



City of Bloomington Common Council

Legislative Packet

Containing legislation and materials related to:

Tuesday, 01 October 2024

Regular Session at 6:30pm



CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:
REGULAR SESSION
TUESDAY | 6:30 PM
1 October 2024

*Council Chambers (#115), Showers Building, 401 N. Morton Street
The meeting may also be accessed at the following link:*

<https://bloomington.zoom.us/j/85081865702?pwd=ROWQgcqfCfUoSvqys2owWL83WE4TXZ.1>

1. **ROLL CALL**
2. **AGENDA SUMMATION**
3. **APPROVAL OF MINUTES**
 - A. March 27, 2024 – Regular Session
 - B. September 25, 2024 – Special Session
4. **REPORTS** *(A maximum of twenty minutes is set aside for each part of this section).*
 - A. Councilmembers
 - B. The Mayor and City Offices
 - a. Report from Jeff Jackson, Transportation Demand Manager, Economic & Sustainable Development, on Micro-Mobility
 - C. Council Committees
 - D. Public*
5. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
6. **COUNCIL DEBRIEF FROM CONSENSUS-BUILDING ACTIVITIES**
(Addition of this item pending majority vote pursuant to BMC 2.04.380)
7. **LEGISLATION FOR FIRST READINGS**
 - A. Appropriation Ordinance 2024-08 – To Additionally Appropriate From the Clerk’s Office General Fund for Personnel Expenditures

(over-->)

*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods, but not both. Speakers are allowed up to three minutes.

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: 27 September 2024

8. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS

- A. Appropriation Ordinance 2024-03 – To Additionally Appropriate From the Public Works General Fund for Personnel Expenditures

- B. Ordinance 2024-18 – To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District – Re: Green Acres Conservation District (Green Acres Historic Designation Committee, Petitioner)

9. ADDITIONAL PUBLIC COMMENT *

(A maximum of twenty-five minutes is set aside for this section).

10. COUNCIL SCHEDULE

11. ADJOURNMENT

*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods, but not both. Speakers are allowed up to three minutes.

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Posted: 27 September 2024



**City of Bloomington
Office of the City Clerk**

Minutes for Approval

27 March 2024

25 September 2024

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Wednesday, March 27, 2024 at 6:30pm, Council President Isabel Piedmont-Smith presided over a Regular Session of the Common Council.

COMMON COUNCIL
REGULAR SESSION
March 27, 2024

Councilmembers present: Isak Nti Asare, Courtney Daily, Matt Flaherty, Isabel Piedmont-Smith, Dave Rollo, Andy Ruff, Hopi Stosberg, Sydney Zulich
Councilmembers present via Zoom: Kate Rosenbarger
Councilmembers absent: none

ROLL CALL [6:31pm]

Council President Isabel Piedmont-Smith gave a land and labor acknowledgment and summarized the agenda.

AGENDA SUMMATION [6:32pm]

Stosberg moved and Ruff seconded to suspend the rules to consider the minutes for approval. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

APPROVAL OF MINUTES [6:35pm]

February 20, 2002 (Regular Session)
April 16, 2008 (Regular Session)
September 17, 2008 (Regular Session)
November 5, 2008 (Regular Session)

Stosberg moved and Ruff seconded to approve the minutes of February 20, 2002, April 16, 2008, September 17, 2008, and November 5, 2008. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Flaherty appreciated the safety improvements on 3rd Street near Indiana University (IU), especially for bicycles.

REPORTS

- COUNCIL MEMBERS [6:37pm]

Ruff spoke about council's ability to pass resolutions that were beyond the scope of the city. The city had a long history of passing advocacy resolutions such as undocumented immigrant matters, supporting marriage equality, expansion of Medicaid, opposing construction of a new terrain I69 interstate, not invading Iraq, support for employee free choice act, support for Planned Parenthood, opposing the privatization of Social Security, and asking congressional delegation to work towards single-payer universal healthcare. Legislation was developed in partnership with community members and organizations. Another example addressed the concerns of the federal government closing Crane Naval Base in 2008, via Base Realignment and Closing. He stressed the importance of council taking action through resolutions for items that were larger than just Bloomington.

Rosenbarger read an excerpt from a New York Times article regarding affordable housing. It highlighted the housing crisis due to high costs, for both renting and owning, and households spending up to more than half of their income on housing. The article listed various solutions like plexes, smaller lots, accessory dwelling units, and more in both Republican and Democratic states. Much of the hindrance for additional, and more affordable housing rested with local governments who regulated zoning laws.

Piedmont-Smith commented that she and Rollo were cosponsoring a resolution calling for humanitarian aid for Gaza.

Leslie Davis, Chair of the Council for Community Accessibility (CCA), gave a brief history of the advisory organization that worked to ensure that people with disabilities were included in the decision making process in the city. She gave examples of their advocacy. She referenced the CCA 2023 Annual Report. About 25% of individuals had a disability, whether visible or not, that impacted one or more major life activities. She urged council to include people with

- The MAYOR AND CITY OFFICES [6:51pm]

disabilities in policies within the city including transportation, housing, disaster preparedness, and more. Bloomington could be a more accessible and inclusive city.

- The MAYOR AND CITY OFFICES (cont'd)

Karin Willison, CCA member, Co-President of Mobility Aids Lending Library (MALL), spoke about the complications with obtaining necessary mobility equipment. MALL worked to ensure individuals had the needed mobility equipment. There were free canes, walkers, crutches, and rollators. One could also obtain wheel chairs, power wheel chairs, mobility scooters, shower chairs, and more. There was no due date for returning the equipment. She provided examples of MALL assisting residents. She encouraged those who had equipment that they no longer needed to donate the equipment to MALL.

Deborah Myerson, chair of the Transportation and Mobility Committee, CCA, discussed accessibility, transportation equity, and transportation and mobility principles. She spoke about her experience in navigating the city with her son who had special needs. The transportation and mobility principles were designed to enhance greater involvement of people with disabilities in discussions regarding transportation. The principles included involving people with disabilities in decision making, developing equitable access, providing safe and functional mobility, and ensuring accountability. She urged elected officials to include individuals with disabilities.

Stosberg asked about sidewalks that were inaccessible, and some that were designated as historical and could not be changed. She asked about plans to make them more accessible for all individuals.

Council questions:

Myerson responded that she knew of some sidewalks but was not aware of any plans and would like to learn more about it.

Piedmont-Smith asked about trash and recycling bins blocking sidewalks and if there were ideas on addressing that issue.

Michael Shermis, staff liaison for the CCA, Human Rights Director, and Americans with Disability Act (ADA) Coordinator, stated that there had been discussions but nothing had been finalized.

Rosenbarger said that she had met with Adam Wason, Director of Public Works, regarding the problematic sidewalk on South Dunn. There was an offer to move it to the History Museum, but the Historic Preservation Commission (HPC) opposed the offer. She planned to bring forward legislation to un-designate that sidewalk to make it accessible. She asked if CCA was consulted on the proposed historic designation of Lower Cascades Park.

Shermis stated they were not.

There were no reports from council committees.

- COUNCIL COMMITTEES [7:07pm]

Piedmont-Smith extended the period for public comment to 45 minutes with no objections from the council.

- PUBLIC [7:08pm]

Bob Arnove noted his Jewish heritage and spoke in favor of social justice and peace. He supported an immediate and complete cease fire in Gaza as well as exchange of hostages.

Kay Weinberg discussed the difference between anti-Semitism and anti-Zionism. He talked about historical racism in the United States.

David Maenner, Chair of the Commission on Sustainability, said that the commission was having trouble with quorum. He urged council to prioritize appointments and improve the process.

- PUBLIC (*cont'd*)

Lisa Miller Maldi said it was a peace action to join the Gaza cease fire pilgrimage, which was an international effort of walking for twenty five miles, the length of Gaza. She believed it was important for Christians to speak against the war against Palestine.

Souheil Haddad appreciated the land and labor acknowledgement. He discussed the need to call for a cease fire in Gaza.

Nate Johnson, Trinity Episcopal Church's Commission for Compassion, Peace, and Reconciliation, spoke in favor of an immediate and permanent cease fire in Gaza. He noted the importance of not singling one entity out because it was divisive.

Aneps Azzouni was a Palestinian American and urged council to pass the resolution for an immediate and permanent cease fire in Gaza. He noted his experience as a child in Gaza during wartime.

Beverly Stoeltje, Citizen for a Just Peace in Palestine Israel, spoke in favor of a permanent and immediate cease fire. She discussed the need for just peace and the groups' efforts and partnerships.

Anna Greene urged council to support a resolution for a permanent and immediate cease fire. She called for the end of US funding for weapons that maintained the war, and the restoration of funding of United Nations Relief and Works Agency (UNRWA).

David Szonys urged council to include a clause asking that Hamas give up political and military power in Gaza. He gave examples of Hamas's terrorist actions.

Rachid Maldi was born in Algeria during wartime. He supported the cease fire and provided reasons why.

Bryce Greene discussed the need to stop providing weapons and for a cease fire.

Jamie Sholl commented on the meeting for the greenway in Barclay Gardens. She said the meeting had not been properly organized with many neighbors not knowing about the meeting. She spoke against the greenway.

Susan Seizer was a member of the Council on Community Accessibility (CCA) and co-President of the Mobility Aids Lending Library (MALL). She referenced an email thanking MALL for their assistance. She expressed severe concern for the people in Gaza and urged council to support an immediate cease fire.

Noah Stothman stated that a cease fire resolution was not what council should be focusing on. He spoke against the tragedy but did not support the resolution.

Aidan Khamis said he was Palestinian and that despite the war being far away it was extremely violent. He discussed the atrocities occurring there being a plausible genocide, bombardment of hospitals, systemic sexual violence against Palestinians, occupation and colonialism. He called for an end to armament from the US, starvation of children, and for a cease fire.

Kaitlyn Henderson spoke in favor of a cease fire and said it was important for cities to pass resolutions in support.

- PUBLIC (cont'd)

John Linnemeier discussed his experience in other countries during wartime.

Bilal Mozaffar commented on the number of people killed in Palestine and other violence during the attack by Israel. He called for a permanent cease fire, though the legislation did not address the West Bank and decades of illegal occupation.

Sabina Ali urged council to pass an immediate and permanent cease fire resolution. It needed to include funding for UNWRA. She was Jewish and not all Jewish people supported Zionism. She spoke about the well documented, violent occupation of Palestine. She noted the connection to land through council's land and labor acknowledgement.

Hana Vargas spoke as a Taíno, Chicana, Indigenous person. She noted being on Miami land and spoke about the occupation of Puerto Rico by the US for one hundred and twenty five years, similar to what was occurring in Palestine. She explained that native lands still belonged to native peoples and Palestinian people had rights.

Piedmont-Smith extended the period for public comment for 10 minutes with no objections from the council.

Carl Weinberg read from Hamas's founding covenant which included anti-Semitic language. He urged council keep the word "Hamas" in any resolution pertaining to a cease fire because Hamas provoked a military response from Israel and was responsible for the death and destruction in Gaza.

Allison Strang spoke about her experience visiting the West Bank in Israel, in 2003, and with six city residents, to witness what life under Israeli occupation was like. They met with Israeli nonprofits working to end the occupation and build cultural bridges, and Palestinian organizations working to maintain some sense of order for displaced people. There were checkpoints and other restrictions for Palestinians, as well as further displacement of people and land.

Nejla Routsong, Community Advisory on Public Safety (CAPS) commission, read a letter from the commission to council which connected safety in the city with safety in Gaza. She specified the US made weapons and gave examples of connections to the region.

Kamala Brown-Sparks, CAPS, finished reading the letter from the commission. The letter urged council to support an immediate and permanent cease fire.

Piedmont-Smith moved and Stosberg seconded that Daily be appointed to the Metropolitan Planning Organization. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

APPOINTMENTS TO BOARDS AND COMMISSIONS [8:06pm]

LEGISLATION FOR SECOND
READING AND RESOLUTIONS
[8:07pm]

Stosberg moved and Ruff seconded that Ordinance 2024-02 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Clerk Nicole Bolden read the legislation by title and synopsis.

Stosberg moved and Ruff seconded to adopt Ordinance 2024-02.

Ordinance 2024-02 - To Amend Title 8 of the Bloomington Municipal Code, Entitled "Historic Preservation and Protection" to Establish a Historic District – Re: Lower Cascades Park (Bloomington Historic Preservation Commission, Petitioner) [8:07pm]

Noah Sandweiss, Historic Preservation Program Manager, presented the legislation and gave a history of Cascades Park. He described the Lower Cascades Park area, the historic and architectural criteria, and referenced language in the national registry nomination. He noted contributing and non-contributing features, as well as James Coffman’s thesis titled, “Cascades Park; a preservation and recreation development plan, Bloomington, Indiana.” Cascades Park exemplified the cultural, political, economic, social, and historic heritage of the community.

Stosberg asked if the Parks Department had been involved.

Sandweiss said there had been communication throughout the process involving boundaries and impacts on Parks resources.

Stosberg asked if staff had been aware of the historic features within Cascades Park since Parks had been maintaining the area.

Tim Street, Director of Parks and Recreation department, said yes and measures were taken regarding care and maintenance.

Stosberg asked if Parks had any plans in place that might substantially threaten or affect the historic features within the park.

Street said there were no plans that threatened the contributing features. There were areas where the creek had degraded the limestone walls which needed to be addressed. Other factors included erosion, heavy rainfall, and climate crisis. He said that staff recognized the importance of Cascades Park as the oldest park.

Stosberg asked what additional processes might be in place if the legislation passed.

Street said it would be a departmental collaboration with Utilities and Public Works and gave examples. Some additional coordination with the Historic Preservation Commission (HPC) too.

Daily asked how a designation would affect the public’s interaction with the park, like a road closure.

Sandweiss said it would impact construction or alteration of structures in the park. There might need to be Certificate of Appropriate (COA) and more.

Asare noted that historical designation was a policy tool and asked what the intended outcome was.

Sandweiss said there were no plans that would affect the historic resources in the park. Future administrations might have different plans. The HPC was hoping to promote usage and protection of the park.

Asare asked what resources would be needed to bring awareness to the park, and if there were other examples of park designations.

Sandweiss stated that Seminary Square was designated. He noted the various concerns of residents like use of the road.

Council questions:

Rosenbarger asked if the HPC had consulted the CCA about accessibility.

Council questions:

Sandweiss clarified that he had only recently began working for the city, so he did not know specifics about prior conversations, though there had been discussions about accessibility. He noted that in historic conservation policy, it was understood that ADA compliance took prioritization, as best as possible.

Rosenbarger stated that the CCA had not been contacted. She said that the current picnic tables were not accessible and asked if they would remain that way.

Sandweiss said there could be new picnic tables, or a paved path. If the legislation passed, then any new paved paths would go through the COA process.

Ruff asked if there was an expedited process for the COA if a tornado caused a lot of destruction in the park.

Sandweiss explained that if something was going to be replaced with the same design, then a COA process was not necessary. The city could take action if there were safety concerns.

Ruff asked Parks staff had any concerns.

Street said no, the proposal was in alignment with how staff would maintain the park and its structures, et cetera.

Flaherty referenced code and highlighted that it did not apply appropriately to a park. He asked if any new paving in the park would have to go through the COA process.

Margie Rice, Corporation Counsel, said not everything would have to go through that process. She gave examples.

Flaherty was concerned that hypothetically, a multiuse path that did not affect historical features would trigger a COA.

Rice anticipated that a multiuse path could be built near a historical structure, which might require a COA.

Flaherty asked if the HPC's decision was final or if there was an appeals process.

Rice referenced state code stating that a final decision could be appealed subject to judicial review.

There was additional discussion on when the COA process could be triggered.

Rollo asked if the designation could be used for grant applications.

Sandweiss said the national registry could, but was not sure about the local designation.

Piedmont-Smith asked why the designation was necessary.

Rice believed the intention was to protect the structures. It was an added layer of protection.

Sandweiss said it was a local designation and agreed that local code used language more applicable to buildings and not a park.

Stosberg asked Street if staff was clear on what would trigger the COA process.

Street said yes, and staff was already using that process for the Banneker Center, and would rely on the list of contributing features.

Stosberg asked if the softball field was included in the proposal.

Street said staff would continue to maintain the park and would rely on the contributing features, and collaborate with the HPC and other staff as needed.

Stosberg referenced code stating that any change to an exterior appearance had to be approved and asked for clarification.

Sandweiss clarified that it would depend on the change, and gave examples.

Stosberg expressed concern with the ambiguity of the proposal. Rice clarified code addressing change to an exterior appearance and gave examples.

Ordinance 2024-02 (cont'd)

Council questions:

Asare asked if staff supported the proposal and its validity.

Street said staff valued the historical parts of the park and was not opposed to the designation. If the legislation passed then staff would adjust maintenance accordingly.

Flaherty asked about the pedestrian bridges and ADA compliance.

Sandweiss said the bridges were included based on the national registry application which had broader categorization. Changes to the bridges would require a COA. However, city code called for addressing safety and accessibility.

Rice said the city carefully balanced accessibility with the need to protect historic structures. Staff took ADA compliance seriously.

Piedmont-Smith asked if the boundaries were the same for the national registry and local designation.

Sandweiss said the national designation boundaries were larger.

Rice noted that the legal definition included parcel numbers.

Street clarified that the local boundary only included Lower Cascades.

Sandweiss explained how the maps were drafted and the timeline.

Carol Canfield spoke in favor of the designation.

Public comment:

Kathy Koontz gave reasons of support for the legislation and opening the road through the park.

Maxwell Sturbaum supported the legislation.

[Unknown] urged council to vote in favor of the designation.

Richard Lewis spoke in favor of the historic designation.

Paul Kern supported protecting the park.

Greg Alexander noted that the road and parking lots were not included as contributing. The issue pertained to traffic. There was still not a foot path to Bloomington High School North (BHSN). He commented on inequities and problems with historic preservation.

Chris Sturbaum gave reasons in support of protecting the park and said that the road through Cascades Park was historic. He noted the history of protecting parks in the city.

Karen Duffy was a council appointed, non-voting member on the HPC. The HPC unanimously voted to approve the proposal. She gave examples of protecting parks, and more, around the nation.

Patrick Murray spoke in favor of giving Lower Cascades park historic designation and gave reasons why.

Glenda Murray supported the legislation in order to protect the depression era structures. It needed additional protections.

Jan Sorby said it was important to designate the park as historic and protect its structures for the next generation. She stated that T.C. Steele had painted in the Lower Cascades park.

Jami Sholl commented in favor of the historic designation of the park and keeping the road open.

Ordinance 2024-02 (cont'd)

Duncan Campbell was a council appointed, non-voting member of the HPC and historic preservation consultant. He pointed out the hundreds of structures in the city that were protected.

Public comment:

Stosberg asked about the difference between the local and national designations, and noted that the grant opportunities came with the national registry and not the local designation.

Council comments:

Sandweiss explained the differences and highlighted the key point that any significant changes to structures would have to go through the demolition delay process. It would go through the HPC.

Stosberg understood that if the national registry listed the park, any large changes would have to go through a public process.

Sandweiss confirmed that was correct. He also could not think of any local grant funding that would apply to the park.

Piedmont-Smith asked if the park did not get the national historic designation, but was eligible for it, any significant changes would have to go under review.

Sandweiss said yes; demolition delay.

Piedmont-Smith asked if there would be a guideline committee for the structures in the park, and for Seminary Square.

Sandweiss stated that he would need to check the legal aspects because those committees were typically resident driven.

Duncan Campbell said the national designation was done by the National Park Service by way of a state. He gave examples of what could and could not be done to those structures.

Stosberg asked for clarification on the process any significant changes would have to go through.

Sandweiss explained that any significant changes to, or demolition of a property that was on the registry or was eligible to be, would have to go through demolition delay.

Rosenbarger did not support the ordinance primarily due to the lack of engagement with accessibility advocates and its flawed process. Some of the structures were not accessible. She commented on the non-contributing features. She referenced the city survey with many supporting the closure of the road. She did not understand why only two of the three shelter houses were included in the proposed area. She understood that individual structures could be designated as historic. She gave examples of the HPC's actions in the city.

Flaherty would not support the legislation because it was not needed. There was no risk of significant changes to the park or the way it was maintained. He noted that the HPC only looked at the history of a property, and not things like equity and accessibility. The Transportation Plan called for a multiuse path that provided a safe route to places like BHSN. He took the city's goals seriously. He noted that the road closure had been well received.

Asare thanked everyone for the discussion. He appreciated Cascades park and understood resident's concerns regarding the road closure. He agreed that a local historic designation was not the best tool to accomplish the intended goal. He would not support the legislation. It was important to consider other policy tools.

Stosberg said that she loved Cascades park and talked about her experience there. She appreciated that the national registry

nomination was being pursued. She noted her experience as an Outdoor Recreation Coordinator in a parks department where she spent a lot of time in parks. She recognized the city’s Parks department who had maintained the park and its structures properly. She believed any significant changes in the future to the park would be reviewed properly. She would not support the legislation because it added an unnecessary layer of protection.

Ordinance 2024-02 (cont’d)

Council comment:

Rollo appreciated the HPC for their work with protecting structures around the city. He referenced the book, “Bloomington Then and Now.” He believed that Cascades park was in danger and needed to be protected and gave reasons why. He did not believe that the HPC would hoard control over changes to the park if the legislation passed. He would vote yes for the legislation.

Ruff had worked with three administrations during his time on council. He said that Legal and Parks staff stated they did not take issue with the legislation. He would support the legislation. He commented on his experience in the park as a child. It was absurd to assume that former council member Chris Sturbaum had enriched himself through the HPC and his work restoring homes.

The motion to adopt Ordinance 2024-02 received a roll call vote of Ayes: 3 (Daily, Rollo, Ruff), Nays: 6 (Asare, Flaherty, Piedmont-Smith, Rosenbarger, Stosberg, Zulich), Abstain: 0. FAILED

Vote to adopt Ordinance 2024-02 [10:17pm]

Piedmont-Smith called a two (2) minute recess.

Recess [10:20pm]

Stosberg moved and Piedmont-Smith seconded that Resolution 2024-06 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Resolution 2024-06 – Requesting the Food and Beverage Tax Advisory Commission to Make a Recommendation for Expenditure of Food And Beverage Tax Revenues [10:22pm]

Stosberg moved and Zulich seconded to adopt Resolution 2024-06.

Stephen Lucas, Council Attorney, noted that the legislation was a step required by state code.

Jeff Underwood, Capital Improvement Board (CIB) Controller and Assistant Treasurer, presented the initial budget for 2024 that was part of the approved 2024 budget. He explained the fees and noted that further along in the process, additional funds may be required. In that case, the request would come before council.

There were no council questions.

Council questions:

There was no public comment.

Public comment:

Flaherty mentioned the history of the Food and Beverage tax and the expansion of the Convention Center. It was important for council to engage in a more structured way with the CIB. He would not support connecting buildings to fossil fuels or a public subsidy for a hotel or a parking garage. That would have an impact on the design of the expansion and needed to be considered. There were more pressing issues to address in the city. He commented on the proposed new jail and its location.

Council comments:

Rosenbarger concurred with Flaherty and said she did not support an expansion of the Convention Center without having more information. She hoped to have a work session on the topic. However, she would vote in favor of the legislation.

The motion to adopt Resolution 2024-06 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Vote to adopt Resolution 2024-06 [10:32pm]

Stosberg moved and Ruff seconded that Resolution 2024-04 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Resolution 2024-04 - A Resolution Opposing the LEAP Pipeline Water Diversion Project [10:32pm]

Stosberg moved and Ruff seconded to adopt Resolution 2024-04.

Ruff briefly summarized the legislation which expressed opposition to the LEAP project.

Rollo spoke about the impact of diverting a large amount of water, as proposed on the LEAP project.

Stosberg moved and Ruff seconded to adopt Amendment 01 to Resolution 2024-04. Stosberg presented Amendment 01.

Amendment 01 to Resolution 2024-04

Amendment 01 Synopsis: This amendment inserts two additional Whereas clauses to highlight the issue of water resource management within the State, as well as adds a new Section 2 to encourage the Indiana General Assembly establish a state-wide comprehensive water management plan.

Ruff asked for feedback from the Citizens Action Coalition (CAC), who were in attendance.

Council questions:

Dave Askins, B Square Bulletin, commented on adding "to" to the amendment.

Public comment:

Steve Volan supported the amendment and believed it was a missing piece of the legislation. He supported a water management plan.

Piedmont-Smith asked for feedback from the CAC.

Kerwin Olson stated that CAC supported Amendment 01.

Council comments:

Stosberg moved and Flaherty seconded to amend Amendment 01 to Resolution 2024-04 by adding the word "to" after "involvement" and before "establish." The motion to amend Amendment 01 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Vote to amend Amendment 01 to Resolution 2024-04 [10:47pm]

Council comments:

There were no council comments.

The motion to adopt Amendment 01 as amended received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Vote to adopt Amendment 01 as amended to Resolution 2024-04 [10:48pm]

Ruff asked CAC for additional feedback.

Council questions:

Olson said the proposal had enormous implications and had a complete lack of water management planning for the future. He spoke about water policy, affordability of energy and utility services in the state, the subsidy from rate payers for the project, and the non-transparent and unregulated nature of the Indiana Economic Development Corporation (IEDC). He said water rate payers would inevitably fund the project. He noted the strained electric grid and the many canceled solar energy projects. He gave additional examples of regressive projects like LEAP and others that would

reestablish Coal energy. CAC was not opposed to economic development but were opposed to back room deals.

Resolution 2024-04 (cont'd)

Council questions:

Rollo stated that the CAC website contained valuable information. He noted that electric rates had tripled in the last twenty years with Indiana having the twelfth highest electric bill in the country. The project would disproportionately affect low income households.

Olson concurred and said people were in energy and utility poverty. There were no statewide programs to assist people with their energy and utility bills. There was testimony from township trustees indicating that 60-100% of their funding went towards utility and energy assistance. That money was funneled to companies that had healthy earnings.

Piedmont-Smith asked the sponsors if they had spoken with the Indiana Finance Authority (IFA) or the IEDC.

Ruff stated he spoke with Vincent Ash at IEDC. He said Ash was willing to speak about the IEDC in general but not about the LEAP project. The IFA was not doing a study on the LEAP project but had incorporated prior data into the regional water study. There would not be a study on the impact related to the LEAP project.

Ruff understood that residents' primary concern was that since the project had been paused in order to obtain feedback from the public, why pass a resolution at the time.

Olson explained that the pause was not for the entire project, but more as a response to public outrage as well as the passage of resolutions like Resolution 2024-04. He believed it was also an effort to keep the contentious project out of the Republican primary, election issue. It also was not clear that the project was actually paused. Those involved with LEAP were still pursuing organizations without knowing how the water, energy, and wastewater would be managed in order to support the new infrastructure.

Ruff asked if the public outcry and resolutions were effective.

Olson confirmed that it was effective.

Asare asked what the resolution opposed, specifically.

Olson stated it opposed the IEDC making decisions about water policy from the supply side, and the lack of transparent decision making processes that would use \$1 billion taxpayer monies.

Asare asked if there was a clear water policy plan, if that would change the opposition on the LEAP pipeline.

Olson said it was possible, if a robust water analysis and management plan was done, it would likely guide where to put the new infrastructure. It was not ideal to put the new infrastructure in prime farmland, where the economic development was planned.

Asare noted that Bloomington had one viable water source, and that there had been discussions about a contingency plan if water was needed to be piped to the city. He asked if there were positive externalities with that type of infrastructure development.

Olson hoped it would not be necessary to transport water or energy over long distances. But the main point was to have transparent processes especially with projects funded by taxpayers.

Flaherty asked if the administration had input.

Mayor Kerry Thomson added a side note acknowledging Clerk Nicole Bolden's achievement of the Master Municipal Clerk (MMC). She did not see the need for council to pass a resolution expressing its opinion on an issue that did not directly impact Bloomington. She would spend time only on issues where she could effect change directly. She suggested having council draft a letter addressing a

particular issue. She stated she would not sign any resolutions that did not directly impact the city.

Resolution 2024-04 (cont'd)

Public comment:

Clark Griner, Bloomington Economic Development Corporation (BEDC), commented on economic development, jobs, and collaboration with the IEDC. If the legislation passed, it might send a negative message to prospective employers. He said it might be best to table the resolution until the study concluded.

Steve Volan supported the resolution but stated that as a former council member, he had considered drafting a letter instead of a resolution. He spoke about the history of water supply in the city and around the state.

Rick Myelin spoke against the many LEAP projects especially since it was not known where the IEDC would have projects. The effects were also unknown and the study would not clearly show how to sustainably support new infrastructure. He urged council to pass Resolution 2024-04.

David Sanders, City Councilor, West Lafayette, thanked the sponsors and urged support for the legislation. There was a lack of planning at the state level that significantly affected local communities. The project increased the use of carbon-based energy.

Jami Sholl talked about the importance of access to water and electricity. She supported Resolution 2024-04.

Grant Smith, CAC Consultant, spoke about successes with water conservation and water systems like Las Vegas. He said reserves could occur with water conservation via policies. There were no conservation policies like that in the state. There were an estimated 25% of pipes with leaks.

Lucas read a comment submitted via Zoom chat from Rose stating her appreciation of support from Bloomington via the resolution.

Rollo asked if the IFA was conducting a water study.

Council comments:

Ruff responded that the IFA was not doing a study of the LEAP water pipeline and its implications in the Tippecanoe area. It was a long term, multiregional study of water resources. Older data was being incorporated into the study.

Rollo believed it was a local issue and it was important to care about other communities in the state. Democracy was at stake, and he feared that low income households were an afterthought. He expressed concern for local communities and their water supply, as well as the lack of transparency of the IEDC. It was important for many communities to come together to voice their concerns. To have such a large project that would affect aquifers required the public's awareness and feedback.

Stosberg would support Resolution 2024-04 and believed that the project would have local impacts. Local government impacted residents the most, but state issues also affected local communities. She appreciated that BEDC considered things like utilities and climate related issues. She did not believe that the IEDC would not work with the city if the resolution passed.

Asare was conflicted because it was somewhat unclear what was being opposed. Not having a water management plan was the most

concerning issue discussed. He hoped to have a discussion in a different forum, where specifics could be analyzed. He was concerned that the mayor stated she would not sign the legislation. Flaherty understood the difficulty with council passing an advocacy resolution that the mayor may not agree with. A letter may have been a better tool. He discussed better ways to use council tools. He commented on council's ability to, for example, address every Coal plant around the state and questioned that notion. He believed legislation needed to have some nexus to Bloomington.

Resolution 2024-04 (cont'd)

Council comments:

Ruff thanked everyone for the discussion. He understood the mayor's perspective regarding resolutions, but council, the legislative branch was able to use that tool. He was open to drafting letters for other types of issues. He gave examples of resolutions that had passed and were signed by previous mayors. He noted the importance of doing advocacy resolutions. The resolution was focused on opposing the LEAP pipeline water diversion.

The motion to adopt Resolution 2024-04 as amended received a roll call vote of Ayes: 5 (Daily, Piedmont-Smith, Rollo, Ruff, Stosberg), Nays: 0, Abstain: 4 (Asare, Flaherty, Rosenbarger, Zulich).

Vote to adopt Resolution 2024-04 as amended [11:58pm]

There was not legislation for first reading.

LEGISLATION FOR FIRST READING [11:59pm]

David Keppel, Bloomington Peace Action Coalition, thanked council for the important discussions. He urged council to pass a resolution calling for a cease fire and humanitarian aid to Palestine. He clarified that the point of the legislation was to stop a humanitarian catastrophe and not to determine the political future of Palestine.

ADDITIONAL PUBLIC COMMENT [11:59pm]

Daniel Siegel, Jewish Voice for Peace Indiana, appreciated the democracy that occurred that evening. He concurred with Keppel and highlighted the importance of humanitarian aid and a cease fire in Gaza. He urged people to reread Martin Luther King, Jr.'s Letter from Birmingham Jail where he said injustice anywhere matters.

Adam Martinez spoke about pedestrian safety on South Walnut and between Winslow and Rhorer road where there were gaps in sidewalks. He noted the median income in the area was \$27,000 so many people walked or biked. He suggested a protected path as a temporary solution.

Sharon Weinshelbaum played an audio clip by someone who called themselves the Son of Hamas, who discussed the problems with prisoner exchanges between Israel and Palestine. She urged council to put a clause into the resolution to disarm Hamas.

Babak Seradjeh commented on the cease fire resolution, genocide, attacks by Hamas, and the atrocious attack on October 7th. He was pro-peace, pro-Israel, and pro-Palestine. Many in the city feared that October 7th could happen again. He believed that if a cease fire were called for, it would be akin to telling Israel to not protect its people.

Herb Fertig was Jewish American, and a child of Holocaust survivors. He said the October 7th attack by Hamas was reminiscent to the kinds of experiences his parents and that generation lived through. He believed excluding a call for the disarmament of Hamas from the legislation was detrimental.

Lucas reviewed the upcoming council schedule and noted a potential change.

COUNCIL SCHEDULE [12:14pm]

Stosberg moved and Ruff seconded to move the budget advance meeting from April 25, 2024 to April 24, 2024 at 6:30pm. The motion received a roll call vote of Ayes: 7, Nays: 2 (Stosberg, Asare), Abstain: 0.

Vote to move budget advance meeting [12:19am]

Rosenbarger moved and Stosberg seconded to hold a Council Work Session to discuss the convention center on April 5, 2024 at noon. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Vote to schedule work session [12:22am]

Stosberg moved and Asare seconded to adjourn the meeting.

ADJOURNMENT [12:23am]

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this ____ day of _____, 2024.

APPROVE:

ATTEST:

Isabel Piedmont-Smith, PRESIDENT
Bloomington Common Council

Nicole Bolden, CLERK
City of Bloomington

For Approval

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Wednesday, September 25, 2024 at 6:30pm, Council President Isabel Piedmont-Smith presided over a Special Session of the Common Council.

COMMON COUNCIL
SPECIAL SESSION
25 September 2024

Councilmembers present: Courtney Daily, Isak Nti Asare (arrived at 6:32pm), Matt Flaherty, Isabel Piedmont-Smith, Dave Rollo, Kate Rosenbarger, Andrew (Andy) Ruff, Hopi Stosberg (arrived at 6:32pm), Sydney Zulich
Councilmembers present via Zoom: Dave Rollo
Councilmembers absent: none

ROLL CALL [6:31pm]

Council President Isabel Piedmont-Smith gave a land and labor acknowledgment and summarized the agenda.

AGENDA SUMMATION [6:31pm]

Piedmont-Smith also noted there was an Executive Session to be held on Friday, September 27, 2024 at noon.

LEGISLATION FOR FIRST
READING [6:32pm]

Stosberg moved and Zulich seconded that Appropriation Ordinance 2024-05 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Clerk Nicole Bolden read the legislation by title and synopsis.

Appropriation Ordinance 2024-05
- An Ordinance for Appropriations and Tax Rates (Establishing 2025 Civil City Budget for the City of Bloomington)

Piedmont-Smith referred Appropriation Ordinance 2024-05 to the Committee of the Whole immediately following the Special Session on September 25, 2024.

Stosberg moved and Ruff seconded that Appropriation Ordinance 2024-06 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Clerk Bolden read the legislation by title and synopsis.

Appropriation Ordinance 2024-06
-An Ordinance Adopting a Budget for the Operation, Maintenance, Debt Service and Capital Improvements for the Water and Wastewater Utility Departments of the City of Bloomington, Indiana for the Year 2025

Piedmont-Smith referred Appropriation Ordinance 2024-06 to the Committee of the Whole immediately following the Special Session on September 25, 2024.

Stosberg moved and Zulich seconded that Appropriation Ordinance 2024-07 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Clerk Bolden read the legislation by title and synopsis.

Appropriation Ordinance 2024-07
- Appropriations and Tax Rates for Bloomington Transportation Corporation for 2025

Piedmont-Smith referred Appropriation Ordinance 2024-07 to the Committee of the Whole immediately following the Special Session on September 25, 2024.

Piedmont-Smith noted that in the upcoming Committee of the Whole meeting the council expected to receive an update from the Controller about General Obligation Bonds and to discuss elected officials' salaries for 2025.

OTHER BUDGET-RELATED ITEMS

Piedmont-Smith adjourned the meeting.

ADJOURNMENT [6:39pm]

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this ____ day of _____, 2024.

APPROVE:

ATTEST:

Isabel Piedmont-Smith, PRESIDENT
Bloomington Common Council

Nicole Bolden, CLERK
City of Bloomington

FOR APPROVAL



City of Bloomington Common Council

Notes from 11 September 2024 Consensus-Building Activities

Group 1 (Piedmont-Smith)

Group 2 (Stosberg)

Group 3 (Asare)

Group 4 (Rollo)

Group 5 (Daily)

Group 6 (Zulich)

Group 1 Notes - IPS

Focus on Street Homelessness: Part 2

Bloomington City Council – September 11, 2024

Group 1 City Council Member: Isabel Piedmont-Smith

CJAM Notetaker: Wilson Mosley

Option 1

Add Single Room Occupancy (SRO) buildings as an allowed use.

Initial

- SROs Housing is healthcare. SRO is a good housing option in general, especially in Bloomington. Especially for affordable housing.
- SRO is important for special populations like young and older generations.
- Recognizing the reality of people experiencing homelessness needs to be looked at before affordable housing. They are being displaced by police. Shelter needs to be at square one for people to afford SROs in the first place.
- How sustainable is it? Landlords are not here to look. How does this generate support to be something more?

Secondary Conversations

What actions best meet the needs for the SROs? How do we meet the challenges?

- We should value of dignity in housing over safety. Everyone deserves housing. Advocates of supporting services. Some people would really benefit from increased services for mental health and chronic conditions. Dignity over safety. Get more homeless people at the table for discussion.
- What are our values in the community? It's not the experience. Look at People Park, and Seminary, police have criminalized homelessness. People are being harassed rather than being housed and this actually increases homelessness. Not sustainable. (Need to view unhoused neighbors as people and citizens trying to survive) Police do not fix the problem.
- SROs have turned into "projects" that increase crime. Tiny home villages are another solution* Grant, Oregon. SROs have turned into more police suppression.
- Group home setting, with healthcare on sight would benefit certain populations that respect autonomy with vouchers.
- There are levels of housing. A place for them to go not to end up back in the shelter.

Group 1 Notes - IPS

- There are people who do fine in housing like SRO but need accommodations & training to be healthy in housing. A more transitional housing. Single room vouchers.
- Managers who make sure homeless people are in their housing get transportation for meds.
- SROs are an option not a solution, and do need to be community-based. Lack of stable housing is a health issue and issue in the community. Encourage (provide leadership) the community to work together to make solutions work - not just enact a policy.
- Less than \$300 to stay in the month. We need SROs, in a dormitory style. And normalizing for everyone and mixing the homeless with those with housing. To get rid of the stigma and make friends.
- Remove the age restriction to allow more vouchers to assimilate unhoused
- Proximity, third places/confide in, a place to be yourself.
- Horizontal Housing
- Ex. Bicycle apartments. Parking was not an issue, just needed public transit.
- The stigma: Including them in the community - using support services to give homeless people a place of belonging. A case manager could be a person to do this.
- In New York they use a Superintendent, not a Resident Assistant, who specializes in taking care of the homeless along with traditional building issues that need to be addressed.
- Must be a managed building not to become a homeless encampment with the stigma.
- Condominiums could be used.
- A document on how to run the building so that the building cannot be turned into expensive apartments.

How about existing apartments?

- There may be tensions in large groups that arise with being assigned to a room to space.
- Randomly assigned people may not be the best, and rather the supporting organizations who know these communities can help in making best rooming situations.

Group 1 Notes - IPS

- Some housing is self-governing situations, with a decision on who is managing the property.
- Any safety net is needed. So, SROs need to be explored.
- Housing can be centralized and having help workers assist by living in this Housing (New York Times, Housing in Austin Texas <https://www.nytimes.com/2024/01/08/headway/homelessness-tiny-home-austin.html>.)

Option 2. Change of Definition of Family

- Housing how they defined family needs to be acknowledged. There should be a legal definition on how they defined family. Legally married for 6 months should be arbitrary to their definition of their family.

No

- Not sure how this relates to the issue. Though it needs to be removed as a barrier to housing.
- Allowing single-family homes to make into homeless housing could give landlords an option to rake up prices.

Rooms: Yes

- If SROs, a layer in zoning. "Boarding Housing" Maybe fuse the definition of SRO. To use this route landlords must follow a code set by the city.
- Use different housing permits that do not allow price gouging.
- IU has been growing with these old rules in the 1980s, and they are not creating housing. Two-thirds of housing in Bloomington is rentals.

Units:

Should we pursue it?

- Probably help students and not unhoused students.
- Should we include CPS? Social Services?
- Kid as a primary vector to be in New Hope.
- Do not claim you are solving homelessness in the language by changing the language of family.

Group 1 Notes - IPS

- Why are frats in IU allowed but not dorms for housing?
- Give homeless families the option of demonstrating "family."
- Have a board that certifies families for housing. Have lawyers helping us/advocating.
- Ways to solve parking in housing by having pricing but give homeless permits for homeless housing residents. A way to resolve a drawback.
- Quality of life issue, need for homeowners not to raise an issue of privilege.
- Support services, a case manager can also help with the noise drawback.

Short term

- An army of caseworkers is needed to solve the problem. Working with the short-term, constant displacement needs to end.
- Challenging to keep relocating while trying to raise trust with the homeless community.
- Now many are moving on their own without the psychiatric and medical assistance they need.
- BPD monitoring by food operations. Need more community support from the city.

Group 2 Notes - HS

Focus on Street Homelessness: Part 2

Bloomington City Council – September 11, 2024

Group 5 City Council Member: Hopi Strosberg

CJAM Notetaker: Amy Roche

Option 1

Add Single Room Occupancy (SRO) buildings as an allowed use.

- Definition and Discussion of SRO's
 - Participant gave ~100 yr history brief of commonality of rooming houses throughout the country, referring to it as bottom-rung housing, cost-wise
 - A question about the definition of a cooperative housing entity in Bloomington in relation to these housing distinctions was raised
 - What about student housing? Hopi said 5 BR, 5 BA max
 - An individual mentioned other places where there are curated home-sharing programs that match people who need similar housing with one another

- **What is important from your perspective as we consider SRO's? And drawbacks?**
 - In favor of modifying RRH to include SRO and loosening it to not require as many restrictions. Note that there are “permitted, permitted with conditions”, etc. Wants for RRH to be permitted by-right somewhere, esp R2 and R3, though may be easier to pass, but not better, in RM and RH (thought would prefer all-by-right everywhere).
 - Highlighted the “messiness” drawback mentioned in the big group introduction and potential conflicts in shared residential areas, maybe an increased need for mediation or other go-between, esp. if people are in year leases together. Some cooperative housing have mediation agreements. It was noted that CJAM offers mediation services for roommates.
 - SRO's could probably offer leases of differing lengths.
 - SRO would be maximally beneficial if located in areas with needed resources/services, or maybe be the chicken/egg leading to those services being added, hopefully.
 - Must consider transportation with housing.
 - The benefit of dense housing is the likelihood of neighbors connecting, and possibly sharing resources.
 - We need a variety of housing in a variety of places in the housing ordinances. It was noted that for these kinds of changes, members of the public may get concerned about the area becoming student-dominant, as has come up in the past with public UDO debate.

Group 2 Notes - HS

- SRO's could lessen the demand on housing for students who will be here regardless and hopefully provide for non-students who have similar housing needs.
- HAND has seen landlords taking advantage of student housing and making unfortunate, over-crowded conditions.
- SRO's would add more lower-cost housing that doesn't currently exist.
- We should allow the SRO's in mixed-use zones and suggests expanding mixed-use zoning.
- Group took a straw poll: unanimous SRO's as an option in UDO as own thing or redefining RRH (less process such a BOZA approval-process step)

Option 2 Change the definition of family.

- Think it was changed in 2019 to the current definition. It excludes the 55+ age group presumably to avoid large groups of students and landlords taking advantage and creating bad, crowded conditions.

The facilitator discussed the different options listed for discussion and the listed benefits and drawbacks. Took questions for clarification.

- Someone questioned the origin of the definition of family at all. The facilitator proffered that it was a culturally informed definition.
- As a renter, had to sign an affidavit to swear that there would only be related roommates. The facilitator shared the concerns about renter privacy, etc., that came up when the affidavit policy was established in 2021.

Benefits and drawbacks?

- Eliminate age 55+ for equity. Maybe grandfather existing senior residents when changing the age limit.
- One per bedroom plus one to allow for roommates who want to sleep one in bedroom *and one in LR. In essence, the legality of sleeping in a studio apartment LR/BR could be extended to a one-bedroom apartment.
- Currently two families could not co-reside.
- Leans toward allowing more people and not having family distinction required. Maybe we need to define adults vs children in numbers allowed.
- Would parking really be an issue given lower-income people have less cars, may have shared cars? Thinks the problem is exaggerated.
- Single-family residents statistically have more cars than renters.
- Could some of the drawbacks be "perceived" versus factual?

Group 2 Notes - HS

- The issues of difficulty in enforcement of some of the current housing definitions will need to be considered
- The downsides of family definition: could be leveraged in an abusive relationship to make a victim stay, and it isn't equitable for unmarried partners.
- Need factoring on numbers.
- Could limited numbers of children be effectively limiting family size?
- What action would be best? Unanimous to eliminate 55+ (but allow current seniors situations); define based on size of home (e.g. number of bedrooms or other measures.)

Group 3 Notes: INA

Focus on Street Homelessness: Part 2

Bloomington City Council – September 11, 2024

Group 5 City Council Member: Isak Nti Asare

CJAM Notetaker: Joelene Bergonzi

Option 1

Add Single Room Occupancy (SRO) buildings as an allowed use.

Allowing SROs, what is important?

- Expanding the use of SROs is potentially a “medium-term” (vs long-term) action to help people experiencing streethomelessness
- The fiscal aspect: the dollar problem of rent cost needs to be balanced by low cost to set up, as in perhaps converting existing structure, like a hotel
- With folks whose SS income is less than \$1000 monthly, it’s impossible to afford rent
- Pets can be a factor in people accepting housing, where pets may not be allowed
 - Won’t give up a pet, even if could be housed
 - Encourage landlords re allowing pets
- Education for community of what different types of housing are allowed under the code: group home, rooming house, SRO
- Tradeoff of the cost to clean up an encampment (\$10,000 in a recent experience)
- Need to increase the Housing Development Fund especially for landlord risk mitigation, incentivizes acceptance of BHA vouchers for leasing
 - Now at \$2000 per property, which is not enough to mitigate costs
- Section 8 vouchers CAN be used for SRO leases (not for trailers)
- Development of SROs needs to happen ASAP: how to help in flipping existing structures, while being nice and visually appealing, and accommodating pets
- What is the broader community support for these actions? how to get people in

What actions are needed to address challenges?

- Accommodating pets is important to help people to accept housing
- Location is a factor; city can’t require SROs to be built
 - Consider density, if there is larger plot, could accommodate better
- Could Res Rooming House ordinance be tweaked on a quicker timeline?
 - Difference is that landlord lives on site in RRH
 - Savvy to alter RRH requirement to make SRO part of that use, by right
 - Or as use on a floor of a mixed-use building, so property manager has increased profit potential
- How can we address the stigma with people using BHA vouchers
 - Perception/assumption/bias of cleanliness
- Keep focus on narrative that increases housing availability and addresses demand
- Scatter units to mix in SRO among other neighborhood housing
- RRH is based on 30 days or longer rental basis, timely payment required to avoid loss
 - 30 days is threshold for short vs long-term
 - Avoid creating opportunities for more short-term rentals

Group 3 Notes: INA

- City doesn't regulate short-term rentals, like AirBnb
- City occupancy affidavit is updated by a landlord with each change of tenancy
- Equally important issue is encouraging higher-paying employers in area

Option 2 Change the definition of family.

What is important regarding changing the definition of 'family' in the UDO?

- Safety concerns arise if # of bedrooms is used as the basis instead of by unit
 - Regulation by HAND, re safety, becomes complicated/impossible [title 16]
 - # of bathrooms, smoke detectors, etc. are factors
 - Need to go house by house, complications for permitting process
 - Can't go retroactively through houses if there's a non-uniform code
 - Now it's by district, e.g. no more than 3 unrelated adults
 - If unit by unit, hard to enforce
 - HAND fines homeowner for safety violations
 - Also difficult to track zoning violations [title 20]
- Enforcement obstacles, as noted above, are a potential challenge
 - Currently, no capacity to track if proposed changes are made
 - Every time tenant changes, landlord submits change
- What would need to change about regulation, if no uniformity?
- Fair Housing laws required landlord to accept "family" with unlimited # children
- 55+ exception was done to foster access for elderly to affordable housing
 - Delete senior housing exception if increase of 'unrelated adults' broadly
- Option 2, Increase # of unrelated individuals, is best, but *explore enforceability*
- Option 3, limit by # of bedrooms, is too hard to enforce
- *Is direct enforceability something we are willing to lose to address street homelessness?*
- *Currently, there is no regulation of short-term rental units.*

Group 4 Notes: DR

Focus on Street Homelessness: Part 2

Bloomington City Council – September 11, 2024

Group 4 City Council Member: Dave Rollo

CJAM Notetaker: Susan Klein

Option 1

Add Single Room Occupancy (SRO) buildings as an allowed use.

- Will the housing authority be able to move people?
- The Housing Authority could buy some buildings.
- Putting into SRO doesn't guarantee affordability.
- Will owners of property accept vouchers?
- One challenge is to get landlords to accept vouchers.
- There is a difference between voucher subsidy and market value.
- How many SROs are there now?
- Where are they located?
- Are they restricted to where there are current apartment buildings?
- Can properties be grandfathered in?
- Do all SRO's have kitchens/kitchenettes?
- Clients will be cluttering.
- Will SRO be able to access full support and can that be permanent or is it considered?
- Transitional housing?
- Current rentals allow SROs.
- Some SRO's are not affiliated.
- What is the problem we are trying to solve?
- Are there limits to the number of SROs?

