

Passed 7-1 (Rosenbarger) (Flaherty absent)

Bloomington Common Council Ordinance 2026-07 - To Amend Title 8 Of The Bloomington Municipal Code, Entitled "Historic Preservation And Protection" To Establish A Conservation District – Re: Cottage Grove Conservation District
(Bloomington Historic Preservation Commission, Petitioner)

Preamble

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 February 12, 2026, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the Cottage Grove Historic District; and

Whereas, at the same hearing, the Commission found that the area 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 accompanies the map and 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, at the same hearing, 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 Common Council).

Be It Ordained by the Common Council of the City of Bloomington, Monroe County, Indiana, that:

Section 1. The map setting forth the proposed conservation district for the site is hereby approved by the Common Council, and said conservation 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 Cottage Grove Conservation District Shall Consist of the Following Addresses (122):

E 10th Street: 111, 113, 125, 203, 209, 211, 217, 221, 301, 303, 311

E 11th Street: 210, 214, 300, 305, 306, 310, 311, 314, 315, 323

E 12th Street: 109, 110, 111, 112, 115, 127, 201, 207, 209, 210, 213, 215, 221, 301, 305, 308, 311, 312, 313, 315, 316, 319, 322, 331

E Cottage Grove Avenue: 108, 111, 112, 115, 211, 212, 213, 214, 216, 300, 301, 307, 308, 310, 311, 315, 316, 320, 322, 323

N Grant Street: 705, 713, 717, 719, 811, 815, 819, 905

N Lincoln Street: 609, 610, 612, 613, 615, 621, 701, 705, 707, 710, 711, 713, 800, 801, 803, 805, 806, 807, 810

N Walnut Street: 612, 620, 700, 802, 804, 810

N Washington Street: 611, 612, 615, 616, 619, 622, 700, 703, 705, 706, 708, 712, 714, 717, 719, 800, 805, 808, 810, 811, 812-814, 815, 817, 820

The narrative description of this property is further described as:

Legal Description of the Proposed District: Starting at the corner of 10th Street and the west property line of 111 E 10th St follow 10th Street east to the alley between Lincoln and Grant Street. Follow this alley north to the next intersecting alley, which parallels Cottage Grove. Follow this alley east to Grant Street. Follow Grant Street north to the northern boundary of 905 N. Grant St. Follow the northern property lines of the lots on the north side of Twelfth Street west to west boundary of 109 E 12th St. Turn west on E 12th St and follow to the east side of Walnut Street. Follow Walnut Street south to the north boundary of 710 N Walnut St. Turn east and follow to the east boundary of said property, and follow this boundary south to the north boundary of 700 N Walnut St. Turn west and follow the north boundary line of said property to the east side of N Walnut St. turn south and follow to the south boundary of 612 N Walnut St. Turn east and follow the

north end of the alley east to the west side of the north-south alley between Walnut St. and Washington St. Follow the alley south to the north boundary of 111 E 10th St. Turn south at the west boundary of 111 E 10th St. and follow south to the point of origin. It is the neighborhood bounded by the north side of 10th Street on the south, south of The Indiana Railroad to the north, the east side of Walnut Street to the west and the west side of Grant Street to the east. Omitted properties on the boundary of the district include the following:

602 N Walnut St, 710 N Walnut St, 908 N Walnut St, 317 E 10th St,
321 E 10th St, and 325 E 10th St.

Section 2. The properties within the Cottage Grove Conservation District shall be classified as below:

The following properties are classified as Outstanding (1):

N Walnut Street: 612

The following properties are classified as Notable (15):

E 12th Street: 201, 221

E Cottage Grove Avenue: 213, 300

N. Lincoln Street: 610, 807

N Walnut St: 700, 804

N Washington Street: 611, 615, 712, 714, 808, 811, 812-814

The following properties are classified as Contributing (89):

E 10th Street: 111, 113, 125, 209, 211, 217, 221, 301, 303, 311

E 11th Street: 210, 300, 305, 306, 310, 311, 315, 323

E 12th St: 109, 110, 111, 112, 115, 127, 207, 209, 213, 215, 301, 305, 311,
312, 313, 315, 316, 322, 331

E Cottage Grove Avenue: 108, 111, 112, 115, 212, 300, 301, 307, 310, 311,
315, 316, 320, 322

N Grant Street: 717, 719, 811

N Lincoln Street: 609, 612, 613, 615, 621, 701, 705, 707, 710, 711, 713, 801, 803, 805

N Walnut Street: 620, 802, 810

N Washington Street: 612, 616, 619, 622, 700, 705, 706, 708, 717, 719, 800, 805, 810, 815, 817, 820

The following properties are classified as Non-Contributing (17):

E 10th Street: 203

E 11th Street: 214, 314

E 12th Street: 210, 308, 319

E Cottage Grove Avenue: 211, 214, 216, 308, 323

N Grant Street: 713, 815, 819, 905

N Lincoln Street: 806, 810

N Washington Street: 703

Section 3. Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic and Conservation Districts," is hereby amended to insert "Cottage Grove Conservation District" and such entry shall read as follows:

Cottage Grove Conservation District (122 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

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon the 20 day of May , 2026.



Signature of the Common Council President Isak Nti Asare

Attestation of Bloomington City Clerk:



Signature of the Bloomington City Clerk Nicole Bolden

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this 02 day of June , 2026.



Signature of the Bloomington City Clerk Nicole Bolden

Approval by the Mayor:



Signature of the Mayor Kerry Thomson

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 Cottage Grove Conservation District," a neighborhood of 122 properties, in the City of Bloomington, Monroe County, Indiana, as a conservation district. The majority of structures in the proposed district date from the years before and after World War I and are built in the folk Victorian and Queen Anne styles representative of this period in Bloomington's history. Houses from the late 1910s and 1920s are mostly craftsman style, with a conspicuous number of limestone Tudor Revival houses. Many of the pre-war houses were built by employees of the Showers Brothers Furniture Company and bear the hallmarks of carpenter built folk housing, while many of the larger post-war houses are associated with Bloomington's booming limestone industry. The neighborhood demonstrates a high degree of integrity and many notable houses.

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