

ORDINANCE 18-08

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED
“HISTORIC PRESERVATION AND PROTECTION”
TO ESTABLISH A HISTORIC DISTRICT –
Re: The Willow Terrace Apartment Building at 605 South Fess Avenue
(Bloomington Historic Preservation Commission, Petitioner)**

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

WHEREAS, on March 22, 2018, the Bloomington Historic Preservation Commission requested that a staff report be drafted for the historic designation of the property at 605 South Fess Avenue; and

WHEREAS, on May 10, 2018 the Bloomington Historic Preservation Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic district designation of “The Willow Terrace Apartment Building” at 605 South Fess Avenue; and

WHEREAS, at the May 10, 2018 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 a report which accompanies the map and validates the proposed district by addressing the criteria outlined in BMC 8.08.10; and

WHEREAS, the Commission voted to submit to the Common Council the map and report which recommended local historic designation of “The Willow Terrace Apartment Building” and imposed interim protection on the house pursuant to Bloomington Municipal Code 8.08.015 (Interim protection);

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 and said historic district is hereby established. A copy of the map and report 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. The legal description of this property is further described as:

015-27730-00 Smith lot 32

SECTION 2. The Willow Terrace Apartment Building 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 a line regarding “The Willow Terrace Apartment Building” which shall read as follows:

The Willow Terrace Apartment Building 605 South Fess 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 day of 30th May, 2018.

Isabel Piedmont-Smith
~~DOROTHY GRANGER~~, President
Bloomington Common Council
Isabel Piedmont-Smith,
Vice Pres.

ATTEST:

Nicole Bolden
NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this
31st day of May, 2018.

Nicole Bolden
NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 4th day of June, 2018.

John Hamilton
JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Title 8 of the Bloomington Municipal Code to designate the Willow Terrace Apartment Building at 605 S. Fess Avenue as a historic district. The Willow Terrace Apartment Building is locally significant for its Spanish Colonial Revival architectural features as well as being associated with prominent people in Bloomington's past. The building is one of the earliest apartment buildings that was constructed in Bloomington and is the only one with Spanish Colonial Revival character defining features that have been retained over time. Prominent people associated with the building include George W. Caldwell, contractor for the West Baden Hotel in French Lick, Indiana and the Monroe County Courthouse in Bloomington, Indiana, and Professor Ernest Hoffzimmer from what is now known as the Indiana University Jacob's School of Music, who was an early tenant of the building and is widely known for his musical career in both the United States and Germany. Once this ordinance has been adopted, the property will be regulated by the requirements that apply to all historic and architecturally worthy district so designated by the Common Council. These regulations preserve and protect the property from demolition and include the review of exterior modification.

Note: This ordinance was revised after it was distributed in the weekly Council Legislative Packet and introduced at the Council Regular Session on May 16, 2018. The revisions affected the last whereas clause.

Report of Proposed Local Designation

605 S. Fess Avenue (Willow Terrace Apartment Building) - Notable

Staff Report

Bloomington Historic Preservation Commission



The property at 605 South Fess Avenue qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1): a, (2): a, e, and f.

(1) Historic:

- a. Has significant character, interest or value as part of the development, heritage, or cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state, or national history; or
- b. Is the site of a historic event; or
- c. Exemplifies the cultural, political, economic, social, or historical heritage of the community.

(2) Architecturally Worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or

- c. Is the work of a design of such prominence that such work gains its value from the designer's reputation; or
- d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e. Contains any architectural style, detail, or other element in danger of being lost; or
- f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g. Exemplifies the building environment in an era of historic characterized by a distinctive architectural style.

This property is cited in the 2001 and 2015 survey of Historic Sites and Structures and is classified as "notable" on both.

105-055-49008 c. 1927 Apartments, 605 South Fess Avenue; Mission/Spanish Colonial Revival Architecture

Legal Description: 015-27730-00 Smith Lot 32

Ownership Timeline:

- 2007-present – Winger Real Estate LLC
- 2005-2007 – Winger/Truelock Real Estate
- 1995-2005 – Lucille Ellis Trustee
- ?-1995 – Lucille Ellis
- 1954-? – Julian K. and Byron D. Williams
- 1920-1954 – Berdelia K. and Oscar H. Williams, Willow Terrace Realty Co.
- 1903-1920 – Amos Hershey
- 1901-1903 – Hattie Smith Spratt
- 1901 – Laura J. Smith et al

Contributing Structures

- Willow Terrace Apartment Building

The Willow Terrace Apartment Building is a large, multi-story structure that is located on the Southwest corner of E 2nd Street and S Fess Avenue. The building was designed by Ross Caldwell, architect for the project, and constructed by George W. Caldwell, Ross' father and general contractor, both prominent contractors from Indianapolis, for the Willow Terrace Realty Company. Caldwell's father, George W. Caldwell, is well known for the construction of the Monroe County Courthouse in 1907 and West Baden Hotel in French Lick when he was a partner at Caldwell and Drake, a contracting company from Columbus, Indiana. The building was owned by Berdelia and Oscar Williams under the name Willow Terrace Realty Co. until 1954, when it was deeded to their sons, Julian and Byron. The building was constructed in 1927 based on local construction news releases and has undergone very few alterations since its construction.

