

MONROE COUNTY PLAN REVIEW COMMITTEE



**April 9, 2020
5:30 pm**

Held via Teleconference

A G E N D A
MONROE COUNTY PLAN REVIEW COMMITTEE

Teleconference Link:

<https://us04web.zoom.us/j/363915439?pwd=SmVRZHKwMFVMUisrRjIMYUNCOFBNdz09>

April 9, 2020

5:30 p.m.

OLD BUSINESS: NONE.

NEW BUSINESS:

- | | | |
|-----------------------|--|----------------|
| 1. 2002-REZ-04 | Hanson Rezone from PB to AG/RR
One (1) 3.00 +/- acre parcel in Section 11 of Clear Creek Township at 7995 S Fairfax Rd.
Zoned Pre-Existing Business (PB). | PAGE 3 |
| | | |
| 2. 2002-REZ-05 | Stafford Historic Preservation (HP) Overlay Rezone
One (1) approximately 1.66+/- acre parcel in Section 24 of Bloomington Township at 5598 E Ward LN.
Zoned SR/ECO3. | PAGE 17 |

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, apurdie@co.monroe.in.us, as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Monroe County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed.

The meeting will be open to the public.

MONROE COUNTY PLAN REVIEW COMMITTEE**April 9, 2020**

PLANNER	Rebecca Payne
CASE NUMBER	2002-REZ-04
PETITIONER	Ronnie Hanson
ADDRESS	7995 S Fairfax Rd
REQUEST	Rezone from Pre-Existing Business (PB) to Agriculture/Rural Reserve (AG/RR)
ACRES	2.96 acres +/-
ZONE	Agriculture/Rural Reserve (AG/RR)
TOWNSHIP	Clear Creek
SECTION	11
COMP. PLAN DESIGNATION:	Rural Residential

EXHIBITS

1. Site Plan
2. Petitioner letter

RECOMMENDATION

Staff recommends **approval** based on the Findings of Fact and subject to the County Highway and Drainage Engineer report.

PLAN REVIEW COMMITTEE

TBD

SUMMARY/BACKGROUND

The petition site is one parcel totaling 2.96 +/- acres located in Clear Creek Township. The current zoning of the site is Pre-Existing Business (PB). The Pre-Existing Business Zone is defined as:

That which is primarily intended to accommodate commercial and business service uses that were in operation prior to the adoption of this zoning ordinance. The intent of the PB District is to identify locations of commercial activity that are not supported by the Comprehensive Land Use Plan, but where commercial and service operations continue to exist. This District is identified for the purposes of maintaining commercial activities with business zoning, while at the same time not allowing for the expansion of new business activity proximate to the location of the PB District. Expansion of the business is permitted within the lot of record. The type of business may change to one of equal or lower intensity as identified on Table 2-1 Permitted Land Uses.

The rezone request is to Agriculture/Rural Reserve (AG/RR) from PB for the purpose of building a detached garage to be used for boat storage. A garage is a residential accessory use and is not permitted in PB zoning.

The petitioner also owns the parcel adjacent to and east of the petition site. This adjacent parcel is used to store and manage petitioner's lawn care business. Petitioner wishes to maintain the PB zoning of this adjacent parcel and keep it separate from the ensuing rezone request.

The petitioner currently utilizes the property in question for single family use, which is not permitted in the PB zoning district. The residential use is considered pre-existing nonconforming and cannot be expanded unless a rezone is sought. The petitioner originally requested a rezone in 1994 from Residential 2/Planned Unit Development to Limited Business (LB) for purposes of maintaining a landscaping business and two apartments. To date, only the landscaping business is intact as the apartments were lost in a fire. Mr. Hanson built a home on the front lot in 1994, which is currently zoned PB. In 1997, when the county underwent the last zoning ordinance and map change, the properties were converted from LB to PB. Now the owner wishes

to rezone the front portion of the property to Agriculture/Rural Residential to make the residential use conforming and to add an accessory residential structure to the property.

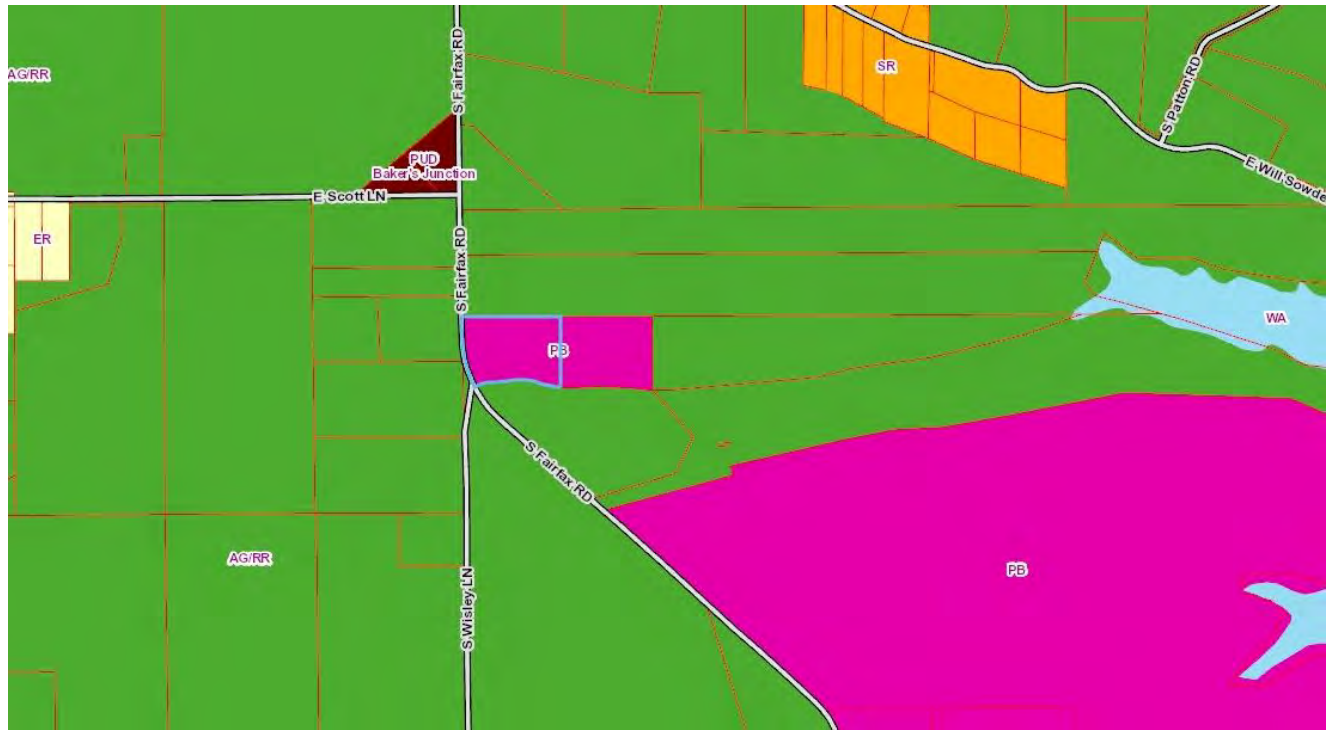
LOCATION MAP

The petition site is located at 7995 S Fairfax Rd, section 11 of Clear Creek Township



ZONING

The petition site is zoned Pre-Existing Business (PB). The neighboring zones are Agriculture/Rural Reserve (AG/RR).



SITE CONDITIONS

The petition site is one parcel totaling 2.96 +/- acres. The lot has frontage along S Fairfax Rd and contains frontage along S Fairfax Rd.



SLOPE

Some slope is present on the property but there is none at the location where the garage is proposed.



SITE PHOTOS

Photo 1: Site of proposed garage



Photo 2: Aerial



Photo 3: Looking north at proposed garage location



Photo 4: Looking north



Photo 5: Looking northwest



Photo 6: Looking west



Photo 7: Looking north, from bottom of driveway



Photo 8: Property marker



COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the Rural Residential area of the Comprehensive Plan:

Rural Residential

The Rural Residential use category includes rural property, environmentally sensitive areas, and areas adjacent to quarry operations where low densities are appropriate and desirable; however, the sparse population character of the Farm and Forest category is no longer applicable. Generally, these areas are characterized by active or potential mineral extraction operations nearby, steep slopes, and the remaining forest and/or agricultural land where roadways and other public services are minimal or not available.

The Rural Residential use category includes all property in Monroe County that is not within the Farm and Forest Residential area, Bloomington Urbanizing Area or a Designated Community, or an incorporated town or city. Approximately 52,000 acres of rural property in Indian Creek, Clear Creek, Van Buren, Bloomington, Richland, Bean Blossom, Washington, and Benton Townships are designated Rural Residential. Most often this category adjoins or is very close to the Farm and Forest Residential areas. Current Rural Residential densities are usually greater than 64 homes per section and some portions of the Rural Residential area have already been subdivided or developed at urban densities.

To maintain Rural Residential property use opportunities, an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. Where appropriate infrastructure is available, home clustering with open space dedications may be an option in this residential category. Open space can serve a variety of uses including recreational opportunities for local residents, limited accessory agricultural uses, or buffering of an adjoining use. Contiguous Resilient Land shall be available for each dwelling adequate to support either two independent conventional septic fields or one replaceable mound system. Sufficient space for buildings traditionally associated for this type of use must also be provided. In addition, public roadways shall not experience less than the Monroe County Level of Service standard existing at the time this Plan is adopted. New subdivision road traffic lanes that access County roadways shall not exceed the capacity of traffic lanes for adjoining public roadways. State highways, major collectors, or arterial roads are exempt from this requirement.

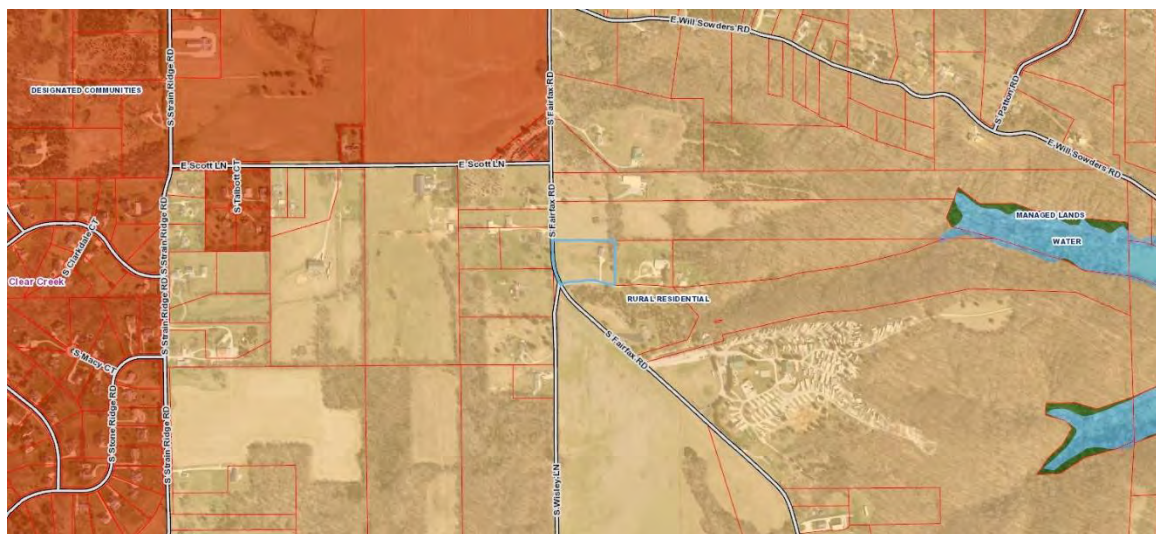
COMPREHENSIVE PLAN MAP

The petition site is in the Rural Residential area of the Comprehensive Plan.

Rural Residential

The Rural Residential use category includes rural property, environmentally sensitive areas, and areas adjacent to quarry operations where low densities are appropriate and desirable; however, the sparse population character of the Farm and Forest category is no longer applicable. Generally, these areas are characterized by active or potential mineral extraction operations nearby, steep slopes, and the remaining forest and/or agricultural land where roadways and other public services are minimal or not available.

The Rural Residential use category includes all property in Monroe County that is not within the Farm and Forest Residential area, Bloomington Urbanizing Area or a Designated Community, or an incorporated town or city. Approximately 52,000 acres of rural property in Indian Creek, Clear Creek, Van Buren, Bloomington, Richland, Bean Blossom, Washington, and Benton Townships are designated Rural Residential. Most often this category adjoins or is very close to the Farm and Forest Residential areas. Current Rural Residential densities are usually greater than 64 homes per section and some portions of the Rural Residential area have already been subdivided or developed at urban densities. To maintain Farm and Forest property use opportunities an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadway shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation which exists at the time this Plan is adopted as a result of subdivision. Roadways classified as state Highways, major collectors, or local arterials are exempt from this requirement.



FINDINGS OF FACT - REZONE

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the petition site as Rural Residential;
- The rezone request is to change the zone for the petition site from Pre-Existing Business (PB) to Agriculture/Rural Reserve (AG/RR);
- The current use of the site is residential;
- The current intensity of the use of the site is low;
- The adjoining and surrounding uses are primarily AG/RR;
- The petitioner wants to construct an accessory building to be used as a garage where he can store his boat;
- The proposed accessory building would comply with all other height, bulk, density requirements for the AG/RR zoning district;

(B) Current conditions and the character of current structures and uses in each district;

Findings:

- See Findings under Section A;
- The petition site is an unplatted 2.96 +/- acre parcel;
- The rezone request is to change the zoning for the entirety of the site to Agriculture/Rural Reserve (AG/RR) which is described by the County's Zoning Ordinance, Chapter 802, as follows:

The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses associated with agriculture uses and limited, very low density, rural non-farm related single family uses and not in (major) subdivisions. Its purposes are to encourage the continuation of agriculture uses, along with the associated single family residential uses, to discourage the development of residential subdivisions and non-farm-related nonresidential uses, to protect the environmentally sensitive areas, such as floodplain and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the AG/RR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the agriculture-related uses. The development of new non-farm residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance.

- The petition site is zoned Pre-Existing Business (PB). Petitioner use of the site has always been residential.
- The site is less than 15% slope (see Slope Map);
- The petition site is not located in FEMA Floodplain;
- There are no known karst areas;

(C) The most desirable use for which the land in each district is adapted;

Findings:

- See Findings under Section A and Section B;
- The surrounding parcels are zoned Agriculture/Rural Reserve (AG/RR). The adjacent parcel to the east is zoned Pre-Existing Business (PB);

(D) The conservation of property values throughout the jurisdiction; and

Findings:

- Property value tends to be subjective;
- The AG/RR zoning designation would be consistent with adjoining parcels;
- The effect of the approval of the rezone on property values is difficult to determine;

(E) Responsible development and growth.

Findings:

- See Findings under Section A, Section B, and Section C;
- According to the Monroe County Thoroughfare Plan, S Fairfax Rd is classified as a Major Collector;
- Driveway access is directly on to S Fairfax Rd;
- There is septic on site that is out of FEMA floodplain.

EXHIBIT ONE: Petitioner Letter

February 26, 2020

RECEIVED

FEB 27 2020

MONROE COUNTY PLANNING

To: Monroe County Planning Department

We would like to petition that our property located at 7995 S. Fairfax Rd, Bloomington, Indiana be rezoned. Rezoning would allow us to build a detached garage next to our home. This would also allow us to build an additional room onto our home sometime in the future.

Thank you for your consideration.

Ronnie and Joyce Hanson

Ronnie Hanson
Joyce Hanson

*I would like to Resound the property to AG-RR
and Request a waiver of the Final Hearing*

Ronnie Hanson

EXHIBIT TWO: Site Plan



2020

PLANNER Tammy Behrman
CASE NUMBER 2002-REZ-05, Stafford HP Overlay Rezone
PETITIONER Philip B and Linda L Stafford
ADDRESS 5598 E Ward Lane
REQUEST Application for the Historic Preservation (HP) Overlay for the Entire Parcel
ACRES 1.66 +/-
ZONE Suburban Residential (SR); ECO Area 3
TOWNSHIP Bloomington
SECTION 2 4
COMP PLAN
DESIGNATION: Farm and Forest

EXHIBITS

1. Petitioner Letter
2. Petitioner Site Plan
3. History Documentation submitted by the petitioners
4. Petitioner Photos including Monroe County 1989 Interim Report Description – Outstanding
5. SHAARD IHSSI County Survey Description – Notable
6. Barn Restoration Project submitted by Petitioner

RECOMMENDATION

Staff is withholding a recommendation until the April 20, 2020 Historic Preservation Board Meeting.

This Historic Preservation Overlay designation will preserve historic or architecturally worthy structures that represent 1.) an association with events that have made a significant contribution to the broad patterns of County history 2.) distinctive characteristics of construction, and 3.) an example of a significant and distinguishable entity whose components may lack individual distinction. The structures to be considered are as follows: residential double-pen home constructed in 1840 (addition in 1990), spring/well house remnants, transverse 3-bay barn constructed between 1890-1900, and corn crib (date unknown) and were recognized as Outstanding (O) in the Monroe County Interim Report and Contributing (C) in the 2014 IHSSI county survey.

PLAN REVIEW COMMITTEE

TBD

HISTORIC PRESERVATION BOARD OF REVIEW

The Historic Preservation Board of Review will meet April 20, 2020.

SUMMARY

The petition site is 1.66+/- acre parcel located in Bloomington Township and maintains frontage along E Ward Lane (Local Road) and E State Road 45 (Major Collector). The site is zoned Suburban Residential (SR) under Chapter 802 of the Monroe County Zoning Ordinance and the Environmental Constraints Overlay Area 3 (ECO3) under Chapter 825. The petitioner is requesting to rezone the site to add it to the Historic Preservation Overlay (Primary) District. HP Overlay is defined as follows:

Historic Preservation (HP) Overlay District. The character of the Historic Preservation (HP) Overlay District is defined as areas which contain (Primary) or which surround (Secondary) areas which contain buildings, structures or places in which historic events occurred or having special public value because of notable architectural or other features relating to the general, archeological, economic, social, political, architectural, industrial or cultural history of Monroe County, Indiana, of such significance as to warrant conservation or preservation, and which, by virtue of the foregoing, have been designated as an Historic Districts by the Monroe County Commissioners pursuant to the provisions of the Zoning Ordinance.

The site contains the following structure(s):

1. Residential double-pen home constructed in 1840 (addition in 1990)
2. Transverse 3-bay barn constructed between 1890-1900
3. Corn crib (date unknown)
4. Spring/well house remnants

The most recent Indiana Historic Sites and Structures Inventory (IHSSI) County Survey for Monroe County is made available via the State Historic Architectural and Archaeological Research Database (SHAARD). The 2015 IHSSI survey ranks the Commercial Building as **Contributing (C)**.

Notable: The “N” rating means that the property did not quite merit an “outstanding” rating but still is above average in its importance. Further research may reveal that the property is eligible for National Register listing. -Contributing: The “C” rating means that the property met the basic inventory criterion of being pre-1970, but that it is not important enough to stand on its own as individually “outstanding” or “notable”. Such resources are important to the destiny or continuity of an area’s historic fabric. “Contributing” properties may appear in the National Register if they are part of a historic district but do not usually qualify individually.

The Monroe County Interim Report of 1989, which provides an inventory of all historic sites and structures in the county, assessed structures in terms of their historical significance, architectural merit, environment, and integrity. As a result of this assessment, the structures were placed in one of four rating categories. The Ward House was given a rating of **Outstanding (O)**. It appears the 1990 addition may have impacted the 2015 IHSSI ranking score.

