ORDINANCE 16-23

TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED "HISTORIC PRESERVATION AND PROTECTION" TO ESTABLISH A HISTORIC DISTRICT – Re: 2233 East Moores Pike Historic District (Terry L. Kemp, Owner and 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 July 14, 2016, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of 2233 East Moores Pike; 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 an unaltered modern Contemporary style ranch built in c. 1960 which is rated as "Notable" on the State Historic Architectural and Archeological Research Database (SHAARD).

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:

015-60930-00 PT SE 3-8-1W .93A in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The property at "2233 East Moores Pike" 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 "2233 East Moores Pike" and such entry shall read as follows:

2233 East Moores Pike.

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 19 day of October, 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 20th day of October, 2016.

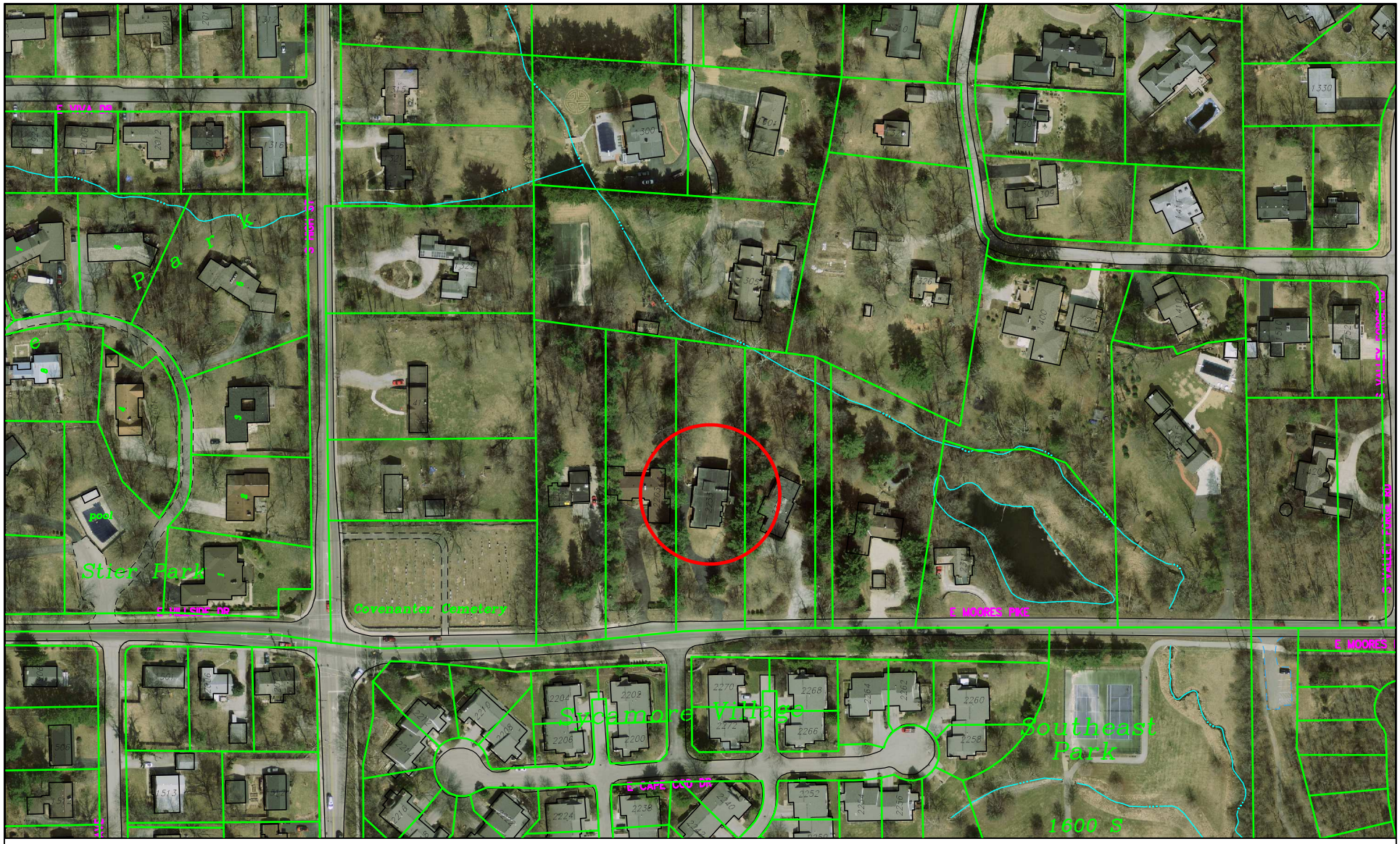
NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 24th day of October, 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 "2233 East Moores Pike" as a historic district. The property owner, Terry Kemp, sought this action and the Bloomington Historic Preservation Commission, after a public hearing on July 14, 2016, recommended that the structure be designated historic with a rating as "Notable." This rating was based upon certain historic and architectural criteria set forth in BMC 8.08.101 (e) entitled "Historic District Criteria." Local designation will provide the protection needed to ensure that this property is preserved.