Group 4 Notes: DR

- What does this all have to do with the lack of housing availability?
- What are the feelings about zoning?
- The label, homeless, is demeaning.

- Can't we use a different label, like nomadic?
- Homeless has a negative connotation; nomadic folks are not all bad.
- Rooming houses have their own stigma.
- With assumption of crimes and drugs.

Location of SRO is Critical:

- Could neighborhood vacated buildings be converted?
- Nomads are being blamed and for what?
- Employ nomadic folks with SRO.
- Placement of SRO: Integrate into neighborhoods but not into high intensity
- What is a methodological way for a city to create SROs?
- Will they have different designs?
- Could current buildings be reclassified/converted into SROs?
- What organization will oversee SROs?
- Decampment is a "community"/culture: breaking apart breaks up the community.
- In "communities" everyone feels accepted. If one applies for a voucher to live in SRO, how does income factor in?
- Residents of BHA are required to have drug testing and background checks; is it true that with the voucher system, there is no drug testing?

Group 4 Notes: DR

- Do all SROs come with support?
- Rapid housing is needed.
- What about the 160 acre family farm owned by the county?
- By using it, the “encampment” community need not be broken apart.
- Best practice is to disburse and make smaller, BUT if you have a hotel you can provide full services in one place.

Option 2

Change the definition of family.

- What are other comparable cities with governmental supported SROs doing?
- Can anyone’s house be converted to an SRO?
- What is the occupancy limit?
- Does affordability apply?
- Within a single family home, how many bedrooms could determine numbers .
- Quiet neighborhood will resist.
- Perception and labeling of “family” varies widely.
- Defining family is dangerous if the issue of affordability gets mixed in.
- Maybe use HUD Guidelines.
- Lower the age to 20’s or delete age completely: it is discriminatory.
- Car parking issue is not real.
- How many people truly comprise the “group” for whom this issue is being addressed?
- What are we trying to accomplish by making changes?
- What does it cost to build structures?

Group 4 Notes: DR

- Why can't the city dedicate 10-15 acres of Hopewell instead of changing the definition of family.....is there really a need for all of this?
- For whom are more housing options needed?
- The Heading Home plan proposes 1000 units are rental below 500.

Group 5 Notes: CD

Focus on Street Homelessness: Part 2

Bloomington City Council – September 11, 2024

Group 5 City Council Member: Courtney Daily

CJAM Notetaker: Vanessa Roberts

Option 1

Add Single Room Occupancy (SRO) buildings as an allowed use.

What is important to consider?

- Security issues. Packing people in could cause security problems.
- Isn't SRO similar to a co-op? What would we see if we changed the UDO to designate housing units as such? How would these units be kept affordable?
- Are there apartments available in the city that could supplement (quicker than changing zoning)? Apartments are already set up for SRO with shared common spaces.
- Is it possible to use housing trust funds?
- Could landlords be "encouraged" to reserve some units for Section 8?

Benefits

- Rent could be maintained at or below \$500
- Resource for not just for street unhoused but other people looking for low-cost housing (brings diversity).
- Certain segments of income eligibility.
- Opportunity for those with special needs to live independently.
- Consolidates delivery of services (like mobile psych help from HealthNet).
- Money up front gets people on a productive path.
- Service providers – continuity in service and relationship building.
- Potential for less police trauma.

Drawbacks

- Easy to lose focus – focus should be:
 - a. Get people off the street.
 - b. Provide services to sustain them (so they don't return to street homelessness).
- We have to have a reality check – is their reality being confirmed (not believing what we think is what is, instead of checking with them to ensure we understand their reality).
- Landlords would get greedy and "pack them in."

Option 2 Change the definition of family.

What is important to consider?

- The definition of family is what it is for a reason. Any change would have to address and communicate how/why changes to the ordinance are not re-creating a problem the ordinances resolved.

Group 5 Notes: CD

- How to manage parking.
- Not all cultures see family as we do.
- Some limits to protect the integrity of the neighborhood(s).
- Needed revisions to noise ordinance(s).

Benefits

- Some homeowners would rent out a room for the extra income. Helps both homeowner and renter.
- Would more people become landlords or innkeepers if they could have more renters in a house.
- Could create tight (relationship) communities.

Drawbacks

- AirBnB-like situation (traffic, noise, lack of care of property).
- Hard to give up how we define family.
- Community members may fear a recurrence of problems the ordinances were put in place to resolve (too many people living in one place, too many vehicles, noise, unkempt properties, etc.).

Group 6 Notes: SZ

Focus on Street Homelessness: Part 2

Bloomington City Council – September 11, 2024

Group 6 City Council Member: Sydney Zulich

CJAM Notetaker: John VanderZee

Option 1

Add Single Room Occupancy (SRO) buildings as an allowed use.

Sydney Zulich conceded to the group's wishes to pursue **public restroom conversation** for 20 minutes. Group members were mostly unhoused persons.

What is important from your perspective as we consider this option?

- Homeless and nomadic people have to walk miles in often extreme weather conditions to relieve themselves.
- Places should be clean and safe.
- Disability access needs to be improved.
- Make portable restrooms more sturdy and well-designed.
- Whole community has access as well as unhoused.
- Strategically place portable toilets.
- Every person needs to be respected.
- Restrooms must provide a place for bio-waste such as tampons and needle drop boxes.
- Should be designed to be built on sidewalk extensions.

What actions would best meet our needs and community values?

- *Portland-loo* is the best designed portable toilet.
- The Department of Corrections unit is indestructible. Are used in downtown Indy.

Group 6 Notes: SZ

Option 2

Change the definition of family.

What is important from your perspective as we consider this option?

- Family is not necessarily blood relation.
- Family is those whom you respect and keep close to your heart.
- Old family rule in UDO was negatively targeted to IU students.
- We have a massive housing problem and drastic measures need to be taken to remedy it, and that includes changing the definition of family to include non-traditional families.
- Delete the age 55+ option.
- Increase the number of unrelated to five.
- One person per bedroom

Add Single-room Occupancy Buildings

What is important . . . ?

- How will SRO's be zoned?
- Similar to residential rooming houses.
- Good and affordable for elderly who want to share living space.
- May help solve affordability problems.
- Rent by week or month.
- Give tax breaks for developers and landlords.
- Cumbersome red-tape and rules prevent timely implementation.
- Make sure the cost stays low. Rent control?

Actions

- Streamline process of approval.
- Expand the pool of appropriate properties.
- Provide short, medium and long-term SRO availability.



MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Ash Kulak, Interim Council Administrator/Attorney

Date: September 27, 2024

Re: Appropriation Ordinance 2024-08 - To Additionally Appropriate From the Clerk's Office General Fund for Personnel Expenditures

Synopsis

This Ordinance funds the position authorized in Ordinance 2024-15 to add a Deputy Clerk responsible for Communications and Outreach position in the City Clerk's Office.

Relevant Materials

- Appropriation Ordinance 2024-08

Brief History

This item was originally considered in Appropriation Ordinance 2024-02, which contained a request for appropriations from three different funds. At the Regular Session on August 7, 2024, the appropriation ordinance was divided into three parts to address each requested appropriation separately. The part which included the requested appropriation to fund the new position in the Clerk's Office failed by a vote of 0-8-0. This item returns to the council for approval after reducing the requested amount to be appropriated from \$107,508.45 to \$28,050, to reflect only the amount needed to fund the position for the rest of the year.

Summary

Appropriation Ordinance 2024-08 would appropriate \$28,050 from the General Fund to be used toward a recently-added position in the City Clerk's Office in order to fund a new position that was added to the Clerk's Office and authorized by Ordinance 2024-15. This appropriation would fund the expenses associated with that position only for the remainder of 2024.

Indiana Code 36-4-7-8 provides that the legislative body may, on the recommendation of the city executive, make further or additional appropriations by ordinance, as long as the result does not increase the City's tax levy that was set as part of the annual budgeting process. The additional appropriations requested by Appropriation Ordinance 2024-08 should not result in such an increase to the City's tax levy.

Indiana Code 6-1.1-17-3 requires a public hearing to be held before additional appropriations can be made, with a notice to taxpayers sent out at least ten (10) days before the public hearing. The public hearing for this appropriation ordinance is set for the Regular Session on October 16, 2024.

Contacts

Jessica McClellan, Controller, 812-349-3412, jessica.mcclellan@bloomington.in.gov

Margie Rice, Corporation Counsel, 812-349-3426, margie.rice@bloomington.in.gov

APPROPRIATION ORDINANCE 2024-08

TO ADDITIONALLY APPROPRIATE FROM THE CLERK’S OFFICE GENERAL FUND FOR PERSONNEL EXPENDITURES

WHEREAS, Salary Ordinance 23-25 was amended by Ordinance 2024-15 to add a new position in the City Clerk’s Office; and

WHEREAS, the Clerk of the City of Bloomington has been authorized to hire a Deputy Clerk responsible for Communications and Outreach and will require additional funds to be appropriated in 2024 to pay the salary and benefits for that Deputy Clerk position; and

WHEREAS, the Common Council of the City of Bloomington (“Council”) is empowered to authorize an additional appropriation; and

WHEREAS, notice of a hearing on said appropriation has been duly given by publication as required by law, and the hearing on said appropriation has been held, at which all taxpayers and other interested persons had an opportunity to appear and express their views as to such appropriation; and

WHEREAS, the Council now finds that all conditions precedent to the adoption of an ordinance authorizing an additional appropriation of the City have been complied with in accordance to Indiana law;

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

SECTION 1: For the expenses of the City the following additional sums of money are hereby additionally appropriated and ordered set apart from the funds herein names and for the purposes herein specified, subject to the laws governing the same:

General Fund 101 - Clerk

Classification – 1 Personnel	\$ 25,000
Classification – 2 Supplies	\$ 3,050
Total – General Fund - Clerk	\$ 28,050

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this ___ day of _____, 2024.

Isabel Piedmont-Smith, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2024.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2024.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This Ordinance funds the position authorized in Ordinance 2024-15 to add a Deputy Clerk responsible for Communications and Outreach position in the City Clerk's Office.



MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Ash Kulak, Interim Council Administrator/Attorney

Date: August 30, 2024 (Revised September 27, 2024)

Re: Appropriation Ordinance 2024-03 - To Additionally Appropriate From the Public Works General Fund for Personnel Expenditures

Synopsis

Appropriation Ordinance 2024-03: This appropriation ordinance funds the position authorized in Ordinance 2024-10 to add a Facilities Asset and Operations Coordinator.

Relevant Materials

- Appropriation Ordinance 2024-03
- Staff Memo from Corporation Counsel Margie Rice

Update after September 18, 2024 Regular Session

Both Appropriation Ordinance 2024-03 and Appropriation Ordinance 2024-04 were considered at the September 18, 2024 Regular Session for second reading. Further consideration of Appropriation Ordinance 2024-03 was continued to the October 1, 2024 Regular Session, so that councilmembers could ask Public Works Director Adam Wason additional questions about the requested appropriation.

Summary

Appropriation Ordinance 2024-03 would appropriate additional money from the Public Works General Fund for personnel expenditures in order to fund the additional position that was included in an amended salary ordinance, Ordinance 2024-10, which was passed at the May 8, 2024 Regular Session.

Indiana Code 36-4-7-8 provides that the legislative body may, on the recommendation of the city executive, make further or additional appropriations by ordinance, as long as the result does not increase the City's tax levy that was set as part of the annual budgeting process. The additional appropriations requested by Appropriation Ordinance 2024-03 should not result in such an increase to the City's tax levy.

Indiana Code 6-1.1-17-3 requires a public hearing to be held before additional appropriations can be made, with a notice to taxpayers sent out at least ten (10) days before the public hearing. The public hearing for this appropriation ordinance was held at the September 18, 2024 the Regular Session and was, at that meeting, continued to the October 1, 2024 Regular Session.

Contacts

Jessica McClellan, Controller, 812-349-3412, jessica.mcclellan@bloomington.in.gov
Margie Rice, Corporation Counsel, 812-349-3426, margie.rice@bloomington.in.gov
Adam Wason, Director, Public Works, 812-349-3410, wasona@bloomington.in.gov



Memorandum

TO: Members of the City of Bloomington Common Council (“Council”)
FROM: Margie Rice, Corporation Counsel
CC: Kerry Thomson, Mayor
Gretchen Knapp, Deputy Mayor
Jessica McClellan, City Controller
Adam Wason, Public Works Director
Council Staff
RE: Appropriation Ordinances 24-03 and 24-04
DATE: July 26, 2024

Summary

Circumstances have arisen requiring Public Works to need additional funds appropriated for both Personnel expenses (Category 1) and for Services (Category 3). As such, Legal has prepared Ordinances 24-03 and 24-04 and requests the approval of the Common Council of the City of Bloomington (“Council”).

PERSONNEL – Category 1

Public Works now employs a Facilities Operations and Asset Specialist. This is a new position in 2024, and it was previously authorized by the Council; however, the funding was not put in place at that time. There is an employee in place, and in order to cover payroll expense for the remainder of the year and additional \$72,000 is necessary.

OTHER SERVICES AND CHARGES – Category 3

Bloomington saw one of its worst storms on June 25, 2024, resulting in substantial damage to private and public trees caused by strong winds. Almost immediately, members of the public began asking if the City would be able to assist in picking up, at their curbs, debris left on their properties caused by the storm. In order to be responsive to City residents and to assist the City with its own clean-up and removal of debris, the City utilized a special purchasing provision under Indiana Code 36-4-8-14 and Bloomington Municipal Code 2.26.085 to address these immediate and emergent needs. The City hired a third-party vendor to assist them. This appropriation is requested to pay the vendor and to supplement the Public Works’ budget, as they incurred additional expenses that were not anticipated in 2024.

APPROPRIATION ORDINANCE 2024-03

**TO ADDITIONALLY APPROPRIATE FROM THE PUBLIC WORKS
GENERAL FUND FOR PERSONNEL EXPENDITURES**

WHEREAS, Salary Ordinance 23-25 was amended by the Ordinance 2024-10 to add a Facilities Asset and Operations Coordinator; and

WHEREAS, the Director of the City of Bloomington Public Works Department was authorized to hire a Facilities Operations and Asset Specialist; and

WHEREAS, the City of Bloomington Administration (“City”) has determined that additional funds must be appropriated in order to fully fund this position in 2024; and

WHEREAS, the Common Council of the City of Bloomington (“Council”) is empowered to authorize an additional appropriation; and

WHEREAS, notice of a hearing on said appropriation has been duly given by publication as required by law, and the hearing on said appropriation has been held, at which all taxpayers and other interested persons had an opportunity to appear and express their views as to such appropriation; and

WHEREAS, the Council now finds that all conditions precedent to the adoption of an ordinance authorizing an additional appropriation of the City have been complied with in accordance to Indiana law;

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

SECTION 1: For the expenses of the City the following additional sums of money are hereby additionally appropriated and ordered set apart from the funds herein named and for the purposes herein specified, subject to the laws governing the same:

General Fund 101-19 - Public Works - Facilities

Classification – 1 Personnel	\$ 72,000
Total General Fund – Facilities Maintenance	\$ 72,000

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2024.

Isabel Piedmont-Smith, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana,
upon this ____ day of _____, 2024.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2024.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This appropriation ordinance funds the position authorized in Ordinance 2024-10 to add a
Facilities Asset and Operations Coordinator.



MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Ash Kulak, Interim Council Administrator/Attorney

Date: September 13, 2024 (revised September 27, 2024)

Re: Ordinance 2024-18 - To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District – Re: Green Acres Conservation District (Green Acres Historic Designation Committee, Petitioner)

Synopsis

This ordinance amends the List of Designated Historic Districts in Chapter 8.20 of the Bloomington Municipal Code by establishing the Green Acres Conservation District. In recommending this designation, the Bloomington Historic Preservation Commission held a public hearing and submitted a map and accompanying report to the Council. The map sets forth the boundaries of the district and classification of buildings within the district. The report demonstrates how this district meets the necessary criteria. At the end of three years after adoption of this ordinance, this conservation district will elevate into a full historic district, unless within 180 and 60 days before that date, a majority of the property owners provide the Historic Preservation Commission with written objections to the elevation.

Relevant Materials

- Ordinance 2024-18
- Map of proposed Conservation District
- Staff Report from Bloomington Historic Preservation Commission
- Green Acres Conservation District Survey & Corresponding Cover Memo by City Staff
- [*new material*] Staff Presentation Slides
- July 29, 2024 Application from Green Acres Historic Designation Committee
- July 29, 2024 Appendix to Application
- Signed Petition to Historic Preservation Commission from Green Acres residents
- Letters of Objection [*additional letters received after first reading included herein*]
- Green Acres Neighborhood Plan (2007)

Update after First Reading

Since this item was read by the City Clerk by title and synopsis only at the September 18, 2024 Regular Session, additional items were sent to the council office for inclusion in the legislative packet. Those items include additional letters of objection from residents. The packet also includes the powerpoint slides city staff intends to show during the staff presentation.

Summary

Ordinance 2024-18 would add “Green Acres Conservation District” as a conservation district under Title 8 of the Bloomington Municipal Code (entitled “Historic Preservation and Protection”). The provisions of Title 8 are enabled by state law under Indiana Code 36-7-11 (and following provisions) and are intended to, as stated in BMC 8.02.010:



- 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;
- ensure the harmonious and orderly growth and development of the City;
- maintain established residential neighborhoods in danger of having their distinctiveness destroyed;
- enhance property values and attract new residents; and
- ensure the viability of the traditional downtown area and to enhance tourism.

The [Historic Preservation Commission](#) (“HPC”) is authorized to make recommendations to the Council regarding the establishment of historic districts either on its own accord or by petition of the property owner. In this case, the Green Acres Historic Designation Committee petitioned the HPC to consider designating Green Acres as a historic district due to it meeting at least three of the criteria required by [Bloomington Municipal Code 8.08.010\(e\)](#).

Indiana Code ([I.C. 36-7-11-19](#)) allows for the establishment of a historic district in two phases, first as a conservation district and then as a full historic district. [BMC 8.08.010\(b\)](#) spells out this two-phase process, in which the first phase is called a conservation district and lasts three years. Conservation districts are generally less restrictive than a full historic district and automatically elevate to historic districts upon the third anniversary of the adoption of the ordinance, unless a majority of owners submit their objections in writing within a window of 60-180 days before that date.

In order to create a historic or conservation district, the HPC prepares a map describing the district, which may divide the district into primary and secondary areas. The HPC report also designates all buildings and structures within the proposed district as either historic or non-historic. Historic buildings and structures are then further classified as either Outstanding, Notable, or Contributing. Under [BMC 8.02.020](#), the definitions of the ratings are outstanding, notable, contributing, and non-contributing. The classifications for each property in the proposed Green Acres Conservation District are listed in the ordinance as well as the survey promulgated by city staff.

In order to bring forward a conservation or historic district designation, the HPC must hold a public hearing and submit a map and staff report to the Council. The map identifies the district and classifies properties, and the Report explains these actions in terms of the historic and architectural criteria set forth in the ordinance (see also [BMC 8.08.010\(e\)](#)). These criteria provide the grounds for the designation.

The HPC held the required public hearing on August 12, 2024 and voted to submit to the Council the map and report recommending local historic designation of the properties as a conservation district. The HPC also voted to grant interim protection on the properties, which will expire upon passage or failure of this ordinance. Under [BMC 8.08.015](#), buildings, structures, or sites under interim protection may not be demolished, moved, nor may their exteriors be conspicuously changed by addition, reconstruction, or alteration.



City of Bloomington Indiana

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: council@bloomington.in.gov

Under [BMC 8.08.020](#), once an area is designated as a conservation district, a Certificate of Appropriateness must be issued by the HPC prior to the issuance of a permit for, or prior to work beginning on, any of the following within all areas of the historic district:

- The moving of any building;
- The demolition of any building; or
- Any new construction of a principal building or accessory building or structure subject to view from a public way.

The HPC's [rules and procedures](#) dictate the process for applying for and reviewing proposed changes to properties within conservation or historic districts. Article IV outlines this process in detail, in line with the requirements under [BMC 8.08.020](#).

In summary, [Ordinance 2024-18](#):

- Approves the map and establishes the district, which provides the basis for the designation;
- Attaches the map and the report as part of the legislation;
- Describes the district and classifies the properties;
- Inserts the newly-established district into the List of Historic and Conservation Districts contained within BMC 8.20;
- Addresses the elevation to a full historic district at third anniversary of the adoption of the ordinance, unless a majority of property owners object to the Commission in writing within a specified time frame.

Contacts

Noah Sandweiss, Historic Preservation Program Manager, (812) 349-3420,
noah.sandweiss@bloomington.in.gov

Anna Killion Hanson, Director, Housing and Neighborhood Development, (812) 349-3420,
anna.killionhanson@bloomington.in.gov

ORDINANCE 2024-18

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED
“HISTORIC PRESERVATION AND PROTECTION”
TO ESTABLISH A HISTORIC DISTRICT –
Re: GREEN ACRES CONSERVATION DISTRICT
(Green Acres Historic Designation Committee, 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 August 12th, 2024, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the “Green Acres Conservation District”; and
- WHEREAS, at the same hearing, the Commission found that the site 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 recommends local historic designation of said properties as a Conservation District to the Common Council; and
- WHEREAS, at the same hearing the Bloomington Historic Preservation Commission voted to impose interim protection on the properties within the proposed district (which will terminate upon adoption or rejection of this ordinance by the Common Council);

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 conservation district for the site is hereby approved by the Common Council, and the Green Acres Conservation District is hereby established. A copy of the map with a report as 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 Green Acres Conservation District shall consist of the following addresses (447):

N Union Street: 102, 106, 108, 110, 112, 130, 134

S Union Street: 101, 105, 111, 115, 117, 125, 129, 203, 209, 211, 213

N Bryan Avenue: 100, 101, 104, 111, 112, 113, 117, 120, 121, 122, 124, 125, 134, 135, 300, 304, 310

S Bryan Avenue: 102, 104, 105, 106, 107, 108, 111, 115, 116, 117, 118, 119, 120, 200, 201, 204, 205, 206, 212, 213, 214, 223

N Jefferson Street: 100, 105, 106, 111, 112, 117, 118, 119, 120, 122, 123, 127, 128, 130, 131, 301, 305, 307, 310, 311, 314, 318, 324, 326, 336, 400, 410, 416, 426, 428, 430

S Jefferson Street: 101, 104, 109, 110, 111, 114, 115, 117, 118, 121, 123, 200, 201, 205, 208, 213, 215, 218, 219, 220

N Roosevelt Street: 101, 103, 104, 105, 110, 113, 116, 117, 121, 122, 125, 128, 130, 134, 300, 306, 309, 310, 312, 315, 319, 320, 324, 330, 400, 403, 404, 407, 408, 409, 412, 415, 416, 419, 420, 423, 424, 425, 429, 430

S Roosevelt Street: 101, 105, 106, 109, 110, 111, 114, 116, 120, 123, 126, 200, 204, 208, 211, 212, 213, 215, 217, 218, 220, 221

N Clark Street: 101, 102, 105, 106, 109, 110, 115, 116, 118, 119, 122, 123, 125, 128, 131, 134, 135, 302, 309, 310, 311, 313, 320, 324, 325, 329, 333, 401, 402, 405, 409, 410, 413, 416, 417, 419, 421, 422, 428, 429

S Clark Street: 102, 103, 106, 108, 110, 111, 113, 115, 117, 118, 119, 121, 124, 126, 127, 128, 202, 203, 204, 205, 206, 207, 208, 212, 213, 217, 218

N Hillsdale Drive: 101, 106, 117, 118, 126, 131, 139, 144, 145, 154, 300, 309, 310, 315, 316, 323, 335, 405, 410, 411, 419, 420, 425, 431, 437

S Hillsdale Drive: 102, 105, 107, 120, 201, 202, 205, 208, 209, 214, 217, 218, 225, 228, 229, 230

N Overhill Drive: 104, 105, 121, 127, 133, 134, 138, 141, 307, 308, 313

S Overhill Drive: 102, 106, 107, 110, 204, 212, 213

Eastgate Lane: 2509, 2510, 2513, 2516, 2521, 2524, 2527, 2530, 2533, 2536, 2540, 2548, 2552

E 8th Street: 2206, 2304, 2400, 2401, 2404, 2407, 2408, 2500, 2501, 2512, 2513, 2518, 2519, 2525, 2530, 2531, 2536, 2544, 2551, 2552, 2563

E 7th Street: 2002, 2004, 2126, 2200, 2201, 2210, 2214, 2219, 2221, 2327, 2331, 2400, 2401, 2407, 2408, 2413, 2414, 2500, 2511, 2512, 2518, 2519, 2524, 2525, 2531, 2537, 2600, 2601, 2612, 2618, 2624

E 5th Street: 2100, 2205, 2127, 2128, 2222, 2301, 2307, 2404, 2408, 2409, 2414, 2415, 2423, 2505, 2506, 2509, 2513, 2514, 2516, 2517, 2600, 2604, 2605, 2608, 2611, 2612, 2615, 2616, 2619, 2620, 2623, 2624, 2625, 2631, 2632

E 4th Street: 2115, 2301, 2304, 2408, 2410, 2412, 2415, 2418, 2419

E 3rd Street: 2001, 2027, 2029, 2031, 2101, 2105, 2115, 2201, 2301, 2305, 2315, 2333, 2401, 2425, 2435, 2501, 2603, 2605

E Dekist Street: 2600, 2601, 2612, 2615, 2620, 2621, 2624, 2627, 2630, 2633, 2634, 2638, 2639, 2645

E Edwards Row: 2605, 2607, 2608, 2612, 2615, 2621, 2625, 2629

Narrative Description of Boundary: The eastern boundary of the proposed district begins at the southwest intersection of the Illinois Central RR tracks and E. State Road 46 Bypass, and proceeds south along the bypass until the eastern end of E. Dekist Street. At that point, the boundary continues south to the eastern end of E. 5th Street, then to the southern property lines of 2629 E. Edwards Row, turning west to 2621 E. Edwards Row, then to the southern property lines of 2612 E. Edwards Row, and then turning south and ending at the eastern property lines of 2607 E. 3rd Street;

The southern boundary runs west along the north side of E. 3rd Street starting at the east side of 2607 E. 3rd Street and ending at the northeast corner of S. Union Street and E. 3rd Street;

The western boundary runs north from the northeast corner of S. Union Street and E. 3rd Street along the east side of S. and N. Union Street to the southeast corner of N. Union Street and E. 7th Street. At that corner, the boundary continues east on 7th Street and goes to the southwestern

intersection of E. 7th Street and N. Bryan Avenue, then turns to the north and goes up to the northern property line of 312 N. Bryan Avenue. It then turns east again and goes along this property line, and along the northern property line of 307 N. Jefferson Street. On Jefferson Street, the boundary continues north, ending at the northern property line of 430 N. Jefferson Street;

The northern boundary runs east of the northwestern property lines of 430 N. Jefferson Street to the end of the northeastern property lines of 428 N. Clark Street. At that point it runs north to the intersection of the Illinois Central RR tracks, after which it continues along the southern side of the Illinois Central RR tracks, ending once again at the southwestern side of the intersection of the Illinois Central RR tracks and E. State Road 46 Bypass.

SECTION 2. The properties within the Green Acres Conservation District shall be classified as below:

The following properties are classified as Outstanding (1):

N Bryan Avenue: 112

The following properties are classified as Notable (5):

N Hillsdale Drive: 316

S Hillsdale Drive: 201

E 8th Street: 2563

E 4th Street: 2412

E 3rd Street: 2201

The following properties are classified as Contributing (294):

N Union Street: 102, 106, 108, 112

S Union Street: 105, 111, 117, 129, 203, 209, 211, 213

N Bryan Avenue: 101, 104, 111, 113, 117, 121, 122, 310

S Bryan Avenue: 102, 104, 105, 106, 108, 111, 116, 117, 118, 119, 120, 200, 201, 204, 205, 206, 212, 213, 214, 223

N Jefferson Street: 100, 105, 111, 112, 117, 118, 122, 128, 131, 307, 310, 311, 314, 318, 324, 416

S Jefferson Street: 101, 111, 121, 123, 200, 208, 213, 218, 219, 220

N Roosevelt Street: 101, 104, 105, 113, 116, 117, 121, 122, 125, 134, 309, 315, 319, 400, 403, 404, 407, 408, 409, 412, 415, 420, 423, 425, 429, 430

S Roosevelt Street: 101, 111, 114, 116, 120, 123, 126, 212, 218, 220, 221

N Clark Street: 102, 106, 115, 118, 122, 125, 128, 131, 134, 135, 302, 309, 311, 313, 401, 402, 409, 410, 413, 417, 429

S Clark Street: 102, 106, 110, 111, 115, 118, 119, 121, 124, 126, 128, 202, 203, 204, 207, 208, 213, 217, 218

N Hillsdale Drive: 101, 106, 117, 118, 126, 131, 139, 144, 145, 309, 310, 315, 335, 410, 411, 419, 425, 437

S Hillsdale Drive: 102, 105, 107, 120, 202, 205, 208, 209, 217, 218, 225, 228, 229, 230

N Overhill Drive: 104, 121, 133, 138, 141, 307, 313

S Overhill Drive: 102, 106, 107, 204, 212, 213

Eastgate Lane: 2509, 2510, 2516, 2521, 2524, 2527, 2530, 2536, 2540, 2548, 2552

E 8th Street: 2206, 2304, 2401, 2407, 2408, 2501, 2513, 2518, 2519, 2525, 2530, 2531, 2536, 2544, 2551, 2552

E 7th Street: 2201, 2327, 2331, 2400, 2401, 2500, 2511, 2512, 2519, 2524, 2600, 2601, 2612, 2618, 2624

E 5th Street: 2100, 2127, 2222, 2301, 2307, 2408, 2409, 2415, 2423, 2505, 2509, 2513, 2517, 2600, 2604, 2605, 2608, 2611, 2615, 2616, 2620, 2623, 2624, 2625, 2631, 2632

E 4th Street: 2301, 2304, 2410, 2415, 2418

E 3rd Street: 2027, 2029, 2031, 2101, 2105, 2115, 2305, 2315, 2333, 2401, 2425, 2435, 2603, 2605

E Dekist Street: 2600, 2601, 2612, 2615, 2620, 2621, 2624, 2627, 2630, 2633, 2634, 2638, 2639

E Edwards Row: 2608, 2612, 2615, 2621, 2625, 2629

The following properties are classified as Non-Contributing (147):

N Union Street: 110, 130, 134

S Union Street: 101, 115, 125

N Bryan Avenue: 100, 112, 120, 124, 125, 134, 135, 300, 304

S Bryan Avenue: 107, 115

N Jefferson Street: 106, 119, 120, 123, 127, 130, 301, 305, 326, 336, 400, 410, 426, 428, 430

S Jefferson Street: 104, 109, 110, 114, 115, 117, 118, 201, 205, 209, 215

N Roosevelt Street: 103, 110, 128, 134, 300, 306, 310, 312, 320, 324, 327, 330, 416, 419, 424

S Roosevelt Street: 105, 106, 109, 110, 200, 204, 208, 211, 213, 215, 217

N Clark Street: 101, 105, 109, 110, 116, 119, 123, 310, 320, 324, 325, 329, 333, 405, 416, 419, 421, 422, 428

S Clark Street: 103, 108, 113, 117, 127, 205, 206, 212

N Hillsdale Drive: 154, 300, 323, 405, 420, 431

S Hillsdale Drive: 214

N Overhill Drive: 105, 127, 134, 308

S Overhill Drive:

Eastgate Lane: 2513, 2533

E 8th Street: 2400, 2404, 2500, 2512

E 7th Street: 2002, 2004, 2126, 2200, 2210, 2214, 2219, 2221, 2407, 2408, 2413, 2414, 2518, 2525, 2531, 2537

E 5th Street: 2128, 2205, 2404, 2414, 2506, 2514, 2516, 2612, 2619

E 4th Street: 2115, 2408, 2419

E 3rd Street: 2001, 2301, 2501

E Dekist Street: 2645

E Edwards Row: 2605, 2607

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled “List of Designated Historic and Conservation Districts,” is hereby amended to insert “Green Acres Conservation District” and such entry shall read as follows:

Green Acres Conservation District (447 properties)

SECTION 4. In accordance with IC 36-7-11-19, no earlier than 180 days before the three year anniversary date of the adoption of this Ordinance, but no later than 60 days before the three year anniversary date of the adoption of this Ordinance, property owners in the Green Acres Conservation District shall be given the opportunity to object, in writing, to the elevation of the district to a full Historic District. If a majority of the property owners in the Green Acres Conservation District do not object, in writing, to said elevation, then Green Acres shall automatically elevate to a full historic district on the third anniversary date of the adoption of this Ordinance.

SECTION 5. If any section, sentence, or provision of this ordinance, or any 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 6. 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 _____, 2024.

ISABEL PIEDMONT-SMITH, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2024.

NICOLE BOLDEN, Clerk
City of Bloomington

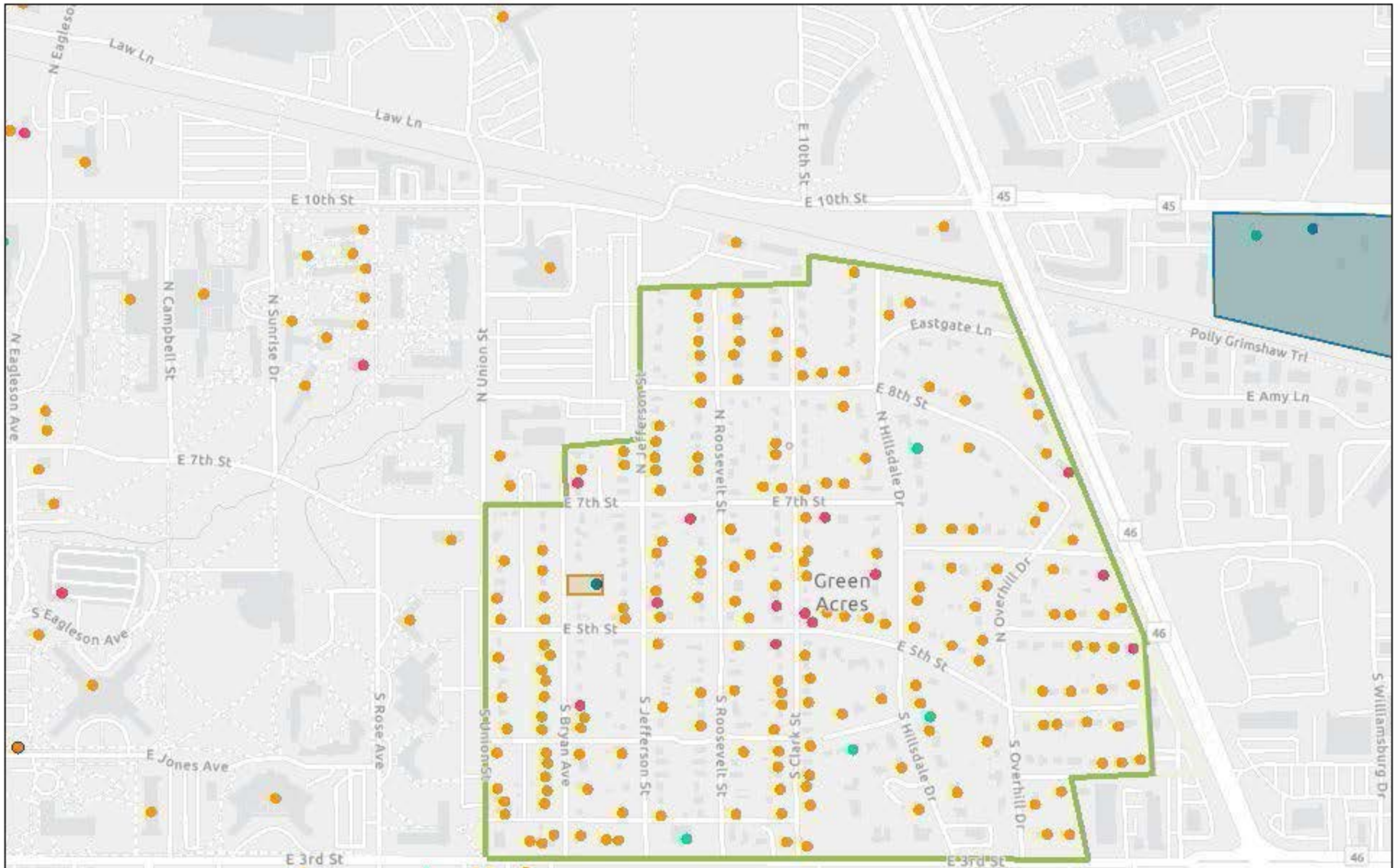
SIGNED and APPROVED by me upon this _____ day of _____, 2024.

KERRY THOMSON, Mayor
City of Bloomington

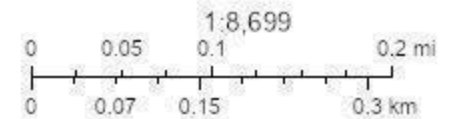
SYNOPSIS

This ordinance amends the List of Designated Historic Districts in Chapter 8.20 of the Bloomington Municipal Code by establishing the Green Acres Conservation District. In recommending this designation, the Bloomington Historic Preservation Commission held a public hearing and submitted a map and accompanying report to the Council. The map sets forth the boundaries of the district and classification of buildings within the district. The report demonstrates how this district meets the necessary criteria. At the end of three years after adoption of this ordinance, this conservation district will elevate into a full historic district, unless within 180 and 60 days before that date, a majority of the property owners provide the Historic Preservation Commission with written objections to the elevation.

Map of Green Acres Proposed Conservation District Boundaries



7/10/2024, 10:21:28 PM



Esri Community Maps Contributors, City of Bloomington, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METV

HD-24-03
Green Acres Neighborhood

Staff Report:

Bloomington Historic Preservation Commission

The Green Acres Neighborhood qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a, c; (2) 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**

Case Background

The Green Acres neighborhood, roughly bounded by SR46, 3rd Street, the Illinois Central RR tracks, and Indiana University campus was subdivided in the 1920s and 40s from a 160 acres farm established in the 1840s by William Moffat Millen. Unusual for neighborhoods in Bloomington and the US in general, the neighborhood's development was slowed but not halted by the Depression and World War II, and so the neighborhood demonstrates a southwest to northeast gradient of consistent suburban development from the 1920s through 1960s. The neighborhood has not been previously studied as a potential district, although it has been repeatedly surveyed for historic properties. In 2007, a neighborhood plan was developed by the Green Acres Neighborhood

Association that listed historic structures included in the 2001 interim report, and described “historically preserved homes well maintained and in good condition” as one of the neighborhood’s strengths.”

On the May 9th meeting of the Bloomington Historic Preservation Commission (HPC), five adjacent Demolition Delays came up for consideration on N Jefferson Street bordering campus between E 7th Street and E 8th Street. Built between 1940 and the early 1950s, these houses are rated contributing on the Indiana Historic Sites and Structures Inventory. Throughout their history, these houses were home to artists, students, blue-collar workers, and academics. At this meeting staff recommended the release of these Demolition Delays because in our opinion none of the houses individually or as a group met criteria for designation. One of the homes, a fairly intact 1940 bungalow at 324 North Jefferson Street, had been owned as the home and studio of a significant local sculptor, Jean-Paul Darriau, who is best known locally for the Adam and Eve sculpture on the IU campus and the Red Blonde Black and Olive statues at Showers Park. According to national standards except in exceptional circumstances, a site must have achieved significance fifty or more years ago to be considered for historic designation. Although the building itself is over eighty years old, Darriau occupied and worked in the house from 1978 to 2007.

Some Commissioners expressed concern about the potential demolition of a block of five contributing buildings and its impact on the neighborhood, inquiring whether there was any neighborhood interest in the establishment of a historic or conservation district, while others expressed skepticism whether there was enough historical context or public support to justify the consideration of a larger district. The Historic Preservation Program Manager shared that he had not yet heard any interest in a district and agreed with the opinion that the Commission should not move to nominate such a large district on its own. The commission then recommended that staff produce a report on the history of the larger neighborhood for the subsequent meeting, and tabled the vote to release demolition delay.

On May 23rd the Historic Preservation Program Manager shared a brief history of the neighborhood along with maps indicating the location of rental properties, as well as the 2018 Bloomington historic survey map showing the locations of buildings that had been singled out as Contributing, Notable, or Outstanding. A longtime neighborhood resident, Marines Fornerino attended the meeting and spoke in favor of designation, over the following months she would prepare the application submitted by the petitioning residents. The commission voted that a map be drawn of the Green Acres neighborhood boundaries. Steve Wyatt of Bloomington Restorations Inc (BRI), was also in attendance, and suggested that he would consider relocating one or more of the houses up for Demolition Delay.

The following HPC meeting on June 13th was attended by five Green Acres residents who spoke in favor of designating the neighborhood, and the HPC voted to petition the

director of the Department of Housing and Neighborhood Development to extend the Demolition Delay period by thirty days to a maximum of 120 days in order to give the residents time to prepare an application and hold their three required public meetings. The extension was granted, and the petitioners organized three public meetings in the neighborhood's Christian Science Church on 3rd street on July 11th, July 20th, and July 27th. In each of these meetings the petitioners presented the same information on the history of the neighborhood and the meaning of designation as a Conservation District, questions and comments were taken from the attendants and a petition was presented for those who wished to express support. Two of these meetings were also attended by members of the press.

Running up against the release date of the five demolition delays on August 14th, and the preceding August 8th meeting of the HPC—for which applications must be received two weeks in advance—the petitioners asked whether a special meeting could be called by the HPC Chair to vote on the nomination before August 14th. At the July 25th HPC meeting the Chair motioned to call a meeting on August 12th, and the motion was approved. The petitioners submitted their application, petition, and supplementary information on Monday July 29th.

Historic surveys and rating historic properties:

The last historic sites survey to include the Green Acres neighborhood was conducted in 2018 by Bloomington Restorations Inc. The results from this survey are included on the Bloomington Historic Preservation GIS map. The survey counted one Outstanding property, the 1845 Millen House, which is included on the National Register of historic places; five Notable properties including the firehouse at 2201 E 3rd St, the Elaine Doenges House at 201 S Hillside, and several other architecturally distinct modernist houses at 316 N Hillside Drive, 2412 E 4th St, and 2563 E 8th St; 183 structures rated Contributing; and 11 rated non-contributing. 244 structures were not counted in the survey. Many of these are mid-century houses in the eastern part of the neighborhood that retain a good deal of their historic integrity, but BRI staff did not include them in their survey which they had intended as a general indicator of the location of historic structures though not a comprehensive list. Because the eastern half of the district is relatively modern, it has not been surveyed as thoroughly as by state or local surveyors as some of Bloomington's older neighborhoods. While some parts of the district like the southern end of Roosevelt Street and the intersection of 5th and Clark have lost most of their historic structures, a walk through the neighborhood gives the impression that most of it is built up contiguously of structures that are over fifty years old, retain their important historic features, and demonstrate a legible historic pattern of occupation and development.

Historic Background: Criteria (1) A, C

- A.** The built environment of the Green Acres neighborhood is of significant interest to the development of Bloomington at a time when the City and University began to experience extensive growth thanks to New Deal and postwar policies promoting home ownership and higher education. Although the western half of Green Acres was platted in 1923 as Highland Homes and contains several blocks of well-preserved 1920s cottages and bungalows, most of the area's development took place between the 1930s and 1960s, making Green Acres effectively Bloomington's first postwar suburb.

In the 1930s, mortgage insurance, financing options, and construction standards enforced by the Federal Housing Administration rebooted America's homebuilding industry. Kit houses, including the minimal ranches ubiquitous in Green Acres, were built to these standard for safe, efficient, tasteful, and affordable design. Many of the components for these houses were manufactured in Lafayette and New Albany Indiana.

Following the Second World War the Servicemen's Readjustment Act, better known as the GI Bill, offered new financial aid to veterans for home ownership and education. Facing a massive influx of new students and residents, the campus-adjacent neighborhood filled out rapidly in the following two decades providing housing for students, faculty, and workers occupied in the rapidly expanding University. The smooth transition from the prewar gridded plat in the western end of the district to the winding parklike roads streets in the eastern half, occupied by a clear gradient of postwar housing development clearly demonstrates the development and evolving cultural tastes of this important juncture in Bloomington's history.

- C.** The development of Green Acres largely coincides with the tenure of Indiana University President Herman B Wells (1937-1962), a period of massive expansion in the size and academic breadth of the University. The economically mixed suburb located adjacent to campus has been home to many artists, academics, and university staff who were attracted to Bloomington for work and housing opportunities played a part in this cultural, economic, and social transformation. Since the neighborhood's development, Green Acres has been consistently defined by its cultural, spacial, and economic relationship to campus as well as the development of Bloomington outward from its prewar core.

Architectural Significance: Criteria (2) E, F, G

- E.** In this criterion, staff opinion differs from the applicants' assertion that the buildings in the proposed conservation district contain any architectural style, detail or element in danger of being lost. While several houses within the bounds were brought to the Historic Preservation Commission for Demolition Delay and parts of the district are zoned for higher density development, staff does not believe that the styles of homes

represented in this area contain characteristics in danger of being lost. The styles represented in this area come from two of the most prolific periods of housing development in US history—the 1920s and post-war building boom—and few houses in the neighborhood demonstrate features that are rare or generally threatened. This is not to say that that changes to substantial parts of the Green Acres neighborhood would not affect the historic integrity of the whole or that there are not building styles or details from this era that are in risk of being lost. 1920s and postwar kit houses, national homes, and minimal ranches can be found throughout Bloomington albeit not in many contexts so consistent and substantial.

F. Applicants argue that Green Acres “owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city.” This is a large area adjacent to campus that has been home to thousands or renters and owners as well as countless visitors. The neighborhood is of course familiar to its current and former residents and has substantial sentimental value. In the context of the city as a whole, it is difficult to make the case that Green Acres represents an established and familiar visual feature. Located between the 46 bypass, railroad tracks, 3rd street, and the west end of campus, the neighborhood is not a thoroughfare, and the parts of the neighborhood north of 3rd street are not likely familiar to most Bloomington residents. While the neighborhood does contain some distinctive buildings, these are mostly located on quiet roads at some distance from the street.

G. Owing in part to its rapid development and integrity of historic resources, the green Acres neighborhood exemplifies the built environment in an era of history characterized by a distinctive architectural style. The bulk of the neighborhood was built up from the 1940s through 1960s with American Small Houses, Ranches, Bungalows, Cottages, and Split-levels. While the neighborhood’s historic period of development spans four decades, the style of much of the neighborhood can be best described as Minimal Traditional—the blending of colonial, craftsman, and modernist architectural influences. For the most part the buildings avoid ostentatious ornamentation and emphasize efficiency and the use of local materials, most notably in this case Indiana limestone which is ubiquitous in Bloomington’s post-war construction. Although homes built in the late 1950s and 1960s are generally larger and embrace more modern design elements than the FHA influenced homes of the New Deal and immediate post-war periods, the neighborhood nonetheless demonstrates consistent stylistic influence. Notable houses in the neighborhood draw greater influence from the new architectural schools burgeoning in this period including International and Usonian design.

Staff Recommendation: Meets Criteria for Designation (1) a, c; (2) g.

Staff recommends that the Green Acres Conservation District is eligible for designation as a local conservation 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 district meets multiple criteria listed in the code.

The district meets Criteria 1(a) as Bloomington's first substantial postwar suburb and demonstrating a continuum of development influenced by federal policy as well as the growing importance of higher education in Bloomington's culture and economy. This significance is represented both by the characteristics of the built environment and by the significance of notable residents for the history of the City and University.

The district meets Criteria 1(c) for its significant value as part of development of the city of Bloomington because it served as housing for the massive influx of students, faculty, and staff who greatly expanded and developed Indiana University after World War II, contributing to the cultural, economic, and social transformation of the city during this time. The housing stock is characterized by the burgeoning economic opportunities of this period that enabled the growth of homeownership for veterans across the class spectrum.

The property meets Criteria 2(g) because the built environment of the district, which includes the streetscape and buildings, maintains high integrity and still conveys the distinct architectural character from their period of construction.

A note about historic postwar suburbs:

The National Historic Preservation Act of 1966 established a framework for standardizing the approach to Historic Preservation in the US and over the following decade guidelines were established for evaluating the integrity and significance of historic sites and structures. These guidelines and the growing body of interpretive literature are meant to be uniformly applicable so that those working in the field or applying for historic designation can make objective determinations. As a rule the threshold age for eligibility is fifty years with an exception for sites that have achieved exceptional significance before that time. The majority of America's housing stock was built after World War II, and in the past thirty years has become subject to the same considerations for eligibility as properties from before this period of massive growth. In 2002 the National Park Service published National Register Bulletin NRB46 Historic Residential Suburbs to provide a historical context and tools for evaluating the eligibility of suburbs, including postwar developments.

This Bulletin considers that "The post-World War II building boom... resulted in the widespread development of suburban subdivisions that were not only large in size but vast in number. In coming years as many of these approach 50 years of age, there will be increasing pressure to evaluate their eligibility for listing in the National Register" and that "Because of their large size and great number, residential suburbs present a challenge to preservationists and decision makers." During this period traditional

craftsmanship has given way to mass production and manufactured components, and many decisions makers in preservation and other fields feel squeamish that something built in their childhood could now be considered “historic.”