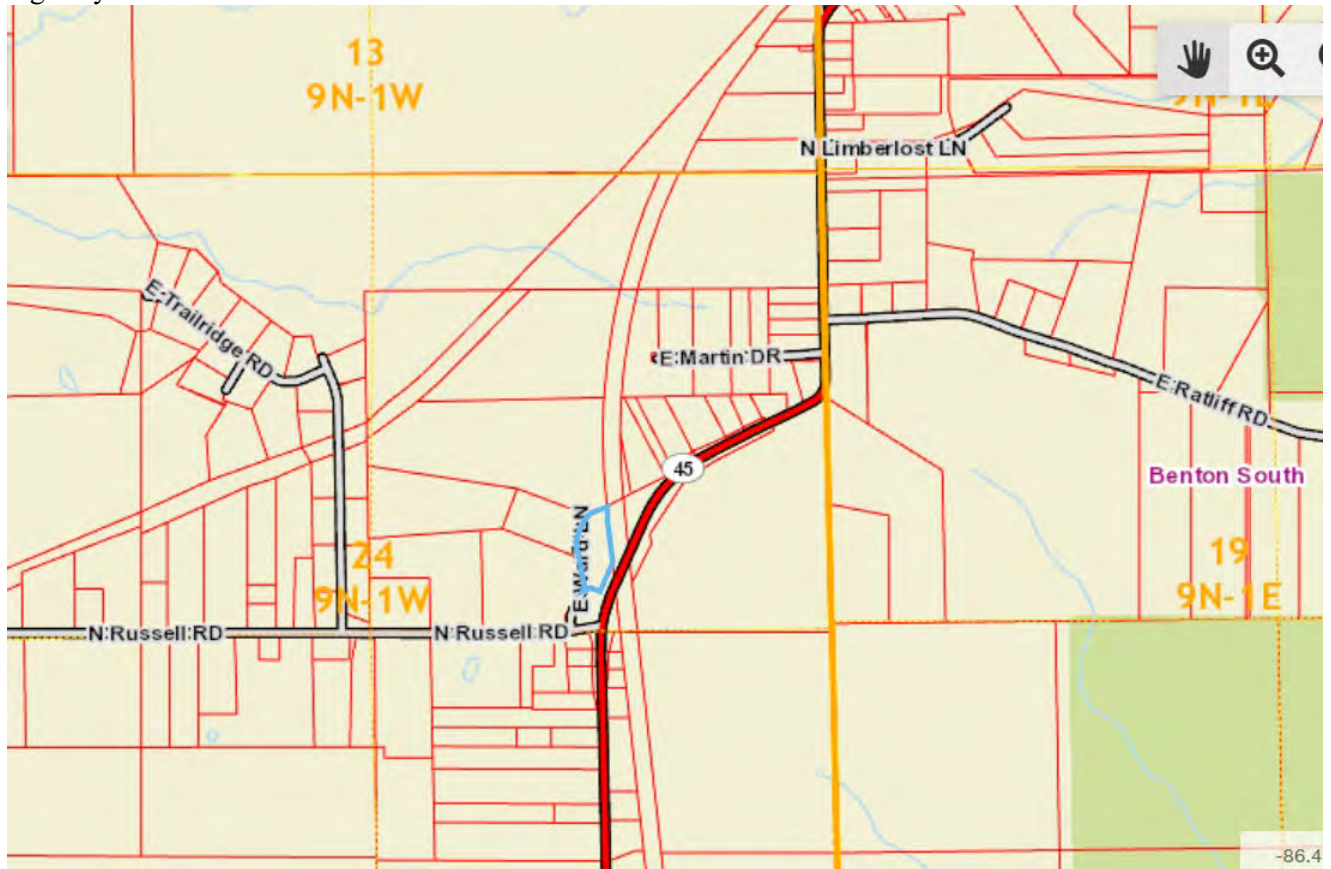
The Historic Preservation Overlay does not negate the underlying Suburban Residential (SR) zoning district. Properties within the HP Overlay are subject to the regulations for both the zoning district and the HP Overlay. If there is conflict between the requirements of the zoning district and the requirements of the Historic District, the more restrictive requirements apply. It is important to note that the Historic Preservation Overlay regulations are concerned with exterior appearance and preservation of historic features, and not with other zoning or land use requirements.

BACKGROUND

The barn is currently under relocation and renovation under Improvement Location Permit #19-RA-130 that was issued by the Planning Department on August 9, 2019 for the purpose of interior remodel of converting the structure into a studio. Should the Historic Preservation Overlay be added to the property the petitioner will apply for the Historic Adaptive Reuse that is a Conditional Use in order to convert the barn into a short-term rental or Tourist Home, which is currently not permitted under the SR zoning district.

LOCATION MAP

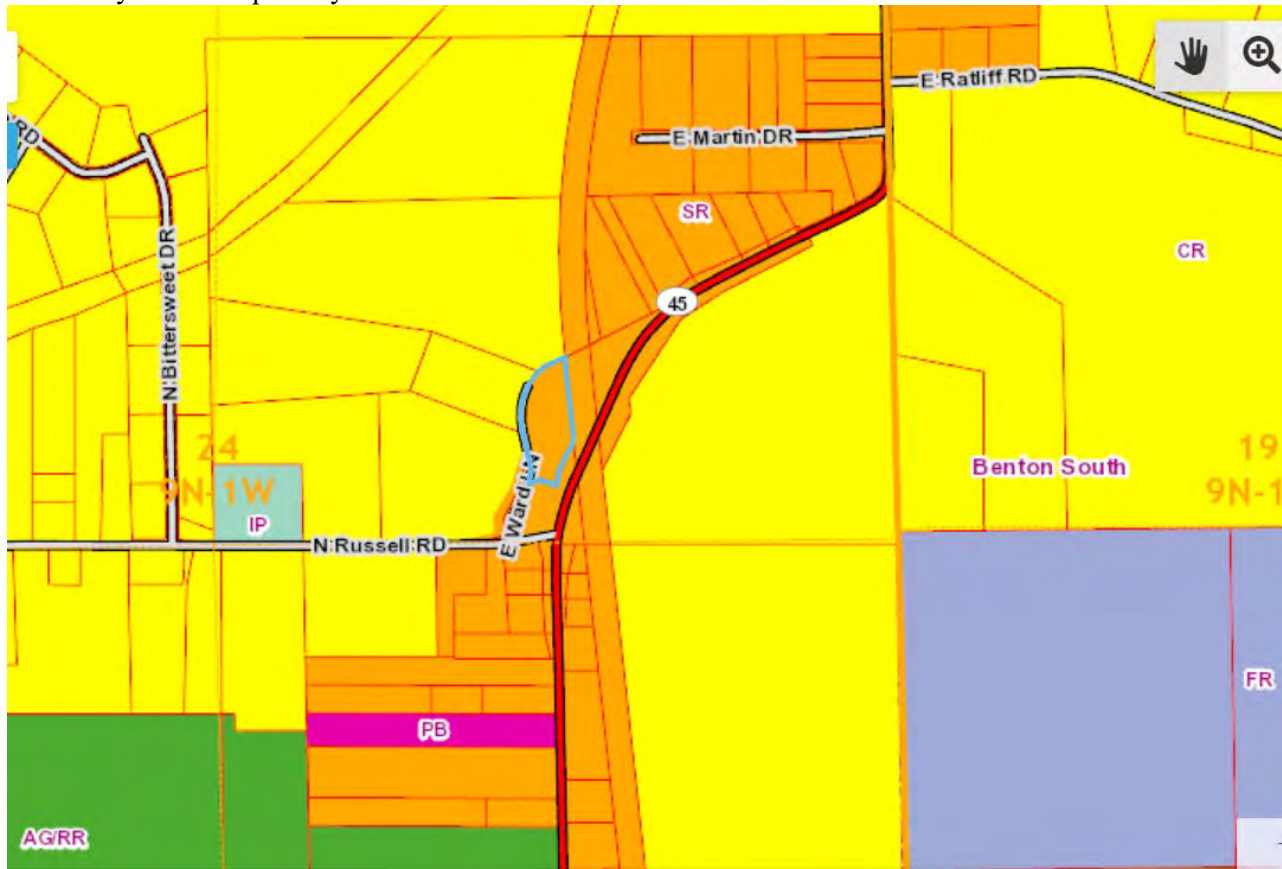
The parcel is located at 5598 E Ward Lane in Section 24 of Bloomington Township. It formerly had the address of 5598 E State Road 45 before improvements were made to the Indiana Railroad and State highway.



ZONING MAP

The site is zoned Suburban Residential (SR). The adjacent properties to the north and south are zoned the same. The site is within the Environmental Constraints Overlay Area 3 (ECO3) for Lake Monroe. Other adjacent properties are zone Conservation Residential (CR) The use is currently single family residential and the surrounding properties are also single family residential or vacant.

The petitioner desires to use the barn for short term rental / tourist home in addition to having their personal residence. This Tourist Home use is only permitted in AG/RR, CR, and FR zones. A rezone to one of these zones was not possible due to lot size. Additionally, each lot is allowed one primary use. Should the petitioner obtain the rezone and historic adaptive reuse for the barn use conversion then would essentially have two primary uses under the umbrella of conditional use.



SITE CONDITIONS



The site contains a residence, barn, corn crib and one other shed. There is no FEMA Floodplain on the site or visible karst features. The property gains access by E Ward Lane, which is designated as a local road. It also maintains frontage on E State Road 45 designated as a Major Collector in the County Thoroughfare Plan. The Indiana Railroad runs along the eastern property line. The Highway and the Railroad were reconfigured around 2000 taking property from the petition site in the form of right of way. The barn was left very close to the new road. It is currently being relocated to meet property line setbacks.

LOCAL HISTORIC SIGNIFICANCE

See Exhibit 3

SITE PHOTOGRAPHS



Figure 1. Pictometry view facing north of the commercial structure in March 2017.



Figure 2. Pictometry view of petitioner site from March 2019.



Figure 3. Facing west, pictometry view from March 2019.

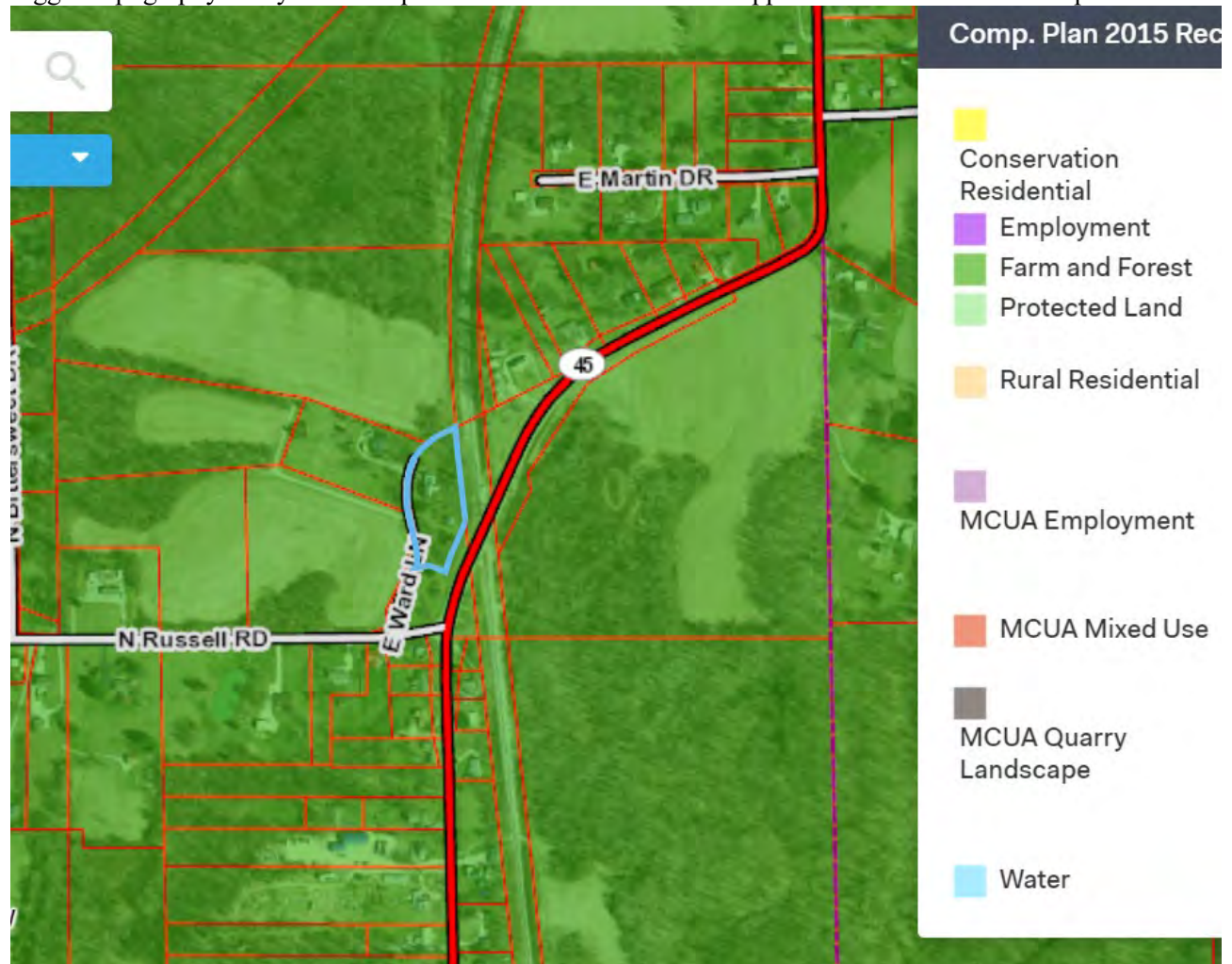


Figure 4. Facing east, pictometry view from March 2019.

COMPREHENSIVE PLAN DISCUSSION

Farm and Forest

Much of Monroe County is still covered by hardwood forests, in no small part because of the presence of the Hoosier National Forest, Morgan-Monroe State Forest, Army Corps of Engineers properties, and Griffy Nature Preserve. Much of the low lying floodplains and relatively flat uplands have been farmed for well over 100 years. These areas are sparsely populated and offer very low density residential opportunities because of both adjoining Vulnerable Lands and the lack of infrastructure necessary for additional residential density. This category encompasses approximately 148,000 acres including about 40,000 acres of our best agricultural property located primarily in the Bean-Blossom bottoms and western uplands of Richland Township and Indian Creek Township. It includes private holdings within the state and federal forests. Farm and Forest Residential also includes the environmentally sensitive watersheds of Monroe Reservoir, Lake Lemon, and Lake Griffy and several other large vulnerable natural features in Monroe County. There are approximately 78,000 acres of watershed area in this portion of the Farm and Forest Residential category. These natural features provide a low density residential option while protecting the lakes and the water supply resources of the County. The Farm and Forest areas comprise most of the Vulnerable Land in Monroe County. A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting. With a few exceptions like The Pointe development on Monroe Reservoir, these areas do not have sanitary sewer services and have limited access on narrow, winding roadways. Those portions not already used for agriculture are usually heavily forested and have rugged topography. They offer unique and sustainable residential opportunities that cannot be replaced.



CRITERIA FOR HISTORIC PRESERVATION DESIGNATION as provided by petitioner

To be identified as historic or architecturally worthy, a building, structure or place must possess one or more of the following significant attributes:

1. *an association with events that have made a significant contribution to the broad patterns of County history;*
See Exhibits 1, 2, 3, 4 and 6 as provided by petitioner.
2. *an association with the lives of persons significant in the County's past;*
Not applicable
3. *the distinctive characteristics of a type, period or method of construction;*
See Exhibits 1, 2, 3, 4 and 6 as provided by petitioner.
4. *an example of the work of a master;*
Not applicable
5. *high artistic values;*
Not applicable
6. *an example of a significant and distinguishable entity whose components may lack individual distinction; or*
See Exhibits 1, 2, 3, 4 and 6 as provided by petitioner.
7. *capability of yielding information important in prehistory or history.*
Not applicable

FINDINGS OF FACT - REZONE as provided by staff

According to Section 831-3. Standards for Amendments of the Zoning Ordinance: In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The Monroe County Comprehensive Plan designates the property as Farm and Forest;
- The rezone request is to change the zone district for the petition site from Suburban Residential (SR) to Suburban Residential (SR) with the Historic Preservation (HP) Overlay (Primary) District;
- The Historic Preservation Overlay affects the preservation of the current structures, not the preservation of the current zoning or land use of the property;
- The Historic Preservation Overlay designation will not alter the character of the property;
- The Comprehensive Plan includes a strategy to protect existing historically important sites in the County;

(B) Current conditions and the character of current structures and uses in each district;

Findings:

- The petition site is zoned Suburban Residential (SR);
- The site contains one (1) residential double-pen home constructed in 1840 (addition in 1990), spring/well house remnants, transverse 3-bay barn constructed between 1890-1900, and corn

- crib (date unknown);
- The site is adjacent to residential and agriculture uses;

(C) The most desirable use for which the land in each district is adapted;

Findings:

- The Historic Preservation Overlay can assist in preserving historic or architecturally worthy structures that represent 1.) an association with events that have made a significant contribution to the broad patterns of County history 2.) distinctive characteristics of construction, and 3.) an example of a significant and distinguishable entity whose components may lack individual distinction.

(D) The conservation of property values throughout the jurisdiction; and

Findings:

- Recent studies of historic districts throughout the country demonstrate that local historic district designation and review provisions not only protect an area's historic character – they often add value to individual properties and to the community as a whole;
- Values may vary significantly dependent upon future planning and zoning in the area;
- Local historic designated properties may be eligible for a Conditional Historic Adaptive Reuse;

(E) Responsible development and growth.

