City of Bloomington Common Council

Legislative Packet

15 February 2012

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City of Bloomington Indiana

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To: **Council Members**
From: **Council Office**
Re: **Weekly Packet Memo**
Date: **10 February 2012**

Packet Related Material

Memo
Agenda
Calendar
Notices and Agendas:
None

Legislation for Second Reading:
None

Legislation and Background Material for First Reading:

- **Ord 12-05** To Amend Title 8 of the Bloomington Municipal Code, Entitled "Historic Preservation and Protection" to Establish a Historic District - Re: 700 North Walnut Street (Bloomington Historic Preservation Commission, Petitioner)
  - Map of Site and Surrounding Zoning; Memo to Council from Nancy Hiestand, Program Manager, HAND Department; Map of Designation; Report from the Historic Preservation Commission; Map of Structures with Endangered Elements on N Walnut/College Corridors; Photos of Historic Homes Along N. Walnut Street Corridor; Letter from Owners of Property; Letter from High Point Residents' Association
  Contact: Nancy Hiestand at 349-3507 or hiestann@bloomington.in.gov

Minutes from Regular Session:
None

Memo

One Item for Introduction at Regular Session on Wednesday, February 15th

There are no items scheduled for second reading and one item ready for introduction at the Regular Session next Wednesday. That item is included in this packet and summarized herein.

First Readings

Item One - Ord 12-05 - Amending Title 8 (Historic Preservation and Protection) in Order to Designate 700 North Walnut Street as a Historic District (Historic Preservation Commission, Petitioner)

Ord 09-21 amends Title 8 of the Bloomington Municipal Code (BMC) by establishing 700 North Walnut Street as a historic district at the request of the Historic Preservation Commission (Commission).

Highlights

Here are some highlights of this legislation:

- The Commission is acting as the petitioner for this designation in response to review of a permit under the demolition delay provisions our local code;
- The owners triggered demolition delay in an effort to relocate the building in order to make way for a future, undefined project encompassing the High Point commercial development to the north;
- The Commission made its recommendation based upon both the house itself and how it fits into the North Walnut Street corridor and increased its rating from “contributing” to “notable”; and
- Residents in the adjacent High Point Residents’ Association supported designation and opposed relocation.

Historic Preservation Ordinances

Before describing this district, the next few paragraphs of this summary provide a brief overview of Title 8 of the Bloomington Municipal Code regarding Historic Preservation and Protection. These provisions conform to State law (I.C. 36-7-11 et seq.) and are intended to protect historic and architecturally-worthy properties that either impart a distinct aesthetic quality to the City or serve as visible reminders of our historic heritage. These provisions are intended to:

- ensure the harmonious and orderly growth and development of the City;
- maintain established, but endangered, neighborhoods;
- enhance property values and attract new residents; and
- ensure the viability of the traditional downtown area and to enhance tourism.

The Historic Preservation Commission is authorized to make recommendations to the Council regarding the establishment of historic districts. It also promulgates rules and procedures for reviewing changes to the external appearance of properties within these districts. This review takes the form of either granting or denying certificates of appropriateness for the proposed changes.

The code provides for various levels of historic designations, areas, and ratings which largely correspond to various levels of protection. There are two forms of designations. The first form is the Conservation District, which is a less restrictive (and, at times an interim form of) designation (initially for three years), and the second is the full historic district. Within each district, properties may be divided into the more regulated primary or less regulated secondary areas. Each property within a district may be rated as outstanding, notable, contributing, or noncontributing, according to its significance.

According to the BMC, the Historic Preservation Commission must hold a public hearing and submit a map and report (Report) to the Council when recommending the designation of a historic district. The map identifies the district and the Report explains the designation in terms of the criteria set forth in the ordinance. The criteria address the historic or architectural importance of the property.

As was the case here, the Commission may impose interim protection on the district that remains in effect until the Council acts on the designation and protects the property from exterior alteration. During this interim period, the Commission may grant a Certificate of Appropriateness, which would not go in effect until and unless the Council approves the map and Report.

Demolition Delay

In January of 2005, the City amended the local code in order to impose a 90 - 120 day delay[1] on permits to demolish exterior portions of buildings and structures listed as "contributing," "notable," or "outstanding" on the Bloomington Survey of Historic Sites and Structures (Historic Survey). This delay is intended to give the Commission time to consider whether or not to recommend designation and impose an interim protection for the property in order to preserve the status quo until the Council makes the ultimate decision regarding the designation. In the event the Commission does not pursue the designation within the period of delay or the Council denies the designation, then neither the Commission nor Council may interfere with demolition permit for one year after that decision or action.

Perspectives of the Historic Preservation Commission and Owners of 700 North Walnut Street

The owners of this property are three entities – B. Venturas, LLC, Joseph Christine LLC and Cosmo-Tech, Inc. – which, Chris Bomba tells me are controlled by the Bomba family. They approached the Planning Department early last summer in anticipation of readying this site and the large High Point commercial office park to the north for future redevelopment by relocating 700 N. Walnut (the Burns house). The application for a demolition permit was filed on August 5, 2011 and was based upon the owners' proposal to relocate the Burns house to a nearby neighborhood. After discussing the matter over a number of monthly meetings and obtaining an extension, the Commission formally reviewed the proposal under demolition delay provisions on November 29, 2011.

At the end of the hearing on November 29th, the Commission:

- recommended designation with an upgrade in rating from "contributing" to "notable" by a vote of 6-0-0, and
- imposed interim protection which, as noted above, protects the property until action by the Council.

Along with providing the foregoing information, the memo from Nancy Hiestand, Program Manager in HAND, indicates that:

[1] The 90-day delay may be extended an additional 30 days with the approval of the Director of the HAND department upon finding that the additional time is needed to properly consider the designation. BMC 20.09.230(b)

- "In many ways, the argument for this case reflects the era before demolition delay, when historic buildings were threatened with removal to make way for (anticipated) new construction" and, therefore, the request does not offer the Commission or Council a concrete proposal (alternative) for the redevelopment of the site without the Burns house in place;
- the purview of the Commission is "to analyze and indentify buildings that are worthy of historic designation … and by doing so invite the public to engage in a discussion about the merit of the building and its potential loss;"
- the upgrade in the rating of the Burns house from "contributing" to "notable" was "based upon new research available;"
- Neighborhood residents [2] and some commissioners opposed the relocation because of the move's adverse effects on the North Walnut Street corridor; and
- Even if the Commission favored relocation, it did not have the means to assure it would be done.

