

PASSED 5-2-1

ORDINANCE 96-28

TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE,  
ENTITLED "HISTORIC PRESERVATION AND PROTECTION"  
TO ESTABLISH A HISTORIC DISTRICT  
Re: 414-424 North Morton Street  
(Historic Preservation Commission, Petitioner)

WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission and established procedures for designating historic districts in the City of Bloomington; and

WHEREAS, the Historic Preservation Commission held a public hearing on September 4, 1996 for the purpose of allowing discussion and public comment on the proposed historic district designation of the building located at 414-424 North Morton Street; and

WHEREAS, at the September 4, 1996 meeting the Historic Preservation Commission found that the building has historic and architectural significance that merits the protection of the property as a historic district; and

WHEREAS, the Commission has prepared a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in BMC 8.08.010; and

WHEREAS, the Commission has recommended local historic designation of the building located at 414-424 North Morton Street;

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. The map setting forth the proposed historic district for the property at 414-424 North Morton Street is accepted by the Common Council, and said historic district is hereby established. A copy of the map submitted by the Historic Preservation Commission is attached to this ordinance and incorporated herein by reference and two copies of the map are on file in the Office of City Clerk for public inspection.

SECTION II. The building at 414-424 North Morton Street, Bloomington, Indiana, is classified as "Notable."

SECTION III. Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic Districts," is hereby amended to include the building located at 414-424 North Morton Street.

SECTION IV. Severability. 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 V. 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 4<sup>th</sup> day of December, 1996.

Patricia Cole

PATRICIA COLE, Vice President  
Bloomington Common Council

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon  
this 9<sup>th</sup> day of December, 1996.

Patricia Williams

PATRICIA WILLIAMS, Clerk  
City of Bloomington

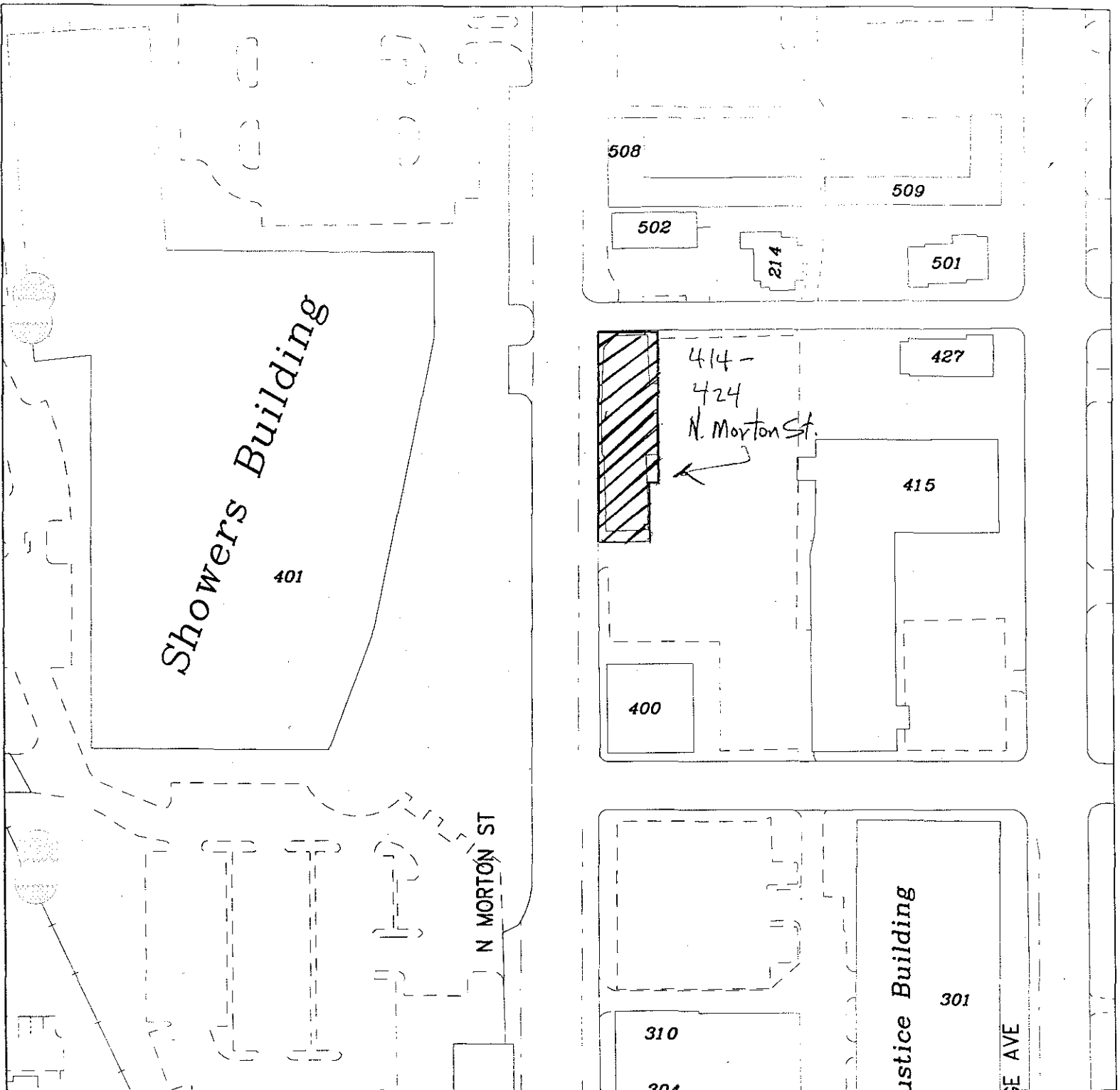
SIGNED and APPROVED by me upon this 10 day of December, 1996.