For modern buildings that are not architecturally distinctive on their own or associated with specific individuals or events, their eligibility for listing often depends on their inclusion in a larger context. In a historic site survey, these properties would be considered “Contributing,” a level of designation that indicates a building is likely not eligible for listing on its own, but could contribute to a district that demonstrates integrity and significance as a whole. The Green Acres neighborhood, for instance, contains five buildings designated “Notable” for their stand-alone architectural significance and one “Outstanding” property, the 1840s Millen House which is listed on the National Register of Historic Places for its architectural and settlement-period significance. To be eligible as a District, the neighborhood must “retain the spatial organization, physical components, aspects of design, and historic associations that it acquired during its period of significance.” Such an area may, and likely will, contain properties that are non-Contributing but the overall effect should not disrupt the integrity of the district.



TO: Common Council
FROM: Noah Sandweiss, Historic Preservation Program Manager
RE: Conservation District Nomination for Green Acres
DATE: September 13, 2024

A survey conducted by the HPC staff, which provides additional detail about the individual structures within the proposed Green Acres district and which supplements the map, has been included for the Council's review. The information was completed after the HPC vote on August 12th and is consistent with the map.

Noah Sandweiss

Historic Preservation Program Manager

NOMINATION

Green Acres Conservation District

Nomination: HD 24-03

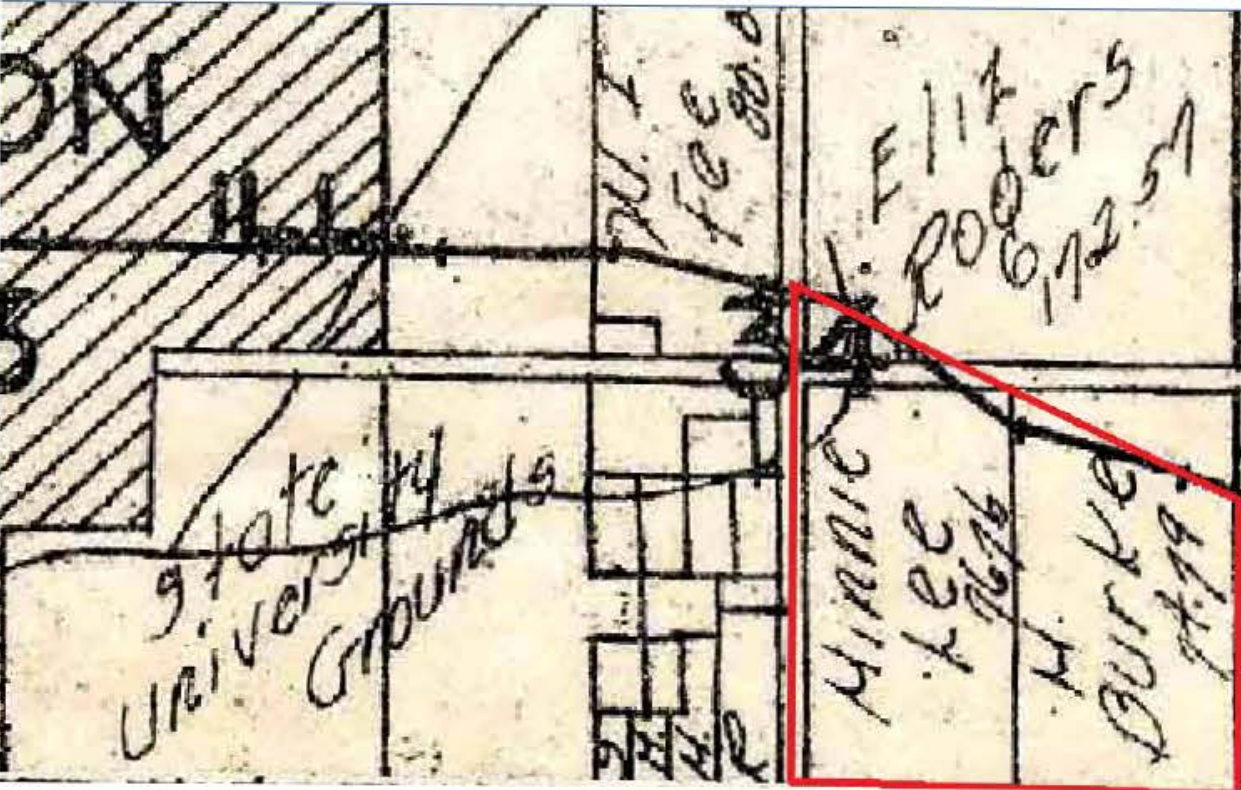
STAFF REPORT

SUMMARY



- **Address:** Green Acres
Neighborhood
- **Petitioner:** Dr. Lois Sabo
Skelton, Green Acres Designation
Committee

Background



Background



201 S. Hillsdale Drive



2201 E 3rd St

Background



2412 E 4th Street



316 N Hillsdale Drive

Background



Background



1949 Aerial



1961 Aerial

CRITERIA

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



Green Acres Conservation District Survey

The Green Acres Conservation District shall consist of the following addresses (447):

N Union Street: 102, 106, 108, 110, 112, 130, 134

S Union Street: 101, 105, 111, 115, 117, 125, 129, 203, 209, 211, 213

N Bryan Avenue: 100, 101, 104, 111, 112, 113, 117, 120, 121, 122, 124, 125, 134, 135, 300, 304, 310

S Bryan Avenue: 102, 104, 105, 106, 107, 108, 111, 115, 116, 117, 118, 119, 120, 200, 201, 204, 205, 206, 212, 213, 214, 223

N Jefferson Street: 100, 105, 106, 111, 112, 117, 118, 119, 120, 122, 123, 127, 128, 130, 131, 301, 305, 307, 310, 311, 314, 318, 324, 326, 336, 400, 410, 416, 426, 428, 430

S Jefferson Street: 101, 104, 109, 110, 111, 114, 115, 117, 118, 121, 123, 200, 201, 205, 208, 213, 215, 218, 219, 220

N Roosevelt Street: 101, 103, 104, 105, 110, 113, 116, 117, 121, 122, 125, 128, 130, 134, 300, 306, 309, 310, 312, 315, 319, 320, 324, 330, 400, 403, 404, 407, 408, 409, 412, 415, 416, 419, 420, 423, 424, 425, 429, 430

S Roosevelt Street: 101, 105, 106, 109, 110, 111, 114, 116, 120, 123, 126, 200, 204, 208, 211, 212, 213, 215, 217, 218, 220, 221

N Clark Street: 101, 102, 105, 106, 109, 110, 115, 116, 118, 119, 122, 123, 125, 128, 131, 134, 135, 302, 309, 310, 311, 313, 320, 324, 325, 329, 333, 401, 402, 405, 409, 410, 413, 416, 417, 419, 421, 422, 428, 429

S Clark Street: 102, 103, 106, 108, 110, 111, 113, 115, 117, 118, 119, 121, 124, 126, 127, 128, 202, 203, 204, 205, 206, 207, 208, 212, 213, 217, 218

N Hillsdale Drive: 101, 106, 117, 118, 126, 131, 139, 144, 145, 154, 300, 309, 310, 315, 316, 323, 335, 405, 410, 411, 419, 420, 425, 431, 437

S Hillsdale Drive: 102, 105, 107, 120, 201, 202, 205, 208, 209, 214, 217, 218, 225, 228, 229, 230

N Overhill Drive: 104, 105, 121, 127, 133, 134, 138, 141, 307, 308, 313

S Overhill Drive: 102, 106, 107, 110, 204, 212, 213

Eastgate Lane: 2509, 2510, 2513, 2516, 2521, 2524, 2527, 2530, 2533, 2536, 2540, 2548, 2552

E 8th Street: 2206, 2304, 2400, 2401, 2404, 2407, 2408, 2500, 2501, 2512, 2513, 2518, 2519, 2525, 2530, 2531, 2536, 2544, 2551, 2552, 2563

E 7th Street: 2002, 2004, 2126, 2200, 2201, 2210, 2214, 2219, 2221, 2327, 2331, 2400, 2401, 2407, 2408, 2413, 2414, 2500, 2511, 2512, 2518, 2519, 2524, 2525, 2531, 2537, 2600, 2601, 2612, 2618, 2624

E 5th Street: 2100, 2205, 2127, 2128, 2222, 2301, 2307, 2404, 2408, 2409, 2414, 2415, 2423, 2505, 2506, 2509, 2513, 2514, 2516, 2517, 2600, 2604, 2605, 2608, 2611, 2612, 2615, 2616, 2619, 2620, 2623, 2624, 2625, 2631, 2632

E 4th Street: 2115, 2301, 2304, 2408, 2410, 2412, 2415, 2418, 2419

E 3rd Street: 2001, 2027, 2029, 2031, 2101, 2105, 2115, 2201, 2301, 2305, 2315, 2333, 2401, 2425, 2435, 2501, 2603, 2605

E Dekist Street: 2600, 2601, 2612, 2615, 2620, 2621, 2624, 2627, 2630, 2633, 2634, 2638, 2639, 2645

E Edwards Row: 2605, 2607, 2608, 2612, 2615, 2621, 2625, 2629

The following properties are classified as Outstanding (1):

N Bryan Avenue: 112

The following properties are classified as Notable (5):

N Hillsdale Drive: 316

S Hillsdale Drive: 201

E 8th Street: 2563

E 4th Street: 2412

E 3rd Street: 2201

The following properties are classified as Contributing (294):

N Union Street: 102, 106, 108, 112

S Union Street: 105, 111, 117, 129, 203, 209, 211, 213

N Bryan Avenue: 101, 104, 111, 113, 117, 121, 122, 310

S Bryan Avenue: 102, 104, 105, 106, 108, 111, 116, 117, 118, 119, 120, 200, 201, 204, 205, 206, 212, 213, 214, 223

N Jefferson Street: 100, 105, 111, 112, 117, 118, 122, 128, 131, 307, 310, 311, 314, 318, 324, 416

S Jefferson Street: 101, 111, 121, 123, 200, 208, 213, 218, 219, 220

N Roosevelt Street: 101, 104, 105, 113, 116, 117, 121, 122, 125, 134, 309, 315, 319, 400, 403, 404, 407, 408, 409, 412, 415, 420, 423, 425, 429, 430

S Roosevelt Street: 101, 111, 114, 116, 120, 123, 126, 212, 218, 220, 221

N Clark Street: 102, 106, 115, 118, 122, 125, 128, 131, 134, 135, 302, 309, 311, 313, 401, 402, 409, 410, 413, 417, 429

S Clark Street: 102, 106, 110, 111, 115, 118, 119, 121, 124, 126, 128, 202, 203, 204, 207, 208, 213, 217, 218

N Hillsdale Drive: 101, 106, 117, 118, 126, 131, 139, 144, 145, 309, 310, 315, 335, 410, 411, 419, 425, 437

S Hillsdale Drive: 102, 105, 107, 120, 202, 205, 208, 209, 217, 218, 225, 228, 229, 230

N Overhill Drive: 104, 121, 133, 138, 141, 307, 313

S Overhill Drive: 102, 106, 107, 204, 212, 213

Eastgate Lane: 2509, 2510, 2516, 2521, 2524, 2527, 2530, 2536, 2540, 2548, 2552

E 8th Street: 2206, 2304, 2401, 2407, 2408, 2501, 2513, 2518, 2519, 2525, 2530, 2531, 2536, 2544, 2551, 2552

E 7th Street: 2201, 2327, 2331, 2400, 2401, 2500, 2511, 2512, 2519, 2524, 2600, 2601, 2612, 2618, 2624

E 5th Street: 2100, 2127, 2222, 2301, 2307, 2408, 2409, 2415, 2423, 2505, 2509, 2513, 2517, 2600, 2604, 2605, 2608, 2611, 2615, 2616, 2620, 2623, 2624, 2625, 2631, 2632

E 4th Street: 2301, 2304, 2410, 2415, 2418

E 3rd Street: 2027, 2029, 2031, 2101, 2105, 2115, 2305, 2315, 2333, 2401, 2425, 2435, 2603, 2605

E Dekist Street: 2600, 2601, 2612, 2615, 2620, 2621, 2624, 2627, 2630, 2633, 2634, 2638, 2639

E Edwards Row: 2608, 2612, 2615, 2621, 2625, 2629

The following properties are classified as Non-Contributing (147):

N Union Street: 110, 130, 134

S Union Street: 101, 115, 125

N Bryan Avenue: 100, 112, 120, 124, 125, 134, 135, 300, 304

S Bryan Avenue: 107, 115

N Jefferson Street: 106, 119, 120, 123, 127, 130, 301, 305, 326, 336, 400, 410, 426, 428, 430

S Jefferson Street: 104, 109, 110, 114, 115, 117, 118, 201, 205, 209, 215

N Roosevelt Street: 103, 110, 128, 134, 300, 306, 310, 312, 320, 324, 327, 330, 416, 419, 424

S Roosevelt Street: 105, 106, 109, 110, 200, 204, 208, 211, 213, 215, 217

N Clark Street: 101, 105, 109, 110, 116, 119, 123, 310, 320, 324, 325, 329, 333, 405, 416, 419, 421, 422, 428

S Clark Street: 103, 108, 113, 117, 127, 205, 206, 212

N Hillsdale Drive: 154, 300, 323, 405, 420, 431

S Hillsdale Drive: 214

N Overhill Drive: 105, 127, 134, 308

S Overhill Drive:

Eastgate Lane: 2513, 2533

E 8th Street: 2400, 2404, 2500, 2512

E 7th Street: 2002, 2004, 2126, 2200, 2210, 2214, 2219, 2221, 2407, 2408, 2413, 2414, 2518, 2525, 2531, 2537

E 5th Street: 2128, 2205, 2404, 2414, 2506, 2514, 2516, 2612, 2619

E 4th Street: 2115, 2408, 2419

E 3rd Street: 2001, 2301, 2501

E Dekist Street: 2645

E Edwards Row: 2605, 2607

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

Case Number:

Date Filed: July 29, 2024

Date of Commission Hearing: August 12, 2024

Request: Conservation District Designation

Address of proposed district or **description of boundaries:**

The proposed district encompasses most of the area known as the Green Acres neighborhood. The boundaries are as follows:

The **eastern** boundary of the proposed district begins at the southwest intersection of the Illinois Central RR tracks and E. State Road 46 Bypass, and proceeds south along the bypass until the eastern end of E. Dekist Street. At that point, the boundary continues south to the eastern end of E. 5th Street, then to the southern property lines of 2629 E. Edwards Row, turning west to 2621 E. Edwards Row, then to the southern property lines of 2612 E. Edwards Row, and then turning south and ending at the eastern property lines of 2607 E. 3rd Street;

The **southern** boundary runs west along the north side of E. 3rd Street starting at the east side of 2607 E. 3rd Street and ending at the northeast corner of S. Union Street and E. 3rd Street;

The **western** boundary runs north from the northeast corner of S. Union Street and E. 3rd Street along the east side of S. and N. Union Street to the southeast corner of N. Union Street and E. 7th Street. At that corner, the boundary continues east on 7th Street and goes to the southwestern intersection of E. 7th Street and N. Bryan Avenue, then turns to the north and goes up to the northern property line of 312 N. Bryan Avenue. It then turns east again and goes along this property line, and along the northern property line of 307 N. Jefferson Street. On Jefferson Street, the boundary continues north, ending at the northern property line of 430 N. Jefferson Street;

The **northern** boundary runs east of the northwestern property lines of 430 N. Jefferson Street to the end of the northeastern property lines of 428 N. Clark Street. At that point it runs north to the intersection of the Illinois Central RR tracks, after which it continues along the southern side of the Illinois Central RR tracks, ending once again at the southwestern side of the intersection of the Illinois Central RR tracks and E. State Road 46 Bypass.

Petitioner's Name: Dr. Lois M. Sabo-Skelton (signatures of additional petitioners included)

Petitioner's Address: 121 N. Overhill Drive **Phone Number:** 812-339-9678

Owner's Name: Dr. Lois M. Sabo-Skelton

Owner's Address: 121 N. Overhill Drive **Phone Number:** 812-339-9678

Preparer's Name: Marines Fornerino (with Margaret Menge, Ann Kreilkamp)

Preparer's Address: Margaret Menge 117 S. Bryan Avenue **Phone Number:** 812-369-4325

Please respond to the following questions and attach additional pages for photographs, drawings, surveys, as requested.

1. **A legal description of the proposed district:** See above.
2. **Photographs – representative sampling of structures and styles:** See appendix 1.
3. **Zoning Map and Proposed Boundary Map:** See appendix 2.
4. **Provide copies of any listing on a state or national registry or historic survey information pertinent to the property(s):** See attached National Register of Historic Places information in appendix 3.
(4.a.. List of outstanding, notable, and contributing properties. See appendix 4.)
5. **If the designation is proposed on grounds other than architectural significance, supply evidence of historic linkages described. Such evidence as deed transfers, Sanborn maps, City Directories and Atlases, written histories, when available, or oral histories may be used:** See appendix 5.

An historic district must be ruled to meet one of the following criteria by the Historic Preservation Commission. The criteria that fit the proposed Green Acres Conservation District are in boldface in the following list:

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.**
- b. Is site of an historic event; or
- c. **Exemplifies the cultural, political, economical, social, or historical heritage of the community.**

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 element in danger of being lost; or**
- f. **Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or**
- g. **Exemplifies the built environment in an era of history characterized by a distinctive architectural style.**

Explanations of how the proposed Green Acres Conservation District meets the selected criteria begin below and continue on subsequent pages.

Introduction: Green Acres as a Time Capsule

You are invited to come to Green Acres and take a walk through time.

You might, for instance, start on the neighborhood's western boundary on Union or Jefferson Street and head east. Through the architecture alone, you will find yourself walking through the 1920s, 30s and 40s and will experience history developing into the 1960s. You will sense the importance of the interplay between Bloomington and Indiana University then and now—a complex relationship embodied by the students, faculty, and staff who have lived and still live in the area.

As you explore the area in space and time, you might wish to keep in mind, regardless of your own political leanings, the words of Franklin Delano Roosevelt from the Economic Bill of Rights (1944), also known as the Second Bill of Rights: “We have come to a clear realization of the fact that true individual freedom cannot exist without economic security and independence.” Indeed, you might ponder how F.D.R. went on to maintain that an important aspect of achieving such security and independence for all of us, regardless of station, race, or creed, is to have the right to a good education and the right to a decent home. In that document, and here in this physical space in Bloomington, you can sense the optimism of a nation that has just won a monumental war and sees nothing but hope for the future. The bungalows, small American houses, modest cottages, and compact ranches built during that time and still standing today all speak to the relationship between education and home-ownership, to the sanguine expectation that things will keep getting better for us all. From the early postwar years of Harry Truman, through the economic growth of Eisenhower's 1950s, up through the dreams of Kennedy's New Frontier, these houses bear witness to the priority of fulfilling the need for affordable and efficient housing for the working class—housing “with dignity,” as the Federal Housing Administration would put it as a requirement. As you walk, you will see how this dream shifts and changes as you begin to encounter houses that reflect architectural styles that distance themselves from those constructed under a crisis of a shortage of housing (and thus mark the need for strict efficiency and affordability in the 1940s), coming upon domiciles that slowly begin to show a sense of growth during a time of economic stability. You will see, in the very materiality of Green Acres, how various aspects of the GI Bill and FHA-insured mortgages adapted to different economic situations. You will see, in short, a time capsule of mid-twentieth century American ideals.

Be prepared, though, to have that euphoria and optimism sadly questioned, as you learn that minorities were not originally allowed to participate in reaping the full benefits of those policies and that hope, and therefore the houses in this beautiful neighborhood have been primarily owned by white people. To be sure, you might legitimately become not only saddened but outraged as you make your way to the Hillsdale addition in the southeast area of the neighborhood, knowing that the deed to that addition from 1947 read: “The ownership and occupancy of lots or buildings for this addition are forever restricted to members of the white race, and no person except for a member of the white race shall acquire title to a lot, lots, or parts

of lots, or buildings in this addition.” Yet still you will encounter some of history’s most profound workings—the push and pull of battling ideologies—when you further come to learn that the previous owner of the subdivision, Lester Smith, was an historian who was passionate about publishing and keeping records of the oral history of the Underground Railroad in Monroe County.

Indeed, at the end of your journey, you will not only have walked through time, but you will have ridden a small roller coaster of emotions. Such wide-ranging emotions are felt whenever one reads history with a critical eye, but in Green Acres all of this can be experienced directly through the architecture and the land. In Green Acres, the complexities of history on a local as well as national scale are made manifest in a living time capsule that, rather than being buried somewhere to be dug up by a future generation, is, here and now, living, breathing, changing, and bearing witness to who we are, who we have been, and who we aspire to be.

The History of Green Acres

Green Acres was Bloomington’s first post-World War II suburb. Many of the new homes built here in the 1940s and 50s housed students and young professors and professionals who raised families in them after returning from the war. This contributed to the post-war economic boom and the famous Baby Boom as well. Small affordable houses with yards that could be purchased with government help were the seeds of growth for many communities including Bloomington.

The present residential character of Green Acres is the result of three main land subdivisions. In 1923, the western area of the proposed district between Union and Clark streets was platted as Highland Homes; it follows a grid pattern in its street plan. Most of the cottages and bungalows built during this time (from the mid-1920s and 1930s) that are still standing are located closer to Third and Union Streets.

The second land subdivision was platted in 1947, and it comprises the southeast area of the neighborhood. The Hillsdale subdivision deeds, as mentioned above, originally contained a racially restrictive covenant—as was and still is the case with more than a thousand other deeds in Monroe County, including part of the land where Indiana University sits, as well as the land flanking on the east and west side of Miller-Showers Park. Such covenants were deemed unenforceable by a decision of the Supreme Court in 1948; and later, in 1968, they were made illegal by the Federal Fair Housing Act.

Finally, the Overhill subdivision was platted in 1953, and it is similar to the Hillsdale subdivision in its design, with curvilinear street plans as well as housing stock composed of mostly ranch houses and split-levels.

Green Acres' history and land development are closely tied to those of Indiana University, and to the events that determined the United States' housing and education boom during the postwar era (c. 1945 - 1968). Even before the end of World War II, the United States government began planning for how best to reincorporate such a large number of military personnel back into civilian life by providing financial aid to the veterans. Coming home from fighting what some scholars call the "last just war," soldiers reintroduced to non-military life thus tended to have a strong economic base and a sense of a financially stable future. Signed into law by President Franklin D. Roosevelt, the Servicemen's Readjustment Act of 1944, also known as the GI Bill, secured funds to offer federal financial aid for housing, college education, and unemployment insurance to World War II veterans. This bill, along with FHA-insured mortgages, had an immeasurable impact on the economic base of the country. And in this little corner of the world known as Green Acres, these policies determined the local character, architectural traits, and population composition.

Indiana University-Bloomington, like many other universities at the time, was overwhelmed by the influx of new faculty and students. In a letter written on February 4, 1946 to the chairman of the Department of Psychology, Herman B. Wells (IU President, 1937-1962) expresses the concern that the "faculty housing shortage is a critical matter. Considerable contact with other campuses convinces me that our situation is not unique." In a report on faculty housing prepared more than seven months later (September 27, 1946), the picture of the housing situation is described as rapidly changing and aggravated by shortages of materials. It also lists several faculty members and their families who have been assigned to houses in Green Acres on Jefferson and Bryan streets.

The massive influx of people was overwhelming for the students and the university administration. By the start of the 1946-47 academic year, the fall semester had to be postponed by nearly a month due to the housing shortage. Student enrollment had, in fact, doubled compared to the previous year. A biographer of Herman B. Wells compared the influx of new students due to the G.I Bill to a "tsunami." In response to this human wave of new students, "IU put out a call to locals, begging them to assist by making any extra bedrooms available." You can confirm the community's response when looking at census data collected that included "roomers" in many households. So strong was the tide of growth that at the start of the postwar era the incipient number of houses in Green Acres did, indeed, begin to increase. Houses built for members of faculty and administration and their families as well as working class families

not tied to Indiana University continued to fill the empty lots of the neighborhood well into the 1960's.

Such is the historical framework that establishes the significant value of Green Acres as part of the **development, heritage, and cultural characteristics of the city**. One could say that Green Acres is a typical example of housing developments during the postwar era in the Midwest, but with several unique local qualities especially due to the interplay between the university and the city. This sense of being typical yet exceptional still exists today. To be sure, in most ways, our neighborhood has retained its postwar character over the years. With its 1920s-era Arts & Crafts-style bungalows and its unassuming ranch houses—marked by their simple lines and humble yet charming Midwestern yards—Green Acres invites us not only to think about a time in the United States when optimism and hope for a better future were symbolized by the possibility of owning a house and obtaining an education, but also the ways in which home-ownership and education were, and continue to be, so closely tied together. The combination of these two aspects of “the American Dream” have been, and still are being realized in an historically significant way in Green Acres.

The area began marked by the two incompatible values of racial segregation and the good-heartedness that drives a neighborhood to answer the distress call of an overrun university. It continued to have its character shaped as a community where the values and goals of home-ownership and education came together in a unique and empowering way (for returning GI's, civilians, and diverse post-segregation residents); and it still is today a place where all of this important history informs the local ethos. On a much grander scale, as Dr. Martin Luther King, Jr. might have put it, the arc of the moral universe continues striving to bend toward justice. The small and the grand; the local and the national; the university and the city; the quietly humble and the overwhelmingly beautiful: Green Acres is that most important liminal, borderland place where differences are not taken to be binaries but are, instead, simply seen to be part of the dialectic of history working itself out—a place where such working out happens among neighbors on a daily basis, a place we need, and need to protect, now more than ever.

Before Green Acres—The Outstanding Millen House

To add one important moment of history: the area where Green Acres is currently located was once populated by the Miami, Delaware, and Piankeshaw Indians. After the Fort Wayne Treaty of 1809, the indigenous people of the area were forcibly displaced, making way for white settlers under what was known as “manifest destiny.”

William Moffat Millen was part of a group of Scotch-Irish Presbyterians also known as Covenanters. The Covenanters were abolitionists who came to Indiana from South Carolina in the early-1800s. In 1839, William purchased 160 acres of land in Southern Indiana made “free” for white ownership by the Fort Wayne Treaty. The location of the Millen land would one day become known as Green Acres. Within a decade after purchasing the land Millen had built a two-story, brick Greek Revival-style home from bricks that he dug and fired on the property. Today, this handsome house still stands at 111 and 112 N. Bryan Avenue. The structure is a nationally recognized historic site rated as “outstanding,” and has been part of the National Register of Historic Places since 2004 (see Appendix 3). Now known as the Raintree House, the Millen home is currently the property of the Indiana University Foundation. During the start of the postwar era, and due to the crisis caused by a shortage of housing, the Millen house was occupied by IU faculty and staff. Since 1970, it has housed the Organization of American Historians.

The Millen House is one of the oldest and best-preserved houses in Monroe County. Unlike some of the other homes from this era, it retains most of its original glass and all but three original doors. The front portico, according to city records, originally had a Greek Revival-style entablature and detailing. It is one of the few remaining houses in Southern Indiana with a center-hall Georgian floor plan, with four rooms on the first floor that all have two doors – one opening to the center hall and another to the next room.

Notable Green Acres’ Neighbors

Due to its proximity to the Indiana University campus both spatially and historically, Green Acres has been home to several distinguished scholars who have made remarkable contributions to their fields of study and their areas of expertise. The area is also home to scholars and students whose work has transcended the walls of the ivory tower, truly having an impact on American culture at large. Among such neighbors is Joseph Muhler, who lived at 202 S. Hillsdale Drive. In 1951, Muhler’s research on stannous fluoride led to the formula for Crest toothpaste. He was posthumously inducted into the National Inventors Hall of Fame in 2019 for “moving society forward,” along with another IU faculty member who also contributed to the project. Their work raised a considerable amount of funding for Indiana University, and became the basis for modern research into oral health. Another neighbor and chemistry professor (who was also related to a lesser extent to the Crest patent) was Robert Fisher. Fisher, who is known for contributing to the safe harnessing of nuclear energy through his studies of deuterium as part of the Manhattan Project during World War II, lived at 2201 E. 7th Street from 1950 to 1959.

Well-noted for the scientific figures that have called Green Acres home, the neighborhood is also an important site for the arts. To choose two examples, Jean-Paul Darriau and Elaine Doenges—internationally-recognized and celebrated artists whose tangible legacy was and still is a source of healing and immeasurable contribution to our neighborhood and to the city—created bodies of work that have so inspired us to strive for a better and more thoughtful life that they are worth a moment of our time to note as examples of the Green Acres ethos.

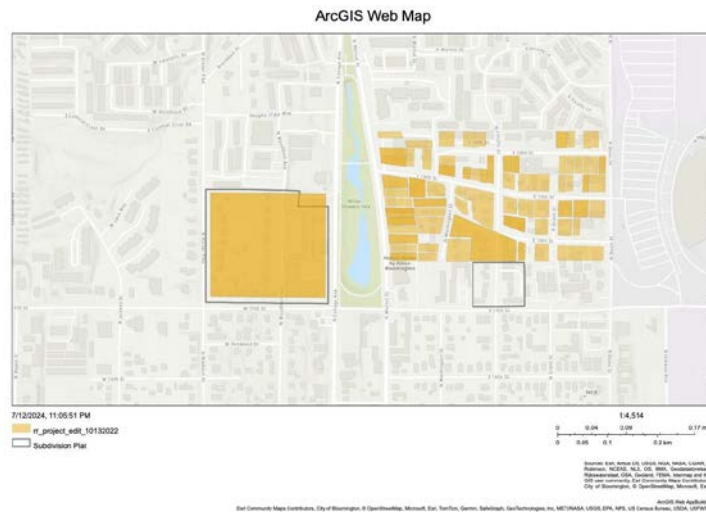
- **Jean-Paul Darriau and his Racially Inclusive Statement**

Jean-Paul Darriau was a Green Acres resident from 1978 until his passing in 2006. He lived at 324 N. Jefferson Street. History refers to him as a “sculptor whose work can be seen at the Guggenheim Museum, the Hirshhorn Museum, the Walker Art Center in Minneapolis, the Denver Art Museum, and the Galleria Schneider in Rome—to name only a few locations in the United States and Europe—as well as in private collections.” Darriau was deeply committed to facilitating discussions of issues of race, gender, sexuality, and social justice—a commitment that was made manifest in the creation of art for his community and not just for private owners and the art establishment. Indiana University owns several sculptures by Darriau, and they are displayed outdoors on campus and at the IU art museum. While living in Green Acres, Darriau also put together performance art events and plays around the city, as he believed that words were as important as images. Arguably, his most significant contribution to the city can be seen in Miller-Showers Park, on the south boundary of Old SR 46 between College Avenue and Walnut Street. Funded by the first competitive grant offered by Bloomington’s Community Arts Commission, the monument located here was dedicated in 1980.

Consisting of two 10-ton statues carved from limestone, this monument depicts a different racial image on each of their four sides all facing one another. Viewed from one side, the profiles of an African and an Asian woman face each other; from the other side, the faces of a Nordic man and an Indian man gaze at each other. The title of the work is *Red, Blond, Black, & Olive*, and Darriau called these sculptures *an interracial monument*, a celebration of Bloomington’s diverse population. He created them while focused specifically on our local geography and geology—and genealogy. According to Darriau, the space between the statues is as important as the statues themselves, as it is in that space where communication can take place—a communication that requires a coming together with our differences, as all good communication must. Darriau did not offer much more concerning his own personal feelings concerning the monument. In fact, he (rightly) believed that art transcends the intentions of the artist: the people who are exposed to a work of art are going to interpret it through their particular concerns, history, and experiences; and that interpretation is going to provoke various degrees of agreement or disagreement both as to what we think the artist meant might have intended and to what the work means to us, to the neighborhood, to the community.



Jean-Paul Darriau installing
Red, Blond, Black, and Olive (1980)



Miller-Showers Park, the location of Darriau's statue, between land marked by
racially restrictive covenants

- **Elaine Doenges and her Exceptional Contribution to Modernist Architecture**

Elaine Doenges was a self-taught female architect who persevered and succeeded in spite of the myriad obstacles imposed by gender discrimination. In 1958, only 1% of all architects in the United States were women—and according to a “Women in Architecture Survey,” Elaine Doenges was truly one of the “exceptional ones.” It is our good fortune that a notable house in Green Acres was designed and built by Doenges, and, according to City Directories, was occupied by the architect and her husband, Byron, from 1952 until at least 1966. Moreover, this structure is historically important because this particular house, located at 201 S. Hillsdale Drive, is the first house that Doenges ever designed.

History records that Doenges' first institutional obstacle came in the form of an assertion by the Dean of the University of Syracuse (c. 1943) that even though she could earn a degree in architecture, no firm and no individual would ever hire her because she was a woman. Those words, spoken by a man in a position of academic authority, had a dissuading effect on the young female aspiring architect, and so, dejected, she decided to study theater at DePauw University instead. But Doenges' desire to design buildings, and her determination to become a practicing architect, soon placed her on a path of self-education and growing self-confidence that would eventually lead her to build at least sixteen houses in Bloomington—many of which are still standing.



Elaine Doenges (from St. Mark's Church archives)



201 S. Hillsdale Drive, the first home Elaine Doenges designed

Doenges moved to Bloomington with her husband, who took a position as an Assistant Dean at Indiana University. Now able to have access to a wide range of courses, Doenges modeled her own self-made architectural curriculum after Yale University's, and thus began taking classes at IU in mathematics, art, and architectural history. It would not take long until she found opportunities to apply all of that knowledge and her ever-growing talent, building what is now known as the "Byron and Elaine Doenges' home." When designing the structure, her goals were functionality and bringing in the project under a strict budget. The result was a 1100-square-foot house on Hillsdale Drive with beautiful horizontal lines, nestled among the local trees and flora. Thus was her career as an architect born.

It was not long until Doenges began receiving contracts to design more houses in the area, among them houses meant to be homes for young members of faculty. During the 1950s Doenges offered her clients a novel approach to building their dream houses, especially given that during this time most small homes were tract houses or traditional houses. Instead, Doenges' clients had the luxury of having their homes designed around their own particular and individual needs and wishes, rather than having to purchase a house, or a house plan, from a builder with a preset traditional design. Doenges gained a reputation for achieving all of this both while keeping the costs within a budget and letting the design of the houses grow organically in the space with the needs of her clients in mind.

Forced to categorize her life's work, we could say that Doenges' architectural style lies somewhere within the tradition of twentieth-century Modernism. Her homes tend to fit an aesthetic between the eras of Art Deco and postmodernism, with an obvious importance given to functionality and simplicity as well as the use of open floor-plans, the use of glass (which helped to find a playful relation within the binary of indoor-outdoor), and the use of a material such as wood (taking up local resources and keeping in mind the local geography and aesthetic). Such a conceptualization works when we are forced to overlay it on her work, but it would be missing the point that Doenges was also a pioneer in putting forward the "viewpoint of a woman" when designing a house.

During the 1950s, with the economic situation improving and the nation overcoming the shortage of housing that marked the readjustment period, homebuyers started demanding more when considering buying a home. Even though men typically and traditionally were (and are) the ones to apply for loans and thus the ones who officially *buy* houses, in 1956 the FHA sponsored the Women's Congress on Housing in order to get the perspective of women in general and especially "female homemakers" concerning home design. As a result, and with the influence of the Modernist movement, houses began to look different as they became available to middle class America. Doenges was part of this movement before it became mainstream, caring about the woman's perspective and including it in designs springing from her technical expertise, her artistic talent, and her dedication to her particular clients' needs. All true. And yet, her houses are also personal statements that go beyond a particular style-label, as she was working "outside of the system" and was dedicated to treating each new home as a structure open to infinite possibilities, all in line with the wishes of her clients.

Like several other courageous and defying women of her time, Doenges' lifework is a monument to the tenacity and the determination needed to fight against the arbitrary rules of a system that tries to oppress classes of people for its own benefit and survival. It is thus that Elaine Doenges brought beauty and practicality to our city with her houses. She stands as an example for anyone embarking on a journey to liberate themselves from arbitrary limits. Hers was a career and a life spent defying expectations, bettering her community, and creating works of art in which real people could live, love, and grow. And it all began in our little corner of the world, Green Acres, the place where her first home still stands—strong, sturdy, and proud—some six decades later.

That Exceptional One

INDIANA'S EARLY FEMALE ARCHITECTS & BUILDERS

"I cannot, in whole conscience, recommend architecture as a profession for girls. I know some women who have done well at it, but the obstacles are so great that it takes an exceptional gift to make a go of it. If she insisted on becoming an architect, I would try to dissuade her. If, then, she was still determined, I would give her my blessing—she could be that exceptional one."

—Pietro Belluschi
Dean of the School of Architecture at the Massachusetts Institute of Technology, 1941-1949. Photo by 1941 The New York Times Company archive. Photo by Dr. Dr. Dr. Dr.

This quote, by a well-known fellow of the American Institute of Architects, shows just how devoted a woman had to be to pursue a career in architecture. She had to be not only smart, but also driven, tough, and determined to face such attitudes and still persevere. And this was in 1941. Imagine what it must have been like in the late 1800s for a teenage girl who wanted to take mechanical drawing classes—or trying to persuade a professional architect to take her on as an apprentice, knowing that the odds were massively stacked against her. Mr. Belluschi was correct.

each of the women pictured here is indeed "that exceptional one!" This year the DHPA is highlighting the women who worked in Indiana and shaped our built environment, at least those we know about and could find photographs of. Certainly there are others. Some sought college degrees in the field, others were apprentices to existing architects, and still others taught themselves.

To learn more about these women and their work, follow the DHPA's Facebook page during May 2022.

LEARN MORE ABOUT HISTORIC PRESERVATION IN INDIANA:
ON.IN.GOV/DHPA • FACEBOOK.COM/INDHPA

Elaine Doenges (sixth on the bottom row) noted by the state of Indiana

Other notable people who have been an integral part of the Green Acres community are:

1. Karl Martz (1912-1997). An American studio potter, ceramic artist, and teacher whose work achieved national and international recognition. Journalist Ernie Pyle wrote: "... Each piece [of pottery] is an individual thing, almost with a soul. He never makes a duplicate of anything ... The ingenuity and artistry that he fashions into his clay are actually touching."

2. Dr. Frank Hrisomalos (1929- 2015). A beloved family doctor, the longest practicing physician in Monroe County and a selfless public servant who served on countless boards and councils under several different mayors. Awarded the Sagamore of the Wabash and a Kentucky Colonel, Mayor Mark Kruzan proclaimed "Dr. Frank Hrisomalos Day" on

April 1, 2009. His wife Becky, also an outstanding public servant, still resides in Green Acres. Frank's father Nicholas founded Nick's English Hut.

3. Paul Pietsch (1929-2009). Professor in the Indiana University School of Optometry and adjunct professor in Anatomy 1970-1994. His book "Shuffle Brain: The Quest for the Holgramic Mind" (1981) began as an article that explores amphibian brain transplants to determine connections between brain and memory. It was published in Harper's in 1972. It was awarded the 1972 Medical Journalism Award by the American Medical Association and was featured on the TV program "60 Minutes" in 1973. His research papers are housed in the IU Archives.
4. Charlotte Zietlow "... has left an indelible mark in Bloomington and Monroe County through four decades of community service" ... stated Mark Stoops, kicking off a ceremony to name the county's Justice Building the Charlotte T. Zietlow Justice Center. As a City Council member, business owner, first female County Commissioner, director for the Monroe County United Way, and development director for Planned Parenthood of Southern Indiana, she remains today a "persistent fighter for good and the social conscience of this community" said former state Senator Vi Simpson. This vital octogenarian is still hard at social work in our community.
5. Edward W. Najam, Jr. "... was appointed to the Court of Appeals by Governor Evan Bayh in 1992. Judge Najam earned his J.D. from Harvard Law School and was admitted to the Indiana Bar in 1972. ... The Indiana Supreme Court appointed Judge Najam to the Supreme Court Committee on Rules of Practice and Procedure and he served for 10 years. ... Judge Najam has represented the Indiana judiciary on the Indiana Department of Homeland Security Counter-Terrorism and Security Council since its creation in 2001, as well as many other committees related to security." He is the author of "Public School Finance in Indiana: A Critique", and "Caught in the Middle: The Role of State Intermediate Appellate Courts" and "Merit Selection in Indiana: The Foundation for a Fair and Impartial Appellate Judiciary."

The Importance of Green Acres as an “Architectural Whole”

Green Acres contains a range of housing types that are typical of the postwar era, including American Small Houses, Ranches, Bungalows, Cottages, Split-levels, and Massed Two-Stories. These housing types, although common for their eras, are currently **in danger of being lost** to demolition. Because of Green Acres’ proximity to the Indiana University campus, the historic houses in the neighborhood are targeted for demolition by developers in order to build higher density student housing characterized by multi-unit and multi-story buildings that would destroy the historical character of the neighborhood. This has been made possible thanks to the passing of the 2021 Unified Development Ordinance that seeks to increase density in neighborhoods regardless of their historical value.

The point here is not an argument against densification in general, but it is an argument for preserving the historic character of the neighborhood as a whole for the future. A local conservation district designation would allow change to take place in the neighborhood, but change that is more in tune with the community’s needs and its historic character.

“Naturally” bounded, as it is, by the east side of the Indiana University campus (west), the bypass (east), railroad tracks (north), and the busy 3rd Street thoroughfare (south), Green Acres is a neighborhood that has arisen organically, with obvious borders and a character all of its own. Many IU students pass through the neighborhood, especially moving along 7th Street and the tunnel—that is safe for pedestrians and bikers—going underneath the bypass. Indeed, Green Acres is a neighborhood that is visibly friendly to non-automobile travelers, to walkers and bike-riders—something that could change for the worse if construction is done in a thoughtless way. The neighborhood is also visible, of course, when driving down 3rd Street, or when traveling from 10th Street to 3rd Street (or vice versa) either by means of Union Street or Jefferson Street. Countless people (i.e., non-residents) visit the neighborhood over the course of a year, even if they perhaps do not know its name. Nestled in a part of Bloomington that serves as a transition from university to city, Green Acres’ four-sided perimeter is marked by three important transportation “arteries” and Indiana University. It is this latter “border”—the one shared with IU—that has undoubtedly influenced the character of the neighborhood the most, as Green Acres has always been in a mutually beneficial relationship with people with various ties to the university. Culturally, the community is one where this mixing has led to a particular way of seeing the academia/non-academia border as porous and worth celebrating *as* porous. From Elaine Doenges building homes for young faculty sixty years ago to residents interacting with IU students today, Green Acres is a particularly Bloomington sort of neighborhood, to be sure, but is unique in the city, as well, in its history, culture, and manner of participating in the larger communities in which it finds itself.

It is this whole, this collection of pre-war and post-war homes among a modest handful of city blocks, that constitutes the neighborhood's unique past heritage and future promise as something truly worth preserving. Through distinct yet immeasurable ways, Green Acres represents **an established and familiar visual feature of the city** for its residents, for IU students, and for all Bloomingtonians. Although Green Acres has been home to many individually notable residents and noteworthy structures, it is only when one steps back and sees the neighborhood as a whole—as a *gestalt*, as an aggregate that is more than the sum of its parts—that the true historical significance of the area can be appreciated. This bird's-eye-view is when the significance of Green Acres surely comes into focus: here is a place with its own unique history; here is a place with its own unique style; here is a place that supports and nurtures all sorts of local people and local life in general; here is a place worth preserving by allowing it a small modicum of autonomy to decide how change will progress and how best to respect the past while being open to the future.

Conclusion: Green Acres, Change, and the Importance of Our Shared History

Even the Presocratic philosophers more than two-and-a-half millennia ago knew that the only thing that is permanent is change. One cannot step into the same river twice, to be sure. And one cannot walk through the same neighborhood twice, either. Asking the Historic Preservation Commission of the City of Bloomington to grant Green Acres a conservation designation is not to suggest that change will come to an end in the neighborhood. It is change, after all, that created the neighborhood—created the need for postwar housing, created the convergence of the goals of education and home-ownership, created the convergence of particular architectural styles celebrated there, created the inspiration for the scientists, humanists, artists, and noteworthy others who have called this place home to create the things they have created. It was change that made possible the ending of the enforcement of the racially restrictive covenant. Change is not the enemy. But change must have some sort of background against which it is measured even in order to appear as change. And *good* change is always *thoughtful* change.

In the grand history of the world, the founding of our little blooming-town two centuries ago happened recently. And yet, how much transformation we have seen over those years. And how many moments of importance stand out in that timeline, moments worth remembering and codifying as part of what makes us who we are today and who we still aspire to be.

One of the fallacies in the history of doing history has been that we all too often have thought of history as being created by the big-time “movers and shakers,” the people with a lot of power interacting with each other on large scales. Green Acres has seen its fair share of such historical names. From scientists who improved world health to an architect who, by building up the walls

of her own home here, helped to break the glass ceiling everywhere. But the truth is that the history of Green Acres has also been formed—and formed importantly, deeply, and meaningfully—by the ordinary, working-class people who have lived there, who have passed through, and who are still living there and are making this a vibrant neighborhood: the people whom history often overlooks as “insignificant.” These are the people, after all, who were Elaine Doenges’ neighbors and complimented the design of her house; these are the people who played formative roles in the life of Jean-Paul Darriau before he scrawled on his *Red, Blond, Black, & Olive* statue the words:

In this place
 where breath alone
 connect us
 we organize the earth:
 as cities
 lighting up the map
 we are the world’s
 many pulsing hearts
 as families
 branching out
 till peace breaks out...
 we are the human trees
 who green the diamond-blue
 still burdened planet
 blooming in our
 Red, Blond, Black, and Olive
 skins

Like the individually unique and beautiful houses that make up more than the sum of their parts when taken together, the unique and beautiful stories of each and every resident are threads in a larger tapestry of Bloomington culture and history. Granting the area a conservation designation will not only codify a truth that is already in play, but will help to assure that as history continues to unfold, it will do so in a way such that the diverse people who live here today and tomorrow have a say in what is to come, an opportunity to have their voices heard, a chance to branch out like peaceful human trees, one limb in the past, another limb reaching for tomorrow.

For more information about the Green Acres neighborhood, see the Green Acres Neighborhood Plan, completed in 2007, which is included with this application. The forward, written by Green Acres resident Ann Kreilkamp, is below:

Green Acres Neighborhood Plan Foreword – By Ann Kreilkamp, January 15, 2007

Walk into a tall, narrow, hidden room in the Monroe County Historical Society Museum and look up on the west wall. There you will find a floor-to-ceiling photograph, taken in 1955, from downtown Bloomington that looks east, as if from a low-flying aircraft. St. Charles Borromeo Catholic Church, on the corner of 3rd and High Street, sticks out isolated, with only green fields beyond. In Green Acres itself, you can make out the small, mostly post-World War II houses of Union, North Bryan, Jefferson, Roosevelt—some kit homes, some Arts and Crafts California Bungalows of various types— but the neighborhood looks sort of barren, not many trees. Further east there is so much tree cover that it’s hard to tell how many houses were already built on Hillsdale and Overhill, or even if those streets existed then (they did; Hillsdale was platted in 1947 and Overhill in 1953). Nor is the east edge of Green Acres obvious in the photo (the bypass wasn’t built until the ‘60s).

Now zoom back even further, way back, to 1839 when William Moffat Millen purchased 160 acres, the “SE quadrant of section 34,” from William Bonner, for \$1800. The west (Union Street), north (“Nashville Road,” now 10th Street) and south (“Columbus Road,” now E. 3rd Street) boundaries of this farm are still those of Green Acres, though the east boundary spread further than what is now the bypass.

Near the western edge of his farmstead, in 1849, Mr. Millen built a Greek Revival, two-story, Georgian home (a style no longer in vogue on the east coast, but still favored by well-to-do farmers in Southern Indiana and other parts of the Upland South). This house, the Millen-Stallknecht House—recently renamed the Raintree House because of its two raintrees (*Koelreuteria paniculata*), one of which is the largest of its species in Southern Indiana—and the 7/10th acre that remains of the original property now bear the addresses of 111 and 112 North Bryan.

One of four of its type in Monroe County, the Millen-Stallknecht house with its elaborate classical portico is the only one to retain historical integrity (having not been substantially added to or subtracted from). As of 2004, the Millen House was federally approved on the National Register of Historic Places, and is listed as an Indiana

Historic Site. We can view the Millen-Stallknecht/Raintree House, as the oldest house still standing, as the cornerstone of our Green Acres Neighborhood.

According to a report filed by the United States Department of Interior, in 1880 Millen sold the property to James B. Clark, a farmer. Clark sold it to a Mr. Rogers in 1882. In the 20th century, the home went through numerous owners (Agnes Wells, Geneva L. Graeba, Anna and Newton Stallknecht) and the property subdivided a number of times. The westernmost acreage, called Highland Homes, from Union through Clark Street, was platted in 1923.

In 1946, the Trustees of Indiana University purchased the Millen House and rented it for three years to university personnel and students before selling to the Stallknechts, who refurbished the interior. In 1969, the “Stallknecht House” and property were sold to the IU Foundation and renamed Raintree House. Since 1970, at the invitation of then president Herman Wells, it has been used as headquarters for the Organization of American Historians. In 1992, the Foundation deeded it back to the Trustees of Indiana University.

The report calls the Millen House a “surviving landmark of a group of Scotch-Irish Presbyterians who migrated from Chester City, South Carolina before 1834.” They “helped transform the economic fabric of the community, were active in the formation of IU, and anti-slavery in spirit.” Mr. Millen’s own father’s will (in South Carolina, 1844) “took the rare and radical step of freeing his seven slaves and leaving them \$300 to move to a free state.” (By comparison, he left \$50 to each son and \$100 to a daughter.) It has long been rumored that the Millen House was one of the stations along the Underground Railroad, though no proof of this has been found.

This cornerstone of our neighborhood thus carries connotations of an enlightened awareness that preceded the Civil War by decades and serves as a lodestone, both for GANA’s embrace of neighborliness and for our decision to guide the future of Green Acres in the direction of sustainability.

Bloomington itself sits at an edge between the rural, folksy, can-do, smalltown values of the southern hills and the larger industrial cities of the north. Perhaps partly because of its position as a crossroads (in 1910 the U.S. census deemed it the center of the nation’s population), and of course, also due to its location as a university town, Bloomington itself has long served as a fertile oasis for all kinds of diversity.