The property owners have submitted a letter for Council consideration (which is in the packet). It says that, while not believing the property deserves historic designation, the owners do value the structure and wish to preserve it at a new location and convert it from an office to a more suitable, single-family use.[3] The current site of the structure is next to another, larger parcel owned by the family, known as the High Point development. This development is characterized as a 1980s style office complex with parking in front, which the owners assert is inconsistent with the goals of the Growth Policies Plan and the design standards in current zoning ordinance. Together, these parcels envelop about 1.91 acres.

The letter asserts that the High Point development could be redeveloped without relocating the Burns house, but "the quality of the overall development and the streetscape would suffer" as a result. The Burns house is set back 40 feet from Walnut, which is unusual for major corridors and most historic districts, and more appropriate for residential subdivisions. This 40-foot setback, if applied to the new development,[4] would conflict with the goals of compact urban form and building-forward design. It would also push the bulk of the project toward the back of the

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[2] The memo also noted that members of the High Point Residents' Association approached the Commission during the demolition delay period requesting designation of their area as a historic district (which was taken under advisement).

[3] The property apparently is not attracting tenants because "it is not conducive to new technology."

[4] BMC 20.03.340 (a)(2) requires new buildings in this downtown overlay district to align their façade to match the front setback of any adjacent structures listed as Outstanding, Notable, or Contributing in the Historic Survey. However, please note that, according to BMC 20.03.310, the Plan Commission may waive this requirement if it finds the project complies with the review standards in BMC 20.09.120 and design guidelines in BMC 20.03.350.

parcel and be more detrimental to the residents along Washington Street than with a shorter set back.

The letter goes on to say that the owners have worked with staff and stakeholders to find a more suitable site for the building. The likely prospects are in neighborhoods nearby and would replace what are now "asphalt parking lot(s) (a legal non-conforming use)" with a home and, therefore, help preserve the fabric of the neighborhood.[5]

Please note that Council Office staff is researching whether the City could bind the petitioner to a plan for relocation.

Designation Criteria

The Report sets forth the grounds for supporting this designation based upon historic and architectural criteria. The following paragraphs briefly summarize those grounds.

Development History

Walnut Street, starting just a few blocks north of the square, provides "a unique historic corridor" with homes of many prominent Bloomington businessmen and industrialists that were built at the end of the 19th Century and the first quarter of the 20th Century. It escaped recognition in the City's last Historic Survey[6] because the corridor fell on the edge of many historic districts rather than through them.[7] These homes began to be demolished in the 1920s as gas stations and institutional uses like the Elks Lodge took their place. According to the Report, the loss of one mansion,[8] formerly located on the High Point Office Complex just north of the structure to be designated by this ordinance, "precipitated the historic preservation movement in Bloomington." From 8th Street to the overpass, about 23 properties with architectural integrity or historic significance from that era remain.

[5] Please note that Nancy Hiestand has indicated that the house would be quite large for each of these prospective lots and squeezed between apartment buildings in two cases.
[6] The City is in the process of preparing another Survey to update the one done in 2001. This Survey is taking longer because it must conform with a new State format.
[7] This was the result of platting and subdivisions that met at, but didn't cross, Walnut Street.
[8] The mansion was built for General Morton Hunter and was demolished in 1974.

Historic Criteria

The house was originally owned by a "prominent local grocer" by the name of Roy Burns. He was born in 1898 and made quite a successful career in the retail and, later, wholesale food sales, owning at one point, 14 neighborhood grocery stores in Bloomington and other communities. The arc of his career traced the larger trends in the field: he began by peddling foodstuffs out of a huckster cart to the farmers in exchange for produce; worked at the Sowders Grocery Store; and then opened his first one at the age of 23.[9] Others followed. [10] At the start of his career, food items were sold in specialty stores dispensing, for example, dry goods, meat and poultry, and produce over the counter to customers. This mode of sales gradually gave way to "groceries" where all could be purchased under one roof. He experimented with the "self-service" format before customers took to it, and eventually retreated to the wholesale side of the business when the national groceries drove most of the 50 or so local groceries out of business in the next few decades.

For these reasons, the Commission found that the property:

- has significant value as part of the development, heritage or cultural characteristics of the City; and
- exemplifies our cultural, political, economic and social heritage.

Architectural Criteria

The house is a craftsman/Dormer Front Bungalow built in 1927-28. Along with helping bolster the residential character of that portion of the North Walnut Street corridor, it presents some distinguishing decorative materials and workmanship. These primarily include the tapestry brick[11] with dark rose mortar, which can be seen in approximately seven other locations in town. Here it covers the entire building (except for limestone accents above [lintel] and below [sill] the windows) and is laid in a "soldier course" along the openings in the front porch. The house "is an excellent example of Craftsman style bungalow with very good integrity." The brick exterior, double-hung and casement style windows, unique curved eaves, and stone wall and steps approaching the front are original to the house. An enclosed shed at the rear and the embankment wall along Walnut and Cottage Grove have been added and alter the original appearance of this building. It is now one of a few houses

[9] Sowders Grocery Store was located at 4th and Walnut, and Burns first store was located at 6th and Morton.
[10] The "flagship" store was at 6th and Walnut. Others in town included: 105 S. Rogers, 400 East 3rd, 712 N. Indiana, 1101 N. Walnut and 1610 West 8th.
[11] Tapestry brick has a smooth outward-facing surface with a pebbled vertical swath down the center of each brick.

dating from the first quarter of the 20th Century that remain on that portion of North Walnut.

For these reasons, the Commission found that the property:

- embodies distinctive characteristics of architectural or engineering type;
- contains architectural features that are endanger of being lost; and
- exemplifies the distinctive architectural style of the built environment of a particular era of the community's history.