Findings:

- Access to the site will continue to be derived from E Ward Lane;
- E Ward Lane is classified as a Local Road;
- The property maintains frontage on E State Road 45 and is classified as a Major Collector and used to be how the site derived access prior to the reconfiguration of the railroad and highway;
- The site does not contain FEMA Floodplain;
- There are no apparent karst features on the site;
- The Historic Preservation Overlay affects the preservation of the current structures, not the preservation of the current zoning or land use of the property;
- There is a new septic system to accommodate the studio within the future remodeled barn (Permit #staff to update later);

EXHIBIT 1: Petitioner Letter

PHILIP B. STAFFORD

5598 East Ward Lane, Bloomington, IN 47408 | 812-361-6267 | staffor@indiana.edu

Feb. 24, 2020

Monroe County Plan Commission
Larry J. Wilson, Planning Director

501 N. Morton St., ste. 224

Bloomington, IN 47408

Dear Monroe County Plan Commission

Larry J. Wilson, Planning Director:

We write to request historic designation for our property at 5598 East Ward Lane, Bloomington, IN 47408. The Ward House and associated buildings and exterior structures date to, at the earliest, 1840, on land purchased from the federal government by Abraham Buskirk in 1818. In the attached portfolio we provide narrative and photographic descriptions of the property and its history, documenting what we feel are the primary designation criteria:

1. An association with the lives of persons significant in the County's past
2. The distinctive characteristics of a type, period or method of construction
3. An example of a significant and distinguishable entity whose components may lack individual distinction

Sincerely,

Philip B. and Linda Stafford
Owners

EXHIBIT 2: Petitioner Site Plan

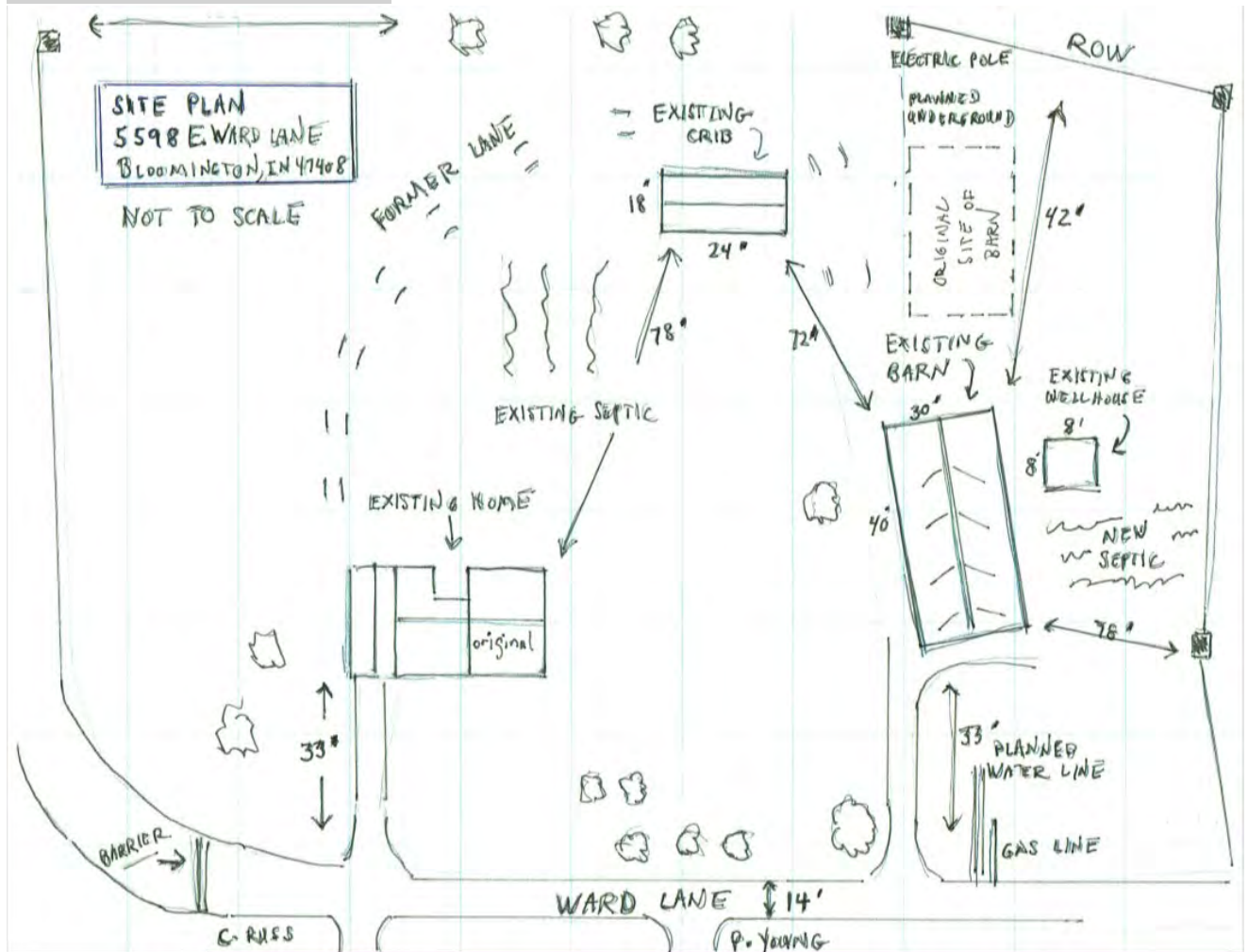


EXHIBIT 3: History Documentation submitted by the petitioners

The Ward House, circa 1840

Monroe County, Indiana

The Ward house is a two-story brick double pen with gable end chimneys. This vernacular house style evolved from earlier log house designs seen in the upland south in the early to mid-19th century. Noted Indiana University folklorist Henry Glassie, a friend of the owners, has dated the house to circa 1840. While early double pen houses dot Monroe County, this two-story version is very unusual. The Flemish bond brick pattern on the front façade (presenting a “fancy front”) had passed from usage by 1850 in southern Indiana, according to Glassie. Brick on the sides of the house were laid in English or common bond. (The Wylie house presents the same configuration of patterns.) Also unusual for the time is the pointellation of the brick under the front soffit. The bricks were likely made on site, and one can see occasional burn marks on random bricks. In the original structure, two rooms down, two up, the walls are solid brick, seven inches deep and plaster was applied directly to the interior surface of the brick, providing deep window shelves, though admitting a fair amount of moisture. During the blizzard of 1978 (one month after our move-in), snow was literally forcing its way into the front room through leaks in the brick, windows, and doors. The original house has a half-basement, hand dug and built with dry laid stone. The north end of the original structure is crawl space.

While common lore sometimes accounts for the two front doors of double pen houses as being reserved for separate use by gender, the likely explanation is more practical. Earlier log cabins were often constructed with an initial single pen, with door. As the family grew, another pen would be added to the side, an interior door cut into the new pen and a second exterior door added for practicality. Later, more formal Federal style houses had a single front door with a central hall. Glassie refers to this house as a “welcoming” house, since there is no hall or foyer in which the visitor is delayed or “approved” for entry into the private quarters, as seen in later Victorian houses. Two front doors have engendered confusion among visitors, however, who usually don’t know where to knock. One day, a passer-by stopped to inquire whether one side of the house might be for rent, thinking it was a “duplex.” In Irish tradition, the west room of the house would be used as a more formal parlor, a repository for family photos and treasures. It had special significance as fairies would only pass on the west side of the house.

This narrative begins with Rufus and Clementine Ward, as they purchased the property and house in 1855 and the current owners (Phil and Linda Stafford) purchased the house and 3 acres in 1978 from Haidee Ward Franzmann (age 86), the granddaughter of Rufus and Clementine.

The property abstract dates to February 10, 1818, (United States to Abraham Buskirk). During

subsequent years prior to the Ward purchase, the property, was owned by, respectively, the west half, Seth and Nancy Goodwin (1824-1831); the east half Thomas and Miriam Heady (1824-1825); the east half to Frederick Fleener (1825-1855) to Rufus Ward: the northeast corner of Section 24, in Township 9 North of Range 1 West containing 160 acres more or less. Three intervening owners purchased all or portions of the northeast quarter of Section 24, Township 9, Range 1 West. Rufus restored the entire quarter section with his purchase, including an additional 43 acres on the north end of the southeast quarter, totaling 203 acres more or less.

Rufus was a son of an early Monroe County resident, Granville Ward, who relocated to Monroe County from Wythe County, VA. in 1817, one year after Indiana became a state. Granville is noted in Blanchard's History of Monroe County (1884) as one of the earliest settlers to Monroe County. He owned property in Section 35 and purchased lots in the original town of Bloomington in 1818. He served on the first petit jury convened in 1818 to hear the case of a stolen long rifle. In the first meeting of the Monroe County Commissioner's Board in 1818, in which the town of Bloomington was laid out, Granville Ward was appointed Inspector of Elections for Bloomington Township. In the Stiner letter*, he is referred to as settling 3 miles west of town. Family lore recounts his hearing wolves around the house in the winter. Granville's son Rufus was born in Wythe County, VA in 1812. Rufus took training in medicine and set up practice in Gosport, later moving his family to Johnson County. He returned in 1855 to purchase the current property as discussed above. The Stiner letter refers to the neighborhood along the road as Briar Ridge.

In 1836 Rufus married Clementine Delforetta Jet Deborah Mershon (1816-1898), daughter of Sarah (Sally Mershon) and James Jefferson Alexander (the founder of Fleenersburg, later, Unionville), according to Joseph Helon Young (1998). James was the son of Agnes Brewster and William James Alexander. Agnes was one of the three notable Brewster sisters (Elinor, Jannette and Agnes), very early residents of Monroe County who had gained a reputation for valor in the Revolutionary War when, as young girls, they provided continuous food supplies to nearby soldiers. Hence, Clementine was the granddaughter of Agnes Brewster. The sister of Agnes (Elinor) married David Maxwell, meaning that the founder of Indiana University was the husband of Clementine's second cousin. Hoagy Carmichael is another descendant of Agnes. Only the descendants of the three sisters may be buried in the Dunn Cemetery. This confirms that Clementine was the second cousin of Jane Irvin (daughter of Jennette Brewster, the second of the three sisters). Upon Jane's death, (1865, Dunn Cemetery) therefore, Clementine married her second cousin's husband, Austin Seward. Clementine is listed in the First Presbyterian Church records as Austin's wife in 1870, two years prior to his death. Jane Irvin Seward had died in 1865. Austin and Clementine married in 1867. She outlived Austin (1799-1872) and married once more, to James D. Alexander.

Clementine's mother, Sarah (Sally) Mershon was the daughter of Abraham Mershon and Sarah

Bull. Sarah's brother (Clementine's uncle) was Cornelius Mershon, cited often as a prominent "slave catcher" in pre-Civil War Monroe County. This presents some interesting questions regarding family conflicts during the slavery era as the Alexanders were noted to relocate from Wythe County, Virginia precisely due to their anti-slavery sentiments. While Clementine's uncle was pro-slavery, to the extreme, Clementine's political inclinations seem indefinite. Clementine's sister Sarah married Paris Dunning, a noted politician and Governor of Indiana who, while not a full blown abolitionist, took anti-slavery positions while in office. Austin Seward himself, was known to be sympathetic to the Union and anti-slavery causes. Other family documents, in fact, cite Clementine's surname as Machon, not Mershon, and one wonders if that change was made to distance herself from her uncle's reputation. While it is impossible to know for a fact, I was told by an elderly resident of the neighborhood that the Ward House was suggested to be a stop on the Underground Railroad. This is affirmed nowhere in historical records, but it would be true that the house, on the Unionville Pike, would have been passed by former slaves assisted north via Morgantown, Indiana. The proximity of the house to downtown Bloomington (approximately 4 miles) would suggest that it was not a likely stop being only about an hour traveling in a wagon.

Rufus, the country doctor, was said to have a frail constitution. "Rufus Ward was light in complexion, with blue eyes. So neat was he and so careful that his hair was always well combed that the one impression of him left after his early death in the mind of his very small son Albert was of a tall man standing in front of the mirror combing his hair." Because of his heart disorder, his wife Clementine would accompany him on house calls in their buggy. "While driving thus one day in 1861 he fell back against her shoulder and expired." (quotes from a 1941 letter to Haidee (Ward) Franzmann from her cousin Ina Stiner, see attachment).

As mentioned, Rufus' widow Clementine later married Austin Seward, a notable Bloomington foundry owner who had gained prominence in the region. It was reported by H.R. Duncan that men would come from 100 miles away to purchase a Seward foundry axe. His foundry became a large operation, producing rifles, plows, axes, pans, stoves and, during the war, a brass cannon created by the donations of brass from local households, even women with brass hoops. Seward was commissioned to cast the bronze fish that tops the dome of the Monroe County Courthouse. In Baynard Hall's recollection of life in early Bloomington (see Hall, Carmony and Viola, 1966) and the founding of the Indiana Seminary, Seward gets positive review as the figure called Vulcanus Allheart. Following Seward's death, Clementine again remarried, to James D. Alexander and, upon becoming widowed a third time, passed her property to son Thomas and his wife in exchange for a life estate (see attached abstract). Rufus' daughter, Nancy (1856-1905), married Ira Stout, the grandson of Godfrey Daniel Stout, builder of the Maple Grove Road "Stout House", the oldest house in Monroe County. Godfrey Daniel was a close associate of William Henry Harrison and may have been involved in the construction of Harrison's Grouseland House in Vincennes (Wikipedia).

Rufus' son Thomas Jefferson Ward (1854-1918) and his wife Lucretia Adaline "Addie" Cox Ward, lived on in the house to their old age, cared for by their daughter Haidee (1891-1979). Thomas Jefferson Ward is buried at Little Union churchyard in Unionville. Addie's cousin, John B. Cox (1830-unknown), son of William (1803-73), was the prime suspect in the 1861 grisly mass murder of his wife and several of his children, as recorded by Pop Hall (1924:122). Addie died in 1933 and is buried with Thomas. Haidee married John Franzmann, in this house, ca. 1927. John was a Monroe County resident who served in WWI.

The physical character of the house was changing over the later years of the 19th century and early years of the 20th., with the addition of the front porch and the elimination of transoms, replacement of wood window sills and lintels with limestone, the addition of rooms to the rear – a one story "L". True "modernization", as it was called, began with the young marrieds Haidee and John. This included indoor plumbing, electrification, and hot water heat. The first electrical power was provided by the "Delco", an internal combustion generator/battery combination housed in an addition on the rear of the house, as can be seen in the attached historic photo. (for more information on the system: <https://www.farmcollector.com/farm-shows/delco-light-plant-zmlz13janzbea.>) Old newspapers wrapping the hot water plumbing are dated 1927.

During the earlier years of their marriage, both fireplaces were upgraded, one with a limestone mantel (which we removed) and light colored brick. Fortunately, the original mantel in the west room was retained. It is highly crafted and an exact duplicate of the fireplace mantel at the Woodburn house in downtown Bloomington, dated 1829 and now owned by Indiana University. I have to think the same hired craftsman built both mantels. Tommy Ward, (1934-2011) a great nephew of Haidee, recalled his father helping John Franzmann build a new stairway on the back wall of the east room in the mid-nineteen thirties. Wide board poplar floors, still extant in the "west room", were replaced in the north room with the narrow tongue and groove oak flooring that was popular towards mid-century. Attractive, plain gum baseboards and door molding replaced or covered existing trim. In the southwest room and upstairs, the original wide poplar trim (8 inches) with a beautiful bead on the door frames remains. In 1893, Clementine transferred the property to her son, Thomas J., with a life estate provision. In 1905, a portion of the property was sold to the Indianapolis Southern Railway (now the Indiana Railroad) and, in 1918 the property fell to Haidee Franzmann and her husband John, with the continued life estate responsibility for Lucretia (Addie Cox), who died in 1933, presumably in the house discussed here.

Since 1978, the house has been a constant passion and a constant occupation as well. Having been well cared for, and never remodeled with paneling, etc., the work has all been pleasing. Over the years we have filled the house with antiques, though our tastes have evolved from Victorian to early country. We cherish the cherry corner cupboard that Haidee left with the house, not merely because a hot water pipe ran through the back. I think she felt it belongs there. Should we ever leave the house, the cupboard will stay. On the underside of the shelves, one can still see the black soot marks left by burning candles.

Aside from minor maintenance and cosmetic changes, including painting and stenciling, (Linda's skill) our first major project occurred in 1990, when we hired local restoration group Golden Hands Construction for an addition. We removed the roof from the one story portion of the house and a back porch, replacing this with an upper bedroom and two bathrooms, including our first shower and washer/dryer. Carrying the claw foot tub from its original downstairs bathroom to the new second story was quite a lift. Deciding we did not want two different heating systems and did want to condition the air, we removed radiators in favor of a central system. The brick for the second story addition was salvaged from the old Spencer, Indiana jailhouse. (Linda taught school in Spencer and we joked that we didn't want to find her students' names carved into the brick.) During this period we also replaced most of the knob and tube wiring in the house. All of the doors we have added in the addition were found in the barns. An upstairs closet door matches the original back door in the southwest room and still retains claw marks from a farm dog, trying to come in from the cold, I suspect. At this time we discovered that the stairway was not originally on the back wall, for a hidden window well sits in that exact location. Before re-walling the window, I inserted a metal band aid box with information about the project so future archaeologists will know what happened there.

Over the years we have continued to add to the flower gardens. Some of Haidee's irises and peonies remain. We dismantled a crumbling outdoor barbeque around 1980 and constructed a garden shed around 1990, re-constructed in 2018. Approximately 1995, desiring a greater degree of indoor storage for an accumulating antique collection, I altered the original corn crib, creating a continuous internal floor and a cozy, enclosed front porch. I added multi-paned windows for light on the north and south sides, purchased from an estate sale of an early home on the outskirts of Madison, Indiana.

In 2008 we began a second addition on the north side of the house, originally planned as a mother-in-law suite. I provided the design for the latest addition to Mark Longacre (Longacre Construction) and Mark then worked from his own measured drawing to create the current space. This enabled us to include a garage with an accessible entrance into the house and, in planning for old age, a roll-in shower and accessible water closet.

The exterior surrounds of the house were changed in 1995 with the demolition of the Highway 45 Bridge (a timbered structure erected at the time of the construction of the Illinois Central Railway into Bloomington in 1906, Bridge # 142, notable site 25029 in the 1989 Historic Sites and Structures Inventory). Oldtimers in the Unionville area have fond memories of the camel-back surface of the bridge. The highway was originally called the Unionville Pike, connecting Morgantown with Bloomington through Fleenersburg, (platted in 1847) later named Unionville in 1855. In 1995 the pavement for Highway 45 was re-established on the south side of the property, crossing the tracks at grade level just below the large barn. A total of .8 acres were purchased from the property owners at that time by the State of Indiana.

The house has been referred to as the "old brick" by old timers in the area and I have been told

that a very similar house stood, perhaps the Cox house, on the site of the later Rosie Smith house above the Danny Smith park. I have been told a commercial orchard existed south east of the property along the east side of the highway. In 1978, with our move-in, the house at the corner of Highway 45 and Russell Road was occupied by an elderly Baptist Minister Roscoe Boston and his wife Gladys. (This may be incorrect as Rev. Boston's death certificate list 3998 N. Russell Road, about one mile west.)

Fulfilling a long time ambition to preserve the 1890 timber framed barn, we contracted once again with Longacre Construction to craft a plan for its restoration. The very close proximity to the (very, very loud) train crossing led us to relocate the barn to a new foundation and slab approximately 40 feet closer to the Ward Lane pavement (the old highway 45, renamed Ward Lane at the suggestion of the home owners).

The barn is a transverse, three bay structure with four bents constructed in mortise and tenon fashion with wooden pegs or trunnels. Removal of the front façade siding revealed considerable rot and insect damage on the first bent. The 1890 approximate date was suggested by barn expert Danielle Bachant-Ball, based on the fact that the original roof, still obvious, is wood shingle. The timbers were milled, not hewn. Later barns, while still constructed with timber frame, were more likely to have metal roofs, according to Bachant-Ball.

Other elements of historic interest on the site include the limestone capped cesspool, still in use (now connected to the septic system), glass insulators on our walnut tree (a remnant of barn lighting), and a cement fish pond decorated with geodes (which doesn't hold water, despite my attempts to correct). A limestone wellhouse near the barn encloses the now rusty electric pump (another future restoration project). Haidee Ward Franzmann attached to city water the year before our purchase in 1978. With the first addition described above, we filled the back porch cistern, though the early electrified water heater remains in place in the basement. The original structure of the 1840 house sat over a crawlspace on the north end and a dug basement on the south end. The original basement shows hand hewn beams, now sistered for support, needed due to powder post beetle damage, and insulation, completed in 2010 (see photos).

Also of interest, off property, is a spring, improved with stonework and a metal pipe, just below the house and across the railroad. One must assume it served the original residents. Near the spring are the remains of a concrete structure, perhaps a WPA sluice, that appear to have served a small lake. (See photos and map)

The house was featured in the magazine *Early Homes* in 2011. Due to what we assume was the 2010 addition to the house, it was recategorized from Outstanding to Contributing in the most recent Inventory of History Sites and Structures, much to our disappointment. Despite this revision, we feel the property nevertheless meets the standards as an historic property due to

its compliance with at least 3 of the conditions of appropriateness:

1. An association with the lives of persons significant in the County's past
2. The distinctive characteristics of a type, period or method of construction
3. An example of a significant and distinguishable entity whose components may lack individual distinction

Research: Philip B. Stafford, Ph.D. (property owner) February, 2020

References

Blanchard, Charles. 1884. Counties of Morgan, Monroe and Brown: Historical and Biographical.

