

**Bloomington Historic Preservation Commission
Shows City Hall
Council Chambers
Thursday June 7, 2018 (Special Meeting)
5:00 P.M.
Agenda**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. NEW BUSINESS**
 - A. Maple Heights Conservation District – Vote to approve district boundaries map and staff report.
 - B. Maple Heights Conservation District – Vote to place interim protection on the listed properties within the district boundaries.
- IV. COMMISSIONER COMMENTS**
- V. PUBLIC COMMENTS**
- VI. ANNOUNCEMENTS**
 - A. Next regularly scheduled BHPC meeting – June 14, 2018, McCloskey Room, 5-7 P.M.
- VII. ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, human.rights@bloomington.in.gov

Next meeting date is Thursday June 7, 2018 at 5:00 P.M. in City Council Chambers

Posted: May 30, 2018

Maple Heights Conservation District



The properties located within the proposed boundaries of the Maple Heights Conservation District qualify for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1): a, (2): a and f.

I. Historic:

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

II. 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 or 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 represents a significant innovation; or
- e. Contains an 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.
- g. Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

Properties located within the proposed Maple Heights Conservation District boundaries:

West 11th Street: 701, 702, 702 ½, 708, 709, 712, 719, 720, 801, 800-812;

West 12th Street: 600, 606, 611, 612, 613, 614, 615, 616, 619, 621, 708, 709, 713, 720, 723, 801;

West 13th Street: 412, 420, 500, 501, 502, 505, 508, 509, 512, 517, 522, 523, 615, 619, 620, 622, 623, 625, 626, 702, 705, 709, 712, 714, 715, 720, 721;

West 15th Street: 409, 410, 512, 514, 516;

North Maple Street: 633, 634, 639, 715, 717, 803, 807, 813, 823, 901, 905, 909, 910, 911, 912, 916, 917, 918, 919;

North Fairview Street: 714, 715, 721, 721 ½, 800, 802, 914, 915, 916, 917, 917 ½, 927, 931;

North Jackson Street: 811, 812-814, 815, 817, 819, 903, 907, 914, 915, 924, 925, 927, 928, 933, 938, 939, 940, 943, 943 ½, 944, 1002, 1004, 1014, 1020, 1022, 1024, 1106, 1108, 1110.

*Red highlight = vacant lots

Properties listed as contributing on the 2015 SHAARD Survey:

West 11th Street: 708, 712, 719, 720.

West 12th Street: 600, 606, 611, 613, 614, 615, 616, 619, 621, 708.

West 13th Street: 412, 508, 509, 615, 619, 623, 625, 626, 705, 712, 715, 720, 721.

West 15th Street: 409, 410, 514.

North Maple Street: 639, 715, 717, 803, 813, 823, 918.

North Fairview Street: 721, 914, 927, 931.

North Jackson Street: 811, 815, 817, 819, 924, 938, 940, 1002, 1014, 1022, 1108, 1110.

Legal Descriptions of Lots in the Proposed Boundaries

West 11th Street

- 701 - 013-22180-01 MAPLE HEIGHTS 1ST PT LOTS 31 33; NON-TAX
- 702, 702 ½ - 013-13420-00 MAPLE HEIGHTS LOT 12
- 708 - 013-16440-00 MAPLE HEIGHTS LOT 14
- 709 - 013-22170-01 MAPLE HEIGHTS 1ST PT LOT 29
- 712 - 013-31460-00 MAPLE HEIGHTS LOT 16
- 719 - 013-42430-00 MAPLE HEIGHTS LOT 27
- 720 - 013-12160-00 MAPLE HEIGHTS LOT 18
- 800-812 - 013-12170-00 MAPLE HEIGHTS LOT 22
- 801 - 013-51670-00 MAPLE HEIGHTS LOT 23

West 12th Street

- 600 - 013-47490-00 MAPLE HEIGHTS PT LOT 35
- 606 - 013-40930-00 MAPLE HEIGHTS LOT 36
- 611 - 013-22160-00 MAPLE HTS PT LOT 3
- 612 - 013-34640-00 MAPLE HTS LOT 37
- 613 - 013-17050-00 MAPLE HTS LOT 5
- 614 - 013-17590-00 MAPLE HTS PT LOT 38
- 615 - 013-17050-00 MAPLE HTS LOT 5
- 616 - 013-01910-00 MAPLE HEIGHTS PT LOTS 38 39; 38A
- 619 - 013-48920-00 MAPLE HEIGHTS LOT 7
- 621 - 013-48910-00 MAPLE HEIGHTS LOT 9
- 708 - 013-35550-00 MAPLE HEIGHTS 1ST LOT 41; 013-35540-00 MAPLE HEIGHTS 1ST LOT 40
- 709 - 013-23610-00 MAPLE HEIGHTS LOT 13
- 713 - 013-23620-00 MAPLE HTS LOT 15
- 720 - 013-17680-00 MAPLE HEIGHTS LOTS 42 ; 43
- 723 - 013-21890-00 MAPLE HTS LOT 17
- 801 - 013-46150-00 MAPLE HEIGHTS 1ST PT LOT 19

West 13th Street

- 412 - 013-49700-00 MAPLE HTS LOT 96
- 420 - 013-42180-00 MAPLE HEIGHTS 2ND LOT 97
- 500 - 013-16940-00 MAPLE HEIGHTS 2ND LOT 98
- 501 - 013-22260-01 MAPLE HEIGHTS 2ND PT LOT 91
- 502 - 013-47090-00 MAPLE HEIGHTS 2ND LOT 99
- 505 - 013-22250-00 MAPLE HEIGHTS 2ND LOT 90
- 508 - 013-42910-00 MAPLE HEIGHTS PT E1 2 LOT 100; PLAT 2
- 509 - 013-44600-00 MAPLE HEIGHTS 2ND LOT 89
- 512 - 013-10200-00 MAPLE HEIGHTS PT LOT 100
- 517 - 013-04500-00 MAPLE HEIGHTS 2ND LOT 88