Rating of Property

As noted above, the Commission approved this designation by a vote of 6-0-0 and changed the rating of the structure from "contributing" to "notable."

NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL REGULAR SESSION
7:30 P.M., WEDNESDAY, FEBRUARY 15, 2012
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES FOR: None

IV. REPORTS (A maximum of twenty minutes is set aside for each part of this section.)

1. **Councilmembers**
2. **The Mayor and City Offices**
3. **Council Committees**
4. **Public**

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS

None

VII. LEGISLATION FOR FIRST READING

1. Ordinance 12-05 To Amend Title 8 of the Bloomington Municipal Code, Entitled "Historic Preservation and Protection" to Establish a Historic District - Re: 700 North Walnut Street (Bloomington Historic Preservation Commission, Petitioner)

VIII. ADDITIONAL PUBLIC COMMENT * (A maximum of twenty-five minutes is set aside for this section.);

IX. COUNCIL SCHEDULE

X. ADJOURNMENT

* Members of the public may speak on matters of community concern not listed on the agenda at one of the two *Reports from the Public* opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

Posted & Distributed: Friday, February 10, 2012

City of Bloomington
Office of the Common Council

To Council Members
From Council Office
Re Calendar for the Week of 13-18 February 2012

Monday, 13 February

11:45 am Inclusive Recreation Advisory Council, Allison-Jukebox - 351 South Washington Street
5:00 pm Utilities Services Board, Utilities – 600 E. Miller Drive

Tuesday, 14 February

11:30 am Plan Commission Work Session, Kelly
4:30 pm Commission on Aging, Hooker Room
5:30 pm Bloomington Public Transit Corporation, Transit – 130 W. Grimes Lane
5:30 pm Board of Public Works, Council Chambers
6:00 pm Bloomington Commission on Sustainability, McCloskey
6:30 pm Sister Cities International -Posoltega, Kelly
6:30 pm Sister Cities International - CubAmistad, Dunlap

Wednesday, 15 February

9:30 am Tree Commission, Rose Hill – 930 W. Fourth St.
4:00 pm Board of Housing Quality Appeals, McCloskey
7:30 pm Common Council Regular Session, Council Chambers

Thursday, 16 February

8:00 am Bloomington Housing Authority, BHA – 1007 N. Summit
3:30 pm Bloomington Municipal Facilities Corporation, Dunlap

Friday, 17 February

12:00 pm Domestic Violence Task Force, McCloskey

Saturday, 18 February

1:30 pm Women of Color Book Club, McCloskey

Posted and Distributed: Friday 10 February 2012

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ORDINANCE 12-05

TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED "HISTORIC PRESERVATION AND PROTECTION" TO ESTABLISH A HISTORIC DISTRICT - Re: 700 North Walnut Street (Petitioner: Bloomington Historic Preservation Commission)

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 November 29, 2011 for the purpose of allowing discussion and public comment on the proposed historic district designation of 700 North Walnut Street; and

WHEREAS, at the November 29, 2011 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, at that same meeting the Historic Preservation Commission also placed the property under interim protection pending action by the Common Council under BMC 8.08.015; 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 8.08.10; and

WHEREAS, the Commission voted to submit the map and report to the Common Council which recommend local historic designation of said property;

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 Historic Preservation 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:

Parcel Number 013-26760-00: Lades Pt Lot #1 in the City of Bloomington, Monroe County, Indiana

SECTION 2. The property at "700 North Walnut Street" shall be classified as "notable."

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic Districts" is hereby amended to insert "700 North Walnut Street" and such entry shall read as follows:

700 North Walnut Street

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 upon its adoption and compliance with IC 3-4-6-14.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2012.

_____
TIM MAYER, President
Bloomington Common Council

ATTEST:

_____
REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____day of _____, 2012

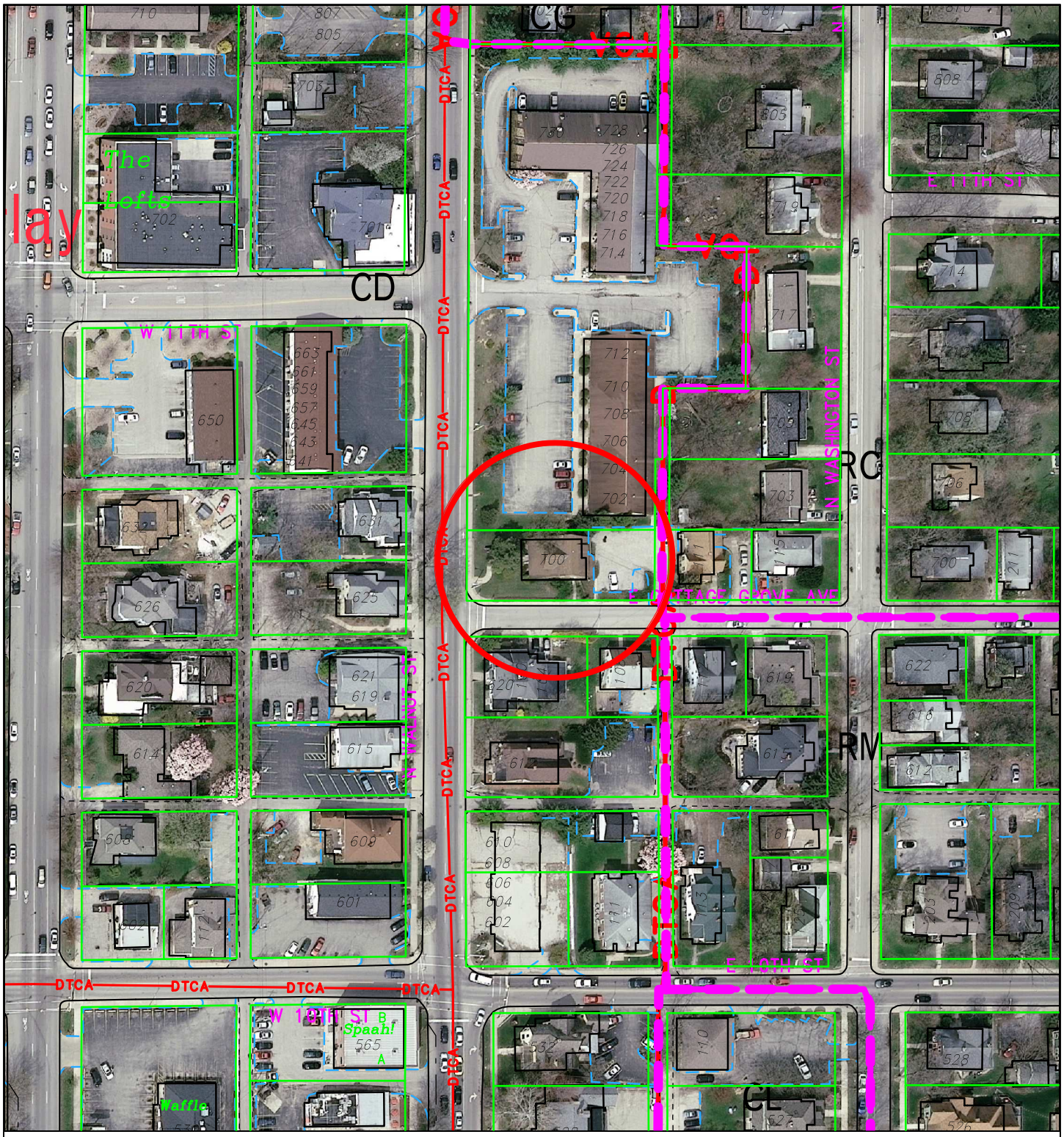
_____
REGINA MOORE, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this ____day of_____, 2012.