John Fernandez  
JOHN FERNANDEZ, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance designates 414-424 North Morton Street as a historic district. This designation was initiated by the Historic Preservation Commission, rather than the property owner. After holding a public hearing to discuss and hear comment on the matter, the Commission found that the building merits historic designation with a rating of "Notable" based upon its "historic" and "architectural" significance. The Commission has submitted a map of the district and a report of their findings to the Council.

Signed copies to:  
Redevelopment  
Legal - Michael Hoy  
MC Commissioners



Vicinity of Proposed Historic Designation

*MAP OF HISTORIC DISTRICT*

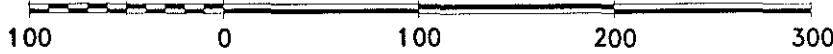
City of Bloomington

414-424 North Morton St.

July 24, 1996

By: mcentird

Date: 24 Jul 1996



N



Scale: 1" = 100'

APPLICATION FORM:  
Historic Designation  
Historic Preservation Commission of the City of Bloomington

Case Number: HP-2-96  
Date Filed: 7-18-96  
Date of Commission Hearing: 9-4-96  
Request: Conservation or Historic District: Historic District  
Request: Primary and Secondary Areas: YES \_\_\_\_\_ NO \_\_\_\_\_  
\*\*\*\*\*

Address of proposed district or description of boundaries: \_\_\_\_\_  
414-424 North Morton Street

A part of Outlot 36 in Bloomington, Monroe County, Indiana, bounded on the North by the South right-of-way of Ninth Street, bounded on the West by the East right-of-way of Morton Street, and encompassing the two-story building located at the Southeast corner of Morton Street and Ninth Street (also the Northwest corner of aforesaid

Outlot 36), known as 414-424 North Morton Street  
Petitioner's Name: Bloomington Historic Preservation Commission

Petitioner's Address: 401 North Morton Phone Number: 349-3402

Owner's Name: Bloomington Investment Group, Inc.

Owner's Address: David Allison and Gary Koger  
3 Walnut Square P.O. Box Phone Number: \_\_\_\_\_  
279, Bloomington, IN 47402

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Redevelopment during which the petitioner will be advised as to the appropriateness of the designation. **Petitioner, at the time of filing, must present a list of property owners and adjacent property owners to the Commission.** Certified Notice must be mailed 10 days before the public hearing at which action is taken. Upon receiving a complete application, Staff will advise the Historic District Committee. If the petitioner is other than the Historic Commission or the district larger than one structure and its accessory buildings, then the Committee will appoint property owners within the proposed district and the Common Council member in that jurisdiction to a special committee which will coordinate required public meetings concerning the designation. A vote will be taken at the next regular meeting after appropriate educational meetings have taken place. The Historic Preservation Commission meets the first Thursday of each month at 4:00 P.M. in Common Council Chambers. The petitioner or his designee

**Written Report:**  
**414-424 North Morton Street**  
**Bloomington, Indiana**

This is a recommendation for local historic designation for the property located at 414-424 North Morton, otherwise described as:

**Legal Description and Map**

A part of Outlot 36 in Bloomington, Monroe County, Indiana, bounded on the North by the South right-of-way of Ninth Street, bounded on the West by the East right-of-way of Morton Street, and encompassing the two-story building located at the Southeast corner of Morton Street and Ninth Street, also the Northwest corner of aforesaid Outlot 36, and known as 414-424 North Morton Street.

