

ORDINANCE 18-07

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE,
ENTITLED "HISTORIC PRESERVATION AND PROTECTION"
TO ESTABLISH A HISTORIC DISTRICT –
Re: The Ralph and Ruth Rogers House at 506 South High Street
(Bloomington Historic Preservation Commission, Petitioner)**

WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission and established procedures for designating historic districts in the City of Bloomington; and

WHEREAS, on March 22, 2018, the Bloomington Historic Preservation Commission requested that a staff report be drafted for the historic designation of the property at 506 South High Street; and

WHEREAS, on May 10, 2018, the Bloomington Historic Preservation Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic district designation of "The Ralph Rogers House" at 506 South High Street; and

WHEREAS, at the May 10, 2018 meeting the Historic Preservation Commission found that the building has historic and architectural significance that merits the protection of the property as a historic district; and

WHEREAS, the Commission has prepared a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in BMC 8.08.10; and

WHEREAS, the Commission voted to submit to the Common Council the map and report which recommended local historic designation of "The Ralph Rogers House" and imposed interim protection on the house pursuant to Bloomington Municipal Code 8.08.015 (Interim protection);

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

SECTION 1. The map setting forth the proposed historic district for the site is hereby approved and said historic district is hereby established. A copy of the map and report submitted by the Historic Preservation Commission is attached to this ordinance and incorporated herein by reference and two copies of the map are on file in the Office of City Clerk for public inspection. The legal description of this property is further described as:

015-46550-00 Kirkwood Heights Block 22

SECTION 2. The Ralph and Ruth Rogers House shall be classified as "outstanding."


SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic and Conservation Districts," is hereby amended to insert a line regarding "The Ralph and Ruth Rogers House" which shall read as follows:

The Ralph and Ruth Rogers House 506 South High Street


SECTION 4. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

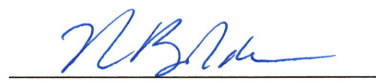
PASSED AND ADOPTED by the Common Council of the City of Bloomington,
Monroe County, Indiana, upon this day of 30 May, 2018.


DOROTHY GRANGER, President
Bloomington Common Council
Isabel Piedmont-Smith,
Vice Pres.


ATTEST:


NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this
31st day of May, 2018.


NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 4th day of June, 2018.


JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Title 8 of the Bloomington Municipal Code to designate the property at 506 S. High Street as the Ralph and Ruth Rogers House historic district. The Ralph and Ruth Rogers House is locally significant for its high-style representation of Craftsman Bungalow architecture. The house features a side-gabled roof, a green, glazed tile roof, and ornately decorated roof dormers that are central features to the overall historic integrity of the house. Home to Ralph Rogers, one of Bloomington's early entrepreneurs, and his wife Ruth, for more than fifty years, the house merits local historic designation for its architectural integrity, along with its association to an important person in Bloomington's history. Once this ordinance has been adopted, the property will be regulated by the requirements that apply to all historic and architecturally worthy district so designated by the Common Council. These regulations preserve and protect the property from demolition and include the review of exterior modification.

Note: This ordinance was revised after it was distributed in the weekly Council Legislative Packet and introduced at the Council Regular Session on May 16, 2018. The revisions affected the last whereas clause.

Note further: This ordinance was amended by Am 01 on 30 May 2018 to change the name of the historic designated structure from "The Ralph Rogers House" to "The Ralph and Ruth Rogers House."

506 S. High Street (Ralph Rogers House) – Outstanding



The property at 506 South High Street qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1): a, (2): a and f.

(1) Historic:

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

(2) Architecturally Worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a design of such prominent that such work gains its value from the designer's reputation; or
- d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or

- e. Contains any architectural style, detail, or other element in danger of being lost; or
- f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g. Exemplifies the building environment in an era of historic characterized by a distractive architectural style.

This property is cited in the 2001 and 2015 survey of Historic Sites and Structures and is classified as “notable” in the 2001 survey and “outstanding” in the 2015 survey.