_____
MARK KRUZAN, 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 "700 North Walnut Street" as a historic district. The Bloomington Historic Preservation Commission sought these actions after review under the Demolition Delay Ordinance and, after a public hearing on November 29, 2011, recommended that the structure be designated historic with a rating as "notable" based upon certain historic and architectural criteria set forth in Title 8 (Historic Preservation and Protection). The Commission also imposed an interim protection order to preserve the property until the Council makes its decision. This notable property owned by Roy Burns, local grocer, illustrates an era in retail history before corporate commercial entities overwhelmed locally-owned neighborhood grocery stores. Its architecture features unusual examples of masonry materials and craft. Local designation insures that this property will be preserved in any future development plan.



Ord 12-05 – Historic Designation of 700 N. Walnut

Site and Surrounding Properties and Zoning

By: shermand

6 Feb 12

File: LP700NW

120 0 120 240 360

N

City of Bloomington

Clerk & Council

Scale: 1" = 120'

For reference only; map information NOT warranted.

MEMO

January 10, 2012
RE: Historic Designation
700 North Walnut Street

To the Common Council

Owners of the property located at 700 North Walnut Street approached the Planning Department in October in anticipation of selling the site for redevelopment as part of a larger tract including the High Point Office Park. The owners, B. Venturas LLC, Joseph Christine LLC, and Cosmo-Tech, Inc., applied for a demolition permit in order to see if they could move the house to another location thereby opening up this tract to use by a future developer. As a contributing property in the Cottage Grove Study Area, the building began demolition delay on August 5, 2011, the day after the agenda closed. The definition of demolition in the UDO follows 20.11:

"Complete or substantial removal or destruction of any discrete exterior portion of a build or structure....."

The Commission requested and Lisa Abbott Director of HAND ordered that another 30 days of delay would be required to determine the significance of the building, analyze legal issues and research the greater area involved. The Commission could not insure, by its statutory authority, that the building would be moved once the demolition permit was released.

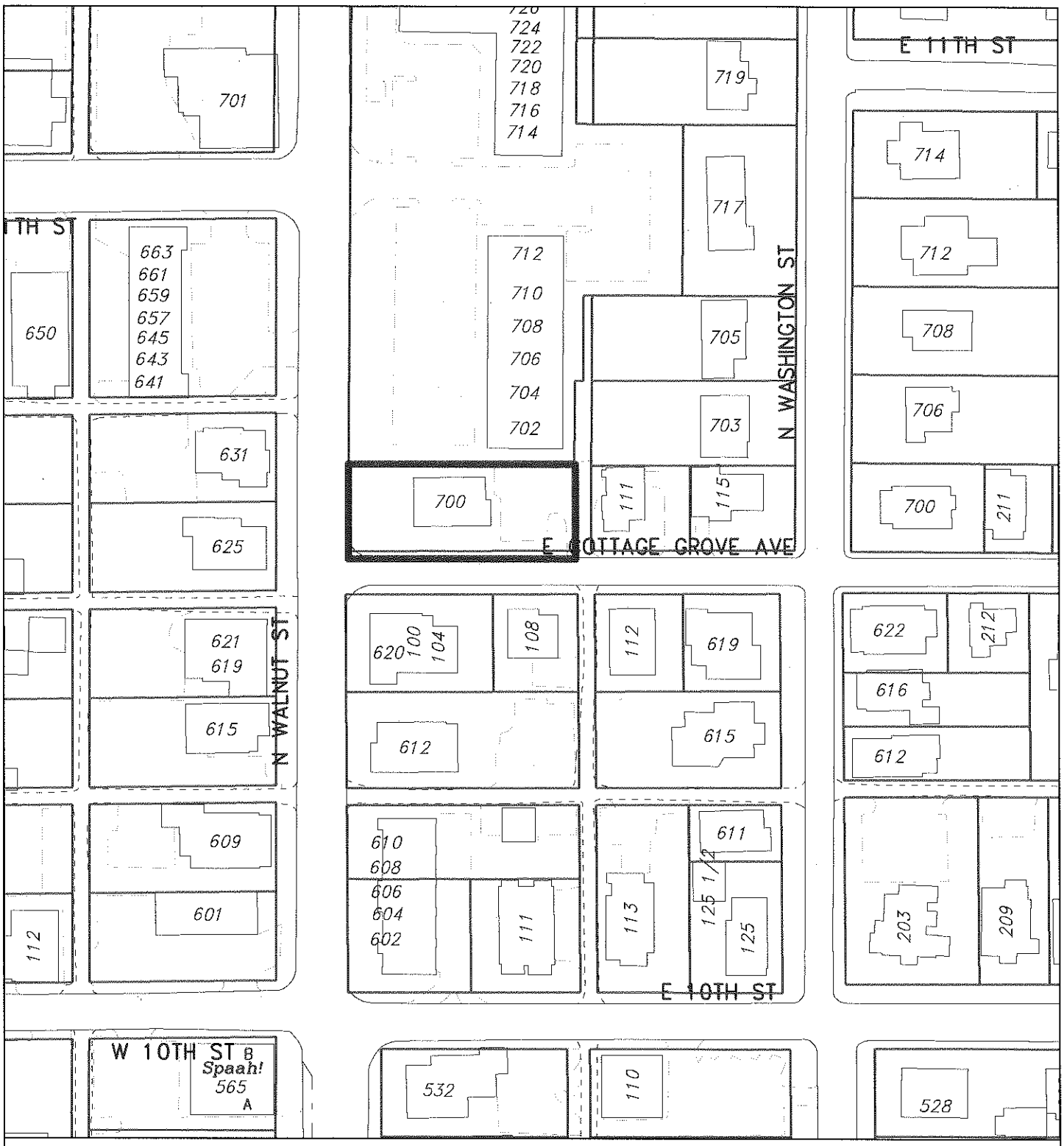
The designation hearing was legally noticed and conducted on November 29th, 2011. Staff recommended reclassification of the property from "contributing" to "notable" based upon the new research available. Interim Protection was placed on the property because the demolition delay period had lapsed, leaving it unprotected until the action of Common Council. The motion to designate passed unanimously 6-0-0.

