

**ORDINANCE 19-25**

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED  
“HISTORIC PRESERVATION AND PROTECTION”  
TO ESTABLISH A HISTORIC DISTRICT –  
Re: The Near West Side Conservation District  
(Near West Side Historic Designation Committee, 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 September 26, 2019, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic district designation of the “Near West Side Conservation District”; and
- WHEREAS, on September 26, 2019, the Commission found that the Near West Side Conservation District has historic and architectural significance that merits the protection of the property as a conservation district; and
- WHEREAS, the Commission has prepared a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in BMC 8.08.010; and
- WHEREAS, the Commission voted to submit the map and report to the Common Council, which recommend local historic designation of said properties as a conservation district; and
- WHEREAS, on October 4, 2019, the Bloomington Historic Preservation Commission voted to impose interim protection on the properties within the proposed district (which will terminate upon adoption or rejection of this ordinance by the Council);

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

SECTION 1. The map, as clarified by an addendum, setting forth the proposed conservation district for the site is hereby approved by the Common Council, and the Near West Side Conservation District is hereby established. A copy of the map with the addendum and a report as 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 Near West Side Conservation District shall consist of the following addresses (325):

- West Kirkwood Ave: 504, 508, 520, 600, 608, 612, 620, 702, 706, 714, 718, 720, 722, 726, 804, 808, 812, 816, 820, 822, 826, 830, 834, 900, 914, 916, 920, 924, 928, 930, 934, 1000, 1004, 1008, 1012, 1016, 1020, 1022, 1026, 1028, 1030, 1100, 1112, 1114, 1116, 1120, 1124, 1130, 1200, 1208, 1208 ½, 1212, 1218, 1222, 1226, 1230;
- West 6th Street: 502, 508, 514, 515, 520, 521, 600, 601, 609, 615, 621, 622, 626, 702, 703, 706, 709, 712, 713, 718, 721, 722, 726, 727, 800, 803, 807, 808, 811, 814, 817, 818, 822, 823, 826, 827, 830, 831, 836, 837, 900, 903, 905, 906, 911, 912, 916, 917, 920, 923, 924, 927, 930, 931, 934, 935, 1001, 1002, 1004, 1005, 1009, 1012, 1013, 1016, 1017, 1020, 1021, 1025, 1026, 1029, 1030, 1031, 1035, 1036, 1100, 1101, 1105, 1107, 1110, 1114, 1115, 1119, 1122, 1124, 1125, 1127, 1128, 1130, 1131, 1200, 1201, 1203, 1206, 1211, 1217, 1218, 1220, 1221, 1224, 1225;
- West 7th Street: 500, 513, 523, 703, 707, 713, 720, 801, 802, 804, 809, 810, 813, 814, 817, 822, 823, 826, 827, 828, 830, 831, 835, 901, 902, 904, 907, 910, 914, 914 ½, 915, 922, 922 ½, 925, 930, 931, 1000,

	1001, 1004, 1005, 1010, 1011, 1014, 1017, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1101, 1102, 1105, 1119, 1123, 1125, 1127, 1201, 1203, 1205, 1207, 1208, 1223, 1230, 1231;
West 8th Street:	520, 602, 608, 614, 620, 624, 710, 712, 714, 715, 722, 723, 802, 807, 811, 812, 817, 823, 824, 825, 900, 901, 907, 908, 914, 915, 919, 922, 1000, 1001, 1007, 1008, 1014, 1022, 1101, 1105, 1108, 1109, 1113, 1114, 1119, 1120, 1131, 1201, 1205, 1208, 1210;
West 9th Street:	609, 615, 619, 703, 709, 711, 723, 801, 809, 815, 821, 901, 909, 915, 921, 1009, 1003, 1017, 1021;
North Rogers Street:	111, 207, 215, 221;
North Jackson Street:	116, 117, 118, 419, 421;
North Fairview Street:	117, 309, 404, 412, 434;
North Maple Street:	109, 110, 112, 206, 209, 210, 212, 319, 321, 418;
North Waldron Street:	112, 215;
North Elm Street:	111, 206, 210, 217;
North Pine Street:	215, 217;
North Oak Street:	405, 415, 420;
North Adams Street:	220.

