

ORDINANCE 94-26

TO AMEND THE BLOOMINGTON ZONING MAPS BY GRANTING A HISTORIC DESIGNATION

Re: 323 East Sixth Street (Marjorie Hudgins and Tim Fagan, Petitioners)

WHEREAS, the Common Council passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, HP-27-94, and recommended that the petitioners, Marjorie Hudgins and Tim Fagan, be granted an amendment to the Bloomington zoning maps by granting a historic designation and request that the Common Council consider their petition;

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

SECTION I. Through the authority of IC 36-7-4 that the zoning be amended to designate 323 E. 6th St. as a historic property. The property is further described as follows:

A part of InLot 240, in the City of Bloomington, Indiana, bounded and described as follows to-wit: Beginning at a point on the East line of said Lot, 42 feet south of the northeast corner thereof, thence south on the east line of said InLot to the southeast corner thereof, thence west on the south line of said InLot to the southwest corner thereof; thence north on the west line of said InLot to a point directly west of the point of beginning, thence east to the place of the beginning.

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

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20th day of July, 1994.

JIM SHERMAN, President Bloomington Common Council

ATTEST: PATRICIA WILLIAMS, Clerk City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 21st day of July, 1994.

PATRICIA WILLIAMS, Clerk City of Bloomington

SIGNED and APPROVED by me upon this 21st day of July, 1994.

TOMILEA ALLISON, Mayor City of Bloomington

SYNOPSIS

This ordinance designates 323 East Sixth Street as a historic property.

Signed copies to:

Planning
Commission

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 94-26 is a true and complete copy of Plan Commission Case Number HP-27-94 which was given a recommendation of approval by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 8, 1994.

Timothy A. Mueller

Date: June 28, 1994

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this 28 day of June, 1994,

Patricia Williams
Patricia Williams, City Clerk

Appropriation Ordinance # _____ Fiscal Impact Statement # _____ Resolution # _____
Ordinance

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other _____

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____ Emergency _____
Unforeseen Need _____ Other _____

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	_____	_____
Revenue Expected for Rest of year	_____	_____
Appropriations to Date	_____	_____
Unappropriated Balance	_____	_____
Effect of Proposed Legislation (+/-)	_____	_____
Projected Balance	\$ _____	\$ _____

Signature of Controller _____

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes _____ No _____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

MEMO

To: Common Council
From: Planning Dept.
Petitioner: Marjorie Hudgins and Tim Fagan
Location: 323 East Sixth Street, Bloomington, IN 47408
Date: June 27, 1994
Case No.: HP-27-94

On June 6, 1994 the Bloomington Plan Commission granted approval of a request to rezone property from RM to H (historic) for a residential property located at the Northwest corner of Grant and Sixth Streets. The property is located just north of the Library.

This property contains 2 units, one with 5 bedrooms and one with three. The maximum number of occupants is eight. The block is mixed residential usage with rental units and single family occupancy. It is surrounded by RM, BG and SI zoning. The surrounding area is mixed single family owner occupied and residential rental. Commercial and cultural uses are to the south, along the Kirkwood frontage. Indiana University offices occupy the Poplars site to the east.

This house retains its exterior integrity as a single family house. It was initially built and owned by Howard Fagin, whose design for limestone civic buildings are located in areas across the nation. Examples of his work include the National Cathedral in Washington D.C. and the Lincoln Memorial. The structure itself is listed on both historic surveys as a "contributing structure." Although the house was constructed in 1947, it was considered significant as an example of late Georgian Revival architecture. Additionally, it is significant as local example of residential limestone construction, and as the product of a local designer in limestone. The Fagan's were prominent business leaders and owner's of one of two limestone quarries within the city limits. The HBDSC found grounds for designation in three of four areas required by code:

- 1) Be associated with events that have made a significant contribution to the broad pattern of Bloomington history (the limestone industry);
- 2) Be associated with the lives of persons significant in Bloomington's past. (Howard Fagan, leader in the business community and the limestone industry);
- 3) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that represent a significant and distinguishable entity whose components may lack individual distinction (an excellent and unusually late example of the Georgian Revival style of architecture constructed of local limestone).

Because the building is not fifty years old, the following requirements for designation apply:

§20.09.03.01 (7) A property achieving significance within the past fifty years if it is of exceptional importance.

The HBDSC considered that this property was exceptional in that it fit three of four significant attributes for designation.