

**ORDINANCE 00-37**

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED  
"HISTORIC PRESERVATION AND PROTECTION "  
TO ESTABLISH A HISTORIC DISTRICT  
Re: The Brummett House, 312 South Euclid  
(Karen Andes and Stephen McCracken, Petitioners)**

WHEREAS, in accordance with I.C. 36-7-11 et seq. 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, pursuant to those procedures, the Historic Preservation Commission held a public hearing on August 10, 2000 for the purpose of allowing discussion and public comment on the proposed historic district designation of the Brummett House, which is located at 312 South Euclid and is also known as:

Lot Number 4 Prospect Hill Second Addition, in the City of Bloomington Indiana.

WHEREAS, at the August 10, 2000 regular 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 has submitted said map and written report to the Common Council and has recommended local historic designation of the buildings located at 312 South Euclid;

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

SECTION I. The map setting forth the proposed historic district for the property at 312 South Euclid is accompanied by the report, both of which are attached and made a part of this ordinance. The map is hereby approved by the Common Council and the Brummett House historic district is hereby established. The legal description of this property is further described as:

Lot #4 in Prospect Hill Second Addition to the City of Bloomington

SECTION II. The building at 312 South Euclid is classified as "Notable."

SECTION III. Chapter 8.20 of the Bloomington Municipal Code, entitled "A List of Designated Historic Districts", is hereby amended to include the Brummett House Historic District and the entry shall read as follows:

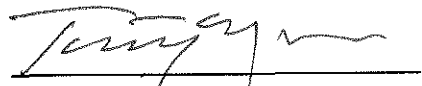
Brummett House

312 South Euclid

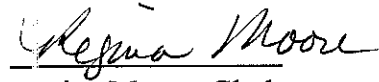
SECTION IV. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without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

SECTION V. 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.

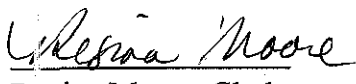
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 13<sup>th</sup> day of September, 2000.

  
TIMOTHY MAYER, President  
Bloomington Common Council


ATTEST:

  
Regina Moore, Clerk  
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 15<sup>th</sup> day of September, 2000.

  
Regina Moore, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this 15<sup>th</sup> day of September, 2000.

