Passed 9-0

ORDINANCE 16-07

TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED "HISTORIC PRESERVATION AND PROTECTION" TO ESTABLISH A HISTORIC DISTRICT –
Re: Kirkwood Manor Historic District Located at 322 East Kirkwood Avenue (The Ellis Company, LP, 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, the current owner of 322 East Kirkwood Avenue ("Kirkwood Manor"), The Ellis Company LP, voluntarily contacted and requested the Commission to recognize the Kirkwood Manor as a historic property; and

WHEREAS, on April 14, 2016, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the Kirkwood Manor; and

WHEREAS, at the same hearing, the Commission found that the building has 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, the report considered by the Commission at this hearing notes that this property is a "Notable" structure that was designed in the Queen Anne architectural style with decorative detailing in the Free Classic subtype of this style; and

WHEREAS, at the same hearing, the Commission voted to submit the map and report to the Common Council which may recommend local historic designation of said properties; and

WHEREAS, at the same hearing, the Commission also placed the Kirkwood Manor 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: 53-05-33-310-128.000-005: 013-13450-00 ORIG PLAT 113 in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The property known as "Kirkwood Manor" located at 322 East Kirkwood Avenue shall be classified as "Notable".

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic and Conservation Districts," is hereby amended to insert "Kirkwood Manor - 322 East Kirkwood Avenue" and such entry shall read as follows:

Kirkwood Manor 322 East Kirkwood 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 1st day of June, 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 2nd day of June, 2016.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 2d day of June, 2016.

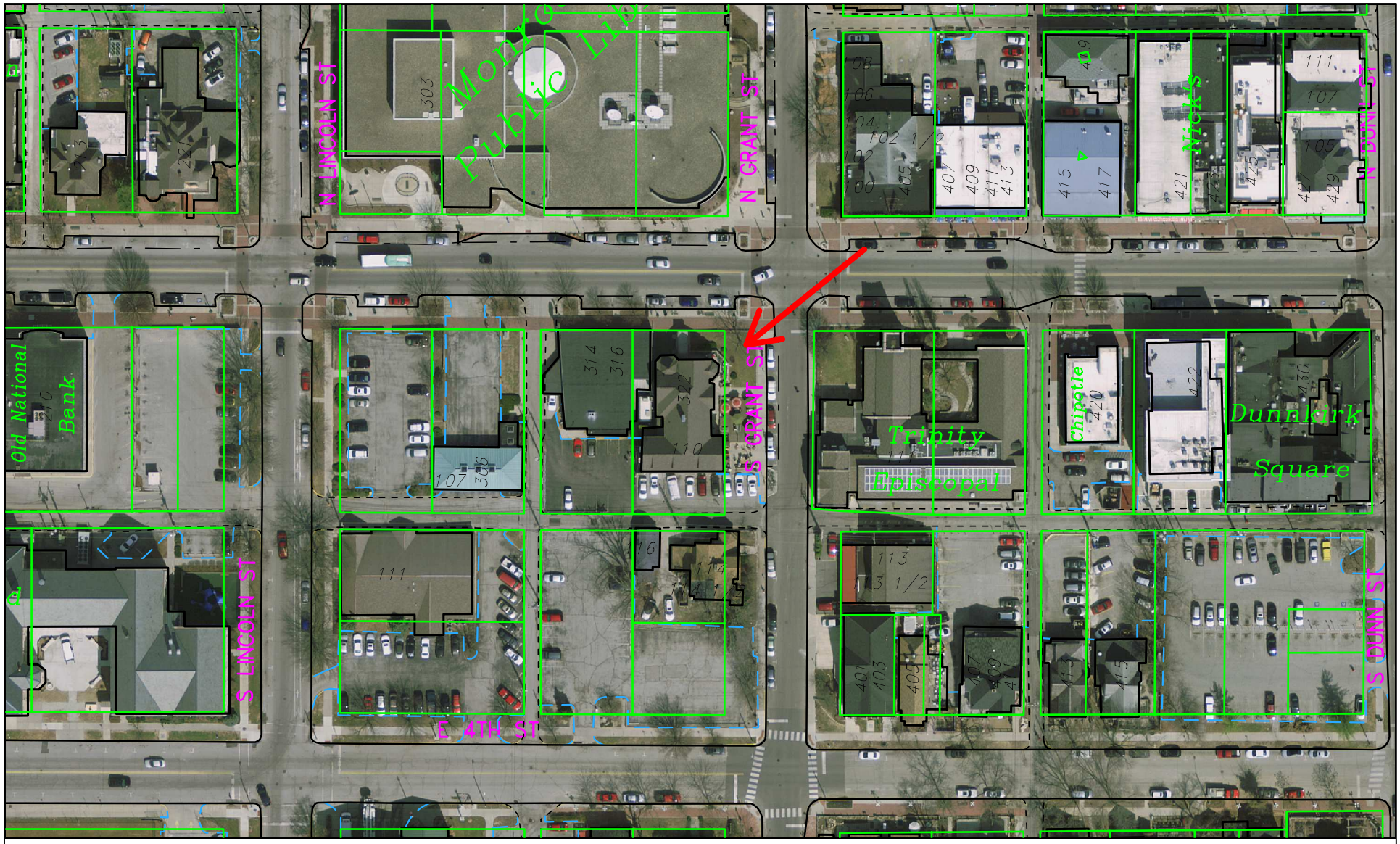
JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled "The List of Designated Historic Districts" in order to designate "Kirkwood Manor - 322 East Kirkwood Avenue" as a historic district. The Ellis Company, LLP sought this action and after a public hearing on April 14, 2016, the Historic Preservation Commission (Commission) recommended that the structure be designated historic with a rating as "Notable" based upon certain 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 are preserved.

