

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.

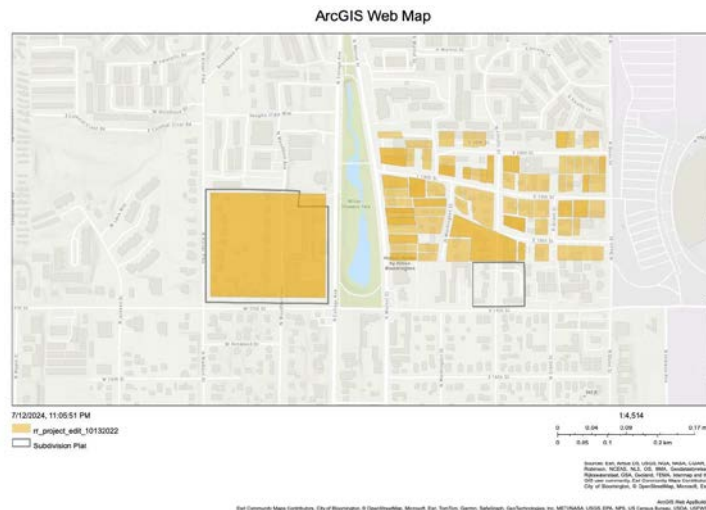
- **Jean-Paul Darriau and his Racially Inclusive Statement**

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. He died in 1983. See the Log on the Green Acres website. Thank You, Dr. Belluschi!

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 2021.

LEARN MORE ABOUT HISTORIC PRESERVATION IN INDIANA:
ON.IN.GOV/DHPA • [FACEBOOK.COM/INDHPA](https://www.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



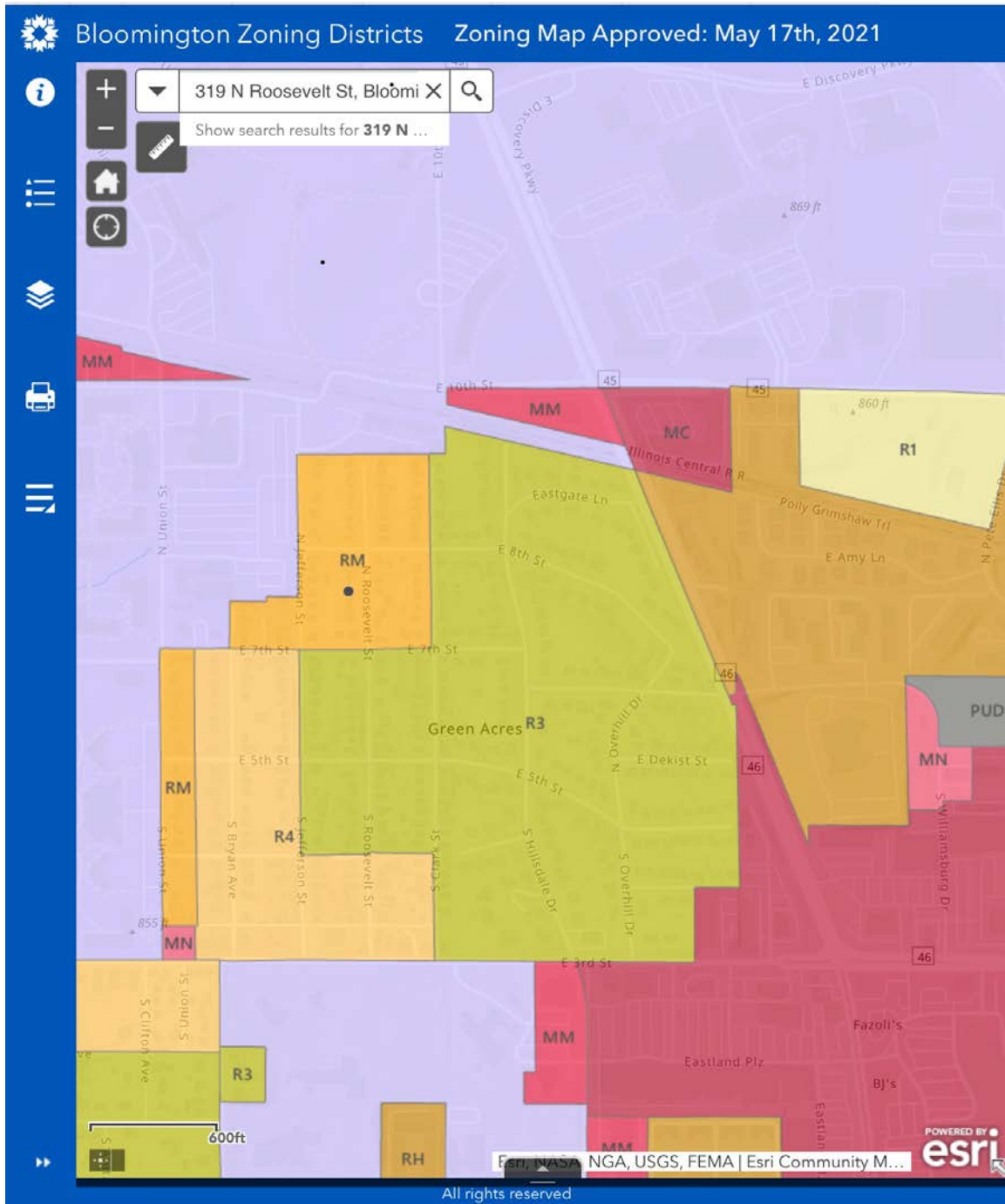
2201 E 7th Street – Contributing
Architectural Style: Cottage, 1940



