

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Monday December 16, 2013**

**5:00 P.M.**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES** September 12, 2013, October 10, 2013
- IV. HISTORIC DESIGNATION**
  - A. HD-01-13 University Courts Historic District
- V. CERTIFICATE OF APPROPRIATENESS**
  - Consent Agenda**
    - A. COA-24-13  
423 South Jordan Owner(s) Eric and Nancy Swank  
Request to purchase aluminum storm windows for 17 windows.
  - Regular Agenda**
    - B. COA-19-13 amendment  
929 West Kirkwood Owner(s) (Vivian Gray Bridgwaters)  
Request for a rear addition
    - C. COA-23-13  
914 East Second Street Elm Heights Historic District Owner(s) Bruce and Sue Solomon  
Representative Golden Hands Construction Request to remodel a rear addition and add a deck on a hall and parlor house.
- V. DEMO-DELAY**
  - Partial 116 North Grant  
Removal of a window to create an interior walk-in cooler.
- VI. NEW BUSINESS**
  - A. Changes to Rules and Procedures
- VII. OLD BUSINESS**
  - C. Report of Paint/Materials Committee
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday January 9, 2014 at 5:00 p.m. in the McCloskey Room

**Posted: December 9, 2013**

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**Thursday September 12th, 2013**  
**Minutes**

**I. CALL TO ORDER**

Meeting called to order by Chairman Dave Harstad at 4:30 pm.

**II. ROLL CALL**

**Commissioners**

Danielle Bachant-Bell

Doug Bruce

Joins meeting at 4:35 pm.

Jeannine Butler

Marjorie Hudgins

Dave Harstad

Marleen Newman

Chris Sturbaum

Joins meeting at 4:36 pm.

Doug Wissing

Joins meeting at 4:37 pm.

**Advisory**

Duncan Campbell

Chris Cockerham

Sam Desollar

John Saunders

**Staff**

Lisa Abbott – HAND

Jacob Franklin – HAND

Patty Mulvihill – LEGAL

**Guests**

Mark Kaplan

Laura Wisen

Steve Wyatt

Joins meeting at 5:10 pm.

**III. APPROVAL OF MINUTES June 27, 2013**

Marjorie Hudgins makes a motion to approve the minutes from the June 27<sup>th</sup>, 2013 meeting with corrections. Jeannine Butler seconded. Motion carries 4/0/1 (yes/no/abstain)

**IV. CERTIFICATE OF APPROPRIATENESS**  
**A. COA-16-13 STAFF APPROVAL**

824 South Sheridan Drive Elm Heights Historic District  
Owner(s) Jeanne Holder and Martha Sept  
Replacement of a asphalt shingled roof with slate tile, evidence shows that this is a restoration to original materials.

**Lisa Abbott** gives her presentation.

**Patty Mulvihill** submitted Findings of Fact for COA-16-13:

1. Staff finds that replacing the current asphalt shingled roof with a slate tiled roof will restore the structure located at 824 East Sheridan to its original and historically accurate condition.
2. Staff finds that replacing the current asphalt shingled roof with a slate tiled roof on the structure located at 824 East Sheridan is consistent with the preservation goals and guidelines found in Section 4.4 of the Elm Heights Historic District Design Guidelines.
3. Staff finds that replacing the current asphalt shingled roof with a slate tiled roof on the structure located at 824 East Sheridan is consistent with the preservation goals and guidelines found in Bloomington Municipal Code Section 8.08.020.

**No question(s)**

**No comments(s)**

**B. COA-17- 13 STAFF APPROVAL**

512 South Hawthorne Elm Heights Historic District  
Owner(s) Mark Roseman and Roberta Pergher  
Request to add three skylights on the west or rear elevation of the house which faces an unimproved alley right-of-way.

**Lisa Abbott** gives her presentation.

**Patty Mulvihill** submitted Findings of Fact for COA-17-13:

1. Staff finds that installing three skylights on the rear elevation of the structure at 512 South Hawthorne will not detract from the historic nature of the structure or the Elm Heights Historic District, particularly in light of the fact that windows are to the rear and will not be visible from the main streets and sidewalks within the historic district.

**No question(s)**

**No comment(s)**

**C. COA-18-13 520 South Highland Owner Laura Wisen**  
Request to replace existing replacement windows.

**Lisa Abbott** gives her presentation. **Laurn Wisen** explains she is not getting permanent grills and is not going to purchase the windows that the Elm Heights Historical District recommends as they would cost about 30% more. Laurn states she is getting the removable grills. **Doug Bruce** states that if he knows these windows then the inside glass can be removed and the grids come off so they can be cleaned.

**Question(s):**

**Marleen Newman** asks if the grills are just on the inside. Laurn states they are.

**Chris Sturbaum** asks if this is a snap on removable grid or affixed. Laurn states it is removable.

**Comment(s):**

**Chris Sturbaum** states this is a good window. Chris states he rather she spends 30% more and purchases the windows that are more traditional in appearance.

**Doug Bruce** states he agrees with Chris.

**Marjorie Hudgins** states the windows are fine.

**Danielle Bachant-Bell** states she doesn't have much of an issue because these are replacement windows.

**Jeannine Butler** makes a motion to approve **COA-18-13** for 520 South Highland for a request to replace existing replacement windows. **Danielle Bachant-Bell** seconded. Motion approved 8/0/0 (yes/no/abstain)

**Patty Mulvihill** submitted Purposed Findings of Fact, 520 South Highland for a request to replace existing replacement windows, **COA-18-13:**

1. The Commission finds that replacing the current vinyl double hung windows on the structure at 520 South Highland Avenue with divided light aluminum clad wood windows will increase the historic accuracy and nature of the structure and the overall Elm Heights Historic District.
2. The Commission finds that replacing the current vinyl double hung windows on the structure at 520 South Highland Avenue with divided light aluminum clad wood windows is consistent with the goals and guidelines enumerated in the Section 4.5 of the Elm Heights Historic Design Guidelines.
3. The Commission finds that replacing the current vinyl double hung windows on the structure at 520 South Highland Avenue with divided light aluminum clad wood windows is consistent with the criteria noted in the Bloomington Municipal Code Section

8.08.020.

**Marjorie Hudgins** makes a motion to approve Purposed Findings of Fact for, **COA-18-13**: Request to replace replacement windows at 520 South Highland Avenue. **Jeannine Butler** seconded. Motion approved 8/0/0 (yes/no/abstain)

**V. DEMO-DELAY**

**A. Partial 1429 South Washington Owner: Justin Fox**  
Removal of siding to permit exterior vented HVAC system.

**Lisa Abbott** gives her presentation. **Justin Fox** states he has 16x42 inch HVAC units, 4 on Hillside with moving the left unit under the window. They will project out 5-7 inches, depending how far into the room they can install them. There will be 4 window units on Washington. Justin states he can work hand in hand with Nancy. Justin states this is affordable whereas installing central air would be a lot more expensive.

**Disclosure(s):**

**Danielle Bachant-Bell** states she needs to disclose that Justin and she had a brief conversation about possible tax credits.

**Question(s):**

**Sam Desollar** asks if the locations of the units are represented by the rectangles. Justin states yes accept the bottom left rectangle will be centered under the window.

**Marleen Newman** asks if there is a smaller unit and asks about the structure under the window. Justin states he will let the construction crews figure out the structure.

**John Saunders** asks why not go with individual central air conditioners. Justin states they do not have the money to go with individual central air units.

**Comment(s)**

**Chris Sturbaum** states that if the color contrasts to much it will accentuate the HVAC units. Justin states he is open to any suggestions in color. Chris appreciates someone taking on such a project.

**Doug Bruce** states that he has showed a few clients this property and they walked away. He applauds Justin for taking this on.

**Jeannine Butler** made a motion that today, regarding the property located at 1429 South Washington Street for Demolition Delay the Historic Preservation Commission (HPC) declares it:

- Got notice of proposed demolition, and,
- After today's discussion, sees no need to review the plans any further, and,
- Waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council. **Marjorie Hudgins** seconded. Motion Approved. 8/0/0 (yes/no/abstain)

## VI. NEW BUSINESS

No new business

## VII. OLD BUSINESS

A. Plans to remove houses in University Courts

**Chris Sturbaum** informs the Commission that during last night's Council Meeting there was a strong representation of people who spoke against the removal of the houses and University Courts. **Marjorie Hudgins** states everyone was civil and nice. Marjorie asks Chris if there is a chance the council will put forth a resolution on this matter. Chris states there was a lot of sympathy from the council. **Jeannine Butler** states she was there and the council asked people to stand up who were against the removal of the houses which about 20 people stood.

**Patty Mulvihill** gives her presentation. Discussion covered the following topics.

### B. Title 8 Revisions

#### i. Demolition and Public Safety

- a. Factors for allowing demolition without a Certificate of Appropriateness
- b. Notice of the proposed demolition

#### ii. Purpose & Definitions

- a. Conservation district
- b. Historic preservation and protection district ordinance
- c. Substantial removal

#### iii. Historic District and Standards

- a. Establishment of historic districts and conservation districts
- b. Certificate of appropriateness
- c. Maintenance standards
- d. Development standards
- e. Removing the Designation of a Historic District

#### iv. Demolition and Public Safety

- a. Factors for allowing demolition without a Certificate of Appropriateness
- b. Notice of proposed demolition

#### v. Conflicts with zoning districts

- a. Enforcement, penalties, judicial review

#### vi. List of Designated Historic Districts

- a. Update of addresses

**C. Report of Paint/Materials Committee**

**No report**

**VIII. COMMISSIONERS' COMMENTS**

**No comments**

**IX. PUBLIC COMMENTS**

**No comments**

**X. ANNOUNCEMENTS**

**No comments**

**XI. ADJOURNMENT**

Meeting of the BHPC adjourned at 5:37 pm.

Title VIII Revisions public meeting called to order 5:38 pm. Adjourned at 6:15 pm.

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**Thursday October 10, 2013**  
**Minutes**

**I. CALL TO ORDER**

Meeting was called to order by Chairman Dave Harstad at 4:30 pm.

**II. ROLL CALL**

**Commissioners**

Jeannine Butler  
Sandi Clothier  
Marjorie Hudgins  
Dave Harstad  
Marleen Newman  
Chris Sturbaum  
Doug Wissing

**Advisory**

John Saunders

**Staff**

Lisa Abbott - HAND  
Nancy Hiestand - HAND  
Patty Mulvihill - LEGAL  
Nate Nickel - PLANNING

**Guests**

Mike Bridgwaters  
David Bridgwaters  
Marc Cornett

**III. APPROVAL OF MINUTES July 11, 2013, August 8, 2013**

**Marjorie Hudgins** makes a motion to approve the minutes of the July 11<sup>th</sup>, 2013 meeting. **Jeannine Butler** seconded. **Dave Harstad** makes a friendly amendment about University Courts discussion, **Chris Sturbaum** seconded. **Jeannine Butler** makes a friendly amendment about the use of "there" instead of "their", **Chris Sturbaum** seconded.

Motion(s) approved 6/0/1 (yes/no/abstain) – July 11<sup>th</sup>, 2013 minutes.

**Jeannine Butler** makes a motion to approve the minutes of the August 8<sup>th</sup>, 2013 meeting. **Sandi Clothier** seconded. Motion carries 6/0/1 (yes/no/abstain).

#### IV. CERTIFICATE OF APPROPRIATENESS

##### A. COA-19-13

939 West Kirkwood Owner Vivian Gray

Request to build a garage in the Prospect Hill Conservation District

**Nancy Hiestand** gives her report. **Marc Cornett**, petitioner's representative, adds the owner is currently living out of town and is remodeling the property in order to move back to Bloomington to permanently reside. The garage is designed for their storage needs with all dimensions meeting code. Marc adds the house is about 3' above grade in context to the alley and the garage will be at grade. You will not see the garage due to vegetation so it will not be a dominate attraction. Marc adds that the owner would like approval today so she may move forward with building permits as she is trying to get back to Bloomington.

##### Question(s):

**Chris Sturbaum** asks what the pitch of the roof will be. Marc states it will be the same as the house. Chris states he is a little sympathetic to sticking with cement board siding, due to the vinyl sidings failure in the future. Chris states you can match the paint and colors of cement board to the vinyl so it will not clash. Chris asks if the owners would be willing to go with fiber board as opposed to vinyl. Marc states initially the direction of siding was steered by cost. Marc states the owner will have to determine what can be afforded. Chris asks if they will be using vinyl trim. Marc states they are using vinyl trim against composite trim. Chris asks if they will be painting the trim. Marc states they will be. Chris states the additional cost might be painting the siding.

**Sandi Clothier** asks if there are other variances needed before construction. Nancy states there are no variances due to the property owner changing the building plans.

**Jeannine Butler** asks Nancy if she was hesitant to approve because the neighborhood subcommittee hasn't had time to give their opinion. Nancy said that is correct, they have not been able to review the drawings as a group. Nancy said they did not have time to call a meeting once they received the drawings however they were not the correct drawings. Jeannine asks if Nancy has had conversation since the subcommittee has received the correct drawings. Nancy states she sent the correct drawings when she obtained them yesterday, but only the chairman has seen them. Jeannine asks if Nancy has had any communication since then. Nancy states she notified the chairman that the BHPC will talk about this project and invited the chairman of the subcommittee to attend the BHPC discussion. Jeannine Butler asks Nancy if she is only hesitant on approving the drawings as the neighborhood subcommittee has not seen the drawings, but asks if Nancy is comfortable with the drawings now. Nancy states that is correct and she is comfortable with the drawings now.

**Marleen Newman** asks if the commission may approve contingent upon the neighborhood subcommittee's approval. Nancy states it will take a week or so to get a

meeting.

**Chris Sturbaum** asks if the whole house is going to be resided. Marc answers no just the addition in the back.

**John Saunders** asks if the remodel will be vinyl. Marc states they will have to match the house as best they can.

**Comment(s):**

**Chris Sturbaum** comments that cement fiber board is a better material in the long run.

**Doug Wissing** comments he is agreement with Chris on the cement fiber board. Doug states he is also sensitive with the concerns of cost to the owner.

**Sandi Clothier** comments she agrees with Nancy in that it is probably not a good idea for the BHPC to bypass the neighborhood subcommittee in approval of this project and feels the subcommittee needs to approve or deny first. Sandi states she does not have an issue with the project.

**Dave Harstad** comments he likes the roof pitch and the size of the garage for storage space.

**Jeannine Butler** makes a motion to approve **COA-19-13**, Request to build a garage in the Prospect Hill Conservation District as reported with the neighborhood subcommittee having a week to review the plans. **Marleen Newman** seconded. After discussing the lack of review by the neighborhood subcommittee the commission based their motion on current staff recommendations and allowing the neighborhood time to review the plan. Motion carries 4/1/2 (yes/no/abstain).

**IV. DEMO-DELAY**

No Demo Delay

**V. NEW BUSINESS**

**A. Changes to Rules and Procedures**

- i. Changing the Application Forms to read the meetings to start at 5:00 pm..
- ii. Changing the meetings with a neighborhood to 1-2 meetings instead of 3.

The discussion of 116 E. 3<sup>rd</sup> St. was held after the passage of moving forward with the intent of designation in OLD BUSINESS. Moved and appropriately recorded under NEW BUSINESS.

**Nate Nickel** gives his report on 116 E. 3<sup>rd</sup> St.. A proposal of this property with new construction next to the Fleener Building will come before the Plan Commission on November 4<sup>th</sup>, 2013.

Discussion is held, comments are made. No vote taken.

**VII. OLD BUSINESS**

**A. Plans to remove houses in University Courts**

**Nancy Hiestand** presented a DRAFT of what would be an Application for University Courts though it is for the whole area. Nancy used the nomination written in the 1990's trying to redefine the boundaries. Nancy briefly describes the original boundaries noting one house that has been removed since the draft, 20 years ago. Nancy presents more on the history of University Courts early boundaries as well as the people who lived in the neighborhood.

Discussion is held of the possibilities of moving forward with designation.

**Chris Sturbaum** makes a motion to change the map of University Courts to remove Sigma Chi, Mathers and Kappa Alpha Theta. **Sandi Clothier** seconded. Motion carries (yes/no/abstain).

**Chris Sturbaum** makes a motion to express the intent of moving forward with the designation process. **Sandi Clothier** seconded. Motion carries 7/0/0 (yes/no/abstain).