Note: The ordinance was amended with Am 01, which clarified the language of the penultimate "Whereas" clause.

Distributed to CAC, Mayor, HAND, Legal, Planning



Ord 16-07 Historic Designation of the Kirkwood Manor at 322 East Kirkwood
The Ellis Company, LP, Petitioner
Legal Description: 013-13450-00 Orig Plat 113

By: shermand
12 May 16

100 0 100 200 300 400

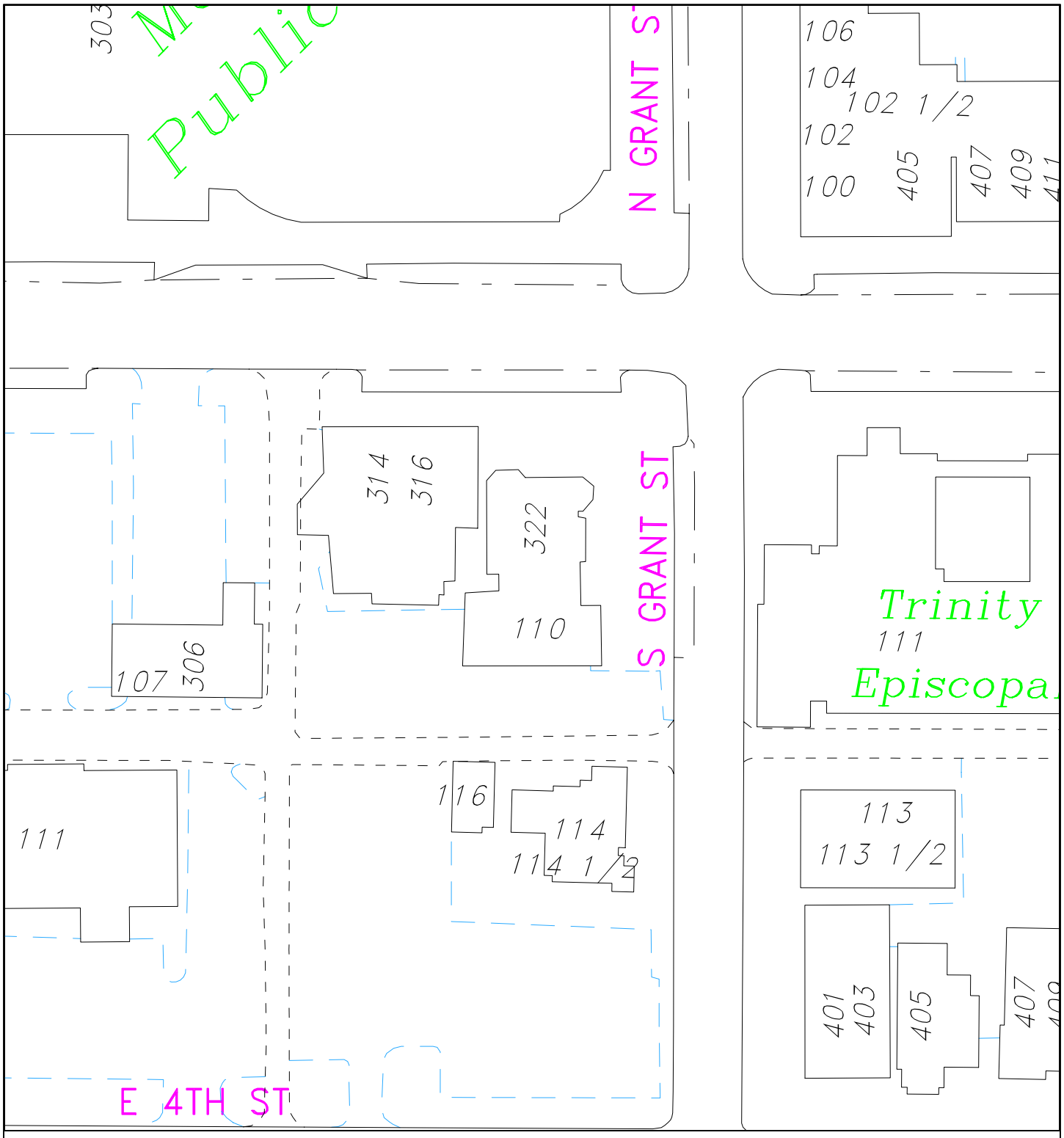
N

City of Bloomington
Clerk & Council

Scale: 1" = 100'

For reference only; map information NOT warranted.

Exhibit A



By: emenhisb
18 Apr 16

60 0 60 120 180

N

City of Bloomington
Housing & Neighborhood

Scale: 1" = 60'

For reference only; map information NOT warranted.

Exhibit B

322 E. Kirkwood (Kirkwood Manor)

Staff Report Bloomington Historic Preservation Commission

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
- Is the site of an historic event; or
- Exemplifies the cultural, political, economic, social, or historic heritage of the community.

Basis for Architectural Significance:

- Embodies distinguishing characteristics of an architectural or engineering type; or
- **Is the work of a designer whose individual work has significantly influenced the development of the community; or**
- **Is the work of a designer of such prominence that such work gains its value from the designee's reputation; or**
- Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or

- Contains any architectural style, detail, or other element in danger of being lost; or
- **Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or**
- Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