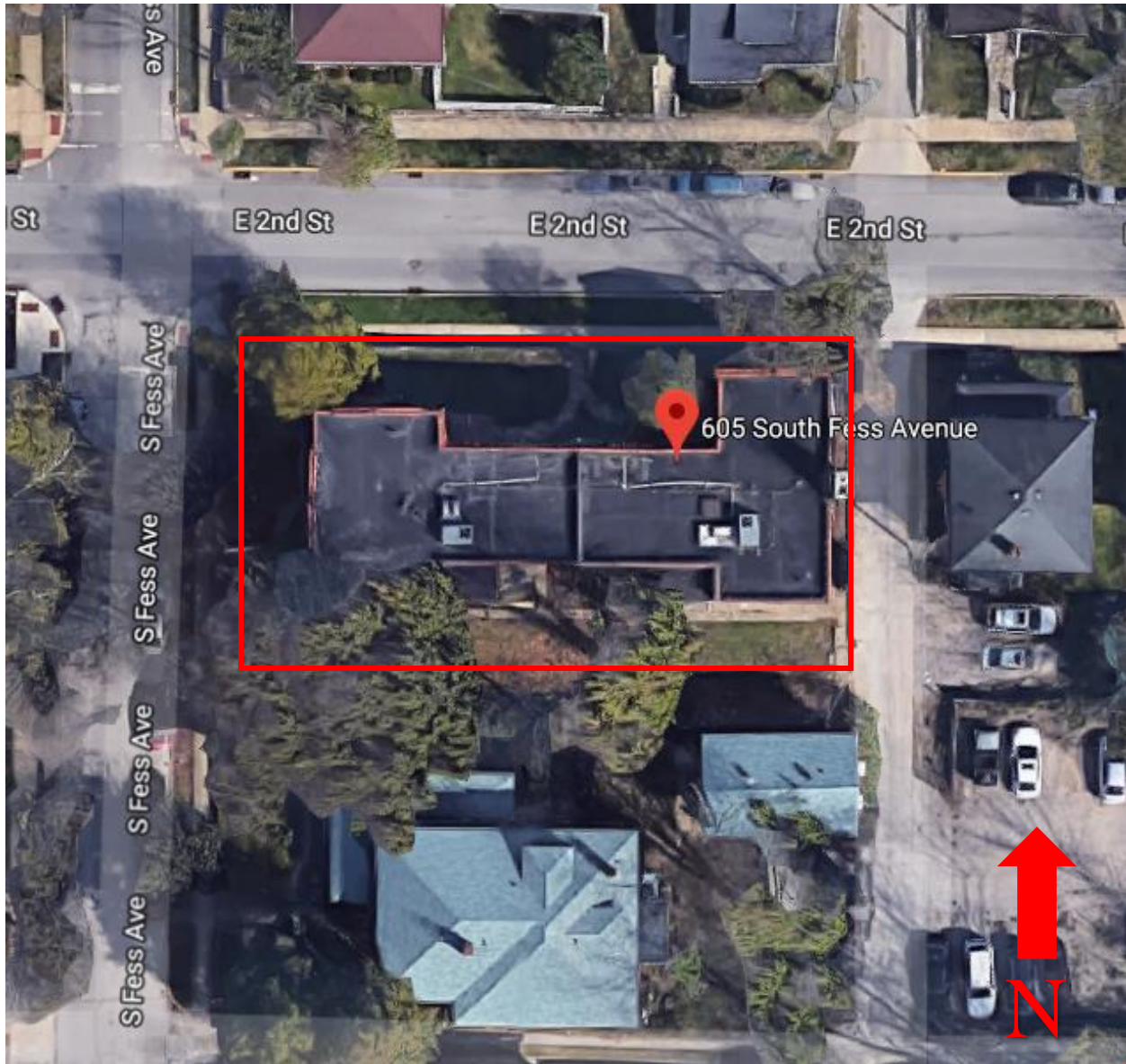


Figure 1. Aerial map showing location of the Willow Terrace Apartment Building on the SE corner of E. 2nd Street and S. Fess Avenue.