Narrative Description of Boundary: the district is roughly bounded: on the **north** by the southern branch of the Indiana Railroad right-of-way and the northern edge of Rev. Ernest D. Butler Park; on the **east** beginning at the northeast point of Rev. Ernest D. Butler Park and proceeding south along that boundary to W. 10th Street, then east along the south side of W. 10th Street to N. Fairview Street, then south along the west side of N. Fairview Street to the intersection with W. 9th Street, then east along the south side of W. 9th Street to the corner of N. Jackson Street, then south along the west side of N. Jackson Street to the northern property lines behind the two properties on the north side of W. 8th Street (between N. Jackson Street and N. Rogers Street), then south between those parcels and parcels on the south side of W. 8<sup>th</sup> Street, then east to N. Rogers Street, then south along the west side of N. Rogers Street to the northwest corner of W. Kirkwood Avenue; on the **south** by West Kirkwood Avenue; and on the **west**, by North Adams Street.

SECTION 2. The properties within the Near West Side Conservation District shall be classified as indicated below:

The following properties are classified as Outstanding (3):

West Kirkwood Avenue:	608.
West 7th Street:	930.
West 8th Street:	715.

The following properties are classified as Notable (14):

West Kirkwood Avenue:	706.
West 6th Street:	502, 615, 621, 727, 917, 935, 1101, 1115, 1119, 1131, 1201.
West 7th Street:	904.

North Rogers Street: 221.

The following properties are classified as Contributing (219):

West Kirkwood Avenue: 504, 508, 520, 702, 714, 718, 720, 722, 726, 804, 812, 816, 820, 822, 826, 830, 834, 900, 916, 920, 924, 1004, 1008, 1012, 1020, 1022, 1026, 1030, 1100, 1112, 1114, 1116, 1124, 1200, 1208, 1212, 1218.

West 6th Street: 508, 514, 515, 520, 521, 600, 601, 609, 622, 626, 702, 703, 706, 709, 713, 722, 726, 800, 807, 808, 811, 814, 817, 818, 822, 823, 831, 836, 837, 900, 903, 906, 911, 912, 916, 920, 923, 924, 927, 930, 931, 934, 1001, 1002, 1004, 1005, 1009, 1012, 1013, 1016, 1021, 1025, 1026, 1029, 1030, 1035, 1036, 1100, 1102, 1105, 1107, 1110, 1114, 1122, 1124, 1125, 1127, 1128, 1130, 1206, 1211, 1217, 1218, 1220, 1221, 1224.

West 7th Street: 513, 523, 703, 707, 713, 720, 801, 802, 804, 809, 810, 813, 814, 817, 822, 823, 826, 827, 828, 830, 831, 835, 901, 902, 907, 914, 915, 922, 925, 1000, 1001, 1004, 1005, 1011, 1017, 1019, 1020, 1021, 1023, 1025, 1026, 1101, 1119, 1123, 1125, 1201, 1203, 1205, 1207, 1223.

West 8th Street: 520, 602, 608, 614, 710, 712, 714, 722, 723, 802, 807, 812, 823, 824, 915, 1007, 1022, 1101, 1109, 1120, 1131, 1201, 1205.

West 9th Street: 615, 709, 711, 723, 801, 809, 815, 821, 909, 1009, 1017.

North Rogers Street: 215.

North Jackson Street: 116, 118, 419, 421.

North Fairview Street: 117, 309.

North Maple Street: 110, 112, 206, 209, 210, 212, 319, 321, 418.

North Elm Street: 111, 210.

North Pine Street: 215, 217.

North Adams Street: 220.

North Waldron Street: 112.