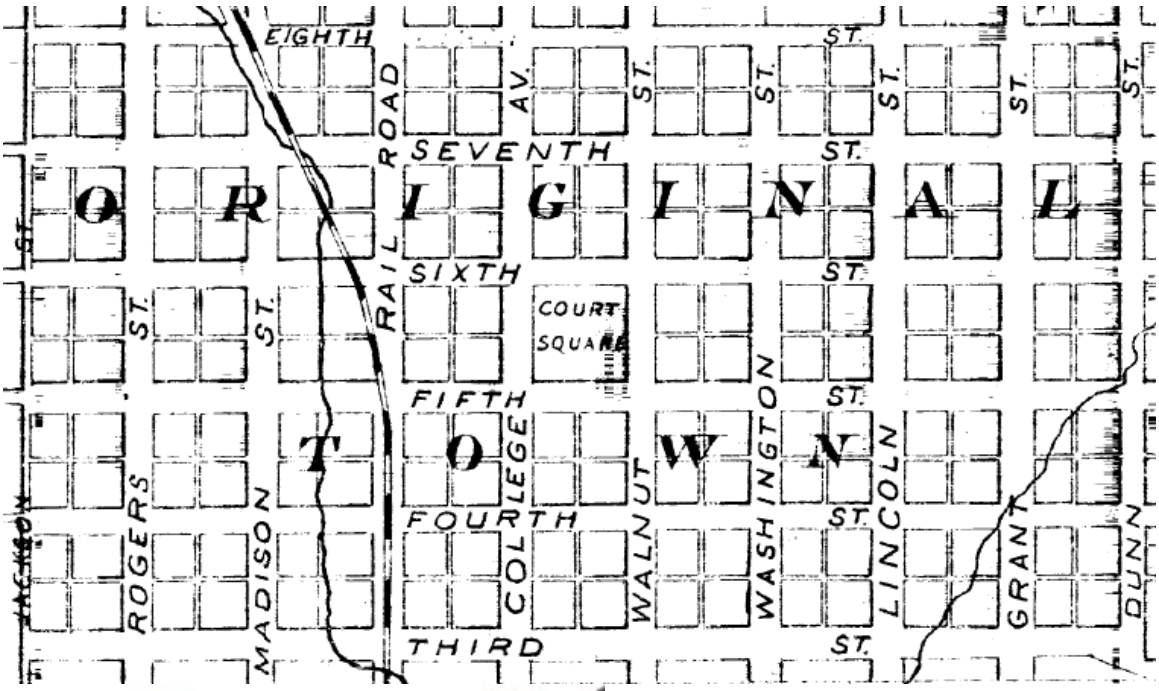


Figure 1: 1856 Atlas (Bloomington Original Plat)

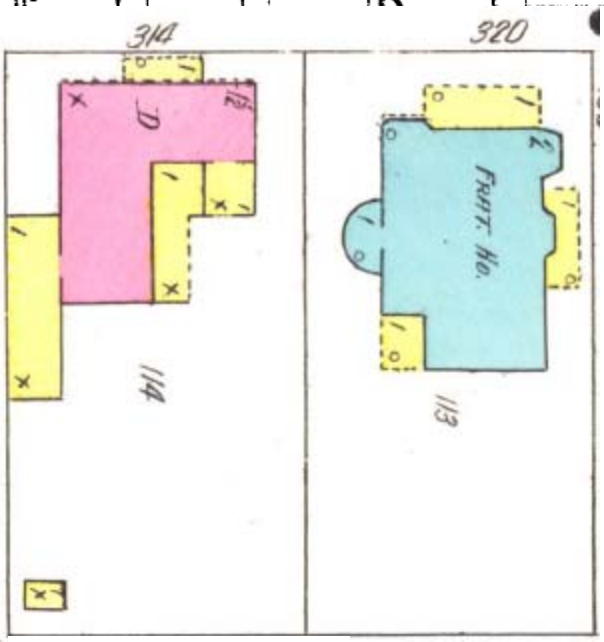


Figure 2: 1907 Sanborn Map

Kirkwood Manor (322 E. Kirkwood Ave.) is located at the southwest corner of E. Kirkwood Ave. and S. Grant St. The property is part of the City of Bloomington's original plat that was surveyed in 1818 by James Borland. It was originally built for Harry Jefferson and was designed by well-known local architect J.L. Nichols in 1899 according to a local construction news release.[1] This construction date is further confirmed by the 1898 Sanborn Map, which shows a vacant lot but by the 1907 Sanborn Map it is constructed.

[1] Research by Bill Coulter: *Construction News*, Vol. IX, No. 10 (September 6, 1899): 326 "Bloomington, Ind.; OWNER, Harry Jefferson; ARCH., J.L.Nichols; cond., plans; Exterior walls, brick and stone; Roof, slate; heat, hot water; light, gas and electric. Bids close September 10."

John L Nichols was born in Bloomington, Indiana and after working some years out west, came back to Bloomington. Nichols, one of Bloomington's own, designed many buildings in many other areas of Bloomington ranging from commercial, residential and even dabbling into theaters with the Princess Theater. He is attributed to hundreds of structures around the city.

