

ORDINANCE 94-28

TO AMEND THE BLOOMINGTON ZONING MAPS BY GRANTING A HISTORIC DESIGNATION

Re: 303 East Sixth Street/202 North Lincoln Street (Hudgins and Company, Petitioner)

WHEREAS, the Common Council passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, HP-35-94, and recommended that the petitioner, Hudgins and Company, be granted an amendment to the Bloomington zoning maps by granting a historic designation and request that the Common Council consider their petition;

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

SECTION I. Through the authority of IC 36-7-11 that the zoning be amended to designate 303 East Sixth Street/202 North Lincoln as a historic property. The property is further described as follows:

Part of InLot Number 237 in the Original Plat of the City of Bloomington, Indiana, being 44 feet off the North end of said lot. Also part of InLot Number 237 in the City of Bloomington, Indiana, excepting therefrom 44 feet of even width off of the North side of said Lot.

SECTION II. 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 20 day of July, 1994.

JIM SHERMAN, President Bloomington Common Council

ATTEST: PATRICIA WILLIAMS, Clerk City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 21st day of July, 1994.

PATRICIA WILLIAMS, Clerk City of Bloomington

SIGNED and APPROVED by me upon this 21st day of July, 1994.

TOMILEA ALLISON, Mayor City of Bloomington

SYNOPSIS

This ordinance designates the structure located at the northeast corner of Sixth and Lincoln, with the address of 303 East Sixth Street and 202 North Lincoln, as a historic property.

Sigurdson  
Plan Dept  
Pelton

\*\*\*ORDINANCE CERTIFICATION\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 94-28 is a true and complete copy of Plan Commission Case Number HP-35-94 which was given a recommendation of approval by a vote of 8 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 8, 1994.

*Timothy A. Mueller*

Date: June 28, 1994

Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this \_\_\_\_\_ day of \_\_\_\_\_,

*Patricia Williams*  
Patricia Williams, City Clerk

Appropriation Ordinance # \_\_\_\_\_ Fiscal Impact Statement # \_\_\_\_\_ Ordinance \_\_\_\_\_ Resolution # \_\_\_\_\_

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other _____

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure \_\_\_\_\_ Emergency \_\_\_\_\_  
Unforeseen Need \_\_\_\_\_ Other \_\_\_\_\_

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	_____	_____
Revenue Expected for Rest of year	_____	_____
Appropriations to Date	_____	_____
Unappropriated Balance	_____	_____
Effect of Proposed Legislation (+/-)	_____	_____
Projected Balance	\$ _____	\$ _____

Signature of Controller \_\_\_\_\_

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes \_\_\_\_\_ No \_\_\_\_\_

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

AMP

D.H.