Unfortunately, there have also been disturbing incidents in the neighborhood as well. Margaret Carter, a long-time resident, tells of a black family that moved in next to her on North Bryan, sometime in the '70s she thinks it was, and she welcomed them. However, a few months later she was surprised to discover that they had moved out, saying that shots had been fired at their house. And she tells of a real estate agent that went from house to house between 4th and 5th streets on Bryan, to warn those who lived there to sell their houses since a black professor and his family had moved into one of the rentals that IU owned on that street. However, this kind of memory is rare. Mostly, old-timers who have resided in this neighborhood for 30, 40, 50 years tell of a place full of children, spilling out of what seemed to be every house. A dozen or more on a single block, and all of them walked to school—St. Charles on the corner of 3rd and High Street, or the University School then located at 10th and the Bypass.

When at home they roamed all over the neighborhood, on foot or on their bikes, playing kickball, tag, Frisbee, hide and seek, “muckle” (like tackle, they made it up). They would buy ice cream bars from the Johnson Creamery milkman on his daily rounds (he lived at the corner of 3rd and Overhill), sled down snow-covered streets, throw a ball on dead-end streets, and head in a straight line through everyone’s yards, front yards, back yards, towards yet another empty lot or the aroma of someone’s mother’s cookies and milk. Nobody minded them or thought they were “trespassing.” Nor did parents need to keep an eye on their kids. As George Huntington, who has lived in the neighborhood for 47 of his 50 years said, “When I was a kid, in the summer I’d get up in the morning, leave home and not come back until well after dark. I don’t remember being scared of anything. This was a real little mini-community.”

George grew up on Edwards Row, “the edge of town,” since there was nothing but fields to the east. Stanley Routon, also on Edwards Row, remembers George as a kid, and says that in 1956, when he and his wife Bobbie bought a lot (for \$1200) and built their house (for \$12,000) where their four kids grew up, they were “in the country,” the city boundary being then Union Street. Their whole block “sprung up,” he says, within a few years.

Whenever a new family moved to Edwards Row, a dead-end street, the neighbors would invite them for a welcoming get-together, and this went on for years. Bobbie remembers holding a baby shower for someone on her block. And if someone was sick, others would look after them. Neighbors of all kinds mingled, an insurance salesman, a textile peddler, a trucker, a factory worker, a policeman, a professor at the university.

“The kids would all play in anybody’s yard, whether or not they were home.” Shirley Bushey, on Eastgate Lane since 1966, comments that “one time, two old people were arguing about a garage, using words like ‘your property’ and ‘my property.’ My kids had never heard those phrases before and asked me, ‘Why are they arguing, Mom? And where’s our property?’”

It is said that the fastest way to heal an ecosystem is to connect it with more parts of itself. By that measure, then in the ‘50s and ‘60s, Green Acres was a healthy ecosystem, the kids knitting its parts together by constantly roaming across legal boundaries. Nostalgic memories of Green Acres are bolstered by the theme song, “Green Acres is the place to be . . .” from the ‘60s TV sitcom of the same name, itself modeled on a 1950s radio series, “Granby’s Green Acres.” In that TV show, a New York City “city slicker” lawyer (Eddie Albert) and his wife (Eva Gabor) bought a 160-acre farm (note: same acreage as the real Green Acres!) in “Hooterville.”

The name “Green Acres” also conjures up associations that the word “green” has come to embody in this post-carbon, peak-oil era when we begin to wake up to how we “city slickers” must learn to invite nature into our cities if we are to survive and thrive in a future of dwindling energy resources.

Besides its enlightened origins, its populist feel, its history as a haven for young families, and its wonderfully evocative name, Green Acres has always occupied the enviable position of being a quiet, tree-shaded interior sanctuary surrounded by busy streets and commerce. As its exterior boundaries grow even more frenetic and congested, the feeling of sanctuary deepens, grows ever more precious, worth protecting.

We can thank the far-seeing folks who started the Greater Green Acres Neighborhood Association (GGANA) back in 1972, formed to address zoning, traffic and drainage issues. A 1973 Herald-Telephone headline sounds like *deja vu*: “GA is Looking for Help: speeders cut through on Hillsdale, Bryan and Overhill. Parked cars on Bryan and Jefferson.”

Al Ruesink, Marie Webster, Grace Martin, Tim and Sue Mayer and Georgia Schach were among the early active members of GGANA and they fought a number of zoning battles at the boundaries of the neighborhood, including those over development at the corners of Union and 3rd, Union and 7th, and of 10th and the Bypass. Al was one of the founders of the Council of Neighborhood Associations (CONA), also formed in

the early '70s to network with and coordinate the efforts of the 20 newly-emerged Neighborhood Associations in Bloomington.

Many consider Green Acres to be more convenient to diverse city amenities than any other neighborhood. This is because one can easily walk or ride a bike from Green Acres to grocery stores, movies, bookstores and other retail stores at Eastgate and the College Mall, to educational and cultural events on the IU campus, or continue downtown for city business, music and other cultural venues, ethnic restaurants, and the Saturday farmer's market—all within a mile or two.

Margaret Carter remembers taking the bus all the way downtown from a bus stop at 7th Street and Union (7th no longer goes through). She and others remember two neighborhood grocery stores, one on 10th, the other on the southwest corner of Union and 3rd called Livingston's, where she sent her kids for milk and bread. "And," says Stan Routon, "when Mr. Livingston read in the paper that a Kroger's was going in (in what is now Eastland Mall, in the Petco location), that very day he put up a sign that said the store was closing."

Tim Mayer, a City Council member on South Bryan, tells of a Mrs. Alma Stevenson, who lived on the southeast corner of 4th and Union in a two-story house built in 1927. In the '70s, she was referred to as "Monroe County's oldest living Republican" and politicians would come at election time to have their picture taken with 'Mommy Stevenson,' including Richard Lugar."

Mrs. Stevenson had four lots, and even into her 90s she maintained gardens, including vegetable gardens. Tim says she always wore a dress, and would "sit in the dirt and scoot herself along—scattering seed for two rows of corn and a handful of fertilizer." Tim shoveled her walks in the winter, and looked after her house when she broke her hip and had to move into a convalescent center. George Huntington took in old ladies' trash barrels when he saw them on his paper route. Back then, neighbors not only baked cookies for each others' kids, they watched out for each other, lent each other a hand.

Tim says that the neighborhood association started in the early 70s because of the pressure of development. "Park Ridge sprung up, with bigger houses on bigger lots, so many IU professors moved out there, vacating those houses and students moved in." Likewise, Stan says that when the houses were sold, they usually turned into rentals, and the block parties gradually stopped. By 1973, a Herald-Telephone news report

quotes a Green Acres resident, “It’s a weird, strange neighborhood. People are very nice, but they stick to themselves. We just don’t get together.”

This introduction to the history of Green Acres is intended to evoke what was and, in part still is, good about this small corner of the world; what we like very much and would like to see more of. We intend our commitment to “neighborliness” to include student renters, as well as the older folks who tend, like in most of America, to be nearly invisible. And, while apparently scarce, believe it or not, children do live in Green Acres! Once in a while, you will see a young mother walking a stroller with her dog on the street, and a whole busload of children leave for school every morning.

We would like to help college students be aware that they live in a neighborhood and that they might learn to enjoy it enough to want to settle in Green Acres, buy a home, start a family and a garden. The elderly among us need our help—we need to check in on them once in a while, listen to their stories, offer to take them to the store or to the doctor, mow their lawns, shovel their walks like neighbors used to do.

And we would like to engage our children to find each other, play kickball and tag once again, get out on their bikes. There aren’t many empty lots left, but we plan on pocket parks, and we encourage them to play and run through our front and back yards once again, so that they can help us remember that we actually live in community, that, in a very real way, we hold this land in common, in trust for the future of them and their children.

And yes, let us remember the block parties of old, and get together again, both for official GANA events, and more spontaneously on our own blocks. The new block captain program should help immeasurably—both to introduce us to each other and to facilitate sharing our diverse knowledge, skills and tools.

As with just about every neighborhood in a city where nearly half its occupants are college students, we recognize as a great challenge our decision to enlist the huge vitality and natural idealism of youth to partner with us as we launch experimental projects that demonstrate a more harmonious blend between nature and culture and intensify both our capacity to sustain ourselves locally and our commitment to the health of our environment.

Proximity to IU is a key to the success of our effort. We plan to involve SPEA (School of Public and Environmental Affairs) and other schools and departments of the university to create credit courses and in-service programs that utilize Green Acres as a living laboratory to incubate the growth of a “village-like” atmosphere in which

residents can choose to live and work in place. We envision planting and plucking our own food; retrofitting our homes for energy efficiency and alternative energy; and utilizing inexpensive, low impact methods to conserve, enhance and connect energy flows of all kinds. We intend to support small neighborhood businesses and to carve out common areas that encourage us, as a microecosystem within the larger Bloomington area, to connect more parts of itself to itself.

Lois Sabo-Skelton, my close neighbor on Overhill Drive, sums it up well: “We cherish Green Acres as a safe and civil pocket within a safe and civil city that allows its neighbors, while maintaining personal privacy, to rely and depend on one another as one would in a family.”

Our quest then, as a community, is to become healed, healthy, whole; so diverse, so stable and secure and that the winds of change, no matter how strong, will find us able to adapt and thrive. Ultimately, we hope to leave a legacy that we can be proud of, that does justice to the enlightened, farseeing views of the family who bought the original 160 acre farm which evolved into our Green Acres neighborhood home.

I want to thank Betty Byne, Keith Johnson, Tim Mayer, Marian Shaaban, Lois Sabo-Skelton, Georgia Schaich and Rob Turner for their helpful, and sometimes crucial, suggestions for edits to this document.

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Owner Signature: Lois M. Sano Skelton Date: 7/28/2024
Petitioner Signature: Ron M. Sano Skelton Date: 7/28/2024
Preparer Signature: Mary Mary Date: 7/28/2024

**Postscript: A Brief Autobiographical Account of the Significance of Green Acres –
by *Marines Fornerino***

I, Marinés Fornerino, live on Roosevelt Street in Green Acres. As one member of the Green Acres Historic Designation Committee and the main author of this petition, I want to offer my brief personal experience and arguments here as a postscript, hoping that they are useful in some way to the members of the Commission as they deliberate.

I am originally from Venezuela, having come to study at IU in 1988. I fell in love with Bloomington the moment I arrived; it is a love affair that has now lasted nearly four decades. The first two years attending graduate school, I lived in Eigenmann Hall. I remember very clearly looking from my room at the beautiful houses on Jefferson St. and beyond, and walking by them with other international students on our way to the grocery store and the mall. We had a sense that we were leaving the protected life at the university and truly stepping into the “American experience” as we passed through Green Acres. The attractive unpretentious houses in the neighborhood told us a unique story about place and identity; and each house spoke to us through their particular features, prompting us to choose a favorite one. Later on, I lived as a tenant in the neighborhood, and several years ago, I finally became a homeowner. The architectural style of my neighborhood represents the cultural heritage of my community. It reflects the values and traditions of its past even while keeping the future open. Preserving the historic houses in my neighborhood will help to ensure that we don’t forget where we come from, and will give the future that we envision a point of reference.

I believe that we are a city that does not think only of short-term gain. I believe that we are a community that always moves forward, but strives to do so in a reasonable way. I would love for my neighborhood to continue offering the many students that come to IU the same experience and perception that I had: Bloomington is an incredibly special and unique place; here we respect our past as we try to figure out a better future by strengthening our shared cultural fabric and our communal sense of place. I have a stake in this application, that is, not only as a resident of Green Acres, but as someone who has seen the power of this area to inspire—and thus someone who feels an obligation to maintain that heritage in order to give future generations the same chance to be inspired. There might be houses similar in architecture elsewhere; there might even be “borderlands” that act as porous passageways between civil and academic life. But Green Acres is unique in countless ways. Its particular situated place in the world creates a particular sense of place in its residents and visitors. Its unique history shapes and molds attitudes about who we are and where we are going. It is a place I firmly believe is worth preserving not only for the betterment of its current residents and visitors, but for the

countless versions of people like me who have yet to discover the wonders of Bloomington, who have yet to “choose a favorite house” while walking by as a poor student only to find themselves a fortunate homeowner in the neighborhood in the future, who have yet to arrive and come upon Green Acres and, simply and magically, fall in love. Preserving the past is surely always about preserving the future in this way. We speak, thus, not only for ourselves, but for future generations in the decision that is being made. Thank you for your consideration of our petition.

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APPENDIX 1

Photographs: representative sampling of structures and styles

OUTSTANDING HOUSE



Public domain photo.

The Millen House-Raintree House
111 and 112 North Bryan Avenue – Outstanding
Architectural Style: Greek revival, 1849

NOTABLE HOUSES AND BUILDING



2412 E 4th Street – Notable
Architectural Style: Modernist, 1960



Bloomington Fire Station #4 – 2201 E 3rd Street – Notable
Architectural Style: Modernist, c. 1970



316 N Hillsdale Drive – Notable
Architectural Style: Massed Ranch, 1955



Byron and Elaine Doenges House -- 201 S Hillsdale Drive – Notable
Architectural Style: Modernist, 1955



118 S Bryan Avenue – Contributing
Architectural Style: Bungalow, 1930



101 N Bryan Avenue – Contributing
Architectural Style: English Cottage, 1925



The Rodessa House – 2027 E Third Street - Contributing
Architectural Style: Bungalow, 1927



2101 E Third Street - Contributing
Architectural Style: English Cottage, 1931



311 N Jefferson Street – Contributing
Architectural Style: Colonial Revival, 1940



2206 E 8th Street - Contributing
Architectural Style: Ranch, 1960



420 N Roosevelt Street – Contributing
Architectural Style: American Small House, 1940



105 N Union Street – Contributing
Architectural Style: Ranch, 1940



121 N Bryan Avenue – Contributing
Architectural Style: American Small House, 1949 (Severely altered)



310 N Jefferson Street – Contributing
Architectural Style: Minimal Bungalow, 1945



318 N Jefferson – Contributing
Architectural Style: Minimal Ranch, early 1950s
Featuring the tree that Professor Edward Najam planted from a seedling, c. 1958



Darriau's House - 324 N Jefferson Street - Contributing
Architectural Style: Front-Gabled Bungalow, 1940



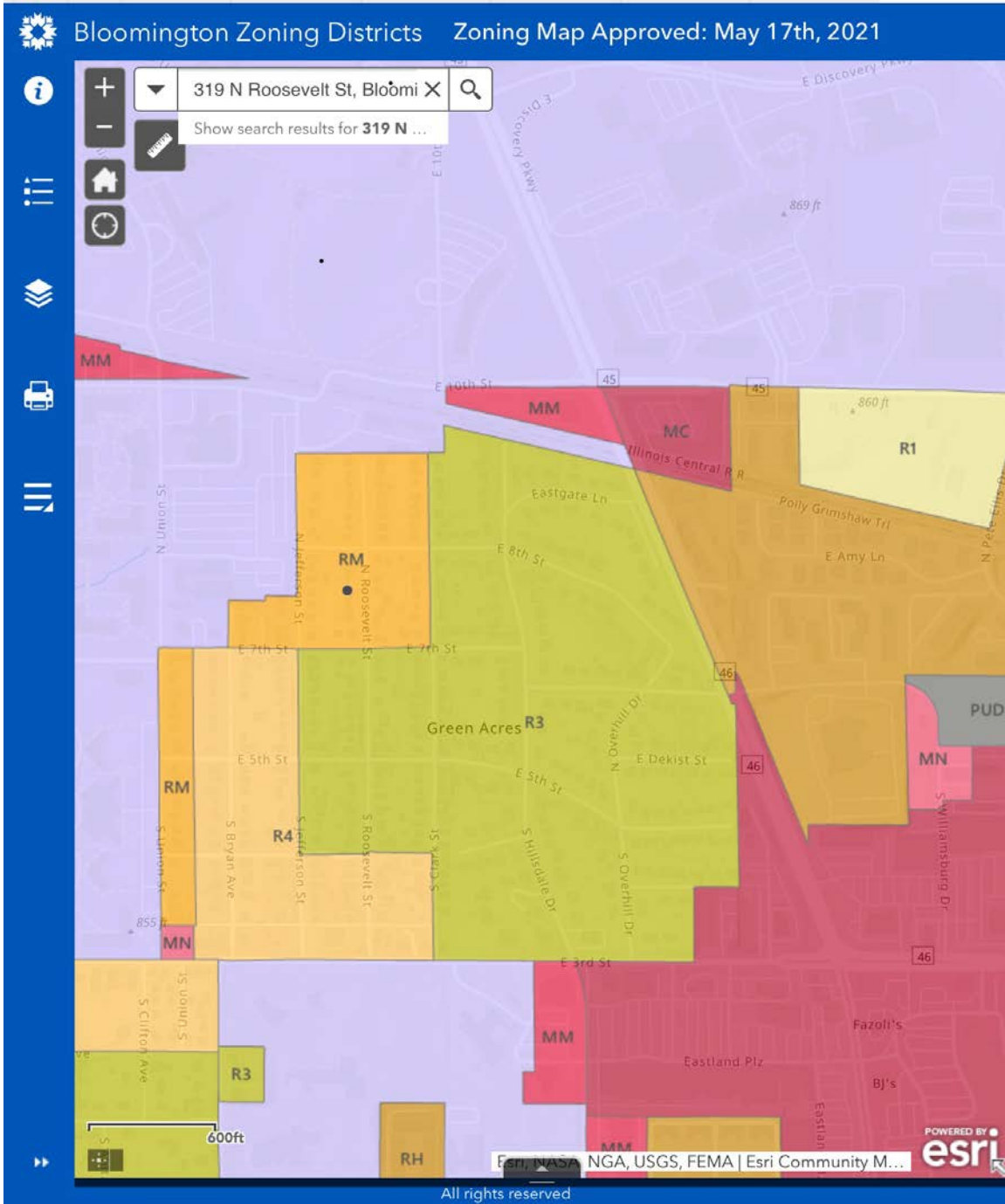
2201 E 7th Street – Contributing
Architectural Style: Cottage, 1940



2031 E 3rd Street – Contributing
Architectural Style: California Bungalow, 1928

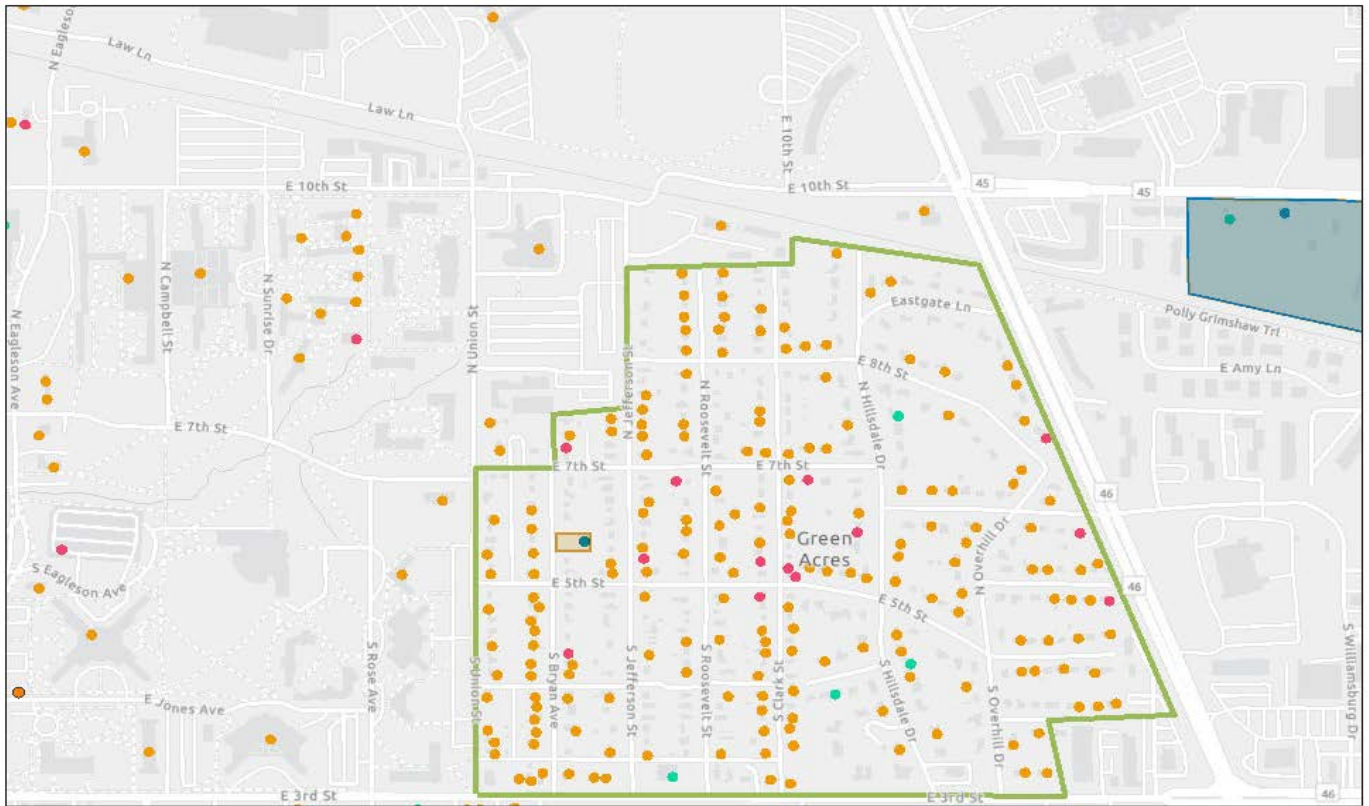
APPENDIX 2

MAPS: ZONING AND PROPOSED BOUNDARIES FOR CONSERVATION DISTRICT

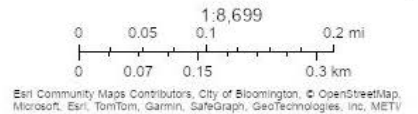


- RM: Residential Multifamily
- R3: Residential Small Lot
- R4: Residential Urban
- MN: Mixed-Use Neighborhood Scale

Map of Green Acres Proposed Conservation District Boundaries



7/10/2024, 10:21:28 PM



- Blue: Outstanding
- Green: Notable
- Orange: Contributing
- Pink: Non-Contributing
- Gray: Not Rated

APPENDIX 3

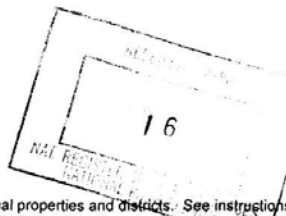
National Register of Historic Places Form for the Millen House

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Millen House
other names/site number Rain Tree House; Millen-Stallknecht House 105-055-80021

2. Location

street & number 112 North Bryan Avenue N/A not for publication
city or town Bloomington N/A vicinity
state Indiana code IN county Monroe code 105 zip code 47408

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

John R. Gos 8/11/04
Signature of certifying official/Title Date
Indiana Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other, (explain:)

Edson Beall 9/29/04
Signature of the Keeper Date of Action

Millen House
Name of Property

Monroe IN
County and State

5. Classification

<p>Ownership of Property (Check as many boxes as apply)</p> <p><input type="checkbox"/> private <input type="checkbox"/> public-local <input type="checkbox"/> public-State <input type="checkbox"/> public-Federal</p>	<p>Category of Property (Check only one box)</p> <p><input checked="" type="checkbox"/> building <input type="checkbox"/> district <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object <input type="checkbox"/> landscape</p>	<p>Number of Resources within Property (Do not include previously listed resources in the count)</p> <table border="0"> <tr> <td style="text-align: center;">Contributing</td> <td style="text-align: center;">Noncontributing</td> <td></td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td>buildings</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td>sites</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td>structures</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td>objects</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td>Total</td> </tr> </table>	Contributing	Noncontributing		1	1	buildings	0	0	sites	0	0	structures	0	0	objects	1	1	Total
Contributing	Noncontributing																			
1	1	buildings																		
0	0	sites																		
0	0	structures																		
0	0	objects																		
1	1	Total																		

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

<p>Historic Functions (Enter categories from instructions)</p> <p>DOMESTIC: Single Dwelling EDUCATION: Education-Related</p>	<p>Current Functions (Enter categories from instructions)</p> <p>DOMESTIC: Single Dwelling EDUCATION: Research Facility</p>
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7. Description

<p>Architectural Classification (Enter categories from instructions)</p> <p>MID-19th c.: Greek Revival OTHER: Double Pile</p>	<p>Materials (Enter categories from instructions)</p> <p>foundation: STONE: Limestone walls: BRICK roof: ASPHALT other:</p>
---	---

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Millen House _____

Monroe _____ IN _____

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
EXPLORATION/SETTLEMENT

Period of Significance

c. 1845-1880

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Millen, William Moffett

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Indiana Room, Monroe County Public Library

Millen House
Name of Property

Monroe IN
County and State

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References (Place additional UTM references on a continuation sheet.)

1	16	542530	4335230	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			

See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Katherine Roberts, Doctoral Student, Indiana University; John Dichtl, Matthew Reckard, &
organization _____ date 02-27-2003
street & number P. O. Box 613 telephone 812/ 334-0717
city or town Bloomington state IN zip code 47402

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Indiana University Trustees
street & number Indiana Memorial Union, Rm M005 telephone 812/ 855-3761
city or town Bloomington state IN zip code 47405

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Millen House, Bloomington, Monroe County, IN

Architectural Description

The Millen House (also referred to locally as the Raintree House and the Millen-Stallknecht House, #105-055-90098 in City of Bloomington Historic Sites and Structures Inventory) is a Greek Revival style brick house. It is an excellent example of the Georgian house plan favored by well-to-do farmers in southern Indiana and other parts of the Upland South in the mid-nineteenth century. The house now stands on seven-tenths of an acre from the original 160-acre farmstead that William Moffatt Millen purchased in 1839 in northeastern Bloomington Township.

Today, the Millen House is located on North Bryan Avenue, one block east of the Indiana University campus and within a neighborhood of post-World War II housing. However, the house remains secluded by several large trees and shrubs that were planted by the last private owners, Newton P. and Anna G. Stallknecht, who lived in the house in the 1950s and 1960s. The house faces south, overlooking a long, sloping lawn that runs unencumbered to east Fifth Street. It is the only remaining original structure on the property. A deteriorating concrete block garage that was built in the 1950s (City of Bloomington building permit, 1949) is located behind the northwest corner of the house. Three cisterns are located on the north and west sides of the house, near the northwest back door. A circular gravel drive on the west side of the lot provides access to North Bryan Avenue. Anna G. Stallknecht added a walkway of unusual bricks stamped with a star pattern at the front of the house to accommodate foot traffic from the driveway to the front door.

The house is built of hand-pressed brick bearing walls, yellow poplar framing and a rough-cut limestone foundation. The bricks are laid in common bond, alternating six rows of stretchers over one row of headers. Brick bearing walls of eight to twelve inches divide the rooms in the house, with the exception of four-inch wood frame walls upstairs and downstairs along the west side of the central passage. A massive support beam (10.5" x 18") runs east/west across the ceiling in the upstairs central passage. There are paired, interior brick chimneys at either gable end of the house. They are rectangular and relatively large, featuring slight corbelling in the brick mid-way down. The medium-pitch, side-gabled roof is supported by evenly planed oak rafters and rough sawn yellow poplar nailers and ties. The limestone foundation extends approximately twenty inches above ground level. A full cellar with dirt and cement floor is divided into four rooms, separated by the load bearing brick walls. A stone fireplace protrudes from the northwest wall of the cellar. The exterior entrance in the northwest corner is boarded over (see photo 20).

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Millen House, Bloomington, Monroe County, IN

Exterior proportions of the Millen House are typical of the Georgian plan. The north and south faces of the house are divided into five bays, while the gabled ends have two windows on each floor and a central window beneath the gable. The house's 27 windows are all the same size—33' x 77"—and are symmetrically placed. The upper five windows on the north and south faces line up in vertical precision with the windows and doors below. On the gable ends, an attic window is positioned between the two upper and two lower windows. All windows have double-hung sashes with six over six lights. Windows have two-inch unornamented wood casements. There are wide wooden lintels at the top of every window and a limestone sill at the bottom.

The three exterior doors in the house are of similar size—approximately 34" x 74". The front door on the south face of the house is wood paneled and matches the rest of the wood paneled doors in the house (see photo 6). The northwest corner entrance has a blond wood door with a small window on its upper half, and the back central door has two large panes of glass over a wood paneled bottom. Both back entrances have screen doors.

Architectural detailing is restrained but demonstrates an awareness of local Greek Revival style. A portico around the front door comprises the largest concentration of the exterior Greek Revival detailing. Four narrow, square wooden pillars support a flat roof, with an unembellished cornice (see photo 5). Two identical pilasters flank either side of the eight pane sidelights, broken into a unit of two panes over a separate unit of six panes. A tall three-pane casement transom (34.5" x 20") tops the wood panel door. The door and surrounds span approximately six feet (see photo 6). The undecorated, broad wooden lintels, subtle gable-end cornice returns and simple wide band of cornice trim complete the austere Greek Revival exterior treatment.

The Millen House has a rectangular, double-pile plan. A central passage with two adjacent rooms on either side comprises the basic design. The front entrance on the south face of the house opens onto a spacious central passage, approximately ten feet in width. A twelve-inch brick wall that runs east to west divides the downstairs passage, and a door in this wall provides access to the back portion of it (see photos 11 and 12). The front and back entrances align on either end of the passage. Two rooms of similar dimension (approximately 16' x 16' with twelve foot ceilings on the first floor and ten foot ceilings on the second floor) flank the central passage on each floor of this two-story house. Each room has a fireplace, and except for the downstairs southeast room, all rooms have corner presses (see photo 16, left side).

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Millen House, Bloomington, Monroe County, IN

Each of the first floor rooms has two doors—one leading to the central passage and another opening into the adjacent room. An exterior door on the north face of the house opens into the northwest room. To the west of the doorway in the middle of the central passage is the interior entrance to the cellar stairs.

A straight staircase to the west of the front entrance leads to the second floor (see photo 11). The four upstairs rooms have only one door each, with no access between rooms. Against the north wall of the upstairs central passage is a trunk room (now a bathroom) and small utility closet. At the south end of the upstairs central passage there is a straight staircase leading to the attic (see photo 19). The attic has a window in the center of the east and west walls. The 4" x 6" floor joists are approximately two feet apart and are covered with slats of particleboard. Two thin walls of paneling run the east to west length of the attic, closing access to its north and south ends.

Interior Greek Revival detailing is equally restrained and is concentrated in the transoms, the mantels and door, window and baseboard molding. The downstairs southeast room was likely the formal parlor and contains the most lavish detailing. The two-inch curvilinear molding around the interior and exterior of the central passage doorway is repeated around all the windows and the door to the adjacent room as well as on top of the twelve-inch baseboards (see photo 15). In addition, the windows are emphasized with four-inch embrasing and wide sills. (The southwest room has the same window embrasure but does not feature the same molding.) A wooden mantelpiece is stored in the attic and has thin classical, horizontal lines, corner block bull's eyes, and channeled pilasters; another mantelpiece with simpler ornamentation is stored in the basement. Both are period pieces that are very probably original to the house. The imposing marble mantel in the southeast room was installed by the Stallknechts sometime after they acquired the property in 1950.

Throughout the rest of the house, molding is a consistent two-inch band of flat, two-tiered woodwork around windows and doors. Baseboards have unornamented functional, molding. All first floor doors have the same tall casement transoms as the front door, while upstairs transoms are narrow, single panes (34.5" x 7"), which do not open (see photo 18). The three remaining wooden mantels have the clean lines, plain panels, and Doric pilasters typical of the Greek Revival style (see photos 16 and 17). The mantel in the southwest downstairs room has an unusual row of four triangular bars at either end of the horizontal panel (see photo 14).

The basic plan, structure and interior woodworking in the Millen House are virtually unaltered. Some changes have been made in the interest of structural maintenance and the accommodation of a contemporary lifestyle. Indoor plumbing was installed, and a bathroom was

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Millen House, Bloomington, Monroe County, IN

added on the second floor. According to Robert Louttit, who lived in the house in the 1930s, where there now is a small utility closet next to the upstairs bathroom, there used to be a small staircase that descended to the central back (i.e., north) room. Carol Hudson, an occupant of the house from 1949 to 1950, reported that Indiana University installed the first floor bathroom at this time to accommodate the large number of residents—her family, which was renting the first floor, and six medical students living on the second floor. Four of the eight original fireplaces have been completely plastered over, and the other four are sealed off. The house is now heated with a forced air furnace, which is located in the basement, along with the main electrical panel. According to Carol Hudson, a coal bin was added next to the northwest corner fireplace in the cellar, and there was a coal-burning furnace in the cellar as late as 1949. Indiana University workers completely rebuilt the wooden double door closure over the exterior stairwell to the cellar in the late 1990s (see photo 8). Ductwork for the central air system runs along the bottom side of the first floor joists, with intake and exhaust vents cut into the floor boards. Central air reaches the second floor through vertical ducts that pass internally through the east and west walls of the central passageway and, external to the wall, through the first floor bathroom. Electrical wiring was laid under the floorboards, with one electrical outlet mounted into the floor of each room. Newer wiring was added, probably after the house became an office in 1970, and runs in conduits along the walls.

According to notes and reports in the Organization of American Historians office files and in the Indiana University Archives, Newton P. and Anna G. Stallknecht, who lived in the house in the 1950s-1960s, repointed the brickwork and installed two star-capped, steel supporting rods from north to south through the brick load bearing walls. Anna Stallknecht also claimed to have had the floor joists strengthened with the addition of steel and brick supports and the front (south) porch replaced (see photos 5 and 6). A late-nineteenth-century photograph in the Indiana University Archives shows the front of Millen house then had a flush portico with Greek Revival entablature and detailing. The current porch also has Greek Revival detailing, more elaborate than original detailing inside the building. Although not original, the porch is a reasonably sympathetic addition. Its brick foundation is not continuous with the house's (there is a small gap between the two). Two upright limestone blocks sit equidistant on either side of the existing porch. It has been speculated that these may be remains of an earlier porch's foundation.

Stallknecht reported that she had removed a deteriorating wooden porch and replaced it with stone. This presumably refers to the porch floor which is limestone today (as are the stairs). Above floor level, the porch is wood (as it was in 1977 according to Helen Kahn).

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Millen House, Bloomington, Monroe County, IN

No additional evidence of the present porch's origins have been located. The house was outside the city until recent times and does not appear on any Sanborn maps between 1883 and 1947. In the mid-1970s, University carpenters removed the original wooden porch that ran the length of the back (north) of the house, and a small concrete porch with an awning was added to the northwest entrance. The wooden northwest door, which has a small plexiglass window, was probably added in the late 1960s or early 1970s, when Millen House was converted into office space. Other alterations include the installation of drop ceilings, particle board flooring, and paneling partitions in the attic.

The Millen House has a few distinguishing features that reveal the individual needs and whims of the builder/designer. The central passage of most Georgian plan houses is an open space from front door to back door. This feature, which circulates air well, is a blessing in the summer, but can be a curse in the winter. The builder of the Millen House seems to have wanted the prestige of the central passage design but also the ability to manipulate the space. Shutting the door in the middle of the passage could stem cold and warm air circulation. In addition, this would create a separate back room, accessible from the back porch and the northwest and northeast downstairs rooms.

The wood frame walls along the west side of the central passage are a little unusual for local Georgian plan houses, which mostly feature load bearing brick walls on either side of the central passage. Of further interest is the slight jog between the northwest and southwest wood walls downstairs. Because of this the northwest downstairs room is approximately one foot narrower than the rest of the downstairs rooms and the back part of the central passage is one foot wider than the front part. This may have been done to accommodate the interior cellar entrance. Other peculiarities include a small set of cabinets tucked into the southeast corner of the southwest room (see photo 13) and a cabinet of similar dimensions embedded into the wall just to the east of the front door.

The Millen House is in remarkably good condition. It retains much of its original glass, and all but three doors in the house are original. According to employees who work in the house today and were present at the time, these original doors were stripped of multiple layers of paint in 1990. Other than the loss of their original finish the doors are in excellent shape, and several have original hinges. The decorative woodwork throughout the house is also original, and it resembles that of other period houses in the area (the Woodburn House #105-055-90170 and the Blair-Dunning House #105-055-66005 in the City of Bloomington Historic Sites and Structures Survey, 2004; the Samuel Harbison House #105-055-15028 and the Ben Owens House #105-

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Millen House, Bloomington, Monroe County, IN

055-25016 in Monroe County Historic Sites and Structures Survey, 1989). There have been very few structural alterations to the Millen House. One of the few remaining Georgian plan houses of the 1840s-60s in the county, it retains the overall integrity of its architectural period.

Statement of Significance

The Millen House is eligible for the National Register of Historic Places under Criterion C, and is historically significant between the years 1839, when the Millens purchased the land, and 1880, when they sold it. The large brick Georgian plan house exemplifies "high style" residential architectural of its time and place. It is one of only four buildings of its type left in Monroe County. While two of these four have been substantially altered, the Millen House retains exceptional historical integrity. The Millen House also meets Criterion A, as an example of a significant residence from Bloomington's settlement era. Its first residents were part of a significant settlement trend that helped shape Bloomington.

The Millen House, like the Thomas Smith House, James Faris House, Woodburn House, and Wylie House, is a surviving landmark of a group of Scotch-Irish Presbyterians who migrated primarily from Chester County, South Carolina, to settle in early Bloomington. The greater part of this migration was complete by 1834. Presbyterians from the uplands of South Carolina who came to southern Indiana in this period were divided into three groups: Reformed Presbyterians, or Covenanters; Associate Presbyterians, or Seceders; and, thanks to a union of most members of these two groups in 1782, the Associate Reformed Presbyterians. As historian James A. Woodburn has shown, key members of these groups migrated together, intermarried, helped transform the economic fabric of the community, were active in the formation of Indiana University, and were anti-slavery in spirit. Some of these settlers aggressively defended the lives of escaping slaves, offering their homes as stations along the Underground Railroad. The Millens were early members of these interconnecting religious communities, which were significant in the early development of Bloomington and Monroe County.

Historical Background

William Moffat Millen (1801-1893) and his first wife, Martha Bonner (d.1843), came to Monroe County from Chester District, South Carolina, by 1834. It was in May of that year that they were received as members of the Union Congregation of the Associate Reformed Presbyterian church in Bloomington. According to church records, William's younger brother, James (b. 1805), and more than a dozen other settlers from South Carolina had formed the

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Millen House, Bloomington, Monroe County, IN

congregation the previous year (Woodburn, 1910). William Millen, fellow migrants from South Carolina, such as Samuel Harbison (an Associate Reformed Presbyterian) James Blair (a Covenanter and a member of the first Board of Trustees at Indiana University), William Fee, and others would establish successful farms close to Bloomington (Woodburn, 1910; Blanchard, 1884).

Millen paid \$1,800 in 1839 for 160 acres in the southeast quadrant of section 34 in Bloomington Township, one mile east of downtown Bloomington. Millen purchased the land from William Bonner, who may have been a relative of his wife, Martha Bonner Millen. The property was well situated, bounded on the north by the Nashville Road (now Tenth Street) and on the south by the Columbus Road (now Third Street). Although documentation has not been found to establish when Millen's house was built, it may have been between 1839, when the property cost him \$1,800, and 1850, when the U.S. Census of Agriculture and the U.S. Census valued his farm at \$3,200 and \$4,000 respectively. The sharp increase in property value over the eleven intervening years—from \$11.25 per acre to \$20 or \$25 per acre—suggests the addition of the house. (In contrast, according to the U.S. Department of Agriculture Economic Research Service, the average price per acre in Monroe County in 1850 was \$8.)

Martha Bonner Millen died in February 1843, and William married Eleanor McDill (1811-1899) late the next year. Eleanor, William, and William's three children of his first marriage, Eliza, James, and William, occupied the house for many years. William and Eleanor sold it in 1880 and moved to a house in town on Lincoln Street (Shepherd; Millen obituary, 1899).

The Millen family had arrived in Monroe County during a period that saw Bloomington grow from a small frontier county seat with about 700 residents and a tiny seminary to become a prosperous small city with the state university. It was a time of increasing prosperity as well as population, with improved roads and other infrastructure, culminating with the arrival of the New Albany and Salem Railroad in 1854. William M. Millen, at least six of his nine siblings, and his uncle, who also was named William, were part of the economic transformation of the area. By 1835, one of the two Williams opened a steam powered sawmill with William Fee, the first elder of the Millen's Associate Reformed Presbyterian congregation. In 1843 the two business partners added a grist mill to their enterprise (Blanchard, 1884). William M. Millen's sister, Eliza Chestnut Millen (b.1810), was married to one of the most prominent Covenanters in Bloomington, James K. Hemphill (Shepherd; Woodburn, 1910). And when James K. Hemphill, also one of the city's foremost early merchants, passed away in 1837, it was William M. Millen

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Millen House, Bloomington, Monroe County, IN

and James Blair, another prominent Covenanter, who administered his estate and liquidated the merchandise from his store (*The Bloomington Post*, December 1837-January 1838).

During the previous period of early European settlement, residential architecture in the area had been almost entirely in traditional vernacular styles such as double pen or hall-and-parlor. The new period brought the appearance of more sophisticated, consciously "high style" architecture. In residences this typically meant the Georgian style, a tradition brought by emigrants from Kentucky and the Eastern States. The Millen House is typical of the double-pile Georgian plan, with its paired chimneys at each gable-sided end, symmetrical fenestration and floor plans, and restrained Greek Revival detailing.

The area had limited manufacturing capabilities at this time. Much of the Millen House's considerable architectural ornament is very simple in form and could have been made locally by men with limited skills and few tools. Baseboards in some rooms, for example, are simply boards with a beveled upper half. The house's more sophisticated elements were imported: the hardware certainly, but also quite possibly mantels, doors and windows. The house's Greek Revival ornament, while new to this part of Indiana, was becoming outdated in the eastern U.S., where Italianate and Gothic homes were more in fashion. The Millen House thus reflects the provincial world in which it was built.

There are four brick Georgian houses from this period left in Monroe County, according to the County and City Historic Sites and Structures Surveys. Samuel Harbison, who migrated to Bloomington at the same time as Millen, built a similar brick Georgian house on his large farm in Richland Township around 1840. Joseph Bunger and Benjamin Owens, also prosperous farmers in the county, likewise built large brick Georgian houses between 1850-1860 (respectively #105-40025 and #105-25016 in the Monroe County Interim Report). All three houses have similar restrained Greek Revival detailing in the lintels, cornice returns, and porticos. Unlike the Millen House, all three have an original ell at the back which housed the kitchen. Otherwise the same basic floor plan is the same in all four. The interior detailing in the Harbison and Owens Houses is similar to the Millen House—tall transoms, embrasure around the windows, and simple curved molding along high baseboards, doors and windows.

Both the Owens and Harbison Houses have had substantial structural alterations. In contrast, structural alterations to the Millen House have been few and minor, as discussed in Section 7. Non-structural alterations have also been minor and have resulted in the loss of very little of the building's original fabric. The only substantial missing feature is the shed-roofed

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Millen House, Bloomington, Monroe County, IN

porch that once extended the length of the rear façade (replaced by a small modern porch at one door and a stoop at the other).

The historic setting of the building, once an isolated farmhouse, has been substantially altered by residential development. The effects of this are mitigated by the house's location in the center of a block. The building is not in a line with any other building, nor does it directly front on any street. It is surrounded by back yards and, in the front of the house, undeveloped lots, all with mature vegetation. While unlike the house's original environment, which would have been open fields descending to the west toward downtown Bloomington, the present setting give the house a secluded atmosphere which suggests its rural origins.

Further Research

This nomination asserts the house is eligible for the National Register for its architecture and role in settlement; additional investigation may establish that it also qualifies for the Register for its associations to ethnic heritage.

Oral tradition suggests the Millen house may have been used on the Underground Railroad. The Millens were members of the Associate Reformed Presbyterian church, which, in the antebellum period, condemned slavery as an evil. In northern communities the Associate Reformed Presbyterians had an attitude on slavery that "was essentially the same" as that of the Covenanters, or Reformed Presbyterians. (Woodburn, 1910). William M. Millen's father's will, for example, written in South Carolina in 1844, took the rare and radical step of freeing his seven slaves and leaving them \$300 so they could move to free states of their choosing. Unsure if this could be accomplished, Millen's father stipulated that if the slaves could not be freed legally, then they should fall into the care of his children, whom he trusted to ameliorate their situation. Millen's father, although perhaps only a posthumous abolitionist, was serious enough to leave \$300, a large amount of money at the time, to see his plan through. In contrast, he left only \$50 to each of several sons and \$100 to a daughter (John Millen, 1844). This suggests the Millen family's moral beliefs, and perhaps political opinion, was strongly anti-slavery.

Local members of the Reformed Presbyterian Church, or Covenanters, were instrumental in local Underground Railroad efforts. Several of the original Covenanter settlers from South Carolina—Thomas Smith, Rev. James Faris, and James Blair—figure prominently in the only published account of Underground Railroad activity in Bloomington. Faris was an active

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Millen House, Bloomington, Monroe County, IN

abolitionist and had petitioned the South Carolina state legislature to pass a law allowing the voluntary release of slaves.

Despite some effort, however, no connection between the Millen House and the Underground Railroad has been proven. Direct evidence of the Underground Railroad's secret activities is notoriously scarce, but additional research might prove fruitful.

Nevertheless, Reformed, Associate, and Associate Reformed Scotch-Irish Presbyterians who migrated to the Bloomington area in the 1820s-40s were historically important for reasons other than the Underground Railroad. They established a sizeable and lasting presence in Monroe County where they were instrumental in the commercial and civic growth of Bloomington and the establishment of Indiana University. The first president of the university, was a Covenanter scholar and minister. Sons and daughters of these early Presbyterians were early graduates of the university and would join the faculty and administration. (Clark, 1970; Woodburn, 1910). Additional research might establish a stronger link between these developments and the Millen family or their house.

It is clear, however, that the Millens and many of their neighbors were part of an influx of Scotch-Irish Presbyterians who helped settle Monroe County and left a personal, material legacy on the local landscape. Seven of Bloomington's oldest remaining houses belonged to these early settlers: the Thomas Smith House (#105-055-9134), the Woodburn House (#105-055-90170), the Andrew Wylie House (#105-055-74007), the James Faris House (#105-055-90133), the James Blair House (#105-055-90058), and the Millen House in the City of Bloomington Historic Sites and Structures Survey, 2004; and the Samuel Harbison House (#105-055-15028) in the Monroe County Historic Sites and Structures Survey, 1989. All built between 1830 and 1850, these houses leave an important material record of early settlement.

History of the Site: 1879-Present

The Millens sold their house and 158 acres to James B. Clark, a local farmer, and his wife, Anne E. Clark, in 1880. Two acres in the southeastern corner of the original parcel had gone to Robert Rock in 1879. Emily Smith Rogers and her son Ben purchased the house and land in 1882, and Ben sold his eastern half of the property back to his parents three years later (Abstract of Title). Emily Smith Rogers (1832-1898) and Isaac Milton Rogers (1830-1899) lived in the house with their many children until 1900. Isaac was the grandson of Henry Rogers who, with his brother Aquilla, came to southern Indiana in 1816 and was among the earliest

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Section number 889 Page 11

Millen House, Bloomington, Monroe County, IN

landowners in the county. Portraits of Isaac and Emily Rogers hang in the Millen House's northeast downstairs room (see photo 16). George W. Morrison (1820-1893), a local artist, painted the portraits in March 1878 (Peat, 1954).

The Millen House went through many changes of ownership during the twentieth century, and the land through numerous subdivisions. The Indiana University Foundation bought the Millen House, with its grounds reduced to their present size of seven-tenths of an acre, in 1969. In 1992, the Foundation deeded the house and grounds to the Trustees of the University, who own it at present. Since 1970, at the invitation of Chancellor Herman B Wells, the house has been used by the Organization of American Historians for its executive headquarters.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 12

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Section number 9 Page 13

Millen House, Bloomington, Monroe County, IN

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 9&10 Page 14

Millen House, Bloomington, Monroe County, IN

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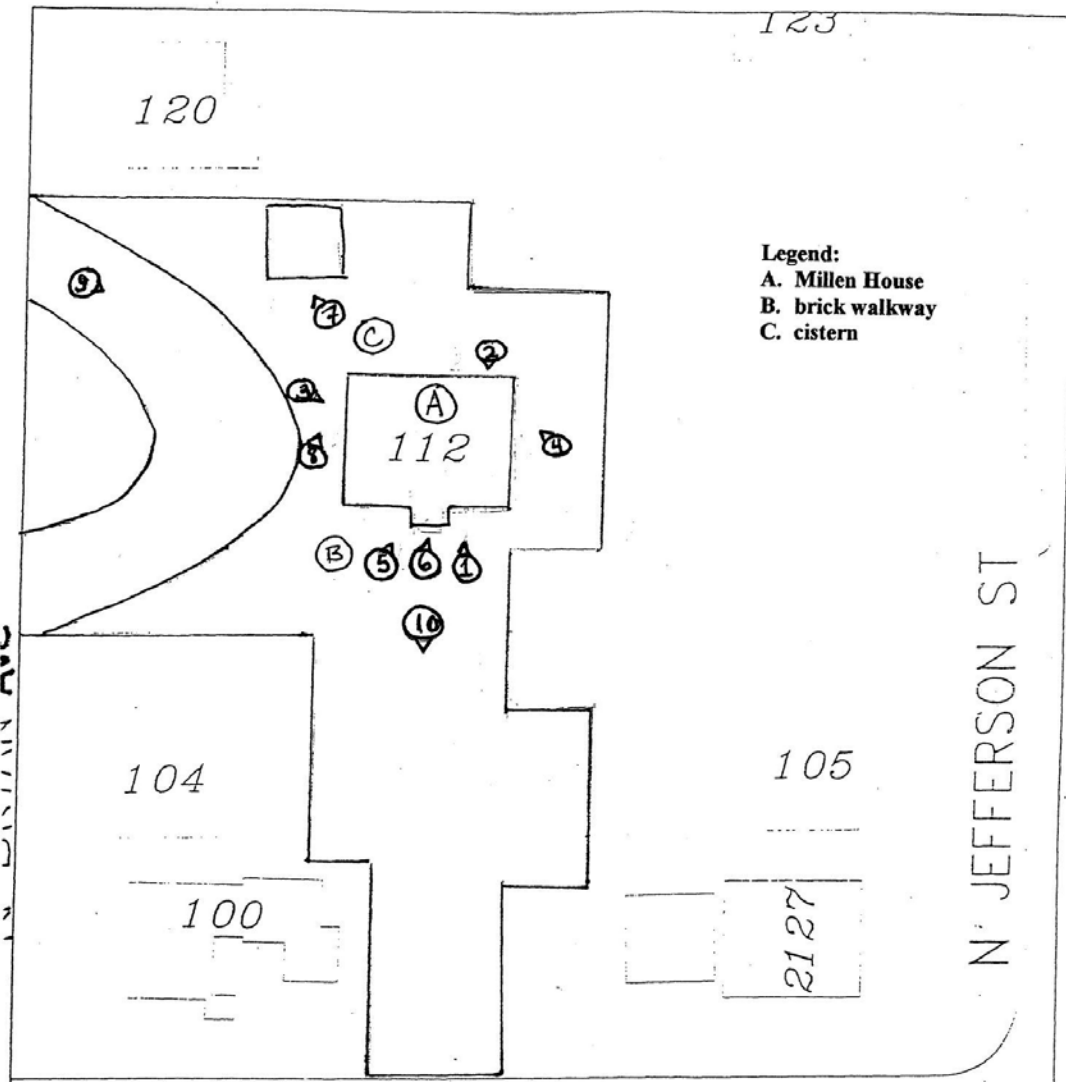
Verbal Boundary Description

Lots number ten (10), eleven (11), twelve (12), thirteen (13) and fourteen (14), in Block "I" in Highland Homes Subdivision of the west one-half of the southeast quarter of Section Thirty-four(34), Township Nine (9), North, Range One (1) West, as shown by the recorded plat thereof.