The following properties are classified as Non-Contributing (89):

West Kirkwood Avenue: 600, 612, 620, 808, 914, 928, 930, 934, 1000, 1016, 1028, 1120, 1130, 1208 ½, 1222, 1226, 1230.

West 6th Street: 712, 718, 721, 803, 826, 827, 830, 905, 1017, 1020, 1031, 1200, 1203, 1225.

West 7th Street: 500, 910, 914 ½, 922 ½, 931, 1010, 1014, 1022, 1024, 1105, 1127, 1208, 1230, 1231.

West 8th Street: 620, 624, 811, 817, 825, 900, 901, 907, 908, 914, 919, 922, 1000, 1001, 1008, 1014, 1105, 1108, 1113, 1114, 1119, 1208, 1210.

West 9th Street:	609, 619, 703, 901, 915, 921, 1003, 1021.
North Rogers Street:	111, 207.
North Jackson Street:	117.
North Fairview Street:	404, 412, 434.
North Maple Street:	109.
North Elm Street:	206, 217.
North Oak Street:	405, 415, 420.
North Waldron Street:	215.

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic and Conservation Districts," is hereby amended to insert a line regarding the "Near West Side Conservation District" which shall read as follows:

The Near West Side Conservation District (324 properties)

SECTION 4. In accordance with IC 36-7-11-19, no earlier than 180 days before the three year anniversary date of the adoption of this Ordinance, but no later than 60 days before the three year anniversary date of the adoption of this Ordinance, property owners in the Near West Side Conservation District shall be given the opportunity to object, in writing, to the elevation of the district to a full Historic District. If a majority of the property owners in the Near West Side Conservation District do not object, in writing, to said elevation, then Near West Side shall automatically elevate to a full historic district on the third anniversary date of the adoption of this Ordinance.


SECTION 5. 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 severable.

SECTION 6. 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 day of December, 2019.

  
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 DAVE ROLLO, President  
 Bloomington Common Council

ATTEST:

  
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 NICOLE BOLDEN, Clerk  
 City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this  
5 day of December, 2019.

  
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NICOLE BOLDEN, Clerk  
City of Bloomington

SIGEND AND APPROVED by me upon this 5<sup>th</sup> day of December, 2019.

  
\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance amends the List of Designated Historic Districts located in the City of Bloomington and set forth in Chapter 8.20 of the Municipal Code, by establishing the Near West Side Conservation District. In recommending this designation, the Bloomington Historic Preservation Commission (“Commission”): conducted a survey; held public hearings; 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. A conservation district is, in general, less restrictive than a full historic district, and requires only the review of proposals to demolish or move buildings, or construct new principal or accessory buildings. At end of three years after adoption of this ordinance, this conservation district will elevate into a full historic district, unless within 180 and 60 days before that date, a majority of the property owners provide the Commission with written objections to the elevation.

*Note: Ordinance 19-25 was amended with the adoption of Am 01 on 4 December 2019.*

#### *Am 01*

- *Reconciled differences in Section 1 and Section 2 in context of the Map; and*
- *Inserted an Addendum for the Map which explains the map symbols and notes the absence of a building at 111 - 115 North Rogers*



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**ADDENDUM TO MAP OF NEAR WEST SIDE CONSERVATION DISTRICT**  
*(Adopted as Part of Amendment 01)*

Clarifications:

- Blue triangles: Denoting a vacant lot. The color blue indicates a “non-contributing” rating.
- Light-blue dashes lines: Paved surface lots.
- Blue building-outline without address number: Indicates accessory structures like garage, shed, or ADU. The color blue indicates a “non-contributing” rating.  
*(Likely because the structure is not constructed in the same era as the construction of the primary structure on the lot).*
- Short grey dashed lines: Unpaved alleyways.
- 115 North Rogers: There should be a blue building outline denoting a “non-contributing” structure at this location. The structure unidentified on the map shares the 111 North Rogers address with the building directly to the south. Both buildings are part of the Salvation Army complex.





## Map of the proposed Near West Side Conservation District