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

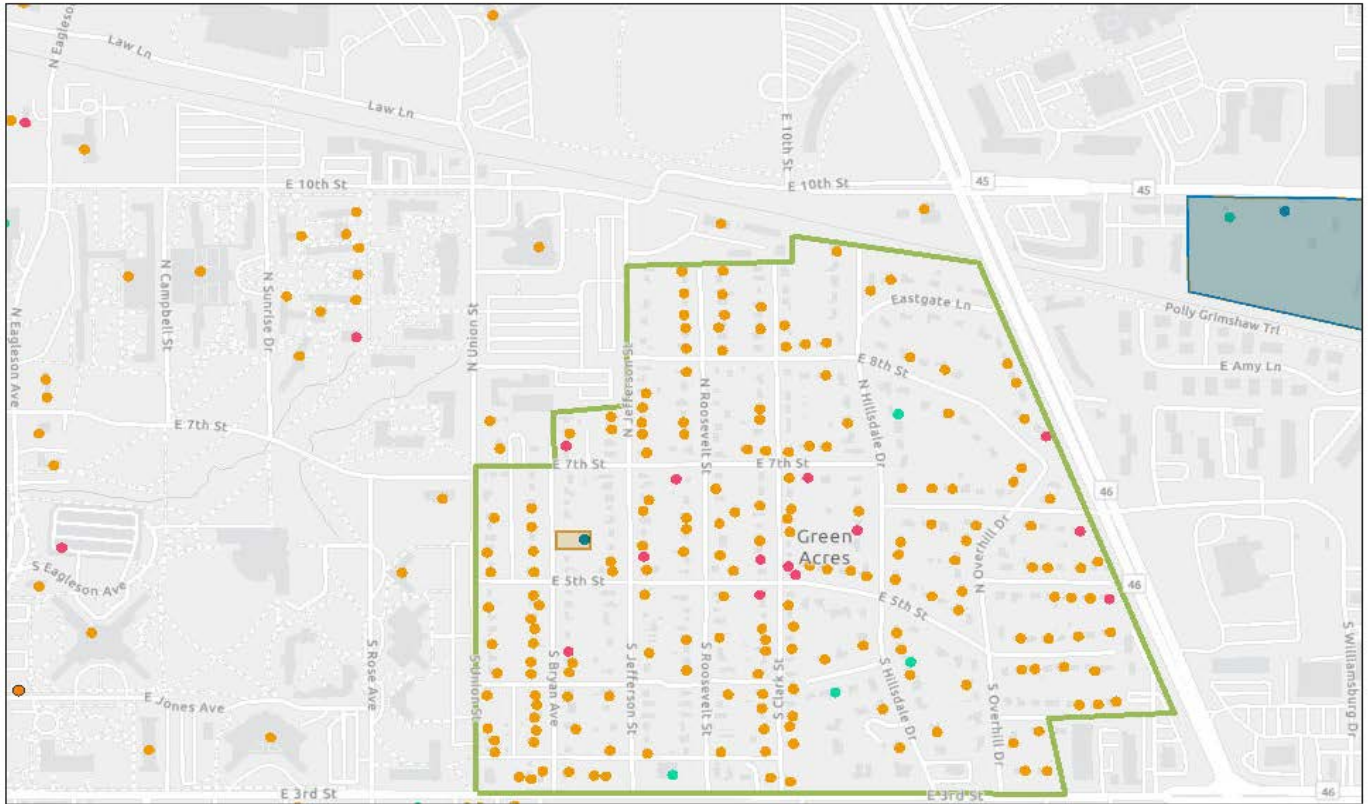
APPENDIX 2

MAPS: ZONING AND PROPOSED BOUNDARIES FOR CONSERVATION DISTRICT

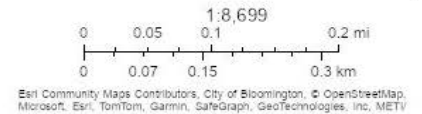


RM: Residential Multifamily
R3: Residential Small Lot
R4: Residential Urban
MN: Mixed-Use Neighborhood Scale