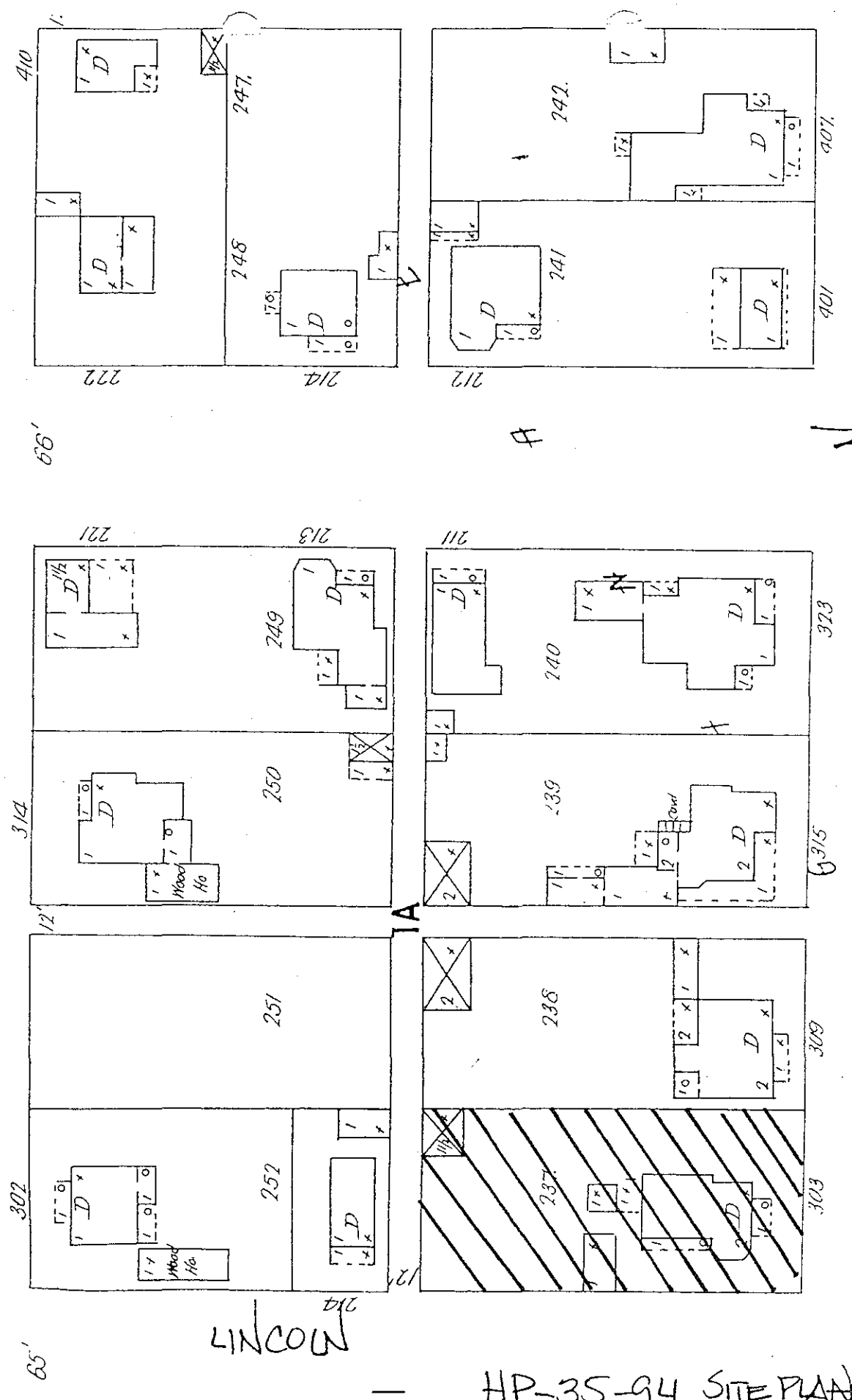
No. V. 1898

70'

4

D.H.

4" H.P.  
E. 7<sup>TH</sup>



HP-35-94 SITE PLAN 87

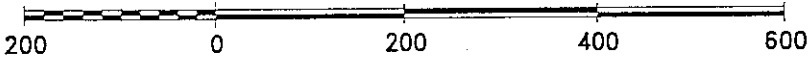


HP-35-94

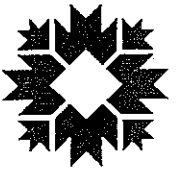
LAND USE MAP

PC

Date: 25 May 1994



City of Bloomington  
Engineering Department



Scale: 1" = 200'

86

MEMO

To: Common Council  
From: Planning Dept.  
Petitioner: Hudgins and Company  
Location: 303 East Sixth Street/202 North Lincoln, Bloomington, IN 47408  
Date: June 27, 1994  
Case No.: HP-35-94

On June 6, 1994 the Bloomington Plan Commission granted approval of a request to rezone property from RM to H, and also granted a Certificate of Appropriateness for a residential property located at the Northwest corner of Lincoln and Sixth Streets. This ordinance rezones the property only. The property is located just north of the Library.

This property contains 5 units, 2 efficiencies, 2 one-bedroom, and 1 two-bedroom units. The zoning is RM and the existing density is in excess of standards. The property has a maximum occupancy of 14 tenants. The property occupies the same blockface containing 323 East Sixth Street which being considered on this agenda for designation as well. The block is mixed residential usage with rental units and single family occupancy. It is surrounded by RM zoning and BG zoning.

This house retains its structural integrity as a single family house although it has been modified with an addition on its west side. As in the first designation case in this neighborhood, this property was once part of the library's plans for expansion at its Kirkwood location. Initially this block was to be designated for surface parking but the Library Board has decided to pursue a parking variance and construction on the block formed by Sixth, Kirkwood, Lincoln and Grant.

The property submitted for designation has been modified through the years but does retain architectural integrity in most of its parts. The petitioner has addressed this issues by providing a list of improvements to the property which are to be considered as a condition of this approval. The HBDSC has reviewed these changes. The intent is to restore some of the integrity lost in the decades of modification. This list is included in the minutes of the May 5, 1994 HBSDC meeting and is attached to this report. Work has already started on the property. The petitioner has researched Sanborn Fire Insurance maps which verify that parts of the property were constructed before 1898 and the changes in the footprint of the structure cause by remodelling. The property was included in an Indiana Sites and Structures Inventory survey taken by the DNR dated 1977. It area of significance was architectural.

Considering both its citation in the survey and the changes proposed by the petitioner the Committee recommended approval of the designation contingent upon completion of the work outlined in the minutes of the meeting. The HBDSC reviewed the work proposed as a Certificate of Appropriateness. The HBDSC has recommended the property under criteria (3) from the Historic Ordinance §20.09.03.01 as follows:

*Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master or that represent a significant and distinguishable entity whose components may lack individual distinction.*

Approval of Historic Designation and Certificate of Appropriateness for the restoration was granted with the condition that the designation be removed if work on the list of improvements approved by the HBDSC (meeting of May 6, 1994) as a certificate of appropriateness is not complete one year from the Council approval of the designation. This will require new action by the Council and is based on the premise that the properties historic significance depends on the restoration. Please note that the Certificate of Appropriateness is granted at the Plan Commission level, but is included here as additional information.