Ord 16-23 – Historic Designation of 2233 E. Moores Pike

By: shermand
15 Sep 16

200 0 200 400 600 800

For reference only; map information NOT warranted.

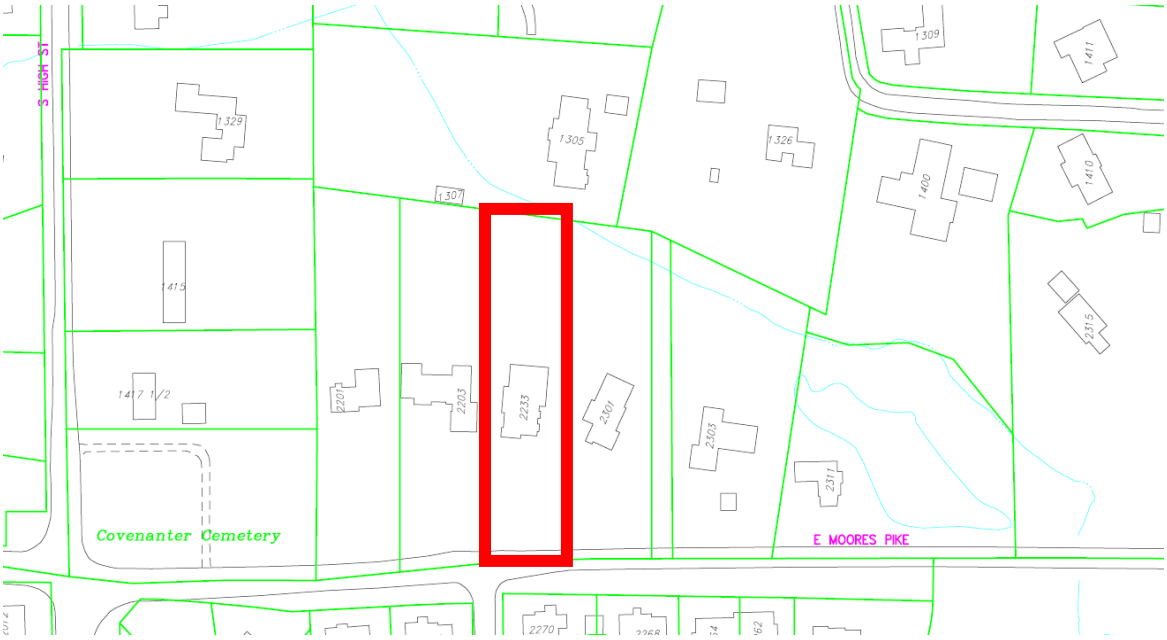
N

City of Bloomington
Clerk & Council

Scale: 1" = 200'

2233 E. Moores Pike (Professor and Mrs. Roger Russell House)

Staff Report Bloomington Historic Preservation Commission



<u>Basis for Architectural Significance</u>:

- **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.**

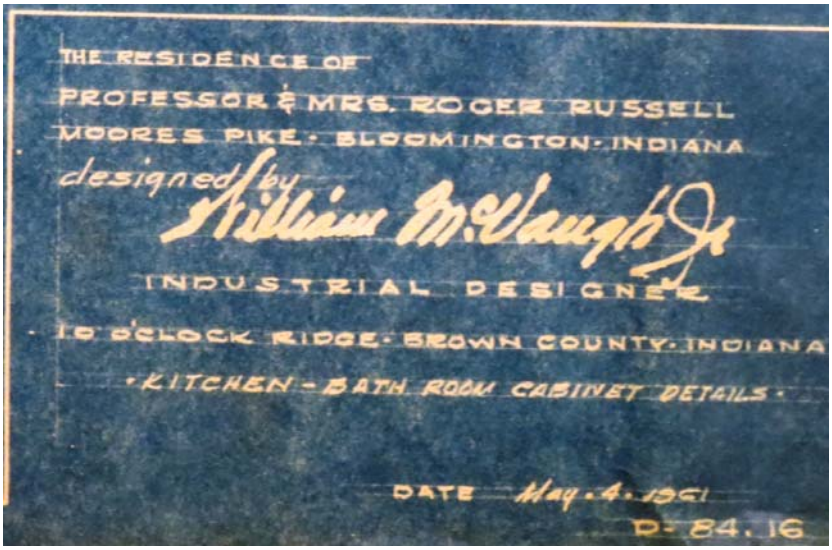


Figure 1: Section of original blueprint framed around the house.