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

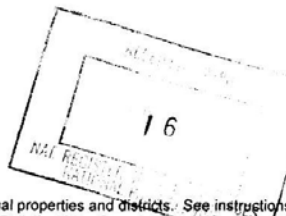
National Register of Historic Places Form for the Millen House

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> |
|--|---|

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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National Park Service

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Section number 7 Page 1

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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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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Section number 9 Page 13

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Section number 9&10 Page 14

Millen House, Bloomington, Monroe County, IN

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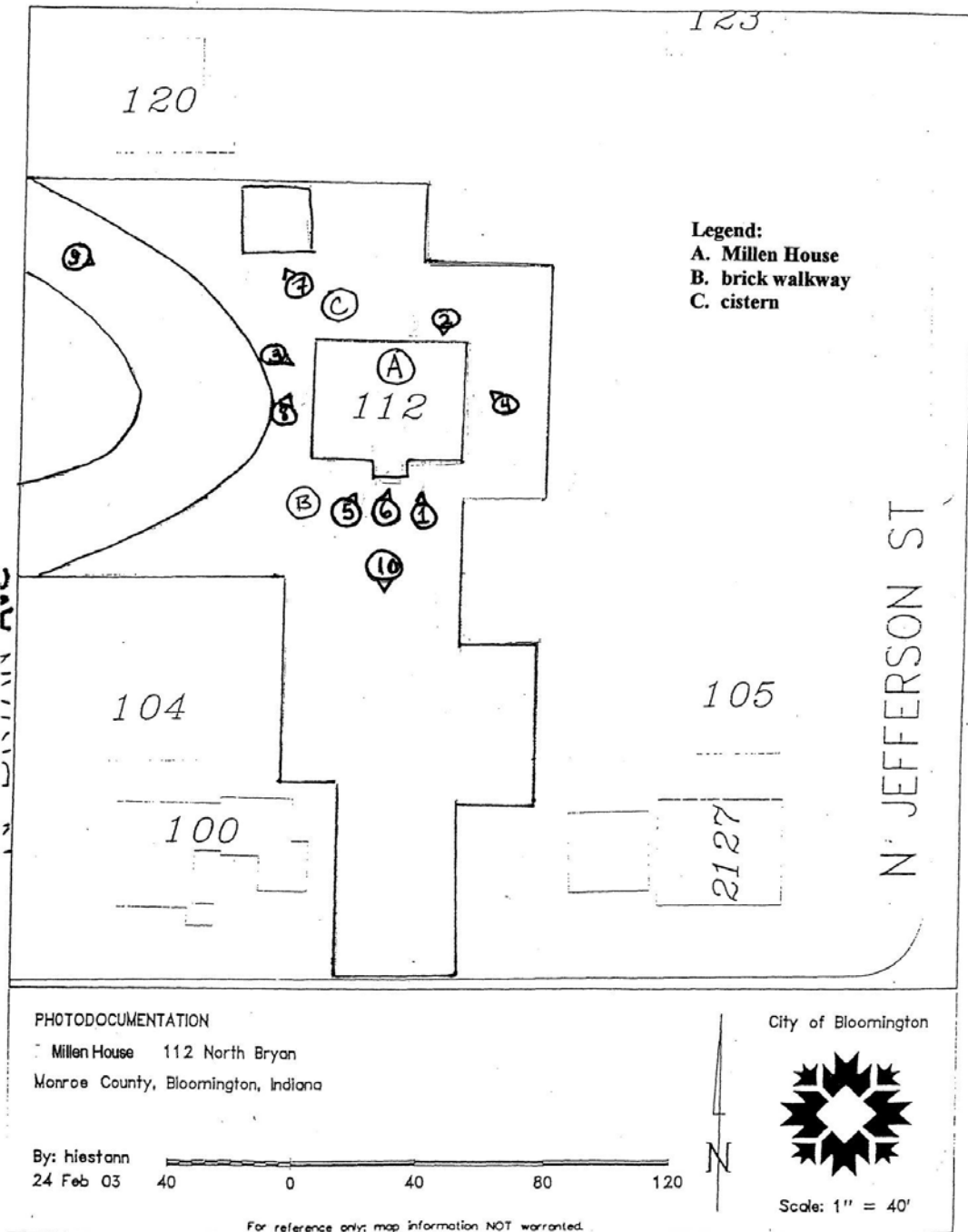
Verbal Boundary Description

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.