The apartment building is representative of Spanish Colonial Revival architecture with a parapet roof and a faux clay tile roof overhanging the parapet. Spanish Colonial Revival architecture is identifiable by a low-pitched roof, usually with little or no eave overhang, red tile roof covering, the wall extending into the gable without a break, one or more prominent arches above doors or principal windows, and the façade is normally asymmetrical. The flat roof subtype with a parapeted roof is found on about 10% of Spanish Colonial Revival houses in America. This subtype is characterized by a combination of one- and two-story units and narrow tile-covered shed roofs above entryways or projecting windows. Finally, this subtype is loosely based on flat-roofed Spanish prototypes, resembling the Pueblo Revival house.¹

¹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 521-522.

Spanish Colonial Revival architecture is most prominent in the American Southwestern states, but even though landmark houses or structures are not common outside of this area of the county, scattered vernacular examples are found in suburban developments across the county. Prior to 1920, most structures of Hispanic precedent were based on the Spanish Mission style, but following the Panama-California Exposition in San Diego in 1915, architects became inspired by the elaborate Spanish prototypes found in other countries and a new wave of Spanish Colonial Revival architecture began to sweep across America.²

Although there are several outstanding examples of Spanish Colonial Revival architecture in Bloomington, this is the only example of a Spanish Colonial Revival apartment building in the city, making this a one-of-a-kind building. Commissioned by Oscar Williams and his wife, Berdelia, in 1927, the building was designed by Ross Caldwell and constructed by George W. Caldwell, a father and son architecture and construction business from Indianapolis. The two-story building featured twelve apartments with five bedrooms a piece, twelve garages, and a distinctive Spanish Colonial appearance by including parapeted walls, a clay tile faux roof on top of the parapets, and an asymmetrical massing. Although the superstructure is brick, the Spanish Colonial Revival appearance is still very prominent in the overall design of the building. Two shed roof clay tile-covered porches are found on the North face of the building, along with arched windows and circular insets in the gable parapets that create a vernacular cross shape in gables.

While the building is significant for its unique architectural style, there have been several prominent people involved with the construction of the apartment building as well as influential tenants who have called this building home. Most notably, George W. Caldwell was a prominent contractor based in Indianapolis at the time of the buildings construction who was the main contractor for the project. Caldwell, prior to moving to Indianapolis, was a co-owner of the Caldwell and Drake construction firm from Columbus, Indiana. Notable projects that Caldwell was involved in while working at Caldwell and Drake include the construction of the Monroe County Courthouse and the West Baden Hotel in French Lick, Indiana.³ George was born in Delaware County, Ohio around 1860. His parents, James and Lydia Caldwell, had five children, one of whom was named Charles Caldwell and was the younger brother of George. To the best of Staff's knowledge and research, George, Charles, and George's son, Ross, all lived in Indianapolis during the time the Willow Terrace Apartment Building was constructed, but Ross and his father, George, were the architect and contractor for the project.⁴ Several Indianapolis news articles state that Charles was the contractor for the project, but no substantial evidence has been found to support this claim.

Outside of the Caldwell relationship to the building, Oscar Williams, one of the original owners of the building, was an Indiana University history professor from 1908-1915 and was born c. 1874, based on death records in the Monroe County IN death Index 1882-2014 that state he

² Ibid., 522.

³ Bachant-Bell, Danielle. "A Walk Through the Monroe County Courthouse: Historic Tour Guide No. 9." 2002.

⁴ Ancestry.com. "George W. Caldwell." 2018.

passed away in 1951.⁵ Oscar and his wife, Berdelia, briefly left Bloomington but returned around 1940 when they are listed as living at 609 South Fess Avenue until to 1950. Oscar published several books during his time at Indiana University, most notably, *History consultation service, designed to aid teachers in public schools* and *History of Indiana*, in 1915 and 1916, respectively.

Professor Ernest Hoffzimmer was also a prominent Indiana University Jacobs School of Music instructor associated with the Willow Terrace Apartment Building when he is listed as living there in 1929. Professor Hoffzimmer was born c. 1877 in Nordrhein-Westfalen, Germany and as a student, studied musical performance under Victor Staub and William Dayas of Cologne. Hoffzimmer taught at the Stern Conservatory in Berlin and the Dusseldorf Conservatory prior to immigrating to the US in 1927. He established himself as one of the Midwest's outstanding master teachers at Indiana University where he taught piano and keyboard technique. After retirement, Professor Hoffzimmer moved to California where he became head of the piano department at Southern California School of Music in Los Angeles. He passed away in 1957 and is buried in Forest Lawn Memorial Park in Glendale, California.⁶

The Willow Terrace Apartment building at 605 South Fess Avenue is a prominent local landmark that exemplifies Spanish Colonial Revival style and is associated with several prominent people in Bloomington's history. It has traditionally been an affordable housing option for students at Indiana University, but was also home to Professors. The building is at risk of continued loss of historic structural and decorative features if no action is taken to designate the property as a local historic district. Staff recommends approval of local historic designation of the Willow Terrace Apartment Building.

