Passed 8-0

ORDINANCE 17-05

TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED "HISTORIC PRESERVATION AND PROTECTION" TO ESTABLISH A HISTORIC DISTRICT
- Re: 1033 S. Ballantine Road Historic District
(Nathan Silverstein House)

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, the current owners of 1033 South Ballantine Road ("Nathan Silverstein House"), Eric and Lee Sandweiss, voluntarily contacted and requested the Commission to recognize the Nathan Silverstein House as a historic property; and

WHEREAS, on January 12, 2017, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the Nathan Silverstein House; and

WHEREAS, at the same hearing, the Commission found that the building has historical 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 to the Common Council for its consideration; and

WHEREAS, the report considered by the Commission at this hearing notes that this property is a "Contributing" structure that is an unaltered ranch built circa 1951.

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 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:

015-50240-00 Maxwell Manors L107, 120 & 121 in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The property located at 1033 S. Ballantine Road 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 insert "Nathan Silverstein House" and such entry shall read as follows:

Nathan Silverstein House	1033 S. Ballantine Road

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 1 day of March, 2017.

SUSAN SANBERG, President
City of Bloomington

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 2 day of March, 2017.

NICOLE BOLDEN, Clerk
City of Bloomington

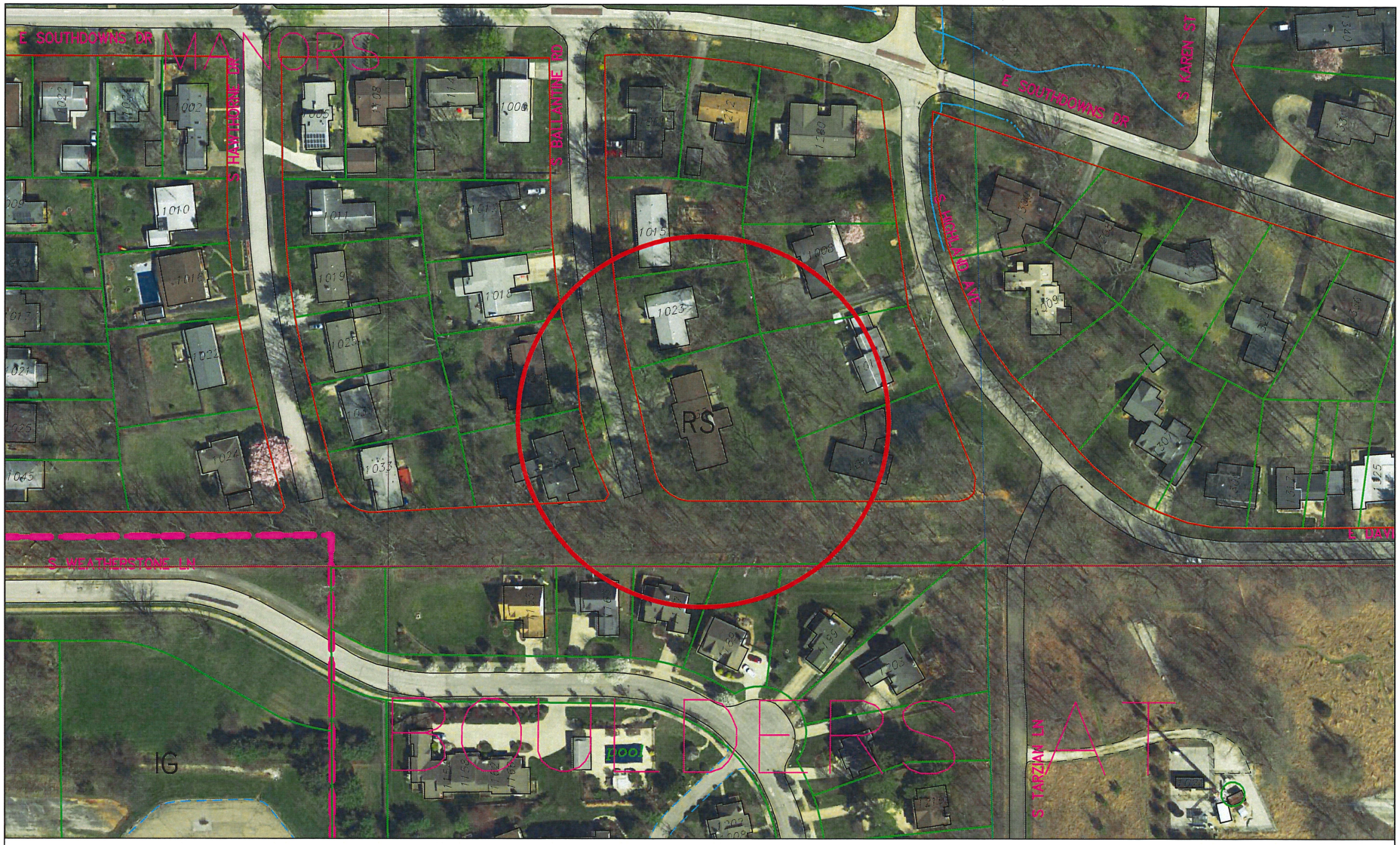
SIGNED and APPROVED by me upon this 2nd day of March, 2017.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled "The List of Designated Historic Districts" in order to designate "Nathan Silverstein House – 1033 S. Ballantine Road" as a historic district. Eric and Lee Sandweiss sought this action and after a public hearing on January 12, 2017, the Historic Preservation Commission ("Commission") recommended that the structure be designated historic with a rating as "Contributing" based upon certain historical and architectural criteria set forth in Title 8 of the Bloomington Municipal Code entitled "Historic Preservation and Protection." Historic designation of a property under Title 8 of the Bloomington Municipal Code provides for the Commission or staff to approve a Certificate of Appropriateness before conspicuous changes to the exterior of sites and structures may be made and, thereby, helps assure that the historic significance of properties is preserved.