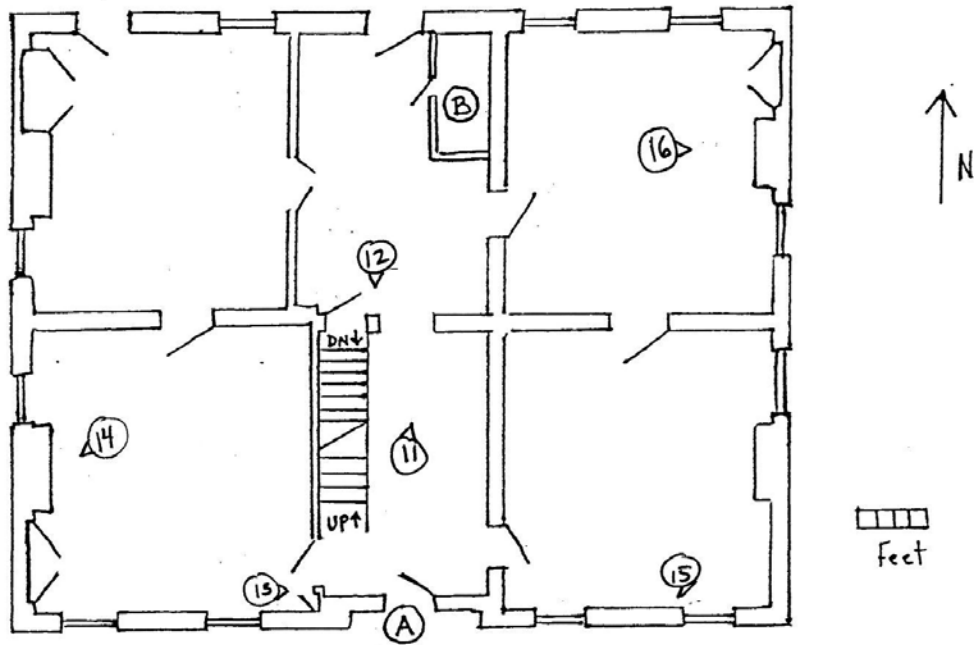
Boundary Justification

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



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

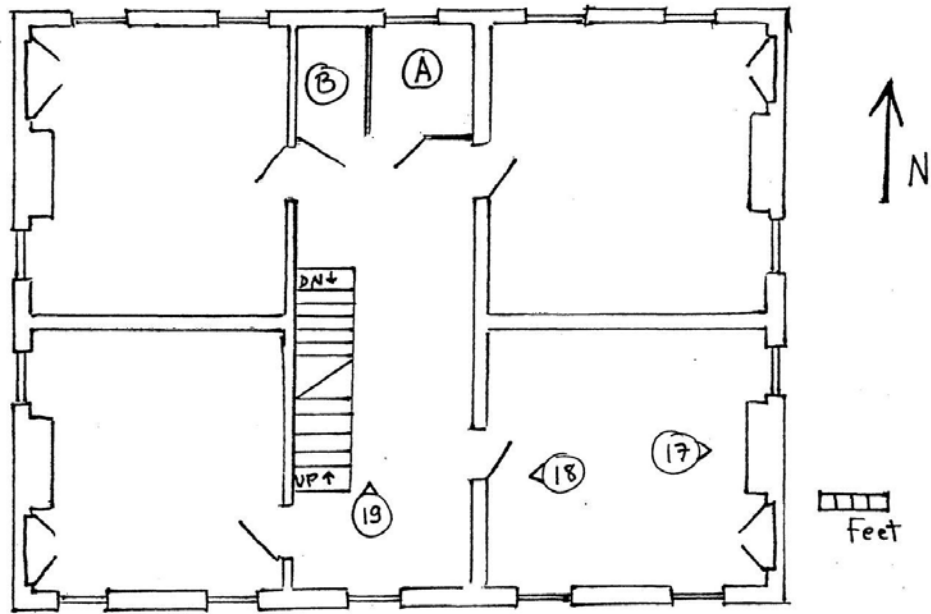
First Floor



Legend:
A. front entrance
B. bathroom

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

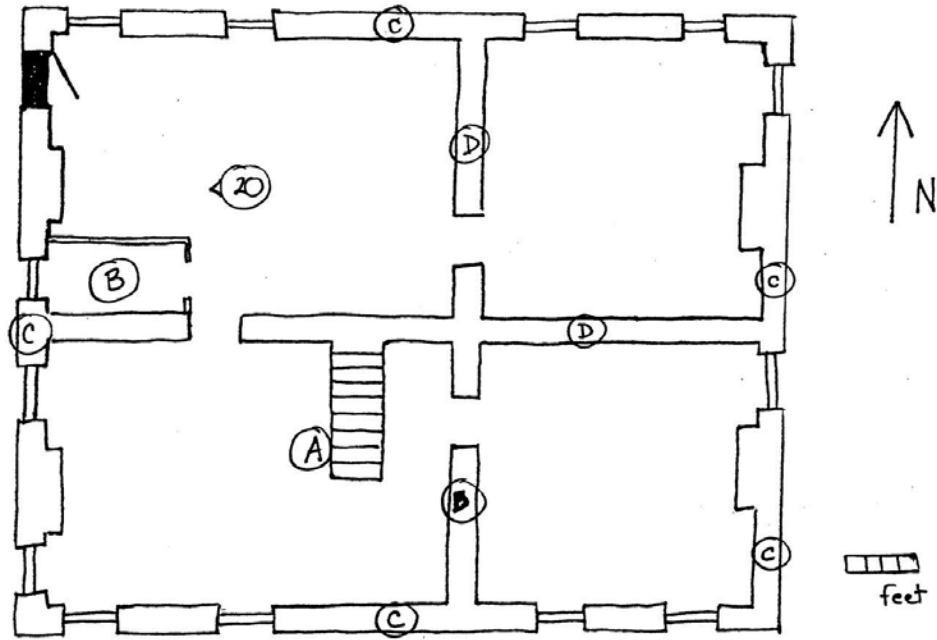
Second Floor



Legend:
A. Bathroom
B. Utility Closet

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

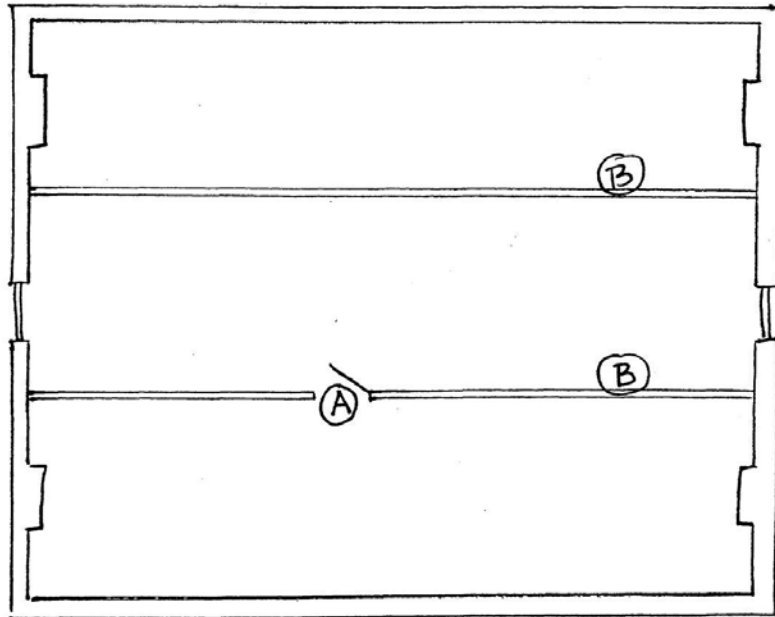
Cellar



- 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

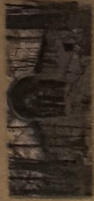
APPENDIX 5