Chicago: F.E. Battey.

Hall, Baynard Rush, Donald F. Carmony and Herman J. Viola. The New Purchase: Or, Seven and a Half Years in the Far West. Indiana Magazine of History. Vol. 62, No. 2 (June 1966), pp. 101-120

Hall, Forest M. "Pop". 1922. Historic Treasures. Bloomington, IN: Indiana University Press.

Young, Helon. 1998. Autobiography of a Village: A History of Unionville, Indiana. Joseph Helon Young publication.

The Ward House

Philip B. and Linda Stafford

March 2020

Abstract of property begins
with 1818 sale to Abraham
Buskirk

United States
to
Abraham Buskirk

-1-

Certificate of Entry
Dated February 10, 1818
The Northeast quarter of Section
24, Township 9, Range 1 West

United States
to

-2-

Patent not of record
The Northeast quarter of Section
24, Township 9, Range 1 West

Abraham Buskirk,
Miriam, his wife
to
Seth Goodwin

-3-

Warranty deed to grantee, his
heirs and assigns.
Dated July 15, 1824
Acknowledged
Recorded
Deed Record A, page 214
Consideration \$120.00
The West half of the Northeast
quarter of Section 24, Township 9
Range 1 West.

Seth Goodwin, Nancy,
his wife
to
Frederick Fleener

-4-

Warranty deed to grantee, his
heirs and assigns.
Consideration: \$160.00
Dated May 14, 1831
Acknowledged
Recorded
Deed Record C, page 359
The West half of the Northeast
quarter of Section 24, Township 9
Range 1 West.

Abraham Buskirk, and
wife, Miriam
to
Thomas Heady

-5-

Warranty deed to grantee, his
heirs and assigns.
Dated July 15, 1824
Acknowledged
Recorded
Deed Record A, page 301
Consideration: \$120.00
The East half of the Northeast
quarter of Section 24, Township
9 Range 1 West.

Thomas Heady, his wife,
Rebecca
to
Frederick Fleener

-6-

Warranty deed to grantee his
heirs and assigns
Dated February 22, 1825
Acknowledged
Recorded
Deed Record B, page 16

-6- (continued)

The East half of the Northeast quarter of Section 24, Township 9 Range 1 West.

-7-

Frederick Fleener and
Elizabeth Fleener, his wife
to
Rufus Ward

Warranty deed
Consideration: \$300.00
Dated September 6, 1855
Acknowledged September 6, 1855
before a justice of the peace
Recorded September 10, 1855
Deed Record 2, page 26 and 27
The Northeast quarter of Section 24 in Township 9 North of Range 1 West containing one hundred and sixty (160) acres more or less. Also 43 acres off of the North end of the West half of the Southeast quarter of Section 24, same township and range as aforesaid.

-8-

In the Matter of the Estate
of Rufus Ward, deceased
James J. Alexander, Administrator

Monroe Common Pleas Court
December Term, 1865

Administrator files final report. Fifty (\$50.00) Dollars for distribution.

Comes now the heirs of Rufus Ward, deceased, and make proof of heirship.

Clementine Ward, widow of deceased, entitled to \$16.23 as widow of deceased.

Sarah Ann Ruble, Elizabeth Peterson, James Ward, William Ward, John Ward, Alice Ward, Nancy L. Ward, Thomas Ward, Albert Ward and Rufus Ward are each entitled to \$3.36 as heirs of Rufus Ward.

Order Book 3, page 91

-9-

Clementine Ward

Monroe Circuit Court
October Term, 1866

vs:

Sarah A. Ruble
Martin Ruble, et al.

Petitioner makes proof of publication of notice to defendants, Sarah A. Ruble, Martin Ruble, Elizabeth M. Peterson, Peter Peterson, each and all other defendants are infants. Morton C. Hunter appointed Guardian ad litem and files answer.

Cause submitted that the lands described in said petition "the undivided 1/5 of the Northeast quarter of Section 24, Township 9 North Range 1 West."

Petitioner is owner of the undivided 1/3 in value. Defendants, other than Martin Ruble and Peter Peterson, are the owners of an undivided 2/3 in value.

That they have the lands set off by metes and bounds. Partition ordered
Elias Able, Hugh Martin, Albert Parks are appointed commissioners.
Order Book 10, page 17.

-10-

Clementine Ward

Monroe Circuit Court
April Term, 1887

vs.

Sarah Ruble, et al
heirs of Rufus Ward

Report of Commissioners, part of the Northeast quarter of Section 24, Township 9, Range 1 West, beginning at a beech tree, 24 inches in diameter, and marked with three hacks on the North, three on the South, and three on West sides of said tree, standing on the second principal meridian, and Southeast corner of said Northeast quarter running thence North 5 degrees West 83 poles, to a stake witness three black ash 10 inches in diameter North 70 degrees West 40 links distant; thence South 85 degrees West 160 poles to a stake witness sugar, 20 inches in diameter South 55 degrees East 39 links distant. Thence South 5 degrees, East 83 poles, to a stone standing at the corner of said section 24 marked C. South 24 witness tree beech 24 inches in diameter. South 29 1/2 degrees West, 124 links distant beech 24 inches in diameter. South 57 1/4 degrees East 127 links, thence North 85 degrees East 160 poles, to beginning the full and equal 1/3 in value of the real estate set off to Clementine Ward.

November 12, 1866
Report approved
Order Book 10, page 133

-11-

A copy of the record of partition noted at No. 10, was certified to the Recorder by the Clerk of the Monroe Circuit Court, and spread of Record in Record X, page 324.

-12-

Austin Seward

Married August 1, 1867
Marriage Record 4, page 556

to

Clementine D. J. M. Ward

-13-

James D. Alexander

Married October 14, 1873
Marriage Record 4, page 465

to

Clementine Seward

-14-

Clementine Alexander,
Rufus Ward, Sarepta
Ward, J. G. Ward,
Nannie Stout, Ira
Stout, Albert S. Ward,
Elizabeth Ward, William
Ward, S. A. Ward, John M.
Ward, Peter Peterson,
Elizabeth M. Peterson,

Warranty Deed
Consideration: That said Thomas
J. Ward in payment for the real
estate hereinafter described is to
support and care for the said
Clementine Alexander for and during
her natural life, pay all her
expenses including for medical
treatment and to furnish a decent

-14- (continued)

George Freeman and
A. O. Freeman

to
Thomas J. Ward

burial at her death
Dated October 24, 1893
Acknowledged October 24, 1893
before a J.P. by Clementine Alexander,
Sarepta Ward, Rufus Ward, James G.
Ward, before James Deringer
Acknowledged March 17, 1894 before
William T. Blair, N.P. by Nannie L.
Stout and Ira Stout
Acknowledged June 23, 1894 before J.H.
Seaweed, J.P. of Hony Co., Ore. by
Albert S. Ward and Elizabeth O. Ward
Acknowledged December 4, 1893 before
J. F. Bonham, J.P. of Washoe Co.,
Nevada by John M. Ward
Acknowledged January 16, 1894 before
John M. Sanders, N.P. of Modoc Co.,
Calif. by Ester Peterson, Elizabeth
Peterson, A. E. Freeman, Geo. Free-
man.
Acknowledged March 11, 1895, before T.
J. Mitchell, N.P. by William Ward and
Sarah A. Ward
Recorded November 25, 1895
Deed Record 31, page 333 to 341

A part of the Northeast quarter of Section 24, Township 9, North of Range 1
west bounded as follows, to-wit: Beginning at a beech tree twenty-four inches
in diameter marked with 3 hacks on the North, 3 on the South, 3 on the East
and 3 on the West respectively said beech tree standing on the Second Principal
Meridian line and Southeast corner of said Northeast quarter, Town and Range
aforesaid, and running thence North 5 degrees West 83 poles to a stake,
witness tree black ash ten inches in diameter, North 72 degrees West 40 links
distant, thence South 55 West 160 poles to a stake witness sugar twenty inches
in diameter, South 55 East 39 links distance then South 5 East 83 poles to a
stone standing at the centre of said Section No. 24, and marked "C.S. 24"
witness tree beech 24 inches in diameter, South 57 1/2 degrees East 127 links,
then North 35 degrees East 160 poles to beginning, containing in the above
described 83 acres.

EXCEPTION

Thomas J. Ward
and Lucretia A., his wife
to

Indianapolis Southern Railway

Northeast quarter of the Northeast quarter of Section 24, Township 9 North Range
1 West. Said strip of land being 100 feet wide or 50 feet on each side of the
centre line of Indianapolis Southern Railway, said centre line is located and
described as follows:

Beginning at a point in the North line of the property of Thomas Ward 49.5
feet North of the South line of the Northeast quarter of the Northeast quarter
of said Section 24 and 1239 feet West of the East line of said Northeast
quarter of the Northeast quarter; thence Southeast to a curve to the left
with a radius of 3319.23 feet a distance of 687.77; thence South 7 degrees
25 feet East a distance of 399.3 feet to a point in the South line of the
Southeast quarter of the Northeast quarter of Section 24 a distant of 164.5
feet East of the Southwest corner thereof, containing 3.14 acres more or less.

Warranty Deed

Dated February 4, 1905
Acknowledged February 4, 1905
Recorded March 27, 1905
Deed Record 42, page 412

A strip of land in the southeast
quarter of the Northeast quarter and the
quarter of the Northeast quarter of Section 24, Township 9 North Range
1 West. Said strip of land being 100 feet wide or 50 feet on each side of the
centre line of Indianapolis Southern Railway, said centre line is located and
described as follows:

EXCERPT

Thomas J. Ward and
Lucretia, his wife

to

Indianapolis Southern Railway

East quarter of Section 24, Township 9 North Range 1 West, beginning at a point in the East line of the Northeast quarter of Section 24, 1139 feet North of the Southwest corner thereof; thence North on said East line of the Northeast quarter of Section 24 a distance of 228 feet to the Northwest corner of the Southwest corner of the Southwest quarter of the Northeast quarter of Section 24; thence East 314 feet; thence in a southeasterly direction following a right curve having a radius of 1960.1 feet a distance of 367 feet to the beginning. Containing 27.100 acres and other lands.

-15-

Warranty Deed

Dated October 26, 1905

Acknowledged October 26, 1905

Recorded February 19, 1906

Deed Record 49, page 98

A triangular tract of land being a

part of the West half of the North-

west quarter of Section 24, Township 9 North Range 1 West, beginning at a

point in the East line of the Northeast quarter of Section 24, 1139 feet

North of the Southwest corner thereof; thence North on said East line of

the Northeast quarter of Section 24 a distance of 228 feet to the Northwest

corner of the Southwest corner of the Southwest quarter of the North-

west quarter of Section 24; thence East 314 feet; thence in a southeasterly

direction following a right curve having a radius of 1960.1 feet a distance

of 367 feet to the beginning. Containing 27.100 acres and other lands.

-17-

Thomas J. Ward and
Lucretia A., his wife

to

James G. Ward
Bertha Ward, his wife

Beginning at a point on the East line of said Township said point being the
half way place between the East half mile post and the Northeast corner of
said Section. Thence West 225 feet; thence South 95 feet to the center of
the Bloomington and Unionville Pike; thence in a northeasterly direction
with meanderings of centre of said line 382 feet to the beginning. Con-
taining 1/4 acres more or less.

Warranty Deed

Dated May 15, 1912

Acknowledged May 15, 1912

Recorded May 18, 1912

Deed Record 59, page 99

Part of the Southwest quarter of the

Northeast quarter of Section 24,

Township 9 North Range 1 West,

beginning at a point on the East line of said Township said point being the

half way place between the East half mile post and the Northeast corner of

said Section. Thence West 225 feet; thence South 95 feet to the center of

the Bloomington and Unionville Pike; thence in a northeasterly direction

with meanderings of centre of said line 382 feet to the beginning. Con-

taining 1/4 acres more or less.

-18-

Austin Ward and Lillie, his wife;
Lillie Rogers and Roy, her husband;
Lillie Hillerman and Clarence, her
husband; Haldee Franzmann and John,
her husband; Austin Ward, Lillie
Rogers, Mattie Hillerman and Haldee
Franzmann being all the children of
Thomas J. Ward, deceased

to

Lucretia A. Ward

Warranty Deed

Consideration: \$500.00

Dated September 28, 1918

Acknowledged September 28, 1918

by Austin Ward and Lillie, his wife

before James T. V. Hill, N.P.

Acknowledged October 8, 1918 by

Lillie Rogers and Roy Rogers before

Carlton H. Randall of Los Angeles Co.,

California, a N.P.

Acknowledged October 25, 1918 by

Haldee Franzmann and John M. Franz-

mann before Carrie V. Slocombe, a N.P.

Recorded October 25, 1918

Deed Record 66, page 455

A part of the northeast quarter of Section 24 of Township 9 North of Range
1 West, bounded as follows, to-wit: Beginning at a beech tree about 24 inches
in diameter with 3 knots on the North, 2 on the South, 3 on the East and
3 on the West respectively. Said beech tree standing on the Second Principal
Meridian line, and Southeast corner of said Northeast quarter, town and range
above said; and running thence North 5 degrees West, 23 poles to a stake wit-
ness tree black ash tree, 10 inches in diameter, North 72 degrees West, 40
links distance; thence South 35 degrees West, 160 poles to a stake, witness
sugar tree 20 inches in diameter South 55 degrees East, 32 links distance;
thence South 5 degrees East 23 poles to a stone standing at the center of

-18- (continued)

said Section 24 and marked "C.S. 24" witness tree beech 24 inches in diameter, South 23 and one-half degrees West, 124 links, witness beech 24 inches in diameter, South 57 1/2 degrees East 127 links; thence North 85 degrees East, 160 poles to the place of beginning.

Except the right of way of the Indianapolis Southern Railway across said described real estate.

And also except one-eighth acres, more or less in the Northeast corner of said described lands heretofore conveyed to James G. Ward. The land conveyed herein being 78 acres more or less.

-19-

Deoretia A. Ward, widow

to

Lizzie Rogers, Mattie
Hillerman and Haidee
Franzmann

Warranty Deed

Consideration: \$1.00

Dated October 25, 1918

Acknowledged October 25, 1918 before

Carrie V. Slacombe, J.P.

Recorded November 25, 1918

Dead Record 65, page 491-2

A part of the Northeast quarter of Section 24 of Township 9 North of Range 1 West, bounded as follows, to-wit: Beginning at a beech tree about 24 inches in diameter, marked with 3 hacks on the North, 3 on the South, 3 on the East and 3 on the West respectively. Said beech tree standing on the Second Principal Meridian line, and Southeast corner of said Northeast quarter, town and range as aforesaid; running thence North 5 degrees West, 25 poles to a stake witness tree - black ash tree, 10 inches in diameter, north, 72 degrees West, 40 links distance; thence South 25 degrees West, 160 poles to a stake - witness sugar tree 20 inches in diameter, South 85 degrees East 39 links distance; thence South 5 degrees East 83 poles to a stone standing at the center of said Section 24 and marked "C.S. 24" witness beech tree 24 inches in diameter South 23 1/2 degrees West, 124 links; witness beech tree 24 inches in diameter, South 57 1/2 degrees East 127 links; thence North 85 degrees East 160 poles to the place of beginning.

Except the right of way of the Indianapolis Southern Railway Company across said described real estate, and also:

Except one-eighth acres, more or less, in the Northeast corner of said described lands heretofore conveyed to James G. Ward. Containing 79 acres more or less. The grantor herein expressly retains a life estate in all the lands herein conveyed.

-20-

Lizzie Rogers and Roy Rogers,
husband; Mattie Hillerman and
Clarence Hillerman, her husband

to

Haidee Franzmann and
John M. Franzmann

Warranty Deed

Consideration: \$4000.00

Dated July 31, 1923

Acknowledged August 4, 1923 by

Lizzie Rogers and Roy Rogers before

F. W. Marshall, Jr., N.P. of Los

Angeles Co., California

Acknowledged August 18, 1923 by

Mattie Hillerman and Clarence

Hillerman before James W. Blair, N.P.

Recorded September 29, 1923

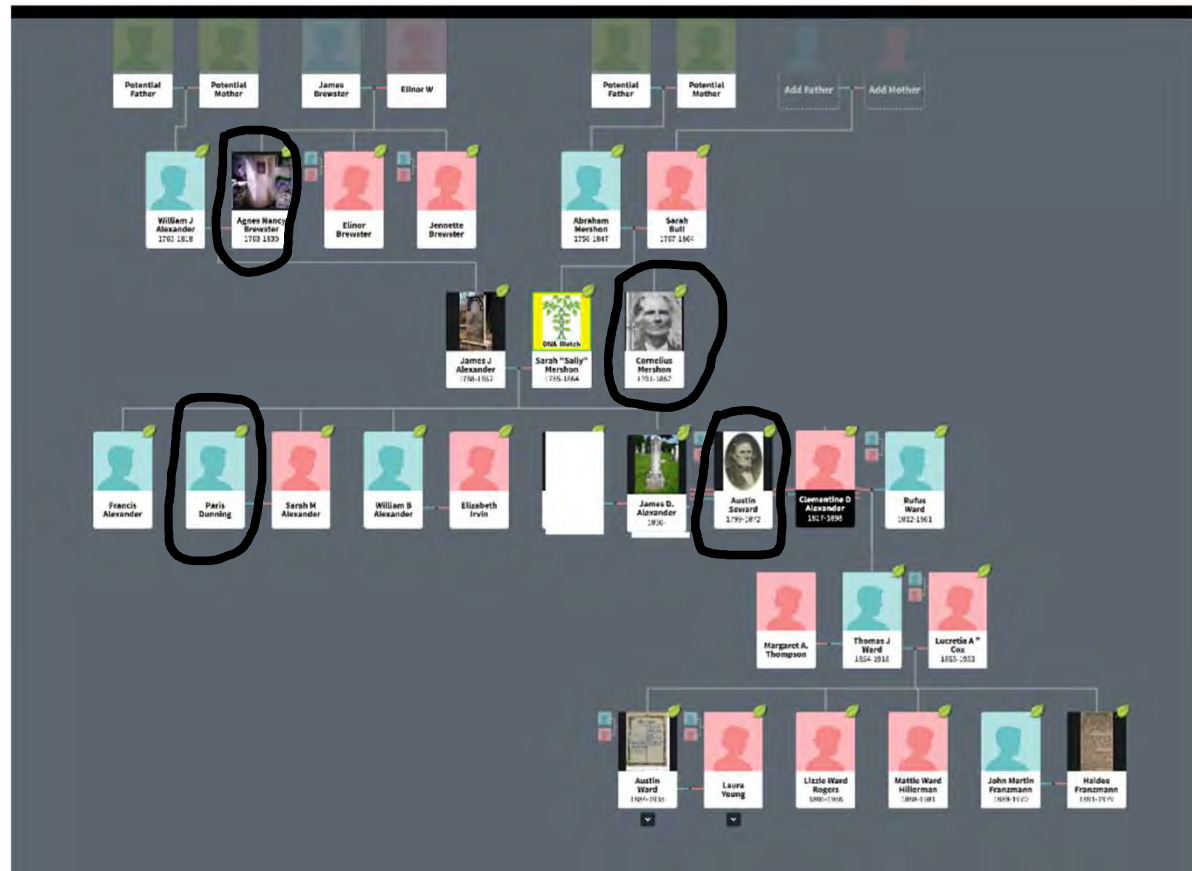
Dead Record 72, page 392

All our right, title and interest in and to a part of the Northeast quarter of Section 24 of Township 9 North of Range 1 West, bounded as follows, to-wit: Beginning at a beech tree about 24 inches in diameter, marked with 3 hacks on the North, 3 on the South, 3 on the East and 3 on the West, respectively said beech tree standing on the Second Principal Meridian Line, and Southeast corner

