PASSED 8-0

ORDINANCE 16-02

TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED "HISTORIC PRESERVATION AND PROTECTION" TO ESTABLISH A HISTORIC DISTRICT – Re: 305 East Vermilya Avenue 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 February 25, 2016, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of 305 East Vermilya Avenue; 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 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, the report considered by the Commission at this hearing notes that this property is a "slightly altered c. 1960 Massed Ranch style home" which is rated as "Outstanding" on the State Historic Architectural and Archeological Research Database (SHAARD); and

WHEREAS, at the same hearing, the Commission also placed the property located at 305 East Vermilya Avenue under interim protection pending action by the Common Council under Bloomington Municipal Code 8.08.015;

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:

> Parcel Number: 015-55380-01: Pt Ne Nw 9-8-1w .47a in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The property at "305 East Vermilya Avenue" shall be classified as "Outstanding".

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic and Conservation Districts," is hereby amended to insert "305 East Vermilya Avenue" and such entry shall read as follows:

> 305 East Vermilya Avenue.

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 29th day of March, 2016.

ANDY RUFF, 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 29 day of March, 2016.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 4th day of April, 2016.

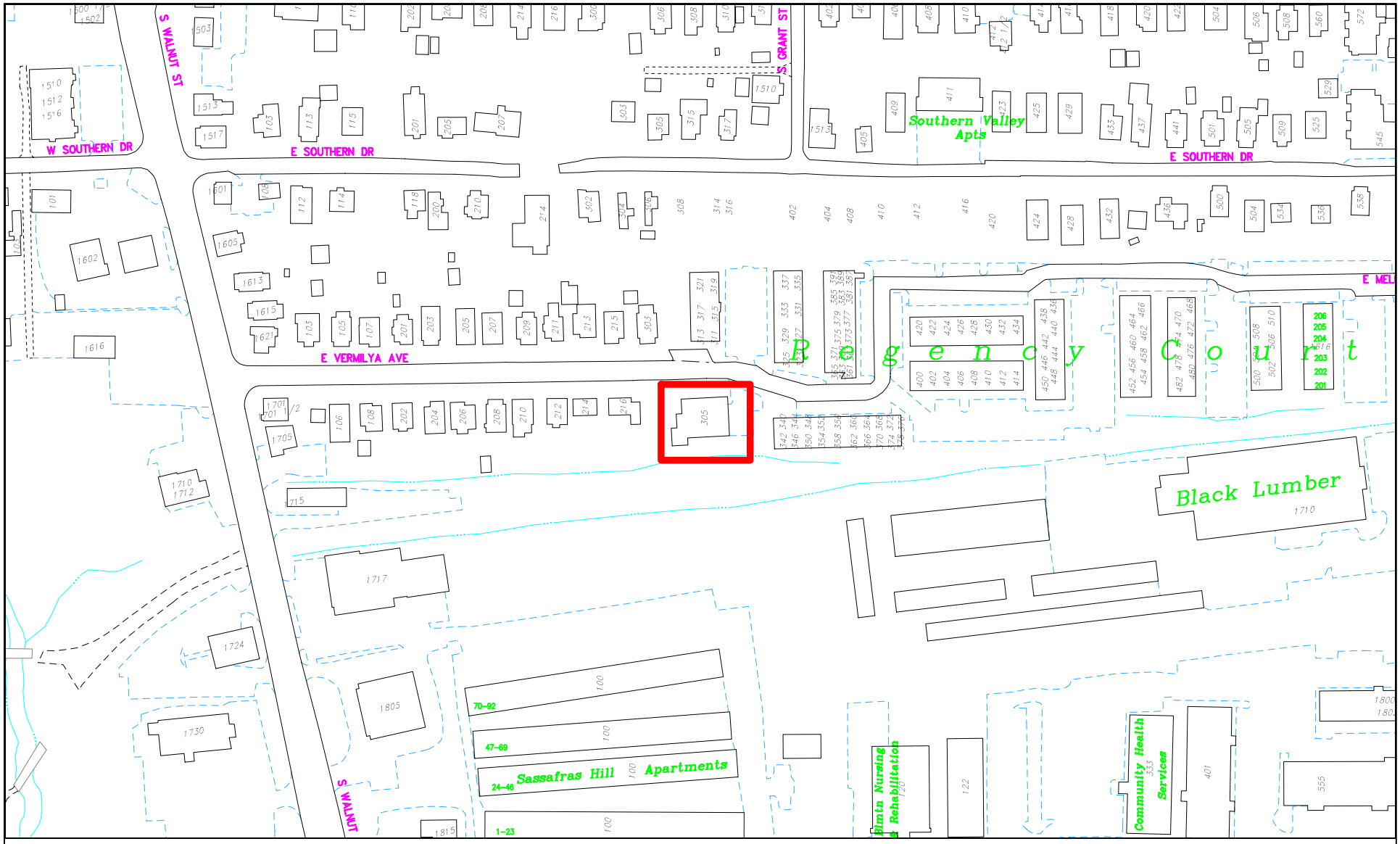
JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled "The List of Designated Historic Districts" in order to designate "305 East Vermilya Avenue" as a historic district. The Bloomington Historic Preservation Commission sought this action after review under the Demolition Delay Ordinance and, after a public hearing on February 25, 2016, recommended that the structure be designated historic with a rating as "Outstanding" based upon certain historic and architectural criteria set forth in Title 8 of the Bloomington Municipal Code entitled "Historic Preservation and Protection." Local Designation will provide the protection needed to ensure that these properties are preserved.