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

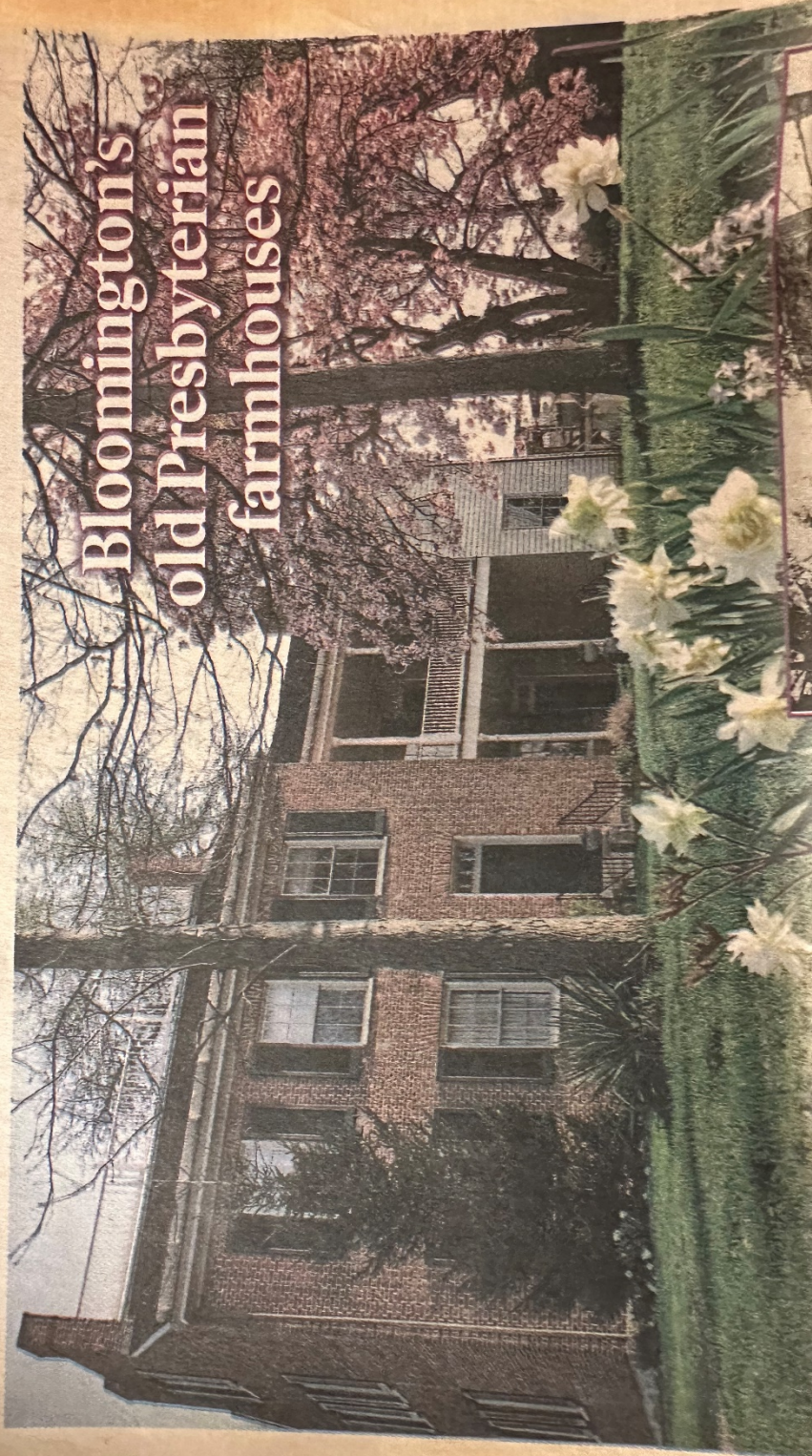
1613 NANCY STREET
 \$180,900

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 1/2 bath is finished on the main level with a large deck and patio. The master suite has a walk-in closet and a full bathroom. The kitchen is finished with granite, stainless steel appliances, and a breakfast bar. The finished basement has a full bathroom, a large deck, and a full kitchen. The finished basement also has a full bathroom and a large deck. Don't miss this opportunity! Call 812-325-1290.

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Bloomington's old Presbyterian farmhouses