- 522 - 013-34200-00 MAPLE HEIGHTS 2ND LOT 101; 013-34210-00 MAPLE HEIGHTS 2ND LOT 102
- 523 - 013-27660-00 MAPLE HTS LOT 87
- 615 - 013-31530-00 MAPLE HEIGHTS LOT 84
- 619 - 013-42290-00 MAPLE HEIGHTS 2ND PT LOT 83; E 18
- 620 - 013-14610-00 MAPLE HEIGHTS 2ND LOT 105
- 622 - 013-08090-00 MAPLE HTS 2ND LOT 106; ETAL TAMMY SUE
- 623 - 013-36170-00 MAPLE HEIGHTS PT LOTS 82 83
- 625 - 013-16120-00 MAPLE HEIGHTS 2ND PT LOT 82
- 626 - 013-42890-00 MAPLE HEIGHTS 2ND LOT 107
- 702 - 013-09470-00 MAPLE HEIGHTS 2ND LOT 108
- 705 - 013-05530-00 MAPLE HEIGHTS LOTS 80 81
- 709 - 013-09380-00 MAPLE HEIGHTS 2ND PT LOT 80; W 52 ; L80A
- 712 - 013-09460-00 MAPLE HEIGHTS 2ND LOT 109
- 714 - 013-02430-00 MAPLE HEIGHTS 2ND LOT 110
- 715 - 013-13430-00 MAPLE HEIGHTS 2ND LOT 79
- 720 - 013-47730-00 MAPLE HEIGHTS LOT 111
- 721 - 013-44400-00 MAPLE HEIGHTS 2ND LOT 78

West 15th Street

- 409 - 013-01120-00 VERNONS LOT 10
- 410 - 013-40840-00 JOHNSON LOT 1
- 512 - 013-10110-00 OUTLOT PT 115
- 514 - 013-00040-00 OUTLOT PT 115; 115G
- 516 - 013-20160-00 OUTLOT PT 115

North Maple Street

- 633 - 013-37240-00 MAPLE HTS 1ST LOTS 25 26 VAC ALLEY
- 634 - 013-22245-01 MAPLE HEIGHTS 1ST PT LOTS 28 30
- 639 - 013-34890-00 MAPLE HTS 1ST LOT 24 VAC ALLEY; 6 X 132
- 715 - 013-46680-00 MAPLE HTS LOT 21
- 717 - 013-41660-00 MAPLE HEIGHTS LOT 20
- 803 - 013-30350-00 PT S1 2 NE 32-9-1W .20A
- 807 - 013-10860-00 PT S1 2 NE 32-9-1W .20A
- 813 - 013-31990-00 PT S1 2 NE 32-9-1W .64A; PLAT 2
- 823 - 013-12670-00 PT SW NE 32-9-1W .22A .28A; PLAT 760
- 901 - 013-39690-00 PT S1 2 NE 32-9-1W .21A; PLAT 758
- 905 - 013-38630-00 PT S1 2 NE 32-9-1W .24A; PLAT 757
- 909 - 013-35560-00 PT NW NE 32-9-1W .51A Plat 756 755 754
- 910 - 013-18080-00 CRAVENS CARMICHAEL LOT 5
- 911 - 013-35570-00 PT NW NE 32-9-1W .17A Plat 755
- 912 - 013-18090-00 CRAVENS CARMICHAEL LOT 6
- 916 - 013-36390-00 CRAVEN-CARMICHAEL LOT 7
- 917 - 013-38280-00 PT NW NE 32-9-1W .17A; 61 X 122 ; PLAT 752

- 918 - 013-13720-00 CRAVENS CARMICHAEL LOT 8
- 919 - 013-23320-00 PT N1 2 NE 32-9-1W .17A; PLAT 751
- N Maple ST - 013-41665-00 MAPLE HEIGHTS PT LOT 19

North Fairview Street

- 714 - 013-48910-00 MAPLE HEIGHTS LOT 9
- 715 - 013-43180-00 MAPLE HEIGHTS S1 2 LOT 11
- 721, 721 ½ - 013-43190-00 MAPLE HEIGHTS 1ST N1 2 LOT 11
- 800 - 013-26850-00 MAPLE HEIGHTS 1ST PT LOT 39
- 802 - 013-21380-00 MAPLE HEIGHTS PT LOT 39; PLAT 1
- 914 - 013-46660-00 CRAVENS-CARMICHAEL LOT 1
- 915 - 013-47080-00 CRAVEN-CARMICHAEL LOT 3
- 916 - 013-40660-00 CRAVENS CARMICHAEL LOT 2
- 917, 917 ½ - 013-47070-00 CRAVEN-CARMICHAEL LOT 4
- 927 - 013-24830-00 CRAVEN-CARMICHAEL LOT 9
- 931 - 013-24840-00 CRAVEN-CARMICHAEL LOT 10

North Jackson Street

- 811 - 013-42850-00 MAPLE HEIGHTS PT N1 2 LOT 35
- 812-814 - 013-17780-00 MAPLE HEIGHTS 2ND PT LOT 77; L77A
- 815 - 013-20370-00 MAPLE HTS 2ND PT LOTS 85 86
- 817 - 013-17910-00 MAPLE HEIGHTS 2ND PT LOTS 85 86
- 819 - 013-17740-00 MAPLE HTS 2ND PT LOTS 85 86
- 903 - 013-21910-00 MAPLE HEIGHTS 2ND S1 2 LOTS 103 104
- 907 - 013-01270-00 MAPLE HEIGHTS 2ND PT LOTS 103 104
- 914 - 013-39730-00 DOLANS LOT 1
- 915 - 013-49780-00 DOLANS LOT 2
- 924 - 013-39720-00 DOLAN LOT 3
- 925 - 013-01300-00 DOLANS LOT 4
- 927 - 013-45530-00 DOLANS LOT 6
- 928 - 013-12330-00 DOLANS LOT 5
- 933 - 013-37730-00 DOLAN LOT 8
- 938 - 013-44990-00 DOLANS LOT 7
- 939 - 013-19000-00 DOLANS LOT 10
- 940 - 013-18380-00 DOLANS LOT 9
- 943, 943 ½ - 013-19010-00 DOLANS PT S1 2 LOT 12
- 944 - 013-25980-00 DOLANS PT LOT 11
- 1002 - 013-23630-00 DOLANS PT LOT 13
- 1004 - 013-44340-00 DOLAN LOT 15
- 1014 - 013-37990-00 DOLANS LOT 17
- 1020 - 013-42510-00 DOLANS LOT 19
- 1022 - 013-12530-00 DOLAN LOT 21
- 1024 - 013-13530-00 DOLANS PT LOT 23
- 1106 - 013-25450-00 DOLAN S PT W1 2 LOT 25; PLAT 7; ; Sewer lien 105.63

- 1108 - 013-01020-00 DOLAN PT W 113 LOT 27; PLAT 5
- 1110 - 013-13520-00 DOLAN LOT 29
- N Jackson ST – 013-11260-00 DOLANS PT (N1/2) LOT 12

Sample Styles of Houses Found in the District

- California Bungalow – common between 1910 and 1939.
- Gabled-ell – common between 1890 and 1910.
- Dormer Front Bungalow – common between 1905 and 1930.
- Shotgun – common between the mid-1800’s and 1930.
- Pyramid Roof Cottage – common between 1900 and 1930
- I-House – common between the mid to late 19th century

Historic Background

Just a half mile north of the Showers Brothers Furniture Factory complex in downtown Bloomington, sits a quaint neighborhood with a collection of architecture that is as unique as the story behind it. Known as Maple Heights, this neighborhood developed out of a need for worker housing that was located near several downtown factories during the late 19th and early 20th centuries. However, the story of the neighborhood goes back much further to the Blair family who originally settled the land, where the neighborhood is located, in 1825. Prominent Covenanter’s in the Bloomington community and lifelong farmers, the Blair family cleared and developed the land as Bloomington was becoming a well-known landmark in South-Central Indiana.