Note: This ordinance was amended with the adoption of Am 01a which revised one whereas clause and added another.

Distributed to: Legal, HAND, Mayor, CCA



By: emenhisb
17 Feb 16

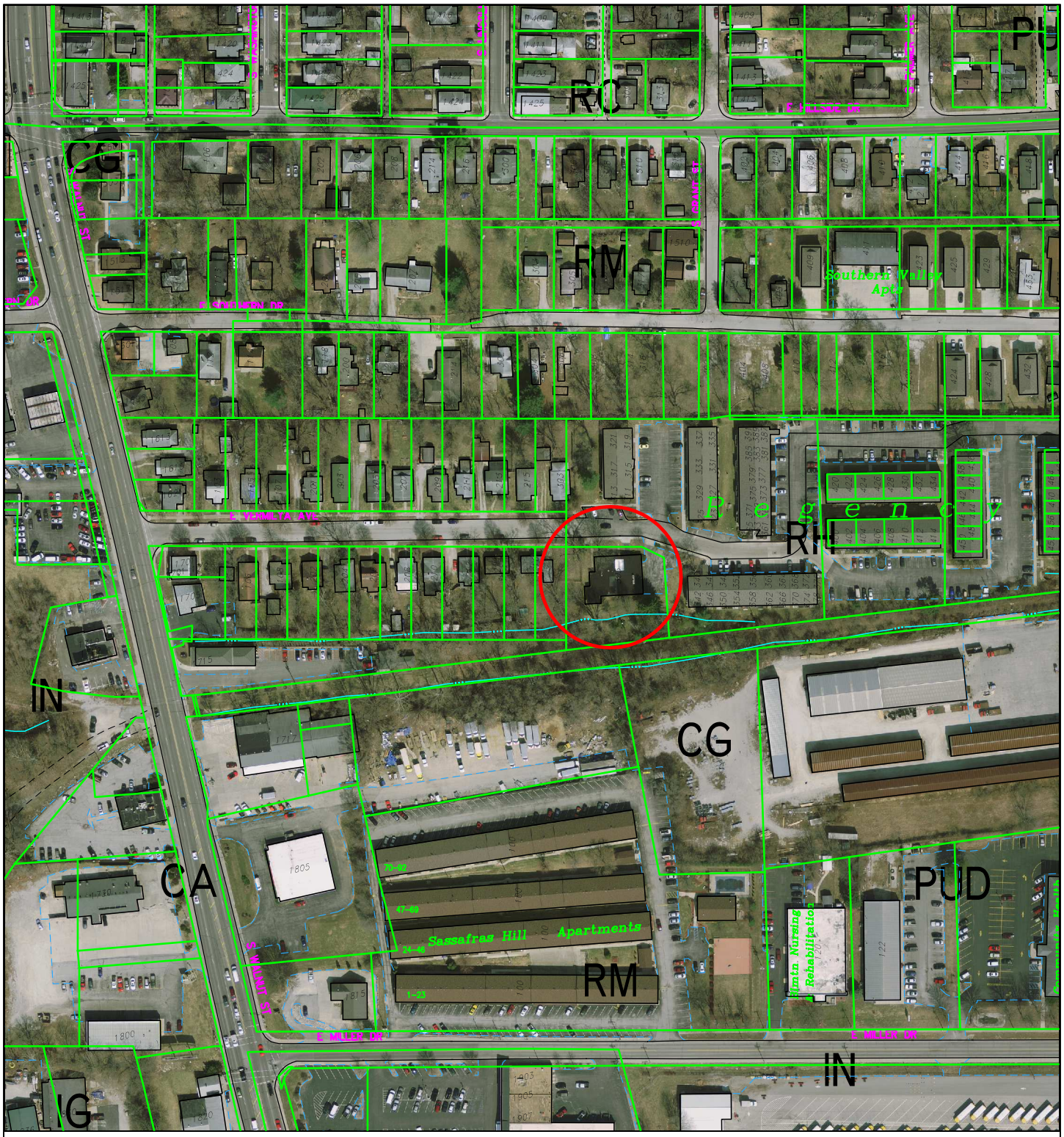
200 0 200 400 600 800

For reference only; map information NOT warranted.

