055)

138 C **House**, 720 South High Street; Bungalow, c.1925; Architecture (055)

139 C **Russell Noyes House**, 831 South High Street; Colonial Revival, c.1940; Royal Barry Wills, Architect; Architecture (055)

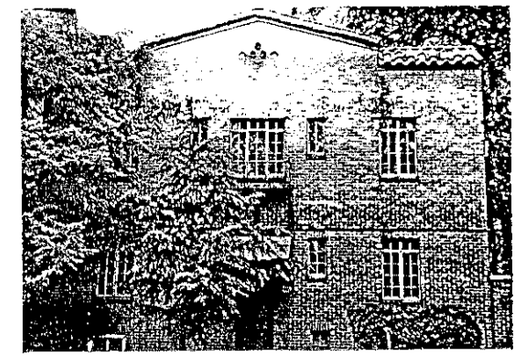
140 N **Ross Lockridge House**, 936 South High Street; Carpenter-Builder, c.1905; Arts, Architecture (055)

141 C **House**, 939 South High Street; Bungalow, c.1925; Architecture (055)

142 O **Thomas Smith House**, 1326 Pickwick Place; Federal, 1830; Architecture, Religion, Humanities, Social/Ethnicity (055)

143 C **Engel House**, 3128 Moores Pike; Modernist, 1941; Architecture (639)

144 N **Bittner House**, 2718 Bluff Court; Modernist, 1941; Architecture (639)



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145 O **Covenanter Cemetery**, South High Street; Vernacular, c.1830-80; Folk Art, Religion, Vernacular/Construction (055)

146 O **James Faris House**, 2001 East Hillside Drive; Federal/Greek Revival, c.1853; Architecture, Religion (055)

147 N **House**, 837 Sheridan Road; English Cottage Revival, c.1930; Architecture (055)

148 N **House**, 836 Sheridan Road; Colonial Revival, c.1930; Architecture (055)

149 N **House**, 1228 South Washington Street; Arts and Crafts/English Cottage Revival, c.1930; Architecture (055)