**B. Title 8 Revisions Council Schedule Oct 23, 30**

**C. Report of Paint/Materials Committee**

No report

**VIII. COMMISSIONERS' COMMENTS**

No comments

**IX. PUBLIC COMMENTS**

No comments

**X. ANNOUNCEMENTS**

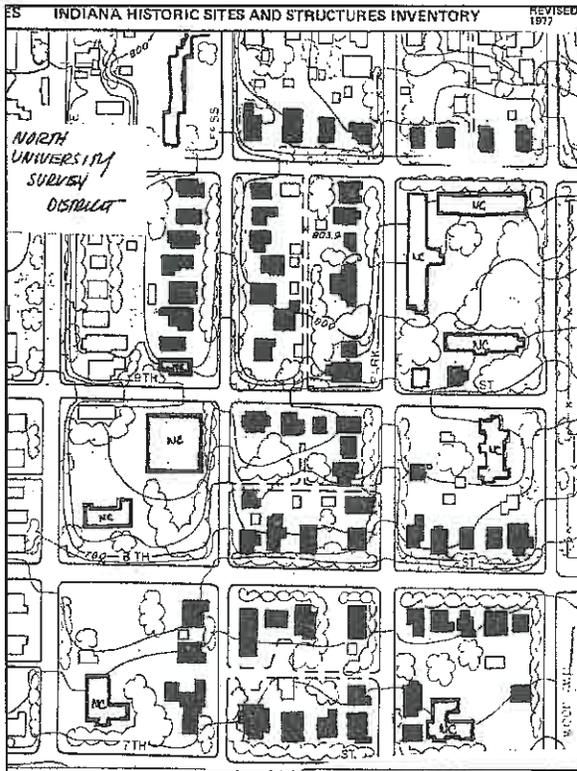
No comments

**XI. ADJOURNMENT**

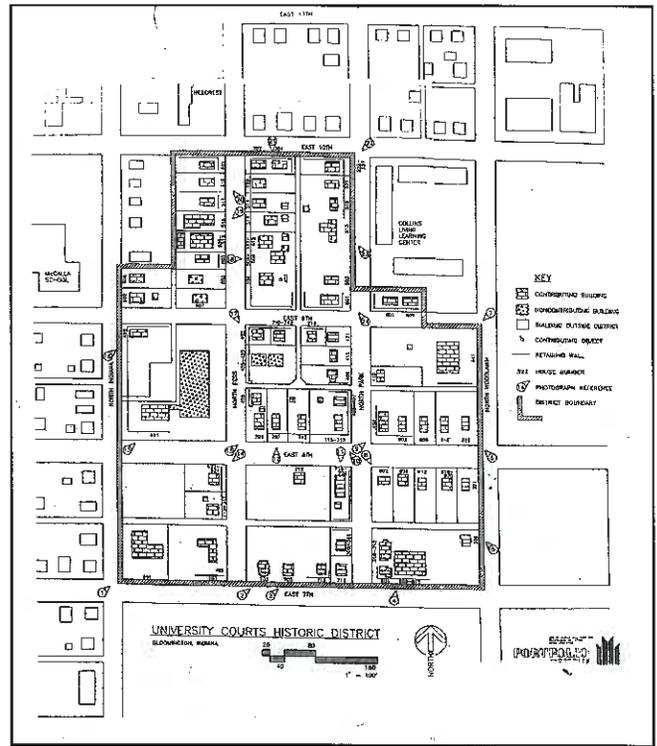
Meeting adjourned at 6:18 pm by Chairman Dave Hardstad

- (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 the city; or
  - g. Exemplifies the built environment in an era of history characterized by a distinctive architectural style

University Courts is an enclave of distinctively designed housing from the early twentieth century. The dates of significance for the district are from 1906-1938. The University Courts Neighborhood was first surveyed as historic in 1977, when it was identified as the 'University Residential District.' At that time the proposed district extended to include the north side of 10th Street, but overall the boundaries look roughly as they do today. The west demarcation (Indiana Avenue) was then described as demarcating an earlier (1890-1910) housing pattern to the west. University Courts has always been bordered with dramatic changes in building fabric or major thoroughfares. University campus buildings lie to the east and south of the district. The National Register nomination also identified Indiana Avenue as a western boundary but used the three additions of University Courts as a new boundary which therefore ended on the south side of 10th street. The general nine block area is readily discernable in the nomination map from 1992. The next feature which coheres the district is the presence of Bloomington's only brick streets.



1977 Survey



1991 Nomination Map

## CONTEXT

University Courts was first nominated to the National Register of Historic Places in 1992. It was defeated by a vote of owners (more than 50% of the property owners in the district opposed). Despite this, it was deemed "eligible" for both the National Register and the State Register by the State Review Board at that time. It was listed in the State Register but not in the National Register in 1992. The University Trustees had a single vote by the Park Service rules.

In 2006, Jeannine Butler and Sandi Cole, property owners in University Courts (their house is locally designated) began to survey changes in ownership and polling current owners. They decided to revisit the nomination. One property had been demolished on East 7th street in 2006. The property was located at 811-815 East 7th Street and was originally sorority house being used as an administrative building by Indiana University. The facade had been seriously modified.

The DHPA agreed to reconsider the district and sent out notification letters to owners. Sandi Clothier, as Chairman of the Commission in 2007 (June 4) officially endorsed University Courts. The district was successfully listed in the National Register on Dec.

26, 2007. At that time it included 128 Resources, but this list also represented accessory structures and artifacts.

In 1996, in anticipation of changes to the state code, a new survey of state owned properties was conducted by the Division of Historic Preservation and Archaeology. University Courts also appears in this list conducted by the University.

University Courts was the subject of a Walking Tour Brochure in 1992 and the narrative was revised in 2011. In summary, the interest in University Courts as a historic area has been constant since 1977.

University Courts neighborhood was featured on the Bloomington Restorations Inc. House Tour in 2009.

University Courts, a neighborhood originally built to capitalize on its proximity to the University, underwent a series of devastating changes starting in the 1960s. The original owners, who were mainly university professors and prominent local businessmen, began to sell their homes and many properties were converted into rentals or departmental annexes for the university. The area which once housed distinguished professors, found itself increasingly defenseless in the face of maintenance issues and the clash between student and resident occupants. The struggle to preserve University Courts continued over more than three decades.

As early as 1982 correspondence from President Ryan at Indiana University and Sybil Eakin of the Historic Building and District Study Committee, show that community concern for the restoration of the brick streets was a priority. In 1982, a local ordinance was implemented to control the method of repairing Bloomington's historic brick streets which had been patched with asphalt and cement. These are the last continuous brick streets extant in the city limits, and there are enough contiguous running feet to provide a good illustration of how the historic streetscape looked. The first ISTE A application for funding to repair them was made in 1997-98. At this time the job of repairing just the intersections was projected to cost \$800,000 and the application was not successful.

In 2004, after the streets themselves were designated by local ordinance, a modest incremental approach to the repair was initiated by Public Works. No more than 100 square feet or repair or \$10,000 worth of work was budgeted annually. An ISTE A grant was finally obtained in 2012 and \$130,000 worth of work will be performed in spring of 2014. The project will be located on Park Avenue between 7th and 8th Streets.

### Case Background

A full historic district must meet significance criteria in Title 8 and will be subject to full review of external changes to the district. The district must show demonstrated quality of architecture and history. The required survey of the University Courts Historic District shows 66 properties of which 11 are classified as outstanding, 8 as

notable, 42 as contributing, and 4 are noncontributing. Altogether 96% of the resources are considered contributing. This summary does not include a survey of detached garages as contributing structures.

Any historic district must be comprised of contiguous properties. The boundaries of the district were established by outlining the concentration of contributing historic properties and omitting those areas where there are evident changes in dates of construction or types of buildings and alteration of buildings. The district is residential in nature. The district boundaries by further refined by informational meetings.

### Development History

University Courts developed as a mixed residential neighborhood in the early twentieth century. Its development was at least partially in response to the relocation of Indiana University's campus to Dunn's Woods. The land to the south of University Courts was purchased by the university in 1884, after the fire in Seminary Square the previous year. Moses Fell Dunn's land and the family farmstead was originally located where the HYPER Building now sits. The four University Courts Subdivisions were platted between 1911-13. The fourth addition was purchased by the University and never developed with housing. Sigma Chi House, built in 1906 at the corner of 7th and Indiana, predates the platting of the neighborhood. Developers Thomas Sare and Elvet Rhodes not only subdivided the land but Sare also lived in several different homes within the neighborhood during their lifetimes. The neighborhood and its residents represent a migration of the affluent classes from the earlier Victorian neighborhoods on West Kirkwood and North Walnut and Washington Streets to newer and more modern homes nearer campus.



These archival photographs are from the William H. Mathers Collection

From the left clockwise: 502 North Indiana Avenue , 719 East 7th Street, 422 North Indiana Avenue, 825 East 8th Street.

**This report addresses the criteria sequentially:**

**Historic**

**a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state or national history.**

**This is Bloomington's first district with widespread integration of duplexes, apartment**



**buildings**

and flats into a neighborhood of affluent single family homes. The proportion of these multi-family forms is far more concentrated in University Courts than in any other core neighborhood. There are 17 duplexes or apartment buildings in this district. It was definitely the intent of the developers to establish a more urbanized setting for this neighborhood. Two forms of duplexes are illustrated, the traditional midwestern side-by-side units that are mirrors of each other architecturally and a more urban form of one over



one flats. University Courts is one

Bloomington's most consistently "designed" neighborhoods with high quality building materials, integrated masonry embankment walls and brick streets. The northeast corner of Fess and 9th streets is a good example of this intent. There are three brick houses gathered around a central courtyard and walkway, two of these are built as duplexes.

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

Former residents of University Courts comprised the early twentieth century leadership in government, education and industry for the city, and state. Government leaders included Paul McNutt, who resided at 712 W 8th, governor of Indiana during the Great Depression and later was awarded with an ambassadorship to the Philippines; William B. Hoadley (513 N. Park) was a State Senator; James B. Wilson (402 N. Park) was a Circuit Court Judge; Joseph Hensley (803 East 8th Street) was County Treasurer; Joseph H. Campbell (815 W. 7th demolished ) was Mayor of Bloomington (1930-34). Representatives of the university culture included Stith Thompson (406 N. Fess) Professor of Folklore; Kenneth Williams (702 E 10th) Professor of Mathematics Ewald "Jumbo" Stiehm (825 E 8th Street) Coach and Athletic Director; Elizabeth Sage (812 E 8th Street) Assistant Professor of Home Economics; William F. Book (504 North Fess) Professor of Psychology; Everett S. Dean (715 E 8th) basketball and baseball coach; Zora Clevenger (310-312 North Park) head of the Athletic Department; and Ivy L. Chamness (710-712 East 8th Street) Director of Publications. Among the residents is a 'who's who' list of Bloomington's prominent industrialists and business owners including Harry P. Vonderschmitt (409 North Park) theater owner; William B Hoadley (513 North Park) Quarry owner; W. Earl Sullivan (618 E 9th demolished) of Sullivan 's Clothiers; Charles, Ward and Ellis Johnson(604 East 8th, 707 East 8th, 501 North Park) owners of Johnson Creamery; Thomas G. Karsell (422 N Indiana). Boomington Milling Company and Wyatt Wicks (422 N. Indiana) owner of the long lasting Wicks Beehive.

Additionally these properties reflect the prominence of the neighborhood and the expectation of quality from those who built the neighborhood. Staff has identified more architect designed properties in University Courts than in any other Bloomington neighborhood. Certainly this reflects the fact that during its era of construction, other professionals had joined the Nichols family in the local practice of architecture. The use of limestone, brick, clay tile and slate is even more prevalent, as a percentage of the properties built, than in Elm Heights.

**Architecture**

**a. Embodies the distinguishing characteristics of an architectural or engineering type: or**

The brick pavers in University Courts were probably laid after 1911-1913 when legal subdivision was complete. The four additions that comprise University Courts were laid out within a couple years, The final or fourth addition was purchased by the University and never developed. It is located east of Woodlawn where the tennis courts are now located.

This group of streets which link the resources in the district, are the last remaining brick streets in Bloomington and were locally designated in 2004. Since that time, the Public Works Department has pledged and spent \$10,000 a year in repairs. In 1997 the city was not successful in obtaining an ISTEA grant for more comprehensive repairs, but another application submitted almost a decade later was successful in obtaining \$130,000 towards repairs. The ISTEA funded work commences in 2014 on South Park Avenue and the intersection of 8th and Park. The existing pavers are marked "Poston Block, "Poston Knobstone Block" and "Brazil." Where needed, replication of these blocks were fabricated for infill. The curvilinear patterns at the intersections (engineered to wear better than in-line designs) require exact dimensions in order to fit properly.

The city has made a long term commitment to the restoration of University Courts Streets. The designated streets link the neighborhood resources with the exception of the block on 9th between Park Avenue and Woodlawn which was asphalted before 1996.

University Courts is Bloomington's most urban historic neighborhood, originally providing housing for retirees, professionals, business owners and people who served the University. This was accomplished by a diversity of housing forms. Many of the 15 duplexes in the district are located on corners. Some are integrated into groups of houses with side entrances (9th and Fess) Some are paired on corners as are the Schuman (622-624 E 8th 315-317 N Fess) and Feltus (715-717 East 8th 405-407 North Park) duplexes. These are distinctive patterns not found elsewhere in Bloomington. The duplexes include both side by side duplexes and a smaller number of 'flats' where living space is all on one level. The prevalence of this form assures that diverse incomes could reside in the neighborhood. A survey of residents of the Schuman duplexes at 8th and Fess show instructors at IU, salesmen, RCA employees, Ben Becovitz, the owner of the Louben, students draftsmen, and John Schuman himself, who was a newspaper editor. Many Duplex owners also lived in the unit.

There are two apartment buildings, both designed by Cecil Harlos, who designed the moderne addition to the Home Laundry Building and the Spanish Colonial apartment block at 2nd and Fess. These are among a handful of brick apartment buildings of this era that do not have commercial first floors (111 E 10th, 605 South Fess, 420 E. 6th). It is instructive to remember what has been lost of these resources, specifically Arbutus Flats in the 500 block of East Kirkwood.



MANUFACTURED BY  
 MARTINSVILLE  
 BRICK COMPANY  
 MARTINSVILLE,  
 INDIANA



BUILT OF RESTRICTED ORIENTAL BRICK <sup>18</sup>

Martinsville Brick Company

MARTINSVILLE, INDIANA

1911

**b. Is the work of a designer whose individual work has significantly influenced the development of the community; or**

Bloomington's own John Lincoln Nichols was trained locally by his father, Hiram Nichols, but later worked in Denver and California, before completing his career in Bloomington. This kind of apprenticeship was common in the early 20th century. Within his practice, he was joined by his son (Nichols and Son) and a brother (Nichols and Nichols) in designing dozens if not hundreds of Bloomington buildings and homes. Thirteen structures in the district can be attributed to John L. Nichols, many of these verified since the National Register nomination was written. Nichols often worked with Thomas Sare, who was one of two principal developers of the University Courts Additions. The following addresses, designed by Nichols, are still standing in the University Courts neighborhood.

- 705 E. 7th Street
- 719 E. 7th Street
- 707 E 8th Street
- 712 E 8th Street
- 715-717 E 8th Street
- 718-720 E 8th Street
- 803 E 8th Street
- 815 E 8th Street
- 517 N. Fess Avenue
- 506 N Indiana Avenue
- 310-312 North Park Avenue
- 405-407 North Park Avenue
- 515 North Park Avenue



The numerous projects associated with the Nichols family in this neighborhood area are a fraction of the impact of the Nichols designers had on Bloomington generally. J. L. Nichols is credited with bringing and popularizing the Free Classic style in Bloomington in the late Victorian era prior to his work in University Courts. Recent research suggests that Nichols also designed smaller working class bungalows for the Showers Brothers in the neighborhoods that they developed on the west side.

**c. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or**

The most important designer whose work is illustrated in University Courts is Alfred Grindle. He was trained in England and most prominently responsible for the Trinity Episcopal Church, Varsity Pharmacy and Hunter School. His most important building in University Courts is the University Lutheran Church on 7th Street, although he also



designed an important Prairie Style house at 725 West 8th and a duplex at 309-311 North Park. Grindle is significant because of his formal training in an era when many were apprenticed or started as engineers.

Several other prominent designers are also



represented in the neighborhood. Another Bloomington native, J. Carlisle Bollenbacher, who practiced primarily in Chicago with his firm of Lowe and Bollenbacher, designed the home of Wyatt Wicks at 422 North Indiana. Bollenbacher's other local buildings are the Sanford Teter House (528 North Walnut) and First Christian Church (205 E Kirkwood) in 1917. Bollenbacher's company also built several fraternity and sorority buildings on campus.

