

ORDINANCE 2024-18

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED
“HISTORIC PRESERVATION AND PROTECTION”
TO ESTABLISH A HISTORIC DISTRICT –
Re: GREEN ACRES CONSERVATION DISTRICT
(Green Acres Historic Designation Committee, Petitioner)**

- WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission (“Commission”) and established procedures for designating historic districts in the City of Bloomington; and
- WHEREAS, on August 12th, 2024, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the “Green Acres Conservation District”; and
- WHEREAS, at the same hearing, the Commission found that the site has historic and architectural significance that merits the protection of the property as a historic district; and
- WHEREAS, at the same hearing, the Commission approved a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in Bloomington Municipal Code 8.08.010; and
- WHEREAS, at the same hearing the Commission voted to submit the map and report which recommends local historic designation of said properties as a Conservation District to the Common Council; and
- WHEREAS, at the same hearing the Bloomington Historic Preservation Commission voted to impose interim protection on the properties within the proposed district (which will terminate upon adoption or rejection of this ordinance by the Common Council);

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

SECTION 1. The map setting forth the proposed conservation district for the site is hereby approved by the Common Council, and the Green Acres Conservation District is hereby established. A copy of the map with a report as submitted by the Historic Preservation Commission are attached to this ordinance and incorporated herein by reference and two copies of them are on file in the Office of the Clerk for public inspection.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following properties are classified as Outstanding (1):

N Bryan Avenue: 112

The following properties are classified as Notable (5):

N Hillsdale Drive: 316

S Hillsdale Drive: 201

E 8th Street: 2563

E 4th Street: 2412

E 3rd Street: 2201

The following properties are classified as Contributing (294):

N Union Street: 102, 106, 108, 112

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N Union Street: 110, 130, 134

S Union Street: 101, 115, 125

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

S Bryan Avenue: 107, 115

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

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

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

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

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

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

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

S Hillsdale Drive: 214

N Overhill Drive: 105, 127, 134, 308

S Overhill Drive:

Eastgate Lane: 2513, 2533

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

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

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

E 4th Street: 2115, 2408, 2419

E 3rd Street: 2001, 2301, 2501

E Dekist Street: 2645

E Edwards Row: 2605, 2607

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

Green Acres Conservation District (447 properties)

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

SECTION 5. If any section, sentence, or provision of this ordinance, or any application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 6. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

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

ISABEL PIEDMONT-SMITH, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

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

NICOLE BOLDEN, Clerk
City of Bloomington

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

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

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