**Description**

The property located at 414-424 North Morton was constructed before 1927. Evidence suggests that the two-story red brick building was constructed in three phases. The existing tripartite structure shows unique design elements in each unit however, all are built to the sidewalk line and form a unitary mass on the North Morton Street frontage. The brick is painted a light green with the north and south sections of the building having a more weathered appearance. The interior space is characterized by multi-level floors giving further evidence of its phased development.

The north section of the building is trapezoidal, shaped by a diagonally placed entrance at the corner of Ninth and Morton. The arched entrance has radiating voussoirs and a nine-light wood door. The north section is brick laid in common bond. Segmental arched window surrounds are emphasized by radiating voussoirs and header course sills. Second floor windows on both the north and west sides are eight-over-one wood double-hung sash. First floor windows are asymmetrically placed. The first floor contains three large rectangular and one arched window. A hipped roof covers the north unit.

The central section is brick laid in running bond with headers outlining the arched window surrounds and soldier courses defining the storefront lintels. Header courses form the first floor commercial sills. The entrance is symmetrically placed between four storefront windows. A single-leaf wood door is topped by a rectangular transom. The commercial windows contain original leaded clerestories. Second floor round-arched window openings are symmetrically placed with eight-over-one wood double-hung window sash and arched multi-light transoms. A bell cast shed roof canopies the first floor. A partial mansard roof, covered with asphalt shingles, forms the principal roof.

The south section is brick laid in common bond with a parapet wall facing North Morton. Tile coping covers the cornice with brick corbeling below. The structure steps down towards the rear of the property. Its entrance is placed at the south end of the west facade in a segmental arched opening. The arch is highlighted by a radiating header course. Three large rectangular commercial windows with brick sills are located on the first floor facade. Double-hung windows on the south elevation are placed in segmental arched openings. Second floor windows on the primary facade are smaller stationary units with six divided lights, asymmetrically positioned, but maintain the segmental arched form.

Placement of the structure near the right-of-way and its position in the streetscape of a prominent corridor make its original scale, massing and materials significant as an example of construction in the era of the Showers Brothers Company Furniture Factory. The building also features many unique design elements, such as the clerestories, round arched windows and decorative brick work which characterize industrial and commercial construction in the early twentieth century. The building is listed as a contributing structure in the Bloomington Near West Side Historic District nomination to the National Register of Historic Places.

**History**

The building first appears on Sanborn Fire Insurance Maps in its three-part configuration on 1927 map. Prior to that, and as early as 1920, city directories list the north two building sections as occupied by the

Smallwood Restaurant. One of the restaurant owners during the 1920's was Samuel Koontz, who, in 1920, had 420 North Morton listed as his residence. In 1930, the center section of the building, listed as 420 North Morton, was occupied by Record's Hatchery and the south section of the building by the office of the Charles Pike Lumber Company. In 1950, the Superior Lumber Company, a construction company still in existence today and responsible for the rehabilitation of the City Hall portion of the Showers Brothers Company Furniture Factory in 1995, opened for business at this location. The company occupied the entire building and remained there until 1956. From 1957 through 1988, the building was occupied by Sarkes Tarzian and became part of the S.T. SemiCon site until its closure in 1988. The building has been vacant since 1988.

**Eligibility**

The building at 414-424 North Morton meets the criteria established in Ordinance 95-20, Title 8 of the Bloomington Municipal Code as an historic district that includes a single building that meets criteria addressed in **Chapter 8.08 Historic Districts and Standards, Section 8.08.010 (e)**:

**(1) Historic**

**(a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation;**

The structure has historic significance as a part of an era of development associated with the industrial commercial corridor on the near west side of town. This district had its beginnings in the construction of the Louisville, New Albany, and Salem Railroads in 1853, but the remaining buildings reflect an era of significance appropriate to the early twentieth century, around the time that the Illinois Central Freight Depot was built (1906). Comparable structures in the immediate vicinity, including Bloomington Wholesale Foods (c.1920), the Showers Brothers Company Furniture Factory (1909-1924) and Johnson's Creamery (c. 1913-1953) have been restored and adapted for contemporary uses. They now form a core of buildings significant to this era which are clustered along the Morton and Seventh Street corridors.