Other issues
Several members of the High Point Residents' Association appeared at meetings during the delay period. A letter requesting consideration of a potential Historic District in this area was signed by Chris Clark and submitted at the October meeting. This request is still under advisement. New research on the individual property was deemed significant enough to warrant designation of the building as a single resource district, as is illustrated in the attached report.

Summary
At its November 29th 2011 special meeting, the Commission voted to recommend designation to Common Council on the basis of the building's historic and architectural importance. It is their purview to analyze and identify buildings that are worthy of

preservation within the City of Bloomington and by doing so invite the public to engage in a discussion about the merit of the building and its potential loss. On some occasions, the Commission's decision is not in complete agreement with the owners of the building. In this case, the owner wanted to move the building, but the Commission had no legal way to insure this action. Neighborhood residents and individual Commissioners were opposed to moving the building from its historic site, because of its significance to the Walnut Street corridor. In many ways, the argument for this case reflects the era before demolition delay, when historic buildings were threatened with removal to make way for (anticipated) new construction. In the current case, the Commission has duly analyzed the building's significance and relayed its recommendation to Common Council. The Walnut Street corridor, is the most intact historic residential corridor remaining as a major thoroughfare to downtown. The decision to recommend designation was based upon an assessment of its location and its individual significance as reflected in the following reports.

Nancy Hiestand AICP
Program Manager Historic Preservation



HD-02-11

700 North Walnut Street

Historic District Map

By: hiestann

10 Jan 12

100 0 100 200 300

N

City of Bloomington

Scale: 1" = 100'

For reference only; map information NOT warranted.

HD-02-11
700 North Walnut Street

(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) 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 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

Case Background

A permit for demolition was filed on this property and notice for demolition was made on August 5, 2011. The owner's representative explained that they were researching a possible move of the building. Over the course of the delay period. The representative offered several possible sites for relocating the house away from its Walnut Street location. The owner wishes to sell the property for development and proposes no new buildings at this time. The house on the corner was listed in the 2004 Interim Report publication. As such, its setback possibly affects the setback for the new construction. The owner also wanted to provide another access to the site besides the on possible on Walnut Street.

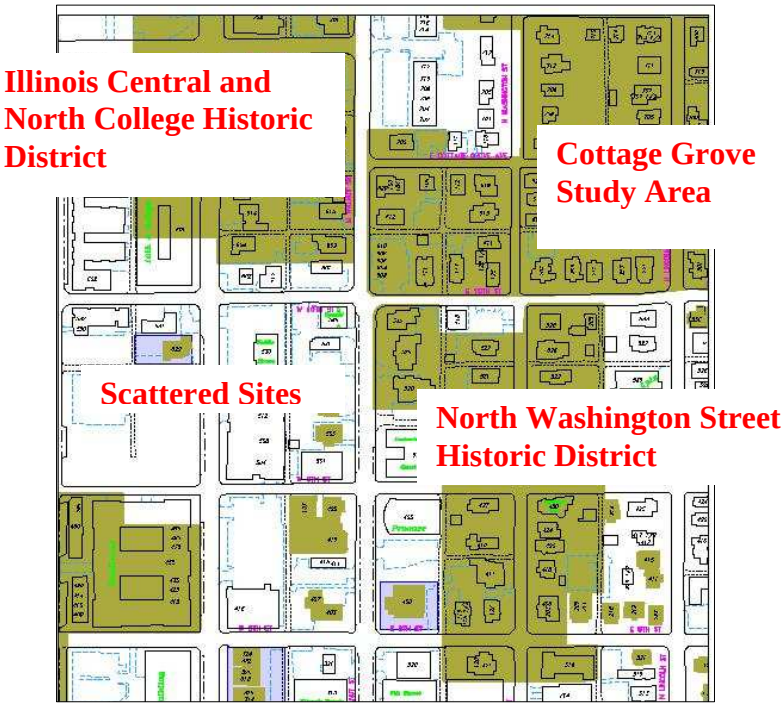
The house was identified as a "contributing" property in the Cottage Grove Historic Study Area, which is located east of Walnut and north of 10th Street. Properties on the west side of Walnut, north of 10th, are located in the Illinois Central and North College

Historic District. South of 10th Street several properties on the east side of Walnut are located in the North Washington Historic District, which is also listed in the National Register of Historic Places. South of 10th on the west side are several individual properties that are listed as scattered sites.

