ORDINANCE 16-03

TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED "HISTORIC PRESERVATION AND PROTECTION" TO ESTABLISH A HISTORIC DISTRICT – Re: Greater Restaurant Row Historic District (Bloomington Historic Preservation Commission, 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, on January 28, 2016, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed designation of the Greater Restaurant Row Historic District, which roughly includes portions of East Fourth Street, South Dunn Street, South Grant Street, and East Kirkwood Avenue; and

WHEREAS, at the same hearing, the Commission found that the areas outlined on the map are related by history and development sufficiently to be considered as a district; and

WHEREAS, at the same hearing, the Commission found that the district has historic and architectural significance that merits the protection of the properties as a historic district; and

WHEREAS, at the same hearing, the Commission approved a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in Bloomington Municipal Code 8.08.010; and

WHEREAS, at the same hearing, the Commission voted to submit the map and report which recommend local historic designation of said properties to the Common Council; and

WHEREAS, at the same hearing, the Commission also placed the area referred to as the Greater Restaurant Row Historic District under interim protection pending action by the Common Council under Bloomington Municipal Code 8.08.015;

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

SECTION 1. The map setting forth the proposed historic district for the site is hereby approved by the Common Council, and said historic district is hereby established. A copy of the map and report submitted by the Commission are attached to this ordinance and incorporated herein by reference and two copies of them are on file in the Office of the Clerk for public inspection.

The Greater Restaurant Row Historic District shall consist of the buildings at the following addresses:[1]

East Fourth Street:	322, 402, 403, 405, 407, 408, 412, 413, 415, 416, 420, 424, 430, 502;
South Dunn Street:	208, 209; and
South Grant Street:	113, 114, 209, 210, 212.

[1] This list identifies the address of each building within this historic district. Where one address appears in the ordinance and multiple addresses appear on the map for the same building, the address identified here corresponds with that listed on the City's GIS database as of November, 10, 2015. These multiple addresses for one building may change over time as the interior of these properties are renovated for new or additional uses.

SECTION 2. The properties within the Greater Restaurant Row Historic District shall be classified as follows:

Outstanding:

East Fourth Street:	502;

Notable:

South Dunn Street:	209;

Contributing:

East Fourth Street:	322, 412, 415;
South Grant Street:	114, 212;

Non-contributing:

East Fourth Street:	402, 403, 405, 407, 408, 413, 416, 420, 424, 430;
South Dunn Street:	208; and
South Grant Street:	113, 209, 210.

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic and Conservation Districts," is hereby amended to include the Greater Restaurant Row Historic District which shall read as follows:

Greater Restaurant Row Historic District (21 properties).

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 29 day of March, 2016.

ANDY RUFF, President
City of Bloomington

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 29 day of March, 2016.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 4th day of April, 2016.