**(2) Architectural**

**(f) Owing to its unique location or physical characteristics represents an established and familiar visual feature of a neighborhood or the city;**

Because it occupies a prominent place across from the recent Showers project, its location is unique. In materials, scale and massing it complements and enhances the environment it occupies. The repetitive use of windows on both levels and the long horizontal plane of structure reflect similar designs on the west side of Morton. Window openings at the sidewalk level enhance the pedestrian utility of the site. This is the only remaining building on the east side of Morton which reflects the era of development preserved in the Showers Brothers Company Furniture Factory.

**(g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.**

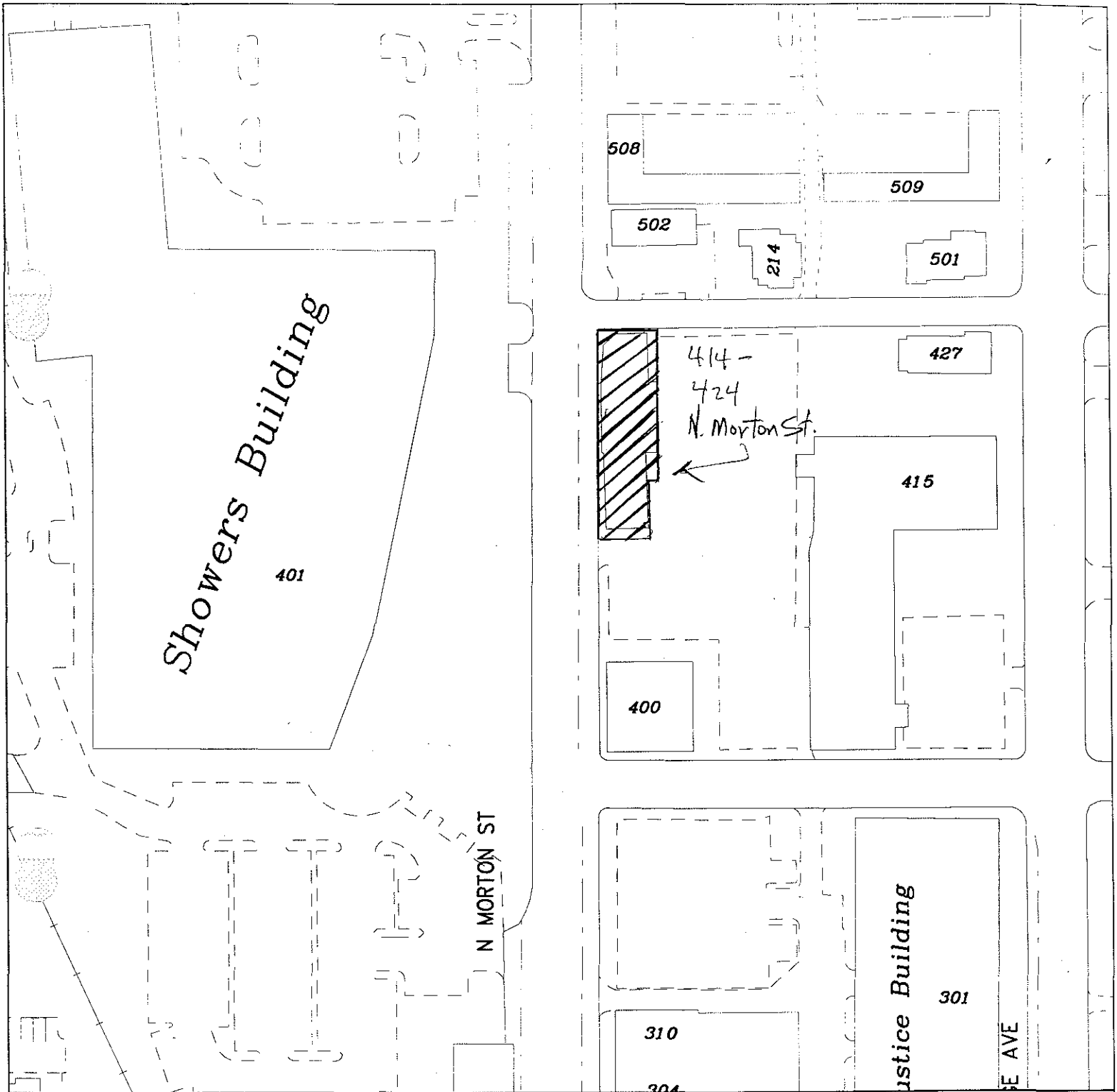
Brick elevations, parapet walls and arched window treatments are also distinguishing characteristics of Bloomington Wholesale Foods and the substantial utilitarian buildings. Windows within the structure on North Morton currently show a high degree of integrity with wood muntins intact. The building's scale and proximity to the street are reminiscent of both Bloomington Wholesale Foods and Johnson's Creamery. Brick coursing and divided light wood windows used on the Showers Brothers Company Furniture Factory and the Johnson's Creamery present a ground of common design elements along this corridor.