The property located at 2233 E. Moores Pike is just east of the intersection of S. High St. and E. Moores Pike. It is rated as Notable on the Indiana Historic Sites and Structures Inventory (IHSSI), survey number 105-055-61543, was originally designed by William McVaugh Jr. an industrial designer from 10 O'Clock Ridge, Brown County, Indiana. Mr. McVaugh Jr. Besides working as an industrial designer, McVaugh Jr. was quite a distinguished American bird artist. He gave up his career as an industrial designer in 1965 to pursue his passion for birds. McVaugh Jr., designed the house for Professor and Mrs. Roger Russel in 1961. Professor Roger Russel was Chair of the Psychology department at Indiana University and Dean of Advanced Studies from 1959-1967. After his time at Indiana University, he moved to the University of California at Irvine to become Chancellor.

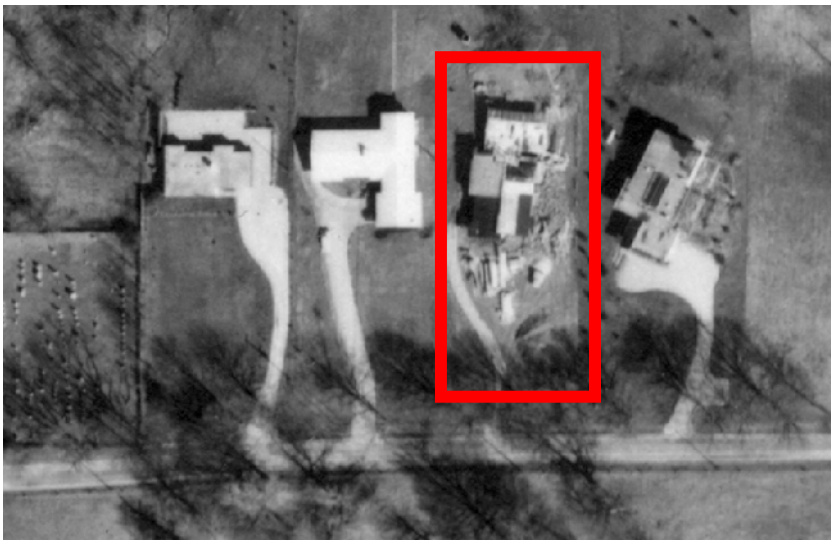


Figure 2: 1961 Historic air photo.

The house is rated as Notable and is mostly unaltered from the date of construction. The IHSSI listing rates the property as a Notable, unaltered ranch built in c. 1960. As seen in Figure 1, the property was built in 1961 and is further observed in historic air photos. There is also a 1961 penny found in the concrete steps in the basement. The house is located in a stretch of similar era and caliber of mid-century design. Among these is the Mr. and Mrs. Lawrence Wheeler and Mr. and Mrs. Bernard Morris house located at 2201 E. Moores Pike and was designed by an Indiana female architect, Gladys Miller, in 1956 and 1968.

The house is rated as Outstanding. There are also two other properties on the survey, 2301 and 2303 E. Moores Pike, listed as Notable and Contributing respectively.