By CABRON KEAUSE
Henrich-Times Homes + homes@henrich.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 Bloomington 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**



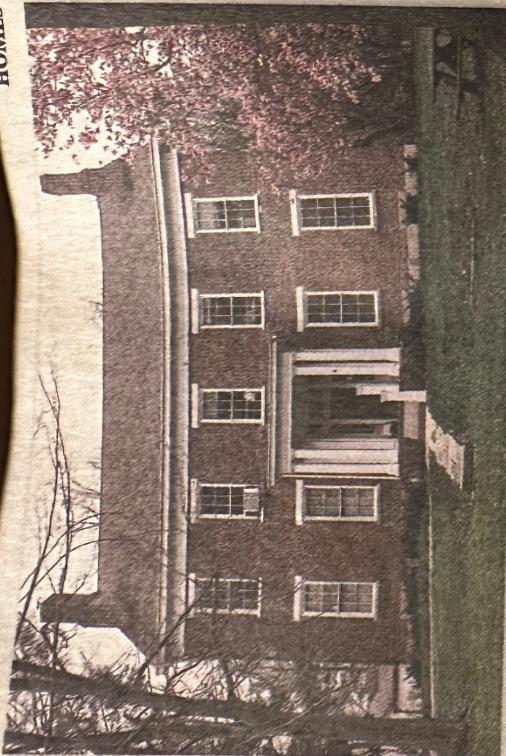
Top of page: Historic Wylie House was built in 1835; **above:** Blair House, circa 1900 featuring Mattie Small, Margaret Blair, and Agnes "Quincy" Blair (wife of James N. Blair). Photo courtesy of Agnes Davis/Susan Hathaway

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



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/docu_ments/175th_UPC_History.pdf

com/2013/12/28/623-n-maple-street-the-historic-james-blair-house/.