Also part of lots number 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 in Block "I" in Highland Homes Subdivision of the west one-half of the southeast quarter of Section Thirty-four (34), Township Nine (9) North, Range One (1) West, as shown by the recorded plat thereof, described as follows: The north fifteen feet (15) feet of lot number fifteen (15), and the east forty-one (41) feet of the south ten (10) feet of lot number fifteen (15), and forty-one (41) feet off the entire east end of lots number sixteen (16), seventeen (17), eighteen (18) and nineteen (19), and twenty-six (26) feet off the entire west end of lots number twenty (20), twenty-one (21), twenty-two (22), twenty-three (23), twenty-four (24), twenty-five (25), twenty-six (26), twenty-seven (27) and twenty eight (28), all in Block "I" in Highland Homes Subdivision of the west one-half of the southeast quarter of Section Thirty-four (34), Township Nine (9) North, Range One (1) West, as shown by the recorded plat thereof.

Boundary Justification

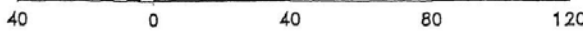
These are the legal parameters of the land on which the Millen House stands.



PHOTODOCUMENTATION

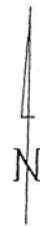
Millen House 112 North Bryan
Monroe County, Bloomington, Indiana

By: hiestann
24 Feb 03



For reference only; map information NOT warranted.

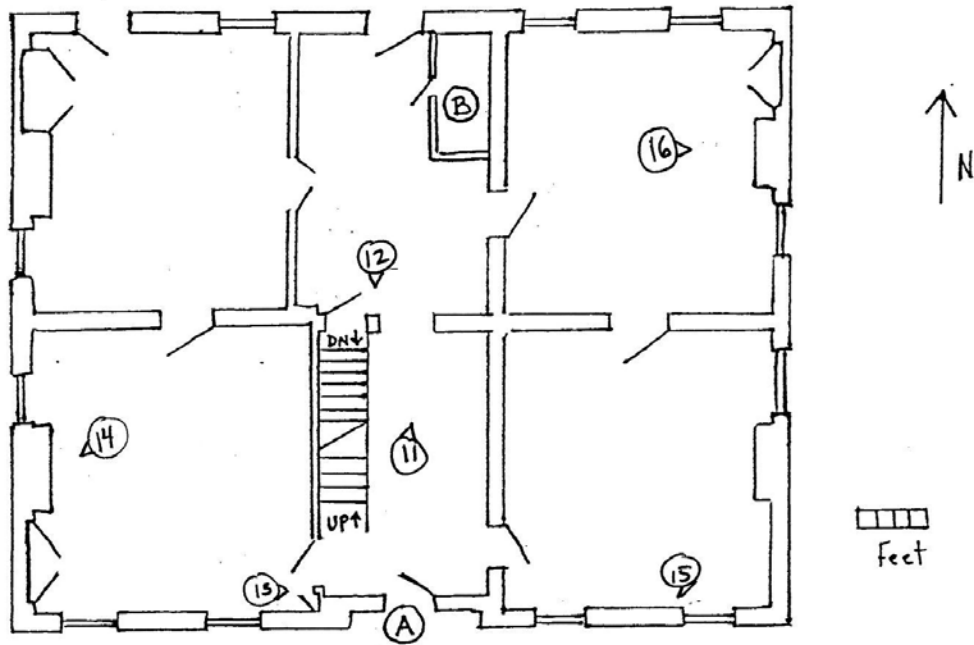
City of Bloomington



Scale: 1" = 40'

The Millen House
112 North Bryan Ave.
Bloomington
Monroe County, Indiana

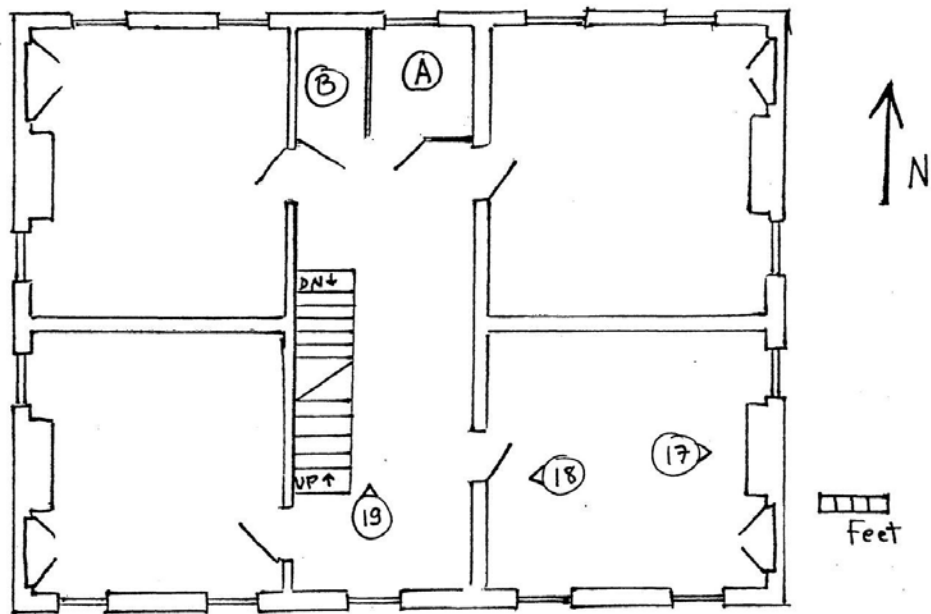
First Floor



Legend:
A. front entrance
B. bathroom

The Millen House
112 North Bryan Ave.
Bloomington
Monroe County, Indiana

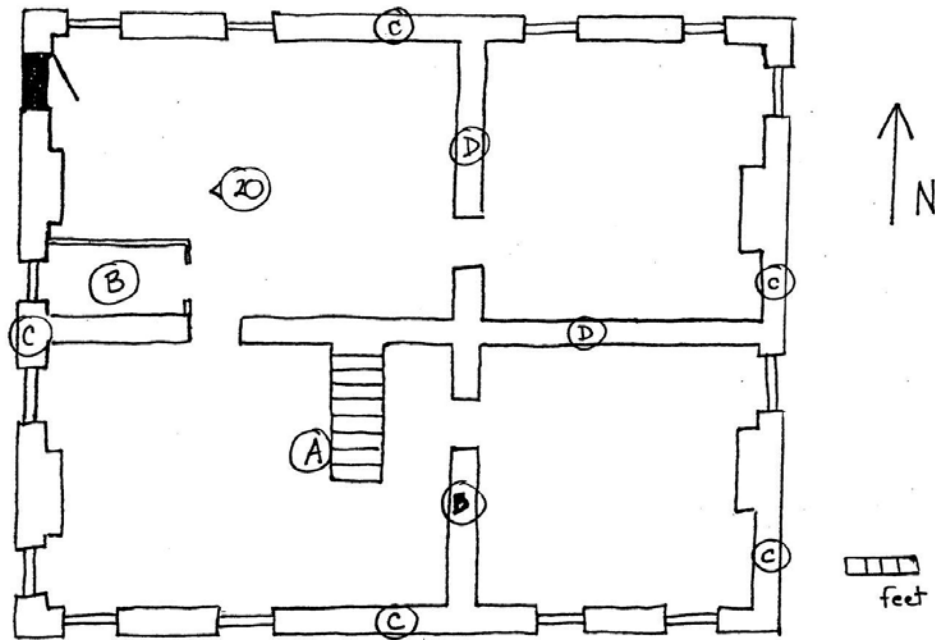
Second Floor



Legend:
A. Bathroom
B. Utility Closet

The Millen House
 112 North Bryan Ave.
 Bloomington
 Monroe County, Indiana

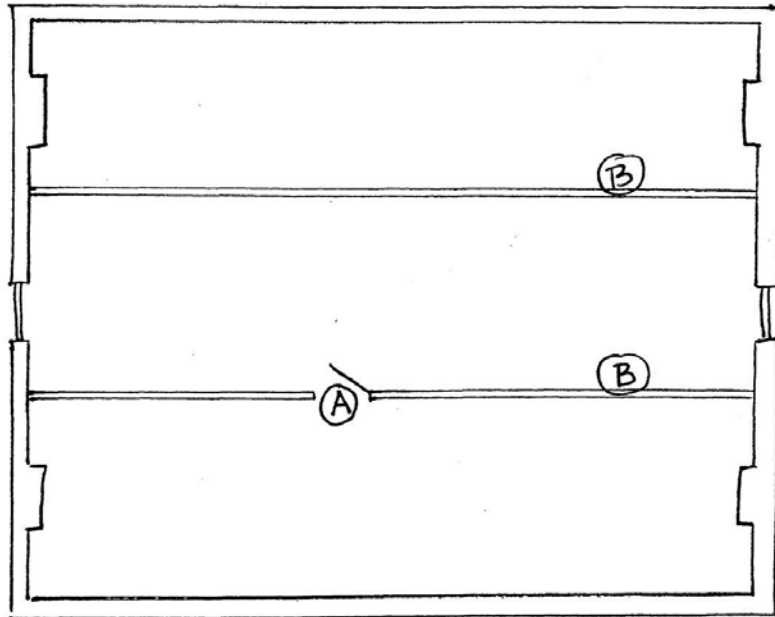
Cellar



Legend:
 A. stairs to first floor
 B. coal bin
 C. limestone walls
 D. brick walls

The Millen House
112 North Bryan Ave.
Bloomington
Monroe County, Indiana

Attic



Legend:
A. entrance from attic stairs at second floor
B. thin paneling partitions

APPENDIX 4

LIST OF NOTABLE, CONTRIBUTING, AND NON- CONTRIBUTING PROPERTIES

GREEN ACRES CONSERVATION DISTRICT

Total Properties: 203

OUTSTANDING - 1

1. 111 and 112 N Bryan Avenue. The Millen House

NOTABLE - 4

1. 2201 E 3rd Street
2. 2412 E 4th Street
3. 201 S Hillsdale Drive
4. 316 N Hillsdale Drive

CONTRIBUTING - 184

1. 318 N Union Street
2. 306 N Union Street
3. 112 N Union Street
4. 106 N Union Street
5. 102 N Union Street
6. 105 N Union Street
7. 117 N Union Street
8. 129 N Union Street
9. 203 N Union Street
10. 209 N Union Street
11. 211 S Union Street
12. 213 S Union Street
13. 310 N Bryan Avenue
14. 121 N Bryan Avenue
15. 117 N Bryan Avenue
16. 111 N Bryan Avenue
17. 101 N Bryan Avenue
18. 102 S Bryan Avenue
19. 104 S Bryan Avenue
20. 106 S Bryan Avenue
21. 108 S Bryan Avenue
22. 116 S Bryan Avenue
23. 117 S. Bryan Avenue
24. 118 S Bryan Avenue
25. 119 S Bryan Avenue
26. 120 S Bryan Avenue
27. 200 S Bryan Avenue
28. 201 S Bryan Avenue

29. 204 S Bryan Avenue
30. 206 S Bryan Avenue
31. 212 S Bryan Avenue
32. 213 S Bryan Avenue
33. 214 S Bryan Avenue
34. 307 N Jefferson Street
35. 311 N Jefferson Street
36. 324 N Jefferson Street
37. 318 N Jefferson Street
38. 314 N Jefferson Street
39. 310 N Jefferson Street
40. 128 N Jefferson Street
41. 122 N Jefferson Street
42. 112 N Jefferson Street
43. 106 N Jefferson Street
44. 105 N Jefferson Street
45. 100 N Jefferson Street
46. 101 S Jefferson Street
47. 121 S Jefferson Street
48. 200 S Jefferson Street
49. 219 S Jefferson Street
50. 220 S Jefferson Street
51. 429 N Roosevelt Street
52. 430 N Roosevelt Street
53. 420 N Roosevelt Street
54. 423 N Roosevelt Street
55. 415 N Roosevelt Street
56. 412 N Roosevelt Street
57. 409 N Roosevelt Street (recently demolished)
58. 408 N Roosevelt Street
59. 403 N Roosevelt Street
60. 400 N Roosevelt Street
61. 315 N Roosevelt Street
62. 309 N Roosevelt Street
63. 130 N Roosevelt Street
64. 122 N Roosevelt Street
65. 121 N Roosevelt Street
66. 116 N Roosevelt Street
67. 117 N Roosevelt Street
68. 105 N Roosevelt Street
69. 104 N Roosevelt Street
70. 101 S Roosevelt Street
71. 111 S Roosevelt Street
72. 116 S Roosevelt Street
73. 126 S Roosevelt Street
74. 221 S Roosevelt Street

75. 417 N Clark Street
76. 410 N Clark Street
77. 409 N Clark Street
78. 402 N Clark Street
79. 313 N Clark Street
80. 311 N Clark Street
81. 302 N Clark Street
82. 134 N Clark Street
83. 125 N Clark Street
84. 124 N Clark Street
85. 122 N Clark Street
86. 118 N Clark Street
87. 115 N Clark Street
88. 111 S Clark Street
89. 110 S Clark Street
90. 115 S Clark Street
91. 118 S Clark Street
92. 119 S Clark Street
93. 124 S Clark Street
94. 128 S Clark Street
95. 203 S Clark Street
96. 202 S Clark Street
97. 204 S Clark Street
98. 207 S Clark Street
99. 208 S Clark Street
100. 213 S Clark Street
101. 217 N Clark Street
102. 218 S Clark Street
103. 437 N Hillsdale Drive
104. 420 N Hillsdale Drive
105. 315 N Hillsdale Drive
106. 144 N Hillsdale Drive
107. 139 N Hillsdale Drive
108. 126 N Hillsdale Drive
109. 118 N Hillsdale Drive
110. 101 N Hillsdale Drive
111. 106 N Hillsdale Drive
112. 105 S Hillsdale Drive
113. 120 S Hillsdale Drive
114. 107 S Hillsdale Drive
115. 205 S Hillsdale Drive
116. 208 S Hillsdale Drive
117. 225 S Hillsdale Drive
118. 230 S Hillsdale Drive
119. 2509 E Eastgate Lane
120. 2540 E Eastgate Lane

121. 2548 E Eastgate Lane
122. 313 N Overhill Drive
123. 307 N Overhill Drive
124. 141 N Overhill Drive
125. 133 N Overhill Drive
126. 121 N Overhill Drive
127. 106 S Overhill Drive
128. 213 S Overhill Drive
129. 2615 E Dekist Street
130. 2621 E Dekist Street
131. 2624 E Dekist Street
132. 2630 E Dekist Street
133. 2633 E Dekist Street
134. 2634 E Dekist Street
135. 2639 E Dekist Street
136. 2608 E Edwards Row
137. 2621 E Edwards Row
138. 2625 E Edwards Row
139. 2629 E Edwards Row
140. 2401 E 8th Street
141. 2407 E 8th Street
142. 2408 E 8th Street
143. 2513 E 8th Street
144. 2525 E 8th Street
145. 2530 E 8th Street
146. 2551 E 8th Street
147. 2201 E 7th Street
148. 2327 E 7th Street
149. 2331 E 7th Street
150. 2401 E 7th Street
151. 2407 E 7th Street
152. 2511 E 7th Street
153. 2512 E 7th Street
154. 2519 E 7th Street
155. 2524 E 7th Street
156. 2600 E 7th Street
157. 2601 E 7th Street
158. 2127 E 5th Street
159. 2307 E 5th Street
160. 2409 E 5th Street
161. 2415 E 5th Street
162. 2423 E 5th Street
163. 2509 E 5th Street
164. 2517 E 5th Street
165. 2604 E 5th Street
166. 2605 E 5th Street

167. 2608 E 5th Street
168. 2615 E 5th Street
169. 2616 E 5th Street
170. 2623 E 5th Street
171. 2624 E 5th Street
172. 2631 E 5th Street
173. 2304 E 4th Street
174. 2415 E 4th Street
175. 2027 E 3rd Street
176. 2029 E 3rd Street
177. 2031 E 3rd Street
178. 2101 E 3rd Street
179. 2105 E 3rd Street
180. 2115 E 3rd Street
181. 2333 E 3rd Street
182. 2401 E 3rd Street
183. 2603 E 3rd Street
184. 2605 E 3rd Street

NON-CONTRIBUTING – 14

1. 304 N Bryan Avenue
2. 115 S Bryan Avenue
3. 106 N Jefferson Street
4. 2210 E 7th Street
5. 2400 E 7th Street
6. 105 N Clark Street
7. 106 N Clark Street
8. 102 N Clark Street
9. 102 S Clark Street
10. 131 N Hillsdale Drive
11. 2509 E Eastgate Lane
12. 2563 E 8th Street
13. 2624 E 7th Street
14. 2638 E Dekist Street

APPENDIX 5

EVIDENCE OF HISTORIC LINKS

The Herald-Times, Saturday, April 19, 2014 • An Advertising And Marketing Supplement

Homes

IDEAS • TIPS • REAL ESTATE LISTINGS • RENTALS • CONDOS



Featured home of the week
See page 3

fromstyle

Ideas, Tips & Trends
See pages 4-8

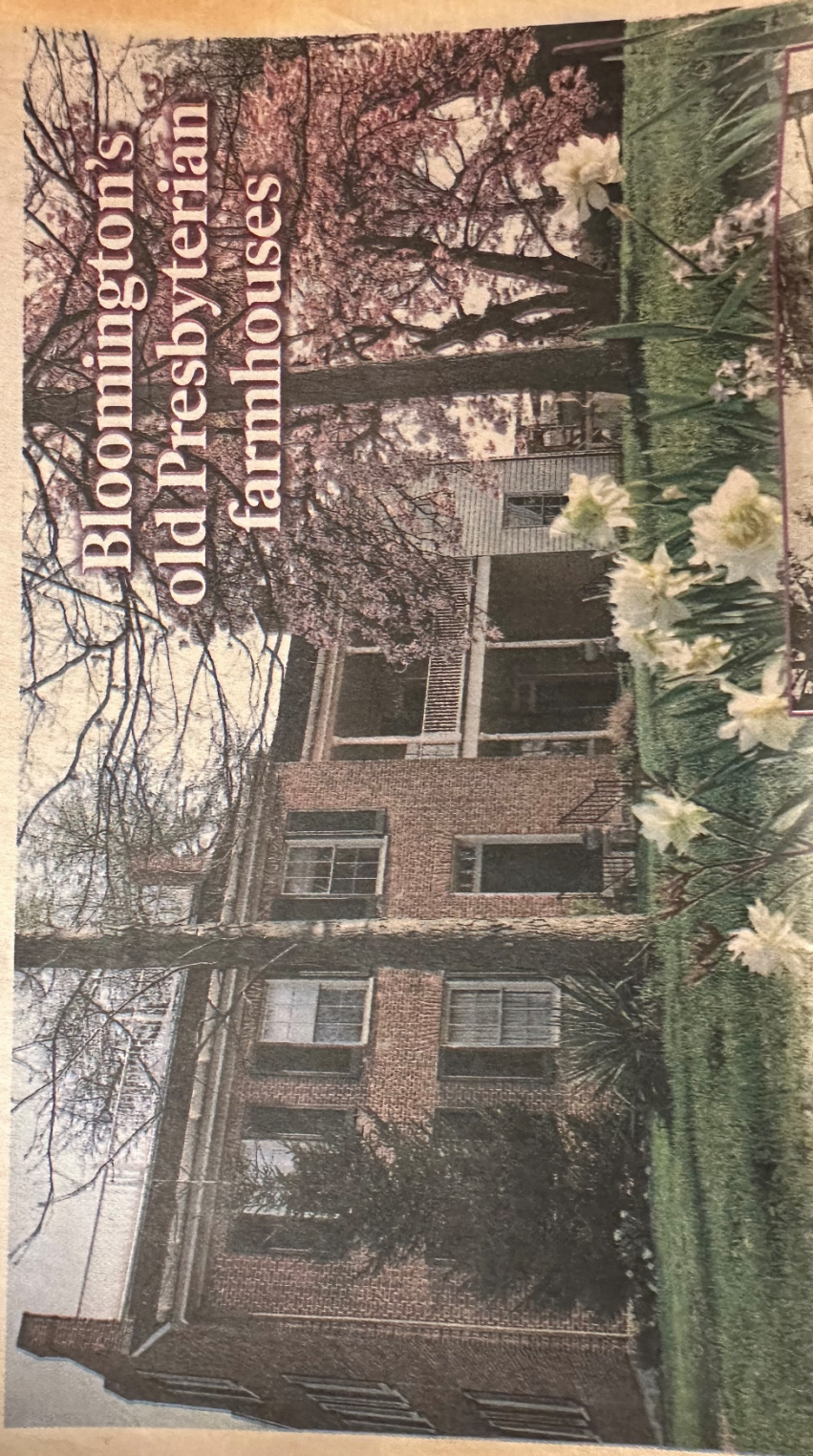
1613 NANCY STREET
 \$180,900

Chicco style and rock solid construction are hard to find! This level on the 1600s side features an in private, this level is set on a lot of 6,000 sq. ft. This 3 bed plus den and 2,100 sq. ft. finished basement is a true gem. The interior comes with a large deck, and patio for enjoying the view of the city. The exterior comes with a large deck, and patio for enjoying the view of the city. Ultra durable tile flooring just minutes from downtown Bloomington, Indiana University, and Ball State University and restaurant. Don't miss this super value! #201404984

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Bloomington's old Presbyterian farmhouses



By **CAROL KEAUSE**
Herold-Times Homes • homes@heroldt.com

Five farmhouses built by prominent Presbyterians in the mid-1800s still stand today inside the city limits, surrounded by neighborhoods that were built on top of former farm fields. Their original builders would be astonished to find houses today where only fields and pastures used to be; but they would be pleased to see their handiwork still standing.

The first is **Paris House**, built in the 1850s. Paris House is rumored to have been a station on the Underground Railroad. Although Blooming-ton was not one of the major stops on the Underground Railroad, people escaping slavery intermittently made their way through our town due to the well-known abolitionist sympathies of the local Presbyterian congregations. Escaped slave Robert Anderson was staying under Paris protection when the Emancipation Proclamation was proclaimed. According to the story, Anderson went directly to the courthouse and had himself legally declared a free man of color. He remained in Blooming-ton for the rest of his life, settling down with his wife on land just adjacent to the nearby Covenanter Cemetery; his descendants live there to this day.

**PRESBYTERIAN FARMHOUSES,
 CONTINUED ON PAGE D11**



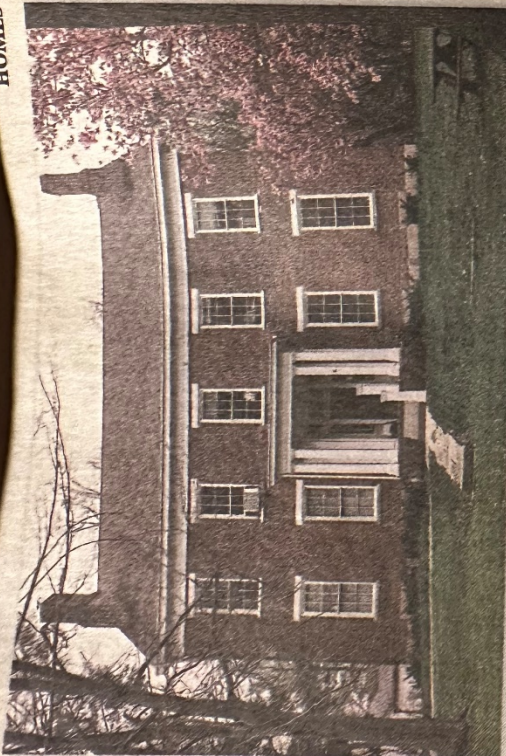
Top of page: Historic Wylie House was built in 1835; **above:** Blair House, circa 1900 featuring Mattie Small, Margaret Blair, and Agnes "Quincy" Blair (wife of James N. Blair). Photo courtesy of Agnes Davis/Susan Hathaway

PRESBYTERIAN FARMHOUSES

Continued from D1

The next old house is often called **Raintree House** for the trees that once distinguished the property, but it should by rights be called **Millen House**. Built by William Millen around 1845, the house resembles the **Faris House**, with a central front entry, a front façade five windows wide, and chimneys on both ends; but it's larger, being two rooms deep instead of one. Like **Faris**, Millen built his home using bricks that he dug and fired on site. Green Acres neighborhood represents the original 200-acre farm. The house is sadly orphaned today, for its yard virtually disappeared when Green Acres was platted, and little ranch homes surround it. No longer a private home, it's the base of the Organization of American Historians. Hemmed in on all sides, Millen House looms mournfully above the back yards of surrounding homes.

The third old farmhouse, **Blair House**, can be regarded as a wooden version of the previous brick homes. Built in the 1860s, it's located in **Maple Heights**, which of course represents the original farmstead. The **Blair** family was prominent in **Bloomington** doings from the earliest days, and the



Raintree House was built in the 1840s. Although it resembles **Faris House**, it's deeper from front to back. Photo by Carol Krause



The **James Faris House**, built around 1853, is a beautiful example of a brick I-house. Photo by Carol Krause

very first Presbyterian assembly in **Bloomington** met in a log cabin on its land in 1821. **James Blair** served as a trustee of **Indiana University** and was a leading citizen. **Blair House** today looks very different than in this



Thomas Smith built his home in the late 1820s using local brick. This is one of the oldest remaining homes in the county. Photo by Carol Krause

the church that used to stand next to it. A private drive appears to have once run between **Faris House** and **Smith House**, reflecting the close ties between these two families.

We mustn't ignore historic **Wylie House**, the most luxurious farmhouse in the county when built in 1835 by **Andrew Wylie**, first president of **Indiana University**. Characterized by expensive trim and large and gracious rooms, the home was an elegant base from which **President Wylie** received his guests, as well as providing a home for his large family, but it was also a working farmhouse whose estate stretched east to **Henderson** and north to **Smith Street**. When built, the farm featured several types of livestock, barns, outbuildings, a well, standing timber, crops, and all the other amenities of farm life in early **Indiana**.

The thing that inter-

ests me is that all of these 150-year-old-plus houses are still standing and still enjoy useful lives, although the vast majority of other homes from the same era have been demolished over the years. **Bloomington** in the 1800s was by no means an all-Presbyterian town, and yet Presbyterian houses appear to be overrepresented in our remaining historic record. The question "Why is that so?" cannot be easily answered.

But somehow, for whatever unknown reason, this small handful of buildings survived the sustained demolition of many decades. Both in architectural and historic terms, our community is richer for having them.

A long and interesting essay on the history of **Bloomington Presbyterians** can be read at http://www.upcbloomington.org/about/upc/docs/menis/175th_UPC_History.pdf

Local Contractors See No Letup In Shortage of Building Materials

CITATION (AGLC STYLE)

Herald-Times (online), 11 Apr 1946 1 <<https://infoweb-newsbank-com.ezproxy.monroe.lib.in.us/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A18FAF053D553BE24%40EANX-19131E64A61B24A7%402431922-19100FACF4E29413%400-19100FACF4E29413%40>>

7/17/24, 9:37 PM

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GOING TO BUILD?

Now is the time to buy a site for that post-war home you've been planning and here's the opportunity. We have for sale at very reasonable prices and on terms a number of fine lots in **HIGHLAND HOMES**, Bloomington's most promising addition, they're near the University, high and dry where the air is fresh and clean. Come in today and pick out your spot. A small down payment, and easy monthly payments will bring that new home much closer.

CITATION (AGLC STYLE)

Herald-Times (online), 26 Jul 1945 11 <<https://infoweb-newsbank-com.ezproxy.monroe.lib.in.us/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A18FAF053D553BE24%40EANX-19101351F2F7BB76%402431663-191007691624DE5A%4010-191007691624DE5A%40>>

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7/17/24, 10:00 PM

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Situation May Continue For Year and Half

Some Homes Being Constructed Here For War Veterans

By VIRGINIA DEAM

As the mayor and city engineer produce plans to obtain army barracks for alleviating the local housing shortage, Bloomington carpenters and contractors assist

<https://ifweb-newsbank.com.ezproxy.monroelibrary.us/apps/news/document-view?pr=WORLDNEWS&favorite=63A18FAF0539621Herald-Times%20...> 2/7

7/17/24, 10:00 PM

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the situation with an abbreviated program bounded by priorities.

Limited by lack of materials, including lumber, interior wall coverings and flooring, particularly, and plumbing fixtures, local builders, however, have been able to and are constructing a few homes for veterans.

HOMES BEING BUILT

About 40 homes are being built and have been completed this year, according to the estimate of one contractor.

Jack Black, of the Black Lumber Company, said today that the building situation is not beginning to ease, despite newspaper articles to that effect, and that "there are shortages" every day. Lately, he pointed out, roofing materials are going on the shortage

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He predicted that the housing condition can not be relieved here earlier than 18 months.

Carl Snoddy, of the Allied Construction Company, has at present nine homes under construction in the Highland Homes project between Bryan and Jefferson avenues.

Mr. Snoddy and his brother, Clyde, also are working to get Willsdale, First Addition, recently annexed to the city for homes ready for construction as soon as materials become available.

AY CITY LUCKY

Clayton Endwright, manager of Modern Homes, Inc., is building the homes located in various parts of the city. One is practically completed, but the others, he said, will not be finished for

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three or four months.

All homes being built this year are those which have been approved by the Civilian Production Administration. Applications for approval have to be made either by a veteran planning to build, or by a contractor building for a veteran.

The Black Lumber Company, which has been able to supply "a large quantity" of lumber so far, has been rather successful in getting CPA priority application approved, according to Mr. Black. He visited in Indianapolis to learn first hand the procedure for making CPA applications.

He said that Bloomington has probably had more luck than several other places in the state so far. In that none of the applications sent through him have yet been turned down

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7/27/24, 10:00 PM

Access World News - Historical and Current | All content

Ledli Harlos, of the Harlos Building Service, is not constructing homes now but is working at Indiana University in erecting the dormitories being made ready on Tenth Street for 600 soldiers' veterans at the University. Harlos and the Curry Construction company have the contracts for this work.

The home construction situation in Bloomington, similar to problems faced everywhere in the nation is expected by local contractors to be critical throughout the housing emergency shortage.

Lumber manufacturers, they blame the O.P.A. for much of the shortages in that business. The manufacturers contend that lumber now being produced at much higher wages, cannot be sold at the O.P.A. ceiling without suffering a loss.

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7/27/24, 10:00 PM

Access World News - Historical and Current | All content

...think a loss. The plumbing shortages has been attributed in part to the steel strikers.

Herbert Layman, ...

T

CITATION (MLC STYLE)

Herald-Times (online). 11 Apr 1946. <https://ifweb-newbank.com.ezproxy.monroelibrary.us/apps/news/document-view/?p=WORLDNEWS&docref%3A18FAF05305538E24940EANDX19131E6461824A78402431922-19100FAC4E29413640D-19100FAC4E29413640D>

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Lots in Hillsdale Addition Will Go on Sale Tomorrow

Opening of Hillsdale, First Addition, tomorrow morning was announced today by Clyde and Carl Snoddy, local contractors and owners of the spacious lots for home-construction east of Bloomington between Third and Tenth streets.

Streets have been completed and sewage construction is now being planned by the Snoddys and city officials.

Included within the city limits, it has FHA approval and carries prospective building restrictions. Width of the streets and circular divisions is 60 feet with variations in some sections of 40, 50 and 60 feet. The lots also vary in size but all are larger than average-sized city-lots.

Some of the lots have already been sold but with intensive sales getting underway today, the Snoddys hope that home-construction will be start-

ed within the near future and the addition made into a beautiful residential area.

As soon as building materials can be obtained 50 homes will be started by local contractors.

There will be a salesman on the grounds from 6 to 8 p. m. each week day and from 2 to 4 on Sundays. Prospective home-builders are invited to inspect the addition.

Carl Snoddy, of the Allied Construction company also has made considerable progress with construction in his Highland homes area on Jefferson street between Fifth and Seventh streets.

He has completed seven homes for former G. I.'s and they are now occupied and has planned to build 20 more on Roosevelt and Clark streets.

Clyde Snoddy co-owner of Hillsdale, is manager of the Quality Ice Cream company

LEGAL NOTICES

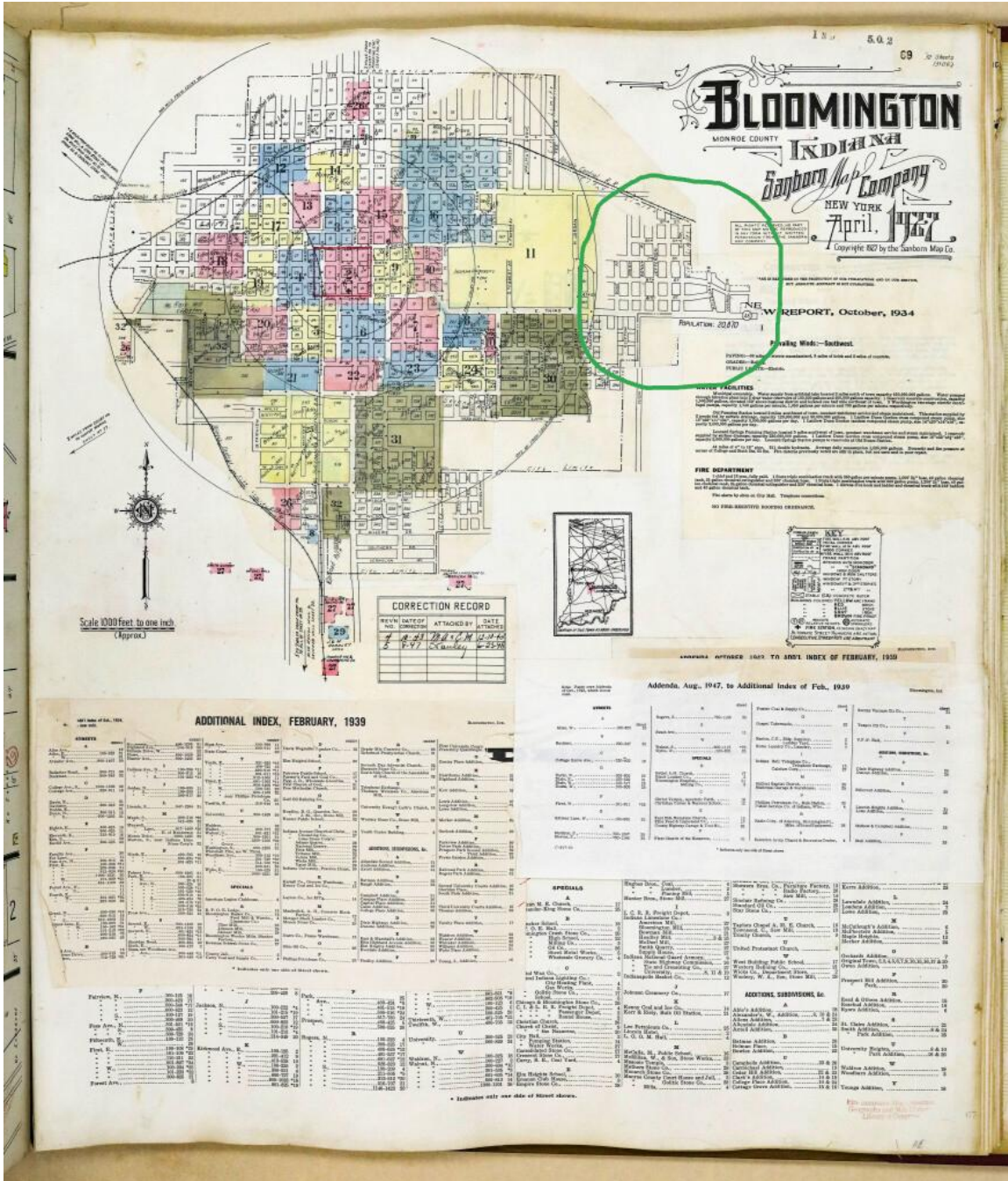
NOTICE OF FINAL SETTLEMENT

MR. AND MRS. BERT PHILLIPS. 1203 S. Rogers have re-

CITATION (CMS STYLE)

Herald-Times (Bloomington, Indiana), June 21, 1946: 2. NewsBank: Access World News - Historical and Current. <https://infoweb.newsbank.com/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A18FAF053D553BE24%40EANX-190F6287AAB228FC%402431993-190DC3A7630B99E9%401-190DC3A7630B99E9%40>

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39 owners

6/6/13

Petition To:

TO: THE HISTORIC PRESERVATION COMMISSION.


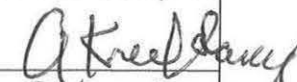




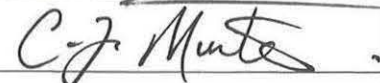


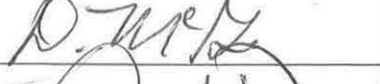
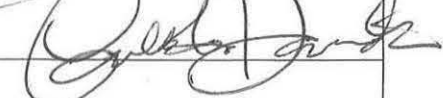

WE, THE UNDERSIGNED, ARE IN SUPPORT OF THE GREEN ACRES NEIGHBORHOOD BEING DESIGNATED A CONSERVATION DISTRICT.

Printed Name

Address

Contact Info

Signature

Printed Name	Address	Contact Info	Signature
<input checked="" type="checkbox"/> Flois SABO-SKELTON Owner.	BLOOMINGTON, 121 N. OVERHILL DR. 47408 Bloomington, In: owner	812-339-9678 EMAIL: MILOIV9 AOL.COM	
<input checked="" type="checkbox"/> Ann Kreilkamp	134 N. Overhill Dr.	812-606-9563 arkcrone@gmail.com	
<input checked="" type="checkbox"/> Jelene Campbell	2521 E Eastgate LN	812-391-4341	
<input checked="" type="checkbox"/> Margaret Meyer	117 S. Bryan Ave	561-801-6397 812-369-4325	
<input checked="" type="checkbox"/> Mary C. Sasse	2513 Eastgate Ln	812-381-1328	
<input checked="" type="checkbox"/> Elisha Hardy	2615 E. DeKist	812 361 8425	
<input checked="" type="checkbox"/> C. J. MINTER	2505 E 5th St.	812-327-3406	
<input checked="" type="checkbox"/> Katarina Koch	1807 N Maple St	812-272-4804	
<input checked="" type="checkbox"/> Janet Jin	213 S. Overhill Dr.	812-325-9093	
<input checked="" type="checkbox"/> Devin McGuire	2607 E Edwards Row	devin@iu.edu	
<input checked="" type="checkbox"/> Tawlette Davidson	2620 E. DeKist St	812 369 8887	
<input checked="" type="checkbox"/> Abigail Fritsch	2600 E. 5th St		

Petition To:

TO: THE HISTORIC PRESERVATION COMMISSION.

WE, THE UNDERSIGNED, ARE IN SUPPORT OF THE GREEN ACRES NEIGHBORHOOD BEING DESIGNATED A CONSERVATION DISTRICT.

	Printed Name	Address	Contact Info	Signature
O	MARCELA HUERTES	203 S. UNION	812 391 0026	<i>M. Huertes</i>
R	Trevor Williams	2006 E Dekist St. Bloomington, IN	765-520-6560	<i>Trevor Williams</i>
R	Jake Decker	2012 E Dekist St.	812-677-0183	<i>Jake Decker</i>
O	Kamryn Graf	2621 Dekist St.	812-318-6280	<i>Kamryn Graf</i>
R	Dorothy O'Connell	2655 Dekist	812-555-1706	<i>Dorothy O'Connell</i>
	Jaylin Boone	601 Sloss Ave	812-677-1486	<i>Jaylin Boone</i>
R	Alexander Schumacher	2630 E Dekist	812-343-123	<i>Alexander Schumacher</i>
O	Logan Smith	127 N Overhill Dr	530 400 2755	<i>Logan Smith</i>
O	Carissa Carman	127 N. Overhill Dr.	(805) 3776613	<i>Carissa Carman</i>
R	Marita Pinkstaff	2601 E Dekist	(812) 243-4009	<i>Marita Pinkstaff</i>
R	Joseph Benefiel	2601 E Dekist St.	(765) 7174085	<i>Joseph Benefiel</i>
R	Adam Baruch	134 N. Overhill Dr.	812-727-5964	ADAM BARUCH
O	Rebekah Seola	212 S. Overhill Dr.	812-219-2506	<i>Rebekah Seola</i>

Petition To:

TO: THE HISTORIC PRESERVATION COMMISSION.

WE, THE UNDERSIGNED, ARE IN SUPPORT OF THE GREEN ACRES NEIGHBORHOOD BEING DESIGNATED A CONSERVATION DISTRICT.

	Printed Name	Address	Contact Info	Signature
O	Ibadullah Shahrani	229 S Hillsdale Dr	(812) 679-8332	
O	Fatimah Shahrani	212 S Overhill Dr	(812) 269-2506	Fatimah
	Alexander Legg	2612 E Edwards	765-635-3831	
O	YUSUF A NUR	2615 E. Edwards	812-606-8828	
	Habebah Ahmed	2615 E Edwards Row	812 ⁶⁷¹⁻⁸¹³⁴ 606-8828	Habebah Ahmed
	Mihal Ahmed	2615 E Edwards Row	812 - 272-3532	
	Fatima Ahmed	2615 E Edwards Row	(812) 606-70227	Fatima Ahmed
	Marta Ahmed	2615 E Edwards Row	(812) 606-8835	Marta Ahmed
	Maryem Ahmed	2615 E Edwards Row	(812) 606-8828	M. A.
	Hasan Ahmed	2615 E Edwards Row	(812) 606-8828	hasan me
	Katherine Barus	2615 E Edwards Row	(812) (812) 606-8828	
O	Sally McGuire	2607 E. Edwards Row	912-219-2662	Sally McGuire
R	Zachary Gruber	2615 E Decist St	317-313-3942	ZG

TO: THE HISTORIC PRESERVATION COMMISSION.

Petition To:

WE, THE UNDERSIGNED, ARE IN SUPPORT OF THE GREEN ACRES NEIGHBORHOOD BEING DESIGNATED A CONSERVATION DISTRICT.

	Printed Name	Address	Contact Info	Signature
O	William Scharch	202 S Hillsdale		William Scharch
O	Larry Clark	120 S. Hillsdale		Larry V. Clark
O	Juliet Frey	309 N Hillsdale Dr	jstarkfrey@comcast.net	Juliet Frey
O	CARLY EVANS	2600 E. 7 TH ST.	carlamity.ra@gmail.com	Carly Evans
O	Rachel Haile	2126 E 7 th St	haile rac1234@gmail.com	Rachel Haile
R	Hester Hemmerling	105 N. Clark St.	hesterhemmerling@att.net	Hester Hemmerling
O	James Castrolini	118 S Clark St	jcastrat@iua.edu	James Castrolini
O	Tom Dambrosi	2620 E. Dekist St.	tdambrosi@sbcglobal.net	Tom Dambrosi
O	Diane Dormant	316 N. Hillsdale	dianedormant@gmail.com	Diane Dormant
O	G. Janeen Overman	102 N Union St.	janeenj0@gmail.com	G. Janeen Overman
O	Adrian L. Overman	102 N Union St	janeenj0@gmail.com	Adrian Overman
O	John Woodruff	218 S. Jefferson	twoodsta@gmail.com	John Woodruff
R	Travis Brooks	100 N Jefferson	trav.brooks@gmail.com	Travis Brooks

Petition To:

TO: THE HISTORIC PRESERVATION COMMISSION.

WE, THE UNDERSIGNED, ARE IN SUPPORT OF THE GREEN ACRES NEIGHBORHOOD BEING DESIGNATED A CONSERVATION DISTRICT.

	Printed Name	Address	Contact Info	Signature
R	Willow Hatcher	2615 E Dekist St.	317-966-0984	<i>Willow Hatcher</i>
R	Miranda Tate	2625 E 5th St	214-984-8894	<i>Miranda Tate</i>
R	Jacob Hardy	2623 E 5th St		<i>Jacob Hardy</i>
R	Anthony McNight	2619 E Fifth St,		<i>Anthony McNight</i>
R	Amanda Baker	2615 E. 5th St.	812-345-3864	<i>Amanda Baker</i>
R	Jaden Corde	105 N Overhill Dr	219-204-0516	<i>Jaden Corde</i>
O	Lee Bastin	2516 E 5th St	812-630-2293	<i>Lee Bastin</i>
R	Cesar Cicio	2514 E 5th St	812-929-3147	<i>Cesar Cicio</i>
R	Isiah White	2514 E 5th St	812- 340-6804	<i>Isiah White</i>
R	Hannah Wesley	2514 E 5th St	812-340-8356	<i>Hannah Wesley</i>

Petition To:

TO: THE HISTORIC PRESERVATION COMMISSION.


WE, THE UNDERSIGNED, ARE IN SUPPORT OF THE GREEN ACRES NEIGHBORHOOD BEING DESIGNATED A CONSERVATION DISTRICT.

Printed Name	Address	Contact Info	Signature
COLLEEN TALTY	2307 E. 5 th St.	ctalty@iu.edu	Colleen Talty
Brent Baker	2409 E. 5th St.	bbaker@gmail.com	Brent Baker
PHILLIP CSLOFFER	2423 E. 5 th ST	psloff@iu.edu	Phillip C. Sloffer
Betty Hardy	2509 E. 5 th St.	beehardy1369@gmail.com	Betty Hardy

Petition To:

TO: THE HISTORIC PRESERVATION COMMISSION.

WE, THE UNDERSIGNED, ARE IN SUPPORT OF THE GREEN ACRES NEIGHBORHOOD BEING DESIGNATED A CONSERVATION DISTRICT.




Printed Name	Address	Contact Info	Signature
Havriet Castrataro	118 S. Clark St.	812-360-5290 hcastrat@iu.edu	Havriet Castrataro
Krishna Thiagarajah	126 S. Clark St	812-369-4424	KThiagarajah
MARILYN GRAF	2621 DEKIST ST	812-318-6290	

Rental

Petition To:

TO: THE HISTORIC PRESERVATION COMMISSION.

WE, THE UNDERSIGNED, ARE IN SUPPORT OF THE GREEN ACRES NEIGHBORHOOD BEING DESIGNATED A CONSERVATION DISTRICT.

	Printed Name	Address	Contact Info	Signature
J	Jackson Pumas	117 N Hillside Dr 47408	317-922-9793 jhpumas@iv.edu	
R	Chase Master	117 N Hillside Dr 47408	chasmaster@gmail.com 812-429-4684 chasmast@iv.edu	
R	Yanky Zou	2544 E 8th st 47408	785-432-1929	

Petition To:

TO: THE HISTORIC PRESERVATION COMMISSION.

WE, THE UNDERSIGNED, ARE IN SUPPORT OF THE GREEN ACRES NEIGHBORHOOD BEING DESIGNATED A CONSERVATION DISTRICT.