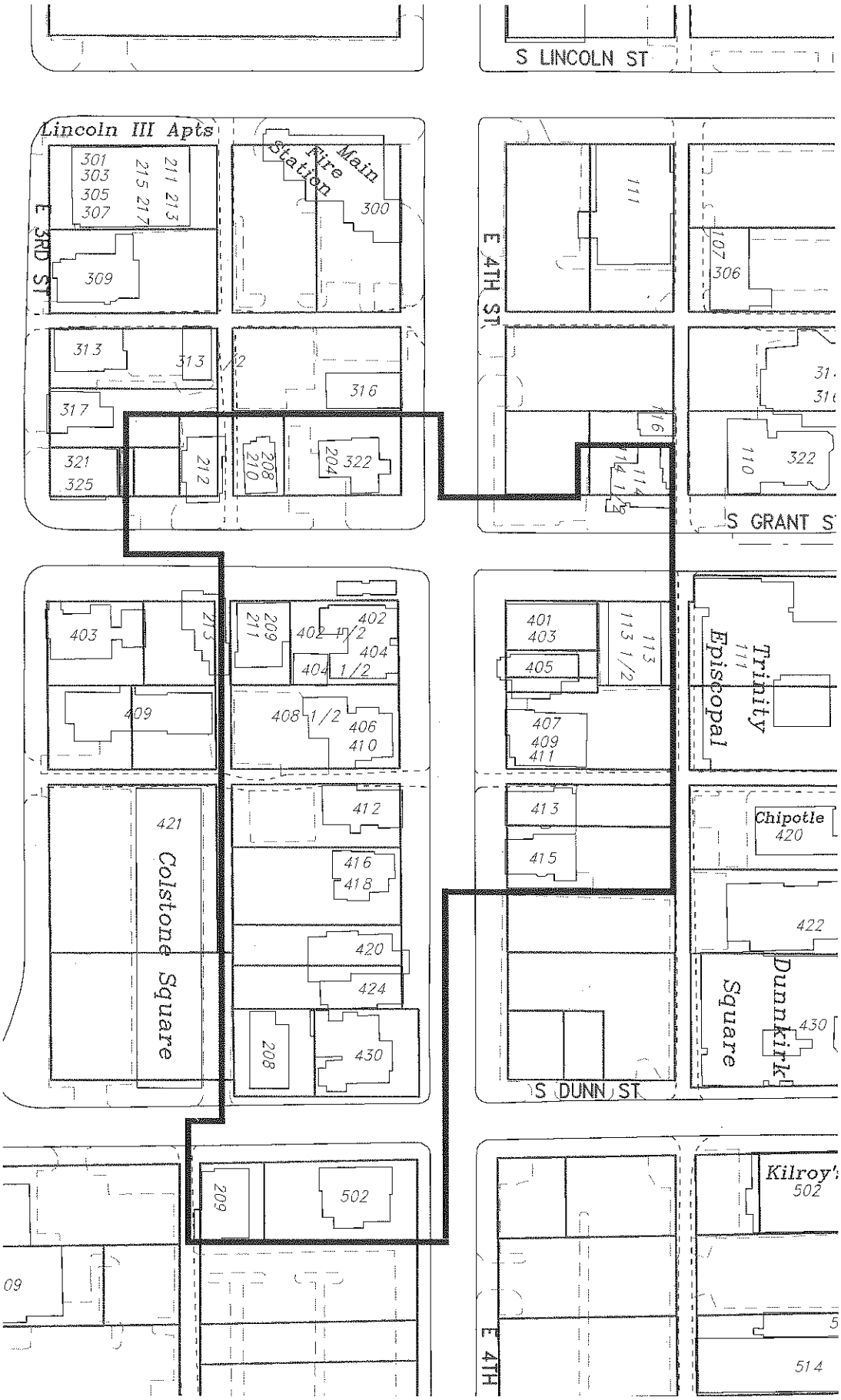
JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the List of Designated Historic Districts in the City of Bloomington by establishing the Greater Restaurant Row Historic District. In recommending this designation, the Bloomington Historic Preservation Commission ("Commission") relied on a survey; held a public hearing on January 28, 2016; and, submitted a map and accompanying report to the Council. The map describes the boundaries of the district, classifies the total number of properties within the district, and is approved by the ordinance. The report demonstrates how this district meets the necessary criteria. Local designation will provide the protection needed to ensure that these properties are preserved.

Note from the Council Office: At the March 23, 2016 Regular Session of the Common Council, the eight members present (Cm. Volan was absent) considered five amendments and unanimously adopted the ordinance as amended by four of them. Here, in brief, are those amendments:

- *Am 01 – Modified the sixth Whereas clause to clarify that the Council has the final decision on historic designations – Vote: 8 – 0 (Adopted);*
- *Am 02 - Removed 408 East Kirkwood Avenue (Trinity Episcopal Church) from the map and text of the ordinance and reduced the number of designated properties accordingly – Vote: 8 – 0 (Adopted);*
- *Am 03 – Removed 322 East Kirkwood Avenue (Kirkwood Manor) along with 408 East Kirkwood Avenue (Trinity Episcopal Church) from the map and text of the ordinance and reduced the number of designated properties accordingly – Vote: 5 – 3 (Adopted);*
    - *Note: The map adopted with Am 03 constitutes the amended map for the Greater Restaurant Row Historic District referred to in Section 1 of the ordinance;*
- *Am 04 – Would have removed 212 South Grant from the map and text of the ordinance and reduced the number of designated properties accordingly – Vote: 3 – 5 (Defeated); and*
- *Am 05 – Reclassified the rating of 212 South Grant from "non-contributing" to "contributing" to conform with the State Historic Architectural and Archeological Research Database (SHAARD).*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Chipotle
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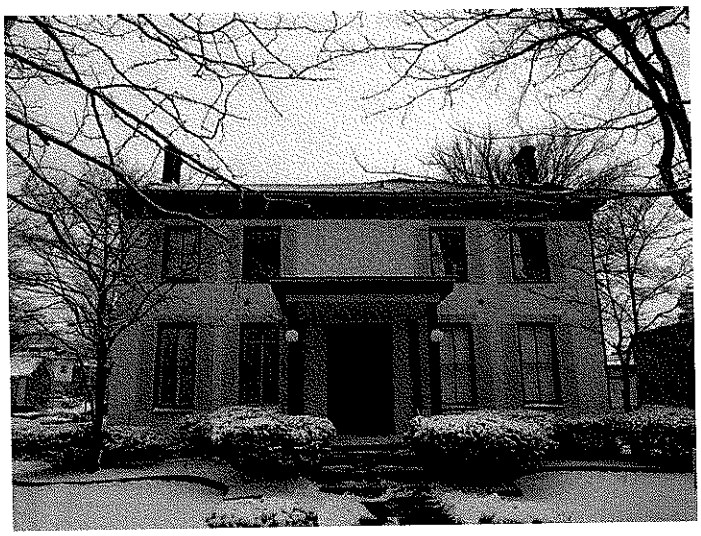
Greater Restaurant Row

Staff Report Bloomington Historic Preservation Commission

Basis for Historic Significance:

- **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.**

- **Exemplifies the cultural, political, economic, social, or historic heritage of the community.**



Part of the original 1818 plat surveyed by James Borland, the four hundred block of East Fourth Street contains several large and substantial homes dating from the late nineteenth century and early twentieth century. The east, west and north sides of the district are anchored by structures listed in the historic sites survey or in the Indiana University survey. The oldest structure is a restored brick, federal style I-house located at 322 East Fourth Street built in 1850 by Augustus Holtzman, who also owned a woolen mill nearby at what is now Third and Lincoln Streets. Before the end of the century, the house passed to W.D. Dill, who owned a mill on the West Side of Bloomington. Currently, the structure houses the offices of Bruce Storm Real Estate and apartments.

To the north of the Holtzman-Dill house is a turreted stone and frame Dutch Revival House built much later in 1907. The use of a curved limestone porch and cross gambrel roof resembles many of those designed by architect J.L. Nichols, who also built the structure to the immediate north. From 1920 to 1935, the building was the home of Indiana University German Professor Bert John Vos, who was also special assistant to American Legation at The Hague 1918-19 and a member of the U.S. Mission to Berlin in 1919.

"Kirkwood Manor", as the property on Kirkwood, also attributed to Nichols is called, was occupied by the Sigma Nu fraternity house from 1916-1951. It was built for a family in 1893, but was converted to fraternity use as Kirkwood slowly evolved into an area of clubs and boarding houses associated with the University. By the mid-twentieth century, these had evolved into commercial uses. Both buildings are listed in the 1986 survey as is the Trinity Episcopal Church across the street at 111 South Grant. Designed by architect Alfred Grindle, Trinity Church was built in 1909 in the English Country Church Style. Grindle was trained in England and based his design for the church on the memories of his childhood.

To the east, the Henry A. Lee House at 502 East Fourth Street anchors the district, which is a Stick Style house with Arts and Crafts elements, built in 1913. The 1996 University survey gives it an "outstanding" rating. Lee was a prominent attorney who was active in local Republican Party politics. The structure is now vacant, but in the past Indiana University used it as an Annex to the Law Department and most recently the Mathematics Department. Immediately to the south at 209 South Dunn, is a locally designated vernacular Gabled-ell with Italianate and Greek Revival detailing that for a time was occupied by Henry Lee's son, also a prominent attorney.