**Rating**

The building further meets the definition of a "Notable" building, as defined in Ordinance 95-20, Title 8 of the Bloomington Municipal Code, as being "above average in its importance" and important to the density and continuity of the historic fabric of the Morton Street corridor.

**Summary**

The Bloomington Historic Preservation Commission recommends designation of the structure located at 414-424 North Morton due to its historic and architectural significance under criteria (1)(a), (2)(f) and (2)(g) of Ordinance 95-20. Several different owners have elected to restore rather than demolish in this area of commercial and industrial buildings constructed between 1910 and World War II, thereby supporting the significance of this structure in its contemporary context. It is the only remaining building of this era bordering the east side of Morton Street. Existing zoning permits construction up to 80' high and does not regulate ground floor window openings or uses or provide for any design requirements to guide future development. The preservation of this property will contribute substantially to this important historic area that has obtained much public and private investment over the last 5 years.



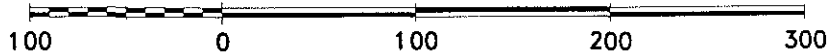
Vicinity of Proposed Historic Designation

414-424 North Morton St.

July 24, 1996

By: mcentird

Date: 24 Jul 1996



City of Bloomington

N



Scale: 1" = 100'



### Owners of Adjacent Properties

Map Identification #: 7  
Assessor's Parcel #: 013-47760-00  
Address: 501 N. College Ave  
Bloomington, IN 47402  
Owner: Showers Corporation  
Owner's Address: P.O. Box 148  
Bloomington, IN 47402

Map Identification #: 14, 15, and 23  
Assessor's Parcel #: 013-02710-00  
Address: Monroe County Jail  
312 N. Morton Street  
Owner: Enforcement Government Space  
Building Corporation  
Owner's Address: 319 N. College Avenue  
Bloomington, IN 47404  
Legal Description: Original Plat Pt Lot 309, Original  
Plat Pt Lot 309 & 310, and Original  
Plat Pt Lot 307 & 308

Map Identification #: 29  
Assessor's Parcel #: 013-38830-00  
Address: Corner 9th. and Morton Street  
Owner: Wissing, Douglas A. & Kathleen T.  
Etal  
Owner's Address: 505 S. Woodcrest Drive  
Bloomington, IN 47403  
Etal: Regester, James C. & Gloria E.  
Legal Description: Woodburn Pt (W 80') Lot 12

Map Identification #: 36  
Assessor's Parcel #: 013-69780-00  
Address: 401 N. Morton Street  
Owner: Bloomington Advancement Corp.  
Owner's Address: P.O. Box 1054  
Bloomington, IN 47402  
Legal Description: Outlot Pt 38  
Plat: Showers Office & Research Cnt

Map Identification #: (Not shown on map) East side of  
College Avenue  
Assessor's Parcel #: 013-34090-00, 013-01550-00, and  
013-01540-00  
Address: 1110 N. College Ave. & 1110 1/2 N.  
College Ave.  
Owner: McAlister, Mark  
Owner's Address:  
Legal Description: Outlot Pt 35

### Owners of Adjacent Properties

Map Identification #: 8  
Assessor's Parcel #: 013-09630-00  
Property Address: 508 N. College Avenue  
Bloomington, IN 47404  
Legal Description: Original Plat Pt Outlot 34  
Owner: Dunn, Wandelohr R. & Anne B.  
Dunn, Charles H. & Barbara  
508 N. College Avenue  
Bloomington, IN 47404

Map Identification #: 4  
Assessor's Parcel #: 013-10280-00  
Property Address: 322-324 N. College Avenue  
Bloomington, IN 47404  
Legal Description: Original Plat Pt Lot 316  
Owner: Crouch, Joseph E. (As Trustee)  
1220 E. Hunter Avenue  
Bloomington, IN 47401

Map Identification #: 37  
Assessor's Parcel #: 013-43435-00  
Property Address: 301 N. Morton Street  
Bloomington, IN 47404  
Legal Description: Orig Plat Pt (E 58') Lot 303 & Pt  
304 & Pt 297 & 6' x 58' Vaca Alley  
Owner: CFC, Inc.  
405 N. Rogers Street  
Bloomington, In 47404