The fourth old farmhouse is the oldest structure of the group, and is built in a different style. The **Thomas Smith House** was constructed in the late 1820s and it too, like nearby **Faris House**, is associated with the **Underground Railway**. The house is of immense architectural value

because barely a handful of houses from this era remain in the entire county. The frame part of the house is an addition; the brickwork is original and the bricks were dug on-site, as with the other houses. It was **Thomas Smith** who donated part of his extensive farm to provide land for the **Covenanter Cemetery** and



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

photograph due to the addition of a 1920s-era brick porch; it currently serves as housing for **Centertone** clients. There's an interesting essay about the house and the family at <http://bloomingtonthenandnow.wordpress.com>

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

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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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://fweb-newsbank.com/ezproxy.monroebib.in.us/apps/news/document-view?pr=WORLDNEWS&favourite=3A18FAF0539621Herald-Times%2...> 2/7

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

Herbert Layman, ...

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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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d to the public.

To Start Work on Streets in New Addition

Grading and black-topping of the streets staked off in Hillsdale, First Addition, recently annexed by the city for a new restricted residential section, will be started Monday morning.

Carl and Clyde Snoddy, owners of the land which has been marked off into spacious lots for home sites, hope that the streets will be completed by May 1, Carl Snoddy said today.

The contract for putting in the streets has been let to Ralph Rogers and company, contractors.

SEVERAL LOTS SOLD

Several of the 96 lots in the First Addition already have been sold this week by the Faris Realty Company, according to J. L. Swarthout, president. Mr. Swarthout said he expects the lots to be sold on a larger scale as soon as the streets are completed.

Hillsdale, which when completed will contain three additions, is an 80-acre tract purchased last year from Lester Smith. It is bordered on the east by Clark Street and is between Third and Tenth Streets.

The project has received the approval of the Federal Housing Administration.

Fronts of the building lots vary in depth from 60 to 100 feet, while their depths range from 100 to 218 feet. Most of the lots will sell for about \$1,200, Mr. Swarthout said, although they vary from \$1,150 to \$2,000.

Purchasers are required to build homes costing at least \$7,500 according to the contract.

Carl Snoddy is of the Allied Construction Company here, which is building several homes at present in the Highland Homes addition in the city. Clyde Snoddy is manager of Quality Ice Cream Company.

CITATION (CMS STYLE)

NewsBank (Bloomington, Indiana), April 5, 1946, 1. NewsBank: Access World News - Historical and Current. [https://lib.owensboro.edu/newsbank.com/cgi-bin/newsbanknewspaper.asp?MORLID=MS&docid=1623116-19100F6255881770W400-19100F6255881770W400-19131ESA43D30F62N402431916-19100F6255881770W400-19100F6255881770W400-19100F6255881770W400-19131ESA43D30F62N402431916-19100F6255881770W400-19100F6255881770W400](https://lib.owensboro.edu/newsbank.com/cgi-bin/newsbanknewspaper.asp?MORLID=MS&docid=1623116-19100F6255881770W400-19100F6255881770W400-19131ESA43D30F62N402431916-19100F6255881770W400-19100F6255881770W400)

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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

