

ORDINANCE 2025-47

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED
“HISTORIC PRESERVATION AND PROTECTION”
TO ESTABLISH A HISTORIC DISTRICT –
Re: The Ivan Adams House 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 October 23rd, 2025, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the Ivan Adams House at 115 E 12th Street; and
- WHEREAS, at the same hearing, the Commission found that the building has historic and architectural significance that merits the protection of the property as a historic district; and
- WHEREAS, at the same hearing, the Commission approved a map and written report which validates the proposed district by addressing the criteria outlined in Bloomington Municipal Code 8.08.010; and
- WHEREAS, at the same hearing the Commission voted to submit the map and report which recommend local historic designation of said properties to the Common Council; and
- WHEREAS, the report considered by the Commission at this hearing notes that this property consists of the house at 115 E 12th Street which is a craftsman California bungalow built in the mid-1920s. From 1925 to 1946, this house was the residence of prominent local stone carver Ivan Adams and his wife Gladys. Ivan Adams is significant locally for his limestone sculptures and reliefs both within Bloomington and nationwide. The property is located in the area identified in the Indiana Historic Sites and Structures Inventory as the Cottage Grove Historic District.

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

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

The legal description of this property is further described as:

013-06580-00 LADES LOT 28 in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The property at 115 E 12th Street shall be classified as “Contributing”.

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled “List of Designated Historic and Conservation Districts,” is hereby amended to add to the bottom of the list, in similarly fashioned cells, the following:

The Ivan Adams House	115 E 12 th Street
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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 17 day of December, 2025.



HOPI STOSBERG, President
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 22 day of December 2025.



NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 22 day of December 2025.