105-055-61063 C 700 House; **Craftsman/ Dormer Front Bungalow, c.1915**

Development History

The area was platted and subdivided in unusual ways. None of the plats crosses Walnut Street. This was probably the reason that the corridor was not identified as a unique historic corridor in the survey. Historic development along the corridor, however, was consistently residential on both sides of Walnut and were the homes of Bloomington's prominent businessmen and industrialists of the late nineteenth and early 20th centuries. In the 1920's this fabric began to break down, initially with gas stations displacing houses on corners, and larger institutional uses as in the 1938 Elks Lodge which displaced the home of Henry Gentry. A Standard Oil station, rumored to be the first in Bloomington, was located on the SE corner of 8th and Walnut. Both the Walnut Street homes of William and James Showers (the Showers Brothers) were demolished as well as the notable mansion of General Morton Hunter in 1974 on the site of the High Point Office Park now proposed for demolition. This loss of this house precipitated the historic preservation movement in Bloomington, resulting in our local ordinance in May of 1974.



In 2005 a demolition delay ordinance was passed to address the issue of further losses along these corridors (College Avenue) which continue to be under pressure for

redevelopment.

From 8th Street to the viaduct there are 23 contributing properties remaining along Walnut Street. These are properties that have some value either architectural integrity or historic significance. They vary from modest homes on the north end to many grander residences that have been successfully adapted for office use.

Notable properties in the 600 block

Contributing properties in the 800 block

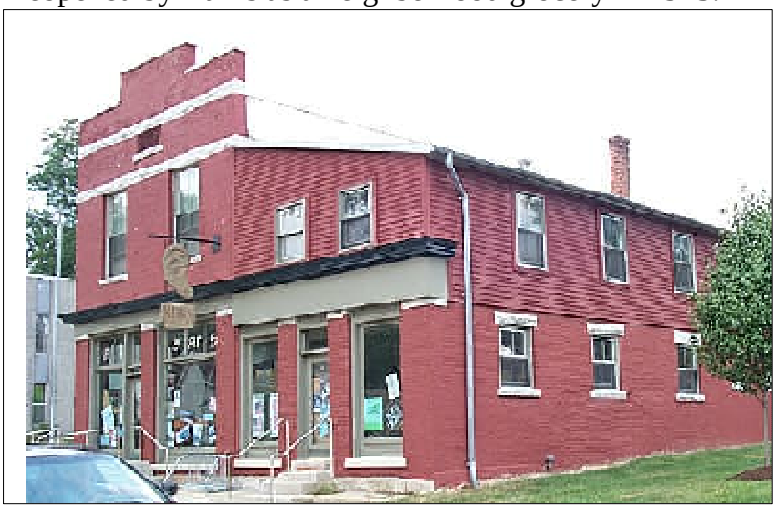
Along this corridor (400-800 blocks), surveyed properties include 2 Outstanding, 9 Notable, 9 contributing and 6 non-contributing.

This report addresses the criteria sequentially

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.

The original owner of this home was Roy Burns, a prominent local grocer. There was newspaper coverage of its construction. His family resided there from 1928-1946. Burns, a businessman in early twentieth century Bloomington, successfully developed a chain of local grocery stores in Bloomington. This was during an era of smaller square footage neighborhood groceries that succeeded the dry goods and specialty green grocers and butchers of the late nineteenth century. A good example of an early dry good store building in Bloomington is located on 10th and Grant. Although it started its life as a dry goods store, the business was reopened by Burns as a neighborhood grocery in 1915.



Burns was born in 1898 and admittedly enjoyed a Horatio Alger-like biography. As a young man he worked at the Sowders Grocery store, the building for which still stands at 4th and College Avenue. A 1981 Herald Times Article states that Burns first store was at 6th and Morton Streets which he opened at the age of 23. This store enabled the opening of his major facility at 6th and Walnut. Some reporters attribute Burns with the introduction of "wait on yourself" groceries or supermarkets in 1934, but they were not preferred by his customers , and he did not continue with the concept.

Other Burns locations included :

105 South Rogers

400 East 3rd

712 North Indiana

1101 North Walnut
1610 West 8th Street

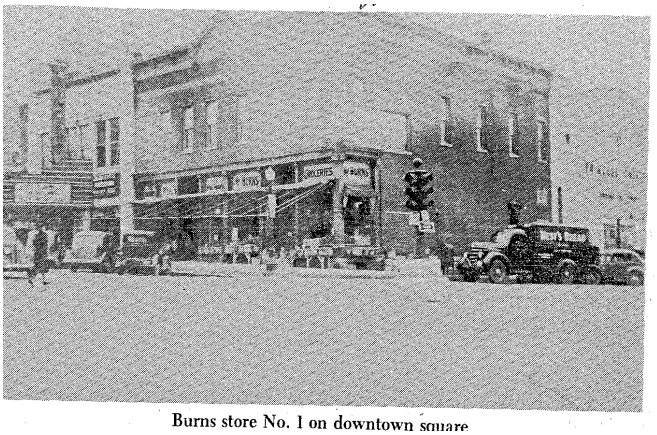
A Roy Burns Grocery on South Rogers Street in McDoel

A Roy Burns Grocery on 4th and Rogers in Prospect Hill

Burns also owned a store in Franklin, two in Columbus and two in the Indianapolis area.

c. Exemplifies the cultural, political, economic, social or historic heritage of the community or

Burns fortune's followed the national trends in retail of his era. As a young man he rode a "huckster" wagon and served farmers in areas around the county. For this he was rewarded with dinners and fresh produce. Drygoods, vegetable and fruit stands and butcher shops were closing to make way for 'groceries' that consolidated the purchase of food in one location. Burns' flag ship store was in the Odd Fellows Building on North Walnut (Walnut and 6th). At the time Joe Natale was still selling fruit across the Street, in the Old Betty Jean building. This was era transitioned between the full service dry goods stores that was familiar in the 19th century in which consumers waited for goods to be packaged by clerks behind counters, which required far smaller store space to 20th century retail concepts. When the self service era of individually packaged goods arrived, the floor space for groceries were enlarged, but they were still small enough to be comfortably accommodated in residential neighborhoods. Roy Burns was part of the transition to "super markets" during a time when up to 50 grocery stores were operating in Bloomington neighborhoods. These small stores were gradually replaced by the big retailers like Atlantic and Pacific Tea Company. Roy Burns, whose chain included up to 14 stores in his heyday, wisely retreated into the wholesale business in which he continued until 1948.