Distributed to: Mayor, Clerk, Council Administrator, Legal, Controller, Planning



Ord 17-05 Historic Designation of 1033 South Ballantine Road
Nathan Silverstein House – Owners: Eric and Lee Sandweiss

By: shermand
9 Feb 17

150 0 150 300 450 600

For reference only; map information NOT warranted.

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City of Bloomington
Council Office

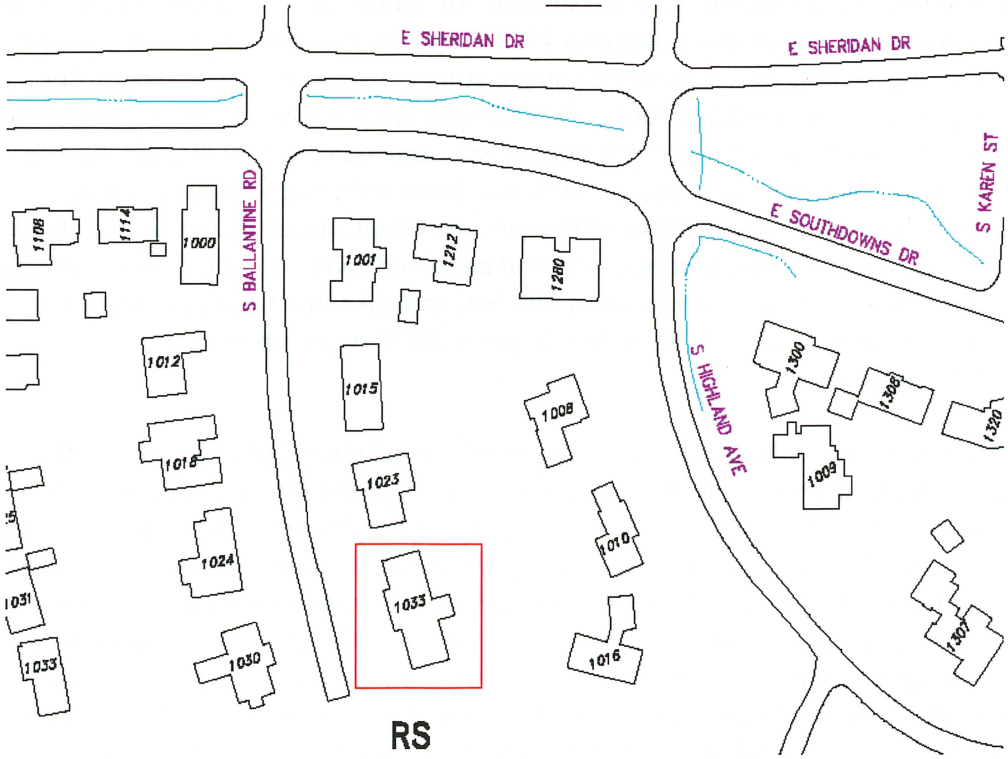
Scale: 1" = 150'