KERRY THOMSON, Mayor
City of Bloomington

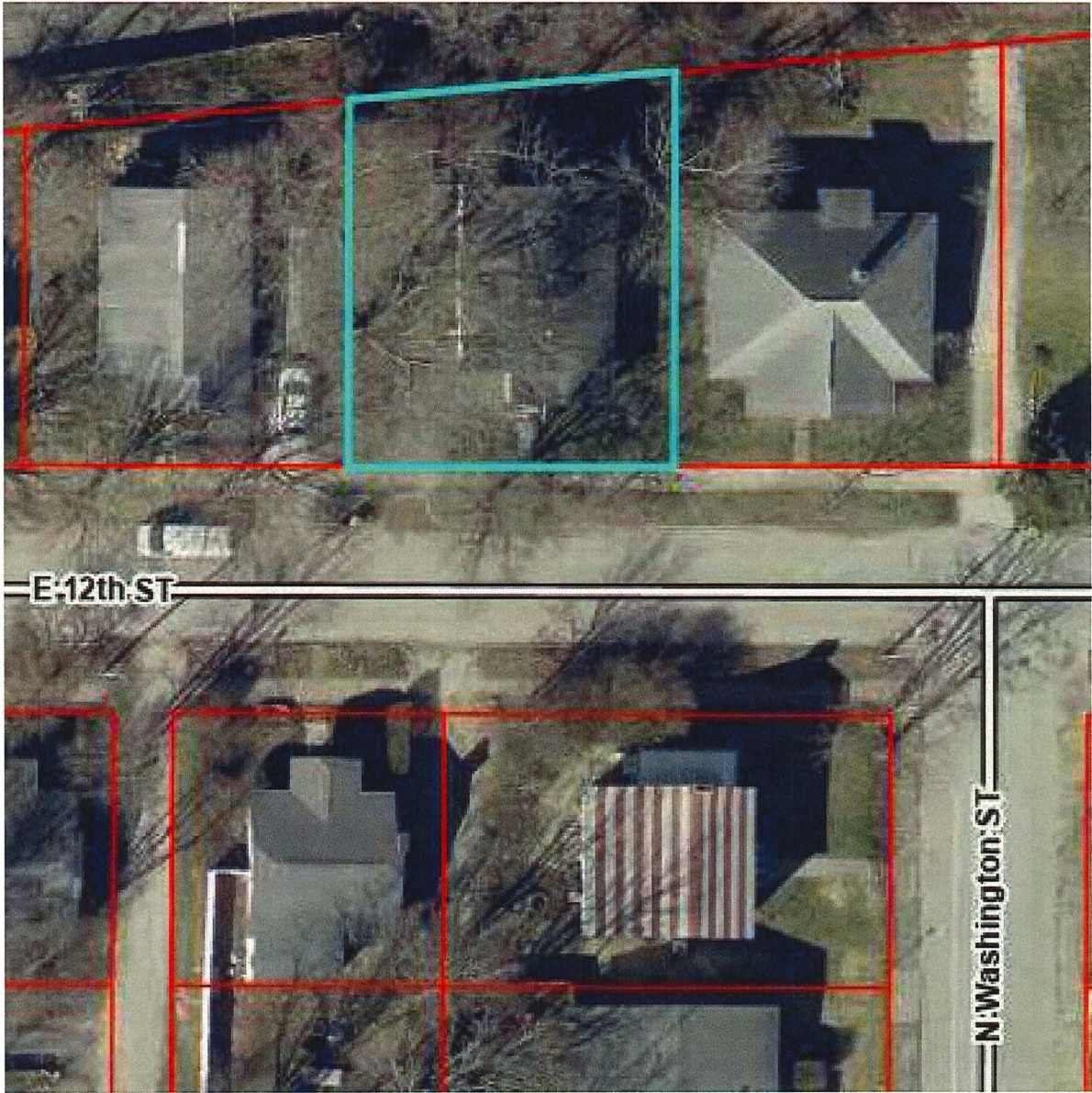
SYNOPSIS

This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled “List of Designated Historic and Conservation Districts” in order to designate “The Ivan Adams House,” parcel number 013-06580-00 LADES LOT 28, located at 115 E 12th Street, City of Bloomington, Monroe County, Indiana, as a historic district. Built in the mid-1920s, The Ivan Adams House is a craftsman California bungalow that retains a high degree of architectural integrity. The house is associated with Ivan Adams, one of the most prominent local stone carvers whose work can be found in significant and recognizable sites around Bloomington and the United States.

Distributed to: Clerk, Council Attorney, Housing and Neighborhood Development, Legal, and Mayor.

115 E 12th Street GIS Boundary Map

Attachment A
Ordinance 2025-47



HD-25-01

115 E 12th St. (Ivan Adams House)

Staff Report:

Bloomington Historic Preservation Commission

The property at 115 E 12th St. qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a

- 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) Architectural:
 - 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

Case Background

115 E 12th St is a gable-front one-story California Bungalow that retains most of its original features but has been resided in wide asbestos board. The house was first owned between 1927 and 1945 by Ivan Adams and his wife Gladys. Ivan ranked among the most prominent local stone carvers, whose work includes the Bloomington Courthouse WWII memorial, the IU seal at Foster Quad Dorm, contribution to the columns and frieze on the Fine Arts Palace for Chicago's Century of Progress exhibition in 1933, the National Shrine of the Immaculate Conception in Washington, D.C., the 21 foot statue of Our Lady of Lourdes (hospital) at Indian Hill in Camden, N.J. and various other statues of the Virgin Mary and saints for Catholic institutions around the country. A monumental statue of his marks the grave of Gladys and

himself at Rose Hill Cemetery. Adams' Herald Telephone obituary in 1968 describes him as "one of Monroe County's most famous stone carvers," and in 1977 local carver Ronald Wampler described him as one of "the greatest stone carvers in the area I have ever known."

After the Adams moved out, the house was rented out for the next thirty years to a number of tenants, most of whom did not stay longer than several years. One of the most prominent occupants was Robert Quirk, a professor of Mexican History and editor of the American history review. He was the recipient of the Frederick Jackson Turner award for debut books by historians, and lived at this location from 1955-1956. In 1977, this house was the first Bloomington residence of James and Susan Butler, founders of Butler Winery.

From 1987 to 1991, this home was the residence of opera student Judith Barnes and visiting lecturer in Spanish, Anthony Kerrigan. Kerrigan won the National Book Award in 1975 for his translation of Miguel de Unamuno's *The Agony of Christianity* and a Senior Fellowship in Literature from the National Endowment for the Arts for a lifelong contribution to American Letters in 1988. He was the first to translate the Spanish writings of Jorge Luis Borges into English, and taught at both IU and Notre Dame while living at 115 E 12th St.