Edwin Doeppers designed several of the more monumental residences on 7th Street and is better known as the primary architect for the Banneker School. He designed the paired Tudor Style Schuman Duplexes at the corner of 8th and Fess. Doeppers is often identified as an engineer.



Burns and James primarily worked in the construction of campus buildings, fraternities and sororities in Bloomington. They designed the Kappa Alpha Theta house and was the third architectural firm to work on the Sigma Chi House.



**e. Contains any architectural style, detail, or other element in danger of being lost; or**

University Courts boasts the highest percentage of masonry houses in any historic area in Bloomington. Of the 66 buildings in the district, only 11 are frame. With its resources linked by brick paved streets, the area provides an atmosphere of stability, quality and permanence that few Bloomington neighborhoods rival. Areas of comparable affluence, like Elm Heights or North Washington Street either have resources which reflect a certain preferred style that utilizes frame as in the earlier Queen Anne and Free Classic Styles (North Washington District) or enclose broader geographic areas containing later infill or have edges that are less defined (Elm Heights). It is ironic that these seemingly immutable and sturdy buildings are threatened by the University plans for expansion when similar finer historic housing is relatively unavailable to Bloomington residents.

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

Both by its designed plan and extant brick paving, University Courts has become a landmark feature of Bloomington. Proof of this status is its listing in the National Register of Historic Places on December 26, 2007. Of Bloomington's historic districts only the West Side (Fairview 10 resources), Prospect Hill (28 resources), and Elm Heights (Vinegar Hill 64 resources) are also listed in the National Register.

**g. Exemplifies the built environment in an era of history characterized by a distinct architectural style.**

The revival styles of architecture in University Courts are much like those represented (less consistently) in Elm Heights. In Elm Heights the streetscape is interrupted far more frequently by later construction. Another point of uniqueness is that so many examples in these styles are duplexes or apartments rather than single family homes. As early as the Philadelphia Centennial of 1876, interest in the national heritage was reinvigorated. The architectural firm of McKim Mead and White completed the Appleton House in 1877. That house set the precedent for a national interest in colonial domestic architecture. This is illustrated in University Courts by the number of brick **Georgian Colonial** and **Colonial Revival** style buildings built in the short time of development for the neighborhood 1906-1938. The second most prevalent style is **Craftsman**, showing both bungalow forms and foursquare. The **Tudor Revival** style is also represented but clearly



not as preferred as in Elm Heights. There are a handful of **Spanish Colonial** Buildings, including both examples of apartment blocks. Homes with Spanish Colonial features are also common in the district.

This academic attention to design, in the early part of the twentieth century, was coupled with massive creation of wealth for the middle classes. Exotic styles that were preferred advertised the attainment of

the new business classes. Both the National Register nomination and an early paper written by Patsy Leake (1987) document the migration of wealthy families from other areas of Bloomington east to University Courts upon its new construction. Many left family homes on North Washington and Walnut Streets. University Courts attracted residents because of its dramatically different architecture and modernity. It was one of the first neighborhoods to feature detached and semi-detached garages. Its proximity to the University and to the McCalla School (1906) were also perceived as assets.

Another early twentieth century style is the **Craftsman** or **Arts and Crafts** style. This design influenced the bungalow and four square forms. The clean lines and opposing aesthetic of these homes made the Queen Anne style of 30 years before seem obsolete. In University Courts the style is reflected in single family homes and duplexes. The Feltus Duplexes on Park and 8th are mirror images: one facing Park Avenue and the other Eighth street. Both are designed by Nichols when he was in partnership with his son.



There are also several Tudor Revival homes and duplexes. The Hoadley House is the largest of these homes, as yet it has no attribution. The Vonderschmitts

also lived in the neighborhood in a brick interpretation of the Tudor style. This house is much less ostentatious than their Chateausque style home on Hawthorne, but in some ways modestly resembles it with the steeply pitched roof, story and a half form and arched doorway.



1. Staff recommends approval of the University Courts Historic District with the following classification of properties:

(11) Outstanding: East 8th Street 622-624, 715-717, 825; East 7th Street 607, 705; North Indiana Avenue 422; North Fess Avenue 315-317, 504, 509, 511; North Park Avenue 405-407.

Notable (8)

(10) East 8th Street 718-720, 712; East 7th Street 703, 715, 719; North Fess Avenue 506-508, 510-512; North Park Avenue 513, 515.

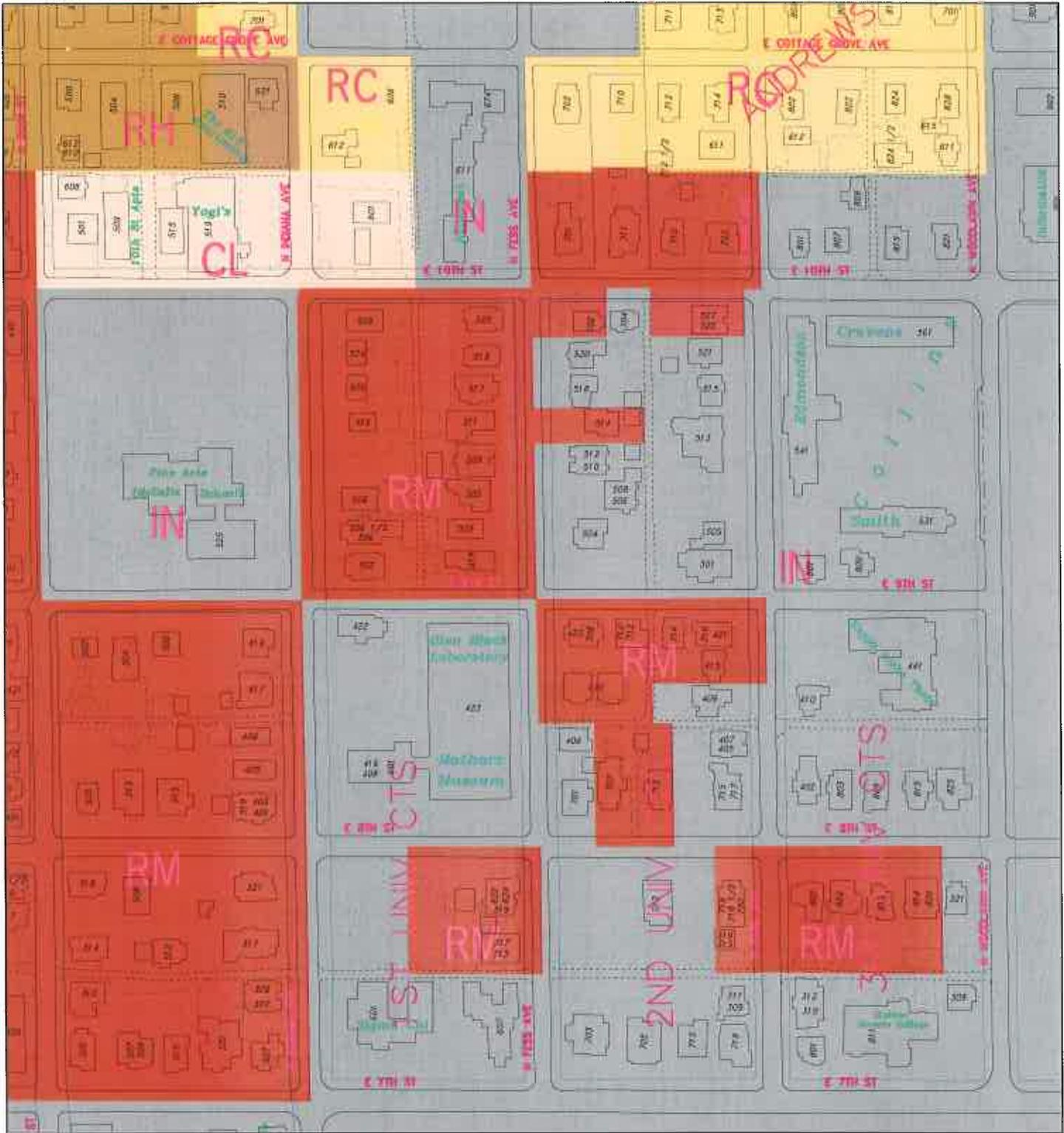
Contributing (42):

East 10th Street 702, 704; East 9th Street 801, 809, 710-712, 714; East 8th Street 701, 705, 713, 803, 809, 815, 802, 804, 812, 816-820; East 7th Street 801; North Indiana 502, 506; North Fess Avenue 505; 517; 519; 525, 406, 422, 514, 516, 520; North Park Avenue 309-311, 409, 415, 421, 501, 505, 521, 525-527, 310-312, 402, 410; North Woodlawn Avenue 309, 321.

Non-contributing (4): East 9th Street 619; North Fess Avenue 503; 420; North Park 315-319.

2. Staff also recommends interim protection be placed upon the properties until the final action of Common Council and the Mayor

3. Staff recommends removal of paint color review from this district at the request of the Subcommittee.



By: hiestann  
28 Oct 13



For reference only; map information NOT warranted.

City of Bloomington



Scale: 1" = 200'

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United States Department of the Interior  
National Park Service

DC  
LIBRARY

### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name University Courts Historic District

other names/site number 105-055-69000 (North University Historic District)

#### 2. Location

street & number roughly bounded by 7th, Indiana,  
10th Streets and Woodlawn Avenue na  not for publication

city or town Bloomington na  vicinity

state Indiana code IN county Monroe code 105 zip code 47408

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  
 request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  
 meets  does not meet the National Register criteria. I recommend that this property be considered significant  
 nationally  statewide  locally. ( See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State of Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional  
comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

#### 4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the  
National Register  
 See continuation sheet.
- determined not eligible for the  
National Register.
- removed from the National  
Register.
- other, (explain) \_\_\_\_\_

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University Courts H.  
Name of Property

Monr Co., IN  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
77	6	buildings
0	0	sites
42	0	structures
3	0	objects
122	6	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

na

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

see continuation sheet

**Current Functions**  
(Enter categories from instructions)

see continuation sheet

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

see continuation sheet

**Materials**  
(Enter categories from instructions)

foundation STONE: limestone

walls BRICK

STONE: limestone

roof ASPHALT

other WOOD: weatherboard

TERRA-COTTA

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1906-1938

Significant Dates

na

Significant Person

(Complete if Criterion B is marked above)

na

Cultural Affiliation

na

Architect/Builder

Nichols, John; Grindle, Alfred

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
[X] Other

Name of repository: Indiana Room of the Monroe County Public Library 28

University Courts H...  
Name of Property

Monroe Co., IN  
County and State

10. Geographical Data

Acreage of Property 20.1

UTM References

(Place additional UTM references on a continuation sheet.)

1	1,6	5,4,0	8,4,0	4,3,3	5,7,3,0
	Zone	Easting		Northing	
2	1,6	5,4,1	2,0,0	4,3,3	5,7,3,0

3	1,6	5,4,1	2,0,0	4,3,3	5,3,4,0
	Zone	Easting		Northing	
4	1,6	5,4,0	8,4,0	4,3,3	5,3,4,0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cynthia Brubaker, Architectural Conservator  
organization Portfolio Design, Inc. date June 30, 1992  
street & number 222 North College Ave., Suite 300 telephone 812-334-2488  
city or town Bloomington state IN zip code 47404

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name on file at DHPA  
street & number telephone  
city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 5 Page 1

University Courts Historic District

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Function or Use

Historic Functions

DOMESTIC/single dwelling  
DOMESTIC/multiple dwelling  
DOMESTIC/secondary structure  
EDUCATION/education-related housing  
RELIGION/religious structure  
LANDSCAPE/street furniture/object

Current Functions

DOMESTIC/single dwelling  
DOMESTIC/multiple dwelling  
DOMESTIC/secondary structure  
EDUCATION/education-related housing  
RELIGION/religious structure  
LANDSCAPE/street furniture/object

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

University Courts Historic District

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Architectural Classification

Colonial Revival  
Georgian Revival  
Classical Revival  
Tudor Revival  
Mission/Spanish Colonial Revival  
Bungalow/Craftsman

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National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

University Courts Historic District

SUMMARY

The University Courts Historic District is composed of several institutional buildings interspersed harmoniously with single family residences, duplexes and small apartment buildings, just northwest of the Indiana University campus in Bloomington, Monroe County, Indiana. A wealth of architectural styles, popular during the time of the district's development between 1911 and 1938, and executed in a rich variety of building materials, are presented with a comfortable residential scale. Brick and limestone predominate among the buildings and the many retaining walls, which, along with Bloomington's only remaining brick streets, create a charming and unique environment. The combination of university related uses and housing for prominent Bloomington citizens provides a historic synthesis of "town and gown." The solid integrity of the district's resources promotes this historic association.

There are a total of 128 resources in the district. The 77 contributing buildings include 1 church, 4 greek houses, 43 houses, 15 duplexes, 2 apartment buildings and 12 garages. The retaining walls in the district are counted as 38 contributing structures (one per property). The four brick streets, Park, Fess, Eighth and Ninth, are counted as four contributing structures. There are three contributing objects. The six noncontributing resources include one carport, two ranch style houses, two apartment buildings and one museum building, all built since the period of significance. The Indiana University campus surrounds the district to the east and south. The immediate campus area includes dormitory buildings, athletic fields, tennis courts, the journalism building, the student union building and a large grassy area known as Dunn Meadow. East Tenth Street provides a northern boundary and separates the district from an apartment building and houses that display a different character from those in the district. Houses in the six lots northwest of the district were not developed until after the period of significance and the proposed North Indiana Avenue Historic District abuts the district to the west. Most of the houses in the district are sited high above the street with limestone and brick retaining walls or grassy banks at the perimeter of the yards and abutting the sidewalks. All of the streets within the district's boundaries are paved with bricks. Markings on the bricks read "Poston Block," "Poston's Knobstone Block" and "Brazil" (Brazil, Indiana).

GREEK HOUSES

Four buildings in the district are large brick or limestone structures built to house Indiana University fraternities or sororities. The Sigma Chi House, erected in 1906, is the only structure in the district that predates platting of the area. It was the first greek house to be built at Indiana University and is one of two buildings in the district built and still functioning as a greek house. Located at the southwest corner of the district at 601 East Seventh

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Section number 7 Page 3

University Courts Historic District

Street (photo 1), this two-and-one-half-story, limestone veneer, Georgian Revival house is distinguished by its large central portico, delicate entrance with elliptical fanlight transom, gambrel roof and pedimented attic dormers. The house was remodeled and doubled in size in 1953. The addition was designed in a compatible style with the same limestone veneer details, so that the building's contributing qualities are maintained.

The Kappa Alpha Theta sorority house at 441 North Woodlawn (photo 7) was built between 1931 and 1934, and is the second of two greek houses built and still functioning as such. This limestone veneer, Tudor Revival style house has characteristic steeply pitched, slate tile roofs, multiple gables, a crenelated parapet on a one-story library addition and multi-paned steel casement windows. A contributing garage is located in the parking lot behind the Kappa Alpha Theta house. This limestone structure originally serviced a house facing North Park, which was torn down. The limestone retaining wall along the alley on the south edge of the property is a contributing structure.

The former Delta Tau Delta fraternity house at 601 East Eighth (photo 15) was built during the school year of 1935-1936. This brick Georgian Revival structure was built to replace a Tudor Revival style Delta Tau Delta house that burned on the same site in February of 1935. The house was converted for use as the Indiana University William Hammond Mathers Museum of World Cultures in the 1980s. The large two-and-one-half-story structure is brick with massive limestone quoins, limestone window and door surrounds and a slate tile roof. A two-story, in antis portico, a limestone entrance portico and attic dormers give the main or south facade its impressive, formal appearance. The limestone retaining wall with brick piers is a contributing structure on this property. The modern, 1970s Glen Black Archaeology Laboratory building was doubled in size in the 1980s with the addition of the Mathers Museum in the same modern style. A narrow passage was built to connect the new building with the former Delta Tau Delta house, which became part of the museum. The new building is counted as a separate noncontributing resource and described further below.

The Delta Zeta sorority house at 809-815 East Seventh (photo 4) was built between 1922 and 1925. This two-and-one-half-story brick Classical Revival house has a two-story pedimented portico on the main or south facade. The house was expanded to the east in the 1950s with a large brick addition designed in a sympathetic style. The house currently serves as offices for Indiana University. The brick retaining wall at the front of the property is a contributing structure.