James N. Blair, born in 1789 in South Carolina, purchased the plot of land between the rough boundaries of today’s North Madison Street, North Monroe Street, 10th and 17th Streets in 1825 and established the Blair Family farm. Scotch-Irish Covenanter Presbyterians who were strongly opposed to slavery, the Blair family moved from South Carolina in 1816 to Tennessee where they remained until 1824 when they finally moved to Indiana after the state had outlawed slavery. Approximately a half mile outside of City limits, the farm encompassed approximately 160 acres, and was used for subsistence farming. James was a prominent figure in the Bloomington Covenanter community and in 1825 was made one of two ruling elders of the Covenanter settlement, which he served as until his death. James also served as a trustee of Indiana University from 1828 to 1841.

Following his father’s death in 1849, likely from a stroke, the farm was transferred to James’ son, John J. Blair, and shortly after the Blair farmhouse was constructed on the property. Previously, the family had lived in a log cabin that was located on or near the property of what is today 823 N. Maple Street, and the remains of a grain silo still stand not far from the present day house. John and his wife, Hannah, were very active in the Underground Railroad and it is reported that they fed and sheltered any slaves who were seeking aid as they escaped to Canada from the South. John was also an elder of the “New Side” Covenanter Church and the United Presbyterian church, all while continuing to maintain the family farm.

When John died in 1908, his eldest son, James Blair, inherited the farm and sold off portions of the property until his death in 1939. These plots of land would be subdivided into what was to become the Maple Heights neighborhood. James was engaged in road construction and ran a small stone quarry business in the northwest corner of the farm which he ran until approximately 1921, all while he continued to farm that portion of the Blair plat. He was elected as a member of the Bloomington City Council for four years, which was followed by a four year term as Republican County Commissioner. In 1928, James was elected again as a county commissioner and retired as the end of his term in 1932. He was also a member of the city police board in his later years. When John died in 1939, the remaining acreage and the house of the Blair farm was left to his wife, Agnes, and his daughter, Junia. After Junia died unexpectedly in 1942, Agnes chose to sell the house to the Brown family in 1957. In 1965, the Brown Family sold the house in 1965 to Jim Porter who either sold or lost the property in the 1970's to the Monroe County Farm Bureau Corporation Association. Bobby and Lois Duvall purchased the property in 1977 but sold it again in 1979 to ZZ South Central Mental, which eventually became Centerstone, the organization that currently owns the house.

John's third son, William T. Blair, was also an active member of the Bloomington community. While he did not help with day to day operations of the family farm, William owned and operated a shoe store downtown which he purchased from C.R. Perdue before he organized the Bloomington Cut Stone Company. He married Julie Waldron, daughter of John and Ann Waldron, in 1882. John Waldron is one of Bloomington's most prominent businessmen who invested heavily in real estate and his tannery business. John was also the director of the First National Bank in Bloomington. William and Julia moved to a house on West Kirkwood Avenue known as the Blair-Waldron House in the late 19th century. William be active in local politics, serving as a county auditor and a member of the Bloomington city council.

As John sold off portion of the Blair family farm, developers began subdividing the land to create plots for perspective homeowners. The first plats were developed under the names Maple Heights 1st Addition and Maple Heights 2nd Addition, both in 1889. James H. Blair is listed as the first owner of the 1st platted addition, but no specific owner in listed for the 2nd. The next portions of the property to be developed were the Craven and Carmichael 1st and 2nd Subdivisions in 1891. There was a third addition to the north of the Craven and Carmichael sections known as the Dolan Addition that was also platted in 1891. The Kenwood Land Company began purchasing property in this area in 1893 and established the Kenwood Addition, while a small addition was formed immediately to the north under the Citizens Loan & Trust in 1914. The Johnson Subdivision was platted in 1906 and finally, the last addition was platted in 1923 under the name Vernon Subdivision.

Architectural Significance

Construction dates of houses within the Maple Heights Neighborhood closely follow the creation of the platted additions, with the earliest of the houses being constructed between 1895 and 1915. The dominant styles of houses that were constructed in the neighborhood are gabled-ell cottages and pyramid roof houses, although there are examples of Shotgun Houses, Double-Pen Houses, and California Bungalow's. Example pictures of these various house types are included later in the Staff report.