For a property to be eligible for listing under this criterion several conditions must be met. Firstly, in most cases the person associated with this property must have made their significant accomplishments at least fifty years ago, and secondly the property must be associated with this period in their life or career. Anthony Kerrigan has been widely acknowledged for his contributions to Spanish literature, however there are other properties associated with his career from more than fifty years ago, so it would be difficult to make a case for designating the house in which he lived from 1987 to 1991. Susan and James Butler established one of the early Southern Indiana wineries as well as the Indiana Wine Grape Council. They left this house in 1982 when they established their own winery, and their contribution to local history is more closely associated with the Butler Winery property. Stone carver Ivan Adams lived at this property for a good part of his productive career while he participated in the carving of public and religious monuments both locally and Nationwide. He is locally recognized as one of the most prominent carvers in the Southern Indiana limestone industry, particularly as the number of sculpture carvers dwindled postwar. He moved in 1946 to 2921 S Rogers during the latter part of his career where he built a house and workshop, neither of which is still standing. The exterior of this building at 115 E 12th St has been fairly unaltered from its original appearance, and an excellent example of a small 1920s California Bungalow.

Works Cited:

"Children's Museum Displaying Sesquicentennial in Stone." Herald Telephone. September 28, 1968.

"Christ's Figure is Stone." Herald Telephone. June 13, 1963.

"Crucifixion Statue is Carved Here: Scheduled for New York Church." Herald Telephone. March 22, 1936.

"Local Artisans Carve Panels for Cathedral." Herald Telephone. July 27, 1968.

Polk City Directories. R.L. Polk & Co. 1927-1993.

Rife, Douglas. "Ivan Adams, Stone Carver, Take Two." *Gravelly Speaking*. August 3, 2016.
<https://gravelyspeaking.com/2016/08/03/ivan-adams-stone-carver-take-two/>

Smith, George. "Area Men of Stone Battle for Survival." Herald Telephone. April 28, 1968.

Smith, George. "Children's Museum 'Just Grew.'" Herald Telephone. October 13, 1968.

Tufford, Carolyn, Stone carvers: "Few Remain as demand for classical carving falls; yet one in Bloomington kept busy seven days a week." Herald Times. September 29, 1977.

U.S. Census Bureau. 1930-1950.

"Well-Known Stone Carver Dead at 63." Herald Telephone. June 19, 1968.