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National Park Service

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Continuation Sheet

Section number 7 Page 4

University Courts Historic District

In addition to the four greek houses described above, many houses in the district were built as single family homes and later converted to use as greek houses. These include: 703 East Seventh, which was the Alpha Omicron Pi sorority house for over thirty years (photo 2 is from the 1923 Indiana University yearbook, the Arbutus) and the Tau Kappa Epsilon house in the 1960s; 402 North Park (photo 9), which was the Delta Tau Delta fraternity house from 1921 to 1926; 825 East Eighth (photo 6), which was the Kappa Delta sorority house for most of the 1920s; the Ellis Johnson house at 501 North Park (photo 24), which was the Omega Psi Phi fraternity house in the 1970s and 1980s; and the Hoadley house at 513 North Park (photo 23), which was the Zeta Beta Tau house in the 1960s and the Alpha Sigma Phi fraternity house in the 1970s. One house built as a duplex at 422 North Fess (photo 17), was the Kappa Delta sorority house for a short time in the 1930s. These houses are described in more detail below.

#### CHURCH

The University Lutheran Church at **607 East Seventh (photo 1)** is the only religious structure in the district. Alfred Grindle, an English born architect, designed the "University Evangelical Lutheran Church," dedicated in 1932. This limestone veneer church is largely Gothic Revival with parapet gable ends, buttresses and a crenelated bell tower. Tudor Revival influence is also present in the half-timber entrance structure and the attached parsonage. Grindle also designed the Trinity Episcopal Church on Kirkwood, two schools and numerous houses in a similar style. The limestone retaining wall is a contributing structure and the outdoor announcement sign at the front of the church is a contributing object.

#### SINGLE FAMILY DWELLINGS

Forty-three single family houses were built in the district between the platting of the First University Courts Addition in 1911 and 1938. Six houses built with limestone veneer include two palatial homes at **703 East Seventh (photo 2)** and 513 North Park. The former was one of the first houses built in the district. University Courts developer Louis Hughes, built this home in a sprawling rectilinear plan and under the stylistic influence of the Craftsman movement. A three-story tower with a hipped roof, colonnaded sunroom with a flat roof and a gabled two-story extension to the west, all contribute to the complexity of the plan. An atrium space with a fountain once graced the inside of this elegant structure, which was converted for use as a sorority and later for offices. Exterior Craftsman style details include the exposed roof rafters, the use of locally quarried rock-faced limestone veneer and multi-paned casement windows.

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Section number 7 Page 5

University Courts Historic District

The Hoadley house at 513 North Park (photo 23) was built by a limestone company owner in 1920. William Hoadley designed the house in a style inspired through his exposure to hundreds of house plans in his estimating work at the stone mill. Tudor Revival influence is present in the large front-facing gables, Tudor arch doorway and multi-paned casement windows.

Louis Hughes built a more modest limestone veneer house at 715 East Seventh (photo 3) between 1922 and 1925. This Tudor Revival and Craftsman style house is distinguished by the steep pitch and multiple gables of the Tudor Revival style, a limestone veneer facade, Craftsman style eave brackets and multi-paned sash, and a fanlight transom over the front door. The limestone retaining wall at the front of the property is a contributing structure. The limestone veneer house at 422 North Indiana (photo 16) was built by a local businessman between 1911 and 1916 in the Dutch Colonial Revival style. The signature gambrel, clay tile roof and symmetrical composition are augmented by Craftsman style details such as oversized eave brackets, multi-paned sash and exposed rafters on the flat-roofed porches. The limestone retaining wall around this property is a contributing structure. Two smaller limestone veneer houses were constructed between 1920 and 1927 at 801 East Ninth (photo 9, far left) and 809 East Ninth. Both are simple structures with Craftsman style details.

The most common building material in the University Courts Historic District is red brick. Twenty-seven houses originally built as single family homes were constructed with brick veneer. Three are large bungalows including the Spanish Colonial Revival 705 East Seventh (photo 3) built between 1911 and 1916 by one of the original owners and developers of the neighborhood. A Spanish Colonial style curvilinear gable with limestone vigas is combined with Craftsman style exposed roof rafters, two-toned brown tapestry brick and a basic bungalow form. The house at 712 East Eighth is also a good example of the bungalow style.

The Ellis Johnson house at 501 North Park (photo 24, ca. 1930) built in 1922 is a quintessential example of the Craftsman/bungalow style. Knee braces, exposed roof rafters, multi-paned sash and the wide front porch with large corner piers, are all typical features found here. The limestone retaining wall surrounding the house is a contributing structure on the property. Johnson's father, Charles, built a very similar house at 804 East Eighth (photo 8) the same year. A comparison of these two houses reveals the closeness of the Craftsman and Tudor Revival styles. The two have identical details, knee braces, multi-paned sash, exposed rafters and red brick, but one has a bungalow form with a low-pitched roof, the other a more Tudor Revival form with steeply-pitched gables.

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National Park Service

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University Courts Historic District

Two period revival styles are used among the brick single family homes in the district. Three examples of Tudor Revival style cottages built with red brick veneer are found at 801 East Seventh (photo 4) and 409 North Park (with ceramic tile roof), both with multiple, steeply pitched gables and built in the late 1920s, and 504 North Fess (photos 18 and 24), built between 1929 and 1931. The house at 504 North Fess was built as the third in a trio of houses (the other two are duplexes) centered around a courtyard and ringed by a limestone and brick retaining wall. Semi-circular stairwells cut into the retaining wall provide access from the sidewalk to the level of the yard above. An original limestone bird bath with carved seahorses and outdoor brick fireplace in the backyard of 504 North Fess are counted as two contributing objects. This complex of resources at 504-512 North Fess represents an outstanding resource in the district.

The most dominant architectural style represented among the district's popular red brick homes is the American Colonial or Georgian Revival style. These include the houses at:

- 309 North Woodlawn (photo 5)
- 321 North Woodlawn (photo 5)
- 402 North Park (photo 9)
- 410 North Park (photo 9)
- 415 North Park
- 516 North Fess
- 517 North Fess (photo 19)
- 520 North Fess
- the Ward Johnson house at 707 East Eighth (photo 12, ca. 1930)
- 713 East Eighth, with contributing garage (photo 12)
- 809 East Eighth (photo 6)
- 815 East Eighth (photo 6)
- 702 East Tenth (photo 21)

These houses display classical details such as modillioned cornices, entrance porticoes, multi-paned sash and end gable returns, which are all typical of the style. The house at 702 East Tenth has a ceramic tile roof.

Six brick single family homes in the district are typical of the Craftsman/American four-square style. These include: 421 North Park (photo 7); 505 North Fess (photo 19); 506 North Indiana; 701 East Eighth (photo 13), with a contributing garage at the rear; 803 East Eighth (photo 9) and 714 East Ninth. One Prairie style house in the district is found at 825 East Eighth (photo 6). The wide overhanging eaves, grouped narrow windows, and horizontal orientation are characteristic of this style.

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University Courts Historic District

Wood frame single family homes were also built in the University Courts Historic District. One, located at 812 East Eighth (photo 8), is a small cottage, which is an anomaly among the district's spacious houses. Three are Colonial Revival in style including the house at 802 East Eighth (photo 8) and 515 North Park (photo 23), which are both American Colonial Revival, and the house at 704 East Tenth (photo 21), which, with its gambrel roof, is Dutch Colonial Revival. The house at 515 North Park has a contributing garage at the rear. The remaining wood frame houses are Craftsman/American four-square in style. The basic American four-squares include: 502 North Indiana (photo 16), which has classical porch columns that were added in the 1980s; and 519 and 521 North Fess (photo 20). Two simple wood frame homes include a two-story hipped roof house at 503 North Park (photo 24) and a one-and-one-half-story gabled roof house at 521 North Park (photo 22). An American four-square with Craftsman details is the Stith Thompson house at 406 North Fess (photo 13). The battered porch posts, knee braces and three-over-one window sash are typical of this style.

#### MULTI-FAMILY DWELLINGS

Seventeen historic buildings in the district were built as multi-family dwellings including side-by-side duplexes (two floors per unit), one-over-one flats (one floor per unit) and apartments. These structures were designed and built during the same period with the same building materials, scale, massing and architectural styles as the single family homes in the district. As a result of this consistency, the multi-family dwellings blend well with the residential character of the district. In addition, nearly all of these multi-family dwellings were originally owner occupied with tenants who were colleagues and friends, thereby contributing to the neighborly atmosphere of the district.

The side-by-side duplexes built with limestone veneer include: two houses in the Tudor Revival/Craftsman style at 622-624 East Eighth and 315-317 North Fess (with contributing garage), (photo 14), which are both distinguished by half-timbering in the gables; a Craftsman/American four-square house at 710-712 East Ninth (photo 17); and an American Colonial Revival style house at 422 North Fess (photo 17), which is surrounded by a limestone retaining wall.

The side-by-sides built with brick veneer include: two Craftsman/American four-squares at 816-820 East Eighth and 714 East Ninth (photo 17); a Tudor Revival at 514 North Fess with a contributing garage; and American Colonial Revival style houses at 310-312 North Park, 506-508 North Fess and 510-512 North Fess. The duplexes at 506-512 North Fess, together with the single family house at 504 North Fess, are clustered around a center courtyard and surrounded by a limestone and brick retaining wall with arched gateways (described above).

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The Craftsman/American four-square duplex at 525-527 North Park (photo 22) is a wood frame structure with a limestone foundation and a brick porch. The twin Craftsman style Feltus Duplexes at 715-717 East Eighth and 405-407 North Park (photo 10) have brick veneer on the first floor and are wood frame with board and batten siding on the second floor. The wide overhanging eaves, exposed roof rafters, open porch roof trusses and multi-paned upper sash are characteristic Craftsman style details replicated on both buildings. This pair, with one facing south and the other turned ninety degrees and facing east, is an outstanding resource in the district.

Three houses in the district are described as one-over-one flats, where one unit is on the first floor and the second unit is above it on the second floor. The limestone veneer Bowman house, a Craftsman/American four-square style house at 718-720 East Eighth (photo 11) is an example of this form built by a limestone company owner. The solid construction displays such Craftsman style details as the use of local limestone and native hardwood framing, a cement tile roof and multi-paned upper sash. The Spanish Colonial Revival house at 719 East Seventh (photo 3) is a brown brick veneer version of this form, which is accented with limestone quoins, sills and lintels, some over round-arched windows and a colonnaded porch with exposed roof rafters and a limestone medallion in its east gable. The American Colonial Revival house of flats is found next door at 309-311 North Park with a red brick veneer facade trimmed in limestone.

Cecil and Inez Harlos designed and decorated the two-building Harlos Court Apartments complex at 509-513 North Fess and 515 North Fess (photo 19) in 1927. The contoured parapets, multi-paned steel casement windows and tiled roof sections characterize the Spanish Colonial style of these large multi-family brick dwellings. Technically, the buildings were side by side flats (509-513) and apartments (515). The interiors of the apartments have spacious floor plans, original wood trim and floors and retain their original integrity.

NONCONTRIBUTING

The noncontributing resources in the district include two small 1950s ranch style houses at 607 East Ninth and 503 North Fess, two 1980s apartment houses at 408-420 North Fess (photo 17), the 1970s and 1980s Indiana University Glenn A. Black Laboratory of Archaeology and William Hammond Mathers Museum of World Cultures on the west side of the four hundred block of North Fess (photo 5) and a carport behind the house at 405-407 North Park. The carport is at the rear of its lot and not visible from the street. The ranch and apartment houses are built in a way that maintains the common street wall and the scale of surrounding buildings. The Black Laboratory/Mathers Museum building presents the biggest intrusion into the integrity of the district however, contributing resources surround this building to the degree that the overall integrity of the district is not compromised by its presence.

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University Courts Historic District

SUMMARY

The comfortable, gracious homes in the University Courts Historic District were built by developers, limestone men, others whose fortunes were made in business and industry in Bloomington, and by distinguished members of Indiana University's academic community. The houses were constructed predominantly out of brick and limestone in the popular period revival styles of the day. Georgian, Spanish Colonial or Mission Revival dominated in the 1920s and Colonial Revival in the 1930s. The influence of the Craftsman movement is also evident throughout the district. In University Courts, a church and greek letter society houses were interspersed harmoniously with single family residences, duplexes and small apartment buildings. All were built at a comfortable residential scale. The wealth of architectural styles, rich variety of building materials, brick and limestone retaining walls, and Bloomington's only remaining brick streets, create a charming and unique environment, a synthesis of "town and gown."

HISTORIC CONTEXT

Upon examination of historic districts identified in the City of Bloomington Interim Report--Indiana Historic Sites and Structures Inventory the University Courts Historic District can be evaluated in the context of residential neighborhoods developed between 1906 and 1938. Special emphasis within this context will be placed on neighborhoods that relate geographically to the Indiana University campus. No comparable districts exist elsewhere in Monroe County.

In 1857, Moses Fell Dunn, an attorney and farmer, inherited a 160-acre tract of land that encompassed what is now the University Courts Historic District. Dunn sold and platted parcels of his land over the years including the land for the new Indiana University campus, which moved from Seminary Square in 1884. The city expanded eastward toward the new campus and new residential and commercial areas were created. Bloomington experienced a period of general growth and prosperity beginning with the boom in the limestone industry, furniture manufacturing and the university in the 1890's, which lasted into the 1920's, and which played a role in the development of the University Courts district.

The Sigma Chi house, erected in 1906, is the only structure in the district that predates platting of the area. The University Courts Historic District is made up of four additions to the City of Bloomington, which were platted between 1911 and 1913. Moses Dunn, whose farmhouse stood just east of the present neighborhood on the site of the Indiana University HPER building (the former Men's Gym), sold the land to Elvet and Cora Rhodes in 1910. The Rhodeses, together with the Gannan American Trust Company, platted the First University Courts Addition in 1911 (bounded by Seventh, Indiana, Tenth and Fess). The

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Rhodeses sold an adjoining parcel of the land to Thomas and Nettie Sare in 1913, who in turn platted the Second (bounded by Seventh, Fess, Tenth and Park), Third (bounded by Seventh, Park, Tenth and Sluss, now Woodlawn) and Fourth (bounded by Seventh, Sluss, Tenth and Forest) University Courts Additions the same year. The Sare's sold the platted land to the University Court Realty Company, a group of Bloomington bankers and lawyers, who developed the neighborhood by providing certain amenities and selling off the lots for building. The Fourth Addition was purchased by Indiana University and the other three additions developed into a highly desirable neighborhood in the 1920s and 1930s for the important men and women of Bloomington and the university. The newest historic resource in the district is the house at 503 North Park, built between 1936 and 1938.

The City of Bloomington Interim Report identified six residential historic districts that enjoy geographic nearness to the campus. These include: the Elm Heights Historic District (105-055-76000); the University Street Historic Bungalow District (105-055-75000); the East Second Street Historic District (105-055-74000); the South Dunn Street Historic District (105-055-73000); the North Indiana Avenue Historic District (105-055-68000); and the University Courts Historic District (105-055-69000, listed as North University Historic District). The South Dunn Street and North Indiana Avenue districts were both developed before the turn of the century and have many resources that date from before the platting of the University Courts district. The other districts listed were platted and developed within the same general time frame as the University Courts district and do enjoy similar architectural resources.

The University Courts Historic District is unique among these districts for its unique combination of single and multi-family housing, a church, fraternities and sororities. The Sigma Chi house, erected in 1906, was the first greek house to be built at Indiana University. As many as nine greek letter societies were housed in University Courts over the years. Some of these dwellings were originally designed as single-family homes and were later used for greek houses. The close proximity to the campus contributed to the popularity of the neighborhood for housing students as well as, faculty and administration.

#### HISTORY OF BUILDERS AND RESIDENTS

One of the first builder/residents in the district was Louis W. Hughes, proprietor of the Hughes Brothers Company. Located at the corner of Fourth Street and the Monon Railroad near downtown Bloomington in 1916, the family owned and run business was established in 1880 and sold "everything in building material." Hughes built the large house at 703 East Seventh (photo 2) and lived here with his wife, Maude Orr Hughes, by 1916. By 1922, Hughes was living in a duplex at 710-712 East Ninth (photo 17) and his home at 703 East Seventh was the Alpha Omicron Pi sorority house. By 1925, Hughes was living at 715 East Seventh (photo 3), which he also built.