Printed Name	Address	Contact Info	Signature
Mary C. Sasse	2513 Eastgate Ln	mary.c.sasse@gmail.com	Mary C Sasse
Ryan E. Cushman	2510 Eastgate Ln	rcushman1977@gmail.com	Ryan E Cushman

#192830

open

Other:

Other: Opposing making Green Acres a Conservation District: I am writing today as a member of the real estate community here in Bloomington having been an agent for close to a decade. I'm also writing from my experience as a commissioner of both the Planning Commission and Board of Zoning Appeals for the past several years. I can very much value and appreciate the history and architectural history of the Green Acres neighborhood. I thank the residents who put in the work and told the story of how Green Acres has evolved from the beginning. Stories like these are worth telling and being displayed to the public as much as possible. As far as the petition itself to deem Green Acres a conservation district leading to full fledged historic district designation, I believe is a very broad overreach of the intentions of historical preservation. Having lived several years in the Near West Side/Prospect Hill neighborhood as well as having owned several properties in historic neighborhoods in other cities I can speak to the impact of this type of designation personally as well. Talking about a select handful of houses, which are notable and can be kept as such, and expanding that to include several hundred that have little to no historic significance is where the overreach comes into play. As a real estate agent and investor myself, I fully understand where many are coming from who oppose this broad reach. The point of historic designation is to single out properties that carry a story all their own, not to lump an entire neighborhood, with a large rental population and no historical significance, and confine the expansion and development that is desperately needed to support a growing University and the city as a whole. I've been a part of many discussions on the commissions which I serve about how we can balance preservation with expansion and development and I've seen cases where that blends very well together and is a win-win. This is not one of those cases but since it has been presented as such I'm strongly opposed to it. I believe the intentions are misguided and really crosses a line into government intrusion into the livelihood of many tax paying owners in that neighborhood who want to continue to house students and families at a time when more housing density, of any kind, is very much needed. There are checks and balances in place already to prevent what many are referencing as the Kmart type development here and I fully support the expansion of this neighborhood. I think the goal here should be to keep the current historically significant houses in Green Acres just as they are and work to preserve other individual properties one at a time. Not taking a very broad stroke and misusing the point of preservation in the first place and thus bottlenecking an area ripe for future development. Thank you for your time.



Cases	Locations	Report a problem
#192312		open

Other:

Other: Heard Green Acres wants a conservation district. This is an inappropriate use of historic preservation protections. Historic preservation should be to preserve history, not to prevent development as a NIMBY tactic. This area should be able to grow and evolve to meet the density and environmental priorities of the City. There are other areas that have superior and unique historic structures. Don't make a joke of historic preservation. Please include this in public comment in the packet. The City needs a plan for historic preservation of choosing key areas of the City to protect. Blocking general development helps no one. Areas adjacent to campus should maximize student housing for the benefit of all residents.



8/11/2024

Dear Members of the Bloomington Historic Preservation Commission:

We are writing to express our deep concern with the proposed conservation district for the Green Acres neighborhood. A conservation district, which would eventually become a historic district without significant intervention by residents, is out of step with the few historic buildings within the neighborhood and creates substantial barriers to property owners while locking out future residents.

Conservation and historic districts should be reserved for the most transparently clear cases of a neighborhood and its structures holding deep historical value. The data from the 2018 Historic Survey commissioned by the city casts a clear picture: this neighborhood contains few historic structures. In fact, over half the properties in the neighborhood were not included in the inventory. Further, most of the structures were only listed as “contributing,” meaning they did not on their own merit historic designation. According to this data, almost a dozen structures are non-contributing. Only one structure is on the National Register of Historic Places, and only five properties are notably historic; one is not a residence but the home of Bloomington Fire Department Station Four. This does not speak of a historic neighborhood but of a neighborhood with a few specific buildings that, on their own, may be considered historic. This distinction and data make clear that the Historic Preservation Commission cannot, in good faith, recommend this neighborhood be established as a conservation district.

A conservation district, which will likely become a historic district automatically due to the significant and anti-democratic hurdle of obtaining a majority of deed holders’ written opposition, also establishes significant barriers to homeowners’ property rights. The Historic Preservation Commission must approve all exterior changes to homes within historic districts. While members might appreciate having oversight, this undeniably takes away the ability for homeowners to freely do what they wish with their properties. It is antithetical to the very nature of property rights. Even if approved, it creates delays and would impose additional costs on homeowners who might want to renovate their homes. Considering the age of many of these homes and their rapid construction when originally built, renovations are undoubtedly needed to bring them up to modern building and amenity standards. Homeowners would face significant hurdles to make such renovations.

Conservation and historic district status would also create barriers to new construction in Green Acres. This neighborhood is highly desirable because of its walking distance to the Indiana University Campus and commercial corridor along East Third Street and College Mall Road. However, all demolitions and new buildings would have to get additional approval from this body. Given the lack of new construction in other historic neighborhoods in Bloomington, we believe this would curtail almost any new development in the neighborhood. This will force would-be residents elsewhere, as only a finite number of units currently exist. Increased competition for living in this neighborhood will drive up property values, increasing the tax load



for homeowners and landlords who pass along tax hikes to renters, causing economic harm to almost every existing resident.

In closing, we urge this body to reject the nomination for Green Acres to become a conservation district. The neighborhood's pronounced lack of historic structures exemplifies why this nomination is erroneous and should be rejected. Further, the significant hurdles for homeowners to exercise their property rights following establishing a historic district and the curtailing of new development that will raise property tax assessments for existing residents are clear financial harms to all who live in Green Acres. This Commission must reject the nomination of Green Acres for conservation district status.

Thank you,

The Undersigned Residents of Bloomington

Matt Gleason

Sam Tobin-Hochstadt

YY Ahn

Tim Dwyer

Adam Martinez

Jerrett Alexander

Isabelle Ruiz

Daniel Jenkins

Conner Wright



CLENDENING
JOHNSON
& BOHRER, P.C.

James F. Bohrer

*Attorney at Law
Board Certified Indiana Trust & Estate Lawyer
by the Trust and Estate Specialty Board*

jfbohrer@lawcjb.com

August 1, 2024

Bloomington Historic Preservation Commission
City Hall
401 North Morton, Suite 135
Bloomington, IN 47404

Re: **Owner:** 3rd Street NJ Indy LLC
Property: 2607 East Third Street, Bloomington, IN
Lot 16, Hillside First Addition
tax parcel 53-01-34-036-000.000-005

Commission Members:

I am the resident agent listed with the Indiana Secretary of State for **3rd Street NJ Indy LLC**, an Indiana limited liability company (the "LLC").

The LLC is the record titleholder to the real property legally described as Lot Number 16, Hillside First Addition to the City of Bloomington, Lot 16 and commonly known as 2607 East Third Street, Bloomington, Indiana (the "Property").

The Property is a vacant. The Property is situated at the eastern fringe of the Green Acres Conservation District under consideration. The Property is bounded on the east by the property that has recently been renovated into a mixed residential and commercial use and is now known as LOFTON EAST THIRD. The southern boundary of the Property is East Third Street. The northern and western property boundaries adjoin homes that have rented for many years and which have no distinguishing features.

Since this Property is vacant, there is no structure on the Property that was inventoried in the 2018 Historic Resources survey.

This Property does not contain a structure that is contributing, notable or outstanding. Likewise, the Property does not adjoin a structure that was inventoried and classified as notable or outstanding on the Historic Resources Survey.

409 W. PATTERSON DR., SUITE 205, BLOOMINGTON, IN 47403

201 N. ILLINOIS STREET, SOUTH TOWER, 16TH FLOOR, INDIANAPOLIS, IN 46204

T 812-332-1000 186 812-332-7601

WWW.LAWCJB.COM

The LLC desires to have the LLC's Property EXCLUDED from the Green Acres Conservation District.

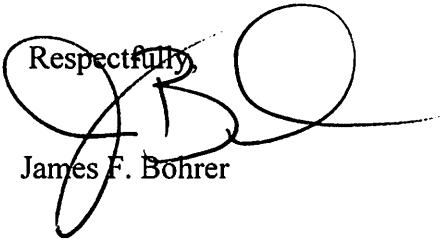
The basis for the EXCLUSION OF THIS PROPERTY FROM THE CONSERVATION DISTRICT BOUNDARIES ARE:

- (1) there is no structure on the Property;
- (2) the Property does not adjoin any notable or outstanding historic structures;
- (3) the Property is on the easternmost edge of the Green Acres Neighborhood Conservation District under consideration by the Commission;
- (4) the LLC owners did not sign the Petition to designate the area a Conservation District.
- (5) the Conservation District boundary can be redrawn to exclude the LLC's Property without damaging the integrity of the Green Acres Conservation District.

We oppose the Conservation District designation for the property commonly known as 2607 East Third Street, Bloomington, Indiana owned by 3rd Street NJ Indy LLC for the reasons stated in this letter.

If the Commission enacts a Conservation District for the Green Acres Neighborhood, we request that the property at 2607 East Third Street be EXCLUDED from the boundaries of the Conservation District.

Respectfully,



James F. Bohrer



CLENDENING
JOHNSON
& BOHRER, P.C.

James F. Bohrer

Attorney at Law

*Board Certified Indiana Trust & Estate Lawyer
by the Trust and Estate Specialty Board*

jfbohrer@lawcjb.com

August 1, 2024

Bloomington Historic Preservation Commission
City Hall
401 North Morton, Suite 135
Bloomington, IN 47404

Re: **Owner:** Athena Hrisomalos
Properties: 228 South Hillsdale, Bloomington, IN (Hillsdale Lot 43 and Pt Lot 42)
214 South Hillsdale, Bloomington, IN (Hillsdale Lot 45)
218 South Hillsdale, Bloomington, IN (Hillsdale, Lot 44)
208 South Hillsdale, Bloomington, IN (Hillsdale, Lot 46)
2401 East Third Street, Bloomington, IN (Hillsdale Lot 3)
East third Street, Bloomington, IN (Hillsdale Lots 1 &2)
217 South Clark, Bloomington, IN (Highland Homes Lots 78,79 &80)
213 South Clark, Bloomington, IN (Highland Homes Lots 75,76 & 77)
207 South Clark, Bloomington, IN (Highland Homes Lots 73 & 74)
218 South Clark, Bloomington, IN (Highland Homes Lots 23 & 24)

Commission Members:

I represent Athena Hrisomalos (the "Owner").

The Owner is the record titleholder to the 18 Lots which consist of 10 distinct parcels listed above which we believe are part of the Petition that has been filed to designate the Green Acres Neighborhood a Conservation District.

Among those parcels is the Owner's personal residence where she has resided and which has been the Owner's homestead for over 60 years. The Owner's husband, Dr. Frank Hrisomalos, was referenced in the Petition filed with the Commission to designate the Green Acres Neighborhood a Conservation Area..

The Owner raised her family in the Green Acres neighborhood. The Owner supports healthy residential neighborhoods in Bloomington. The Owner and her family have contributed to their neighborhood and the larger Bloomington community through their service on many of Bloomington's boards, commissions and community organizations.

409 W. PATTERSON DR., SUITE 205. BLOOMINGTON, IN 47403

201 N. ILLINOIS STREET, SOUTH TOWER, 16TH FLOOR, INDIANAPOLIS, IN 46204

T 812-332-1000 812-332-7601

WWW.LAWCJB.COM

The Owner believes that current zoning and planning laws and public processes are sufficient to protect the Green Acres Neighborhood. She further believes that the map for the proposed Conservation District that encompasses 125 acres of the Bloomington east side is too large since (a) many properties in the neighborhood have been remodeled or modified; and, (b) the Indiana University Trustees own many of the properties in the proposed District.

The Owner understands the Petitioners desire to protect property values; however, she feels the Conservation District Designation may prevent owners and investors from making needed improvements and changes that are required to attract families and homeowners to the area.

Many of the Owner's properties have been renovated and remodeled. The exteriors have been changed. The Owner's personal residence has significantly renovated and updated multiple times. It was not inventoried on the last Historic Survey but it was nevertheless included on the map that was attached to the Application.

The Owner opposes the designation of the Conservation Designation for her personal residence and for the 10 distinct parcels listed on the first page of this letter for the following reasons:

1. A Conservation District is not necessary to prevent demolition of any structure. Owners must already seek demolition permits from the City of Bloomington under current regulations.
2. Public processes and ordinances are currently in place to protect the neighbors and community from rampant development of properties in Green Acres.
3. A Conservation District designation (which becomes a Historic District in 3 years) makes the process of maintaining and renovating properties more cumbersome which makes housing in the area more expensive and less affordable.
4. The goals of the neighbors who oppose the development on Jefferson Street could be accomplished by mapping a much smaller Conservation District that did not encompass the 125 acres of Bloomington's east side that would not have affected so many other property owners.

For the above reasons, the Owner OPPOSES the adoption of a Green Acres Neighborhood Conservation District as it is presently mapped and drawn. Specifically, the Owner OPPOSES a Conservation District that would include the Owner's properties listed on page 1 of this letter.

Respectfully,

James F. Bohrer

Green Acres Interim Protection on the Proposed Conservation District External Inbox x



Delgar Woodruff <ubattulg@gmail.com>
to me ▾

Fri, Sep 6, 2:19 PM (3 days ago) ★ ↶ ⋮

Hi Noah,

I reside at 218 S Jefferson St, Bloomington, IN 47408 with my husband, Todd Woodruff. I wanted to send a note indicating that we do not approve of the proposed plan for a conservation district for our neighborhood in Green Acres.

There was a woman who came around and asked for signatures. My husband felt very intimidated and the exchange was aggressive and he was misled into signing the document supporting the conservation district. I would like to make clear that his signature on the list is not accurate and we actually, in fact, DO NOT support this measure.

Sincerely,
Utzielger Woodruff

Some thoughts on the Green Acres Conservation District

3 messages

Tim Clougher <timclougher@gmail.com>
To: City Council <council@bloomington.in.gov>

Wed, Aug 14, 2024 at 2:16 PM

Greetings Council Members,

While I currently live in the Near Westside neighborhood, I did reside on a couple occasions in the Green Acres neighborhood. As a student in the late 80's (Clark St.) and post college (Jefferson St), approximately 2yrs each time as a renter. I just wanted to share a few thoughts that you might find relative, having recently watched my neighborhood (NWS) go through this same process.

-The Conservation District sounds nice, but the reality is (and the HPC knows this), that is just a precursor to a Historic District. The way the rules are written, after 3 years if the neighborhood property owners do not get 50%+ of the property owners in the district to vote to retain conservation status, the district automatically becomes historic. There's a BIG difference. The Near Westside Neighborhood Association limited this voting to property owners on each deed and limited owners of several properties, generally rental properties, to one vote. After many concerned property owners showed their opposition, the NWSNA regrouped and formed a committee (which I served on) to communicate with property owners. Even after this effort, only 29% of property owners, the ones that were allowed to, voted. They took the majority of that 29% to decide the neighborhood was in favor of this. That's not a majority.

The members of the NWSNA and the HPC knew the outcome would eventually make the Near Westside a Historic District, the whole process, beginning with the State Laws regarding Conservation/Historic Districts, is flawed and unfair.

I disagree with the HPC's interpretation of what should be considered historic. Creating a blanket historic district that includes properties that are not architecturally significant, where nothing of historical merit took place or no person of historical importance lived does not serve all of the residents lumped into the designation.

Thanks for listening!

Tim Clougher

----- Forwarded message -----

From: **Cheryl Underwood** <cherylunderwood@me.com>

Date: Mon, Sep 16, 2024 at 12:18 PM

Subject: Let's address the real problem here. Everyone is sick of big, ugly...

To: Kerry Thompson <mayor@bloomington.in.gov>

Dear Mayor Thompson,

Forgive the lack of editing and please forward to the city council before the meeting tomorrow.

Let's address the real problem here. Everyone is sick of big, ugly student rental apt bldgs. There are vacancies all over town in those that are already built and this does nothing to solve the lack of housing for families. Families don't want to live with students and more importantly, cannot afford the rents that a group of students pay. After a year or two students want a house and will pay high rents for any available driving up the purchase price of those houses which makes them unaffordable for a family.

The houses in Green Acres are by and large simple houses yet command high prices due to the price being set on their rental value. A family can maybe afford the purchase price but most in that price range of around \$250,000 don't have the extra cash to pay for repairs or improvements. A new bath costs \$10,000 and a new simple kitchen costs \$25,000. Many of these houses do not warrant this cash outlay because they were never high quality buildings to begin with.

The vast majority have no architectural design value that's outstanding and you can say famous people lived in neighborhoods all over Bloomington. Although the Historic commission would like to do so, the whole town cannot be designated historic.

For background here, I have purchased and owned a few truly historic properties that I proudly restored in a true historical restoration. I am a realtor who has represented several purchasers of historic homes. I sat on the Historical Commission for one year being appointed by former Mayor Tomi Allison as someone who understood construction, did the work and could be a voice of practicality on the commission. I found that while the commission members were very knowledgeable about the history of properties they had no idea of what it cost to restore and maintain a building and many times misidentified something as being old when it wasn't.

That is the case with Green Acres. There is nothing exceptional about the vast majority of those houses. If an individual owner wants their house to be designated historic they have every right to petition the commission to do so. But mandating every house to have to deal with the historic commission is unfair and impractical.

Let's address the real problem of the huge apt bldg and ask the city council to negate the zoning that would allow it. That is the real issue and why the whole idea a Green Acres change of zoning was proposed to begin with.

I'll give one example of the ridiculousness of the historic commission's demands. I owned a truly historic house in every way on N Washington St that we worked 12 years to restore. I asked the commission for an extension of time to have it painted as it is a 2 1/2 story 4500 sq' house with a 5 color exterior color scheme. I had already painted it twice before and knew the cost was over \$20,000. When I asked for 6 month delay, one of the members said that was ridiculous as she had a painter that could paint my house in a day! The previous 2 paint jobs had taken 3 people ten days and required extensive scaffolding. I was astounded that anyone could be so ignorant but here I was dealing with them. No property owner wants that even those of us who love historic homes and do our best to maintain them.

Deal with the issue of big apt buildings and forget the conservation district.

Cheryl L Underwood

Aronis & Underwood Realty

[825 N Walnut St, Ste A](#)

[Bloomington, IN 47404](#)

Ph (812) 327-0948

cherylunderwood@me.com

Opposition to Green Acres neighborhood being designated a conservation district

Paul Smedberg <paul.smedberg@gmail.com>

Mon, Sep 16, 2024 at 1:43 PM

Reply-To: paul.smedberg@gmail.com

To: council@bloomington.in.gov

Deart Bloomington City Common Council,

This letter is in opposition to the declaration of the Green Acres neighborhood as historic. And since conservation districts most often lead to historic designation, I oppose that as well.

There's a common type of prejudice that's of the form "All X are Y." I hesitate to even type some examples, but -- all Americans are uncouth slobs, all Zoroastrians are good at math, all people of Lithuanian descent are concerned about taxes.

Clearly "All X are Y" is fraudulent at worst, prejudiced and deeply misleading at best.

"All of Green Acres is historic." is of this form. There are some interesting buildings that should have historic protection -- Millen house on Bryan is an obvious choice. And there's a beautiful mid-century home with a small courtyard. I guess there may be others.

But to label Green Acres as a historic district makes a mockery of the word "historic".

This designation paints, with a wide brush, a neighborhood that has wonderful variation and diversity. Don't lump all these homes together. Please.

Are we not, as a city, trying to support affordable housing? Declaring whole neighborhoods historic works against this goal. It's especially galling when those declaring the historic district use the thinnest and most vaporous of reasons. Here's a good example.

"Development of Green Acres largely coincides with the tenure of Bloomington president, Herman B Wells, from 1937 to 1962, a period of massive expansion in the size and academic breadth of the university,"

Really. This passes as a reason worth enumerating? This is the leavings of the bull. Every house built in Bloomington -- ever -- was during some historically interesting period. C'mon historic commission, don't you see the level of self-parody in this statement? I was born the same year as John Travolta. So what!

I recently visited my daughter in Denver. She lives in a very Green Acres-like neighborhood. (She was born in Green Acres as were her two brothers.) Flecked through the neighborhood are 3-, 4-, and 5-plexes. They look good. Mostly better or more interesting architecture than the older homes. They aren't destroying the neighborhood character, they're enhancing it.

Nobody wants crappy apartment blocks like some of the new ones south of 3rd St, east of the mall. I would join you in trying to stop that. But designating the whole neighborhood as historic is not the way.

Don't do something clearly against the best practices of affordable housing.

I know that the historic commission is made up of good people trying their best to do the good work of preserving historic buildings. I wish that they would do this work on a case by case, building by building basis. And I believe this mission can be accomplished without the mass labeling of hundreds of homes as historic -- which they clearly are not by any well known definition of that term.

Paul Smedberg

P.S. My wife and I own 6 homes in Green Acres, including the one in which my family started. I may be a landlord, but I love Green Acres.

Paul Smedberg

PaulSmedberg.com
@paul.smedberg

317-334-0177 | he/him



9/17/2024

Dear Members of the Bloomington City Council:

We are writing to express our deep concern with the proposed conservation district for the Green Acres neighborhood. A conservation district, which would eventually become a historic district without significant intervention by residents, is out of step with the few historic buildings within the neighborhood and creates substantial barriers to property owners while locking out future residents.

Conservation and historic districts should be reserved for the most transparently clear cases of a neighborhood and its structures holding deep historical value. The data from the 2018 Historic Survey commissioned by the city casts a clear picture: this neighborhood contains few historic structures. In fact, the vast majority of the properties in the neighborhood were not included in the inventory. Further, most of the structures were only listed as “contributing,” meaning they did not on their own merit historic designation. According to this data, more than 100 structures are non-contributing. Only one structure is on the National Register of Historic Places, and only five properties are notably historic; one is not a residence but the home of Bloomington Fire Department Station Four. This does not speak of a historic neighborhood but of a neighborhood with a few specific buildings that, on their own, may be considered historic. This distinction and data make clear that the Historic Preservation Commission cannot, in good faith, recommend this neighborhood be established as a conservation district.

A conservation district, which will likely become a historic district automatically due to the significant and anti-democratic hurdle of obtaining a majority of deed holders’ written opposition, also establishes significant barriers to homeowners’ property rights. The Historic Preservation Commission must approve all exterior changes to homes within historic districts. While members might appreciate having oversight, this undeniably takes away the ability for homeowners to freely do what they wish with their properties. It is antithetical to the very nature of property rights. Even if approved, it creates delays and would impose additional costs on homeowners who might want to renovate their homes. Considering the age of many of these homes and their rapid construction when originally built, renovations are undoubtedly needed to bring them up to modern building and amenity standards. Homeowners would face significant hurdles to make such renovations.

Conservation and historic district status would also create barriers to new construction in Green Acres. This neighborhood is highly desirable because of its walking distance to the Indiana University Campus and commercial corridor along East Third Street and College Mall Road. However, all demolitions and new buildings would have to get additional approval from this body. Given the lack of new construction in other historic neighborhoods in Bloomington, we believe this would curtail almost any new development in the neighborhood. This will force would-be residents elsewhere, as only a finite number of units currently exist. Increased



competition for living in this neighborhood will drive up property values, increasing the tax load for homeowners and landlords who pass along tax hikes to renters, causing economic harm to almost every existing resident.

In closing, we urge the council to reject the nomination for Green Acres to become a conservation district. The neighborhood's pronounced lack of historic structures exemplifies why this nomination is erroneous and should be rejected. Further, the significant hurdles for homeowners to exercise their property rights following establishing a historic district and the curtailing of new development that will raise property tax assessments for existing residents are clear financial harms to all who live in Green Acres. The Council must reject the nomination of Green Acres for conservation district status.

Thank you,

The Undersigned Residents of Bloomington

Matt Gleason
Sam Tobin-Hochstadt
YY Ahn
Tim Dwyer
Adam Martinez
Jerrett Alexander
Isabelle Ruiz
Daniel Jenkins
Conner Wright
Collin Nielsen
Thomas Landis
Deborah Myerson



Fwd: Against Conservation District for Green Acres

1 message

Dear Mr. Sandweiss,

On our phone conversation today, you said you would pass along this email.

For decades I have owned a rental property in Green Acres. The same tenant has lived there for almost 9 years. I have a rental permit through HAND and follow all the guidelines. If Green Acres becomes a Conservation District, it will significantly restrict my ability to follow HAND guidelines. Financially it will destroy my long-term investment and deprive me of my livelihood. I am recently retired and depend on this income. You need to ask yourself, are those that are pushing for Conservation trying to force out property owners that do not reside on-site? I think they call that a land grab.

I believe the folks who made the petition in support of conservation did so by going door to door. Thus homes not occupied by the owner, only heard from the tenant. The tenant has little or no skin in the game. Landlords were in effect kept in the dark and left out. Why? Because a few residents want to stand in the way of progress and are willing to have government control their property in order to be able to restrict the use of their neighbor's property.

Lastly, the vast majority of the homes in Green Acres have no historic value. They are simple low-cost homes built in the 1960s. There's nothing architecturally valuable about them. Green Acres as a Conservation District makes about as much sense as making Pigeon Hill a Conservation District.

-Laura Gentry

GREEN ACRES

Neighborhood Plan



Spring, 2007

City of Bloomington, Indiana
Mayor Mark Kruzan



GREEN ACRES NEIGHBORHOOD VISION STATEMENT

*Green Acres aims to become a sustainable community that
embraces neighborliness and
forges partnerships within and beyond its borders.*

ACKNOWLEDGEMENTS

An extensive amount of time, effort, and energy was committed by many individuals. The following citizens are recognized for the countless hours and tireless efforts that they contributed in order to turn a neighborhood vision into a plan.

THE GREEN ACRES NEIGHBORHOOD ASSOCIATION

Betty Byrne	Tim Mayer, City Council member
Jelene Campbell	Kevin Polk
Stefano Conard	Stanley Routon
Diane Dormant	Kathy Ruesink
Phil Eskew	Georgia Schaich, President
Noriko Hara	Marian Shaaban
Nathan Harman	Lois Sabo-Skelton
Maggie Jessep	Maggie Sullivan
Ann Kreilkamp	Jiangmei Wu
Herschel Lentz	
Adam Lowe	

SPECIAL THANKS

Chief Jeff Barlow and the City of Bloomington Fire Department for making Fire Station Number Four available for the SWOT exercise.

The First United Church for hosting all of the neighborhood plan development workshops.

CITY OF BLOOMINGTON, MAYOR

Mark Kruzan

CITY OF BLOOMINGTON, STAFF

Tom Micuda, AICP, Planning Director
Josh Desmond, AICP, Assistant Planning Director
Scott Robinson, AICP, Long Range/Transportation Manager
Nate Nickel, Senior Long Range Planner
Rachel Johnson, Long Range Planner
Lisa Abbott, HAND Director
Vickie Provine, Program Manager

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ACCEPTANCE STATEMENT

The Green Acres Neighborhood Association and the City of Bloomington hereby acknowledge the Green Acres Neighborhood Plan. Through the City's Neighborhood Planning Initiative, the Green Acres Neighborhood Plan will function as a tool to coordinate resources, open channels of communication, and convey the prevailing interests of the Green Acres neighborhood to the greater community at large. We accept the purpose of the Green Acres Neighborhood Plan and will strive to work within the prescribed framework detailed within it.

INTRODUCTION

GREEN ACRES NEIGHBORHOOD PLAN

1

NEIGHBORHOOD PLANNING INITIATIVE

The American Planning Association defines neighborhoods as “diverse, dynamic social and economic entities with unique characteristics, which are recognized by residents of both the neighborhood and the community at large.” The City of Bloomington understands that its neighborhoods are an important foundation of the community, and for this reason, the City places a high importance on planning for its neighborhoods. The Neighborhood Planning Initiative is the process by which the City works with Bloomington’s residents to envision the future of a particular neighborhood. The vitality of Bloomington’s neighborhoods depends on careful consideration of each neighborhood’s unique identity and character. A Neighborhood Plan works to suppress the negative elements that can erode a neighborhood’s character; it also works to enhance the elements of a neighborhood that improve the quality of life for current and future residents.



The 2002 McDoel Gardens Neighborhood Plan

NEIGHBORHOOD PLANNING GOALS

Recognize Community Assets

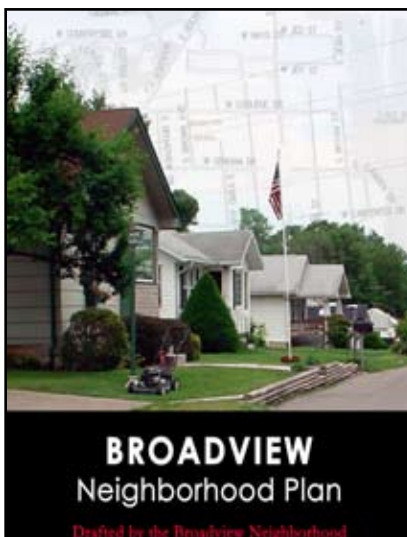
Vibrant neighborhoods are essential to the overall health of the community. Bloomington’s Growth Policies Plan (GPP) recognizes the importance of the City’s many communities and the various assets its neighborhoods bring to the city as a whole. Architectural significance, pedestrian amenities, diversity, affordability, and proximity to parks, commercial districts, and civic institutions are several examples of amenities that many Bloomington neighborhoods possess. Neighborhood Plans build off of the GPP to identify the unique and important characteristics of a neighborhood that should be protected. Recognizing these assets and placing them in a Neighborhood Plan document will further ensure that Bloomington’s neighborhoods will prosper.

Envision the Future

The neighborhood planning process allows a neighborhood to construct a clear vision of its unique needs and priorities. Through the planning process, community members are able to creatively explore their ideas for their neighborhood’s future. The planning process also allows a neighborhood the opportunity to come together to discuss their ideas, and develop a plan for how their common vision can then be reached.

Empower Residents

Neighborhood plans begin with the residents of a recognized neighborhood association. A dedicated group of neighborhood leaders and community representatives are brought together to set goals, determine objectives, and establish action strategies to preserve, enhance, or revitalize neighborhood assets. Empowering residents to lead their neighbors in the planning process is the most rewarding aspect of neighborhood planning.



The 2003 Broadview Neighborhood Plan

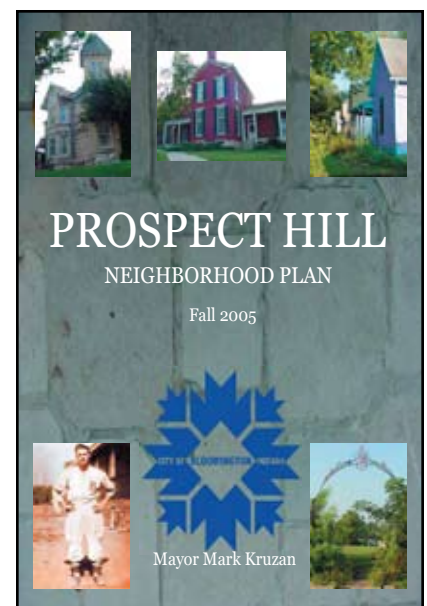
Through the neighborhood planning process, a neighborhood can develop an effective “living” neighborhood plan. This plan becomes a tool for the neighborhood and the greater community at large. It will provide a vision of the future and a general education and awareness about the unique characteristics that a neighborhood possesses. Additionally, it will begin to unify expectations so that changes to the neighborhood can occur with a degree of precision and predictability. The plan can help to work as the voice for the neighborhood, guiding city departments, agencies, and commissions, as well as informing developers, landlords, architects and engineers.

Foster Consensus

A neighborhood plan works to foster consensus on planning issues, thus unifying a neighborhood under a common vision for the future. The best neighborhood plans will not only gain the entire neighborhood’s approval, but will energize widespread community recognition of a neighborhood’s unique characteristics. The Plan will also build a framework that enables a neighborhood’s vision to gain support, not only at the neighborhood level, but throughout the entire City as well. The City of Bloomington is devoted to developing the best neighborhood plans because the City recognizes that its neighborhoods are the strategic building blocks of a great community.

Strengthen Community Ties

Ultimately, a neighborhood plan should steer private investment and public services toward projects that are most important to residents. The planning process will also help to foster healthy interaction between citizens, business leaders, interest groups, and government representatives. The resulting plan will work to create mutual trust and bring together an association between citizens, business and government where strategic alliances and friendships can develop. The final product of the neighborhood planning process is a living document composed of real projects that are timely and feasible. The City of Bloomington is eager to continue working with its neighborhood associations in developing Neighborhood Plans through the City’s Neighborhood Planning Initiative.



The 2005 Prospect Hill Neighborhood Plan

THE NEIGHBORHOOD PLAN SELECTION OVERVIEW

Selecting an individual neighborhood association to participate in the City of Bloomington Neighborhood Planning Initiative is a challenging process. To assist with the selection process, a formal application form and review procedure was introduced in 2004. This new approach measures a neighborhood's demonstration of its vision, organization, opportunities, community involvement, and understanding of current issues that are relevant to the neighborhood.

A call for applications by the City of Bloomington typically takes place in the early spring, where neighborhood associations are encouraged to apply. Neighborhood plan application forms are then made available to the public at City Hall, as well as via the Planning Department's website. Staff from the City's Planning and HAND Departments review each application using a set of established guidelines and criteria. These include the applicant's prior involvement with the program; their assessment of current neighborhood strengths and critical issues; the compatibility of their potential goals and long-term strategies within the neighborhood plan framework; prior commitment to civic or charitable organizations; and neighborhood created projects or initiatives. The committee makes a recommendation for the neighborhood that has demonstrated the highest levels of civic involvement and neighborhood commitment based on the criteria and guidelines listed above. The Mayor's Office then formally announces the winning applicant that will participate in the neighborhood planning process.

A total of three neighborhoods applied for the 2006 neighborhood plan. Applications were received not only from Green Acres, but also from the Bryan Park and Elm Heights neighborhoods as well. However, City staff made a final recommendation to the Mayor's Office that Green Acres participate in the 2006 neighborhood planning process for the following reasons: first, there was a significant increase in the number of active members within the neighborhood association; second, a diverse and well-rounded set of goals were proposed that were achievable in the context of a neighborhood plan; third, a high level of participation was shown in both civic and neighborhood activities; fourth, vigorous grass-roots efforts have been organized by neighborhood residents for various local initiatives; fifth, a comprehensive approach was taken to address neighborhood issues; and lastly, strong outreach efforts were proposed by the neighborhood association to include Indiana University student residents throughout the planning process.

On May 2, 2006, the Mayor's Office officially announced that the Green Acres neighborhood had been awarded the 2006 City of Bloomington Neighborhood Plan.

Soon after being awarded with the 2006 Neighborhood Plan, a core group of Green Acres neighborhood representatives worked with City staff to outline the planning process and solidify logistics. The City of Bloomington Fire Station Number 4 was selected as the location for the initial workshop, due to its convenient location within the neighborhood. The first workshop was set aside for the Strength, Weakness, Opportunity & Threat (SWOT) exercise.

To facilitate greater exposure to the kickoff of the neighborhood planning process, City staff mailed informational flyers to every individual property address within Green Acres. Extra flyers were also given to the neighborhood association, which had block captains assist with distributing to as many rental properties as possible. This set the stage for the beginning of the Green Acres Plan, which officially kicked-off with the SWOT exercise held on Saturday, September 9, 2006 (to learn more about the SWOT exercise, please see Appendix C).



Green Acres enjoys strong grass-roots participation in a wide variety of neighborhood activities. This picture was taken at the 2006 Summer Solstice Parade

PLANNING PROCESS

In order to develop the Green Acres Neighborhood Plan, five workshops were held between September and December of 2006. The final event in the process was the formal “unveiling” event, where the Green Acres Neighborhood Plan was officially released to the public. A comprehensive summary of the planning process is provided below.

WORKSHOP #1: KICK-OFF MEETING, SEPTEMBER 9, 2006

- Neighborhood planning process introduced and SWOT exercise conducted
- Participants summarized and prioritized SWOT findings
- Future workshop information distributed

WORKSHOP #2: PUBLIC INPUT MEETING, SEPTEMBER 27, 2006

- Summary of SWOT exercise results presented
- Participants voted on top SWOT priorities
- Neighborhood began developing Vision Statement

WORKSHOP #3: PLANNING MEETING, OCTOBER 17, 2006

- SWOT voting exercise results reviewed
- Development of goals and objectives
- Neighborhood continued work on Vision Statement

WORKSHOP #4: PLANNING MEETING, NOVEMBER 8, 2006

- Goals and objectives solidified
- Development of action strategies
- Neighborhood began compiling historical information for use in the Plan’s Foreword section

WORKSHOP #5: PLAN OVERVIEW MEETING, DECEMBER 5, 2006

- Process initiated to finalize all plan materials
- Neighborhood residents began to work on cover design options
- Neighborhood strategized on options for the Plan’s release event

PLAN OFFICIALLY RELEASED TO THE PUBLIC, SPRING, 2007



City staff and neighborhood residents discussing material at a neighborhood planning workshop

ISSUES SUMMARY

When the Green Acres neighborhood applied for a neighborhood plan in March of 2006, there were a host of issues that they wanted to address in the document. The SWOT exercise and subsequent voting activity were tools used to help Green Acres residents define and prioritize these issues (for more information on the SWOT exercise and voting activity, please see Appendix C and D). This was necessary to develop a solid base of material to begin the neighborhood planning process.

STRENGTHS & OPPORTUNITIES

Residents used the SWOT exercise to identify the neighborhood’s strengths and potential opportunities. The prime location of Green Acres, with easy access to the Indiana University campus, as well as eastside entertainment, restaurants, churches, retail and health care opportunities, was considered to be a strong asset. The tree-lined streets and yards were deemed to be important neighborhood characteristics. The diverse mix of residents within the neighborhood, which includes students, young families and retirees, was identified as another benefit. Exploring ways to increase homeownership options and alternative transportation modes throughout Green Acres was seen as a great opportunity. Building stronger relationships with neighborhood landlords and renters (especially student renters) was seen as another priority.

CONCERNS & ISSUES

Several potential concerns of the neighborhood were also highlighted during this process. The lack of any public spaces or playgrounds in Green Acres was a major concern. The former “Bedroom One” building along East Third Street was another concern, due to it being a very large, empty, commercial space. Finding a new tenant (or multiple tenants) for this building was consistently an important theme discussed among planning participants. Potential traffic and noise impacts from the planned widening of the State Road 45/46 Bypass, as well as missing sidewalk links along East Third Street, were additional issues voiced during the planning process. Also, it was noted that many elderly residents may either be planning to, or are currently in the process of, selling their homes. Although this trend was a concern, the neighborhood also acknowledged that it could become an opportunity to attract new residents and families to live in Green Acres.

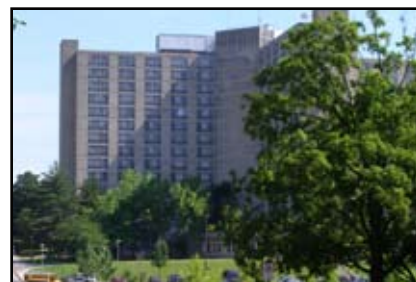
These observations on both the positive features and the areas of concern for the neighborhood helped to pave the way for the creation of the goals, objectives and action strategies that are detailed in Chapter Three.



The residents of Green Acres were constantly seen as a major strength throughout the planning process



Increasing homeownership opportunities and building stronger relationships with neighborhood landlords and renters was noted as an important opportunity



Easy access to the Indiana University campus from Green Acres was identified by residents as a strong asset

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GREEN ACRES PROFILE

GREEN ACRES NEIGHBORHOOD PLAN

2

FOREWORD

WRITTEN BY ANN KREILKAMP

RESIDENT AND GREEN ACRES NEIGHBORHOOD ASSOCIATION SCRIBE

JANUARY 15, 2007

Walk into a tall, narrow, hidden room in the Monroe County Historical Society Museum and look up on the west wall. There you will find a floor-to-ceiling photograph, taken in 1955, from downtown Bloomington that looks east, as if from a low-flying aircraft. St. Charles Church, on the corner of 3rd and High street, sticks out isolated, with only green fields beyond. In Green Acres itself, you can make out the small, mostly post-World War II houses of Union, North Bryan, Jefferson, Roosevelt—some kit homes, some Arts and Crafts California Bungalows of various types—but the neighborhood looks sort of barren, not many trees. Further east there is so much tree cover that it's hard to tell how many houses were already built on Hillsdale and Overhill, or even if those streets existed then (they did; Hillsdale was platted in 1947 and Overhill in 1953). Nor is the east edge of Green Acres obvious in the photo (the bypass wasn't built until the '60s).



The historic Millen House (renamed the Raintree House) is currently under restoration. It serves as the home to Indiana University's Organization of American Historians

Now zoom back even further, way back, to 1839 when William Moffat Millen purchased 160 acres, the "SE quadrant of section 34," from William Bonner, for \$1800. The west (Union Street), north ("Nashville Road," now 10th Street) and south ("Columbus Road," now E. 3rd Street) boundaries of this farm are still those of Green Acres, though the east boundary spread further than what is now the bypass.

Near the western edge of his farmstead, in 1849 Mr. Millen built a Greek Revival, two-story, Georgian home (a style no longer in vogue on the east coast, but still favored by well-to-do farmers in Southern Indiana and other parts of the Upland South). This house, the Millen-Stallknecht House—recently renamed the Raintree House because of its two raintrees (*Koelreuteria paniculata*), one of which is the largest of its species in Southern Indiana—and the 7/10th acre that remains of the original property now bear the addresses of 111 and 112 North Bryan.

One of four of its type in Monroe County, the Millen-Stallknecht house with its elaborate classical portico is the only one to retain historical integrity (having not been substantially added to or subtracted from). As of 2004, the Millen House was federally approved on the National Register of Historic Places, and is listed as an Indiana Historic Site. We can view the Millen-Stallknecht/Raintree House, as the oldest house still standing, as the cornerstone of our Green Acres Neighborhood.¹

According to a report filed by the United States Department of Interior, in 1880 Millen sold the property to James B. Clark, a farmer. Clark sold it to a Mr. Rogers in 1882. In the 20th century, the home went through numerous owners (Agnes Wells, Geneva L. Graeba, Anna and Newton Stallknecht) and the property subdivided a number of times. The westernmost acreage, called Highland Homes, from Union through Clark Street, was platted in 1923.

In 1946, the Trustees of Indiana University purchased the Millen House and rented it for three years to university personnel and students before selling to the Stallknechts, who refurbished the interior. In 1969, the “Stallknecht House” and property were sold to the IU Foundation and renamed Raintree House. Since 1970, at the invitation of then president Herman Wells, it has been used as headquarters for the Organization of American Historians. In 1992, the Foundation deeded it back to the Trustees of Indiana University.

The report calls the Millen House a “surviving landmark of a group of Scotch-Irish Presbyterians who migrated from Chester City, South Carolina before 1834.” They “helped transform the economic fabric of the community, were active in the formation of IU, and anti-slavery in spirit.” Mr. Millen’s own father’s will (in South Carolina, 1844) “took the rare and radical step of freeing his seven slaves and leaving them \$300 to move to a free state.” (By comparison, he left \$50 to each son and \$100 to a daughter.) It has long been rumored that the Millen House was one of the stations along the Underground Railroad, though no proof of this has been found.

This cornerstone of our neighborhood thus carries connotations of an enlightened awareness that preceded the Civil War by decades and serves as a lodestone, both for GANA’s embrace of neighborliness and for our decision to guide the future of Green Acres in the direction of sustainability.²



A late 1940’s map depicting the municipal boundaries of the City of Bloomington. At this time, the Green Acres neighborhood was still mostly undeveloped

¹ We could go back further, of course, to uncover the bones and artifacts of the Delaware, Piankeshaw and Miami Indians who populated this area before the European-Americans displaced them in the early 1800s. Taking advantage of the Land Act of 1780, which opened Land Offices to permit easy, legal land acquisition by private individuals from the federal government, the earliest “settlers,” mostly middle-class, self-reliant, hard-working Upland Southerners, migrated up from Kentucky, North Carolina, Virginia and Tennessee. The Land Act followed the Land Ordinance of 1785 which overlaid the natural contours of the land with a Roman-style grid by surveying land into six-mile square townships subdivided into 36 sections of 600 acres each, and the Northwest Ordinance of 1787 which provided for a system of government in the area of Indiana and nearby states then known as the Northwest Territory. So many arrived so quickly that by 1816, Indiana had the 80,000 settlers necessary for statehood. This particular area was appropriated through the Fort Wayne Treaty of 1809 whereupon, to ensure survival, the Indians were forced to migrate even further west, following the promise of yet one more two-faced treaty. (Facts, but not point of view, gleaned from Sieber and Munson, *Looking at History: Indiana’s Hoosier National Forest Region, 1600-1950*, by Sieber and Munson, IU Press, 1992.)

² Enlightened awareness regarding slaves, but not Indians. And, as regards sustainability, we would do well to learn from the earliest white settlers what not to do. In 1800, this entire area was old growth forest, mostly hickory and oak in the uplands, beach and maple in the valleys. The settlers cleared the land, farmed it to the point of depletion and massive erosion—whereupon they cleared more land and did the same thing. By the 1930s, when the Forest Service began to buy up land and reseed it with trees, very little forest remained. And extreme erosion made the hills of Brown County, for example, even steeper and deeper.

Though the settlers didn’t know how to farm sustainably, they did know how to cooperate with each other, such as in raising barns and houses as a group. This probably ensured their survival, and in this sense we can emulate them. (Again, facts, but not point of view, from Sieber and Munson.)

FOREWORD

Bloomington itself sits at an edge between the rural, folksy, can-do, small-town values of the southern hills and the larger industrial cities of the north. Perhaps partly because of its position as a crossroads (in 1910 the U.S. census deemed it the center of the nation's population), and of course, also due to its location as a university town, Bloomington itself has long served as a fertile oasis for all kinds of diversity.

Unfortunately, there have also been disturbing incidents in the neighborhood as well. Margaret Carter, a long-time resident, tells of a black family that moved in next to her on North Bryan, some time in the '70s she thinks it was, and she welcomed them. However, a few months later she was surprised to discover that they had moved out, saying that shots had been fired at their house. And she tells of a real estate agent that went from house to house between 4th and 5th streets on Bryan, to warn those who lived there to sell their houses since a black professor and his family had moved into one of the rentals that IU owned on that street. However, this kind of memory is rare. Mostly, old-timers who have resided in this neighborhood for 30, 40, 50 years tell of a place full of children, spilling out of what seemed to be every house. A dozen or more on a single block, and all of them walked to school—St. Charles on the corner of 3rd and High Street, or the University School then located at 10th and the Bypass.

When at home they roamed all over the neighborhood, on foot or on their bikes, playing kickball, tag, Frisbee, hide and seek, “muckle” (like tackle, they made it up). They would buy ice cream bars from the Johnson Creamery milkman on his daily rounds (he lived at the corner of 3rd and Overhill), sled down snow-covered streets, throw a ball on dead-end streets, and head in a straight line through everyone's yards, front yards, back yards, towards yet another empty lot or the aroma of someone's mother's cookies and milk. Nobody minded them or thought they were “trespassing.” Nor did parents need to keep an eye on their kids. As George Huntington, who has lived in the neighborhood for 47 of his 50 years said, “When I was a kid, in the summer I'd get up in the morning, leave home and not come back until well after dark. I don't remember being scared of anything. This was a real little mini-community.”

George grew up on Edwards Row, “the edge of town,” since there was nothing but fields to the east. Stanley Routon, also on Edwards Row, remembers George as a kid, and says that in 1956, when he and his wife Bobbie bought a lot (for \$1200) and built their house (for \$12,000) where their four kids grew up, they were “in the country,” the city boundary being then Union Street. Their whole block “sprung up,” he says, within a few years.

Whenever a new family moved to Edwards Row, a dead-end street, the neighbors would invite them for a welcoming get-together, and this went on for years. Bobbie remembers holding a baby shower for someone on her block. And if someone was sick, others would look after them. Neighbors of all kinds mingled, an insurance salesman, a textile peddler, a trucker, a factory worker, a policeman, a professor at the university.

“The kids would all play in anybody’s yard, whether or not they were home.” Shirley Bushey, on Eastgate Lane since 1966, comments that “one time, two old people were arguing about a garage, using words like ‘your property’ and ‘my property.’ My kids had never heard those phrases before and asked me, ‘Why are they arguing, Mom? And where’s our property?’”

It is said that the fastest way to heal an ecosystem is to connect it with more parts of itself. By that measure, then in the ‘50s and ‘60s, Green Acres was a healthy ecosystem, the kids knitting its parts together by constantly roaming across legal boundaries. Nostalgic memories of Green Acres are bolstered by the theme song, “Green Acres is the place to be . . .” from the ‘60s TV sitcom of the same name, itself modeled on a 1950s radio series, “Granby’s Green Acres.” In that TV show, a New York City “city slicker” lawyer (Eddie Albert) and his wife (Eva Gabor) bought a 160-acre farm (note: same acreage as the real Green Acres!) in “Hooterville.”

The name “Green Acres” also conjures up associations that the word “green” has come to embody in this post-carbon, peak-oil era when we begin to wake up to how we “city slickers” must learn to invite nature into our cities if we are to survive and thrive in a future of dwindling energy resources.

Besides its enlightened origins, its populist feel, its history as a haven for young families, and its wonderfully evocative name, Green Acres has always occupied the enviable position of being a quiet, tree-shaded interior sanctuary surrounded by busy streets and commerce. As its exterior boundaries grow even more frenetic and congested, the feeling of sanctuary deepens, grows ever more precious, worth protecting.

We can thank the far-seeing folks who started the Greater Green Acres Neighborhood Association (GGANA) back in 1972, formed to address zoning, traffic and drainage issues. A 1973 Herald-Telephone headline sounds like *deja vu*: “GA is Looking for Help: speeders cut through on Hillsdale, Bryan and Overhill. Parked cars on Bryan and Jefferson.”

Al Ruesink, Marie Webster, Grace Martin, Tim and Sue Mayer and Georgia Schaich were among the early active members of GGANA and they fought a number of zoning battles at the boundaries of the neighborhood, including those over development at the corners of Union and 3rd, Union and 7th, and of 10th and the Bypass. Al was one of the founders of the Council of Neighborhood Associations (CONA), also formed in the early ‘70s to network with and coordinate the efforts of the 20 newly-emerged Neighborhood Associations in Bloomington.

Many consider Green Acres to be more convenient to diverse city amenities than any other neighborhood. This is because one can easily walk or ride a bike from Green Acres to grocery stores, movies, bookstores and other retail stores at Eastgate and the College Mall, to educational and cultural events on the IU campus, or continue downtown for city business, music and other cultural venues, ethnic restaurants, and the Saturday farmer’s market—all within a mile or two.