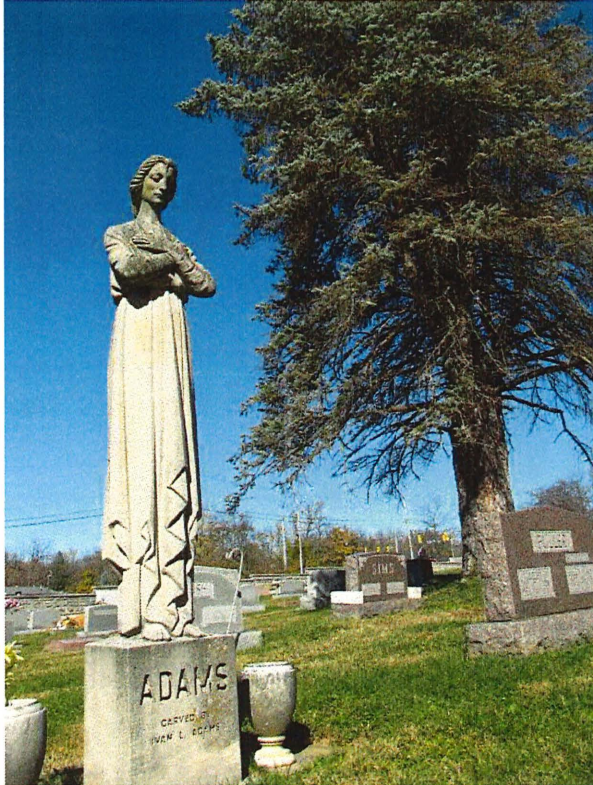
115 E 12th St in 2025



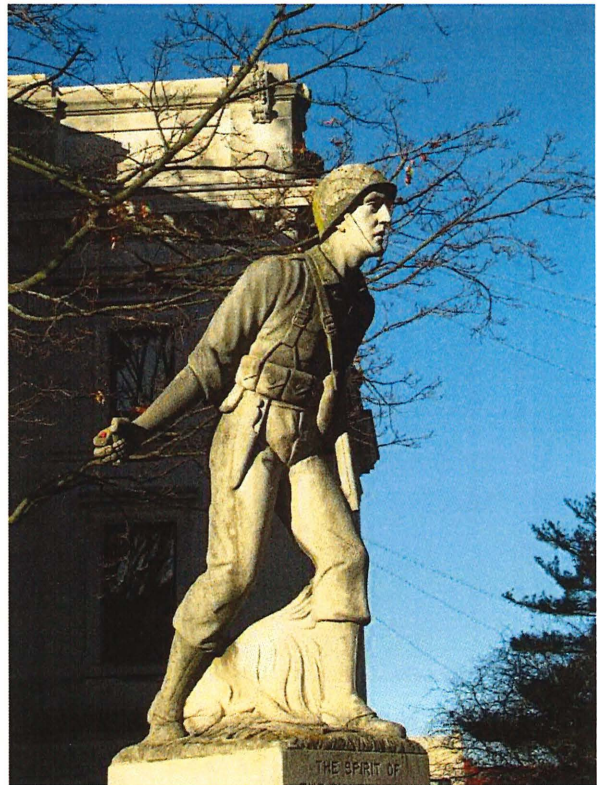
Map 115 E 12th St Outlined in Blue



Holy Cross Rectory, Rochester NY



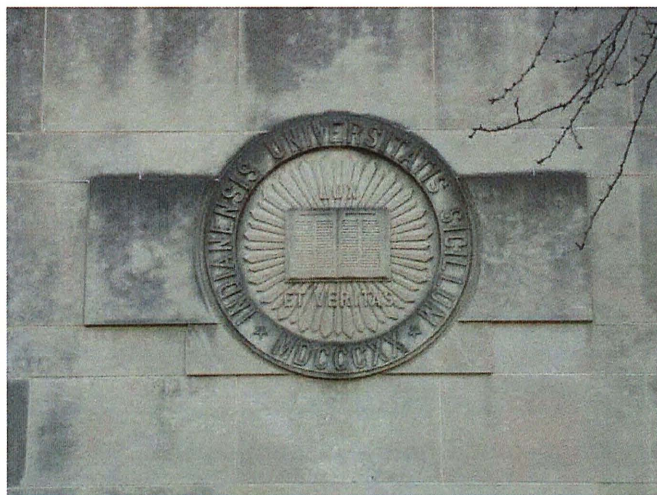
Adams Plot, Rose Hill Cemetery



Spirit of the Fighting Yank, Monroe County Courthouse Square



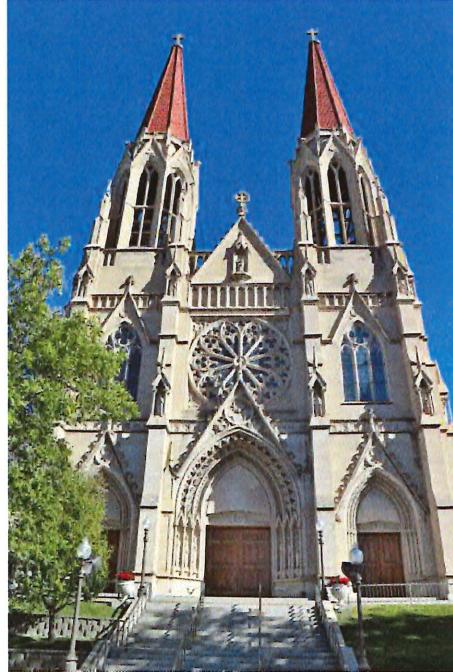
Relief at 3rd and Dunn



Foster Quad, Indiana University



Our Lady of Lourdes, Camden NJ



St. Helena's Cathedral, Helena Mt



St. Mary Magdelene Church, Columbus OH



Los Angeles Times Building, Los Angeles California



Fine Arts Palace, Chicago