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University Court's Historic District

Another early builder/resident in the district was Thomas J. Sare (1869-1944), attorney in the firm Springer & Sare. Sare, a graduate of the Indiana University Law School, was a member of the state legislature in 1915, a partner in the Sare-Hoadley Stone Company and a partner in the University Court Realty Company, to which he and his wife, Nettie Tarkington Sare, sold some of the land platted for the district. The Sares built and occupied the house at 705 East Seventh (photo 3) between 1911 and 1916. In 1925, the Sares had built and moved to a new house two doors down at 719 East Seventh (photo 3), where they remained until the 1940s. Henry Lester Smith, Dean of the Indiana University School of Education, and his wife, Johnne Rutland Smith (1889-1977), patron of the arts, author, educator, women's advocate and member of the Monroe County Hall of Fame, lived in the Sare's first house at 705 East Seventh from 1925 until the 1970s.

Many of the houses in the district were built and/or occupied by proprietors of local businesses or actors in the political scene. These include:

Walter W. Allen, Allen Funeral Home, and his wife, Glenna, at 704 East Tenth (photo 21)

Ben Becovitz, The Louben clothing store, and his wife, Mabell, at 622-624 East Eighth (photo 14)

Elmer L. Bender, Globe Clothing Company, and his wife, Henrietta, at 512-514 North Indiana, demolished 1992

Tunie Buskirk, widow of prominent Bloomington lawyer and stone man Philip Kearny "P.K." Buskirk, at 505 North Fess (photo 19)

Herman Bowman, Bowman Schwab limestone mill, and his wife, Elizabeth, at 718-720 East Eighth (photo 11)

Joseph H. Campbell, Mayor of Bloomington, and his wife, Ida, at 815 East Seventh, no longer standing

Paul Feltus, publisher of the weekly BLOOMINGTON STAR, newsletters and trade journals, and his wife, Lucille, at 405-407 North Park (photo 10)

Preston Gilliatt, Graham Hotel, and his wife, Sara, at 422 North Fess (photo 17)

Herman U. Grant, Grant Sales Agency, and his wife, Sara Grant, at 701 East Eighth (photo 13)

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University Courts Historic District

Cecil Harlos, builder with Hughes Brothers Company, builder and resident, with wife, Inez, of the Harlos Court Apartments at 509-515 North Fess (photo 19)

Aimer O. Henry, Henry and Kern bakery and restaurant, and his wife, Margaret Belle Henry, at 801 East Seventh (photo 4)

William B. Hoadley, lawyer, stone company owner, state senator and president of Valhalla Memorial Park, and his wife, Lucille Hughes Hoadley, daughter of University Courts' developer Louis Hughes, at 513 North Park (photo 23)

Charles, Ward and Ellis Johnson; Charles and sons, Ward and Ellis, ran Johnson's Creamery, a local dairy and ice house; Charles and his wife, Mary, lived first at the southeast corner of Ninth and Fess, no longer standing, then in retirement at 804 East Eighth (photo 8); Ward and his wife, Ada, built the house at 707 East Eighth (photo 12); and Ellis and his wife, Eula, built the house at 501 North Park (photo 24)

Thomas G. Karsell, Bloomington Milling Company, and his wife, Harriet, at 422 North Indiana (photo 16)

Joseph and Agnes Nurre, Nurre Mirror Plate Company, 617 East Eighth, no longer standing

Edgar O'Harrow, Varsity Pharmacy, and his wife, Opal, at 321 North Woodlawn (photo 5)

John W. O'Harrow, druggist and owner of O'Harrow's Drug Store, and his wife, Cora, at 715-717 East Eighth (photo 10)

George H. Smith, Smith Electric Company, and his wife, Maude H., at 410 North Park (photo 9)

Charles H. Springer, attorney and partner with Thomas Sare, and his wife, Ella, at 816-820 East Eighth

W. Earl Sullivan, Sullivan and East Clothiers, at 618 East Ninth, no longer standing

Chester F. Tournier, Tournier Coal Company, and his wife, Ethel S., at 405-407 North Park (photo 10)

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Harry P. and Nova Vonderschmitt, Indiana Theatre, at 409 North Park

E.D. Williams, Williams Jewelry and Music Store, and his wife, Ella, at 502 North Indiana (photo 16)

Circuit Court Judge James B. Wilson, and his wife, Maude, at 402 North Park (photo 9)

Glen Woodward, Woodward Insurance Agency, and his wife, Ella, at 501 North Park (photo 24)

Numerous Indiana University professors and administrators resided in the district from the beginning of its development up to the present time. Some of these are:

William F. Book, professor, and his wife, Clara F., at 504 and 506-508 North Fess (photo 18)

Ivy L. Chamness, Director of Publications, at 710-712 East Ninth (photo 17)

Zora G. Clevenger (1881-1970), head of the Athletic Department from 1923 to 1946, and his wife, Ethel S., at 310-312 North Park (photo 8)

Major H.B. Crea, Military Instructor, and his wife, Jessie, at 816-820 East Eighth

Everett S. Dean, basketball and baseball coach, at 715-717 East Eighth (photo 10)

Beatrice Geiger, Professor of Chemistry, at 514 North Fess

Earl C. Hayes, track coach, at 710-712 East Ninth (photo 17)

Paul V. McNutt (1891-1955), Dean of the Law School and later Governor of Indiana from 1933-1937, and his wife, Katherine, at 712 East Eighth

Thomas E. Nicholson, Professor of Psychology, and his wife, Nora E., at 519 North Fess (photo 20)

William A. Rawles, Dean of the School of Commerce and Finance, and his wife, Harriet P., at 415 North Park

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Una Robinson, Professor of Home Economics, at 514 North Fess

Elizabeth Sage, Assistant Professor of Home Economics and founder of the Elizabeth Sage Costume Collection (which contains articles of clothing from 1830 to the present), at 812 East Eighth (photo 8)

Henry Lester Smith, Dean of the School of Education, and his wife, Johanne Rutland Smith, mentioned above, at 705 East Seventh (photo 3)

Ewald O. "Jumbo" Stiehm, football coach, at 825 East Eighth (photo 6)

Stith Thompson, Professor of English and Folklore, and his wife, Louise, at 406 North Fess (photo 13)

Dean of Women Agnes E. Wells, at 715-717 East Eighth (photo 10) and 420 North Indiana, no longer standing

Kenneth Williams, Professor of Mathematics, father of the R.O.T.C. at Indiana University, and celebrated author of a five volume history of the Civil War, Lincoln Finds a General, at 702 East Tenth (photo 21)

#### ARCHITECTS

Two architects are known to have designed structures in the district. The University Evangelical Lutheran Church at 607 East Seventh (photo 1), organized in 1930 and dedicated in 1932, was designed by Alfred Grindle, an English born and trained architect. The style of the church is typical of other projects of Grindle's in Bloomington including the Trinity Episcopal Church (105-055-80092), the Elm Heights School (105-055-76017) and Hunter School and several homes in the Elm Heights Historic District (105-055-76000). Grindle donated the altar set in the church and a watercolor painting was donated by Baden Grindle. Stained glass windows in the church were donated by members. Grindle also designed a commercial structure at 120 North Walnut, which is in the Courthouse Square Historic District (listed on the National Register December 18, 1990).

The second architect in the district was John Lincoln Nichols, a native Bloomington architect. Nichols designed at least four houses in the district, all designed or built by 1922. These include: the Ward Johnson house at 707 East Eighth (photo 12, ca. 1930), the James Haver's residence at 515 North Park (photo 23); the J.B. Smallwood residence at 716 East Eighth (no longer standing); and a house for Robert Hamilton at 517 North Fess (photo 19).

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University Courts Historic District

Community Planning and Development

The University Courts Historic district is significant under criterion C for its contribution to the history of community planning and development in Bloomington. The University Court Realty Company, whose members included many builders and residents of the district, were responsible for the development of the neighborhood. Brick paved streets, sidewalks and street lights were installed in the nine-block area in an effort to present a unified and desirable neighborhood close to campus and downtown. The building of high quality multi-family dwellings in a traditional single-family-dwelling atmosphere provided a new and unique environment for the growing business and university community. The new building lots were bought up by Bloomington's elite, many of whom moved from large older homes along North College Avenue, North Walnut and North Washington Streets.

CRITERION C

The University Courts Historic District is significant under criterion C for its embodiment of architectural styles popular between the first platting of the district in 1911 and the construction of the newest historic resource in 1938. The district is also unique for its representation of several housing types: single and multi-family homes; greek letter society houses; a church and apartment houses; all built with the very best materials and every "modern convenience."

The architectural styles in the district include the American Colonial, Georgian, Classical, Tudor and Mission or Spanish Colonial Revivals and Craftsman bungalows, American four-squares and cottages. These buildings were constructed with limestone and brick veneer facades or in wood frame, many have slate or ceramic tile roofs. The quality of workmanship was very good and most of these homes retain a high degree of original details, materials and floor plan.

The housing types in the district include one church, four greek houses (one with a contributing garage), forty-three single-family dwellings (five with contributing garages) and seventeen multi-family dwellings (six with contributing garages). The multi-family structures include side-by-side duplexes (two floors per unit), one-over-one flats (one floor per unit) and apartments. This combination of housing types is well integrated and is further augmented by brick and limestone retaining walls, brick streets and mature landscaping.

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GREEK HOUSES

Four buildings in the district are large brick or limestone structures built to house Indiana University fraternities or sororities. The Sigma Chi house at 601 East Seventh Street (photo 1), built in 1906/1953, and the Kappa Alpha Theta house at 441 North Woodlawn (photo 7), built between 1931 and 1934, were both constructed and still function as a fraternity and sorority respectively. The Sigma Chi house is a limestone veneer, Georgian Revival house with a large central portico, entrance portico with elliptical fanlight transom, gambrel roof and pedimented attic dormers. The Kappa Alpha Theta house is a limestone veneer, Tudor Revival style house with characteristic steeply pitched roofs, multiple gables, a crenelated parapet on a one-story library addition and multipaned steel casement windows. Greek houses that have been converted to other uses include the Delta Tau Delta fraternity house at 601 East Eighth (photo 15), a brick Georgian Revival structure built during the school year of 1935-1936, and the Delta Zeta sorority house at 809-815 East Seventh (photo 4), a brick Classical Revival house built between 1922 and 1925. Both houses have large two-story porticos on the main facade and contributing retaining walls around the property.

Several houses in the district were built as single family homes and later converted to use as greek houses. These include: 703 East Seventh, which was the Alpha Omicron Pi sorority house for over thirty years (photo 2 is from the 1923 Indiana University yearbook, the Arbutus) and the Tau Kappa Epsilon house in the 1960s; 402 North Park (photo 9), which was the Delta Tau Delta fraternity house from 1921 to 1926; 825 East Eighth (photo 6), which was the Kappa Delta sorority house for most of the 1920s; the Ellis Johnson house at 501 North Park (photo 24), which was the Omega Psi Phi fraternity house in the 1970s and 1980s; and the Hoadley house at 513 North Park (photo 23), which was the Zeta Beta Tau house in the 1960s and the Alpha Sigma Phi fraternity house in the 1970s. One house built as a duplex at 422 North Fess (photo 17), was the Kappa Delta sorority house for a short time in the 1930s.

CHURCH

The University Lutheran Church at 607 East Seventh (photo 1) is the only religious structure in the district. Alfred Grindle, an English born architect, designed the "University Evangelical Lutheran Church," dedicated in 1932. This limestone veneer church is largely Gothic Revival with parapet gable ends, buttresses and a crenelated bell tower. Tudor Revival influence is also present in the half-timber entrance structure and the attached parsonage. Grindle also designed the Trinity Episcopal Church on Kirkwood, two schools and numerous houses in a similar style. The limestone retaining wall at the front of the property is a contributing structure and the outdoor announcement sign at the corner of the property is a contributing object.

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SINGLE FAMILY DWELLINGS

The single family dwellings in the district include six houses built with limestone veneer facades. Two are palatial homes at 703 East Seventh (photo 2), built by University Courts developer Louis Hughes between 1911 and 1916, and the Hoadley house at 513 North Park (photo 23), built by limestone company owner William Hoadley in 1926.

The most common building material in the University Courts Historic District is red brick. Twenty-seven houses originally built as single family homes were constructed with brick veneer. Three are large bungalows including the Spanish Colonial Revival 705 East Seventh (photo 3) built between 1911 and 1916 by University Courts developer Thomas Sare. The Ellis Johnson house at 501 North Park (photo 24, ca. 1930) built in 1922 is a quintessential example of the Craftsman/bungalow style. Knee braces, exposed roof rafters, multi-paned sash and the wide front porch with large corner piers, are all typical features found here. Johnson's father, Charles, built a very similar house at 804 East Eighth (photo 8) the same year. A comparison of these two houses reveals the closeness of the Craftsman and Tudor Revival styles. The two have identical details: knee braces, multi-paned sash, exposed rafters and red brick; but the former has a bungalow form with a low-pitched roof, the latter a more Tudor Revival form with steeply-pitched gables.

A large Tudor Revival style cottage built with red brick veneer at 504 North Fess (photos 18 and 24), built between 1929 and 1931, was built as the third in a trio of houses (the other two are duplexes) centered around a courtyard and ringed by a limestone and brick retaining wall. Semi-circular stairwells cut into the retaining wall provide access from the sidewalk to the level of the yard above. An original limestone bird bath with carved seahorses and outdoor brick fireplace in the backyard of 504 North Fess are counted as two contributing objects. This complex of resources at 504-512 North Fess represents an outstanding resource in the district.

The most dominant architectural style represented among the district's popular red brick homes is the American Colonial or Georgian Revival style. These houses display classical details such as modillioned cornices, entrance porticoes, multi-paned sash and end gable returns, which are all typical of the style. Five brick single family homes in the district are typical of the Craftsman/American four-square style. One Prairie style house in the district is found at 825 East Eighth (photo 6). The wide overhanging eaves, grouped narrow windows, and horizontal orientation are characteristic of this style.

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Wood frame single family homes built in the University Courts Historic District include a small cottage at 812 East Eighth (photo 8), which is an anomaly among the district's spacious houses, two American Colonial and one Dutch Colonial Revival style houses and Craftsman/American four-squares.

MULTI-FAMILY DWELLINGS

Seventeen historic buildings in the district were built as multi-family dwellings. These structures were designed and built during the same period with the same building materials, scale, massing and architectural styles as the single family homes in the district. As a result of this consistency, the multi-family dwellings blend well with the residential character of the district. In addition, nearly all of these multi-family dwellings were originally owner occupied with tenants who were colleagues and friends, thereby contributing to the neighborly atmosphere of the district.

The side-by-side duplexes were built with limestone and brick veneer and in wood frame. One very good example of a limestone veneer duplex in the district is found at 422 North Fess (photo 17). This American Colonial Revival style house is surrounded by a limestone retaining wall. The side-by-sides built with brick veneer include: two Craftsman/American four-squares at 816-820 East Eighth and 714 East Ninth (photo 17); a Tudor Revival at 514 North Fess; and American Colonial Revival style houses at 310-312 North Park, 506-508 North Fess and 510-512 North Fess. The duplexes at 506-512 North Fess, together with the single family house at 504 North Fess, are clustered around a center courtyard and surrounded by a limestone and brick retaining wall with arched gateways (described above).

The twin Craftsman style Feltus Duplexes at 715-717 East Eighth and 405-407 North Park are outstanding examples of the side-by-side duplex. Both have brick veneer on the first floor and are wood frame with board and batten siding on the second floor. The wide overhanging eaves, exposed roof rafters, open porch roof trusses and multi-paned upper sash are characteristic Craftsman style details replicated on both buildings. The former faces south and the latter is sited at a ninety degree angle and faces east.

Three houses in the district are described as one-over-one flats, where one unit is on the first floor and the second unit is above it on the second floor. The limestone veneer Bowman house, a Craftsman/American four-square style house at 718-720 East Eighth (photo 11) is an example of this form built by a limestone company owner. The solid construction displays such Craftsman style details as the use of local limestone and native hardwood framing, a cement tile roof and multi-paned upper sash. Two other examples are the Spanish Colonial Revival house at 719 East Seventh (photo 3) and the American Colonial Revival house next door at 309-311 North Park.

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Cecil and Inez Harlos designed and decorated the two-building Harlos Court Apartments complex at 509-513 North Fess and 515 North Fess (photo 19) in 1927. The contoured parapets, multi-paned casement windows and tiled roof sections characterize the Spanish Colonial style of these large multi-family brick dwellings. Technically, the buildings were side by side flats (509-513) and apartments (515). The interiors of the apartments have spacious floor plans, original wood trim and floors and retain their original integrity.