Neighbors getting together for the Ice Cream Social on a hot summer day



Solstice Parade held in the summer of 2006



The Sample Gates at Indiana University are an easy bike ride away from Green Acres

Margaret Carter remembers taking the bus all the way downtown from a bus stop at 7th Street and Union (7th no longer goes through). She and others remember two neighborhood grocery stores, one on 10th, the other on the southwest corner of Union and 3rd called Livingston’s, where she sent her kids for milk and bread. “And,” says Stan Routon, “when Mr. Livingston read in the paper that a Kroger’s was going in (in what is now Eastland Mall, in the Petco location), that very day he put up a sign that said the store was closing.”

Tim Mayer, a City Council member on South Bryan, tells of a Mrs. Alma Stevenson, who lived on the southeast corner of 4th and Union in a two-story house built in 1927. In the ‘70s, she was referred to as “Monroe County’s oldest living Republican” and politicians would come at election time to have their picture taken with ‘Mommy Stevenson,’ including Richard Lugar.”

Mrs. Stevenson had four lots, and even into her 90s she maintained gardens, including vegetable gardens. Tim says she always wore a dress, and would “sit in the dirt and scoot herself along—scattering seed for two rows of corn and a handful of fertilizer.” Tim shoveled her walks in the winter, and looked after her house when she broke her hip and had to move into a convalescent center. George Huntington took in old ladies’ trash barrels when he saw them on his paper route. Back then, neighbors not only baked cookies for each others’ kids, they watched out for each other, lent each other a hand.

Tim says that the neighborhood association started in the early 70s because of the pressure of development. “Park Ridge sprung up, with bigger houses on bigger lots, so many IU professors moved out there, vacating those houses and students moved in.” Likewise, Stan says that when the houses were sold, they usually turned into rentals, and the block parties gradually stopped. By 1973, a Herald-Telephone news report quotes a Green Acres resident, “It’s a weird, strange neighborhood. People are very nice, but they stick to themselves. We just don’t get together.”

This introduction to the history of Green Acres is intended to evoke what was and, in part still is, good about this small corner of the world; what we like very much and would like to see more of. We intend our commitment to “neighborliness” to include student renters, as well as the older folks who tend, like in most of America, to be nearly invisible. And, while apparently scarce, believe it or not, children do live in Green Acres! Once in a while, you will see a young mother walking a stroller with her dog on the street, and a whole busload of children leave for school every morning.

We would like to help college students be aware that they live in a neighborhood and that they might learn to enjoy it enough to want to settle in Green Acres, buy a home, start a family and a garden. The elderly among us need our help—we need to check in on them once in a while, listen to their stories, offer to take them to the store or to the doctor, mow their lawns, shovel their walks like neighbors used to do.

And we would like to engage our children to find each other, play kickball and tag once again, get out on their bikes. There aren't many empty lots left, but we plan on pocket parks, and we encourage them to play and run through our front and back yards once again, so that they can help us remember that we actually live in community, that, in a very real way, we hold this land in common, in trust for the future of them and their children.

And yes, let us remember the block parties of old, and get together again, both for official GANA events, and more spontaneously on our own blocks. The new block captain program should help immeasurably—both to introduce us to each other and to facilitate sharing our diverse knowledge, skills and tools.

As with just about every neighborhood in a city where nearly half its occupants are college students, we recognize as a great challenge our decision to enlist the huge vitality and natural idealism of youth to partner with us as we launch experimental projects that demonstrate a more harmonious blend between nature and culture and intensify both our capacity to sustain ourselves locally and our commitment to the health of our environment.

Proximity to IU is a key to the success of our effort. We plan to involve SPEA (School of Public and Environmental Affairs) and other schools and departments of the university to create credit courses and in-service programs that utilize Green Acres as a living laboratory to incubate the growth of a “village-like” atmosphere in which residents can choose to live and work in place. We envision planting and plucking our own food; retrofitting our homes for energy efficiency and alternative energy; and utilizing inexpensive, low impact methods to conserve, enhance and connect energy flows of all kinds. We intend to support small neighborhood businesses and to carve out common areas that encourage us, as a micro-ecosystem within the larger Bloomington area, to connect more parts of itself to itself.

Lois Sabo-Skelton, my close neighbor on Overhill Drive, sums it up well: “We cherish Green Acres as a safe and civil pocket within a safe and civil city that allows its neighbors, while maintaining personal privacy, to rely and depend on one another as one would in a family.”

Our quest then, as a community, is to become healed, healthy, whole; so diverse, so stable and secure and that the winds of change, no matter how strong, will find us able to adapt and thrive. Ultimately, we hope to leave a legacy that we can be proud of, that does justice to the enlightened, far-seeing views of the family who bought the original 160 acre farm which evolved into our Green Acres neighborhood home.

I want to thank Betty Byrne, Keith Johnson, Tim Mayer, Marian Shaaban, Lois Sabo-Skelton, Georgia Schaich and Rob Turner for their helpful, and sometimes crucial, suggestions for edits to this document.

STUDY AREA

Green Acres has been able to maintain its neighborhood identity despite continuous growth and change along all four of its perimeters. The neighborhood's unique location has provided its residents with both hardships and benefits. The southern border of the Green Acres neighborhood runs along East Third Street, providing residents with quick access to many of the shops and restaurants located along that corridor. To the east, there are also many commercial and retail developments separated from Green Acres by the State Road 45/46 Bypass. The northern border of Green Acres runs along East Tenth Street, while the western edge of the neighborhood is marked by Union Street, which abuts the Indiana University campus. The neighborhood's proximity to Indiana University offers many advantages to its residents, many of whom work or study at the University. Partnering with Indiana University in various capacities has therefore developed as an important topic in the plan.

While the neighborhood's proximity to so many surrounding retail businesses is a definite advantage, dealing with the traffic along East Third Street and the State Road 45/46 Bypass is an obvious hindrance to the neighborhood's accessibility to these services. Transportation and neighborhood accessibility have therefore become important components of the neighborhood plan as well.



One of many unique homes in the neighborhood



Mature trees line most of the streets throughout Green Acres



The Green Acres Neighborhood Ice Cream Social that was held in the summer of 2005

GREEN ACRES BORDERS

Below is an aerial photograph of the entire Green Acres neighborhood. The heavy amount of green in this photo clearly indicates how much of the neighborhood contains mature trees. The solid red line visually denotes the boundaries of the Green Acres neighborhood.



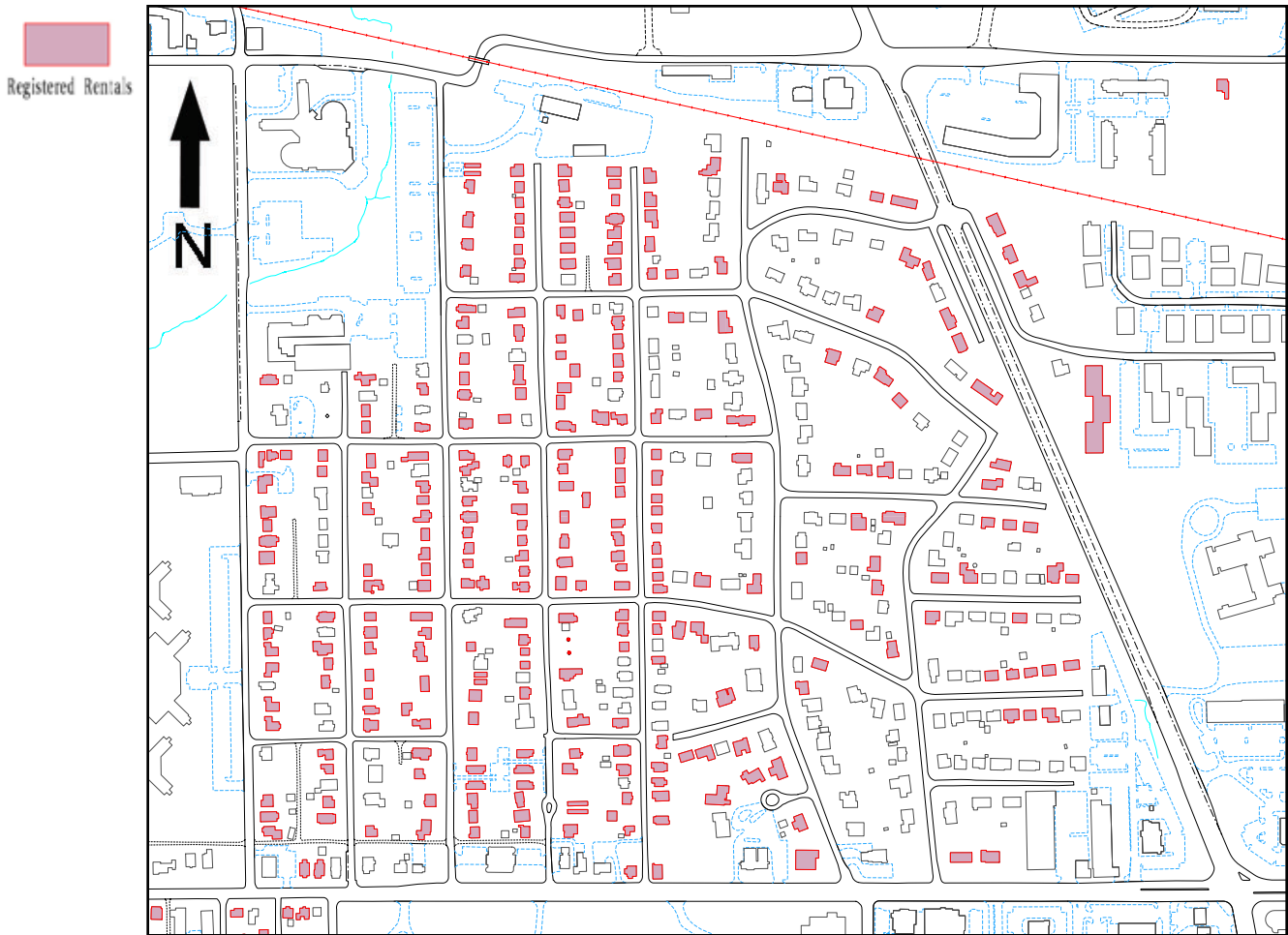
The Green Acres neighborhood, as seen from this 2006 aerial photograph

CURRENT HOME OWNERSHIP ANALYSIS

NEIGHBORHOOD RENTALS

As evidenced on the map below, Green Acres has a fairly large proportion of rental properties. The map below highlights those properties that are registered as rentals with the City’s Housing and Neighborhood Development Department. Properties are shown as registered rentals in the City data until their rental permit expires; thus, some rentals may have become owner occupied before the permit has expired, and still show on the map as a rental. Vice versa, some rentals may have not yet been registered at the time of this map printing and therefore are not shown as rentals on the map below.

Despite potential inaccuracies of the map, it is still a helpful tool to see what general areas of the neighborhood are most heavily rental units. It is clear from the map that portions of the neighborhood that are farther east are more owner-occupied. This most likely is correlated to the distance from the IU campus. Since many of the rentals are occupied by students, the homes closest to campus are in higher demand for student rentals.



Green Acres Neighborhood Registered Rentals (as of February 12, 2007)

*City of Bloomington ITS Department, Geographic Information Systems
For reference only; map information NOT warranted.*

NEIGHBORHOOD ZONING DISTRICTS

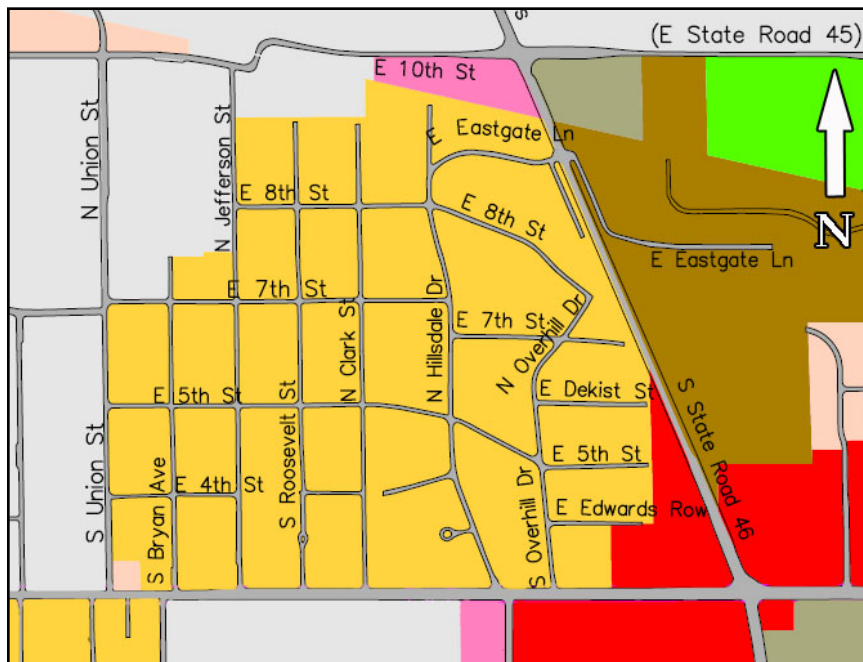
The purpose of zoning is to protect the character of an area and to promote positive and appropriate development. Zoning can safeguard property value, promote public health, mitigate traffic, create healthier living environments and prevent overcrowding.

As shown on the map below, most of Green Acres is zoned Residential Core (RC). This zoning district permits one dwelling unit per property, or parcel of land, and comprises a large portion of the neighborhood, making up approximately ninety-one percent of the total land area of the neighborhood.

There are a few parcels in Green Acres that are zoned for commercial use, which allows for various degrees of business activity on a single parcel or property. These commercial properties are along the southeastern end of the neighborhood, near the intersection of East Third Street and the State Road 45/46 Bypass. The land zoned Commercial Arterial (CA) makes up approximately five percent of the neighborhood’s land area.

A small amount of land is designated Institutional (IN) at the northeastern edge of the neighborhood. This land area makes up about three percent of the neighborhood’s land area. The neighborhood also has a small amount of Commercial Limited (CL), located at the northeast corner of East Third Street and Union Street. This land area makes up less than one percent of the neighborhood’s total land area.

Additional information about zoning in the City of Bloomington can be obtained from the Planning Department at (812) 349-3423, or by visiting www.bloomington.in.gov/planning.



Green Acres Neighborhood Zoning Map (effective February 12, 2007)

*City of Bloomington ITS Department, Geographic Information Systems
For reference only; map information NOT warranted.*

- RC Residential Core
- RH Residential High Density
- CA Commercial Arterial
- CG Commercial General
- CL Commercial Limited
- RE Residential Estate
- PUD Planned Unit Development
- IN Institutional

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THE PLAN

3

GREEN ACRES NEIGHBORHOOD PLAN

The key step of the neighborhood planning process is the development of the goals, objectives and action strategies. The Green Acres neighborhood has used the three themes of their Vision Statement to create the three goals of the plan. Under each of the goals are related objectives, which will help to measure the progress toward reaching the goals once the plan begins its implementation. Under each objective are action strategies, which offer specific tasks to be completed in order to achieve the desired objectives that lead to fulfilling a goal.

Also included with each action strategy is a desired timeframe for completion. These are referred to as the target. Target completion times range from short-term, which are typically one to two years, to long-term, which can be anything anticipated to take more than five years to complete. In addition, with each action strategy is a list of potential resources that will share the responsibility of completing the task. (Please see Appendix F, Glossary, for listing of acronyms.)

Periodic meetings between the Green Acres Neighborhood Association and the City will allow for progress reports, evaluation and modification of the plan's material. This plan is a "living tool" which will need to be tweaked from time to time as action strategies are pursued with various degrees of satisfaction. As time proceeds, priorities may shift and focus may be lost. Thus, continuous work to refine the plan and implement the action strategies contained in it will ensure success.

NEIGHBORHOOD PLAN DEFINITIONS

- **Goal:** The general statements of purpose or the long-term end toward which programs or activities are ultimately directed.
- **Objectives:** Provisions that have measurable elements to mark progress towards the corresponding goal.
- **Action Strategies:** The way in which programs and activities are conducted to achieve an identified goal; concrete steps that address short-term, achievable actions and implementation measures.
- **Target:** Anticipated date or frequency that an action strategy should be accomplished.
 - Short-term:** one to two years to complete
 - Mid-term:** two to five years to complete
 - Long-term:** more than five years to complete
 - Ongoing:** occurs annually or continuously
- **Resource:** Logical entities that should be directly involved with the implementation of a specified action strategy.

Become an exemplary community for green living and sustainability

Objective 1.1 Organize on-going sustainability initiatives and educational outreach

<i>Action Strategies</i>	Target	Resource
a) Invite “green” speakers to neighborhood meetings and host knowledge exchanges	on-going	GANA, others
b) Establish a neighborhood “green” task force	short	GANA
c) Hold regular work parties to build sustainable features for neighborhood homes and yards	short	GANA
d) Create an online resource base for seed and tool exchange within the neighborhood	short	GANA
e) Identify edible plants in the neighborhood that are available for neighborhood harvest and sharing	short	GANA
f) Create a Green Acres neighborhood garden by first conducting a feasibility study of potential locations (Overhill and 3rd St., Fire Station #4, 7th St. and Bypass, Tulip Trace, other)	short	GANA, IU Parks, Fire
g) Create brochure or informational packet of materials for residents to learn about sustainable practices for home and yard	mid	GANA
h) Work with energy providers to assist homeowners with improving household energy efficiency	mid/long	GANA, others
i) Create a surplus of neighborhood-grown edibles that can be sold at a GANA booth at the Bloomington Farmers’ Market (or other venue)	long	GANA, Parks

Objective 1.2 Protect and enhance the unique green image of the neighborhood by establishing partnerships with public, private and non-profit institutions

<i>Action Strategies</i>	Target	Resource
a) Pursue Neighborhood Improvement Grants to add defining art and entrance features at neighborhood gateways, or a City Repair project, that highlights the neighborhood’s image	mid	GANA, HAND, Planning
b) Develop an annual neighborhood tree planting program for native tree species	mid	GANA, Parks, IDNR
c) Hold “tree workshops” to educate and encourage residents about planting and caring for trees - invite knowledgeable individuals to assist	mid	GANA, Parks, IU, Arbor Day Assoc., others
d) Conduct a feasibility study that explores developing potential partnerships to construct a neighborhood pocket park (possible locations include: 7th Street Tunnel, Bypass ROW, Fire Station #4, others)	long	GANA, IU, INDOT, Planning, Parks

3 GOAL 1

Objective 1.3 **Improve stormwater drainage techniques to better utilize and care for water resources**

<i>Action Strategies</i>	Target	Resource
a) Provide educational opportunities on rain gardens, water catchment systems, permeable surfaces, and other techniques to facilitate natural drainage in yards	short/ mid	GANA, Environmental Commission, others
b) Increase plantings to facilitate natural drainage	mid	GANA, others
c) Work closely with the City of Bloomington Utilities Department on potential drainage improvement projects	long	GANA, CBU

GOAL 2

Strive for a stronger and more vibrant Green Acres neighborhood through increased social capital

Objective 2.1 Attract both families and new homeowners to the neighborhood

<i>Action Strategies</i>	Target	Resource
a) Utilize and promote GANA list-serve to identify homes for sale, keep a list of those who want to move into Green Acres neighborhood, and match homes-for-sale with buyers	short	GANA
b) Collaborate with local realtors to actively market and promote Green Acres neighborhood assets to potential homebuyers	mid	GANA, others
c) Work with HAND to market the Green Acres Neighborhood to interested residents through the annual Homebuyers Club	mid/ long	GANA, HAND

Objective 2.2 Strengthen the overall block captain program and bring every block in the neighborhood into the block captain program

<i>Action Strategies</i>	Target	Resource
a) Upgrade communication methods, such as: website, list-serve, flyers, and newsletter	on-going	GANA
b) Create a toolbox for block captains, which will include a welcome packet, to distribute to new neighborhood residents	short	GANA
c) Utilize the Small and Simple Grants program to provide communication skills education and training to block captains and to help increase recruitment	long	GANA, HAND, others
d) Have block captains encourage residents to enroll in Citizens Academy classes to provide education on City services and programs	long	GANA, HAND

Objective 2.3 Have regular and frequent neighborhood celebrations and events

<i>Action Strategies</i>	Target	Resource
a) Continue to annually hold the Solstice event, Ice Cream Social and Spring Plant Share	on-going	GANA
b) Actively participate in training and disaster preparation activities associated with the Monroe County Citizen Corps CERT Program and invite other neighborhoods to participate	on-going	GANA, CERT, CONA
c) Hold a fall festival that includes a neighborhood-grown fruit & pie contest	short/ mid	GANA
d) Encourage block captains to hold parties on their blocks	mid	GANA

Objective 2.4 Increase attendance and participation at GANA meetings, activities and events

<i>Action Strategies</i>	<i>Target</i>	<i>Resource</i>
a) Specifically invite landlords and renters to attend GANA meetings and activities	on-going	GANNA, others
b) Advertise upcoming GANA meetings through the list-serve, signage, flyers, newspaper, etc.	on-going	GANNA, others
c) Have residents or local businesses sponsor door prizes for GANA meetings	short	GANNA, others
d) Create, or find, a meeting place in the Green Acres neighborhood for GANA meetings and events (look into utilizing the IU Raintree House or Fire Station #4)	short/mid	GANNA, Fire, IU
e) Form a committee with representatives of all neighborhood interest groups (including renters, landlords and businesses) to identify opportunities to improve relations	short/mid	GANNA, others
f) Publish a resource directory of neighborhood residents who have teaching, construction, design, and gardening skills, as well as other services, that can either be shared or traded with the entire neighborhood	mid	GANNA

Objective 2.5 Conduct several neighborhood trash removal and clean-up events per year

<i>Action Strategies</i>	<i>Target</i>	<i>Resource</i>
a) Apply for HAND clean-up grants	on-going	GANNA, HAND
b) Hold a neighborhood clean-up once a year to utilize the City of Bloomington “Pick it Up” campaign	on-going	GANNA, HAND
c) Establish a neighborhood-based “Adopt a Street” program for litter control	mid	GANNA
d) Recruit landlords and renters to assist in clean-up activities	mid	GANNA
e) Educate new renters and residents on City trash pick-up and recycling policies	mid/long	GANNA, HAND, Public Works

Achieve excellent connectivity within the neighborhood, and with the greater Bloomington community and government

Objective 3.1 Establish working partnerships with Indiana University

<i>Action Strategies</i>	Target	Resource
a) Coordinate with the IU Real Estate Office on future planning for University-owned property within the neighborhood	on-going	GANA, IU, Planning
b) Form a committee to identify potential studies, programs and volunteer opportunities in Green Acres that would be ideally targeted to IU students	mid	GANA
c) Directly contact the IU Business School, SPEA, Education School and other University organizations to form partnerships to recruit students for targeted studies, programs and volunteer opportunities as identified by the committee	mid/long	GANA, IU

Objective 3.2 Work with local and state government agencies to mitigate traffic impacts and identify opportunities to improve bicycle and pedestrian safety throughout the neighborhood and surrounding areas

<i>Action Strategies</i>	Target	Resource
a) Appoint a neighborhood representative to the Metropolitan Planning Organization (MPO) Citizens’ Advisory Committee, seek City appointments to the Traffic Commission, Bicycle and Pedestrian Safety Commission, Sustainability Commission and any other relevant boards and commissions	on-going	GANA, Mayor’s office, Planning, Public Works
b) Review current Alternative Transportation and Greenways System Plan and recommend relevant improvements to the City Planning Department	short	GANA, Planning
c) Submit a proposal for a sidewalk project to the City Council Sidewalk Committee	mid	GANA, City Council
d) Establish a neighborhood car sharing cooperative or a partnership with a car sharing organization	mid	GANA, other
e) Schedule or attend a meeting (or contact representatives) with Indiana Department of Transportation (INDOT), the Traffic Commission, and Bicycle and Pedestrian Safety Commission to voice neighborhood concerns	mid/long	GANA, INDOT, others
f) Work closely with Bloomington Transit (BT) to identify opportunities for new or improved bus shelters along East Third Street	long	GANA, BT, Public Works, Planning

Objective 3.3 Improve City of Bloomington/neighborhood relationships

<i>Action Strategies</i>	Target	Resource
a) Invite local elected officials and City staff to participate in an annual “town-hall” style neighborhood meeting	on-going	GANA, others
b) Schedule an annual walk-through of the neighborhood with staff from both the HAND and Planning Departments	on-going	GANA, HAND, Planning
c) Participate in the City of Bloomington Police Department’s Neighborhood Watch program	on-going	GANA, Police

Objective 3.4 Ensure that infill development within the established neighborhood is context sensitive

<i>Action Strategies</i>	Target	Resource
a) Participate in Council of Neighborhood Associations (CONA) activities	on-going	GANA, CONA
b) Develop personal contacts with the City of Bloomington and the development community to proactively discuss neighborhood ideas for any proposed development activity within Green Acres (i.e. green building design options, sustainability concepts, etc.)	mid/long	GANA, Planning, IU, developers
c) Target desirable neighborhood locations for infill development	long	GANA, Planning
d) Seek appointments for residents to serve on the City of Bloomington Plan Commission and the Board of Zoning Appeals	long	GANA, Mayor’s office, City Council, others

APPENDICES

4

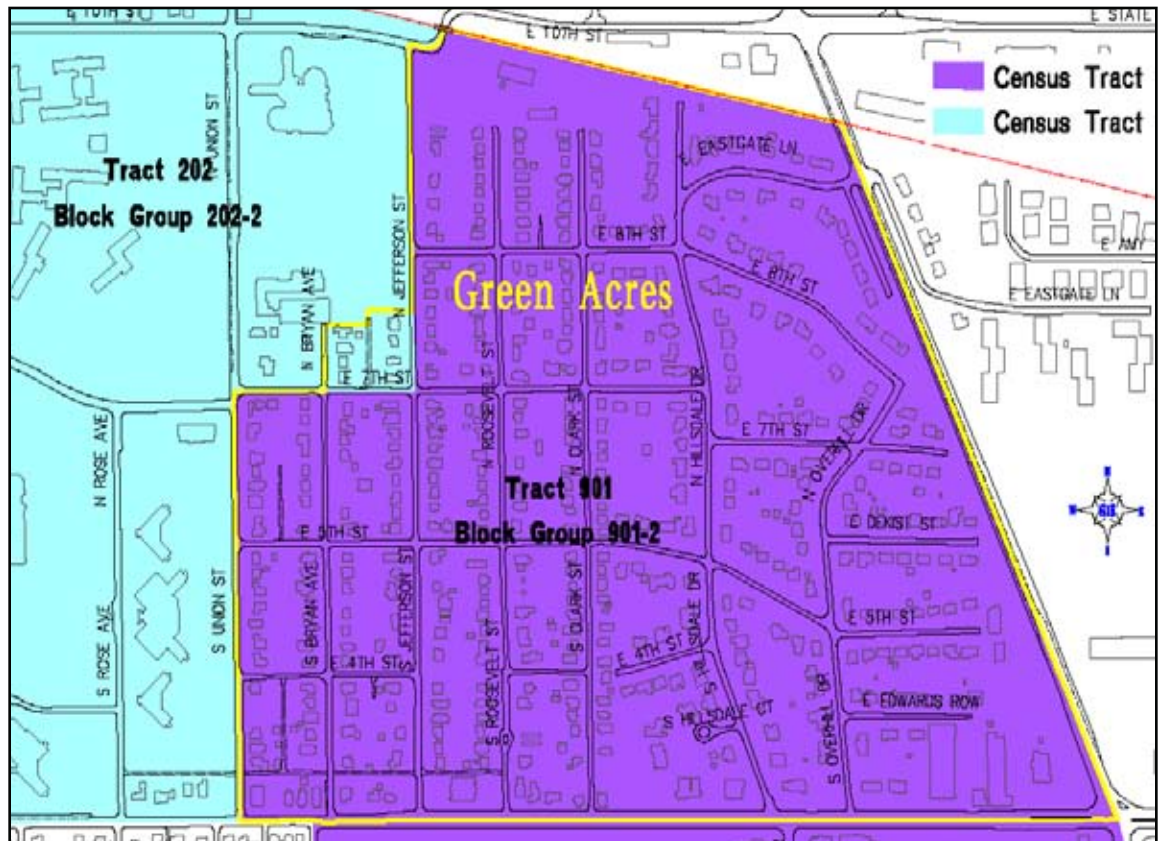
GREEN ACRES NEIGHBORHOOD PLAN

APPENDIX A: DEMOGRAPHIC PROFILE

In order to get a closer look at the make-up of the Green Acres neighborhood, staff turned to data from the U.S Census Bureau. Using census data offers a unique opportunity to see demographic issues and compare trends for a specific area over a number of years. Both the Monroe County Public Library and Indiana University Memorial Library contain vast amounts of census material and were great resources for this endeavor. Another excellent source was the U.S. Census Bureau website at www.census.gov.

To create all of the following graphs and charts, staff used the U.S. Census Bureau’s data for Bloomington, Indiana, Years 1980, 1990 and 2000. Specific data used for the Green Acres neighborhood in 2000 was from the following areas: SF 1 (Short Form data) and SF 3 (Long Form data) from Tract 9.01, Block Group 1. (Figure 1 contains a map illustrating these census tracts and boundaries). Although it represented a portion of Green Acres, Tract 202, Block Group 2, was not used in the 2000 census calculations because it almost exclusively consisted of Indiana University’s Eigenmann Hall. Staff felt that this would cause inaccurate data due to the heavy skew toward college students. Additionally, the U.S. Census Bureau’s 2005 American Community Survey (ACS) was used as well. The ACS offered a glimpse of more current information than the data from the 2000 census for Bloomington and Green Acres was able to provide.

FIGURE 1: 2000 U.S. CENSUS TRACT BOUNDARIES FOR GREEN ACRES



Source: U.S. Census Bureau

For both the 1980 and 1990 Census data sets, some assumptions had to be made when compiling information because the boundaries of the Green Acres neighborhood did not exactly conform to the specific boundaries used by the U.S. Census Bureau.

NEIGHBORHOOD POPULATION INFORMATION

Although perceived as being dominated by college-aged people, census data shows that the Green Acres neighborhood is really a diverse community. As Figure 2 illustrates, Green Acres is not exclusively composed of people from the 15-34 age group (which usually consists of college students). Instead, people from a wide range of age groups call Green Acres home. Half of the neighborhood population (53%) indeed consists of those between the ages of 15 and 34. This mirrors the overall City of Bloomington, which has just over half (51%) its population within that 15-34 age group. Conversely, the 2005 ACS indicated that the entire city had only 31% of the population fall within this range. Whether or not this indicates a major shift away from a youthful population for Bloomington remains to be seen.

The close proximity of Indiana University to the neighborhood more than likely is a major factor for this situation. This age demographic captures the typical age of most college undergraduate and graduate students. By being so close to Indiana University, the neighborhood is a natural draw for many college students because they can easily access campus destinations from their residences. Thus, one could assume that a significant portion of this age group currently found in the neighborhood are Indiana University students.

FIGURE 2: HOUSEHOLDERS* BY AGE GROUP (2000)

Age Group	Green Acres	Percentage	City Total	Percentage
15-34	229	53%	13,600	51%
35-64	114	27%	9,233	35%
65+	85	20%	3,635	14%
Total	428	100%	26,468	100%

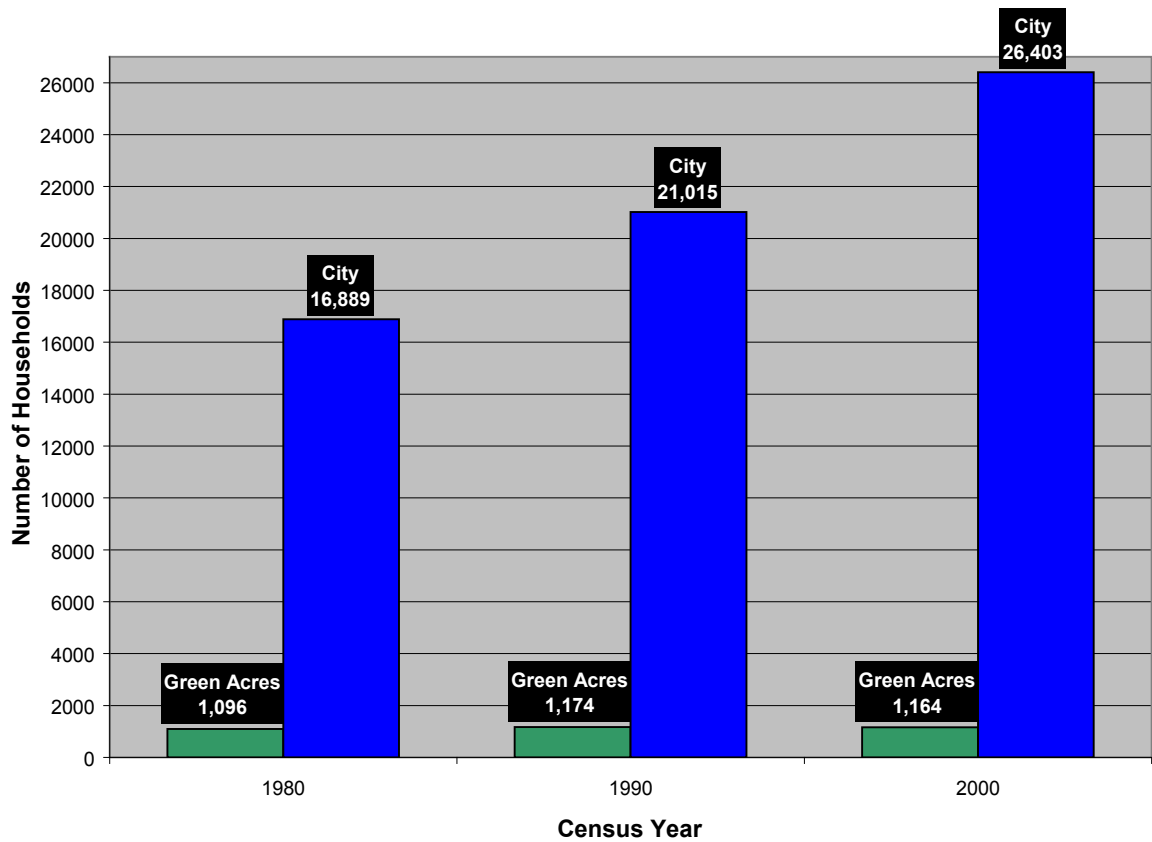
** The U.S. Census Bureau defines “Householder” as the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. The person designated as the householder is the “reference person” to whom the relationship of all other household members, if any, is recorded. Only persons ages 15 and up are included by the Census Bureau in these calculations.*

APPENDIX A: DEMOGRAPHIC PROFILE

Because of the depth of the 15-34 age group, this demographic may also represent young professionals who are recent college graduates and just starting their careers. As such, many Indiana University graduates may find Green Acres residences desirable for the same reasons that current Indiana University students do. Living there provides them easy access to campus and the many attractions and events associated with it. Therefore, these young professionals may further bolster the mix of the the 15-34 age demographic that is found in the Green Acres neighborhood.

Besides college students and young professionals, a large contingent of non-students live in the neighborhood as well. A total of 27% of the population is between the ages of 35-64. This indicates that Green Acres is also home to a healthy mix that typically includes families, middle-aged people and mid-career professionals. A total of 20% of the neighborhood composed of people above the age of 65 indicates that there are probably many in their ‘golden years’ living in Green Acres. This age demographic typically includes people pursuing a second career, are semi-retired, or are enjoying their retirement. These people may have adult children that no longer live with them at home. Many of these people usually remain active in various community groups, organizations and functions. This could indicate that people are not moving away to newer areas of the City, but instead remain vested in Bloomington’s older, more centrally-located neighborhoods.

FIGURE 3: TOTAL HOUSEHOLD ANALYSIS



As Figure 3 illustrates, the number of householders has remained consistent over the last twenty years, with only a very minor decline between 1990 and 2000. As a mature residential neighborhood, this data indicates that Green Acres still enjoys a stable population base.

Very little vacant land has been available in Green Acres for new residential development. With no room to expand, the neighborhood has not seen marked spikes in population growth as other areas in the city have. Additionally, the strong age diversity of neighborhood households may also help explain this trend. With the proximity of the Indiana University campus, college students continue to live in the neighborhood year after year. This same proximity to campus also provides non-students access to jobs, continuing educational opportunities, cultural and sporting events, and recreational activities. As a result, students, young professionals, families, career professionals, empty-nesters and retirees all have found the neighborhood a very desirable place to live, causing the population to remain stable over the years.

NEIGHBORHOOD HOUSEHOLD INCOME ANALYSIS

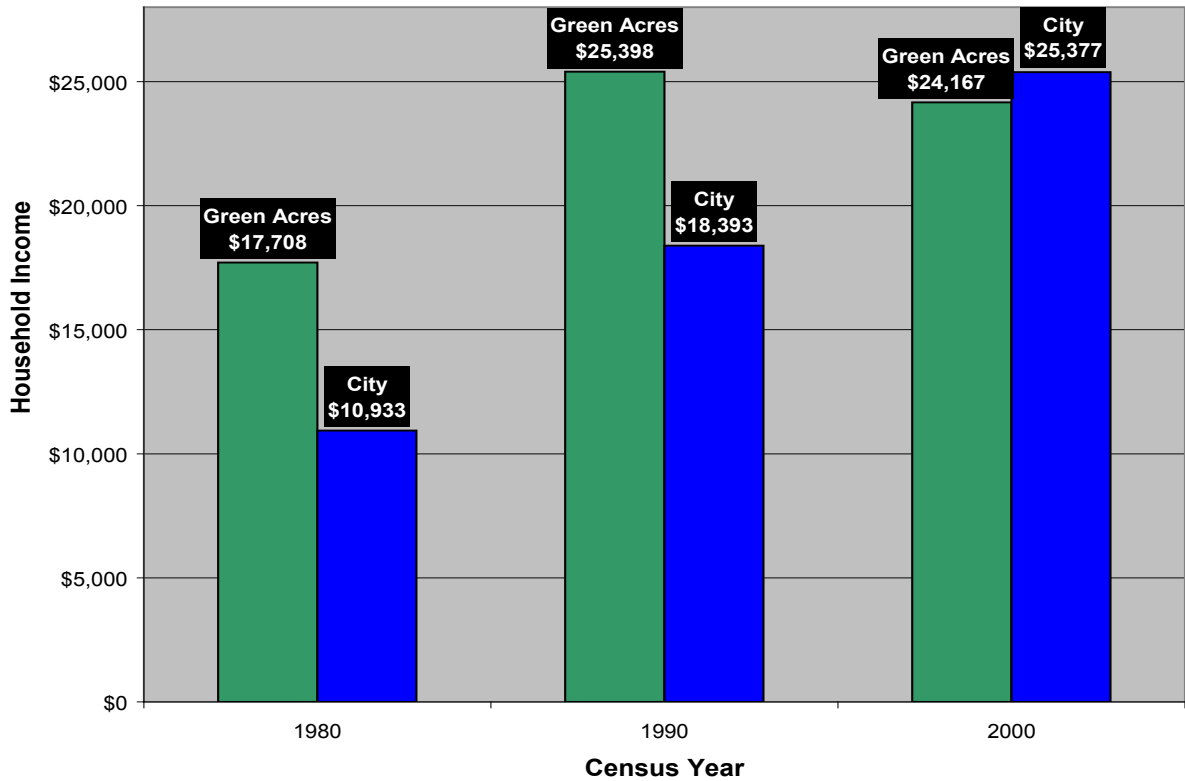
As Figure 4 illustrates, household income for both Green Acres and the entire City of Bloomington increased steadily from 1980 to 1990. During that time period, Green Acres actually had a higher average household income than the City of Bloomington. From 1990 to 2000, household income for Green Acres dropped slightly, but still kept pace with the City of Bloomington, which experienced a continued increase during that same time period.

The slight decrease in household income seen by Green Acres between 1990 to 2000 may be due to several issues. Quite possibly, the number of Indiana University professors living in Green Acres was a significant factor with this phenomenon. As stated in the Foreword within Chapter 2, written by Ann Kreilkamp, several long-time neighbors remember professors and their families moving from Green Acres to the Park Ridge development when it was first built. Over time, these relocations could have seriously impacted the household income levels for the neighborhood. University professors typically have strong, stable income levels. If they left Green Acres and were replaced by rental units, occupied by largely Indiana University students, this would be very noticeable because college students usually have lower income levels. Spaced over a number of years (like the decennial U.S. census), this type of change certainly would impact household income levels for the entire neighborhood.

Other possible factors could include a slight decrease in salaries for jobs, internships or stipends that college students often hold. With fifty-three percent of the neighborhood consisting of the usual college-aged bracket, any change in student incomes would register for Green Acres.

Likewise, any reduction in Social Security income or other retirement pension amounts, even if only relatively moderate, would impact the household incomes of retired people. With twenty percent of Green Acres consisting of people typically enjoying their “golden years”, this type of income reduction would also affect the neighborhood’s average household income.

FIGURE 4: HOUSEHOLD INCOME* (1980 - 2000)



* According to the U.S. Census Bureau, household income is the sum of money income received in the calendar year proceeding the census by all household members 15 years old and over, including household members not related to the householder, living alone, and other non-family household members. This includes income amounts that are reported separately for wages or salaries, self-employment, Social Security, retirement pensions, disability pensions and public assistance.

OCCUPIED HOUSING ANALYSIS

Housing tenure for both owner-occupied and rental units in the Green Acres neighborhood and City-wide are illustrated in Figures 5 and 6. Data from the 1980, 1990 and 2000 census years are included. The number of rental units in the neighborhood increased during this period by twenty percent. When compared to city-wide data for this same time period, the neighborhood increase is higher than what occurred across Bloomington (the city saw a net increase of three percent).

FIGURE 5: OWNER-OCCUPIED HOUSING

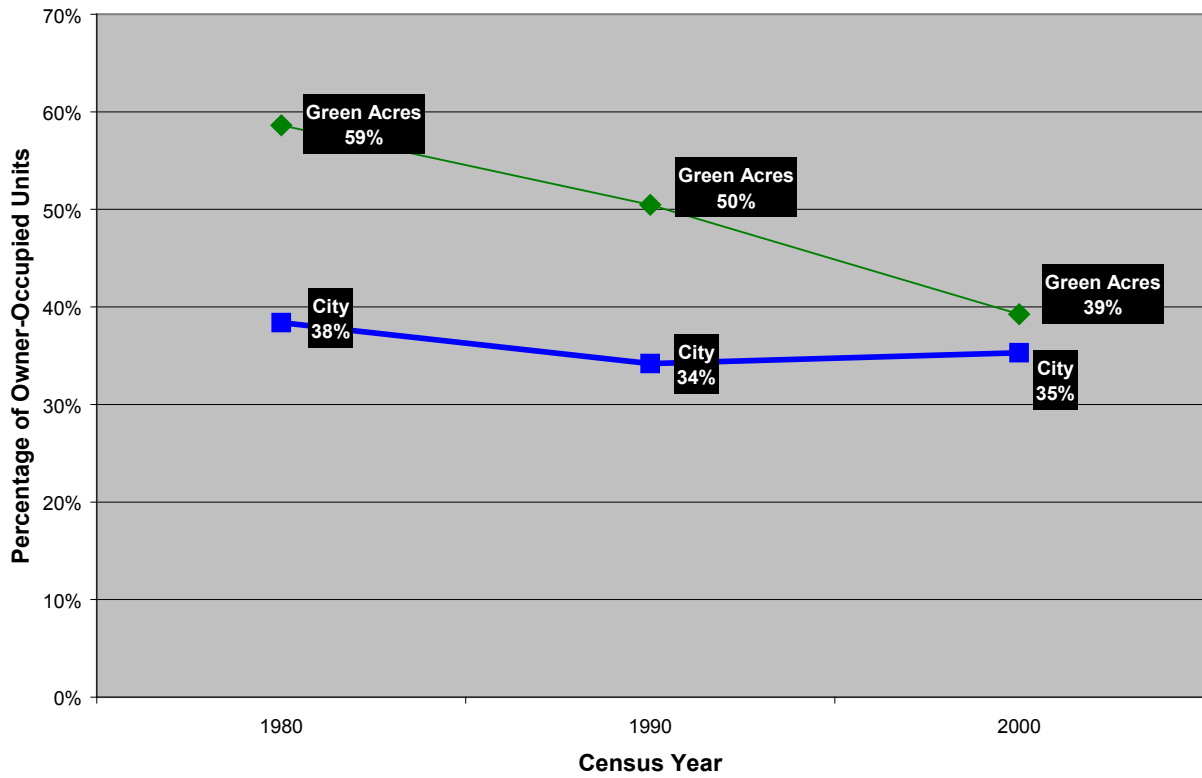
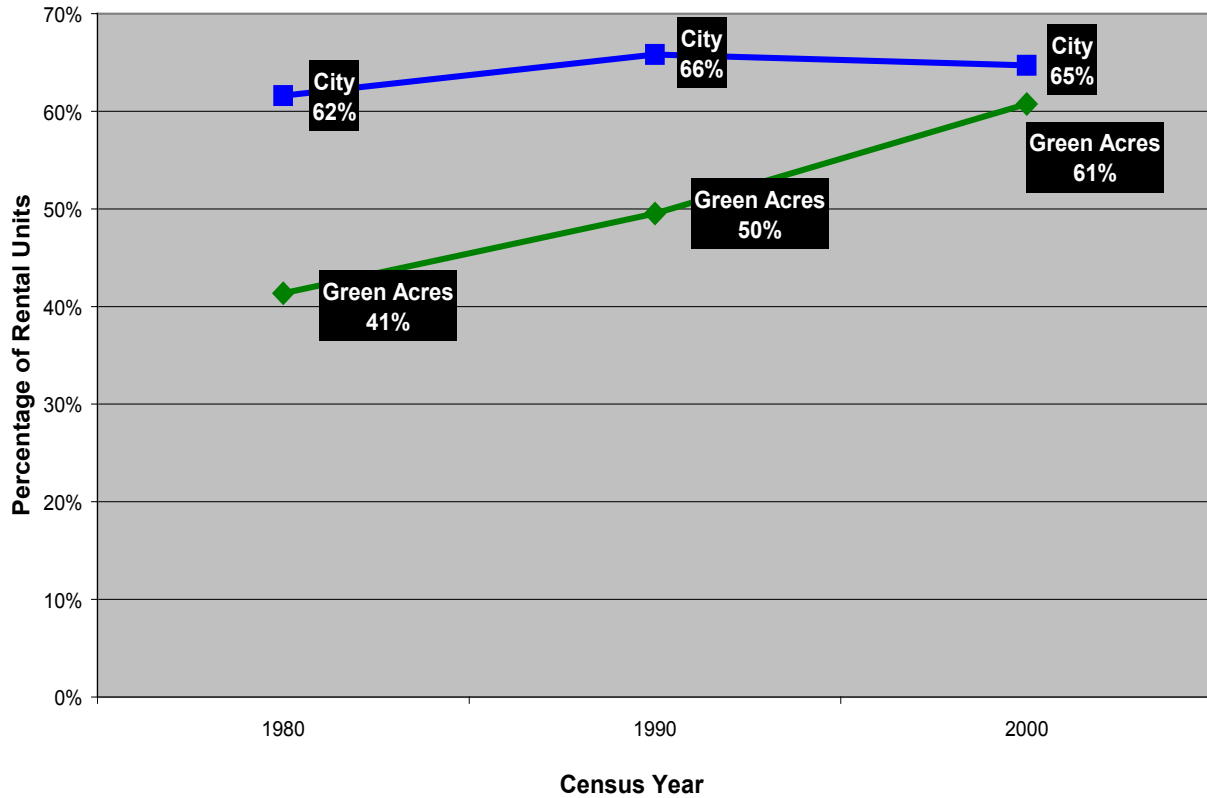


FIGURE 6: RENTAL HOUSING



APPENDIX A: DEMOGRAPHIC PROFILE

From 1980 to 2000 the number of owner-occupied housing units in the neighborhood declined by twenty percent. This is similar to the overall trend in the city, which saw a decrease in owner-occupied housing too (net three percent); however, Green Acres saw a much greater loss in the amount of owner-occupied housing. For this comparison, it is important to note that the City of Bloomington has grown considerably in land area since 1970.

In contrast, Green Acres is landlocked by Indiana University and the State Road 45/46 Bypass, so the neighborhood's housing stock has been relatively the same over the last thirty years. As a result, any changes in occupancy status is sharply noticed in Green Acres, as opposed to relatively small change for the entire city. This is because the city housing stock has progressively increased over the years, with relatively the same ratio of owners and rental housing units.

Recent new rental developments in Bloomington may offer an opportunity to increase the number of owner-occupied housing units in Green Acres. A large number of rental units that cater to student renters have been constructed in recent years, both in the downtown and the surrounding areas near campus. As a result, the total number of student renters that currently live in Green Acres may be reduced as they are presented with additional, newer, rental opportunities elsewhere. If demand for rentals in the neighborhood decreases, this could present an opportunity to convert rental housing to owner-occupied housing.

