

passed 9-0

**ORDINANCE 15-25**

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED  
"HISTORIC PRESERVATION AND PROTECTION"  
TO ESTABLISH A HISTORIC DISTRICT –  
Re: Courthouse Square Historic District  
(Bloomington Historic Preservation Commission, Petitioner)**

- WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission ("Commission") and established procedures for designating historic districts in the City of Bloomington; and
- WHEREAS, on May 6, 2015 this Common Council passed Resolution 15-15 which: noted that the City of Bloomington's Courthouse Square is an "iconic representation of our community, the heart of our city, and an anchor of our shared sense of place"; identified the areas bounded by 7<sup>th</sup> Street, Walnut Street, 4<sup>th</sup> Street and College Avenue as an area worth of protection by local historic designation; noted that "local historic designation and protection of this community resource is long overdue"; urged the Commission to initiate the process of locally designating the Courthouse Square as historic; and, encouraged the Commission to hold more than one public information session on the local designation in the interest of fully engaging all stakeholders and community members; and
- WHEREAS, on May 14, 2015, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed designation of the Courthouse Square Historic District, which is roughly bounded by 7<sup>th</sup> Street, Walnut Street, 4<sup>th</sup> Street and College Avenue; and
- WHEREAS, at the May 14, 2015 meeting, the Commission found that the areas outlined on the map are related by history and development sufficiently to be considered as a district; and
- WHEREAS, at the May 14, 2015 meeting, the Commission found that the district has historic and architectural significance that merits the protection of the properties as a historic district; and
- WHEREAS, since the May 14, 2015 meeting, the Commission, along with the City's staff appointed to assist the Commission, have held at least sixteen (16) public meetings to discuss the local designation of the Courthouse Square and to work with the public and affected property owners on establishing and drafting appropriate Design Guidelines; and
- WHEREAS, on November 12, 2015, the Commission approved a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in Bloomington Municipal Code 8.08.010; and
- WHEREAS, on November 12, 2015, the Commission voted to submit the map and report to the Common Council which recommend local historic designation of said properties;

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

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

The Courthouse Square Historic District shall consist of the buildings at the following addresses:<sup>1</sup>

North College Avenue:	101-103 <sup>2</sup> ; 105; 107; 109; 113; 115-117; 121; 125-133; 205;
South College Avenue:	100; 112-116; 118-120; 122; 123;
North Walnut Street:	100 <sup>3</sup> ; 102; 106-108; 110; 112; 114-116; 118; 120; 122-132 <sup>4</sup> ; 200-202 <sup>5</sup> ; 204-206; 208-212; 214-22; 213-221 <sup>6</sup>
South Walnut Street:	113; 115; 116-120; 119; 122; 123;
North Gentry Street:	113;
West 4 <sup>th</sup> Street:	212 <sup>7</sup> ;
East Kirkwood Avenue:	100 <sup>8</sup> ; 102-104; 106-108; 112-114;
West Kirkwood Avenue:	100; 101; 210; 212-220; 222-224;
East 6 <sup>th</sup> Street:	108-110;
West 6 <sup>th</sup> Street:	100 <sup>9</sup> ; 102-106; 108; 110; 112; 116; 118; 122 <sup>10</sup> ;
West 7 <sup>th</sup> Street:	109-113; 119; and 120.

SECTION 2. The properties within the Courthouse Square Historic District shall be classified as follows:

Outstanding:

North Walnut Street:	204-206;
South Walnut Street:	122;
East Kirkwood Avenue:	112-114;
West Kirkwood Avenue:	100;
West 6 <sup>th</sup> Street:	116;

Notable:

North College Avenue:	101-103; 125-133; 205;
South College Avenue:	112-116; 118-120;
North Walnut Street:	100; 110; 114-116; 120; 122-132; 200-202; 208-212;
East Kirkwood Avenue:	102-104; 106-108;
West Kirkwood Avenue:	212-220;
East 6 <sup>th</sup> Street:	108-110;
West 6 <sup>th</sup> Street:	112;

<sup>1</sup> This list identifies the address of each building within this historic district. A range of addresses is intended to identify addresses for businesses and apartments within the building (which were derived from the City's GIS database prior to November, 10, 2015). These ranges of addresses may change over time as the interior of these properties are renovated for new or additional uses or properties are divided into separate ownership. The remaining footnotes identify corner buildings where the addresses are on two streets.

<sup>2</sup> This is a corner building with a North College address, which also includes 204-208 West Kirkwood.

<sup>3</sup> This is a corner building with a North Walnut address, which also includes 103 – 111 East Kirkwood Avenue.

<sup>4</sup> This is a corner building with a North Walnut Street address, which also includes 106 East 6<sup>th</sup> Street.

<sup>5</sup> This is a corner building with a North Walnut Street, which also includes 103 East 6<sup>th</sup> Street.

<sup>6</sup> This is a corner building with addresses on North Walnut along with one at 105 West 7<sup>th</sup> Street.

<sup>7</sup> This is a corner building with a West 4<sup>th</sup> Street address with "map addresses inside the selected parcel" which also include 214 West 4<sup>th</sup> and 127 North Gentry Street.

<sup>8</sup> This is a corner building with an East Kirkwood address, which also includes 101-111 on South Walnut

<sup>9</sup> This is a corner building with an East 6<sup>th</sup> Street address, which also includes 205 North Walnut.

<sup>10</sup> This is a corner building with an East 6<sup>th</sup> Street address, which also includes 222-224 North College.

West 7<sup>th</sup> Street: 119; 120;

Contributing:

North College Avenue: 105; 107; 109; 113; 115-117; 121;

South College Avenue: 100; 122;

North Walnut Street: 102; 106-108; 112; 118; 213-221, 214-222;

South Walnut Street: 115; 116-120; 119;

North Gentry: 113;

West 4<sup>th</sup> Street: 212;

East Kirkwood Avenue: 100;

West Kirkwood Avenue: 101; 210; 222-224;

West 6<sup>th</sup> Street: 108; 110; 118; 122;

West 7<sup>th</sup> Street: 109-113;

Non-contributing:

South Walnut Street 113; 123

South College Avenue: 123;

West 6<sup>th</sup> Street: 100; and 102-106.

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

Courthouse Square Historic District (57 properties).

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

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 3rd day of DECEMBER, 2015.



DAVE ROLLO, President  
City of Bloomington

ATTEST:



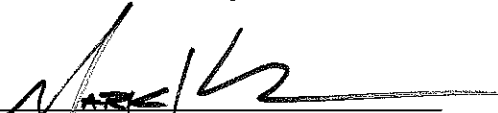
REGINA MOORE, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 3rd day of DECEMBER, 2015.



REGINA MOORE, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this 3rd day of DECEMBER, 2015.



MARK KRUZAN, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance, (Ord 15-25) amends the List of Designated Historic Districts in the City of Bloomington by establishing the Courthouse Square Historic District. In recommending this designation, the Bloomington Historic Preservation Commission ("Commission") relied on a survey; held a public hearing on May 14, 2015; and submitted a map and accompanying report to the Council. The map describes the boundaries of the district, classifies the total number of properties within the district, and is approved by the ordinance. The report demonstrates how this district meets the necessary criteria. Local designation will provide the protection needed to ensure that these properties are preserved.

Signed copies:

Clerk	County #PC
BMC	Commissioners
GIS	CONA
HAND	
BHPC	