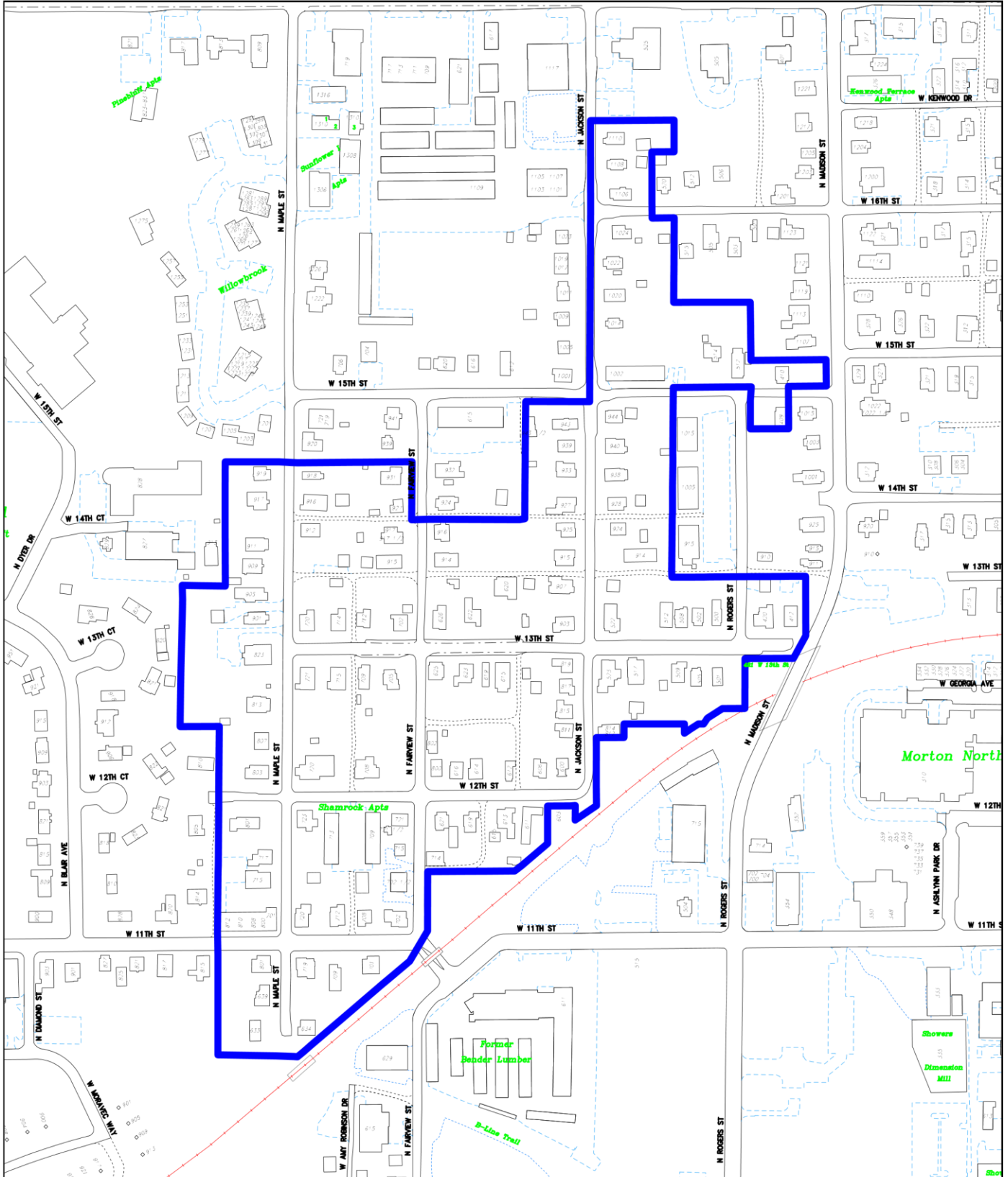
The construction and styles of houses building in Maple Heights are representative of the need for worker housing near the downtown area. As factories and businesses, such as the Showers Brothers Furniture Factory and the Nurre Glass Works, grew and prospered with the expansion of the rail industry, companies began employing more factory workers throughout the city. This led to an increased need for small, affordable houses located near a worker's place of business. Maple Heights became an ideal location for families to live affordably while still remaining close to most of the major factories into at least the 1930's.

Even though larger factories and businesses were the major employers of the residents of Maple Heights, some residents operated grocery stores, barber shops, and other small businesses either in the neighborhood or nearby. One business that still retains its early commercial connections to the neighborhood is the Godsey Cabinet Shop which is located at 611 W. 12th Street and was opened in 1932 by the Godsey/Mouldin family. The business is currently closed but the building is still retained on the site and speaks to an earlier time when small businesses were an integral part of neighborhoods throughout the city. Walter and Pearl Herrin, who owned a grocery store at 701 N. Jackson, lived in the house at 708 W. 12th Street, known in the neighborhood as the Plew House. The Herrin's acquired the house from Arthur L. Plew, who was a barber and ran a shop at 703 W. 11th Street.

The Maple Heights neighborhood has lost many houses over the course of the past century and many others have been altered so they are unrecognizable to their original form, scale, or style. This neighborhood represents an integral part of the Bloomington story and is a familiar visual feature of the city. A Local Conservation District designation will ensure that these houses are not dramatically altered or lost in the future, ensuring the preservation of this architecture and its story for another century. Staff recommends approving the map and staff report in order to send the materials onto Common Council for review. Staff also recommends voting to place interim protection on the properties and houses within the proposed boundaries of the district until the action of the Common Council.

Sources

- "Bloomington Fading 823 N Maple Street: The Historic Blair House," *derekandjenrichey*, 2018. <https://bloomingtonthenandnow.wordpress.com/2013/12/28/823-n-maple-street-the-historic-james-blair-house/>.
- "Maple Heights Neighborhood Bloomington, IN: About," 2018. <http://mapleheights.bloomington.in.us/about/>.
- "Find a Grave: James Blair, John Blair, William T. Blair, James N. Blair," 2018. <https://www.findagrave.com/>.
- Previous research conducted by Nancy Hiestand for original designation application ~ 2013.



Maple Heights Proposed Conservation District

For use as map information only, information is NOT warranted.