33.40

45 ✓ ~~13~~ - 013 - 69780 - 00

46 ✓ ~~14~~ - 013 - 69790 - 00

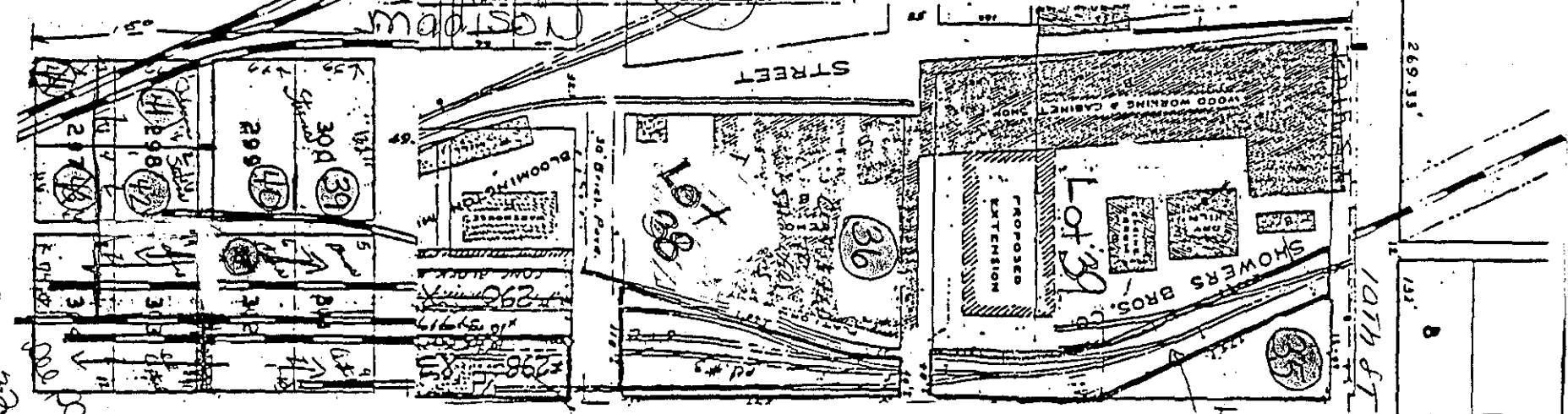
47 ✓ ~~15~~ - 013 - 74915 - 00

~~16~~ - 013 - 74910 - 00

296	295	294	293
-----	-----	-----	-----

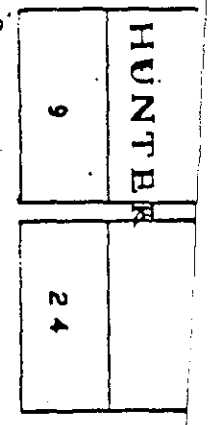
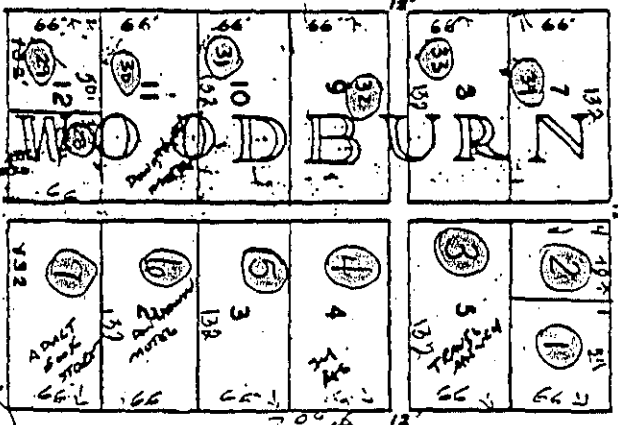
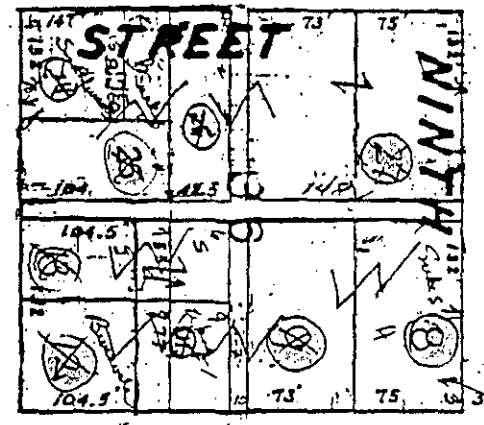
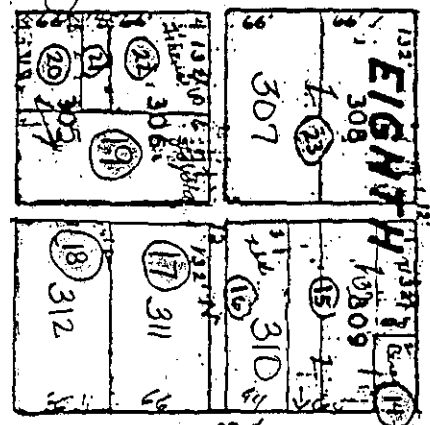
packet 32-31