The Families

Clementine Alexander, wife of
Rufus Ward, was
granddaughter of Agnes
Brewster

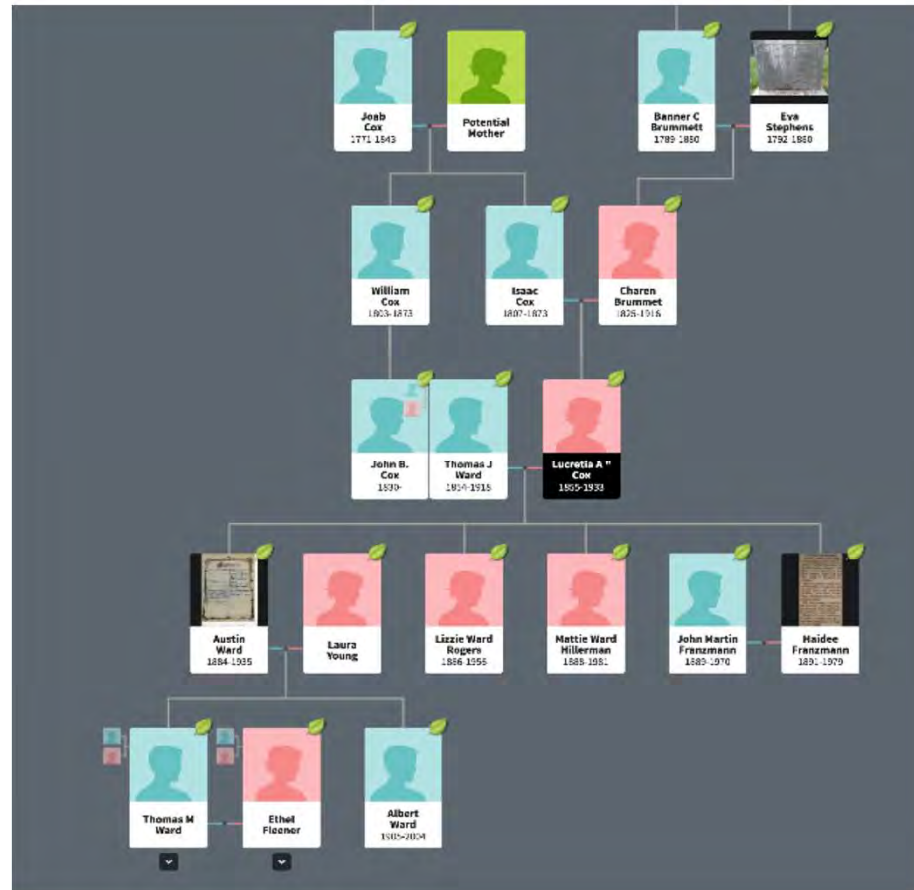
Notables circled and found
in narrative.



Rufus Ward, husband of
Clementine Alexander, was son
of Granville Ward



Lucretia (Addie) Cox was spouse of Thomas Jefferson Ward and cousin to John B. Cox, notable in attached narrative.



...and that a copy of said advertisement be transmitted
papers towit – to the Western Sun of Vincennes, Louisville
America, Western Eagle of Madison, and the Liberty Hall of
known on the day of the sale.

Ordered also that vote of thanks be made Public of this board
eminent services rendered this county by the Hon. John Penick,
and Col. Samuel Burcham, in designating and fixing on a plan for
county which they performed under great difficulties, much to the

The third page from the Board of Commissioners' Record book, which contains
the minutes from the first meetings of the Board in 1818. *Courtesy of the Monroe
County History Center Archive.*

On Motion Ordered that James Trotter be appointed Inspector of Prisons for the present year.

On Motion Ordered That John Butler be appointed a Justice for Grand Jurors &c.

On Motion Ordered That Granville Ward be appointed Inspector of Elections for Birmingham Township for the present year.

On Motion Ordered that Elections be held in the different Townships in Warren County on the 1st day of May next for the purpose of electing Two Justices of the Peace for each Township the Elections be held at the following places in each Township to wit at David Rogers in the Town of Bloomington for the Township of Bloomington For the other Townships at the Dwelling House of Thomas Graham. For the Township of Cedar Indian Creek at the John Berry. For the Township of Dumbfries at the Home of Andrew

of William H. H. & others agreeable to law was handed into
of record on Apri Accounts praying for a road leading from the County Seat to Scotts Ferry
on Salt Creek & thence to Lawrence County line, in a direction to Sparks Ferry on the
draftwood forty of White River whereupon the board ordered that William Jackson
John Scott & William H. be appointed to view & lay off said Road agreeable to law
after being forth sworn agreeable to Law, & to report thereon at the next session
of the board of Commissioners, & that the said Board is met at the County Seat
on the 1st day of May next in order to proceed to do any other business.

Granville Ward (1783-1830)
relocates from Wythe County,
Virginia to Monroe County, IN

On motion ordered that John Storm be appointed Inspector of Elections for Clear Creek township for the present year.

On motion ordered that James Trotter be appointed Inspector of Elections for Indian Creek township for the present year.

On motion ordered that John Cutler be appointed Inspector of Elections for Bean Blossom township for the present year.

On motion ordered that Granville Ward be appointed Inspector of Elections for Bloomington township for the present year.

On motion ordered that Elections be held in the different townships in Monroe county on the 9th day of April next year for the purpose of Electing 2 Justices of the peace for each township the elections be held at the following places in each township to wit – at David Rogers in the town of Bloomington for the township of Bloomington, for Clear Creek township at the dwelling house of Thomas Grahams, for the township of Indian Creek at the dwelling house of John Berry, for the township of Bean Blossom at the house of Coleman Puetts.

On motion the Board on petition of William Hardin and others agreeable to law was handed into and read in open court praying for a road leading from the County Seat to Scotts Ferry on Salt Creek, and thence to Lawrence County line, in a direction to Sparks Ferry on the driftwood fork of White River, Whereupon the court ordered that William Jackson, Esq., John Scott and William Craig be appointed to view and lay off said road agreeable to law after being first sworn agreeable to law and to report thereon at the next session of the board of commissioners, and that the said viewers to meet at the county seat on the 1st day of May next in order to proceed to discharge their duties as above directed.

On motion the board order the Town of Bloomington be laid off by the Agent of this County according to the following directions to wit – Each side of the Public Square is to be measured 276 feet, lots are to be 66 feet in front and 132 back, streets to be 82 ½ feet and the alleys 12 feet and the streets to cross at right angles and to run parallel with the sectional lines and the number of lots to be laid off, to be left discretionary with the Agent, and that he make return to the next session of the board of commissioners which is to meet in May next and that a copy hereof be delivered to the Agent aforesaid

On motion ordered that all the Public Square shall be 66 front.

On motion of Michael Buskirk ordered that Benjamin Parks agent of this county be directed to advertise the lots (in the town of Bloomington) for sale on Monday the 22nd day of June next and that a copy of said advertisement be transmitted to the Editor of the following papers to wit – to the Western Sun of Vincennes, Louisville Correspondent, Angus of Western America, Western Eagle of Madison, and the Liberty Hall of Cincinnati, terms to be made known on the day of the sale.

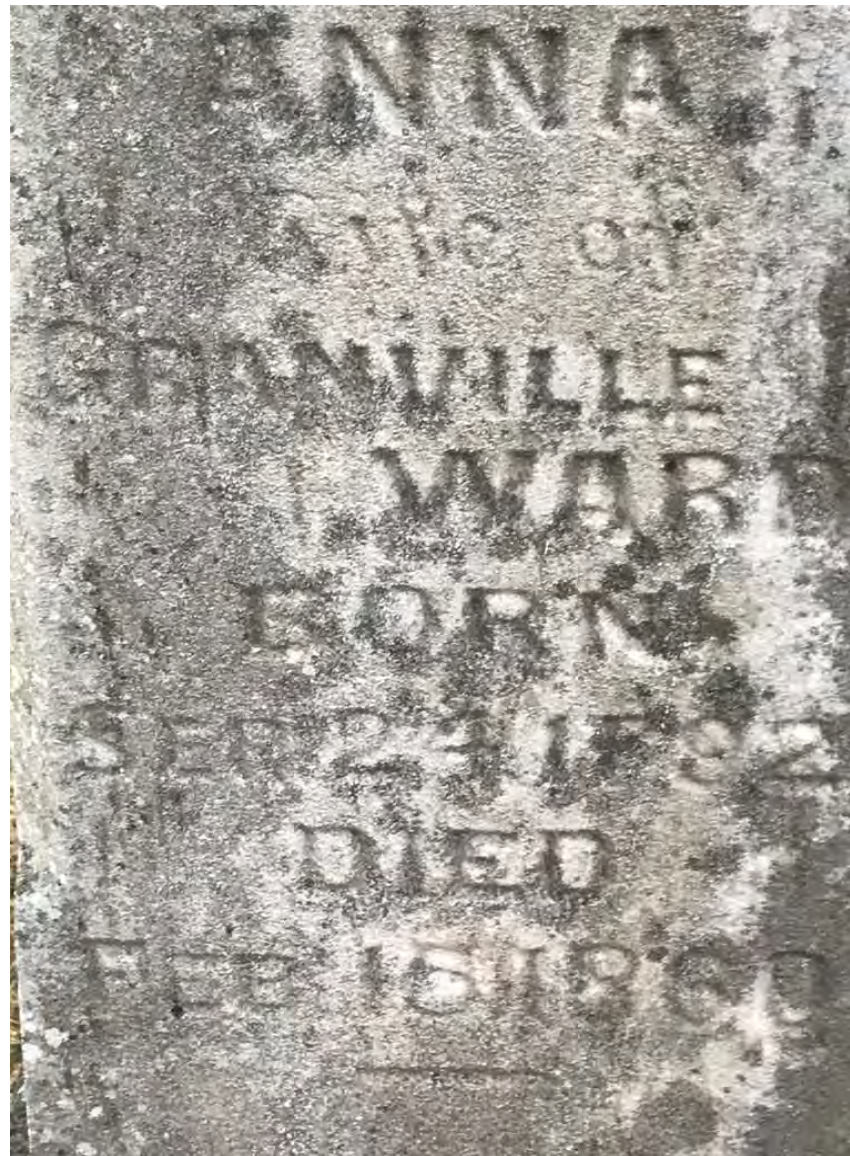
Ordered also that vote of thanks be made Public of this board of commissioners for the eminent services rendered this county by the Hon. John Penick, Jonathan Jones, David Fouts and Col. Samuel Burcham, in designating and fixing on a plan for the seat of Justice for said county which they performed under great difficulties, much to the satisfaction of this board.



Oldest section in
Rose Hill cemetery.
Several Wards and
Alexanders buried
here.



Anna Hedrick Ward ,1792-1860, of Wythe County, VA. Wife of Granville Ward (m. 1809), with Granville in Monroe County by 1818.





Agness Brewster,
wife of James
Alexander,
grandmother to
Clementine Ward



James Alexander, son of Agness Brewster, mother of Clementine Ward, buried at Dunn cemetery



Sarah Mershon Alexander,
mother of Clementine Ward,
buried at Dunn Cemetery

ber of families moved to the present site of the hamlet of (new) Unionville which was established when the railroad built a station about three miles west of the old site of Unionville.

Alexander First Merchant.

It is probable that J. J. Alexander

was the first merchant, as he opened a store worth about \$900 in 1836, and soon did a good business. Late in the forties, James Carter opened a store and continued the business for a number of years. C. C. Fleener opened a store about the same time.

F. R. Miller engaged in business at

the place about 1852, and thus the business life of the place went on, usually one or two merchantile establishments, a blacksmith shop, post office, carpenter shop or two, along with about a dozen families composing the population of the village.

James Jefferson Alexander, son of James Alexander and Agness Brewster, father of Clementine Ward.



Cornelius Mershon, uncle to Clementine Deborah Alexander Ward. Mershon was infamous as a slave catcher.



Rufus Ward is a property owner represented on the 1856 map of Monroe County. Slide shows boundary of Bloomington and Benton Townships northeast of the city . Properties of JJ Alexander and Isaac Cox are contiguous.



Upon the death of his wife, Jane Irvin, Clementine Ward married Austin Seward. Dunn Cemetery



Jane Irvin, first wife of Austin Seward.



Clementine Ward. Rose Hill
cemetery



SCHEDULE I.—Free Inhabitants in Bloomington Township Dec^r 132 **in the County of** Monroe **State**
of Indiana **enumerated by me, on the** 5th **day of** August **1850.** John M. Shaw Ass't Marshal. 601
 301

Dwellings—houses numbered in the order of visitation.	Families numbered in the order of visitation.	The Name of every Person whose usual place of abode on the first day of June, 1850, was in this family.	DESCRIPTION.			Profession, Occupation, or Trade of each Male Person over 15 years of age.	Value of Real Estate owned.	PLACE OF BIRTH. Naming the State, Territory, or Country.	Married within the year.	Attended School within the year.	Persons over 20 yrs of age who cannot read & write.	Whether deaf and dumb, blind, insane, idiotic, pauper, or convict.
			Age.	Sex.	White, black, or mulatto.							
1	2	3	4	5	6	7	8	9	10	11	12	13
		David C. Hunter	7	M				Indiana		1		
116	116	Ann Ward	56	F			3000	Ind		1		
		Mary	25	F				Ind				
		Elizabeth	23	F				"				
		Jefferson	19	M		Farmer	500	"				
117	117	Joseph Fee	31	M			600					
		Margaret	32	F								
		Isabella	68	F								
118	118	Samuel Shorfy	40	M		Farmer	700					
		Ann M.	37	F								
		Sarah C.	12	F						1		
		Jacob F.	10	M						1		
		Heannah P.	6	F				"		1		

1850 Census

Widow of Granville
 Ward and three
 children remaining at
 home, address
 unknown, likely in the
 city.

462 457	Rufus Ward	48	M	Physician	4200	1600	Virginia		
	Clementine Ward	43	F				Kentucky		
	Elizabeth Ward	18	F				Indiana	1	
	James G. Ward	14	M				do	1	
	Wm. Ward	12	M				do	1	
	John A. Ward	10	M				do	1	
	Eliza A. Ward	8	F				do	1	
	Thomas J. Ward	6	M				do	1	
W	No. white males, 14				No. colored males, 400		No. foreign born, 155		No. blind, _____
	No. white females, 2				No. colored females, _____		No. deaf and dumb, _____		No. insane, _____
									No. paupers, _____

Ward house in
1860

SCHEDULE 1.—Free Inhabitants in Bloomington Township in the County of Monroe State
of Indiana enumerated by me, on the 26th day of July 1860. L. Gentry Ass't Marshal
Post Office Bloomington.

Dwelling-house— numbered in the order of residence.	Family numbered in the order of residence.	The name of every person whose usual place of abode on the first day of June, 1860, was in this family.	Description.			Profession, Occupation, or Trade of each person, male and female, over 15 years of age.	Value of Estate Owned.		Place of Birth, Naming the State, Territory, or Country.	Married within the year.	Attended school within the year.	Persons over 15 years of age who cannot read & write.	Whether deaf and dumb, blind, insane, idiotic, pauper, or convict.
			Age.	Sex.	Color (White, black, or mulatto.)		Value of Real Estate.	Value of Personal Estate.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14
		James G. Ward	4	F					Indiana	1			
		Elizabeth Ward	1	M					do				

Rufus, Clementine
and 8 children,
ages 1-18

SCHEDULE 1.—Inhabitants in Birmingham Township, in the County of Monroe, State of Indiana
enumerated by me on the 5 day of June, 1880.

SCHEDULE 1.—Inhabitants in Ward

Name of Person	Sex	Age	Color	Marital Status	Profession, Occupation or Trade of each Person, Single or Married	Birth		Place of Birth of the Person, if different from that of the Parents	Place of Birth of the Person, if different from that of the Parents	Place of Birth of the Person, if different from that of the Parents
						Month	Year			
22-23 <u>Blackburn B. H.</u>	W	34	60		Farmer			Indiana	Virginia	Kentucky
— <u>Ellen E.</u>	W	32	53	Wife	Keeping House			Ind.	Ind.	Ind.
— <u>Charles C.</u>	W	21	41	Son	Farmer			Ind.	Ind.	Ind.
— <u>William H.</u>	W	19	39	Son	Farmer			Ind.	Ind.	Ind.
— <u>Grant W. S.</u>	W	17	37	Son	Farmer			Ind.	Ind.	Ind.
— <u>Reuben J. Young</u>	W	15	35	Son	Farmer			Ind.	Ind.	Ind.
23-23 <u>Hardy H. S.</u>	W	40	53		Farmer			Ohio	Virginia	Ohio
— <u>Mary S.</u>	W	38	51	Wife	Keeping House			Ind.	Ind.	Ind.
— <u>Villa</u>	W	21	41	Son	Farmer			Ind.	Ind.	Ind.
24-24 <u>Deussen John</u>	W	34	52		Farmer			Indiana	Virginia	Ky.
— <u>Frank</u>	W	21	41	Son	Farmer			Ind.	Ind.	Ind.
— <u>Albert</u>	W	18	38	Son	Farmer			Ind.	Ind.	Ind.
— <u>John</u>	W	16	36	Son	Farmer			Ind.	Ind.	Ind.
— <u>Clarence</u>	W	14	34	Son	Farmer			Ind.	Ind.	Ind.
— <u>Lydell</u>	W	12	32	Son	Farmer			Ind.	Ind.	Ind.
25-25 <u>Alexander James</u>	W	33	51		Farmer			Ind.	Ind.	Ind.
— <u>Mary S.</u>	W	31	49	Wife	Keeping House			Ind.	Ind.	Ind.
— <u>Charles C.</u>	W	29	47	Son	Farmer			Ind.	Ind.	Ind.
— <u>Quinn A.</u>	W	27	45	Son	Farmer			Ind.	Ind.	Ind.
26-26 <u>William C. H.</u>	W	31	49		Farmer			Ind.	Ind.	Ind.
— <u>Mary S.</u>	W	29	47	Wife	Keeping House			Ind.	Ind.	Ind.
— <u>Ernest C.</u>	W	27	45	Son	Farmer			Ind.	Ind.	Ind.
— <u>Albert C.</u>	W	25	43	Son	Farmer			Ind.	Ind.	Ind.
27-27 <u>Samy Andrew J.</u>	W	27	45		Farmer			Ind.	Ind.	Ind.
— <u>Amelia</u>	W	25	43	Wife	Keeping House			Ind.	Ind.	Ind.
— <u>Charles C.</u>	W	23	41	Son	Farmer			Ind.	Ind.	Ind.
— <u>Oscar H.</u>	W	21	39	Son	Farmer			Ind.	Ind.	Ind.
28-28 <u>Ward Thomas J.</u>	W	26	44		Farmer			Ind.	Ind.	Ind.
— <u>Lillian</u>	W	24	42	Wife	Keeping House			Ind.	Ind.	Ind.
— <u>Della</u>	W	22	40	Son	Farmer			Ind.	Ind.	Ind.
29-29 <u>Richard W. S.</u>	W	25	43		Farmer			Ind.	Ind.	Ind.
— <u>Elizabeth</u>	W	23	41	Wife	Keeping House			Ind.	Ind.	Ind.
— <u>North</u>	W	21	39	Son	Farmer			Ind.	Ind.	Ind.

The Ward house in 1880
Thomas, Addie and daughter Della, age 1. Della died in 1883.