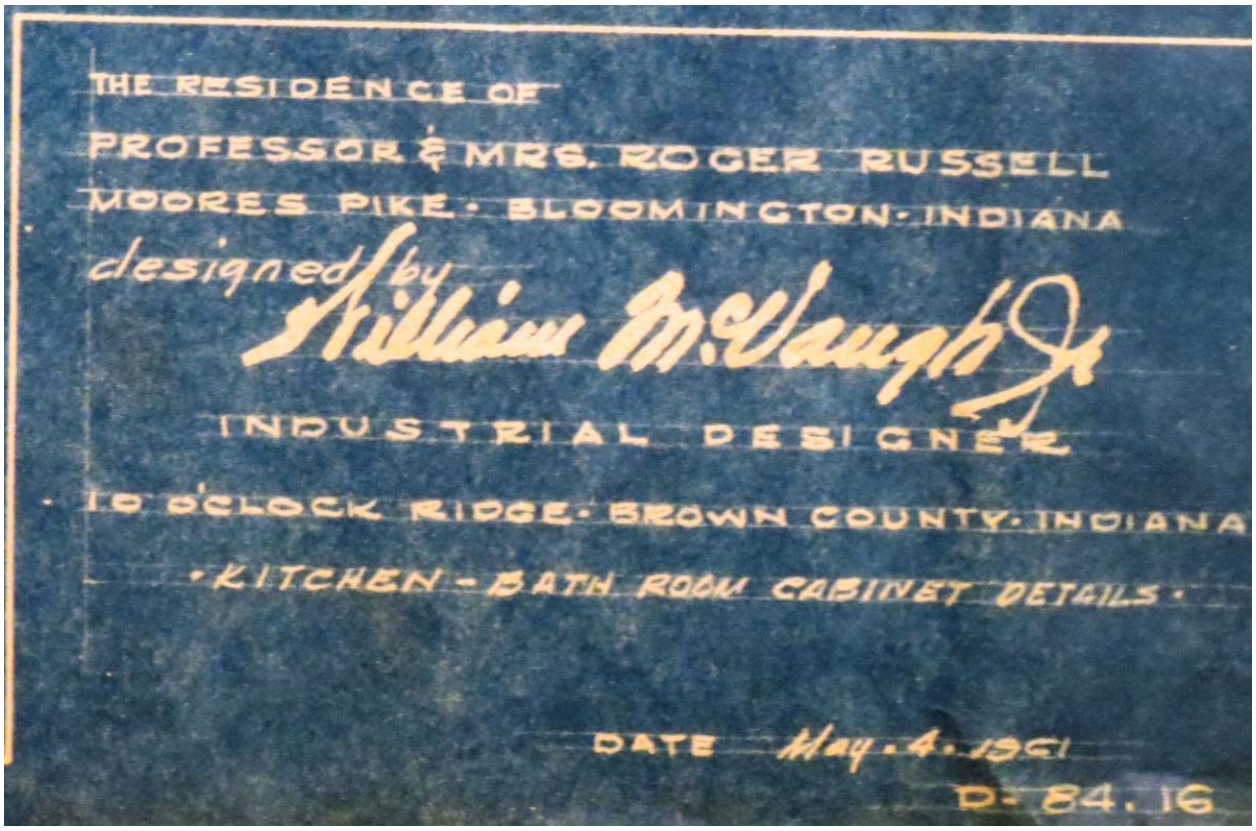
Although, the survey notes its architectural style as a vernacular ranch style, it more closely represents the modern Contemporary style. Contemporary style is often characterized by recessed entries, wide overhanging eaves with exposed beams, low-pitched roofs, broad horizontal-focused façades, open carport, and large expanses of glass and clearstory 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 following decades, the 1930s-1950s, influences from Europe and Germany's modernist architecture and design school, Bauhaus, brought the International style to America. 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. Besides integrating characteristics of International style, it also takes the popular ranch style and moves beyond with clean lines and a more freeform feel.

This house is a mix of materials on the exterior consisting of vertical rough wood planking and Brown County sandstone. It maintains original doors and windows, including clearstory windows separating the roof ridge, large rear picture windows and banded vents. The house connects to the outdoors and landscaping on the large parcel primarily through large expanses of windows and several porches. Another characteristic element of this style is the broad masonry fireplace. The interior also maintains many of the original features including original kitchen cabinetry and a sunken living room. As styles have changed, many have been filled in over time. This property represents the Contemporary style quite well and remains mainly unaltered since its construction in 1961. As demand for land continues to grow, houses of this era that were built on large parcels of land are at risk of being lost and is therefore worthy of protect for future generations.

1961 Airphoto

1967 Airphotos


THE RESIDENCE OF
PROFESSOR & MRS. ROGER RUSSELL
MOORES PIKE · BLOOMINGTON · INDIANA
designed by
William McVaugh Jr
INDUSTRIAL DESIGNER
10 O'CLOCK RIDGE · BROWN COUNTY · INDIANA
· KITCHEN - BATH ROOM CABINET DETAILS ·
DATE May. 4. 1961
D-84.16

2201 E. Moores Pike

2203 E. Moores Pike

2301 E. Moores Pike

2303 E. Moores Pike