

Belle Plumb, 317 N. Center, Bloomington, 2003

Stories: Two

Historic use: Apartment

New use: Apartment

Exits: 2: 1 from 2nd floor to street and 1 to a fire escape

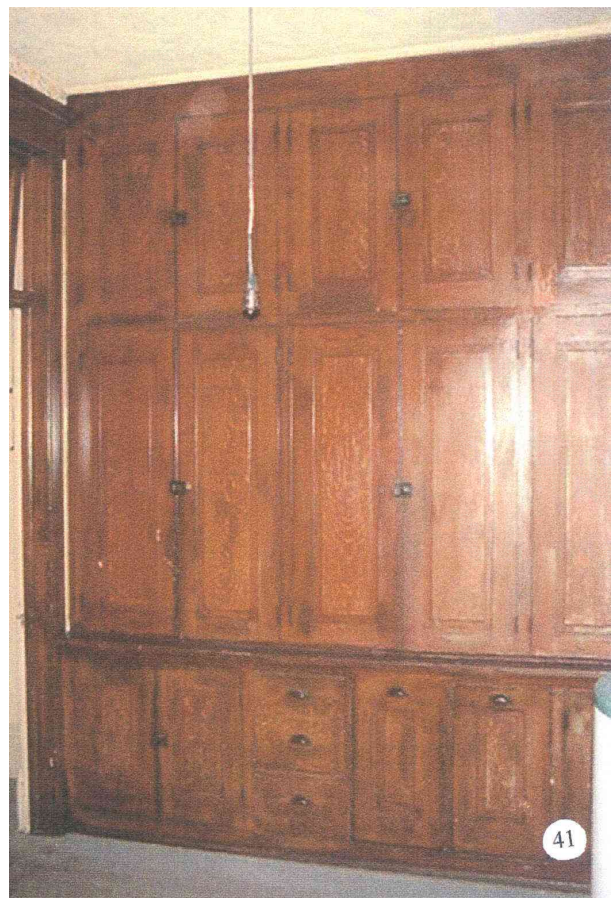
Sq. footage: 1,447 sq. ft. bldg. is approx. 23' x 64'

Construction: Brick load-bearing walls, plaster & lath interior partitions, wood roof and floor.

Comments:

The owners did a fantastic job retaining the historic spaces and overall integrity of the apartment. The main stair leads to a front parlor, and a long hallway connects the front parlor to the kitchen in the rear. Between are two bedrooms and a bathroom. Work on the upper floor included window restoration; masonry repointing; plaster repair; refinishing of the floors, banister, and fireplace; updating or refurbishing the bathroom fixtures; new electrical; installation of new kitchen in historic location; rerouting the HVAC to maximize space; removal of an unsafe fire escape; and installation of a new custom fire escape shared with two other buildings. The city provided a matching facade grant, which mainly paid for the fire escape. The total cost for the building rehabilitation was \$175,000 for 4,600 sq. ft.; approximately 60% (or \$105,000) was for the upper-floor apartment, bringing the cost to \$73 per sq. ft. for the upstairs rehabilitation. In the first three years, the 2-bedroom apartment rented for \$1,000/month; this year it rents for \$900.

The property is located within a National Register Historic District, enabling the owners to take advantage of the 20% Historic Rehabilitation Tax Credit. This gave the owners a \$35,000 credit on their federal income taxes, lowering the total cost for the upper floor rehab to \$84,000 or \$58 per sq. ft.



Original faux grained butler's pantry retained in the new kitchen at the rear of the apartment.



Entrance into parlor



Fireplace in parlor



Front parlor, door to balcony



Side hallway that connects all the rooms of the apartment

52.a



New kitchen



New bathroom maintains the building's historic character