105-055-61361 c. 1917 Residence, 506 South High Street; Dormer Front Bungalow

Legal Description: 015-46550-00 Kirkwood Heights Block 22

Ownership Timeline:

- 2013-present – David Mackay Revocable Living Trust
- 1989-2013 – David Mackay
- 1982-1989 – Ron & Marguerite Thompson, William Clifford Wiest
 - Purchased the property from the Ralph Rogers Estate
- 1982 – Douglas K. Ford (Tenant)
- 1981 – William W. Stai (Tenant)
- 1980 – Richard L. Hunter (Tenant)
- 1978-1979 – Rev. Richard G. Asp (Tenant)
- 1977 – Vacant
- 1918-1976 – Ralph Rogers
- 1917-1918 – Fred Finnamon

Contributing Structures

- Ralph Rogers House
- Detached Garage

The Ralph Rogers House is a single family Dormer Front Bungalow that is located on the South side of High Street between East Hunter Avenue and East 2nd Street. The house was constructed c. 1917 and while it has undergone several renovations, is still one of the most pristine examples of Craftsman architecture in Bloomington. Most notably associated as the home of Ralph Rogers, owner of the Bloomington Crushed Stone Company, Mr. Rogers lived in the house for more than 50 years, during which time he expanded his business ventures in and around Indiana to what is today known as the Rogers Group, LLC.

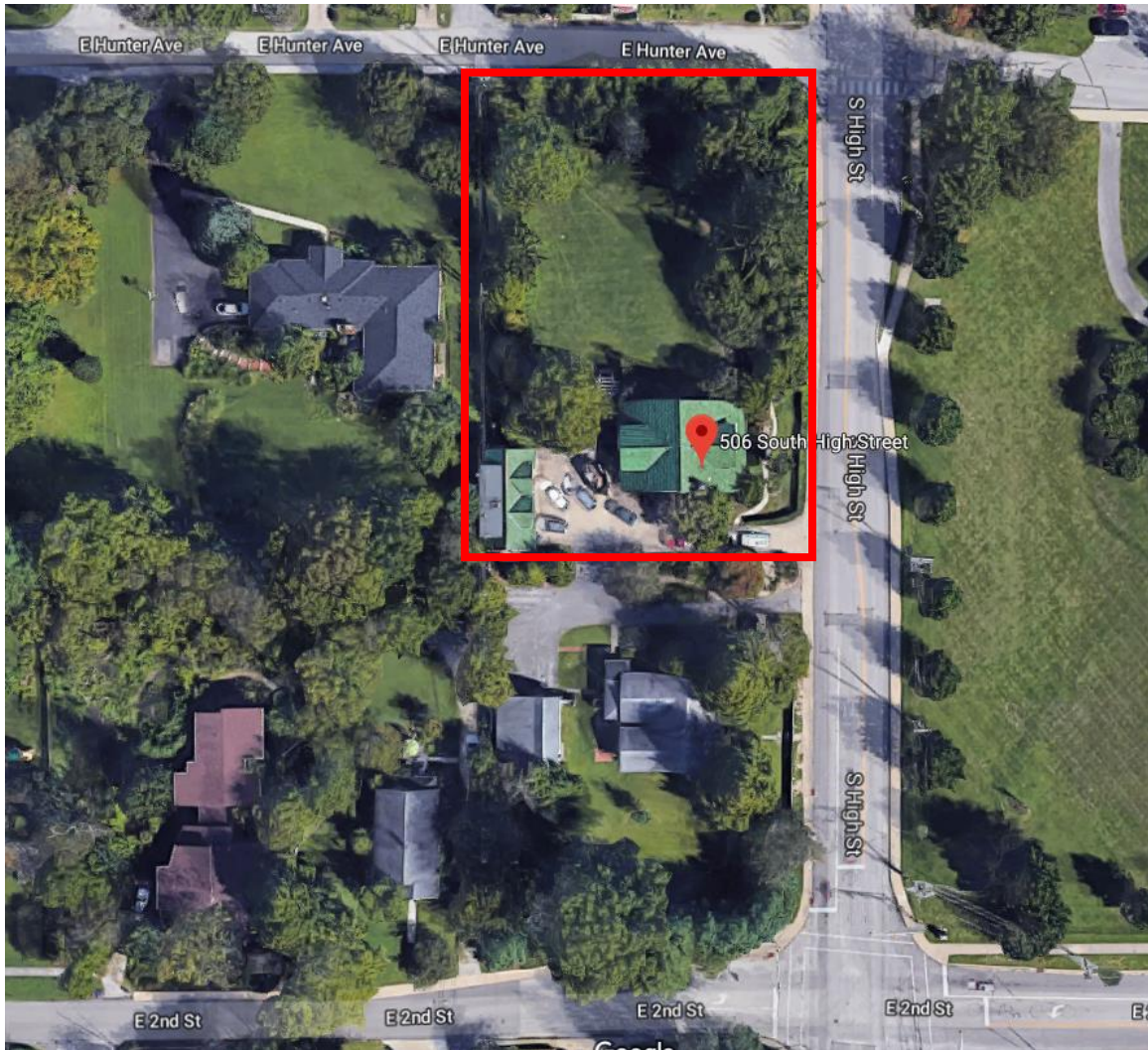


Figure 1. Aerial map showing location of the Ralph Rogers House between E 2nd Street and E Hunter Avenue.