LOCATION.			NAME of each person whose place of abode on June 1, 1900, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on June 1, 1900. Omit children born since June 1, 1900.	RELATION.	PERSONAL DESCRIPTION.										NATIVITY.			CITIZENSHIP.			OCCUPATION, TRADE, OR PROFESSION of each person TEN YEARS OF AGE and over.		EDUCATION.					OWNERSHIP OF HOME.		
IN CITIES.	House Number.	Number of dwelling places, in the order of valuation.			Relationship of each person to the head of the family.	Color or race.	Sex.	DATE OF BIRTH.		Age at last birthday.	Whether single, married, widowed, or divorced.	Number of years married.	Number of live many children.	Number of grandchildren living.	Place of birth of this Person.	Place of birth of FATHER of this person.	Place of birth of MOTHER of this person.	Year of immigration to the United States.	Number of years in the United States.	Naturalized.	Occupation.	Months not employed.	Attended school (in years).	Can read.	Can write.	Can speak English.	Owned or rented.	Owned free or mortgaged.	Farm or home.	Number of farm vehicles.
Street.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28		
51			— Hazel	Daughter	M.	F.	Aug 1873	6	8				Indiana	Indiana						St. School	6									
52			— Ella	Daughter	M.	F.	Mar 1876	4	8				Indiana	Indiana																
53			— (no name)	Daughter	M.	F.	July 1878	1	8				Indiana	Indiana																
54			— (no name)	Daughter	M.	F.	Sept 1879	8	8				Indiana	Indiana																
55	102	105	Myers, Jasper	Head	M.	M.	Aug 1840	54	31				Indiana	Kentucky						Farmer	0		yes	yes	yes	@	M	F	46	
56			— Jane	Wife	M.	F.	Feb 1831	45	31	5	3		Indiana	Indiana									yes	yes	yes					
57			— (no name)	Son	M.	M.	Sept 1870	16	8				Indiana	Indiana																
58	103	106	Baugh, Mary	Head	M.	M.	Oct 1871	21	4				Indiana	Illinois						Farmer	0		yes	yes	yes	@	F	F	47	
59			— (no name)	Wife	M.	F.	Apr 1875	21	4	3	2		Indiana	Indiana									yes	yes	yes					
60			— Thomas	Son	M.	M.	Dec 1881	1	8				Indiana	Indiana																
61			— Mary	Son	M.	M.	Feb 1880	20	8				Indiana	Indiana																
62			Budchen, Joseph	Head	M.	M.	July 1871	21	4				Illinois	Indiana						Farmer	0		yes	yes	yes					
63	104	107	Alexander, William	Head	M.	M.	Jan 1833	67	35				Indiana	Kentucky						Farmer	0		yes	yes	yes	@	F	F	48	
64			Elizabeth	Wife	M.	F.	Feb 1840	60	35	1	1		Indiana	Virginia									yes	yes	yes					
65	105	108	Baugh, Alfred	Head	M.	M.	June 1876	23	4				Indiana	Illinois						Farmer	0		yes	yes	yes	P				
66			— (no name)	Wife	M.	F.	Aug 1874	25	4	1	1		Indiana	Indiana	Indiana								yes	yes	yes					
67			— Myrtle	Daughter	M.	F.	July 1877	2	8				Indiana	Indiana	Indiana															
68	106	109	Gray, Andy J.	Head	M.	M.	Feb 1828	72	46				Kentucky	Kentucky	Kentucky				Farmer	0		yes	yes	yes	@	F	F	49		
69			— (no name)	Wife	M.	F.	Aug 1833	66	46	10	6		Indiana	Indiana	Virginia								yes	yes	yes					
70			— Samuel	Son	M.	M.	Sept 1876	23	4				Indiana	Kentucky	Indiana				Farmer	0		yes	yes	yes						
71	107	110	Ryan, George	Head	M.	M.	Sept 1836	43	8				Tennessee	Tennessee	Tennessee				Farmer	0		yes	yes	yes	@	F	F	50		
72			— (no name)	Wife	M.	F.	Nov 1873	26	4	0	0		Indiana	Kentucky	Kentucky				Farmer	0		yes	yes	yes						
73			— Lottie	Wife	M.	F.	May 1873	17	4	0	0		Indiana	Indiana	Tennessee								yes	yes	yes					
74	107	111	Belcher, Martin	Head	M.	M.	Oct 1829	70	44				Indiana	Virginia	Kentucky				Farmer	0		yes	yes	yes	P		F	51		
75			— Elizabeth	Wife	M.	F.	Aug 1826	73	44	5	4		Kentucky	Kentucky	Kentucky								yes	yes	yes					
76	108	112	Ward, Thomas	Head	M.	M.	Mar 1834	46	23				Indiana	Virginia	Kentucky				Farmer	0		yes	yes	yes	@	F	F	52		
77			— Lucinda	Wife	M.	F.	Apr 1835	45	23	5	4		Indiana	Tennessee	Indiana								yes	yes	yes					
78			— (no name)	Son	M.	M.	Mar 1874	16	8				Indiana	Indiana	Indiana				Farmer	0		yes	yes	yes						
79			— (no name)	Daughter	M.	F.	June 1876	13	8				Indiana	Indiana	Indiana				St. School	6		yes	yes	yes						
80			— (no name)	Daughter	M.	F.	Sept 1877	11	8				Indiana	Indiana	Indiana				St. School	6		yes	yes	yes						
81			— Haidee	Daughter	M.	F.	Oct 1878	8	8				Indiana	Indiana	Indiana				St. School	6										

Ward House in 1900
Thomas
Jefferson Ward,
Addie Cox
Ward and 4
children,
including
Haidee, age 8

10 of 30

Ward House in
1900
Thomas
Jefferson Ward,
Addie Cox
Ward and 4
children,
including
Haidee, age 8

STATE Indiana
COUNTY Monroe

TOWNSHIP OR OTHER DIVISION OF COUNTY Bloomington Township

NAME OF INSTITUTION

DEPARTMENT OF COMMERCE AND LABOR-BUREAU OF THE CENSUS

THIRTEENTH CENSUS OF THE UNITED STATES: 1910-POPULATION

NAME OF INCORPORATED PLACE

ENUMERATED BY ME ON THE

25

DAY OF

April

1910

WARD OF CITY

Antennum & Rawlinson

SUPERVISOR'S DISTRICT No. 2

ENUMERATION DISTRICT No. 126

LOCATION.	NAME	RELATION.	PERSONAL DESCRIPTION.	SATIVITY.			CITIZENSHIP.	Whether able to speak English; or, if not, give language spoken.	OCCUPATION.	Whether an employer, or working on one's own account.	EDUCATION.	NUMBER OF BORN.
				Place of birth of each person and parents of each person enumerated. If born in the United States, give the state or territory. If of foreign birth, give the country.	Place of birth of this person.	Place of birth of father of this person.						
66 66	Galyon George	Head	M W 36 M 3	Indiana	Indiana	Indiana						
	Jennie	Wife	F W 20 M 3	Indiana	Indiana	Indiana						
	Alva	Son	M W 3 S	Indiana	Indiana	Indiana						
67 67	Fielder Henry C.	Head	M W 57 M 29	Indiana	Indiana	Indiana						
	Mary	Wife	F W 47 M 29	Indiana	Indiana	Indiana						
	John	Son	M W 24 S	Indiana	Indiana	Indiana						
	Henry L.	Son	M W 10 S	Indiana	Indiana	Indiana						
68 68	Murray Webb C.	Head	M W 25 M 2	Indiana	Indiana	Indiana						
	Maud	Wife	F W 24 M 2	Indiana	Indiana	Indiana						
	Harry	Son	M W 18 S	Indiana	Indiana	Indiana						
	Harold	Son	M W 7 S	Indiana	Indiana	Indiana						
69 69	Ward Thomas J.	Head	M W 56 M 34	Indiana	Indiana	Indiana						
	Lucretia A.	Wife	F W 54 M 39	Indiana	Indiana	Indiana						
	Adie	Daughter	F W 18 S	Indiana	Indiana	Indiana						
	Elmer Fredie	Grandson	M W 3 S	Indiana	Indiana	Indiana						
	Ward Albert	Grand Son	M W 5 S	Indiana	Indiana	Indiana						
	Thomas M.	Grand Son	M W 2 S	Indiana	Indiana	Indiana						
70 70	Baugh Frank	Head	M W 28 M 9	Indiana	Indiana	Indiana						
	Lida	Wife	F W 27 M 9	Indiana	Indiana	Indiana						
	Francis	Daughter	F W 7 S	Indiana	Indiana	Indiana						
	Fern	Daughter	F W 5 S	Indiana	Indiana	Indiana						
	Mabel A.	Daughter	F W 1 S	Indiana	Indiana	Indiana						
	Richardson Cecil	Grandson	M W 20 S	Indiana	Indiana	Indiana						
71 71	Richardson William	Head	M W 78 M 46	Indiana	Indiana	Indiana						

1910 Census

Ward house with Thomas Jefferson Ward, Lucretia (Addie), one daughter, hired man, two grandsons.

State Indiana
County Monroe
Township or other division of county Bloomington Twp
(Insert proper name and also name of town, village, or borough. See instructions.)

Incorporated place _____
(Insert proper name and also name of town, village, or borough. See instructions.)

Ward of city _____ Block No. _____

Unincorporated place _____
(Insert name of city, village, or town, and also name of town, village, or borough. See instructions.)

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FIFTEENTH CENSUS OF THE UNITED STATES: 1930
POPULATION SCHEDULE

Enumeration District No. 52-1

Supervisor's District No. 12

Sheet No. 6 A

Enumerated by me on April 9, 1930, George Sullivan, Enumerator.

PLACE OF ABODE				NAME	RELATION	HOME DATA										PERSONAL DESCRIPTION			EDUCATION			PLACE OF BIRTH			MOTHER TONGUE OR NATIVE LANGUAGE OF FOREIGN BORN			CITIZENSHIP, ETC.			OCCUPATION AND INDUSTRY			EMPLOYMENT			VETERANS		
1	2	3	4			5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
<p>of each person whose place of abode on April 1, 1930, was in this family</p> <p>Enter surname first, then the given name and middle initial, if any</p> <p>Indicate every person living on April 1, 1930. Omit children born April 1, 1930.</p>																																							
<p>Place of birth of each person enumerated and of his or her parents. If born in the United States, give the State, Territory, or Possession. If born in Canada, give the Province, Territory, or Possession. If born in France, give the Department. If born in Germany, give the Province, Territory, or Possession. If born in Italy, give the Province, Territory, or Possession. If born in Japan, give the Prefecture. If born in Mexico, give the State, Territory, or Possession. If born in the Philippines, give the Province, Territory, or Possession. If born in the United States, give the State, Territory, or Possession. If born in Canada, give the Province, Territory, or Possession. If born in France, give the Department. If born in Germany, give the Province, Territory, or Possession. If born in Italy, give the Province, Territory, or Possession. If born in Japan, give the Prefecture. If born in Mexico, give the State, Territory, or Possession. If born in the Philippines, give the Province, Territory, or Possession.</p>																																							
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1930 Census
Ward house included
John and Haidee (Ward)
Franzmann, mother
Lucretia (Addie) and
Thomas and Ethel Ward
(niece and nephew of
Haidee)

Ward House
John and Haidee Ward
Franzmann only

70

OLD UNIONVILLE SCENE OF HORRIBLE TRAGEDY IN 1861—WHOLE FAMILY BUTCHERED

Monroe County Shocked by Terrible Crime—Believed Act of Mad Man—History of Early Days of Village—New Unionville Result of Railroad.

One forenoon in September, 1861, (old) Unionville and Benton township inhabitants were shocked by one of the most tragic incidents ever taking place in Monroe county, Indiana. The whole community was horrified when people heard of the awful crime that had been committed in the Cox home.

Neighbors found on that fateful day, when they entered the premises of a man named John B. Cox, that a whole family had been terribly butchered, seemingly in cold blood.

Horrible Scene.

Within the house a shocking scene met the startled eyes of the first neighbor who made the discovery of the awful murder. Mrs. Cox lay upon a bed with her throat slashed from ear to ear, while the husband and father of the family, John B. Cox, was found laying unconscious in his own blood on the porch of the house, weakened from the loss of blood from several deep cuts and severe bruises about his neck and head.

Upon another bed near the mother was found a little girl of ten years, whose throat was horribly mangled. She was still breathing, but had lost consciousness. Upon the floor near the bed on which this girl was found, another younger girl was found dead

with her head half severed from the body.

A trundle-bed was found to hold two smaller children, a girl who was severely cut about the neck but not mortally wounded, and a boy of about ten, who was unconscious from the loss of blood from severe cuts inflicted on his person.

This little boy, it seems, was not a member of the Cox family. He was considerably scratched and bruised, and evidence showed plainly that the little fellow had put up a terrible fight for his life, as the bedding was torn and scattered over the room.

A baby, the youngest child of the Cox family, was found to be the only member of the household that was unhurt, and this caused not a little comment and wonder at the time.

Large Crowd Gathers.

Soon the word of the ghastly murder became spread throughout the community, and an enormous crowd gathered at the scene of the crime to view the horrible sight.

It seems that Mr. Cox had been having trouble with his neighbors, who were immediately arrested upon suspicion of having had a hand in the terrible crime, and they were taken to Bloomington for safe keeping. Later, these men were tried in the county

court and acquitted of the charges.

The dead and wounded were removed to the residence of William Cox, near the scene of the tragedy. As soon as John B. Cox regained consciousness he stated that several men had attacked the family during the night, and had knocked him senseless, after which he knew nothing until the shouts of the neighbors had aroused him, the next morning.

Cox Believed Off Mentally.

It was believed, later, by many people, that John B. Cox, who was at times afflicted mentally, had committed the horrible deeds during a fit of temporary insanity.

Cox disappeared from the community soon after the trials of his neighbors, and one Bloomington man who came home from the Civil war on furlough, stated that John B. Cox had reported for roll call in his company one morning with other recruits, but when recognized the man disappeared and it was believed that he went into the Confederate lines. This was the last time he was ever heard of by Monroe county people.

Many people in the community insisted on taking the matter as the act of an insane man, and the case terminated with this view. The wounded children connected with this tragedy have all recovered and lived to the present time, growing into useful and upright citizens.

Old Unionville was the only village in Benton township, Monroe county until the Indianapolis Southern (now the Illinois Central) railroad was built, about 1904-1905, when a num-

Lucretia (Addie) Cox Ward was the cousin of John B. Cox, cited in this Pop Hall article on the murder of the Cox family.



The House

Indiana Historic Sites and Structures Inventory Interim Report 1989



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stone columns
the old Bowles
Hotel in

se, 4705 North
Tudor Revival

- 023 C **Marlin Farmhouse**, 4865 North Old State Road 37; Double-pen, c.1860; Vernacular/Construction (055)



Bethel Church (25024) Unlike most country churches, the Bethel Church retains much of its original appearance. The clapboard siding, gable returns, original windows and the belfry contribute to its historic integrity.



Hinkle-Stancomb Farm (25025) The near-original appearance of this vernacular frame farmhouse is remarkable.

- 034 O **Bethel Church**, 2609 Bethel Lane; Carpenter-builder, c.1875; Vernacular/Construction, Religion (055)

- 025 N **Hinkle-Stancomb Farm**, 2710 Bethel Lane; I-house, Greek Revival, c.1870; Vernacular/Construction, Architecture (055)

- 026 N **House**, 3291 Bethel Lane; Bungalow, c.1925; Architecture (639)

- 027 C **Fleener School**, 4220 Bethel Lane; Functional, c.1930; Education (639)

- 028 N **House**, 4737 Bethel Lane; Hall-and-parlor, c.1875; Vernacular/Construction (639)

- 029 N **Bridge No. 142**, East State Road 45 and Illinois Central Railroad; Wood Trestle, c.1916; Engineering, Transportation (639)



Ward House (25030) It is thought that when Rufus Ward bought this property in 1855 the two-story brick house had already been built. While its form is thoroughly vernacular, the Flemish bond brickwork on the facade reveals a certain sophistication on the part of the builder. The stone lintels and sills and the front porch are twentieth century additions. The hewn frame barn and crib are also of historic interest.

- 030 O **Ward House**, 5598 East State Road 45; Double-pen, two story, c.1840; Vernacular/Construction, Exploration/Settlement, Agriculture (639)

- 031 N **House**, 5320 East State Road 4 Double-pen/Greek Revival, c.1875; Vernacular/Construction (639)

- 032 C **House**, 5111 East State Road 4 Pyramid Cottage, c.1910; Vernacular/Construction (639)

- 033 C **House**, 3950 Kinser Pike; Bungalow, c.1928; Architecture (055)

- 034 C **Barn**, Acuff Road; Transverse c.1875; Vernacular/Construction, Agriculture (055)



Daniel Stout House (25035) In appreciation of his service to Governor William Henry Harrison, President James Monroe awarded a grant of land in Monroe County to the Virginian, Daniel Stout, in 1818. In 1828, Stout built a fine two-story house using limestone from the quarry below the site. Today the house, with its hand-cut 24 inch thick solid stone walls, is the oldest standing house in the county and the only one built of stone until the 1860s.

- 035 O **Daniel Stout House**, 3655 N Maple Grove Road; Hall-and-parlor, two story, 1828; Vernacular/Construction, Exploration/Settlement, Social History, Agriculture; NR, H (055)





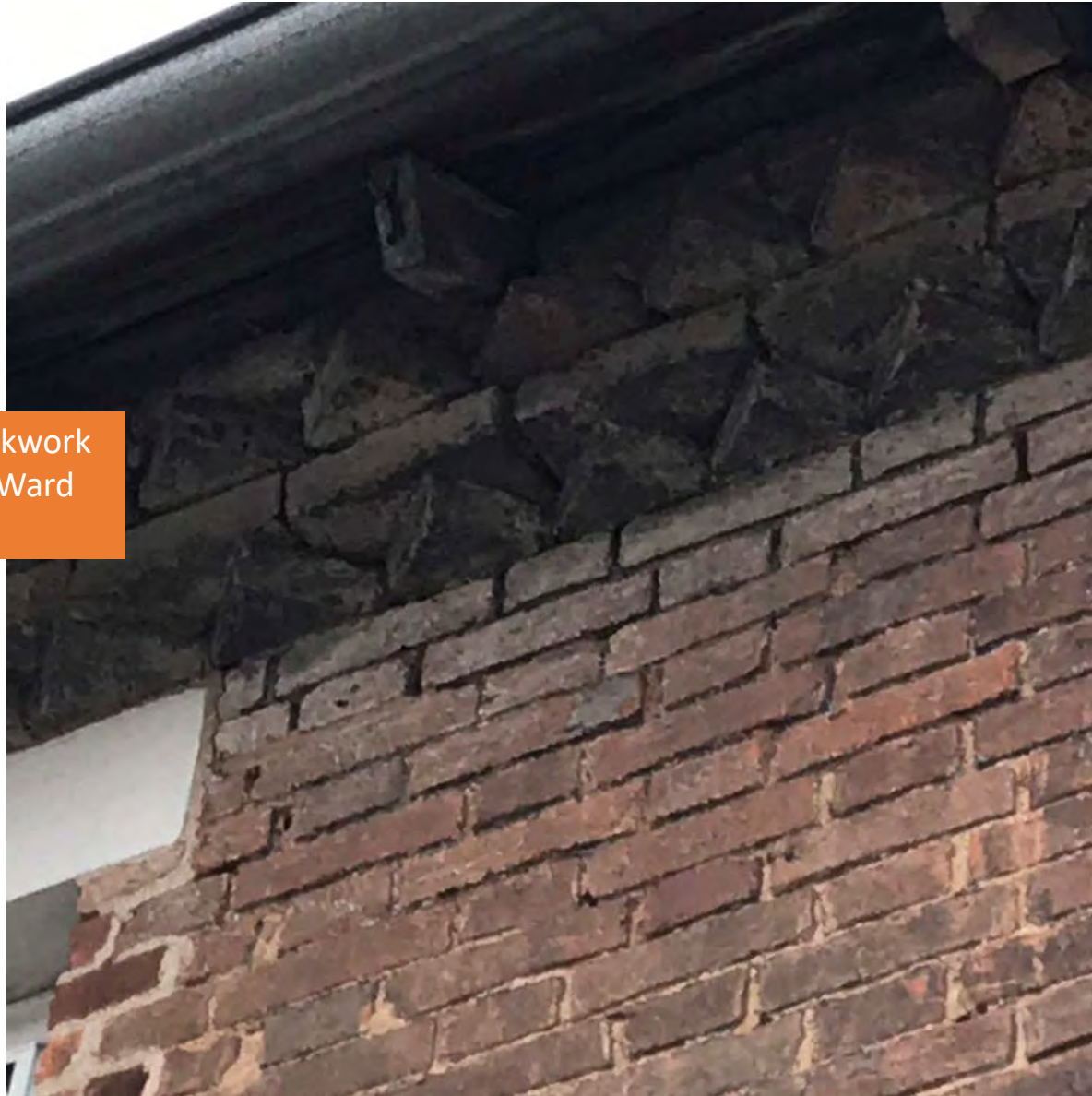
Note Flemish bond brickwork on the front of the house. Fancier and more labor intensive than English or common bond on the sides. In Flemish, each course has alternating “headers and stretchers”. In the latter (right side of the photo) 5 to 6 courses of stretchers only, then a course of headers. Folklorist Henry Glassie reports that Flemish dies out in this area around 1850.