⁵ Ehman, Lee and Ben Williams. "Monroe County IN Death Records Index 1882-2016." 2017. <http://monroehistory.org/wp-content/uploads/2015/10/Compiled-death-indexes-with-preface-for-web-page-4-2017-1.pdf>.

⁶ The Trustees of Indiana University. "Ernest Hoffzimmer Scholarship Fund." 2018. <http://music.indiana.edu/giving/scholarships/scholarships-hoffzimmer.shtml>.



Figure 2. Taken around the time of construction. Note that most of the original features have been retained.⁷

⁷ Photo courtesy of Bill Coulter – Mathers Museum, Shaw Starks Collection 1973-11-0350.

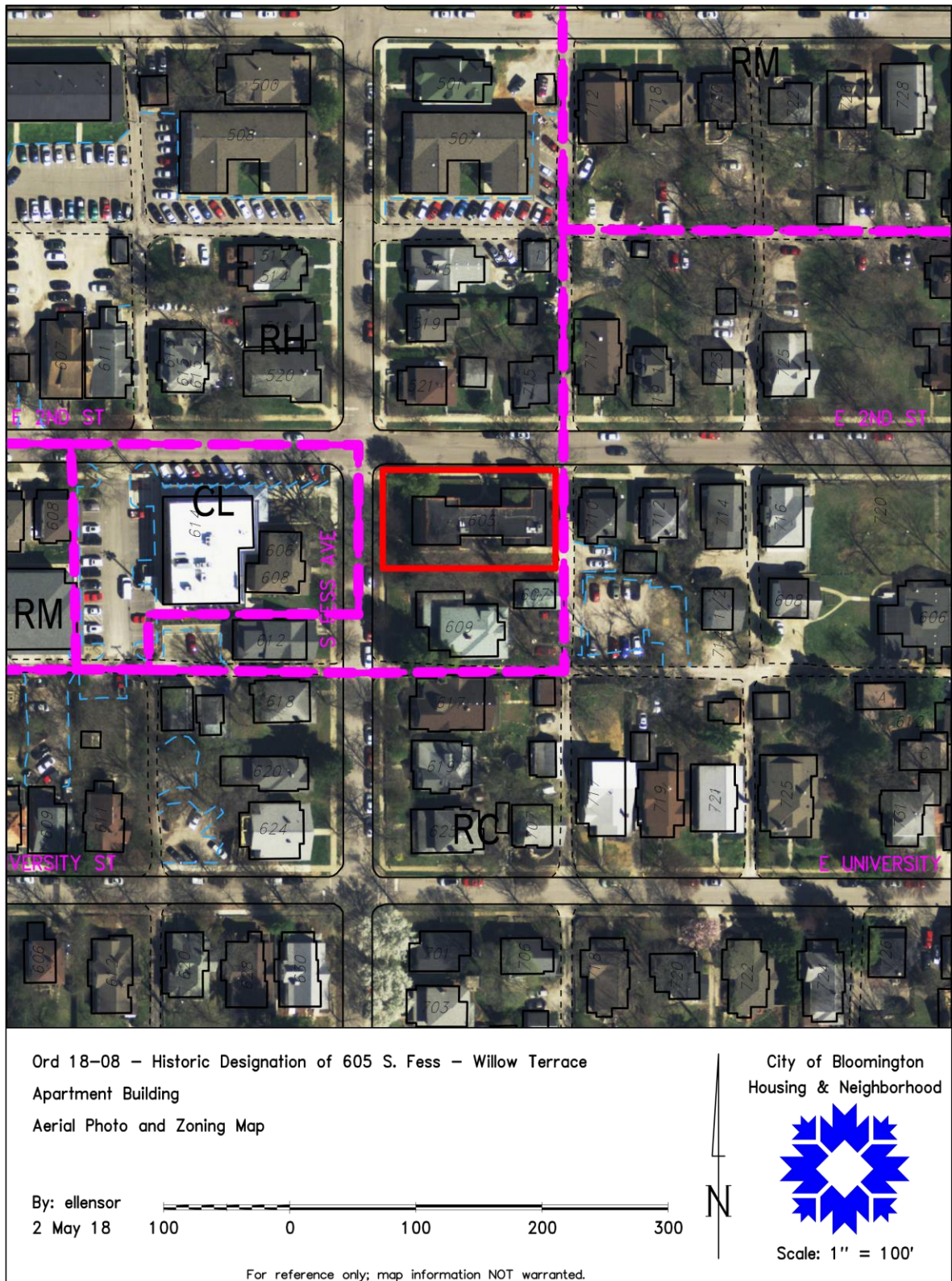


Figure 3. GIS/Zoning Map showing parcel boundaries of proposed district for 605 S. Fess Avenue.