The Ralph Rogers House is representative of Craftsman Bungalow architecture. This style is often identifiable by a low-pitched, gabled roof with wide, unenclosed eave overhangs, exposed roof rafters, false beams or braces added under the gables, porches, either full or partial width, with square columns that support the roof, and commonly one or one and one-half stories tall. The side-gabled roof subtype is found on approximately one-third of Craftsman houses in America and is commonly found to have one and one-half stories with centered shed or gabled roof dormers and porches that are contained under the main roof, sometimes with a break in the slope. This subtype is most commonly found in Northeastern and Midwestern states.¹ The Craftsman style was the dominant style for smaller houses built throughout the country between 1905 and the early 1920's. The style originated in Southern California and spread across the country by pattern books and popular architectural magazines.²

¹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 567.

² *Ibid.*, 568.

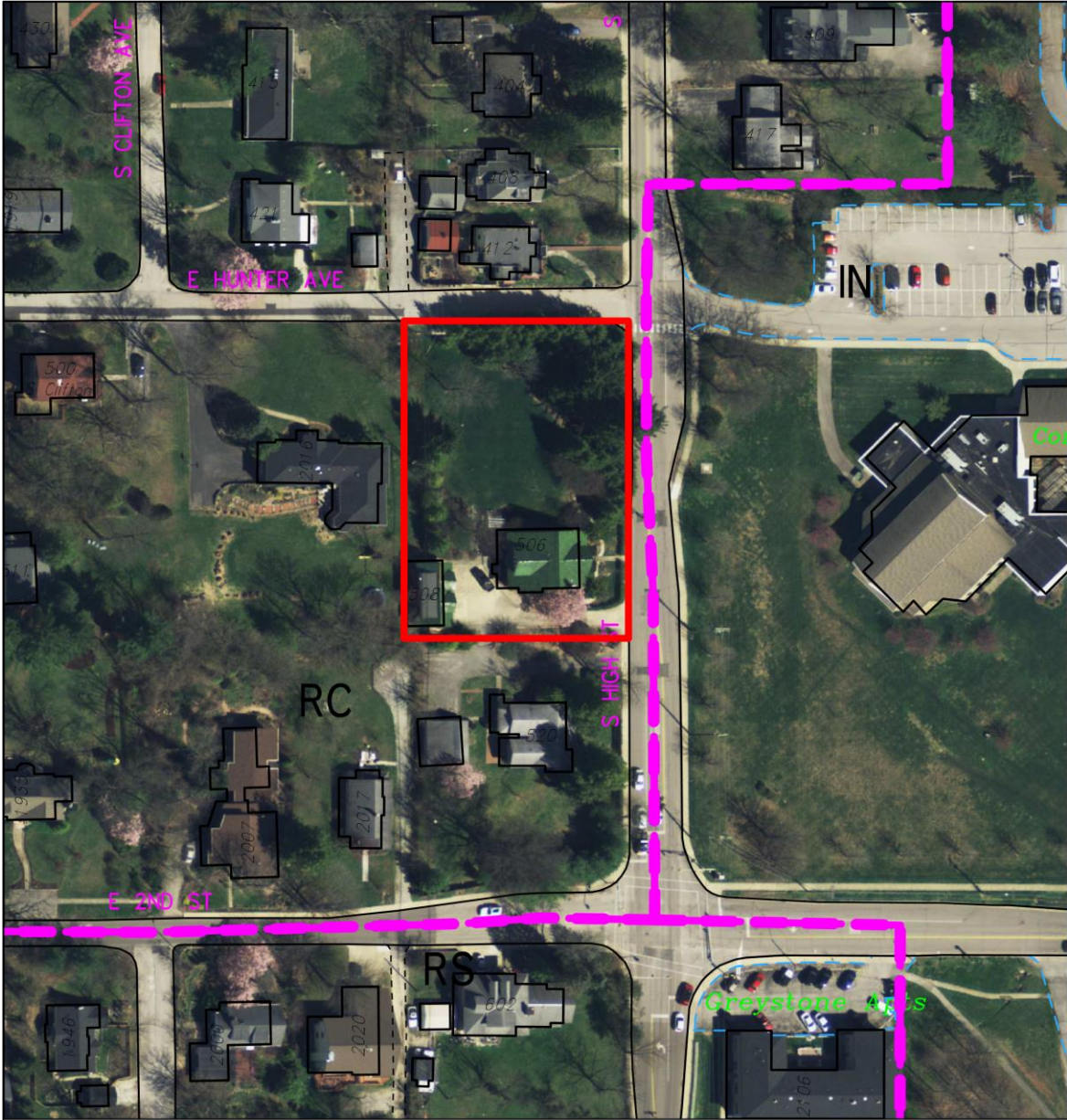
Being one of the most prevalent house types in Bloomington, bungalow houses create a familiar atmosphere in the city but the Ralph Rogers House is anything but familiar. Set back from South High and concealed by trees and hedges, the house is not an overly noticeable feature on this block, but look closer and ornate features, elaborate roof dormers, and an unusual green tile roof makes up one of the most unique bungalow's in Bloomington. Keeping with the traditional elements of a side-gabled bungalow, the Ralph Rogers house is a one and one-half story brick house with a low-pitched roof and exposed rafter tails that extend over the front porch. One of the most notable features of the house are the symmetrical elaborate roof dormers on the front and back of the house with four 6 over 1 windows, decorative brackets under the gables, and unenclosed eave overhangs that extend beyond the walls of the dormers. The original 10 over 1 windows still frame the original front door under the porch roof, which is supported by square brick columns. Finally, the original carriage house is still found on the property behind the house and is designed with the same architectural style choices as the main house. It features two garage bays and two low-pitched roof dormers that face S High Street. The dormers are designed using the same style as those on the house with unenclosed eave overhangs and wooden brackets under the gables. David Mackay, the current owner of the property, notes that Ralph Rogers is credited with creating the house that is currently there today. After he purchased the property in 1918, Rogers added to the single story with an unfinished upstairs a second story, triple fired architectural terra cotta clay roof tiles that were manufactured by Ludowici Roof Tile in Ohio, and the ornate roof dormers that are a dominant feature of the house. He also installed Nurre-lite glass tile in the house, etched black onyx bathroom fixtures, and an enclosed glass shower, which was before its time and was advertised as the first unbreakable glass that could withstand hot water. Finally, the house features an elevator that runs from the basement to the 2nd floor, along with a walk-in refrigerator in the basement, which was used to store meats, fruit, and fur coats.³