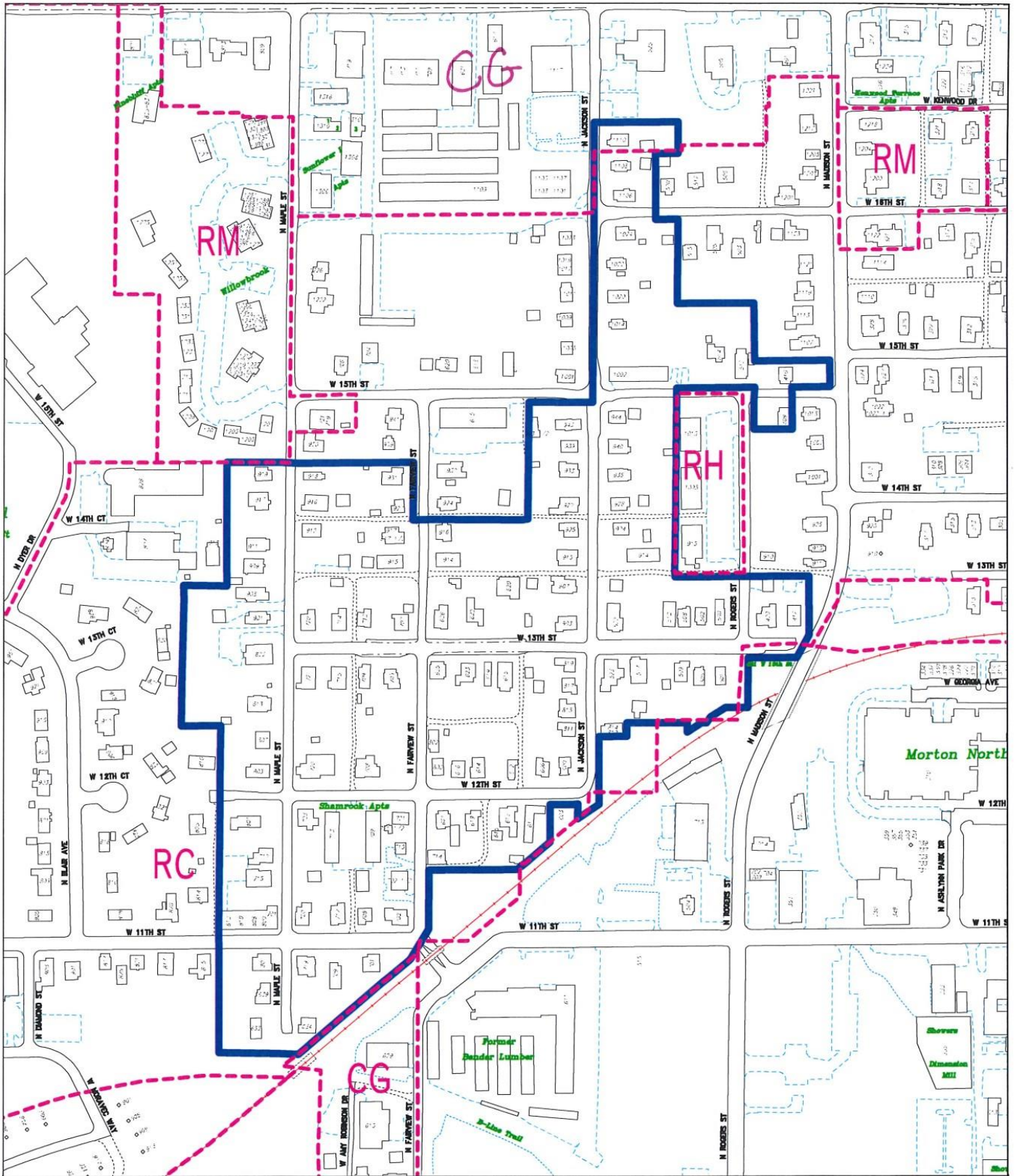
May 31, 2018



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Maple Heights Proposed Conservation District

For use as map information only, information is NOT warranted.

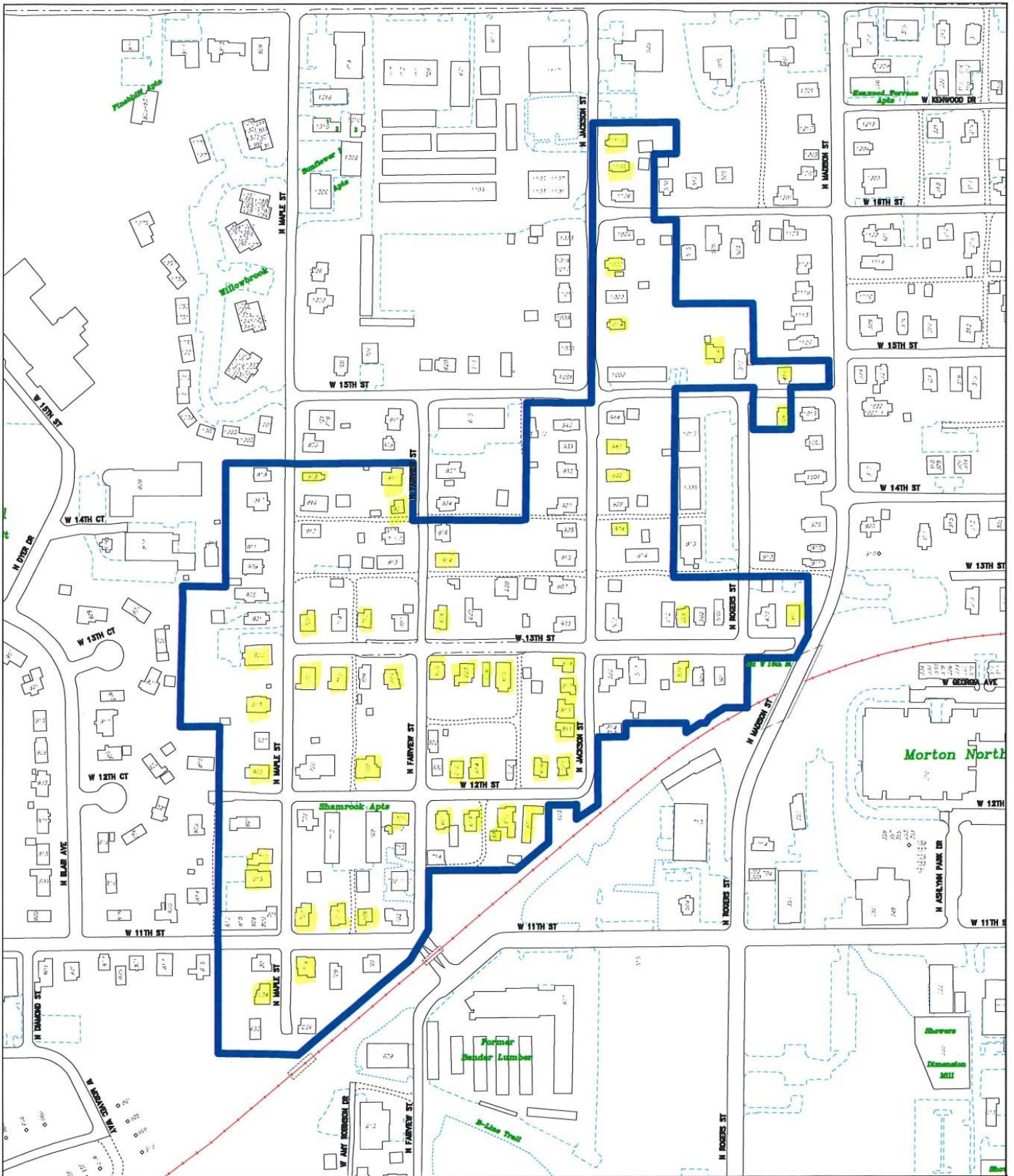
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2015 Survey ratings



Maple Heights
Proposed Conservation District

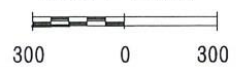
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 **Contributing - 53**