The 1835 Wylie House, home of IU's first president, displays the same pattern – Flemish bond on the front, English on the sides.



Pointellated brickwork
on front side of Ward
house.



Albert Ward admitted about 1988 that he had carved his initials into the south side of the house at around age 10.



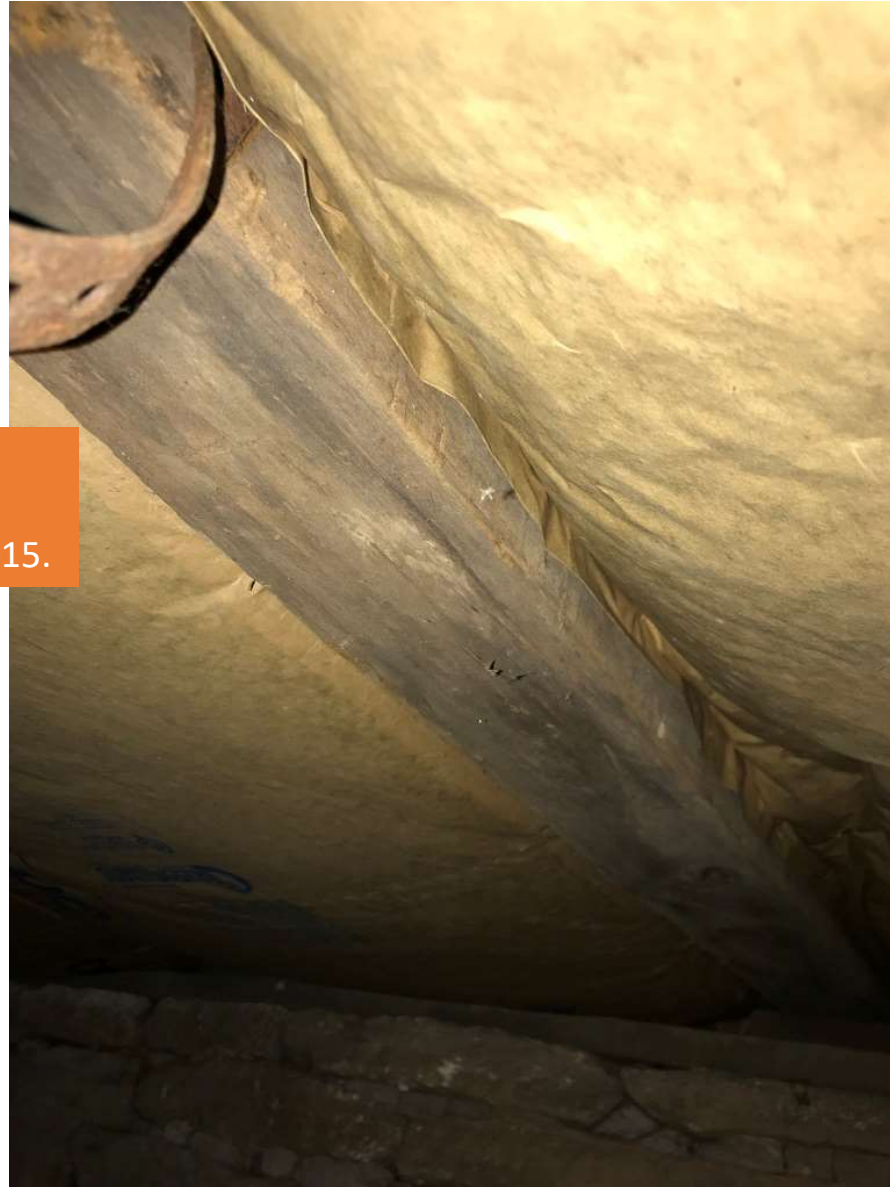
TM carved his initials near Albert's on the south side of the house. TM remains unidentified.

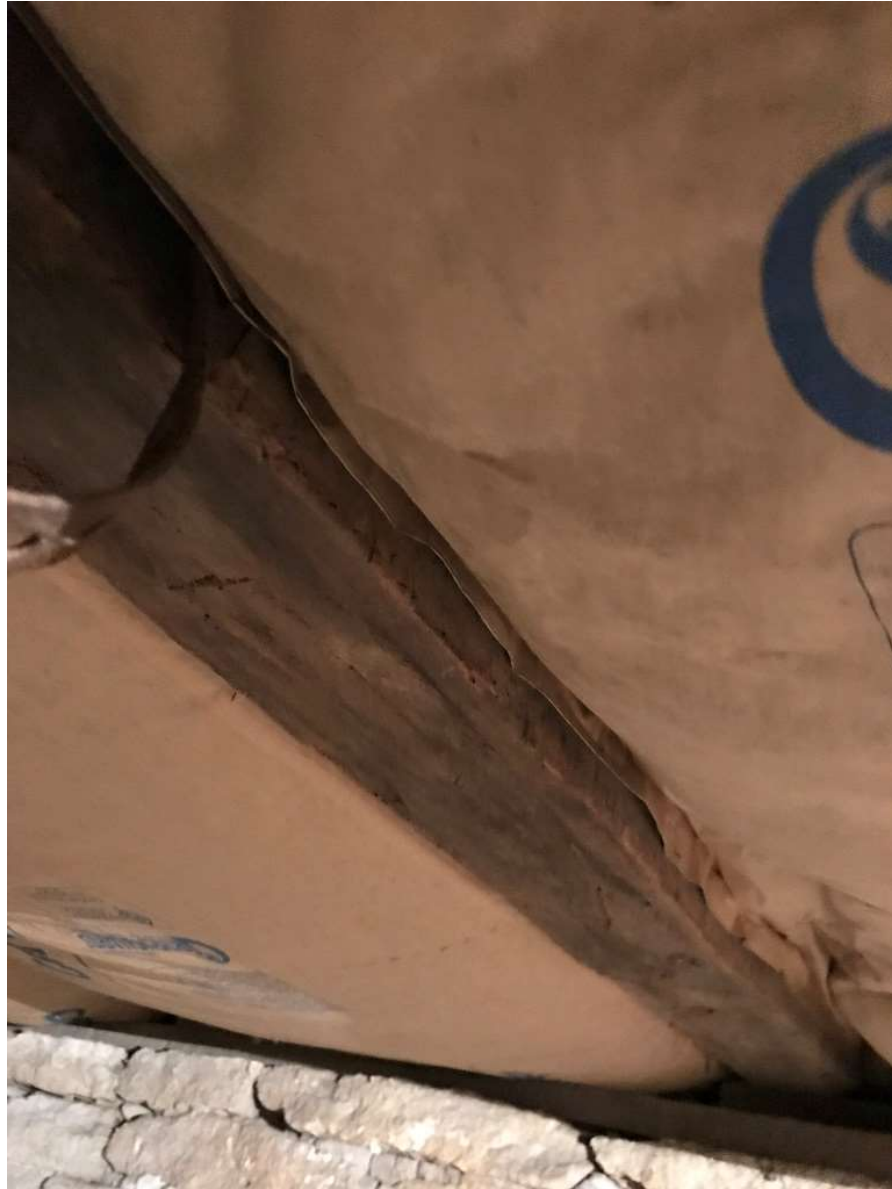


Albert Ward, in 1988, told of the time his grandfather (Thomas Jefferson Ward) lost control of his shotgun (about 1912) while trying to shoo swallows from the chimney. The mortar repairs are still evident, if a little primitive.



Basement ceiling joists are handhewn. Sistered for support and insulated in 2015.





Hand dug, dry stone basement on south end of original house, with passage to crawl space on north side.



Where the first few courses of brick lay upon the wall of the basement.





The door from the original basement opens to the newer section but looks original.

A mysterious hole penetrates the original south wall into the newer section of the basement.



Water penetration necessitated mortar on portions of the basement, as here, under the hearth.



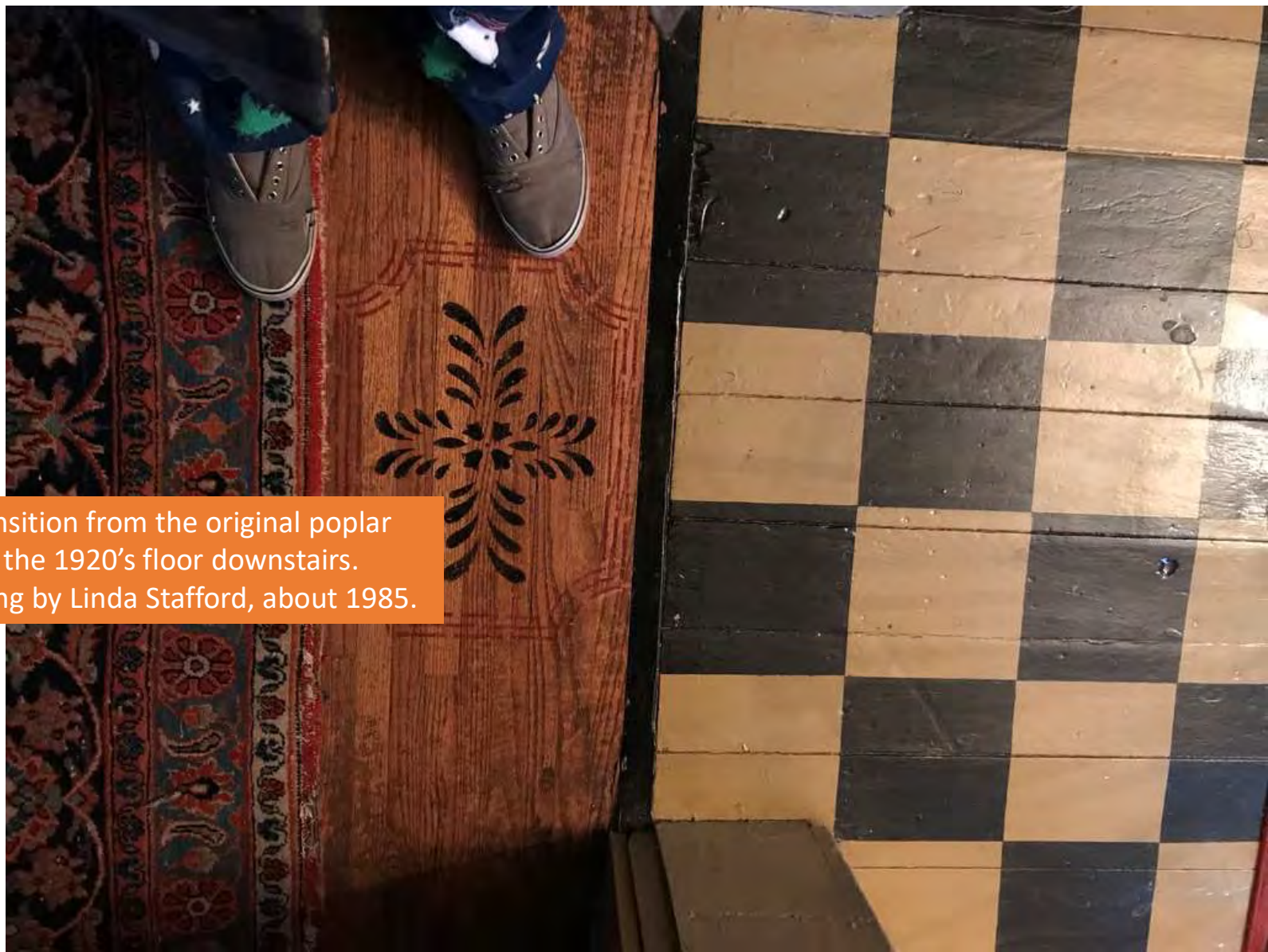
Original water heater



Water from the rounded cistern, flowed into the water heater.

Original coal chute has been enclosed.





The transition from the original poplar floor to the 1920's floor downstairs.
Stenciling by Linda Stafford, about 1985.

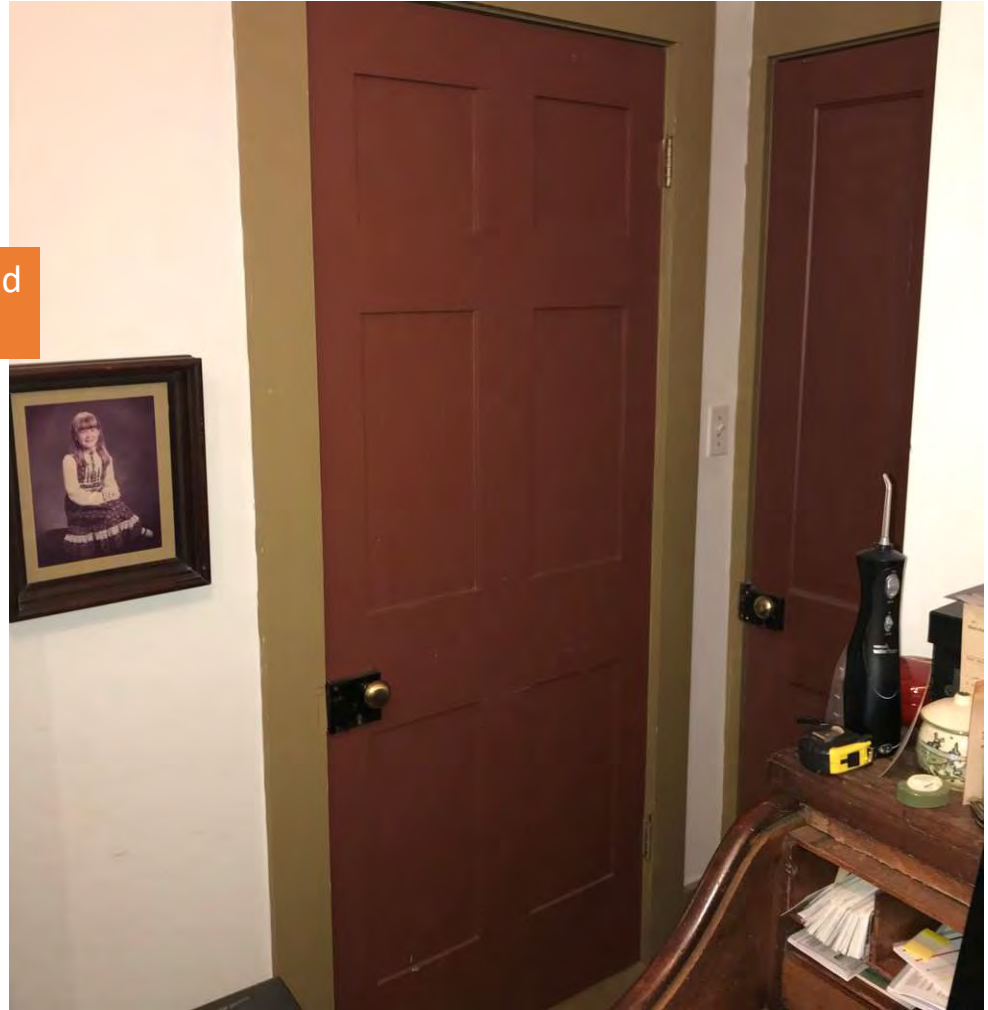
Beadwork around original door in southwest room.



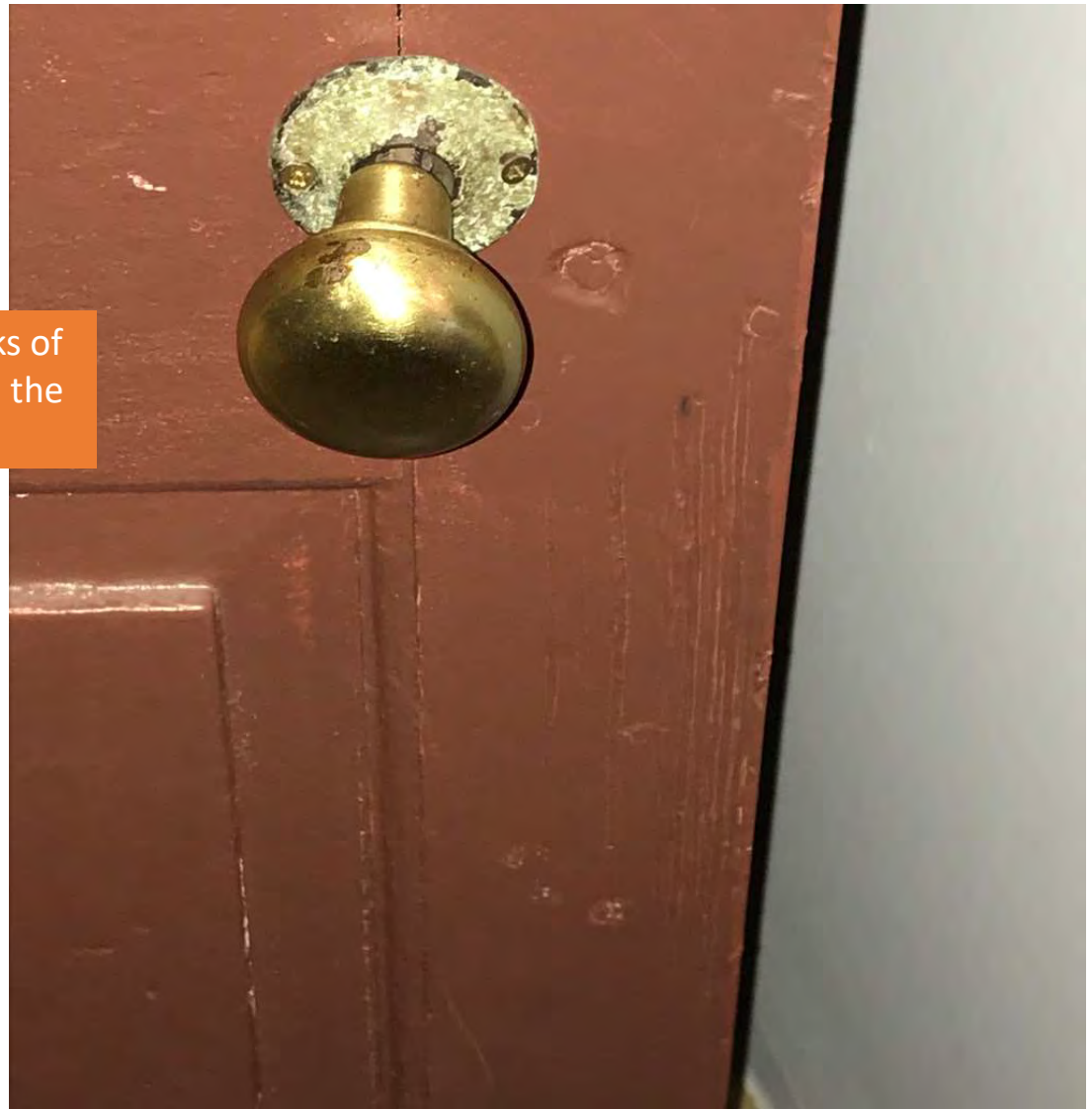
Original exterior door on south east side. Duplicate found in barn and used in 1989 addition upstairs.