**INTEGRITY**

The noncontributing resources in the district include two small 1950s ranch style houses at 607 East Ninth and 503 North Fess, two 1980s apartment houses at 408-420 North Fess (photo 17), the 1970s and 1980s Indiana University Glenn A. Black Laboratory of Archaeology and William Hammond Mathers Museum of World Cultures on the west side of the four hundred block of North Fess (photo 15) and a carport behind the house at 405-407 North Park. The carport is at the rear of its lot and not visible from the street. The ranch and apartment houses are built in a way that maintains the common street wall and the scale of surrounding buildings. The Black Laboratory/Mathers Museum building presents the biggest intrusion into the integrity of the district however, contributing resources surround this building to the degree that the overall integrity of the district is not compromised by its presence.

A master plan created for Indiana University by the New York architects Eygers and Higgins in 1944, sited this district as a campus expansion area. Their report stated that "the heart of the new addition would be bounded by Seventh, Tenth, Woodlawn and Indiana streets." At that time, the oldest houses in the district were only thirty years old, the newest only five years old. Twenty years later, Indiana University began to acquire properties in this expansion area as they became available. Some of the buildings were demolished, others were converted for use as offices. Although the current administration has no immediate plans for this area, the 1944 master plan is still the guiding document. Much of the renovation has respected the interior and exterior of these houses and has helped preserve the district's historic character.

Owner occupied homes in the district are very well maintained. Some of the rental properties also enjoy good maintenance and interior integrity. Other rental properties, although intact on the exterior, have been altered on the inside with the addition of more units. The buildings of this district retain sufficient design elements to convey their significant architectural qualities. This overall integrity, along with the preservation of the limestone and brick retaining walls and brick street, ensure the district's ability to convey its feeling of time and place.

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Indiana Historic Sites and Structures Inventory: Monroe County Interim Report. Bloomington: Bloomington Restorations Inc., June 1989.

Monroe County Historical Society. Monroe County Indiana Family Heritage. Bloomington: Monroe County Historical Society, 1987.

Sankorn Insurance Maps. Bloomington, Indiana. 1883, 1887, 1891, 1898, 1907, 1913, 1927 and 1947.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 10 Page 1

University Courts Historic District

Verbal Boundary Description

Beginning at the intersection of the east curbline of North Indiana Avenue and the north curbline of East Seventh Street, proceed east along the north curbline of East Seventh to the west curbline of North Woodlawn Avenue. Proceed north along the west curbline of North Woodlawn to the south curbline of East Ninth Street. Then proceed west along the south curbline of East Ninth to a point intersected by the west curbline of the alley west of North Woodlawn. Cross East Ninth Street and proceed north along the west curbline of said alley to a point intersected by the north property line of 501 North Park Avenue. Proceed west along said line to the west curbline of North Park. Then proceed north along the west curbline of North Park to the south curbline of East Tenth Street. Proceed west to the east curbline of the alley west of North Fess Avenue. Then proceed south along the east curbline of said alley to a point intersected by the north property line of 512-514 North Indiana. Proceed west along said line to the east curbline of North Indiana. Then proceed south along the east curbline of North Indiana to the point of beginning.

Boundary Justification

The University Courts Historic District comprises the First, Second and Third University Courts Additions, a nine square block area, with the exception of six lots in the northwest corner and most of the block in the northeast corner of the district. Five of the six lots in the northwest corner were not developed until after the period of significance. A circa 1915 Craftsman style duplex was recently demolished at 512-514 North Indiana necessitating a change in the district boundaries to just north of the property at 508 North Indiana. The block in the northeast corner is the site of three large student dormitory buildings. Although these student residences were built within the period of significance in a compatible style and in compatible building materials, the quadrangle that they form faces away from the district and towards the Indiana University campus to the east. Their placement orients them away from the district and their scale and resource type is not compatible with the district.

The Indiana University campus surrounds the district to the east and south. The proposed North Indiana Avenue Historic District abuts the district to the west. It was developed earlier than the University Courts Additions, the overall character is different and a major thoroughfare, North Indiana Avenue, provides a significant boundary. East Tenth Street provides a similar boundary on the north and separates the district from an apartment building and houses that display a different character from those in the district.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Photographs Page 1 University Courts Historic District

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The following information is the same for all the photographs listed (unless noted otherwise):

University Courts Historic District  
Bloomington, Indiana

Photographer: Cynthia Brubaker

Date of photograph: January 2, 1992

Location of original negative: Portfolio Design Inc., 222 North College Avenue,  
Suite 300, Bloomington, Indiana 47404, 812/334-2488

1. 601 and 607 East Seventh  
Sigma Chi fraternity house and University Lutheran Church, photographer facing northeast
2. 703 East Seventh  
Copy print from the 1922 Indiana University yearbook the "Arbutus"; original photograph probably taken by Charles Gilbert Shaw, 1922 "Arbutus" from the collection of the Monroe County Historical Museum; copy print by and negative with Portfolio Design Inc. as listed above  
Individual building, photographer facing northeast
3. 705, 715 and 719 East Seventh  
Individual buildings, photographer facing northeast
4. 801 and 809-815 East Seventh  
Individual buildings and retaining wall, photographer facing northeast
5. 309 and 321 North Woodlawn and the rear of 816-820 East Eighth  
Individual buildings, photographer facing northwest
6. 609, 815 and 825 East Eighth  
Individual buildings, photographer facing northwest
7. 441 North Woodlawn and 421 North Park  
Kappa Alpha Theta sorority and individual building, photographer facing southwest
8. 812, 804 and 802 East Eighth and 310-312 North Fess  
Individual buildings and Indiana University Memorial Union Building (outside the district) on the righthand side background, photographer facing southeast
9. 410 and 402 North Park and 803 and 809 East Eighth  
Individual buildings and retaining wall, photographer facing northeast

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Photographs Page 2 University Courts Historic District

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10. 715-717 East Eighth and 405-407 North Park  
Feltus Duplexes and retaining wall, photographer facing northwest
11. 718-720 East Eighth  
Photographer - Patricia Leake  
Date of photograph - March 1, 1992  
Location of original negative - 718-720 East Eighth  
Bowman Duplex, photographer facing south
12. 707 East Eighth  
Copy print of circa 1930 photograph by Charles Gilbert Shaw, from the collection of the Monroe County Historical Museum; copy print by and negative with Portfolio Design Inc. as listed above  
Ward Johnson house, contributing garage and retaining wall, photographer facing north
13. 406 North Fess and 701, 707 and 713 East Eighth  
Individual buildings and retaining wall, photographer facing northeast
14. 315-317 North Fess and 622-624 East Eighth  
Individual buildings and retaining wall, photographer facing southwest
15. 601 East Eighth  
William Hammond Mathers Museum of World Culture and Glen A. Black Laboratory of Archaeology and retaining wall, photographer facing northeast
16. 502 and 422 North Indiana  
Individual buildings and retaining wall, photographer facing northeast
17. 710-712 East Ninth, 422 and 408-420 North Fess  
Individual buildings and retaining wall, photographer facing southeast
18. 510-512, 506-508 and 504 North Fess  
Individual buildings and retaining wall, photographer facing east
19. 505, 509-513, 515 and 517 North Fess  
Individual buildings, photographer facing southwest
20. 519 and 521 North Fess  
Individual buildings, photographer facing northwest
21. 702 and 704 East Tenth  
Individual buildings and retaining wall, photographer facing south

**CONSENT AGENDA**

**Summary:  
Request for new storm windows.**

**COA-24-13**

**423 South Jordan  
Elm Heights Historic District  
Eric and Nancy Swank**

**Zoning RC**

**245. 337 C 423 House; Colonial Revival, c.1925**



This is a classic frame colonial with that has had two previous requests before the Commission, one for a rear addition, which was completed under demolition delay in 2008, and an approval for fence construction (COA-28-12) after the designation of the Elm Heights Historic District.

The petitioners are removing aluminum storms that are past their useful life on 17 windows. These are from the 1960's and do not fit well enough to be effective.

The following locations are involved:

1) off the sunroom on the S side of the house/first floor: 7 windows. 2) Front Facade: 5 windows are facing west (first and second floor). 3) N facade: 4 windows face north (2 second floor, 2 first floor). 4) second floor bedroom facing south.

1) off the sunroom on the S side of the house/first floor: 7 windows. 2) Front Facade: 5 windows are facing west (first and second floor). 3) N facade: 4 windows face north (2 second floor, 2 first floor). 4) second floor bedroom facing south.



They will be purchasing white aluminum storms, colored to match their trim and sash. They will be blindstop mounted. Instead of installing replacement windows they have decided to rework the existing damaged wood sash.

From the guidelines:

- Installation of new storm windows or doors visible from the public right-of-way.*
- Wood-frame storm windows and doors*



are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

Staff recommends approval

**Summary:**  
**Construction of an addition to a house in the Prospect Hill District**

**COA-19-13  
amendment**

**929 West Kirkwood  
Prospect Hill Historic District  
Owner Vivian Gray Bridgwaters**

**Zoning RC**

**105-055-64334 C**

**929 House; Gable Front Cottage, c.1920 NR**



This house was reviewed for new construction of a garage under the Prospect Hill Conservation District guidelines. However the building permit was also for an addition. The legal department ruled that the Prospect Hill District must be reviewed under historic district guidelines, so that aspect of the previous project falls under historic district regulations and should be reviewed.

This residential property is located within the boundaries of the Near West Side National Register District. Rose Hill Cemetery is located just to the west of this lot. The lot is bounded by an alley to the east and the contiguous neighbor to the west is residential.

The owner is planning several modifications to the property. The

previously approved COA-19-13, was an approval for a garage (only) rendered in October.

**EXISTING CONDITIONS**

This is a 147' lot which is about 30 feet deeper than the standard lot. It is narrower than the standard by about 15' (147'x 45.5'). The house is a modified pyramidal cottage, which is one of the major house forms on the west side. It has been sided with vinyl and has an enclosed porch. None of the window sash are original although they retain a tall vertical opening consistent with the age of the home.



**PROPOSAL:**

This request is for a 24 x 28' 4" addition on the rear of the house (about 680 sq. feet including the porch) The existing footprint is about 1800 sq. ft. but some of this will be removed (see aerial above) to make way for the addition. So the scale of the house, after construction, will be consistent with square footage in the district generally.

There is a structure attached to the rear of the house as seen in these photographs and it will be removed. The new addition will contain a master bedroom and bath, walk-in closet and open porch. The packet includes three elevations as well as a floor plan and roof plan. The materials will be vinyl siding (which is consistent with the existing siding) and windows matching the replacements on the rest of the house (six over six vinyl). In addition to the windows on the east elevation (included), there will be a paired window set on the south side of the addition and two smaller sized windows on the east side.



**DISCUSSION:**

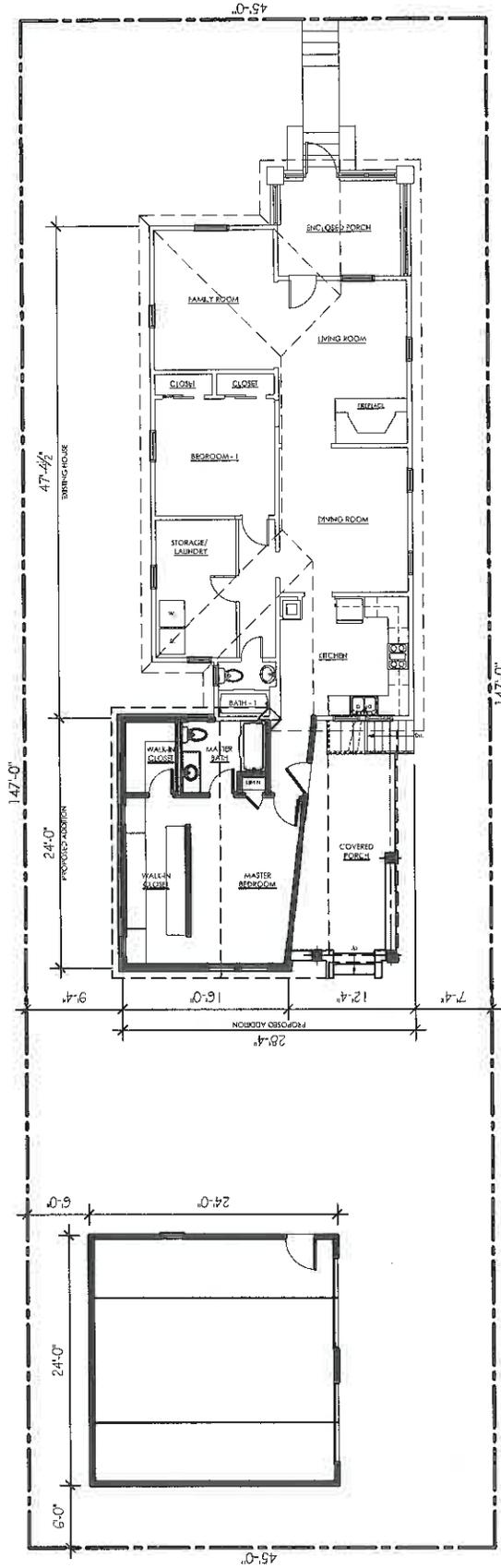
The scale of the addition is not excessive, part of the new construction footprint will be taken up by a covered rear porch facing east. Since all of the existing windows are replacements, no original fabric will be removed by this proposal. The openings are consistent with the tall vertical opening that were a part of the historic house.

As in many older houses, the house has been remodeled and the design decision is whether to make the addition match the modifications or anticipate a return to the original historic character.

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In this case the petitioner began design of the project before being informed of changes to the code. The permit application was in-house when the decision was rendered. A portion of the plan was approved under the old guidelines and the rest of the permit was held for review.

Staff sees nothing in this plan for an addition which impacts the original fabric of the house negatively, although cement board would be a better option for the siding. Staff recommends approval.

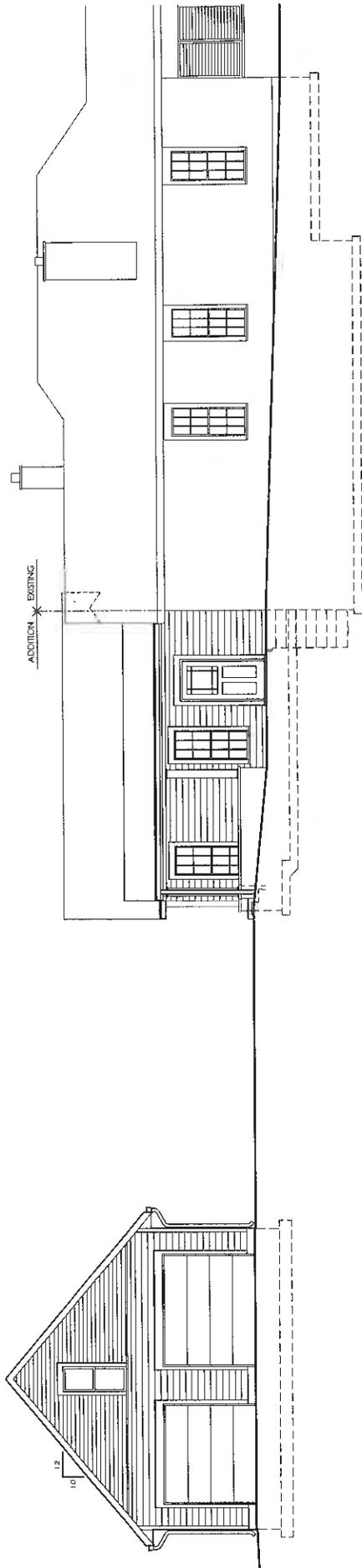


**SITE PLAN**

SCALE: 1/16" = 1'-0"

**BRIDGEWATER RESIDENCE : 929 W. KIRKWOOD AVE.**

MCA MARC CORNETT ARCHITECTS

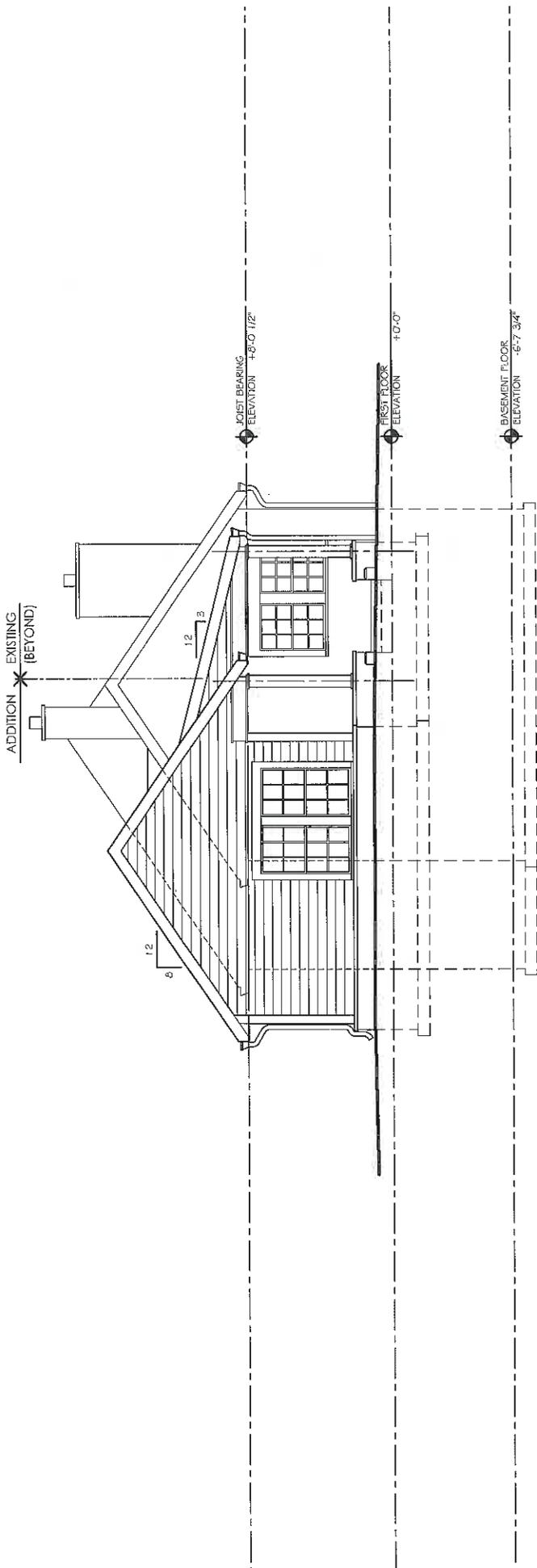


**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

BRIDGEWATER RESIDENCE : 929 W. KIRKWOOD AVE.