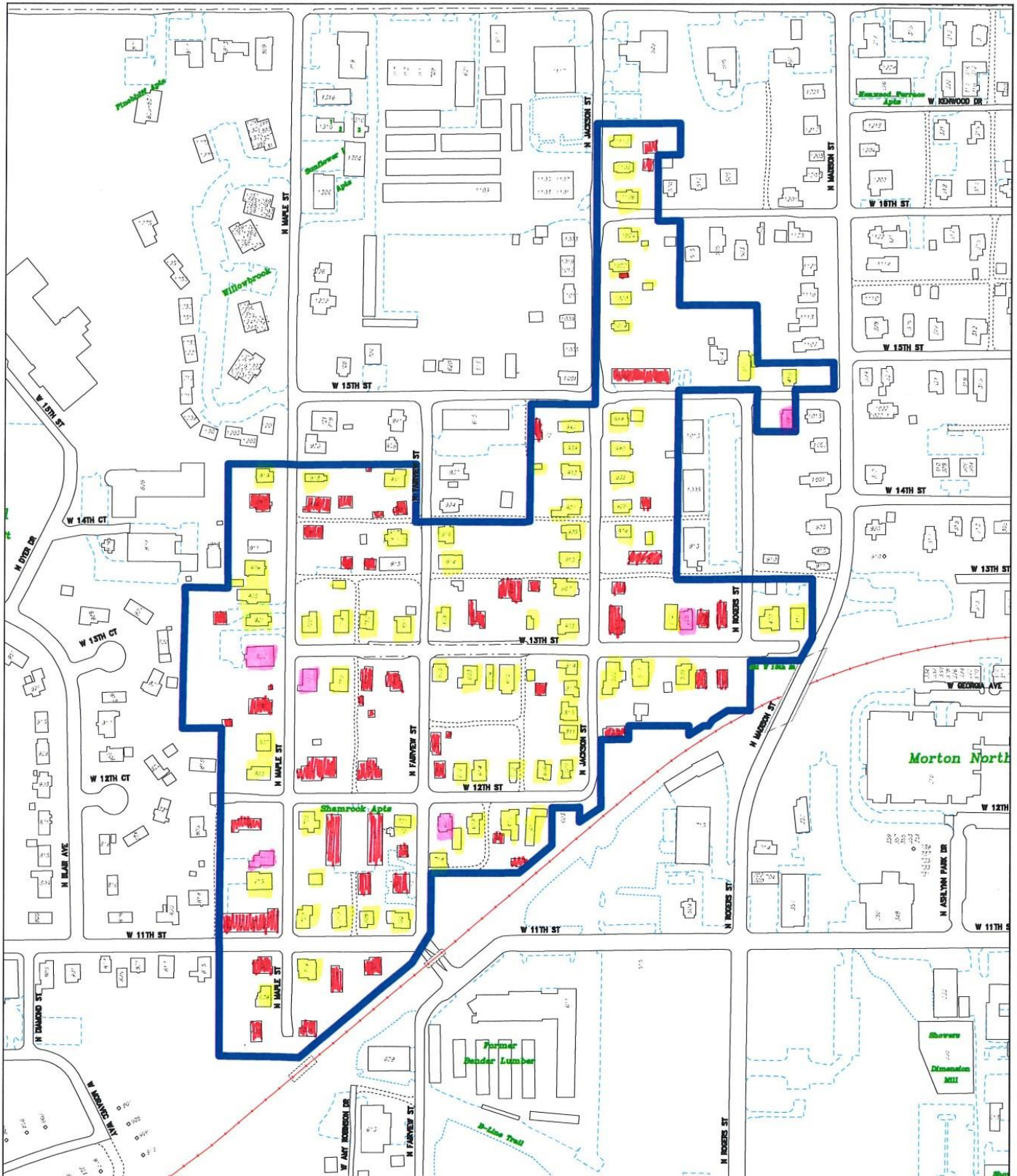
May 31, 2018



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2001 survey ratings



Maple Heights Proposed Conservation District

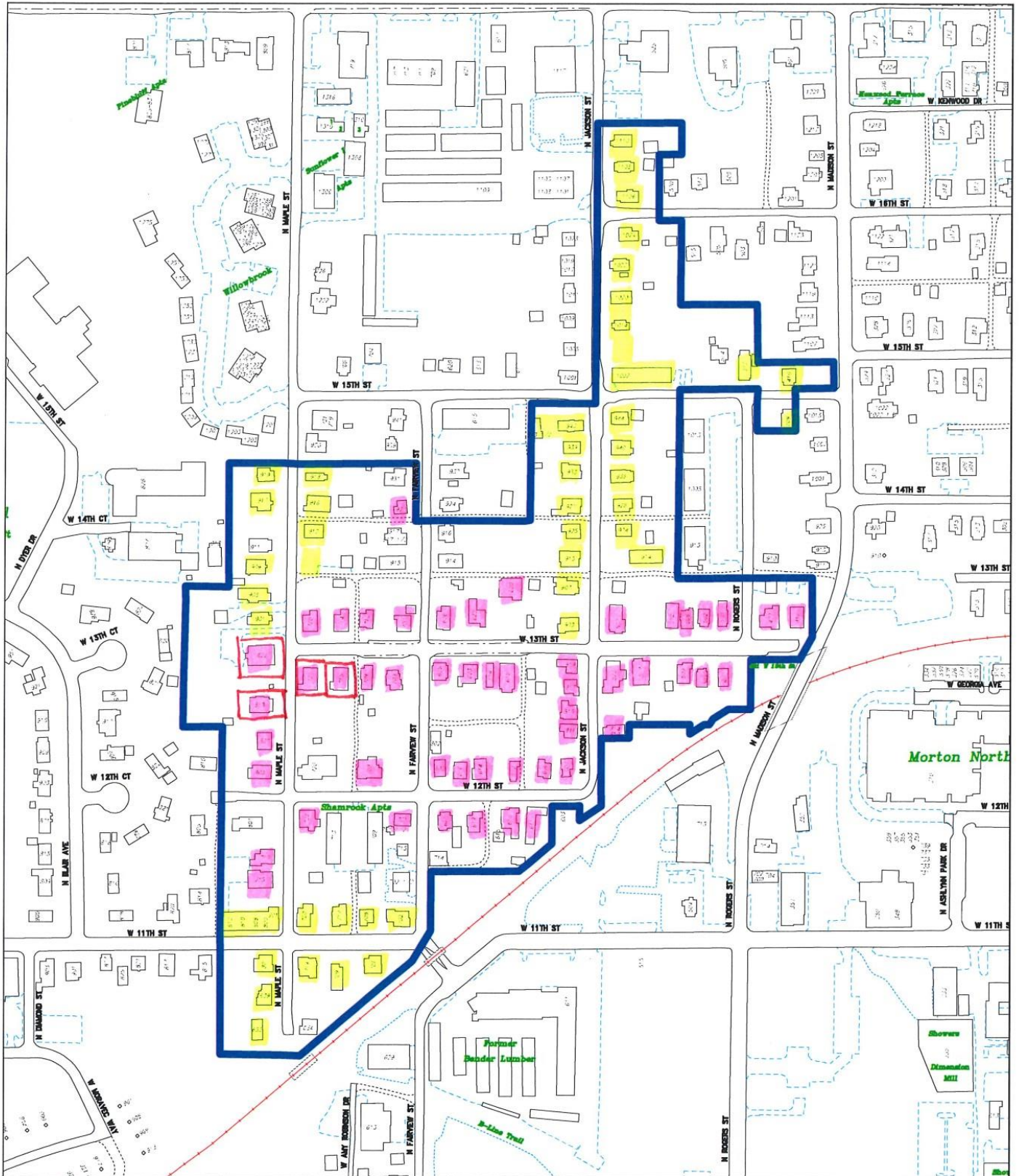
For use as map information only, information is NOT warranted.

