

ORDINANCE 21-46

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED
“HISTORIC PRESERVATION AND PROTECTION”
TO ESTABLISH A HISTORIC DISTRICT –
Re: The James Faris House Historic District
(William Bianco, 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 October 14, 2021, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the James Faris House located at 2001 E Hillside Dr., Lot 8; 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 recommended 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 a two story brick, federal style I-House built in 1852 by James Faris who was the first ordained minister of the Covenanter church in Bloomington, a philanthropist, and a purported conductor on the Underground Railroad. The property 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:

53-08-03-300-001.000-009 in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The property at “2001 East Hillside Drive, Lot 8.” 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 “The James Faris House” and such entry shall read as follows:

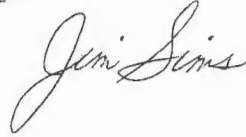
The James Faris House

2001 East Hillside Drive, Lot 8

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 15 day of December, 2021.



JIM SIMS, President
City of Bloomington

ATTEST:



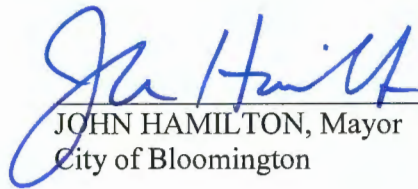
NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 17 day of December, 2021.



NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 17th day of December, 2021.



JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS





This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled "List of Designated Historic and Conservation Districts" in order to designate "The James Faris House," parcel number 53-08-03-300-001.000-009, located at 2001 East Hillside Drive, Lot 8, City of Bloomington, Monroe County, Indiana, as a historic district. Built in 1852, The James Faris House is a remarkable intact example of the I-House form in Bloomington. The home is only one of a handful of Covenanter brick farmhouses from the early settlement period of Bloomington that still stand and it maintains a high level of historic integrity due to the unaltered state of the original portion of the house. The house is associated with James Faris, the first ordained minister of the Covenanter Church in Bloomington, a philanthropist, and a purported conductor on the Underground Railroad.

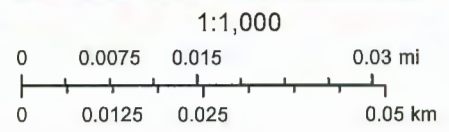
Note: At the December 15, 2021 Regular Session, the Council adopted Amendment 01, which: 1) replaced any reference to "James Faris" with "Reverend James Faris" wherever it occurs; 2) replaced any reference to "1852" with "1842" wherever it occurs; and 3) replaced the phrase "ordained minister of the Covenanter church" with the phrase "pastor of the Bloomington Reformed Presbyterian Church" wherever it occurs.

Distributed to Clerk, Council Attorney, Housing and Neighborhood Development Department, Legal, Mayor, and Planning and Transportation Department.

James Faris House



-  Townships
-  Parcels
-  Proposed Historic District
-  I-House



The property at 2001 East Hillside Drive, Lot 8, Bloomington, IN 47401, qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a // (2) e, g.

(1) Historic:

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

(2) Architectural:

- 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 designer 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 built environment in an era of history characterized by a distinctive architectural style

Background: The proposed single-property district, 2001 East Hillside Drive, Lot 8 consists of two buildings in a lot measuring less than one acre. The main house is a two story brick, federal style I-House built in 1852 by James Faris.

The house is currently owned by William Bianco and Regina A. Smyth. They have restored the house and had the property listed on Indiana's register of Historic Sites.

The Faris house sits in the middle of the Stier Park neighborhood. This small neighborhood was the product of a subdivision of the remaining lands around the Faris house in the 1970's into 10

equally divided lots.

Historical Significance:

(A) 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.

James Faris was born in South Carolina in 1791. He moved to Bloomington, Indiana in 1826 and became the first Pastor of the Bloomington Reformed Presbyterian church in 1827. Members of the Faris family have continued to live in Bloomington to this day.

James Faris was known for his abolitionist ideals and along with Thomas Smith, was purported to be part of the Underground Railroad.

Architectural Significance:

(E) Contains any architectural style, detail, or other element in danger of being lost.

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

Built in 1853, the James Faris House is a remarkably intact example of the I-House form in Bloomington. The I-House typology was constructed by gentleman farmers and was symbol of economic prosperity and was traditionally two-stories tall, two rooms wide, and one room deep. The style was prominent in Indiana from 1820 to 1890. The house is built from handmade brick which means that it was dug and fired on site. The flat brick arches over the first floor windows are characteristic of early houses in Monroe County, such as the Glassie/Henderson House which was built in the 1830s.

Despite such a high degree of original architectural detailing on the home, there have been several additions to the original I-House. The twentieth century kitchen wing sits atop the former exterior kitchen.

Recommendation: Approval

Staff recommends property parcel 53-08-03-300-001.000-009 (The James Faris House) be designated as a local historic district. After careful consideration of the application and review of the Historic District Criteria as found in Ordinance 95-20 of the Municipal Code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.

The property meets Criteria 1(a) because of its association with James Faris, a member of the early Covenanter Church in Bloomington, community leader, and a purported conductor on the Underground Railroad.

The property meets Criteria 2 (e) because the home is only one of a handful of Covenanter brick farmhouses from the early settlement period of Bloomington that still stands.

The property meets Criteria 2(g) because it one of the few brick I-house form buildings in Bloomington and maintains a high level of historic integrity due to the unaltered state of the original portion of the house.

List of Figures

Figure 1: Map of the property

Figure 2: Sketch by Bob Rhode

Figure 3: Walter F. Woodburn in front of the Faris House, (1961 or earlier)

Figure 4: Southeast Elevation

Figure 5: North elevation

Figure 6: Southwest elevation of the house.

Figure 7: West elevation