M.C.A. MARC CORNETT ARCHITECTS

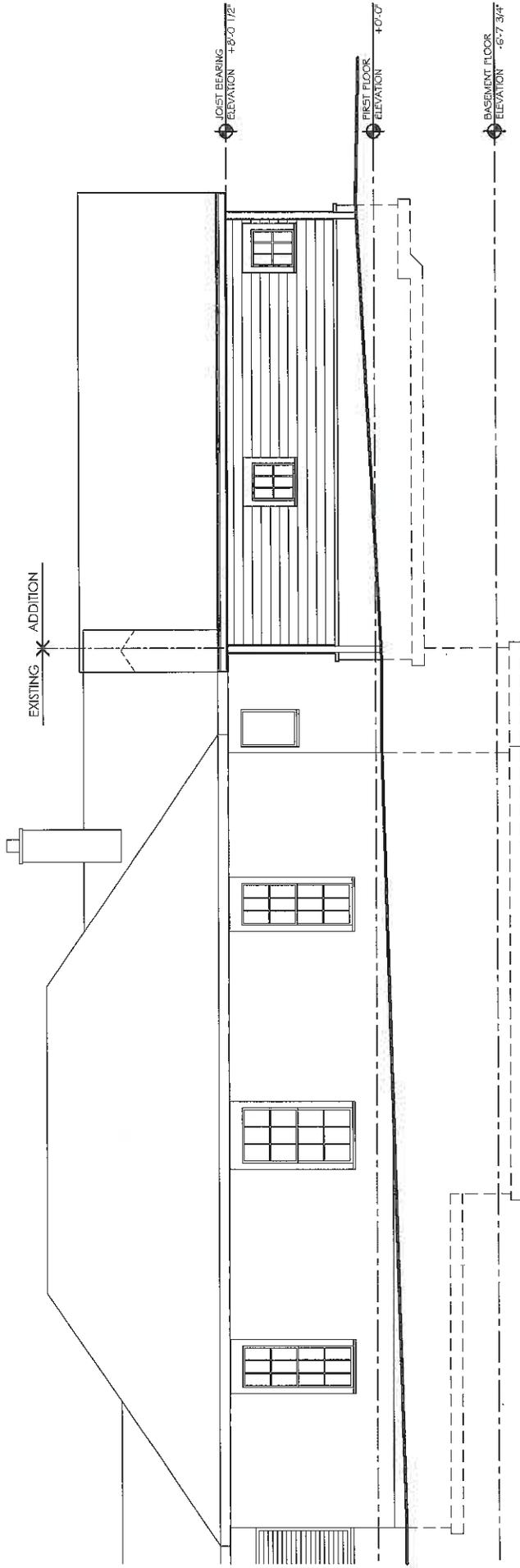


SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"

BRIDGEWATER RESIDENCE : 929 W. KIRKWOOD AVE.

M C A MARC CORNETT ARCHITECTS



WEST ELEVATION

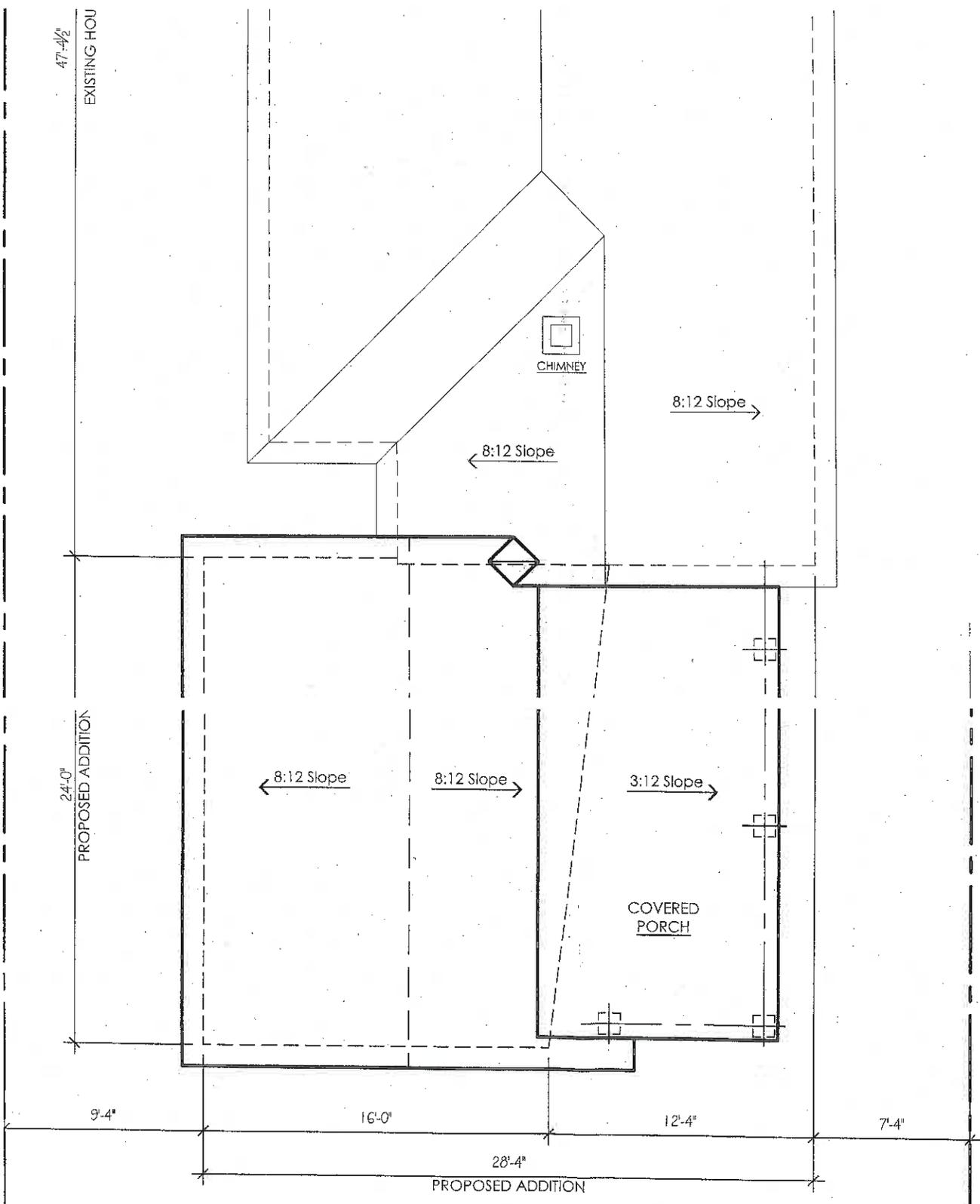
SCALE: 1/8" = 1'-0"

BRIDGEWATER RESIDENCE : 929 W. KIRKWOOD AVE.

M.C.A. MARC CORNETT ARCHITECTS

47'-4 1/2"  
EXISTING HOU

24'-0"  
PROPOSED ADDITION



# PROPOSED ROOF PLAN

SCALE: 1/8" = 1' - 0"

**Summary:**  
**Request for remodeling of a rear addition and construction of a deck in the Elm Heights Historic District**

**COA-23-13**

**914 East Second  
Owners Bruce and Sue Solomon  
Elm Heights Historic District**

**Zoning RC**

**086 N 914 House; Central Passage, c.1880**



Carrol Krause did additional research on this property to correct the survey information above. Although from the exterior this home looks like a central passage (central door), the interior reveals a hall and parlor form (like the Legg House). The door leads into the larger room of two rooms. Carrol's research suggests that this house was once part of the Sluss farm. Carrol notes.. "The front door is directly in the center of the front facade and you step directly into the larger of two original rooms, still with original floorboards and what might be original molding trim (it's at least extremely old if not original). There is a brick flue at the back of the larger room (visible in one of these images) that would have once had a stove tied into it.



Both rooms have an identical door facing the back, so originally one could have stepped outside into the yard from the smaller room without having to enter the larger room. At some point, possibly when the big house next door was built in 1899, a front porch was built using the same pattern of columns and capitals, and the cottage was added onto in the back. The two houses have been deeded together ever since that time. There's a partial limestone-block cellar beneath the farthest-back part of the house, and a stone block outside the front porch that reads W.S., which the owners of the big house think must refer to WS Curry, who owned it at one point (I'm not convinced it's the same person)."

**EXISTING CONDITIONS** The aerial view shows an unusual roof configuration with what appears to be two secondary gables drawn off the east west axis of the main house. The area affected will be the shed roof addition south of the two gables. There are stationary windows wrapping this addition at the top of the wall. The back has a centered door with three stairs. The siding is vertical board but not board and batten. This is a classic mudroom addition which may date from as early as the 1920s. There are no early Sanborns available in this area.



#### **PROPOSED WORK**

The existing addition is not original although in keeping with the character of the house. The plan is to make it more utilitarian by adapting it as a kitchen-dining area and laundry.

The exterior siding materials will be changed to horizontal cement board replacing the vertical board. The trim pieces will be made of boral (fly ash and resin composite). They will replace an existing exterior door with a fiberglass or steel half light or fifteen light door.

The plan does not expand the footprint of the house. It reuses existing floor space.

The proposed deck will be 6' x 14' and made of treated wood.

#### **From the Elm Heights Historic District Design Guidelines:**

These suggestions are taken from several locations in the document.

#### ***Guidelines for Wood***

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process.

I. Reconstruction of missing or installation of new functional or decorative wooden elements visible from the public right-of-way, such as doors, windows, siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, shutters, decorative panels, pergolas, trellises, fences, gates, and architectural trim.

- Replace missing elements based on accurate documentation of the original or use a compatible new design.
- Consider substitute materials only if using the original material is inadvisable or unfeasible.

II. Removal or covering of functional or decorative wooden elements as outlined above and facing or visible from the public right-of-way.

- Structurally sound, painted historic wood siding should not be replaced with new siding. Every effort should be made to retain and restore the original.
- Historic wood siding, trim, or window sashes should not be replaced or covered with contemporary substitute materials.
- Although paint color is not reviewed in the Elm Heights Historic District, graphics and lettering are not appropriate.

#### COMMENTARY

The platted alley behind the house is not yet improved so visual access to this area is limited. The proposed work will be virtually invisible.

This is a wholesale replacement of the exterior skin of the building with new materials. The upgrade is necessary to winterize the space and make it useable living space. The design does retain the "look" of the original addition in terms of scale, and fenestration but changes the vertical boarding (a feature of early 20th century mudrooms) with more formal horizontal patterns.

The redesign of the rear area maintains the historic look of a mudroom, by retaining the windows forms characteristic of it.

Most of the changes should be assessed against visual access, and lack of original material. These changes which would not be appropriate on a front or side facade, or an elevation which great integrity. In this case these issues do not dominate the argument enough to sway the decision.

---

Staff recommends approval but suggests that an improvement might be to apply the cement board vertically to maintain the early mud room appearance of the addition. The rear exterior door should be reinspected for reuse.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. \_\_\_\_\_

2. A description of the nature of the proposed modifications or new construction:

We are remodeling an existing enclosed porch. We will replace old windows with new casements for a sun room treatment. The room will function as a kitchen dining area and laundry room. We will rebuild the wood skirting with pressure treated 2x6s w/insulation on the interior. Windows will be Andersen 100 series or better.

3. A description of the materials used.

(See note above about windows & skirting) The trim & siding will be cement siding and Board Tru Exterior trim. Windows & Corners to match existing house. Deck will be treated wood with traditional wood railing →  
Door to be half lite w panels below or fifteen lite. Door to be fiberglass or steel.



4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares. Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

\*\*\*\*\*

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.





68

# City of Bloomington, IN

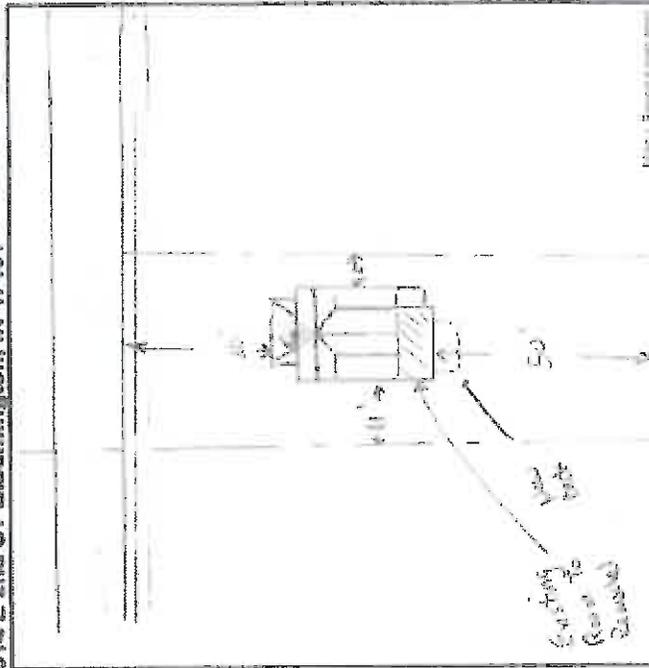
## myBloomington

myBloomington provides information about City services available to addresses in the County of Bloomington. Enter your address into the search box below to try it out.