- Contributing - 71
 - Notable - 6
 - Non-contributing - 33
- May 31, 2018

Scale: 1" = 300'




Primary / Secondary Areas (Requested)



Maple Heights
Proposed Conservation District

For use as map information only, information is NOT warranted.

 Blair Houses
(Known)

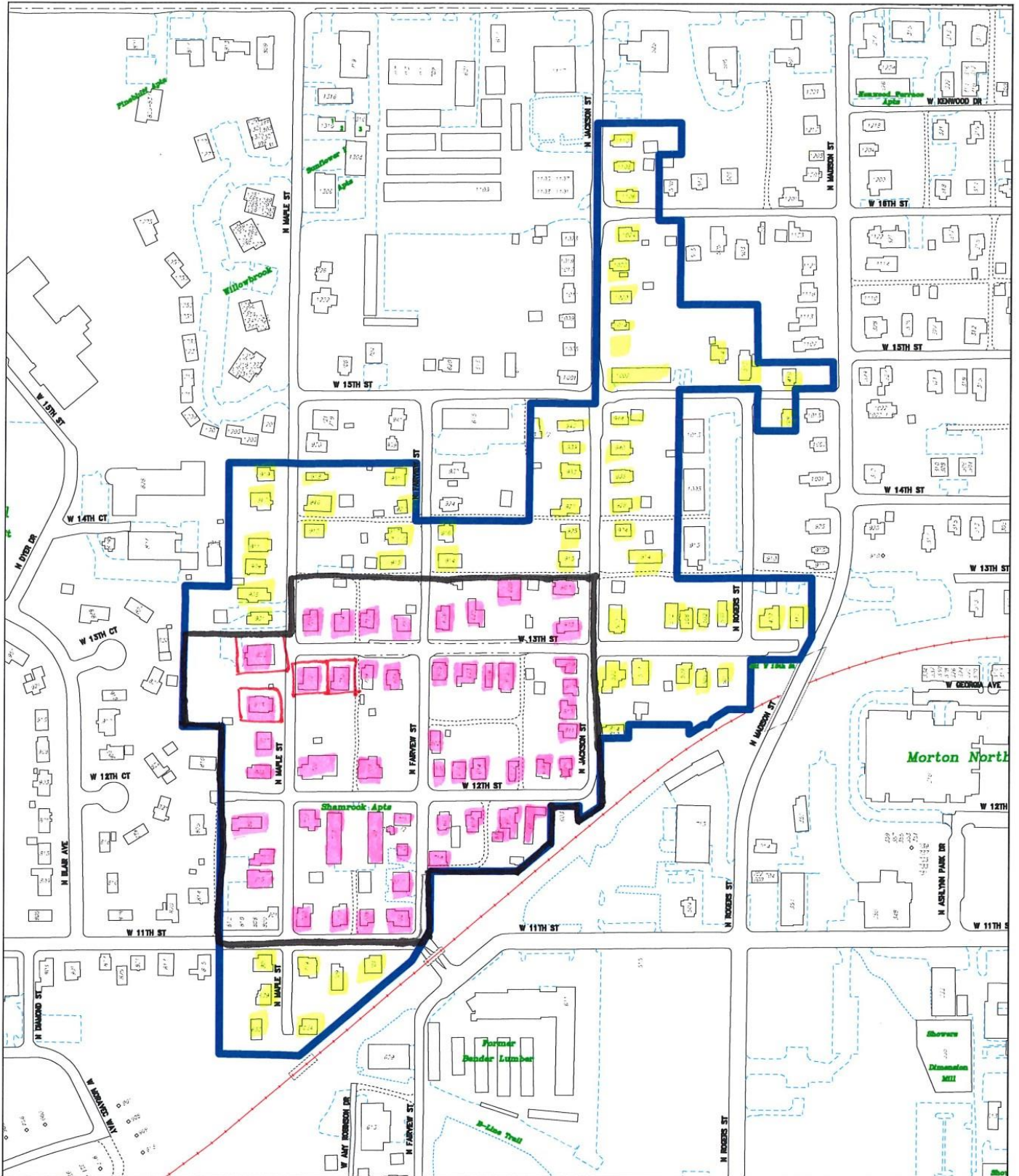
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Primary /Secondary Areas (Proposed)



Maple Heights
Proposed Conservation District

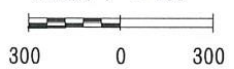
For use as map information only, information is NOT warranted.

Blair Houses
(known)

May 31, 2018



Scale: 1" = 300'