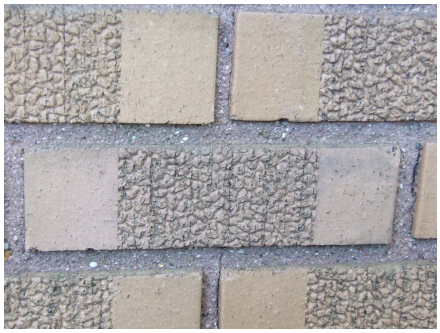


Burns store No. 1 on downtown square

Architecture

a. Embodies the distinguishing characteristics of an architectural or engineering type: or

The house is a brick dormer front bungalow with limestone detailing. Although its scale and placement on the lot are significant to the corridor, it is more notable for its materials than its general design. Tapestry brick work is unusual in Bloomington but several examples remain which are identified below. On each individual brick, the stretcher is pebbled in the center and smooth at either end. The tinted mortar is dark rose in color.



The brick work is identical to treatments on a house located on 1206 E. Wylie Street and the commercial building at 1300 South Walnut. There are perhaps 5 more examples in town. The house on Walnut is wrapped in stretcher courses with decorative belts of soldier course patterning. There is also interesting brick work wrapping the porch arches and in the shouldered chimney design.

e. Contains any architectural style, detail, or other element in danger of being lost; or

Residential buildings along the Walnut Street and College Avenue corridors are still threatened by development pressure. If one analyzes the sequence of events on South College, where there are literally a handful of houses left from what was the principal neighborhood of faculty residences for the original Seminary, one can observe how resources can be lost and nothing equivalent replacing them for decades. The two corridors in the 600 block on North Walnut and College in 1927 contained the homes of Frank Mathews, A. K. Helton, J.H. Huntington, Charles Bollenbacher, Earl Wylie, Charles Barnhill, John Wylie, Charles Matthews and Nate Hill.

g. Exemplifies the built environment in an era of history characterized by a distinct architectural style.

The house is an excellent example of Craftsman style bungalow with very good integrity. The most serious alteration on the house is on the rear elevation. At some point, a low shed roof that may have contained a long ribbon window was enclosed. Because the house is brick, it easy to ascertain that everything around the first floor footprint is original material. Other details of interest include a stone wall and stone steps with brick rails approaching the front porch. The embankment wall which surrounds the property on two sides, lacks integrity. The wall along

Walnut is later poured cement and the side wall switches from dressed to rock-faced ashlar.

The windows are double hung and casement style with true divided lights in a rarer pattern that is associated with both Arts and Crafts and Prairie style architecture. These windows are visible in the photograph to the left. They are obscured at most locations by tinted mirror glass storms. With a few exceptions the original windows are in place in the entire building at this time.

In addition to the unusual brick patterning, the house has limestone detailing on the window lintels and sills. It also has a limestone water table (a belt course around the sill plate.)

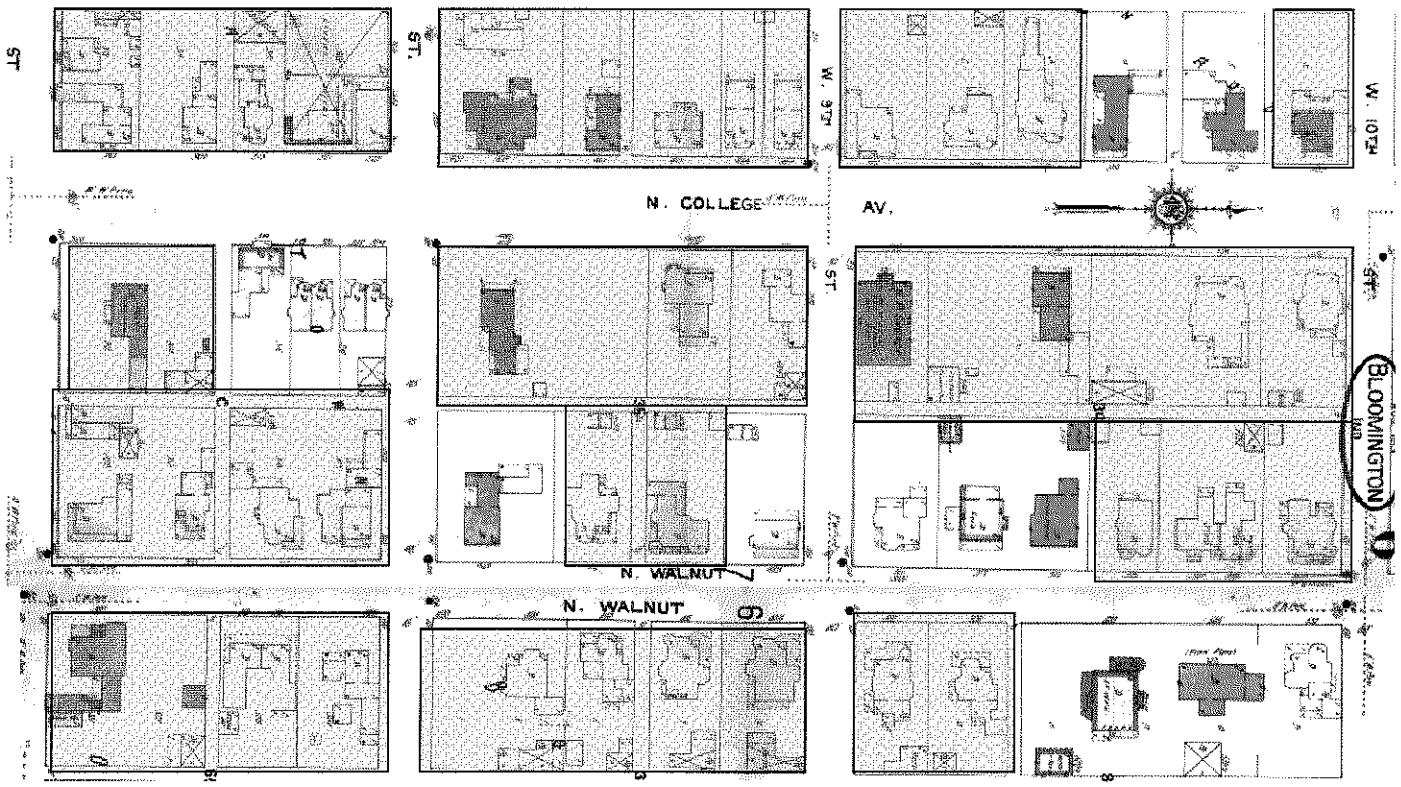
In terms of the carpentry details, there are 8 blind or closed knee brackets beneath the eaves along either gable end. The verges are notched, a style which is seen on many Arts and Crafts homes in Bloomington.