Search Address: 914 E 2nd

Search: Search Tips

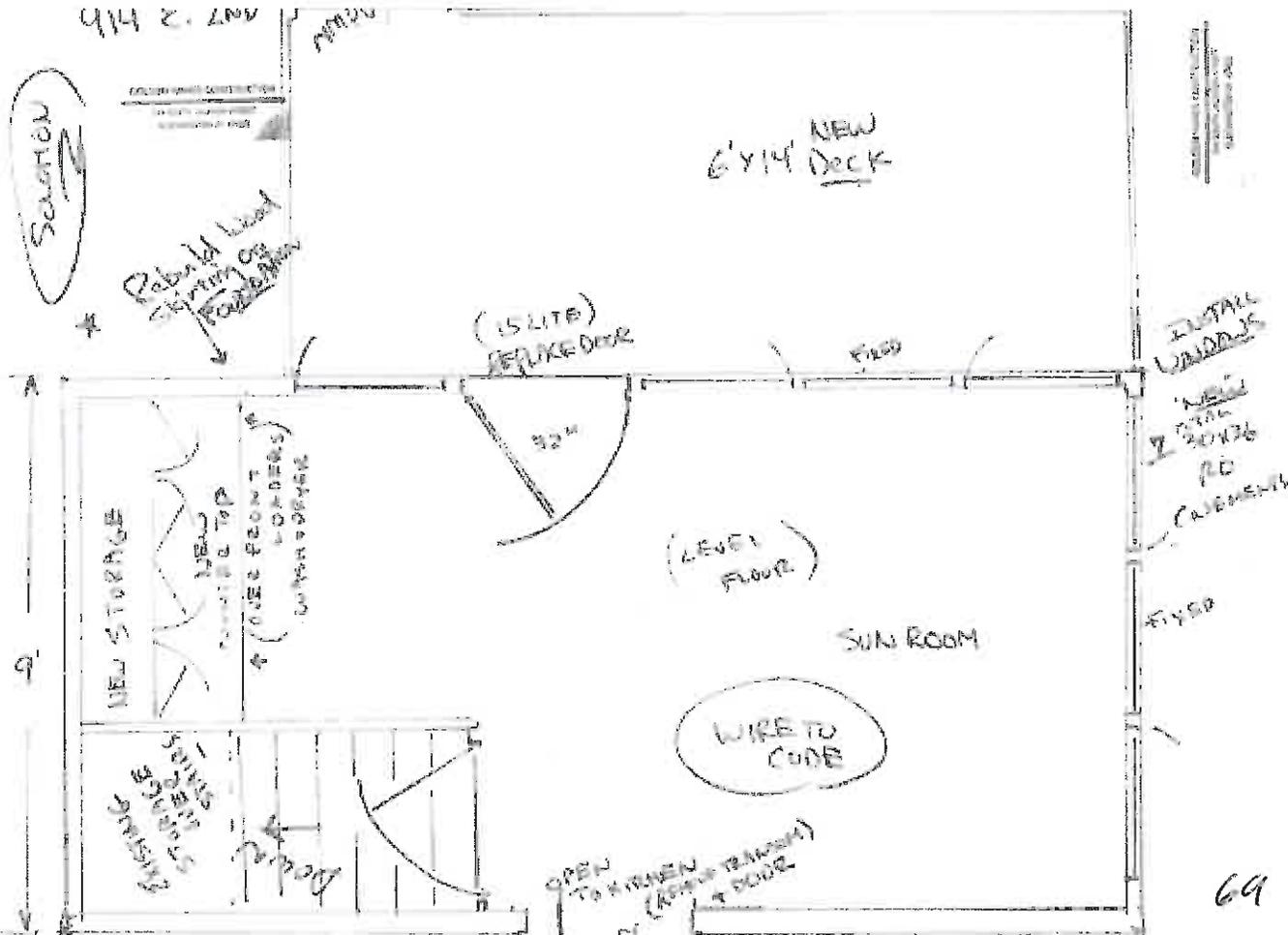
914 E 2nd ST Bloomington, IN 47401



- Comments
- Plans
- Road Closures
- Air
- Historic

Select City Services Addresses listed outside of city boundaries will have limited City services

Trash Day	MONDAY	Trash Pickup Info	Schedule
Recycle to Waste	A	Recycling	Schedule
Permitting Permit Zone	RESIDENTIAL PERMITTING ZONE 1	Permitting Permit Information	for 47401
Demographics	for Bloomington		



## Summary

**partial demolition removing a window and replacing it with a door.**

**116 North Grant Street  
12-9-13**

**Old Library District  
Representative Doug Harden for Big Woods  
Brewery**

**105-055-81027 C     116     Commercial, Restaurant; Queen Anne, 1890**

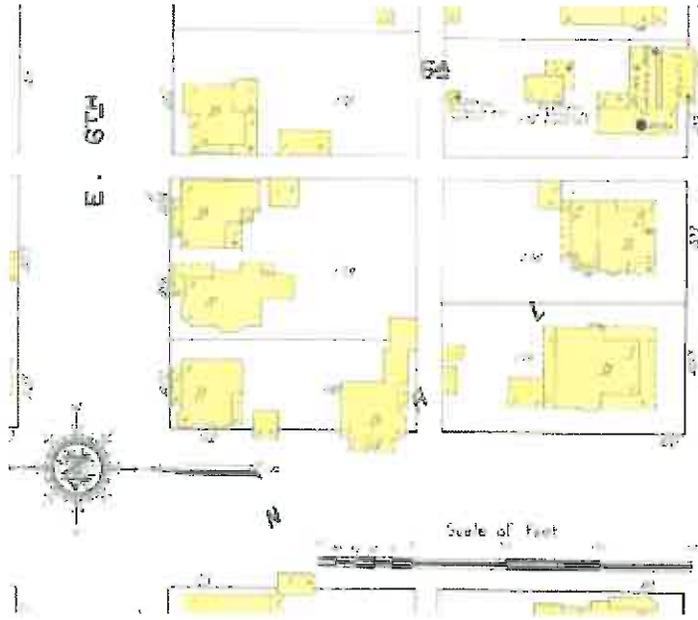


This residential property was known as Django's Restaurant and is being leased by another business. The existing cooler is substandard for their needs so the tenant is going to place a larger cooler in a part of the building on its south east side. The specific action that causes the delay is the conversion of a window into a door. The rear two shed roof additions are later and appear in some form in 1927. (see Sanborns).

The space on this side of the house will be remodeled into a large walk-in cooler and a window will be removed and replaced with a door. The subject window faces north and is nearest the corner of the house.

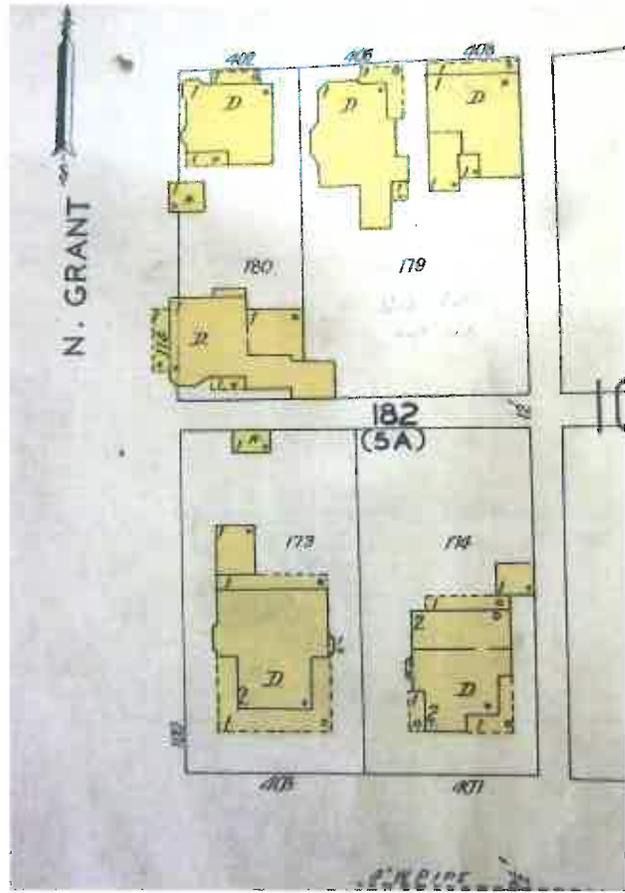
Mechanicals, also attached to the house, at the rear by plywood fencing, may be relocated on the lot.





E. KIRKWOOD

1913



1927



**MILLER ARCHITECTS**  
 405 S. 10TH ST.  
 4TH FLOOR  
 1400 W. WASHINGTON ST.  
 MADISON, WISCONSIN 53703

ARCHITECTURE  
 DESIGN  
 PLANNING

PROJECT: REMODEL DESIGN FOR  
**BIG WOODS BREWERY**  
 108 N. GRANT STREET, BLOOMINGTON, IN

DATE: 08/11/12  
 DRAWN BY: S. V. MILLER  
 CHECKED BY: S. V. MILLER  
 SCALE: AS SHOWN

REVISIONS:  
 1. 08/11/12: INITIAL DESIGN  
 2. 08/11/12: REVISIONS TO KITCHEN AND RESTROOMS  
 3. 08/11/12: REVISIONS TO SEATING AND BAR

ALL DIMENSIONS IN FEET AND INCHES  
 UNLESS OTHERWISE NOTED  
 FINISHES TO BE DETERMINED AT LATER DATE

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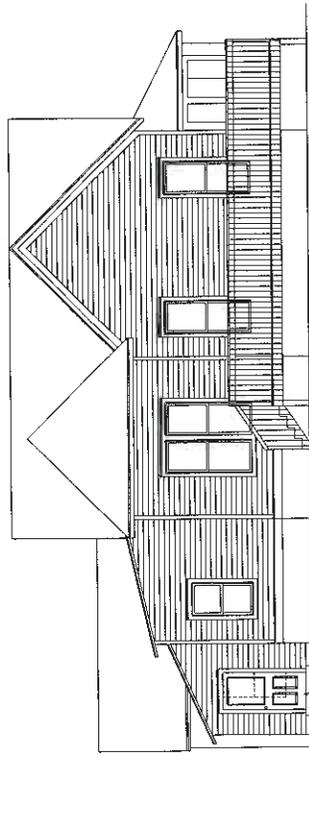
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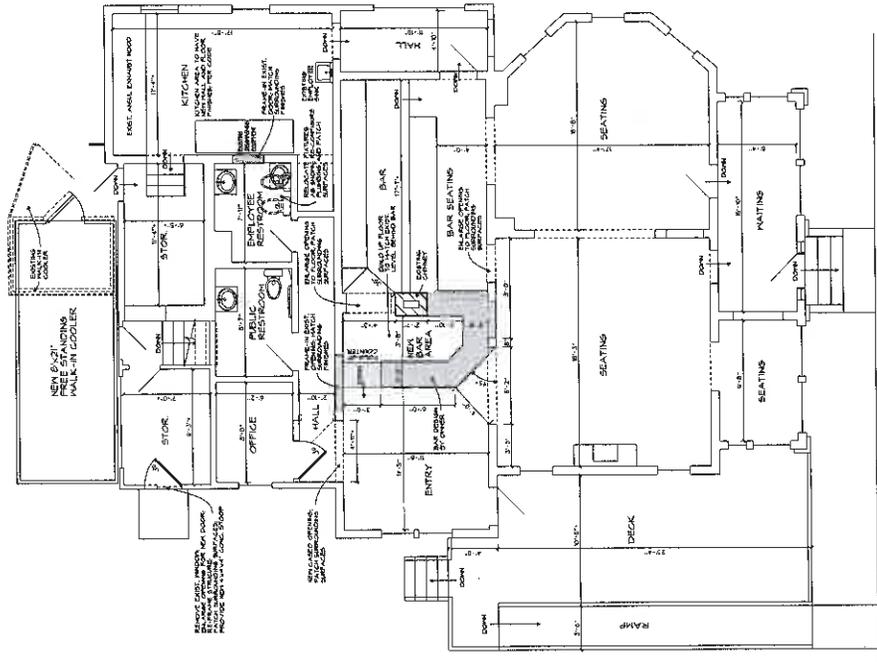
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 3. 08/11/12: REVISIONS TO SEATING AND BAR

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 FINISHES TO BE DETERMINED AT LATER DATE



**NORTH ELEVATION**

NOTE: SEE SECTION 1000 FOR  
 FINISHES TO BE DETERMINED AT LATER DATE



**FLOOR PLAN**  
 08/11/12

DATE: 08/11/12  
 DRAWN BY: S. V. MILLER  
 CHECKED BY: S. V. MILLER  
 SCALE: AS SHOWN

REVISIONS:  
 1. 08/11/12: INITIAL DESIGN  
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100 EAST 10TH AVENUE  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
WWW.MILLERARCHITECTS.COM

ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
PLANNING

CONTRACT NO. 2018-001

DATE: 08/15/2018

PROJECT: BIG WOODS BREWERY

SCALE: AS SHOWN

REVISIONS

1. 08/15/2018

2. 08/15/2018

3. 08/15/2018

4. 08/15/2018

5. 08/15/2018

6. 08/15/2018

7. 08/15/2018

8. 08/15/2018

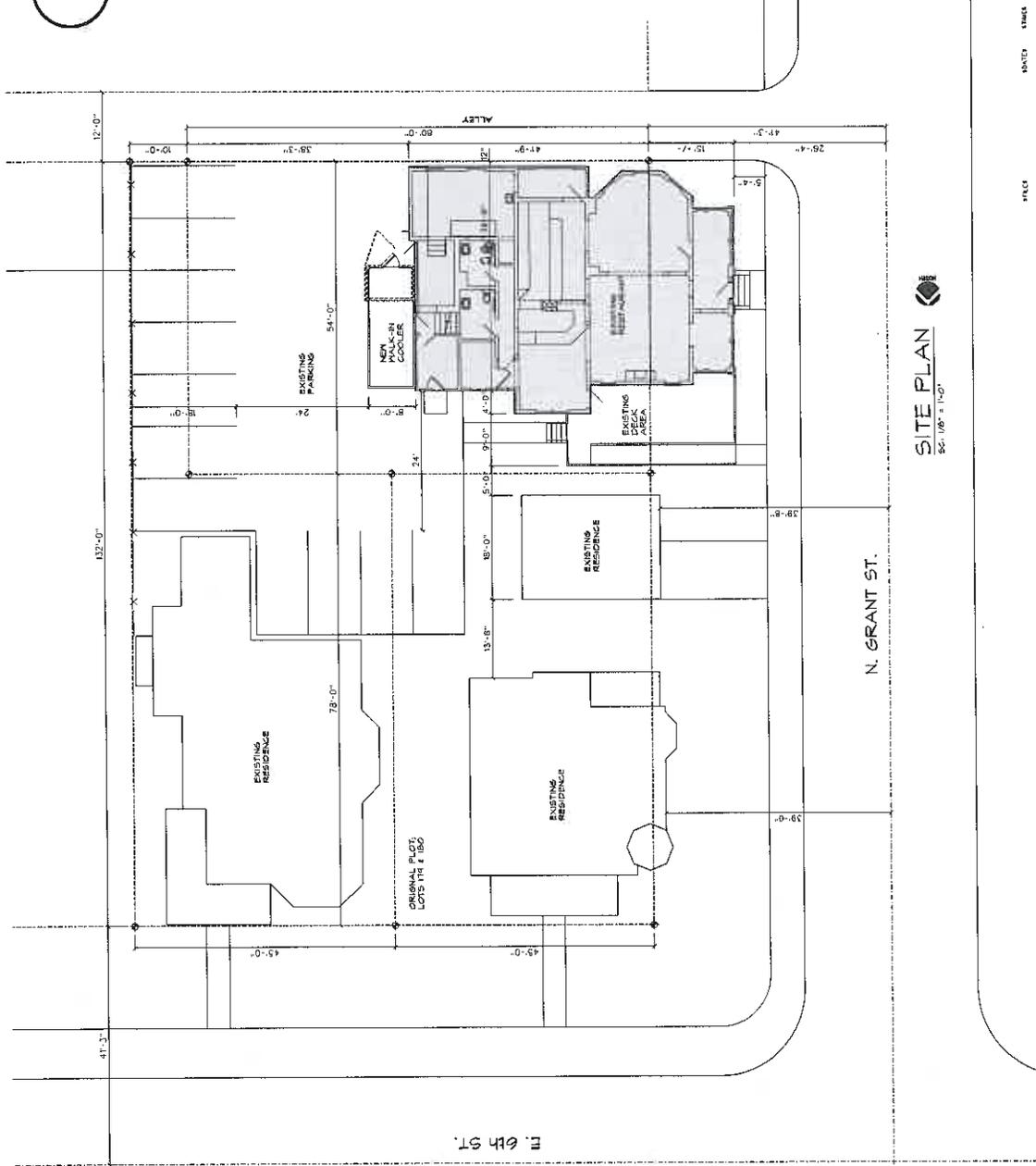
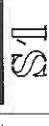
9. 08/15/2018

10. 08/15/2018

**BIG WOODS BREWERY**  
REMODEL DESIGN FOR  
116 N. GRANT STREET, BLOOMINGTON, IN

DATE: 08/15/2018  
DRAWN BY: S. MILLER  
CHECKED BY: S. MILLER  
SCALE: AS SHOWN

SITE PLAN



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

DATE: 08/15/2018  
DRAWN BY: S. MILLER  
CHECKED BY: S. MILLER  
SCALE: AS SHOWN