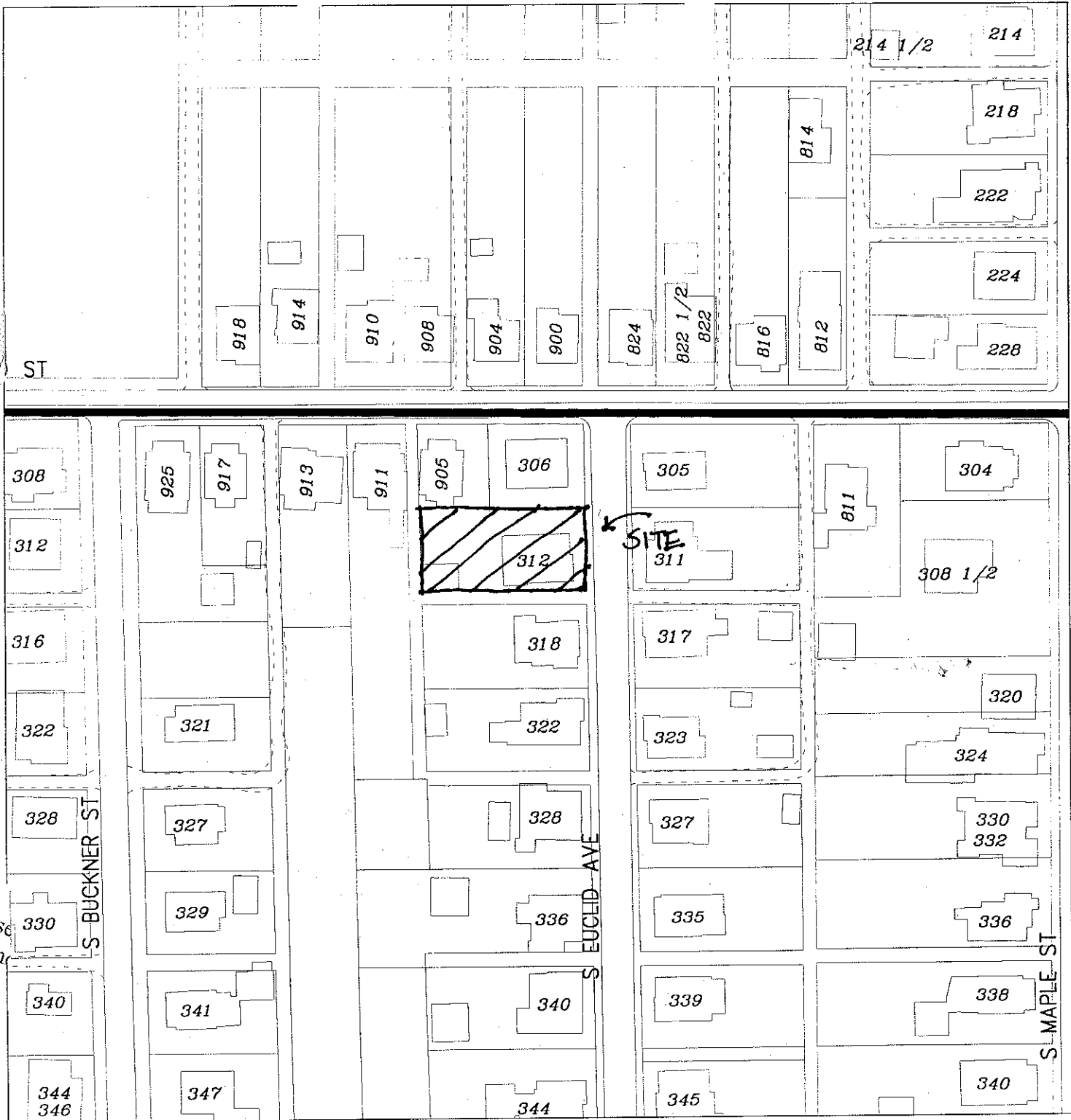
  
JOHN FERNANDEZ, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance amends the List of Designated Historic Districts in the City of Bloomington to include the "Brummett House" located at 312 South Euclid. The Bloomington Historic Preservation Commission has recommended this designation based upon property's architectural and historic significance and has classified the property as "notable." The house was cited as an individually significant property on both the 1977 and 1986 architectural surveys. It is an excellent example of the carpenter builder style. Once the property is designated as a historic district, it will be regulated by the provisions of Title 8 of the Bloomington Municipal Code, entitled "Historic Preservation and Protection," which are designed to preserve the exterior appearance of the property.

Signed copies to:

BMC file  
clerk  
CAA  
Nancy Woodard (H&O)  
petitioners



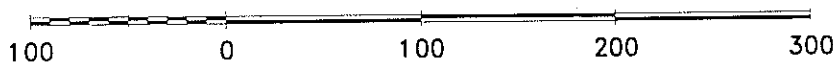
HD-4-00

312 South Euclid

Petitioners: Karen Andes and Stephen D. McCracken

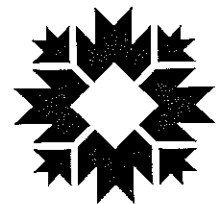
By: hiestann

27 Jul 00



For reference only; map information NOT warranted.

City of Bloomington  
Housing & Neighborhoods



Scale: 1" = 100'

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The property at 312 South Euclid, also known as the "Brummett House," qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a and c and (2) g:

(1) Historic:

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

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

Brummett House is a representative example of a working class Victorian cottage of the Carpenter Builder style located west of Prospect Hill and South of the Near West Side National Register Districts. The recently approved Steele Dunning District lies to the northeast and includes 35 new structures on the federal register. Although the house is not currently located in an area that has been surveyed, the property was noted as individually significant in both the 1977 and 1986 *Historic Sites and Structures Inventory*.

It can be assumed that the house was constructed about the date of the first recorded mortgage in 1895. It takes its historic name from its longest tenant, Christopher Brummett (1854-1938), a carpenter who lived there through the turn of the century and is buried in Rose Hill Cemetery. The house has been owner occupied since its construction. The first owners were Kerry and Christopher Wright.

The house is architecturally distinctive for its surviving details. It is a catalogue type home, probably selected from a book of patterns, featuring more than the ordinary use of carpentry embellishments. The fish scale shingling beneath the front gable and the arrow head entablature affixed to the corbelled window hoods are references to higher style homes. The horizontal clapboard framing which wraps the chamfered front bay is broken by vertical corner boards. The owners' letter refers to the integrity of interior detail.

The front porch was recently restored with a design that is compatible with the existing carpentry detailing. The porch is not a recreation of original features, for those features have been lost and there is no photographic documentation of it. However, the columns with brackets and the spindled gallery are reminiscent of other period porches that have survived in the area.

The house is located in an area of immense interest in historic preservation, only part of which has been nominated to the National Register. The greater Prospect Hill area continues to be analyzed for inclusion, but has failed so far to be recognized because of the amount of architectural modification that has occurred. This particular house is an example of a profound effort on a modest property. A project like this encourages other owners to envision the potential benefit of a restoration which will further assist the area's eligibility. The owners, having invested time in this property's restoration, would like to insure that it is preserved in the future.

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Staff recommends approval.