Staff recommends approval with a classification of “Notable.”

Staff also recommends interim protection be placed upon the properties until the final action of Common Council and the Mayor.

Architectural

e. Contains any architectural style, detail, or other element in danger of being lost; or



Using the 1913 Sanborn map as a background, the color block areas of this map illustrate what has been lost along this residential corridor south of 10th Street

800 Block (East Side)

505 North Walnut

517 North Walnut

600 Block North Walnut

400 block

February 9, 2012

City of Bloomington Common Council
Showers City Hall
401 N. Morton Street
Bloomington, IN 47404

RE: 700 N. Walnut Street
Bloomington, IN

Dear Council Members,

On behalf of the Bomba family, we respectfully request that the Common Council not designate the structure at 700 N. Walnut as historic and allow us to move it to a residential neighborhood. The property is now owned by entities controlled by the Bomba Family. We do not believe this house is historic but it is a unique structure that we should preserve within the neighborhood. We don't want to see the structure destroyed rather restored to a single family home. The Bomba family has a long history in Bloomington and we are committed to Bloomington and making our community the best it can be. We are committed to relocating this home and returning it to a single family dwelling for rent or for sale.

The structure, located at 700 N. Walnut, on the corner of Cottage Grove and Walnut, is a fine structure and is representative of early 1900 construction. The dwelling has been used for several years as a home for business, however, recently it has been more difficult to find tenants to use this structure as it is not conducive to new technology. It is our intention to relocate this structure within the adjacent residential neighborhood. By relocating this structure within the area, it will continue to contribute to the residential fabric of the area.

The property which includes the dwelling on the corner and the adjacent High Point development is approximately 1.91 acres on the east side of Walnut Street at the intersection with 11th Street, just north of Cottage Grove. The High Point development is a 1980's era development with large parking lots in front and single story office structures, not consistent with the design standards of today.

It has been argued that the High Point property can be redeveloped with this home remaining. While this is physically possible, it is our belief that the quality of the overall development and the streetscape along this corridor will suffer. If this home remains, the setback of new development will be increased under current zoning regulations (in contrast to the goals of the downtown plan), while the density and intensity of use will not be reduced, forcing the development into the core residential neighborhood to the east.

This structure located at 700 N. Walnut is located approximately 40 feet back from the right of way of Walnut Street, while the UDO would call for development to be on the street, thus creating conflict in the development standards for any new development. Large setbacks are not appropriate for corridors such as College and Walnut Streets; such setbacks are appropriate for residential subdivisions where

there are large lots. The Historic Districts of Bloomington typically don't have residential or commercial structures with setbacks of this depth. The Downtown Plan calls for new developments in this area to include a more defined street edge, and this is difficult to do with this type of setback.

The purpose of the Growth Policies Plan the Downtown Plan and the Unified Development Ordinance is to shape the future development of the community. These documents speak to aspects of compact urban form, building forward design and preservation when appropriate. We contend that this is the appropriate place for just such redevelopment. We believe that while preservation is important that in this case the quality of the redevelopment of the High Point property outweighs the need for maintaining the structure in question at this location. Furthermore, we believe that this structure can be relocated within the neighborhood and still preserved and returned to its original residential use.

In an effort to save the home and relocate it within the nearby neighborhood(s), we actively engaged stakeholders and Travis Vencel to find a suitable site. We were able to identify at least five vacant residential lots, which were capable of supporting the home if it were relocated. We worked with the city staff (HAND and Planning) to evaluate these sites and we concluded that three were appropriate. Each of these lots was once improved with a single family dwelling but now serve as an asphalt parking lot (a legal non-conforming use). By relocating this structure to any of these sites, we not only preserve the dwelling but also preserve the fabric of the respective block(s) by restoring a home on what is now an asphalt parking lot. This property is listed as a contributing structure in the Interim Report, which simply means "being pre-1955, but not important enough to stand on their own as individually outstanding or notable." The historic preservation commission studied this property for nearly six months before they offered interim protection and recommended designation.

We believe we can bring forward a plan that supports the goals of the GPP, Downtown plan and UDO for redeveloping the 2 acres on Walnut once we have relocated the home to a nearby lot within the adjacent neighborhoods. Again, we respectfully ask that the Common Council not designate the structure at 700 N. Walnut as historic and allow us to relocate the home within the neighborhood.

Sincerely,

Chris Bomba
Family representative for B.venturas LLC, Joseph Christine LLC, and Cosmo Tech LLC

621 N. Walnut Street
Bloomington, IN 47404
345-0272 Cell
824-3004 Home
cbomba@hilliard.com

ec: Travis Vencel

October 6, 2011

Dear Historic Preservation Commission Members,

High Point Residents' Association supports the City of Bloomington's consideration of the Walnut Street, Washington and Lincoln Street corridors being designated a historic district.

Of immediate concern, is the possible demolition of the historic house at 700 N. Walnut Street. We believe this house is a significant structure on the Walnut Street corridor and should be preserved. It is also a valuable part of the fabric of our neighborhood.

Thank you,

Chris Clark

Chris Clark
President – High Point Residents' Association