LO 10



Morton Street

packet 31-30



33-40

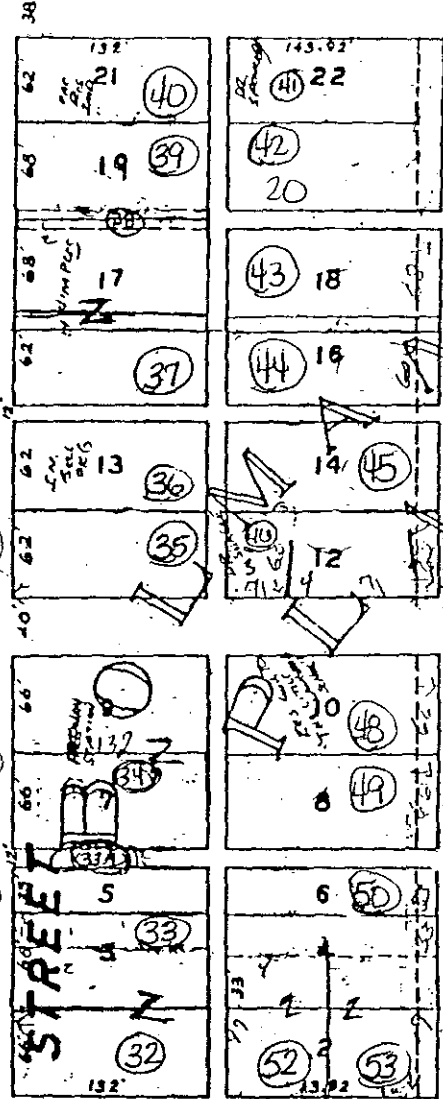
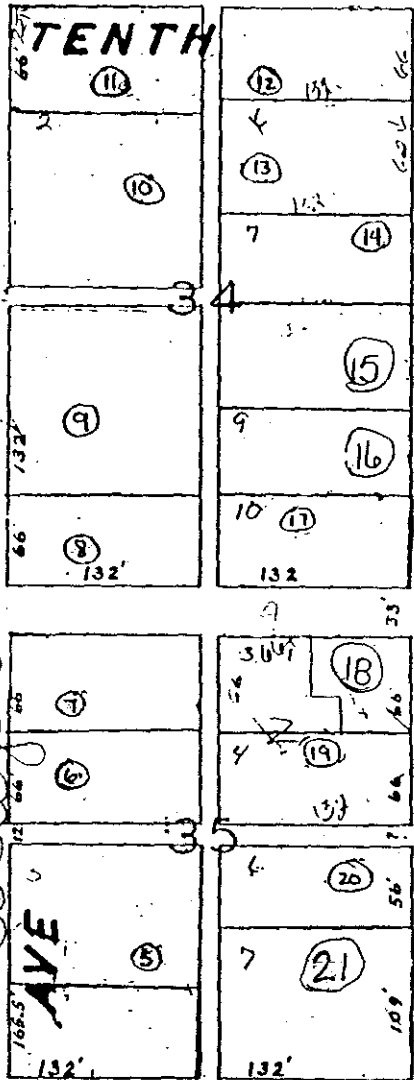
College Ave.

WHEEL IS ON 25 FEET DUNST RES  
FOR COLLEGE ST. ACCESS

25	40
132'	132'

CLARK

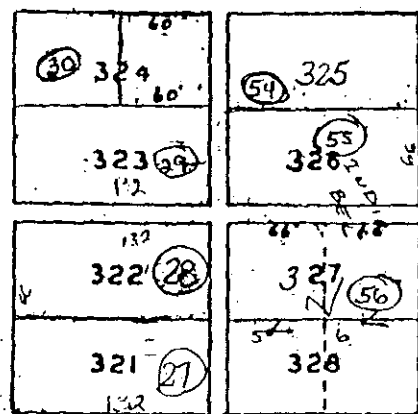
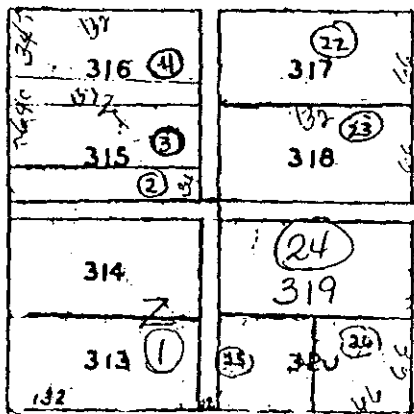
1	8
---	---