The 2001 IHSSI Interim Report gave a Notable rating to this structure and appears to be an oversight in the 2015 IHSSI update, as it was not listed, but has had little change since 2001.

The house was designed in the Queen Anne architectural style with decorative detailing in the Free Classic subtype of this style. About a third of Queen Anne structures have elements of this subtype. Free Classic uses less ornamentation than typical Queen Anne's. Other architectural elements observed in this structure that are representative of the Free Classic subtype are the porch-support columns in groups of two or three, dentil detailing, and general classical elements. This subtype became popular after 1890, which is toward the end of the Queen Anne popularity.[2] The end of the 19th century architecture saw a shift from the Romantic Style Houses (1820-1880) that focused on influences from European architecture to more a nostalgic colonial and America focus. This focus can be attributed to three main influences among other cultural and societal happenings: the Centennial celebration in 1876; a survey of colonial home by architecture firm McKim, Mead and White in 1877; and the Columbian Exposition in Chicago in 1893.

Figure 3: Nichols Album of Artistic Dwellings, pg. 89, "The Jefferson"

By the turn of the century, Kirkwood Manor was also beginning a new life, the house is now labeled as a Fraternity House in the 1907 Sanborn Map (Figure 2). Presumably, the fraternity was Sigma Nu, which moved its chapter, Beta Eta, to 322 E. Kirkwood in June 1911.[3] Figure 3 shows the structure in

[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), 346.
[3] Research by Bill Coulter: "Sigma Nu News," *The Arbutus* (1912): 155
"Sigma Nu was the first fraternity to occupy a house at Indiana University. The chapter moved into its first home in 1894. In June 1911, a two-story stone residence was purchased and remodeled by the fraternity, for use as a permanent chapter home."

its original configuration, but had an addition at some point to the rear. A construction report from 1923 discusses a project for a two-story fraternity house, owned by Sigma Nu and built by Nichols at 204 S. Indiana, however, this property is the only one in the vicinity at this time that matches that description.[4] In the 1927 Sanborn map (Figure 4) an addition is shown that it was added between the 1913 and 1927 Sanborn Maps. It can be concluded that the construction news release from June 1923 was about this addition, which continues to be an integral part of the structure today.

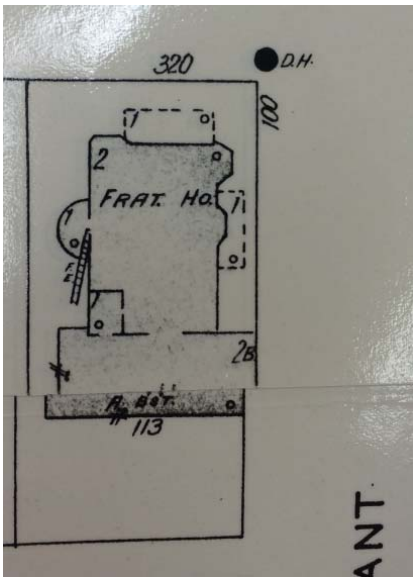


Figure 4: 1927 Sanborn Map

Figure 5: Mathers Museum (Shaw East 1999-04-0036)

This property is in the commercial downtown (CD) zone and within the University Village overlay in the Unified Development Ordinance. The property is also listed as an anchor in the Kirkwood Corridor in the 2012 Preservation Plan for Historic Bloomington and the 2005 Downtown Vision & Infill Strategy. The Kirkwood Corridor is a part of the larger encompassing University Village Area. The Kirkwood Corridor serves as the link between the Courthouse Square and Indiana University, as such, protecting anchor structures in this district is crucial.

[4] Research by Bill Coulter: "Contracts Awarded—Bloomington," *Indiana Construction Recorder*, Vol. V, No. 10 (June 9, 1923): 7.
"Fraternity House: $30,000. 2 sty. & bas. Bloomington. Archt. John L. Nichols, 204 South Indiana Ave., Bloomington. Owner, Sigma Nu Fraternity, Bloomington. General contract awarded to Pickett and Gill Construction Co., Lebanon, Indiana."