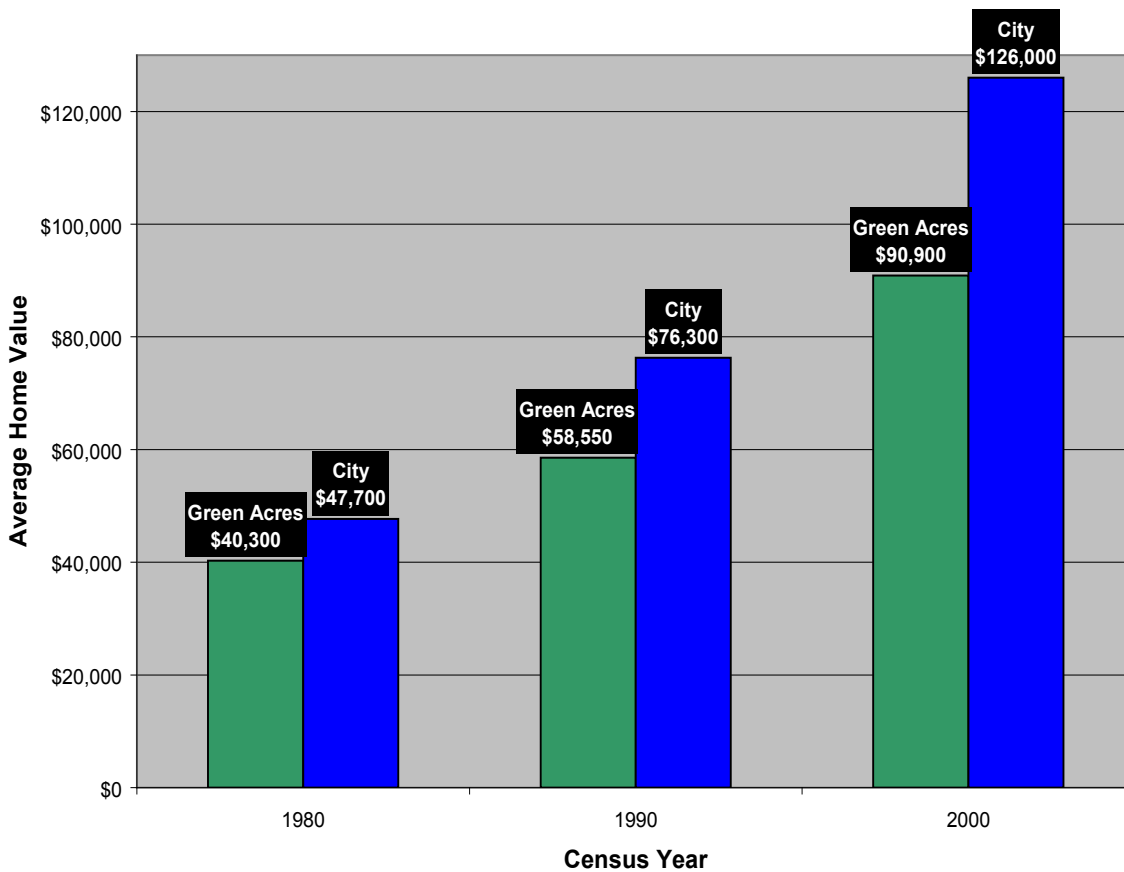
HOUSING VALUE ANALYSIS

As shown in Figure 7, median values for owner-occupied housing units in both Green Acres and the City of Bloomington have steadily increased over the past twenty years. For Green Acres, this has resulted in median values increasing by more than \$50,000 since 1980. This increase was especially noticeable between 1990 and 2000, when the median value for Green Acres occupied homes rose by \$32,350. This is a positive sign for several reasons. For one, steadily increasing values helps to indicate a healthy demand for housing units in Green Acres. Stable and positive market trends tend to show that Green Acres continues to be a neighborhood many people desire to live in. Furthermore, although there is a significant rental market in the neighborhood, purchasing property for an owner-occupied home in Green Acres is a good financial investment.

The value of owner-occupied units in Green Acres, however, has still lagged somewhat behind that of the overall city. This situation still presents an opportunity to increase the number of owner-occupied units within the neighborhood. A strong market for new student housing currently exists with the large amount of rental units constructed downtown and near-campus areas over the past three years. Anecdotal evidence suggests that these developments are competing with core neighborhood rental properties and student renters have far more attractive (and varied) housing options than they did in the past.

As a result, rental occupancy rates in Green Acres may fall in comparison to previous years. This trend may present investment opportunities to convert rental units into owner-occupied units. Some landlords might decide that selling their properties in core neighborhoods would be a better financial decision than continuing to rent them out. With lower median values than the city as a whole, Green Acres, therefore, potentially offers homes that could be much more affordable to prospective home buyers. This, in turn, might provide a serious chance to attract new college graduates, young families and retirees to live in the neighborhood.

FIGURE 7: GREEN ACRES OWNER-OCCUPIED HOUSING VALUE



The Green Acres neighborhood has a variety of architecturally unique structures. Some of the more notable structures are listed in the *2001 City of Bloomington's Interim Report: Indiana Historic Sites and Survey Inventory*. The Inventory is a publication of the State of Indiana Division of Historic Preservation and Archeology. The intent of this document is to be part of a comprehensive statewide survey of historic properties that maintains inventories of such properties for the purpose of locating, identifying and evaluating cultural resources. Additionally, the document ensures that historic properties are taken into consideration during the planning and development of various projects.

The Inventory classifies properties into four different categories: Outstanding, Notable, Contributing, and Non-Contributing. Typically, everything except those structures with a Non-Contributing ranking are considered historically noteworthy. The Inventory lists eleven different structures within the Green Acres neighborhood: nine of these are listed as Contributing, while one structure is listed as Notable and one is listed as Outstanding.

OUTSTANDING

A property with the designation of Outstanding has enough historic or architectural significance that it already is, or should be considered for, an individual listing on the National Register of Historic Places. These can be historic resources of national, state or local importance.



Outstanding: 112 N. Bryan Street
Raintree House



Notable: 2027 E. Third Street
The Rodessa

The Green Acres Neighborhood building listed in the Inventory as Outstanding is the Raintree House, also known as the Millen-Stallknecht House, located at 112 N. Bryan Street. This building, done in Greek Revival/Georgian style architecture, was built in 1845, and is the oldest structure in the neighborhood. The home has maintained its integrity, with no later additions made to the original structure. In addition, it was constructed of local materials, including hand-pressed brick, a limestone foundation, and native oak and yellow poplar.

According to the U.S. Department of the Interior National Registration Form that was completed for the Millen-Stallknecht House, it is one of a few surviving structures left from a group of Scotch Irish Presbyterians who settled in Bloomington in the 1830s. Many of these immigrants, who came from Chester District, South Carolina, were active in the formation of Indiana University, and may have had ties to the Underground Railroad.

NOTABLE

A property with a designation of Notable does not quite merit an Outstanding rating, but is still above average in its importance. Further research or investigation may reveal that the property could be eligible for a listing on the National Register of Historic Places.

Green Acres is home to one structure that is listed in the Inventory as Notable. This structure is the house located at 2027 E. Third Street. This building is believed to have been constructed circa 1925, and was constructed from a Sears, Roebuck and Company architectural model known as "The Rodessa."

CONTRIBUTING

A Contributing property is a property that is a pre-1955 structure, but is not historically significant enough to merit an Outstanding or Notable rating. Such resources are, however, important to the density or continuity of the area’s historic fabric. Properties that are listed as Contributing can be individually listed on the National Register of Historic Places if they are part of a historic district (local examples include Prospect Hill or McDoel Gardens), but otherwise would not usually qualify.

There are nine homes within Green Acres that are listed in the Inventory as Contributing structures.

- 318 North Union Street - Arts and Crafts/California Bungalow style circa 1920.
- 106 North Union Street - California style bungalow with a dormer front. It was also constructed circa 1920.
- 110 North Union Street - Arts and Crafts style architecture with an airplane bungalow, built circa 1920.
- 2029 East Third Street - cross-gabled bungalow done in the Arts and Crafts architectural style. It was constructed circa 1913.
- 2031 East Third Street - California style Bungalow, built circa 1920.
- 2101 East Third Street - English Cottage style, built circa 1930.
- 201 South Bryan Street - Arts and Crafts style known as Airplane Bungalow, built circa 1915.
- 214 South Bryan Street - California Bungalow, built circa 1915.
- 206 South Bryan Street - Arts and Crafts style Bungalow with dormer front, built circa 1915.

NON-CONTRIBUTING

A Non-Contributing property is not included in the inventory unless it is located within a historic district. Such properties are usually either post-1955, are older structures that have been badly altered and have lost their historic character, or they are otherwise incompatible with their historic surroundings. These properties are not eligible for the National Register of Historic Places.



*Contributing: 201 S. Bryan
Airplane Bungalow*

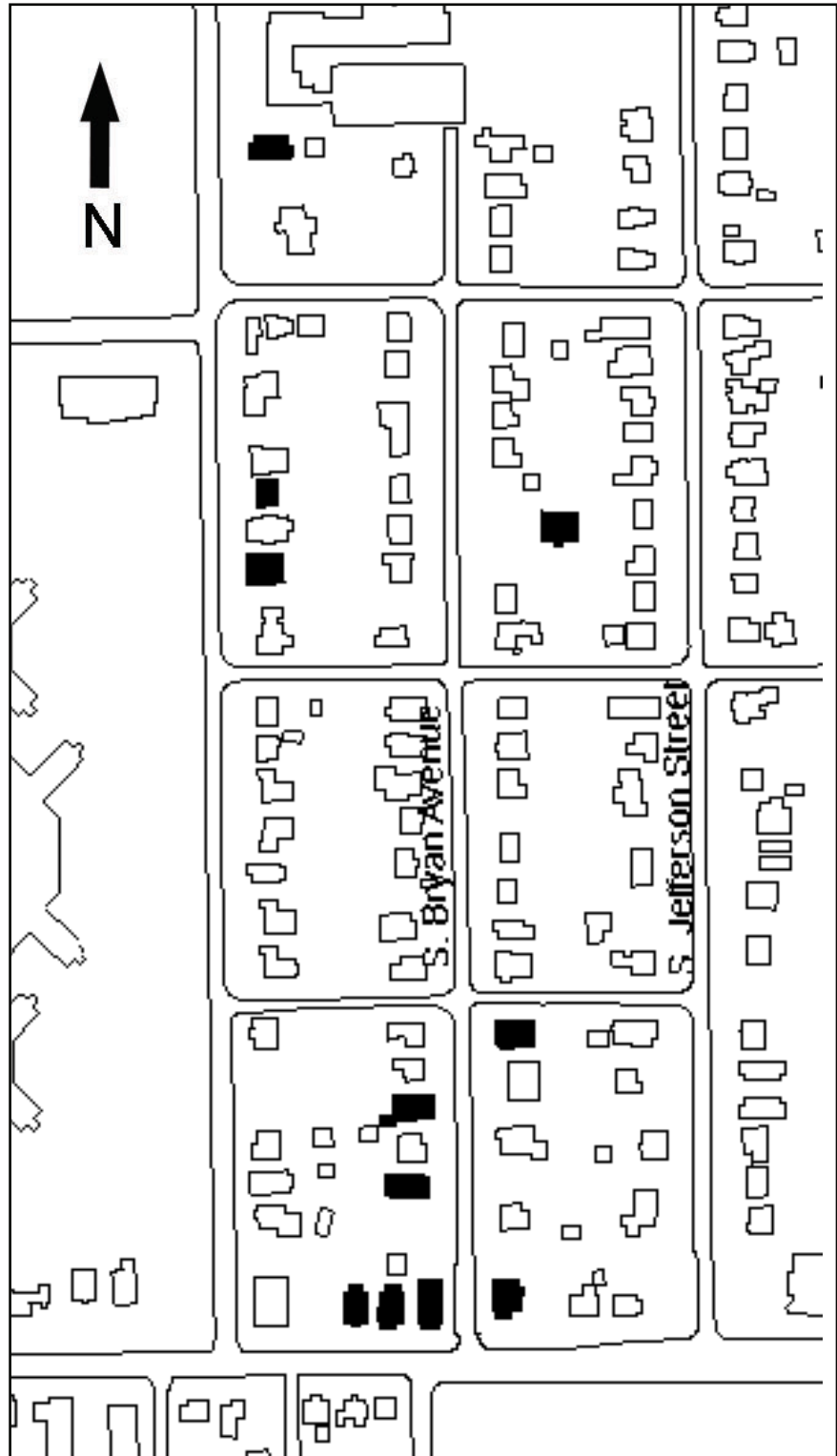


*Contributing: 2029 E. Third
Cross-gabled Bungalow*



*Contributing: 206 S. Bryan
Arts and Crafts Bungalow*

MAP OF STRUCTURES LISTED IN SURVEY INVENTORY



Contributing: 318 N. Union
California Bungalow



Contributing: 2101 E. Third
English Cottage

The locations of designated historic homes in the Green Acres neighborhood

OVERVIEW

The kick-off activity for the Green Acres neighborhood planning process was held on September 9, 2006. It featured an interactive experience known as a Strength, Weakness, Opportunity and Threat (SWOT) exercise. The goal of this exercise was to allow people an opportunity to gain a first-hand look at the current conditions found throughout the neighborhood. Each condition would then be rated by the participants, according to established criteria, as being a Strength, Weakness, Opportunity or Threat to the neighborhood. All neighborhood residents, property owners, businesses and renters were invited to attend this event.

To conduct the SWOT exercise, the neighborhood was divided into four separate, walkable, geographic zones. A group of neighborhood participants was then assigned to inventory each individual zone. Dividing the neighborhood into several zones allowed each group to have different and unique vantage points of the neighborhood. For those who did not wish to walk, a City van was made available so that they could still participate in the SWOT exercise.

The SWOT exercise took place on a warm, clear, Saturday afternoon. Participants met on the lawn of Fire Station #4, which is centrally located within the neighborhood and proved to be an ideal location. City staff started the exercise by providing a brief overview of neighborhood planning and specific instructions for the SWOT exercise. Neighborhood participants were divided into four separate groups. For record keeping purposes, each group then designated an official note-taker and a photographer. The groups then took to the streets. When a condition of interest was discovered, the participants would discuss how to rate it, record their observations and take a photograph. This provided a complete and accurate list of neighborhood conditions for each group to review and discuss later on.

Once the fieldwork was completed, all of the attendees returned to the fire station. While enjoying a lunch of pizza and soda, each group was tasked with drafting a list of the top priorities that they had discovered during the SWOT exercise. Then each group presented their SWOT findings to the rest of the attendees. Many neighborhood strengths and assets were identified, as were opportunities and potential areas for improvement.

At the next workshop, City staff summarized all the strengths, weaknesses, opportunities and threats. These findings were placed on posters and presented to the neighborhood so that people had the opportunity to directly vote for what they considered to be their top individual strength, weakness, opportunity and threat (for those who could not attend this workshop, voting options were made available via the internet and direct mailing to keep them involved). A high level of participation to prioritize the SWOT findings was achieved using these methods. Many people were able to contribute their “absentee votes” to the Planning Department by sending either e-mails or letters. In fact, a neighborhood resident who was on a volunteer mission in Central Africa at the time, but still very



Neighborhood residents met to conduct the SWOT exercise on September 9, 2006



Participants walked the neighborhood in order to catalog current conditions

interested in staying involved with the process, submitted his votes on-line - a testament to all of the dedication and hard work displayed by Green Acres residents during this process.

The results from the SWOT voting exercise established a clear foundation for developing the neighborhood plan's goals and objectives. Determining the neighborhood's top assets, priorities and areas for improvement set the course for the third workshop. Staff was then able to bring forward a list of potential goals and objectives for participants to review and edit at the third workshop. This set the stage for solidifying all of the final goals, objectives and action strategies for the Green Acres neighborhood plan.

SWOT EXERCISE CRITERIA

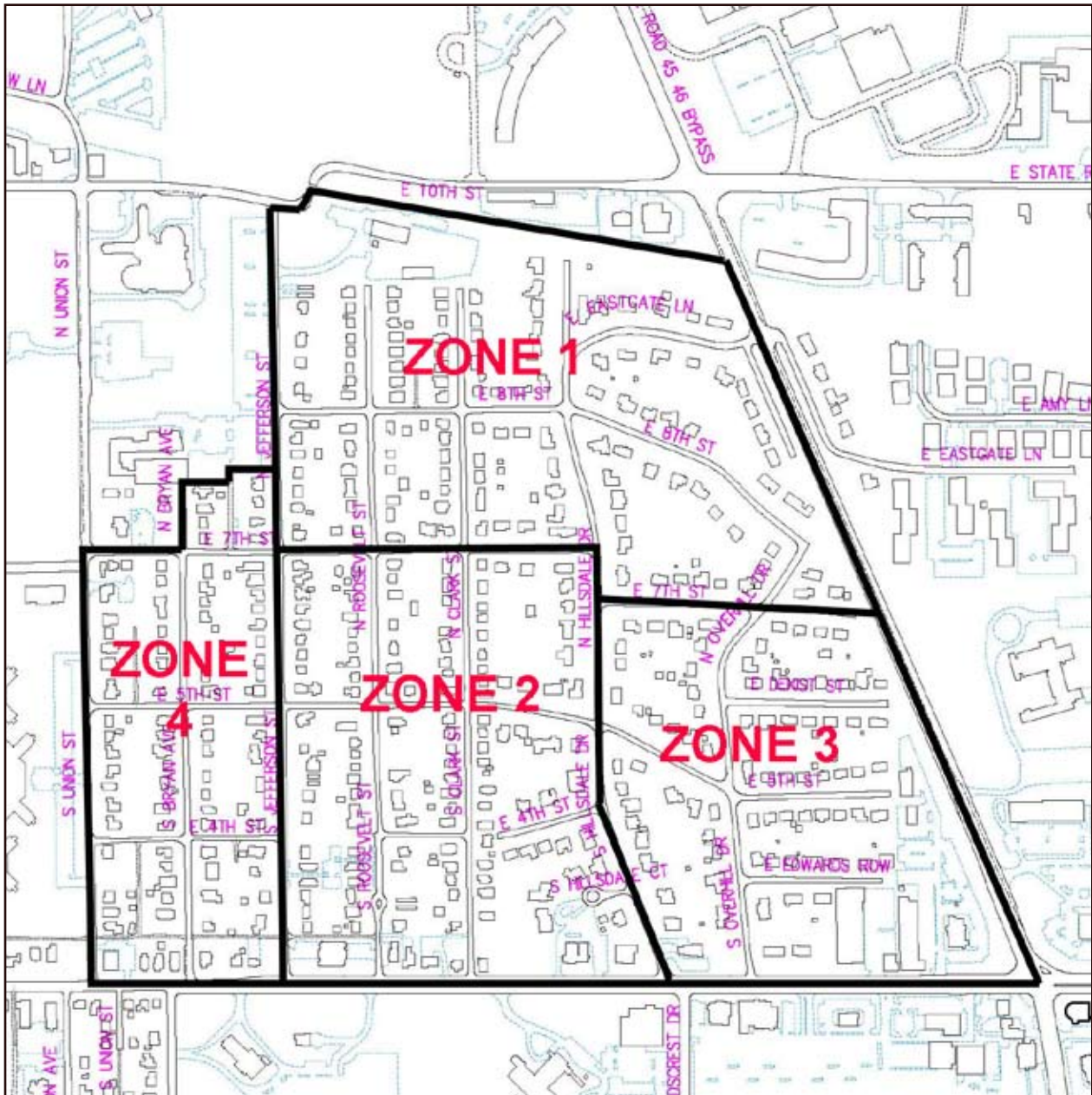
- **Strength (S):** An asset that contributes positively to the quality of life
- **Weakness (W):** Condition that detracts from the quality of life.
- **Opportunity (O):** Condition with potential to transform a weakness into a strength.
- **Threat (T):** A negative trend that threatens the future security of the neighborhood.



Groups shared their SWOT findings with everyone at the first workshop



At the second workshop, residents voted for their top neighborhood priorities



The boundaries of each of the four individual SWOT exercise zones that were analyzed by neighborhood participants on September 9, 2006

SWOT ZONE ONE FINDINGS

Boundaries: Indiana Railroad tracks in the North to E. 7th Street in the South; N. Jefferson St. in the West to the SR 45/46 Bypass in the East.

Group Note-Taker: Ann Krielkamp

Photographer: Kathy Ruesink

Staff Member: Nate Nickel

STRENGTHS

- Artistic flair and creativity in the neighborhood
- Creative and attractive paint colors, schemes and designs on homes
- Skylights: good use of passive solar energy
- Innovative, experimental and environmental friendly home designs (please also see under Weaknesses)
- New bungalows on Jefferson & 7th Streets – nice construction, fits in well with the neighborhood
- Mature trees in the neighborhood (please also see under Weaknesses)
- Front-yard vegetable gardens: some fed 3 people over the entire summer
- The use of interesting ‘natural’ landscaping, trees and bushes in front-yards
- Nicely kept homes, front-yards, back-yards and porches
- Porches – potentially neighborly (please also see under Weaknesses)
- GANA signs Hillsdale/Eastgate corner – indicates a strong neighborhood association
- Bike route signs – encourages bicycling as a form of transportation in the neighborhood
- Greenspace at the corner of 7th St. and Overhill Drive (please also see under Opportunities)

WEAKNESSES

- Porches – also invites parties and noise
- Innovative and non-traditionally designed homes can sometimes look out of place and detract from the neighborhood’s character
- Mature trees (especially Silver Maples) can cause problems and are vulnerable to disease
- Flooding and no connections for water run-off on Eastgate Lane
- Garbage along the street – some landlords don’t inform tenants of garbage and recycling days.
- “For Sale” and “For Rent” signs



The numerous homes for sale and rent were identified as a concern



Mature trees were a very positive feature

OPPORTUNITIES

- Trash on Roosevelt Street – possible opportunity for neighborhood solutions and stronger GANA (please also see under Threats)
- Greenspace at the corner of 7th Street and Overhill Drive could be used as a future pocket park/shared gardens
- Several large, currently vacant, lots – could be used for future single-family housing developments

THREATS

- Trash on Roosevelt Street
- Blacktop parking pads along Roosevelt Street
- Indiana Railroad tracks – an accident involving any hazardous materials could put the neighborhood in danger

SWOT ZONE TWO FINDINGS

Boundaries: E. 7th Street in the North to E. 3rd Street in the South; S. Jefferson Street in the West to Hillside Drive in the East.

Group Note-Taker: Julia Jackson
 Photographer: Stefano Conard
 Staff Member: Vickie Provine

STRENGTHS

- Love having the Fire Station in the neighborhood
- New development (houses and complexes) infill of appropriate housing – nice to see the creation of responsible parking areas
- Love the alternative paved pathway between Roosevelt and Jefferson Streets – need more greenways!
- Tree lined streets
- Creation of gardens in the neighborhood
- Dr. Hrisomalos’s well kept property
- Well maintained homes and lawns
- Prompt Care a plus for the neighborhood

WEAKNESSES

- Noise and traffic of 3rd Street
- Mature trees cut without reason
- Questionable if some rental properties are up to code/regulations
- Trash stacked in piles around houses
- Six cars parked in a driveway
- Drainage concerns at 5th and Hillsdale
- Water drainage flow downwards along 5th Street, from the intersection of Hillsdale Drive to the intersection of Overhill Drive
- On the end of 4th Street – too many cars and much noise
- “No Parking” signs can make on-street parking difficult



Having the fire station within Green Acres was highlighted as a very strong asset



Preventing the loss of mature trees was a priority

APPENDIX C: SWOT EXERCISE SUMMARY

OPPORTUNITIES

- Need to have trash receptacles
- Empty lot for community space
- Would like more “Neighborhood Watch” signs on East end of neighborhood
- Turn the alleys into garden walkways
- Stop signs needed to make a 4-way intersection at: 5th and Clark Streets, 5th and Jefferson Streets and 5th Street and Hillsdale Drive

THREATS

- 5th and Hillsdale: traffic concerns for walkers & bikers - danger!
- No sidewalk from Hillsdale to Overview on 3rd Street
- Parking along Hillsdale Ct. – it’s too narrow and if there was a fire or other emergency, no emergency vehicles could get by

SWOT ZONE THREE FINDINGS

Boundaries: E. 7th Street in the North to E. 3rd Street in the South; S. Hillsdale Drive in the West to the SR 45/46 Bypass in the East.

Group Note-Taker: Rob Turner

Photographer: Maggie Jesseph

Staff Member: Lisa Abbott

STRENGTHS

- GANA signs – strong neighborhood association
- Well maintained yards and edible gardens
- Pedestrian connection with commercial zone at the end of 5th St.
- Tree houses in the neighborhood – provides space for kids
- Retaining wall at 5th St. and Overhill Dr.
- Drainage infill
- Front porches
- Rehabilitation of homes (Please also see under Opportunities)
- Rob the U.S. mailman – he lives in the neighborhood too.
- Dead-end streets affect traffic calming
- Natural materials used in landscaping and gardens
- Dekist St. is shaded and pleasant for walking small kids
- Public seating area on Overhill Dr. (City Repair style)
- Hydroponic greenhouse in the neighborhood



Heavy traffic along E. 3rd Street and the Bypass, as well as various missing sidewalk sections on these streets, were weaknesses noted in the SWOT



Rob, the U.S. Mailman, has both worked and lived in Green Acres for many years. Friendly and familiar faces like his were a key strength noted by almost everyone during the SWOT

WEAKNESSES

- Lack of sidewalks on the north side of 3rd. St. – (Please also see under Threats)
- Homes for sale – high turnover rate (Please also see under Opportunities and Threats)
- Bad drainage at 5th St. and Overhill Dr. intersection – fills up with rainwater
- Condition of drainage ditches & general drainage issues along 5th Street (Please also see under Opportunities)
- Unkept landscaping (Please also see under Opportunities)
- Trash in the right-of-way along 5th St.
- Crumbling City infrastructure
- No stop-signs on Hillsdale Dr. between 3rd St., Eastgate Ln. and the Bypass

OPPORTUNITIES

- Homes for sale –could lead to new residents in Green Acres (please also see under Threats)
- Need to create a noise buffer between the Bypass and the neighborhood (please also see under Threats)
- Potential for a bus stop at the intersection of 5th St. & Overhill Dr.
- Possible opportunity to upgrade drainage facilities along 5th Street in the future
- Possible improvements to be made on lots that have un-kept landscaping
- Empty “Mattress Factory” (Bedroom One) building needs occupant(s)
- Rehabilitated homes can fit in well and add to the neighborhood’s character
- Pedestrian underpass planned for E. 7th St. and the Bypass

THREATS

- Lack of sidewalks on the north side of 3rd. St.
- Homes for sale – many older residents selling their homes and leaving Green Acres
- Poison Ivy overtaking many areas throughout the neighborhood
- Broken tree on Edwards Row
- Additional noise in the future from a widened Bypass



Pursuing “City Repair” style improvements, like this streetside bench and rest area, present an opportunity for Green Acres



Finding a new tenant to occupy the former Bedroom One store was another important issue found during the SWOT

SWOT ZONE FOUR FINDINGS

Boundaries: Phi Delta Kappa driveway and parking lot in the North to E. 3rd Street in the South; S. Union St. in the West to S. Jefferson Street in the East.

Group Note-Taker: Diane Dormant

Photographer: Georgia Schaich

Staff Member: Rachel Johnson

STRENGTHS

- The GANA signs – indicative of the neighborhood’s strong organization
- Well-kept business: Dermatology office on the corner of 3rd and Union Streets – well-kept, quiet
- Historically preserved homes well maintained and in good condition
- Nice brick houses
- Homes with adequate parking in rear (please also see under Weaknesses)
- Unique houses, many well kept homes with nice landscaping, unique architecture
- Raintree House – currently under historic restoration – asset to the neighborhood
- New sidewalks are big improvement, added safety for walkers (300 block of N. Jefferson)
- New home construction has added some nice new houses to neighborhood
- Mature trees important to neighborhood identity, new trees are being planted (please also see under Threats)

WEAKNESSES

- Parking issues – Cars are parked along Jefferson Street where parking is not allowed
- Narrow streets – Cause access problems when cars are parked along sides, create illegal pull-off parking, damage lawns, deplete green space
- Homes in need of repair/maintenance
- Driveways in some areas are too wide, yards have turned into parking (please also see under Threats)
- Large gravel parking lots in rear of houses: some need redesign to stop green space from turning into gravel
- Too much visible trash: unkempt houses, visible garbage bags – no place to store trash
- Poorly designed new construction: shotgun houses
- Overgrown shrubs compromise visibility at some intersections



The option of bicycle transportation in Green Acres was another strength



Members of a SWOT group discuss their findings after walking the neighborhood

OPPORTUNITIES

- Potential neighborhood park if land was acquired around/in front of the Raintree House?
- Walking path could be spruced up to be more inviting – replace yellow poles with something more aesthetically pleasing, put in benches, etc.

THREATS

- Alley near fire station is being used as a cut-through, dangerous for bikes/pedestrians and cars at intersection
- Streets are not adequately lit at night.
- Intersection at Union and 3rd Streets – dangerous, difficult to turn east on 3rd, dangerous for pedestrians; traffic on alley exacerbates problem.
- Alley maintenance
- Need sidewalks on more streets (especially Jefferson)
- Front yards turned into gravel parking
- Some evidence of mature trees being cut down, not replaced

GENERAL SWOT FINDINGS

Any general comments, observations, suggestions or ideas that were discussed at the SWOT exercise and relate to the entire Green Acres Neighborhood and not necessarily to a single SWOT zone.

STRENGTHS

- Strong Green Acres Neighborhood Association
- Human and animal habitats co-exist
- Number of houses with well maintained gardens, yards and edible plants

WEAKNESSES

- Trash and litter
- Lack of sidewalks along E. 3rd Street

OPPORTUNITIES

- Potential future partnerships between GANA and Indiana University students
- Additional bicycle and pedestrian transportation options & connectivity
- Promote homeownership possibilities in the neighborhood
- Empty lots – possibly use to develop future public spaces/pocket parks in the neighborhood



“For Sale” signs indicated a turnover of owner-occupied homes in Green Acres



After returning from the exercise, each group discussed and prioritized their findings

APPENDIX C: SWOT EXERCISE SUMMARY

THREATS

- Loss of mature trees
- Over-occupancy of rental properties
- Failure of some rental properties to undertake required property maintenance

FINAL SWOT VOTE TALLIES

SWOT Ranking Category (Total Number of Votes)

Strengths:

- The neighborhood’s location (7)
- Strong neighborhood association (6)
- Mature trees and plentiful natural landscaping (4)
- Alternative transportation amenities such as pathways and bike routes (3)
- Unique, creative, innovative and well maintained homes, yards and gardens (3)
- New residential development and investment that fits well into neighborhood fabric (1)

Weaknesses:

- High turnover of homes and loss of homeowners - many “for sale” and “for rent” signs (9)
- Busy streets around neighborhood and cut-through traffic make alternative transportation options difficult (7)
- Too much visible garbage, trash piles and litter (6)
- Problems with parking – either too much or too little (2)
- Lack of pedestrian/bicycle-only pathways throughout the neighborhood & beyond (1)

Opportunities:

- Additional greenspace (or pocket parks) in the neighborhood and a ‘green screen’ (landscaping buffer) from any future SR 45/46 Bypass project (8)
- Work towards being a “green” & sustainable neighborhood (5)
- New infill construction and/or rehabilitation of existing structures to attract homeowners to Green Acres (2)
- Provide for alley improvements, especially behind the Fire Station (1)
- Potential future partnerships between GANA and Indiana University students (5)
- Four-way stops at every intersection on 5th, 7th & 8th Streets to slow traffic (1)
- Noise, increased traffic, less neighborhood access and potential loss of homes from future SR 45/46 Bypass widening project (6)
- Loss of mature trees throughout the neighborhood (1)
- Lack of maintenance/upkeep on some rental properties in the neighborhood (1)



The voting exercise built the foundation for creating neighborhood goals and objectives



Participants voting on their SWOT priorities at the 9/27 workshop

APPENDIX D: SWOT EXERCISE VOTING RESULTS

Threats:

- Lack of sidewalks along both Third Street and other neighborhood streets (7)
- Drainage issues throughout various locations in the neighborhood (7)
- Noise, increased traffic, less neighborhood access and potential loss of homes from future SR 45/46 Bypass widening project (6)
- Loss of mature trees throughout the neighborhood (1)
- Lack of maintenance/upkeep on some rental properties in the neighborhood (1)

CURRENT CITY OF BLOOMINGTON PROJECTS WITHIN GREEN ACRES

The City of Bloomington and the Green Acres neighborhood have embarked upon several recent joint endeavors to maintain the integrity of the neighborhood's character, while strengthening the desirable attributes that make it unique. As the list below illustrates, City departments and Green Acres residents have enjoyed a partnership that has brought to fruition many wonderful projects. This close relationship should continue to bring forth many benefits to Green Acres in the coming years.

Sidewalk Improvements

The Public Works Department, through the direction of the City Council Sidewalk Committee, has designed and completed several recent projects. In 2005, new sidewalks, curbs, stormwater infrastructure and parking on Jefferson Street (between 7th and 8th Streets) was finished. Additionally, installation of sidewalks, curbs and stormwater drainage infrastructure was constructed along Roosevelt Street (between 4th and 5th Streets) in the fall of 2006. In January of 2007, the City Council approved the Sidewalk Committee's proposal to construct an east-west sidewalk along E. 5th Street, from Overhill Drive to the dead-end at the State Road 45/46 Bypass. The design for this project was funded in 2006, with construction planned to occur in 2007. Additionally, improvements to the 10th and Jefferson Street railroad underpass are underway in order to improve safety for both pedestrians and bicyclists.

Neighborhood Development

In 2006, the Green Acres Neighborhood Association (GANA) successfully applied for a \$1,000 Small and Simple grant from the Housing and Neighborhood Development Department (HAND). Funding from this Small & Simple grant, along with various in-kind volunteer donations from the neighborhood, allowed for the completion of the Green Acres "From Dreams to Reality" project. Accomplishments stemming from this project include the following: redesigning the GANA logo; the purchase of over seventy t-shirts (featuring the GANA logo) for free distribution at neighborhood association meetings and events; publishing a Green Acres neighborhood informational brochure; providing refreshments at the Summer Solstice event and parade held in June; and maintaining a GANA website and list-serve.

Water and Sewer Infrastructure

City of Bloomington Utilities (CBU) has identified several sections of existing sanitary sewer mains and manholes in the Green Acres neighborhood as being high priorities for either upgrade or repair. In 2005, CBU replaced some of the existing sanitary sewer main on Roosevelt Street, between 3rd and 4th Streets. The 2007 CBU budget, approved by the City Council, authorized \$216,000 to install storm infrastructure on E. 5th Street, starting near the Bypass to approximately the Hillsdale Drive intersection. This project will also likely include the replacement of the existing sanitary sewer and water mains as well.

Public Safety

The Green Acres Neighborhood Association, in cooperation with the City of Bloomington Fire Department, conducted a “Summerfest” on June 24, 2006. This event provided an opportunity for department personnel to distribute fire prevention information and material to residents, teach fire safety to children and answer any questions from residents.

An additional public safety cooperative venture is the ‘Neighborhood Watch’ program, which is administered through the City of Bloomington Police Department. The Green Acres neighborhood is encouraged to take advantage of this program. More information about participating in the Neighborhood Watch program can be obtained by contacting the Police Department at 339-4477, or via the internet at <http://bloomington.in.gov/police/>.

Zoning

The Planning Department has completed the adoption of the Unified Development Ordinance (UDO), which became effective on February 12, 2007. The new UDO replaces the City of Bloomington Zoning Ordinance, which was adopted in 1995. The purpose of the UDO is to update the City’s zoning and subdivision regulations, as well as to legally implement the recommendations that are found in the 2002 Growth Policies Plan (GPP). Through the Council of Neighborhood Associations (CONA), the Green Acres Neighborhood Association was closely involved in the public input process for the UDO. The following zoning districts are found in, or around, the Green Acres neighborhood:

- **Residential Core (RC):** established for single-family detached homes, with small to medium sized lots.
- **Residential Estate (RE):** established for single-family detached homes in a rural or agricultural setting, while protecting sensitive environmental resources.
- **Residential High Density (RH):** established for high density residential housing, on larger sized parcels.
- **Commercial Arterial (CA):** established for high intensity commercial developments along major thoroughfares.
- **Commercial General (CG):** established for medium scaled commercial services that create minimal detrimental impacts to the surrounding area.
- **Commercial Limited (CL):** established for the provision of small-scaled retail goods and services required for regular or daily convenience of adjacent residential neighborhoods.
- **Planned Unit Development (PUD):** generally a parcel(s) of land controlled by a single land owner to be developed as a single entity, which does not correspond in size or density to the established regulations of any other zoning district.
- **Institutional (IN):** established for public related services, operations or uses.

Action Strategies: The way in which programs and activities are conducted to achieve an identified goal that includes the What, Who, By Whom, What Resources and Communication aspects in addressing the short-term achievable actions and implementation measures.

Alternative Transportation and Greenways System Plan: The Alternative Transportation and Greenways System Plan represents a commitment by the City to design, construct, and maintain a network of safe, convenient, and attractive bicycle and pedestrian facilities for commuting and recreational use throughout the City. More information is available at <http://bloomington.in.gov/planning> (under ‘Transportation Planning’).

Bloomington Restorations, Inc. (BRI): Bloomington Restorations, Inc. was incorporated in 1976 as a not-for-profit organization whose mission is to oversee historic preservation activities in Bloomington and Monroe County, Indiana. BRI’s work began with saving key endangered buildings and has expanded to include two significant programs that provide funds to restore historic buildings, rehabilitate neighborhoods and provide affordable housing in core areas. For more information call 336-0909, e-mail bri@bloomington.in.us, or visit <http://www.BloomingtonRestorations.org/>.

Bloomington Transit (BT): The Bloomington Public Transportation Corporation (BPTC) is a municipal corporation that provides efficient and timely public transportation within the City of Bloomington limits. For more information call 336-7433, or visit <http://www.bloomingtontransit.com>.

Bloomington Urban Enterprise Association (BUEA): A non-profit charitable organization that forms successful public-private partnerships to revitalize business and residential districts within their jurisdiction. The mission is to improve the economic health of its jurisdiction through facilitating business investment in the BUEA, implementing community development projects which support a healthy business sector, quality jobs and strong neighborhoods and aggressively support the quality of life in the Zone and urban Westside community. For more information call 349-3805, or visit <http://bloomington.in.gov/hand/buea.php>.

Bloomington Volunteer Network: Promotes and facilitates volunteer activities throughout the community. It functions as an umbrella agency, cooperating with other agencies, non-profit corporations, businesses, and Indiana University to mobilize the effective use of volunteers in resolving community problems. It supports, guides, and assists agencies in recruiting, utilizing, and managing volunteers. For more information call 349-3433, or visit <http://bloomington.in.gov/volunteer>.

Board of Zoning Appeals (BZA): The Board of Zoning Appeals consists of five members. The Board hears and makes the final decision on requests for variances from both the development and the use standards in the Zoning Ordinance. The Board also hears and makes final decisions on conditional use requests. In addition, the Board makes the final decision on appeals from administrative decisions, determining whether or not an appealed staff decision was or was not within the scope of the Zoning Ordinance. All meetings of the Board of Zoning Appeals take place in the City Council Chambers at City Hall and begin at 5:30 pm, unless otherwise announced.

Capital Improvement Plan (CIP): A plan that schedules the timing and implementing of major municipal projects or purchases. Usually covers large-scale infrastructure and equipment purchases. CIP's normally have a five year outlook.

Community Emergency Response Team (CERT): Citizens trained in basic response techniques providing critical support to first responders during emergencies. The CERT is administered locally by the Monroe County Citizen Corps, which is a network of volunteer organizations that use the abilities of citizens to prepare communities for the threats of terrorism, crime and natural disasters. For more information, please see <http://cgi.hoosier.net/~mccc/cgi-bin/main.php>

Citizens' Academy: To encourage more civic involvement through a basic understanding of City services, the HAND Department developed the Citizens' Academy. The Academy is a nine-week program that provides thirty participants with an interactive learning experience about City services, programs and responsibilities. Through the sessions with various City Departments, the participants learn about the challenges to city government, budget limitations, day-to-day operations and mandates. For more information, or to apply for the program, visit Citizen's Academy (under 'Classes and Courses') at <http://bloomington.in.gov/hand/>, or call 349-3420.

City of Bloomington Utilities (CBU): The City of Bloomington Utilities is a municipally-owned water and wastewater utility under the guidance of the seven-member Utility Service Board, which is appointed by the Mayor and City Council. The utility is responsible for the production and distribution of drinking water and the collection and treatment of sanitary sewage. For more information call 349-3930, or visit <http://bloomington.in.gov/utilities>.

Community Activity Center (CAC): The CAC is designed to provide community-serving commercial opportunities in the context of a high density, mixed use development. The CAC must be designed to serve not only the pedestrian traffic from nearby neighborhoods, but also a community-wide group of users that may drive a personal vehicle to the CAC.

Community Development Block Grant (CDBG): As an entitlement city, Bloomington annually receives HUD-sponsored CDBG money. Eligible programs and projects include a wide range of community and economic development activities aimed at revitalizing decayed urban areas and benefiting low and moderate income persons. CDBG funds are administered through the Housing and Neighborhood Development department of the City of Bloomington. For more information call 349-3420, or visit <http://bloomington.in.gov/hand/>.

Community and Family Resources Department (CFRD): The Department exists to identify the social service needs in the community and to help the community develop solutions to addressing these needs. The CFRD runs a number of social service programs, distributes a number of informative publications, and offers consultation and training services to the social service community. For more information call 349-3430, or visit <http://bloomington.in.gov/cfrd/>

Conservation District: A historic district that allows the City’s Historic Preservation Commission to regulate only the design of new construction, demolition or the moving of a primary building.

Context Sensitive: Development or construction that compliments and preserves the existing community’s aesthetics, history and environment.

Council of Neighborhood Associations (CONA): A non-profit organization dedicated to promoting interest in the neighborhoods of Monroe County, promoting mediation training and working with neighborhoods to promote productive citizen involvement within the community. For more information visit <http://www.conaonline.org>, or call 331-3979.

Environmental Commission (EC): The EC is an advisory body composed of local citizens appointed by the Mayor and Common Council. It provides information and recommendations on environmental matters to the City of Bloomington, other government agencies, developers and the public. For more information on the EC, contact the Planning Department at 349-3423, or visit <http://www.bloomington.in.gov/planning>.

Goals: The general statements of purpose or the long-term end toward which programs or activities are ultimately directed.

Green Acres Neighborhood Association (GANA): For more information, please visit <http://cgi.hoosier.net/~gana/welcome/>.

Growth Policies Plan (GPP): The Growth Policies Plan is the long range planning document that serves as the City of Bloomington’s comprehensive plan. The plan consists of the City’s planning goals, land use recommendations, critical sub-areas, and the Master Thoroughfare Plan. The GPP is based on a 10 year timeframe. For the complete plan, visit <http://bloomington.in.gov/planning/> (under ‘Long-Range Planning’), or call the Planning Department at 349-3423.

APPENDIX F: GLOSSARY AND COMMUNITY RESOURCES

Habitat for Humanity: Habitat for Humanity of Monroe County is a nonprofit organization. Their stated mission is to build simple, decent homes for people in need. They charge no interest on mortgages and sell homes for no profit. Their goal is to eliminate poverty through affordable housing in Monroe County. For more information, please visit <http://www.bloomington.in.us/~habitat>, or call 331-4069.

Housing and Neighborhood Development (HAND): A City of Bloomington Department that is responsible for neighborhood compliance (through code enforcement and rental inspection), historic preservation (by promoting the restoration and preservation of historic areas and buildings), and housing specialists (who provide a wide array of programs to provide and rehabilitate affordable housing). Development activities are funded through CDBG and HOME funds for physical improvement projects, curb and sidewalk programs, and land acquisition. Neighborhood services provide technical assistance, funding resources and support services to neighborhoods. For more information call 349-3420, or visit <http://bloomington.in.gov/hand/>.

HPC: The City of Bloomington Historic Preservation Commission. For more information on the activities of the HPC, please call 349-3401, or visit <http://bloomington.in.gov/hand/btoncmsn.php>.

HUD: U.S. Department of Housing and Urban Development. For more information, visit <http://www.hud.gov/>.

IDNR: Indiana Department of Natural Resources. For more information, visit <http://www.in.gov/dnr/>.

INDOT: Indiana Department of Transportation. For more information visit <http://www.in.gov/dot/>.

Infrastructure: Physical municipal assets including roads, bridges, sewer and water lines, street lights, and sidewalks.

Infill development: Building homes, businesses and public facilities on unused or underutilized land within existing urban areas.

Local Historic Designation: A local historic designation is created by City ordinance and like the National Register, an eligible property can be listed either individually or as part of a larger district. Being Locally Designated grants the City of Bloomington Historic Preservation Commission (HPC) design review over exterior modifications to the property. A Certificate of Appropriateness is then required from the HPC before work is permitted to proceed. For more information about Local Historic Designation, please contact the HAND Department at 349-3401.

National Register of Historic Places: This listing honors a historic place by recognizing its importance to its local community, state or the entire nation. To be eligible for an individual listing to the National Register, a property must meet certain historic standards and criteria. Under federal law, owners of private property listed on the National Register are free to maintain, manage, or dispose of their property as they choose. Owners have no obligation to open their properties to the public, restore them, or even to maintain them, if they choose not to do so. A National Register listing does, however, qualify income-producing historic structures, such as commercial, industrial, or rental residential buildings, for a possible 20% investment tax credit for certified rehabilitation projects. For more information, please visit <http://www.cr.nps.gov/nr/>.

Neighborhood Activity Center (NAC): The NAC is a mixed commercial node that serves as the central focus of each neighborhood. The NAC must be designed so that it serves the neighborhood adequately without attracting an influx of usage from surrounding areas.

Neighborhood Clean-up Grant Program: Neighborhood clean-ups are one-day events in which neighborhood residents can apply for assistance to conduct a neighborhood clean-up. HAND staff will work with residents to facilitate the removal of tires, trash, old furniture, hazardous materials, oil, car batteries, non-perishable food and usable clothing. What can be recycled back into the community is and what cannot is appropriately discarded. For more information call 349-3420, or visit <http://bloomington.in.gov/hand/> (under 'For Neighborhoods').

Neighborhood Improvement Grant: The program is intended to give residents an opportunity to have direct input and influence into the improvement of their neighborhoods. The funds provide for non-traditional capital projects with community-wide benefit. Improvement projects include physical improvement projects, public art, and design for a future capital improvement through a Neighborhood Improvement Grant. The minimum amount for this award is \$2,000, with a 10% match. Past projects include neighborhood signs, restoration of historic sidewalks, landscaping, and historical markers. For more information, or to fill-out an application, visit <http://bloomington.in.gov/hand/> (under 'For Neighborhoods'), or call 349-3401.

Neighborhood Planning Initiative: A program created to bring emphasis to neighborhoods in Bloomington. The process involves staff from both the Planning Department and the Housing & Neighborhood Development Department (HAND) acting as a facilitator to encourage public and private investment in a neighborhood.

Neighborhood Traffic Safety Program (NSTP): To maximize neighborhood involvement in improving local traffic conditions, the City of Bloomington Bicycle and Pedestrian Safety Commission (BPSC), with assistance from the Public Works, Engineering and Planning Departments, has developed the NSTP for Bloomington neighborhoods. For more information, call 349-3417.

APPENDIX F: GLOSSARY AND COMMUNITY RESOURCES

Neighborhood Watch Program: With assistance from the Bloomington Police Department, neighborhoods can establish a watch program in the area to watch for criminal activity. For more information, call 349-3343.

Objectives: Provisions that have measurable elements to mark progress towards the corresponding goal.

Parks and Recreation Department (Parks): The Bloomington Parks and Recreation Department provides parks, open space, facilities, services and programs necessary for the positive development and well-being of the community. For more information call 349-3700, or visit <http://bloomington.in.gov/parks/>.

Planned Unit Development (PUD): An area under single ownership and control to be developed in conformance with a development plan; consisting of a map showing the development area, all improvements to the development area and a text which sets forth the uses and the development standards to be met.

Planning Department: The Planning Department is responsible for administering the policies, programs and regulations that manage the growth and development of the City of Bloomington. Planners work on issues such as transportation, the environment, long range planning, zoning code compliance and the review of development proposals and permits. For more information call 349-3423, or visit <http://bloomington.in.gov/planning/>.

Permaculture: According to the National Sustainable Agriculture Information Service at the University of Arkansas-Fayetteville, Permaculture is a contraction of the phrases “permanent agriculture” or “permanent culture”. Permaculture stresses the use of ecology as the basis for designing integrated systems of food production, housing, appropriate technology and community development. For further information regarding Permaculture, visit the National Sustainable Agriculture Information Service website at <http://attra.ncat.org/attra-pub/perma.html#defined>. Another good Permaculture resource website is www.permacultureactivist.net.

Public Works (PW): The Department of Public Works manages and directs the policies, programs and activities for seven departments and divisions. Public Works is also responsible for administrative duties associated with the numerous commissions and the Board of Public Works. The Board of Public Works monitors and grants final approval to commission resolutions and directives. For more information call 349-3410, or visit <http://bloomington.in.gov/publicworks/>.

Small and Simple Grant Fund: This grant provides neighborhoods with the opportunity to promote neighborhood community building activities that demonstrate a neighborhood benefit that require \$1,000 or less. Match is \$1 to \$1; 10% cash match is required. Applications are always available. Eligible projects could be to build or enhance a physical improvement, one-time events such as a special celebration, training sessions or educational campaigns. For more information, or to fill out an application, call 349-3420, or visit <http://bloomington.in.gov/hand/>.

Sustainability: is the ability to achieve continuing economic prosperity while protecting the natural systems of the planet and providing a high quality of life for its people. Achieving sustainable solutions calls for stewardship, with everyone taking responsibility for solving the problems of today and tomorrow; individuals, communities, businesses and governments are all stewards of the environment.

SWOT: An acronym for Strengths (assets that contribute positively to the quality of life), Weaknesses (conditions that detract from the quality of life), Opportunities (projects with the potential to transform weaknesses into strengths) and Threats (negative trends that threaten the future security of the neighborhood). SWOT analysis is an effective method of identifying all the current conditions of your neighborhood. The SWOT framework will then be used as the foundation for the goals, objectives and action strategies that will be addressed in the Neighborhood Plan.

UDO: The Unified Development Ordinance of the City of Bloomington. This document replaced the previous zoning and subdivision ordinances. The UDO governs land use and development throughout the City of Bloomington's planning jurisdiction. For more information, please see www.bloomington.in.gov/udo.

Vision Statement: A statement that reflects the overall values and interests for a recognized group, organization, or delegation of individuals found within a community.