N

City of Bloomington
Housing & Neighborhood

Scale: 1" = 200'



Ord16-02 – Historic Designation of 305 East Vermilya Avenue

By: shermand
25 Feb 16

200 0 200 400 600

N

City of Bloomington
Clerk & Council

Scale: 1" = 200'

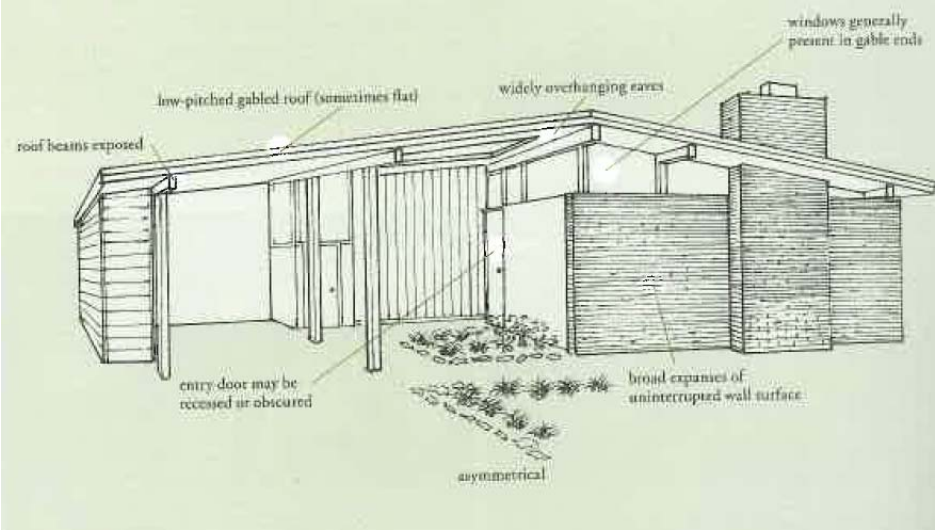
For reference only; map information NOT warranted.

This residential structure is located just off of South Walnut Street and is zoned as Residential high-density multifamily (RH). The property is an anomaly for the area as there is an apartment complex to the east and early 20th century bungalows and cottages to the west. The property does not appear on historic air photos until 1967 as it was not yet constructed when the 1961 air photos were taken. The property was constructed off of plans sent away for by the Tennell family in the early 1960s, according to their daughter, and has not changed significantly since the date of construction.

This property has an “Outstanding” rating on the state historic properties inventory. The state survey lists the property as a slightly altered c. 1960 Massed Ranch style home, but takes on more elements of a front-gabled Contemporary style. This style was made popular by many prominent California based suburban developers and architects, such as Joseph Eichler. Key elements of an Eicher house are post-and-beam construction, walls of glass, strong indoor-outdoor connections to an atrium, courtyard, or patio, and a mid-century modern esthetic. More broadly Contemporary style is often characterized by recessed entries, wide overhanging eaves with exposed beams, low-pitched roofs, broad horizontal-focused façades, open carport, and large expanses of glass and windows, providing an open feeling connected to the landscape. This style was most prominent between post-WWII and the mid-1960s.

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."[1] 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."[2] 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.



As this style is not prominent in the Midwest, it makes this property a unique style to Bloomington. It is also surrounded by later construction apartment buildings and smaller cottages, which makes this a hidden gem that should be protected. It is listed as "Outstanding" on the State survey, an honor left to those properties that best represent a particular era or style and worthy of local designation to protect for future generations.

The owners "would say that we are not in favor of designation. We feel like it encumbers the property and removes rights that the owner would otherwise have. However, as long as we are able to move forward with the plan to make the requested changes and then

[1] "The Federal Housing Administration (FHA)," U.S. Department of Housing and Urban Development, http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/fhahistory.
[2] Virginia McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, 2nd ed. (New York: Knopf, 2013), 549.

operate the house as a rental unit with an attached leasing office we are not going to protest or fight designation."

Staff recommends local designation.