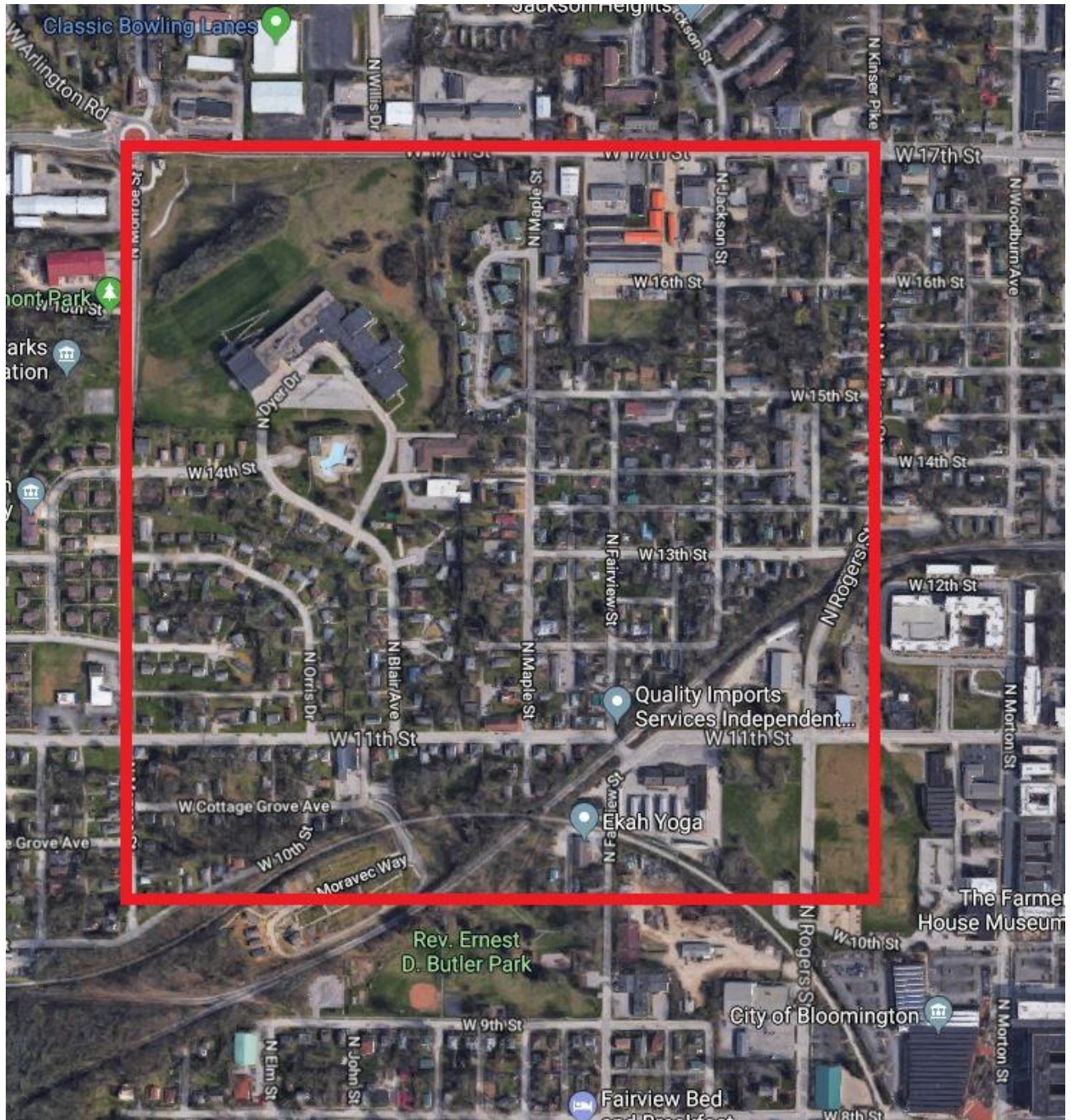


Figure 7. Approximate boundaries of the original Blair Farm that James Blair purchased in 1825.

Sample Photographs of Historic Resources within the Proposed District



Figure 8. Blair House – 823 N. Maple Street – Contributing



Figure 9. Blair family house constructed by James N. Blair – 813 N. Maple Street - Contributing



Figure 10. Blair family house constructed by James N. Blair – 715 W. 13th Street – Contributing



Figure 11. Blair family house constructed by James N. Blair – 721 W. 13th Street – Contributing



Figure 12. 621 W. 12th Street – Contributing



Figure 13. 619 W. 12th Street – Contributing



Figure 14. 612 W. 12th Street – Contributing



Figure 15. 619 W. 13th Street – Contributing



Figure 16. 705 W. 13th Street – Contributing



Figure 17. 931 N. Fairview Street – Contributing



Figure 18. 819 N. Jackson Street – Contributing



Figure 19. 600 W. 12th Street – Contributing

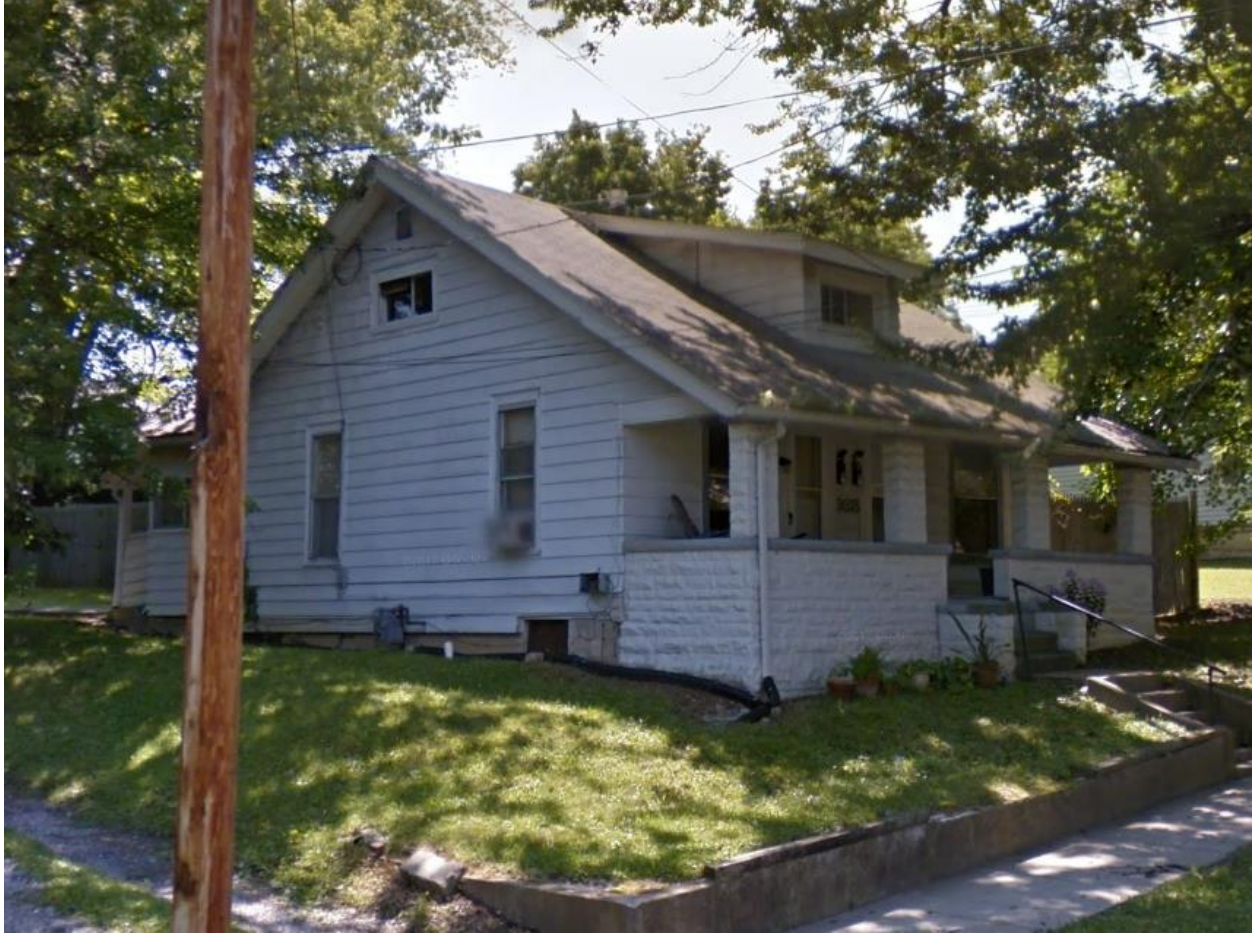


Figure 20. 938 N. Jackson – Contributing



Figure 21. 639 N. Maple Street - Contributing