EXHIBIT A

1033 S. Ballantine Rd. (Nathan Silverstein House)

Staff Report Bloomington Historic Preservation Commission

Research assisted by Noah Sandweiss



Basis for Historical Significance:

- 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

Basis for Architectural Significance:

- Embodies distinguishing characteristics of an architectural or engineering type; or
- Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

The property located at 1033 S. Ballantine Road was originally built by Indiana University Professor Nathan Silverstein in 1951. The house is listed as Contributing ranch in the Indiana Historic Sites and Structures Inventory. This property is a part of the Maxwell Manors Subdivision, which Silverstein was in part responsible for the development of the neighborhood. Silverstein, along with partners, were responsible for the development of the subdivisions of Maxwell Manors, Leonard Springs, Lancaster Park and Arden Place. The Maxwell Manors Subdivision was originally platted in 1927, but was not developed until the 1950s by Nathan Silverstein. Nathan Silverstein was appointed to the IU Business School by Herman B. Wells after serving as a special investigator for the US Treasury under President Franklin Roosevelt. During World War II, Silverstein served on the Railroad Emergency Board, and as a public panel member in the 10th Region of the National War Labor board. Silverstein also served as president of the IU Credit Union, and is the author of several economics textbooks and articles.

The house has been mostly unaltered since its construction and is a prime example of the ranch style, which was popular between the 1930s and 1970s, peaking in popularity in the 50s and early 60s. The style is generally characterized by single story construction, recessed entries, opened overhanging eaves, low pitched roofs, small banded windows and/or picture windows, and attached garages. The popularity of ranch houses was spurred by a growing, car-owning suburbanites. Ranch houses were spacious yet efficient, often including sizeable garages. Neighborhoods of this period, such as Maxwell Manors, are often characterized by mid-density housing, a lack of sidewalks, recessed front yards, and dead end roads. The neighborhood still contains other examples of mid-century modern ranches, though some have subsequently been remodeled. The house at 1033 S. Ballantine in particular though captures the quintessence of the movement.

The Modern movement of architecture can be observed in the United States as early as the 1900s with Prairie and Craftsman style, primarily spread through the Midwest by architect Frank Lloyd Wright. In the 1930s-1950s, influences from Germany's modernist architecture and design school, Bauhaus, brought the International style to America via architects such as Meis van der Rohe. International style was "machine age" architecture that removed ornamentation that is typical in previous styles or more traditional forms. There was also a more widespread use of new technologies in the form of building techniques and materials, such as steel and wide expanses of glass. However, mid-century architecture can generally be categorized into two categories, modern-traditional and mainstream Modern. In 1934, Congress created the

Federal Housing Administration (FHA). The same year, the National Housing Act of 1934 was released by the FHA, which intended to "regulate interest rates and mortgage terms after the banking crisis of the 1930s." The FHA's purpose in the mortgage program was to combine efforts of private and public interests and provide affordable, market-oriented housing to low-income people. The FHA also provided assistance to many veterans through mortgage programs post-WWII. "The FHA did not believe that neighborhoods of starkly modern houses were a good investment for veterans—or for anyone else— and therefore lenders financed a more conservative branch of modernism" the less daring "Bankers Modern" styles, consisting of basic Minimal Traditionals and casual Ranch houses." This house is representative of the more Avant guard mainstream Modern, while many houses of this era took on the more conservative "Bankers Modern" style, making this a unique style.

This house specifically makes liberal use of local limestone in the exterior walls, chimney, and fireplace mantel. The broad, low chimney is also a notable feature of the ranch style. The house retains original horizontal pane two over two wood windows. The house's original cork floors, modern Vitralite tiled bathrooms are unique features of the house. Though the kitchen cabinetry isn't original, it was produced by a local cabinet maker working in a mid-century Hoosier style.

ПР-2
1949 Air Photo
1961
Air
Photo

1033

Interior