Between the Lee and Holtzman houses on Fourth Street are several substantial two-story houses and a couple of one-story cottages built between 1890 and 1927. Most are Queen Anne style, but there are two Dutch Colonial Revival houses at 413 and 415 East Fourth and two bungalows at 401/403 and 405 East Fourth. At the turn of the century, City directories indicate that a large number of transient residents lived along Fourth Street, often seven or more students in one house. By the 1920's single owners again dominated, and one of the City's oldest beauty parlors, Bingham Beauty Parlor, occupied the structure at 401/403 East Fourth from 1922 to 1940.

After World War II medical professional offices increasingly occupied the block. Of eleven structures listed in the 1970 City directory, six housed physicians, a dentist, and an optometrist. Significantly, four structures are listed as "vacant," indicating a period of decline. However, low rental rates contributed to a commercial revival that by 1980 saw the block occupied by a variety of businesses, including a restaurant, a music store, a beauty salon, yarn shops, and one physician. By 1990, the block was known locally as "Restaurant Row" due to the proliferation of new ethnic restaurants. Today these restaurants are the core of a successful and bustling commercial district.

Most of the buildings have been modified for commercial purposes such as larger windows for displays and added ornaments as well as rear additions to accommodate restaurant kitchens. However, it should be emphasized the basic integrity of these structures is sound, and it is their historical character that has attracted so many restaurants and patrons to the area.

This district also has local historic designations, such as a limestone hitching post in front of 416 E. 4th St., a stone sidewalk and 209 S. Dunn St.

Basis for Architectural Significance:

- **Is the work of a designer whose individual work has significantly influenced the development of the community.**

- **Is the work of a designer of such prominence that such work gains its value from the designee's reputation.**

As has been established above, this district is sprinkled with architect designed homes by prominent local architects Nichols and Grindle. Among Nichols designed homes is the "Kirkwood Manor," and 114 S. Grant St. "Kirkwood Manor" was the home to Sigma Nu, Indiana University's first fraternity. Alfred Grindle designed the Trinity Episcopal Church in 1909. These buildings showcase limestone, which played a larger part in the development of the city.

- **Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city.**

Greater Restaurant Row is a unique district in the City of Bloomington, which retains the streetscape and feel of where it originally began. The district evolved as a single family neighborhood toward the end of the 19th century as Indiana University was developing at the east end of 4th Street. This in and of itself does not specifically distinguish this district from others of this same era. However, the fact that it has grown into a flourishing food destination for international and ethnic cuisine while still maintaining the rhythm and feeling of a single family neighborhood provides a unique scale for a business district. The relationship between historic buildings, and streetscape and landscape features within the district help to define the historic district and therefore must be retained and preserved. If left unprotected, the streetscape and scale of the district could change significantly and in turn affect the overall character of the unique character district.

In 2012, the Bloomington Historic Preservation Commission compiled the "Preservation Plan for Historic Bloomington," which identified Restaurant Row as a distinct character area. The preservation plan highlights the significant features of the area and specific strategies and recommendations such as, "maintain narrow vertical expression of façades, retain the rhythm of residential window forms on the second story, keep uniform setback from the street with green space, use on-street parking or new garage spaces, deny demolition for higher density or height, retain public tree cover and preserve existing trees, create guidelines to create visual compatibility, and preserve hitching post and memorialize with signage." The Greater Restaurant Row character area is one of three called out in the greater University Village character analysis areas in the preservation plan. The University Village is made up of the Kirkwood Corridor, Restaurant Row, and the Old Library District (or "Café District") and is also called out in the "Downtown Vision and Infill Strategy Plan." The "Downtown Vision and Infill Strategy Plan"

specifically calls out Restaurant Row as a top priority for local designation to "provide greater protection of important historic properties and ensure that they remain a vital part of the downtown fabric for years to come."

The significance of this district goes beyond the restaurants and is a designation for arts and culture as well. The Bloomington Arts and Entertainment District (BEAD) "brings the business and creative sectors together to advance commerce and culture, build community and spur economic development through a designated downtown cultural district." Restaurant Row is identified by BEAD as showcasing "diverse and delicious" food and has a way of transforming a visitor to another world. Another great destination event that brings people to the District is the 4th Street Festival, which is held every Labor Day weekend. The restaurateurs bring their unique cuisines to the street and are a diverse mix of ethnic food and artists from all over the country.