College Ave

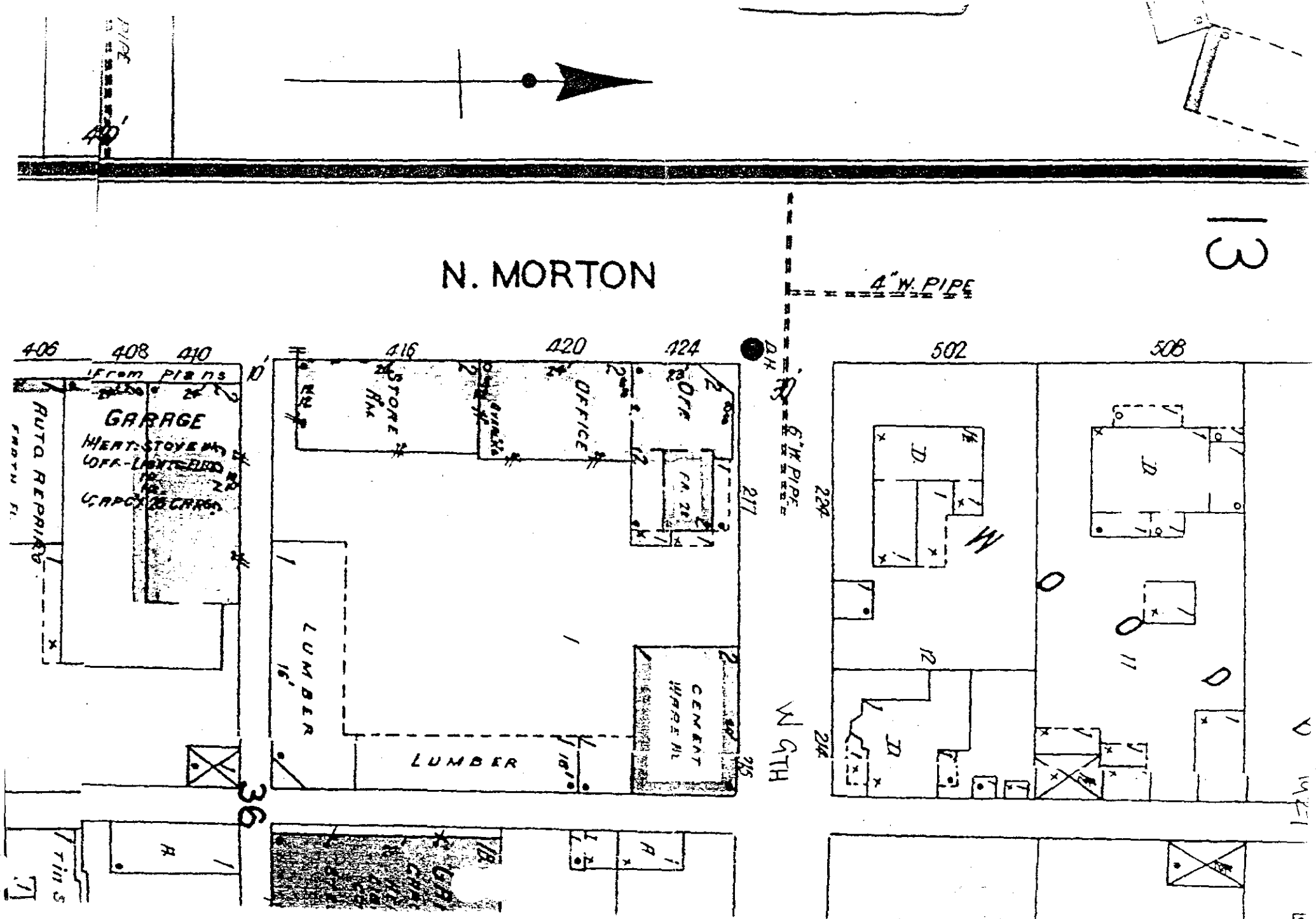
Walnut Street

Washington Street



13

N. MORTON





414 NORTH MORTON



401 NORTH MORTON



30 WEST GALEN