Although the house and garage are architecturally worthy of local designation in their own right, the house is also associated with Ralph Rogers, one of Bloomington's original self-made businessmen. Rogers was born in Monroe County, Indiana in 1889 and quit school when he was 16 to help support his mother and sisters after his father's death. He became involved in the stone crushing business where he worked various jobs but then opened his first quarry operation on S Adam Street when he went into a partnership with Harry Berry, one of Rogers' relatives on his mother's side, in the 1920's. The company became known as the Bloomington Crushed Stone Company and is still in operation today, but has since been renamed Rogers Group Inc. Eventually, the Bloomington Crushed Stone Company expanded its operations to include locations in Indiana, Kentucky, Tennessee, Alabama, Colorado, and Ohio. Notable projects that the company has been involved in include the construction of the atomic bomb plant in Oak Ridge, Tennessee in 1941 for the Manhattan Project, construction of the Bloomington Hospital in 1952, and the construction of facilities at RCA, Westinghouse, and Otis. Rogers also became involved with the U.R. Price and Company in Bloomington, a contracting company for concrete and road paving, until the 1950's. In his personal life, Rogers was a member of the First Christian Church, BPO Elks Lodge 446, Royal Order of Moose, Scottish Rite, York Rite, Blue Lodge, and the Indiana Society of Chicago. Rogers retired in 1967 and passed away in 1976.⁴ It is likely that he was the original owner and builder of the house at 506 S High, making him the longest owner and occupant of the property.

³ David Mackay, current home owner

⁴ Ralph Rogers Obituary – Monroe County History Center

The side-gabled Craftsman Bungalow at 506 South High Street known as the Ralph Rogers House is a significant Bloomington landmark that exemplifies the care and attention to detail that went into Craftsman style houses from this time period. In an almost pristine condition and for its association with one of Bloomington's prominent businessmen, the house certainly merits local designation to ensure its protection in the future. Staff recommends approval of local historic designation of the Ralph Rogers House.



Ord 18-07 – Historic Desingation of 506 S. High – Raph Rogers House
 Aerial Photo and Zoning Map

By: ellensor
 1 May 18

100 0 100 200 300

For reference only; map information NOT warranted.

City of Bloomington
 Housing & Neighborhood

N

Scale: 1" = 100'

Figure 2. GIS/Zoning Map showing parcel boundaries of proposed district for 506 S. High Street.