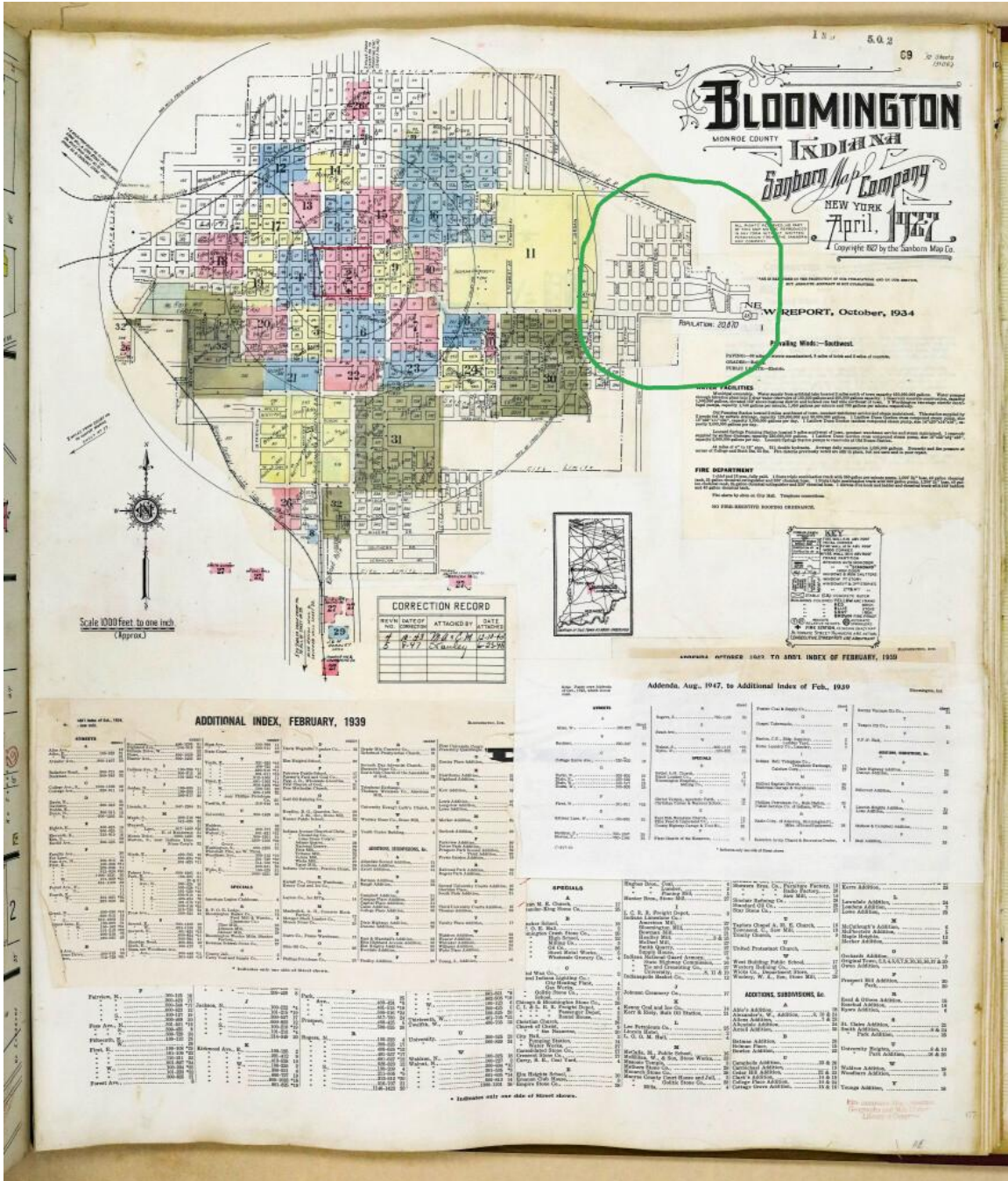
NOTICE OF FINAL SETTLEMENT

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

TO: THE HISTORIC PRESERVATION COMMISSION.

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

Petition To:

Printed Name

Address

Contact Info

Signature

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

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| | 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 | Emily Graf | 2621 Dekist St. | 812-318-6280 | <i>Emily 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> |

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| | 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) 606-8825 | M. A. |
| | Hasan Ahmed | 2615 E Edwards Row | (812) 606-8825 | hasan me |
| | Katherine Barus | 2615 E Edwards Row | (812) (812) 606-8822 | |
| O | Sally McGuire | 2607 E. Edwards Row | 912-219-2662 | Sally McGuire |
| R | Zachary Gruber | 2615 E Decist St | 317-313-3942 | ZG |

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| | 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 L. Overman | |
| O | John Woodruff | 218 S. Jefferson | twoodsta@gmail.com | John Woodruff | |
| R | Travis Brooks | 100 N Jefferson | trav.brooks2@gmail.com | Travis Brooks | R |

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| | 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 | 2316 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> |
| | | | | |
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| Printed Name | Address | Contact Info | Signature |
|------------------|-----------------------------|------------------------|--------------------|
| COLLEEN TALTY | 2307 E. 5 th St. | ctalty@iu.edu | Colleen Talty |
| Brent Baker | 2409 E. 5 th St. | bbaker@gmail.com | Brent Baker |
| PHILLIP CSLOFFER | 2423 E. 5 th ST | PSLOFFER@IU.EDU | Phillip C. Sloffer |
| Betty Hardy | 2509 E. 5 th ST. | beehardy1369@gmail.com | Betty Hardy |
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| Printed Name | Address | Contact Info | Signature |
|-------------------------|---------------------------|---------------------------------|--------------------|
| Havriet Castratavo | 118 S. Clark St. | 812-360-5290 hcastrat@iu.edu | Havriet Castratavo |
| Krishna Thiagarajah | 126 S. Clark St | 812-369-4424 | Kthiagarajah |
| MARILYN GRAY | 2621 DEKIST ST | 812-318-6290 | _____ |
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