Motion to Consider on 3.4.98 9-0
Motion to Approve: 5-4
(Motion Failed - 6 votes are required for passage at First Reading
Motion to re-consider on 3.25.98 7-2 (RY + DS)
(Passed on 3.25 5-4)

ORDINANCE 98-12

TO AMEND TITLE 8 CHAPTER 20 OF THE BLOOMINGTON MUNICIPAL CODE ENTITLED "LIST OF DESIGNATED HISTORIC DISTRICTS" BY GRANTING A HISTORIC DESIGNATION
Re: 209 South Dunn Street
(Historic Preservation Commission, Petitioner)

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

WHEREAS, the Historic Preservation Commission held a public hearing on March 2, 1998, for the purpose of allowing discussion and public comment on the proposed historic district designation of the building located at 209 South Dunn; and

WHEREAS, at the March 2, 1998, meeting the Historic Preservation 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 209 South Dunn;

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

SECTION I. The map and accompanying report, which propose a historic district for the property at 209 South Dunn, are hereby approved by the Common Council and attached and made a part of this ordinance. The legal description of this property is further described below:

A part of Lot #10 in Dunn's Addition, Bloomington, Monroe County, Indiana, also described as Lot #10B in Dunn's Addition of said city, known as 209 South Dunn Street.

SECTION II. The building at 209 South Dunn shall be classified as "Contributing."

SECTION III. Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic Districts," is hereby amended to include the property located at 209 South Dunn.

SECTION IV. Severability. 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 section are declared to be severable.

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 25th day of March, 1998.

Timothy Mayer

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 26th day of March, 1998.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 26 day of March, 1998.

JR Fernandez
JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates the property located at 209 South Dunn Street as a historic district. This designation was initiated by the Historic Preservation Commission which, after holding a public hearing, concluded that the building merits historic designation with a rating of "Contributing," based upon its "architectural" significance. The ordinance also approves the map of the district and the report of findings submitted by the Commission.

Signed copy to:
Historic Desig Commission
Legal Dept. 5
Planning
BMC File
clerk
CA/CA

APPLICATION FORM:

Historic Designation
Historic Preservation Commission of the City of Bloomington

Case Number: HP-2-98

Date Filed: February 18, 1998

Date of Commission Hearing: February 12, 1998

Request: Conservation or Historic District: Historic District

Request: Primary of Secondary Areas: YES NO X

Address of proposed district or description of boundaries:
209 South Dunn Street, Dunn's Addition Lot#10 B

Petitioner's Name: Bloomington Historic Preservation Commission

Petitioner's Address: 401 North Morton Phone Number: 349-3507

Owner's Address: Bart's Water Ski Center, Inc. P.O. Box 294 North Webster Indiana, 46555

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Redevelopment during which the petitioner will be advised as to the appropriateness of the designation. Petitioner, at the time of filing must present a list of property owners and adjacent property

The property at 209 South Dunn qualifies for local designation under the following highlighted criteria (2) f. and g. found in Ordinance 95-20 of the Municipal Code:

(2) Architecturally worthy:

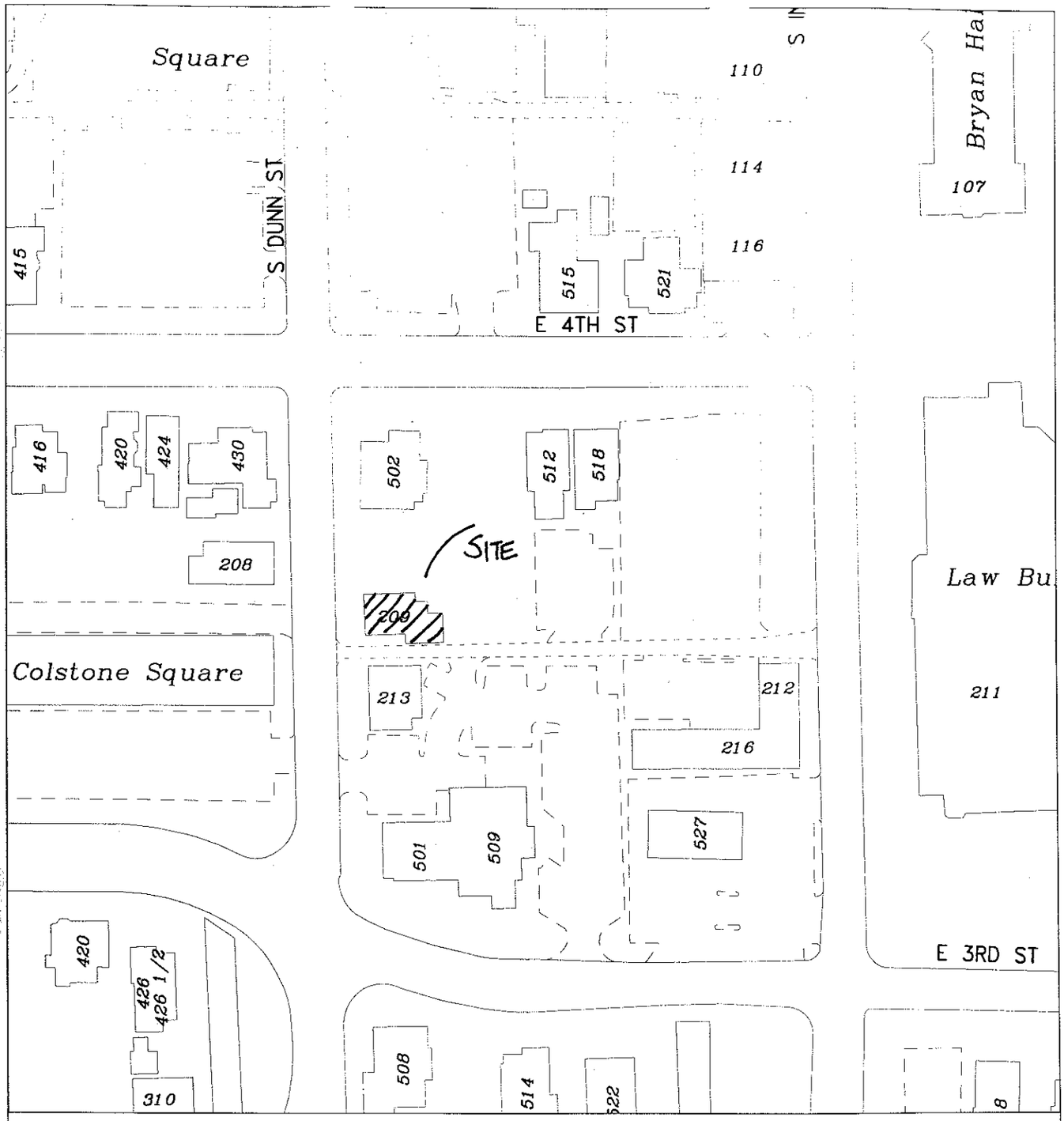
a. Embodies distinguishing characteristics of an architectural or engineering type; or
b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
c. Is the work of a designer of such prominence that such work gains its value from the designer's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

The Gabled-Ell Style was the prevalent vernacular form in Monroe County from 1890 through 1914. The house at 209 South Dunn shows remarkable integrity of form through time and can be said to be in close-to-original condition on the exterior. The earliest available Sanborn Fire Insurance map showing the residence is dated 1898 and verifies that the property was in place. Its footprint is virtually unchanged since 1907. The original windows of the subject property are two-over-two lights with a characteristic long proportion indicating, along with the width of the muntins, the earlier date of construction. The Gabled-Ell Style dominates residential construction in Bloomington after 1900. This example is important in its integrity and its location next to the Fourth Street commercial corridor of adapted residential structures.

This early frame gabled-ell cottage faces South Dunn alongside an east-west running alley. It is adjacent to a locally designated historic limestone sidewalk on Dunn Street, the only sidewalk distinguished with local designation. The cottage is important in its architectural details; its front facing gable features a pedimented gable with plain boxed cornice and a plain wide frieze. Additional vertical elements add interest to the framing. The bay window, which faces South Dunn contains three windows, and is topped by a projecting cornice. The porch is supported by simple square piers with balusters of complementary design.

The house was occupied by numerous families through time, some associated with the University, some with the quarrying industry. In 1945 it came into the possession of the Eads family where it remained until 1984.

Because of the building's proximity to the Fourth Street restaurant corridor, it can be perceived as an important contributing element to this area, clearly linking campus with the established older housing nearby.



Bloomington Historic Preservation Commission

Designation of 209 South Dunn Street

pt Lot 10B Dunn's Addition

By: hiestann

18 Feb 98

100 0 100 200 300

N

City of Bloomington

Scale: 1" = 100'

For reference only; map information NOT warranted.