Original door found in barn and
reinstalled in 1989 addition.



Reinstalled door retains claw marks of an early farm dog trying to escape the cold or catch a bite of scrap.

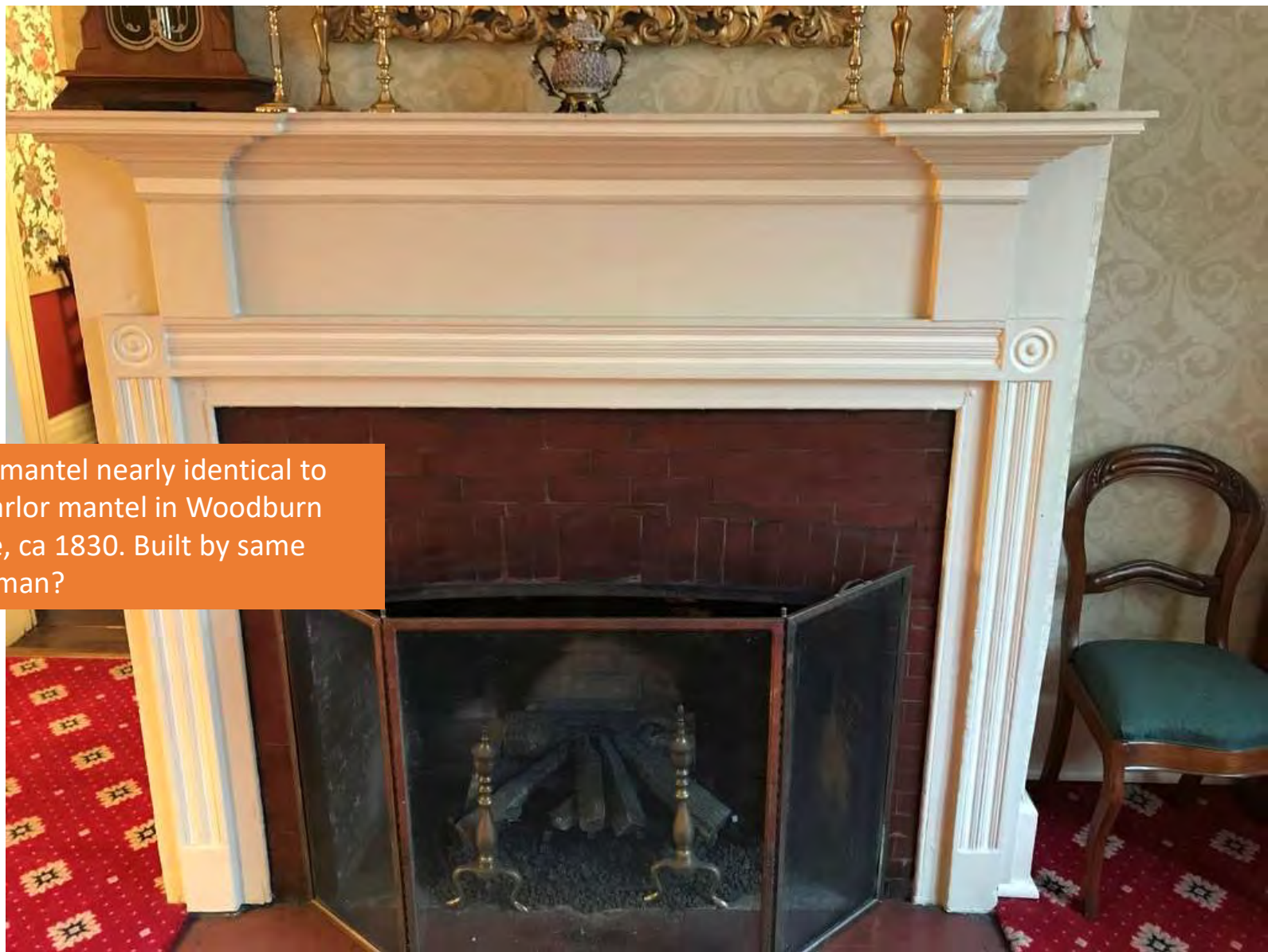


Original exterior door on
northeast exit. Beadwork
covered with later installation
of interior woodwork in 1920's.



Brickwork not original,
though original mantel was
reinstalled, ca 1930's.





Ward mantel nearly identical to the parlor mantel in Woodburn House, ca 1830. Built by same craftsman?

Ward house mantel



Woodburn House mantel



Ward House mantel



Woodburn House mantel



Ward House mantel



Woodburn House mantel



Exterior Structures



Aerial photo (1930's?) shows roof of "Delco" addition on east side, timbered bridge over Highway 45, outhouse, barbeque, corn crib and barn with shingled roof, shed addition and wellhouse.

Approximately 100 yards below house
on east side, an early spring was cleared
for domestic use.



A metal pipe was forced into the spring to provide a tap.



Approximately 25 yards below the spring are the remains of what appears to be sluice. Research needed to confirm WPA construction.





Bathtub sized fish pond likely built by John Franzmann remains unrepaired. Surrounded by limestone slabs and decorative geodes.



Wellhouse/Pumphouse sits
below barn on south side.
Rusty electric pump remains.
Served the house until 1977.



Flat ledge on east side perhaps served to provide the platform for the outhouse.





The limestone lid to the brick lined cesspool below. Still in use though connected to septic field.



Until the 2010 addition, this gravel driveway on the east side of the house could still be used.



The mobile mail carrier used this box until the late sixties or seventies.



This gate led to a ramp over the railroad tracks, enabling a connection to the fields on the east side of the house. Pavement is new highway, constructed in 1995.



Concrete fence posts date from the early 20th C. and were often made by the farmer from his own molds, according to <https://jcharles00.wordpress.com/2016/09/05/concrete-fence-posts/>



Downtrodden utility pole along the railroad right of way, east side of house.



Insulators on the walnut tree
carried electricity from the Delco to
a couple of bare light bulbs in the
barn, along knob and tube wiring.



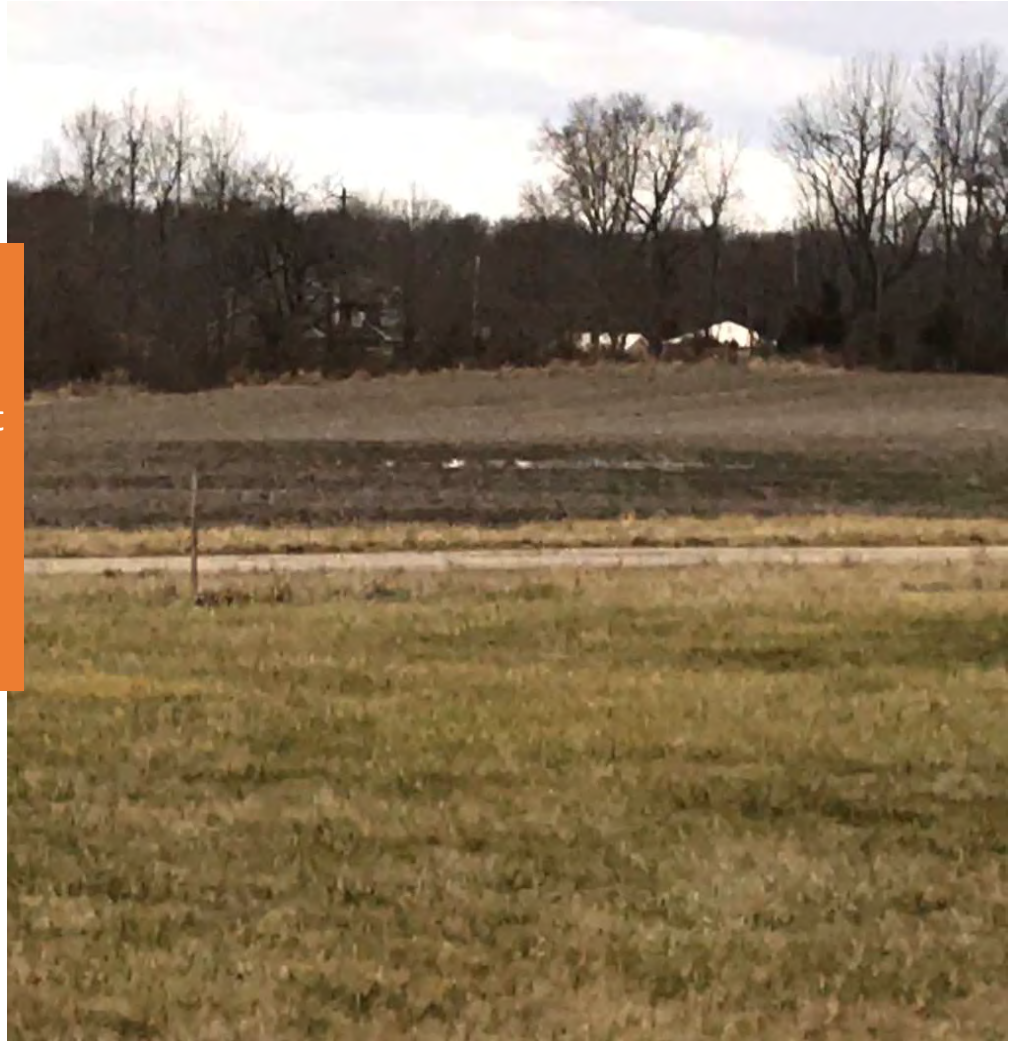
Some poor photos of the timbered bridge over the Indiana Railroad tracks, 1906. (originally Indianapolis Southern Railway)



Abby Stafford, ca 1994



West field shows pooled water common most of the year. We were told by Albert Ward there was an artesian well near this spot where drivers by would fill their radiators. Albert reported his mother Laura Young Ward died from typhus bacteria in the well. (1909) (unverified)



Potting shed, constructed ca 1990, reframed ca 2014.





The house begins to change

Unknown date
Few trees on south side
No evergreens



Haidee, Laura Lou Russ,
Tommy or Lowell Ward
Fourth person unknown
Date: ca 1945?



Approx. 1980



Approximately 2010



December 2019
Note evidence of transom



Note original windows
replaced and limestone
lintels added



First Barn stabilization 1979

Transverse 3-bay barn (4 bents)
with hay hood.
Hay door enclosed, windows
added to west side approximately
1980.
Second galvanized roof added
1980.
Middle photo shows red paint
Photo shows south side after
removal of shed addition.
Dated approximately 1890-1900
by Danielle Bachant Ball.



Golden Hands addition 1990

Photo shows back porch, sunroom addition and eastside L. Note barbeque. Approx. 1980

Back porch cistern appliance still intact. Water can be diverted to cistern or ground. Approx. 1979.

Cistern appliance removed, pre-addition back windows intact. Note without limestone lintels. 4 pane on left, multi-pane on right.



Left: limestone steps from porch, approx. 1979
Right: Limestone walk, approx. 1988.



Sunroom and porch room removed, approx. 1989. Note smaller, 8 paned window above L.



Back addition employed
same footprint as original.
Golden Hands Construction



Roof of one story L
removed, replaced with
second story. Original
chimneys re-tucked



Second story brick addition,
brick obtained from First
Saturday Lumber, came from
razed Spencer, IN jailhouse.



Job completed, 1990.



The Crib

Corn crib. Elevated piers. Metal roof. Date unknown.



Owner enclosed crib,
approximately 2000,
retaining outline of original
drive through, adding
reclaimed windows.



North side, enclosed porch
added with second
window.



Phase Three: 2010 - present

Rear evergreen removed in preparation for second addition, 2010.



One tree removed, a second re-located.



Longacre Construction







Addition includes one car garage with attic storage and large living area, shower, bath, rear screened porch. Reclaimed historic cupola rebuilt by Aaron McDaniel.







Present day



IHSSI (County Survey)



Survey Number: 105-639-20156

Rating: Contributing

Historic Name: Ward Farmstead

Year Dataset Compiled: 2014

National Register File
Number: -

Survey County

County	Legal Township(s)	Quad Name(s)
Monroe	Bloomington	Unionville

Address: 5598 E Ward Ln

City: -

Location Notes: -

Coordinates

Easting

North

545904

4339299

Common Name: -

Category: Building

Visible?: ☐Historic District?: ☐

Historic District Name: -

Ownership: private

Use: PresentResidence: ☒Commercial: ☐Vacant: ☐Other: ☐Other: ☐**Use: Past**Residence: ☒Commercial: ☐Vacant: ☐Other: ☒

Describe: Agriculture

Other: ☐**Surveys/Legal Protections**National Register: ☐State Register: ☐Hoosier Homestead: ☐National Historic
Landmark: ☐Local Designation: ☐Protective
Covenants: ☐Other: ☐Areas of Significance: AGRICULTURE,
ARCHITECTURE,
EXPLORATION/SETTLEMENT,
SOCIAL HISTORY

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing 3
Resources:Number of
Non-
contributing 2
Resources:

Environment: Rural

Bibliography: -

Structure TypeBridge: ☐Cemetery: ☐Other: ☒

Time Period(s): c. 1840

Condition: Good

Year Demolished: -

Integrity: Severely Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: Double pen,
I-house**Architect/Builder****Architectural Firm****Affiliation**

-

-

-

ReplacementWindows: ☐Roof: ☒Other: ☒

Description: porch

AdditionsSiding: ☐Wings: ☒Other: ☐

Removals: -

Stories1: ☐1 1/2: ☐2: ☒2 1/2: ☐Other: ☐**Plan**Rectangular: ☒Polygonal: ☐L: ☐T: ☐X: ☐U: ☐Irregular: ☐Other: ☐**Depth**Single-Pile: ☒Double-Pile: ☐Irregular/Massed: ☐Other: ☐**Number of Bays:**

-

Foundation:

UNKNOWN

Foundation Description:

-

Walls Description:

-

Other Walls:

-

RoofSide-Gable: ☒Front-Gable: ☐Cross-Gable: ☐Hip: ☐Pyramidal: ☐Mansard: ☐Other: ☐

Material: METAL: Steel

Features: -

PorchesFront: ☒Side: ☐Back: ☐

Notes: Replaced partial-span porch is a 20th century addition

Openings:

Six-over-six wood sash windows with limestone sills and lintels throughout. Two front doors, each with limestone lintel.

Interior:

-

Outbuildings:

Shed,
Transverse-frame barn,
Workshop,
Other

Description: Wood fence

Notes: Hand-hewn frame barn has wood siding and steel roof with six-pane and four-pane windows. Workshop is a severely modified corn crib with metal siding and roof. Small shed has wood siding and metal roof.

Statement of Significance: It is thought that when Rufus Ward bought the property in 1855 the house had already been built. Its form is thoroughly vernacular; the Flemish Bond brickwork on the front facade reveals a certain amount of sophistication on the part of the builder. The limestone lintels and sills, as well as the front porch, are 20th century additions.

Architectural Description: The front facade is symmetrical and features four openings on each level. Above are four evenly-spaced six-over-six wood sash windows. Below, two central doors and a window on each end. The front facade features Flemish Bond brickwork while the side elevations and ell were constructed in Common Bond.

House has a historic ell with a later addition to the southeast. Another large addition has been added to the north with a secondary entrance and a garage. The garage has a pair of wood hinged doors, vinyl siding and a metal roof.

The Barn Restoration Project



Ward-Franzmann Property ca 1940



The 1890 Ward Barn in 2020: Strengths



















































The 1890 Ward Barn in 2020: Weaknesses



























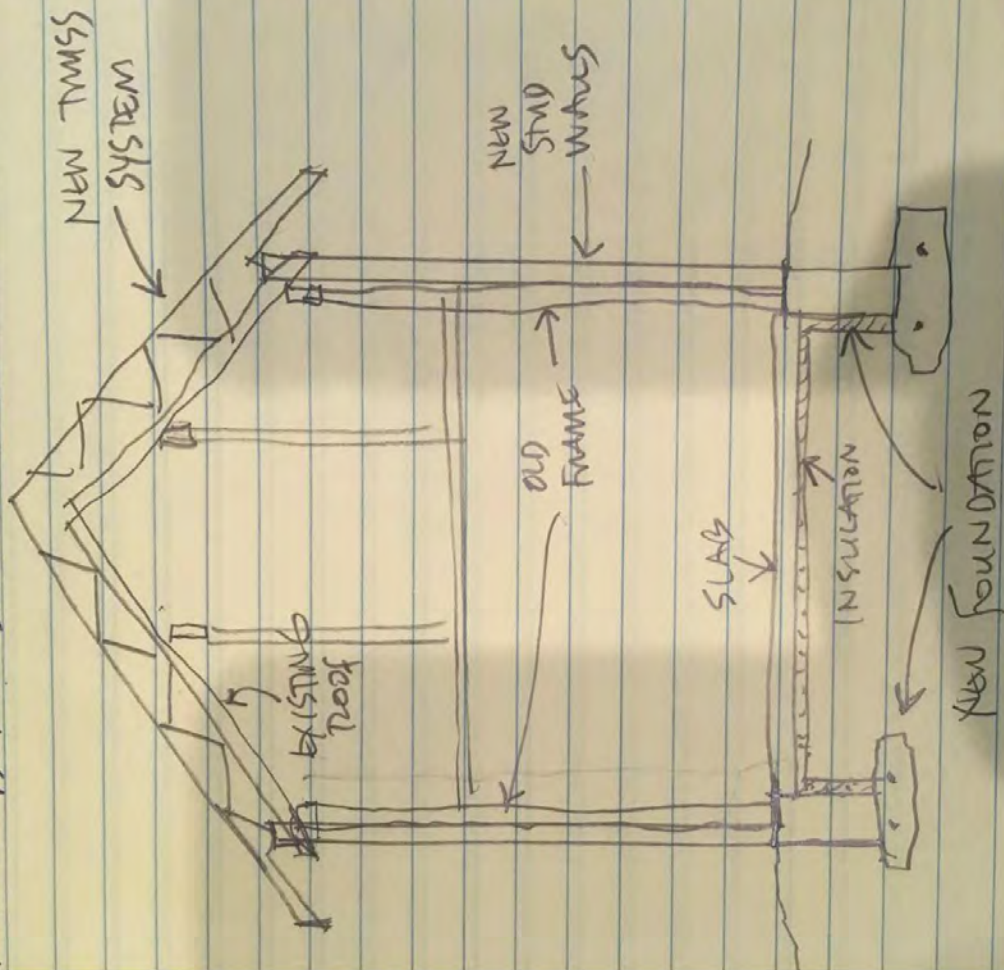


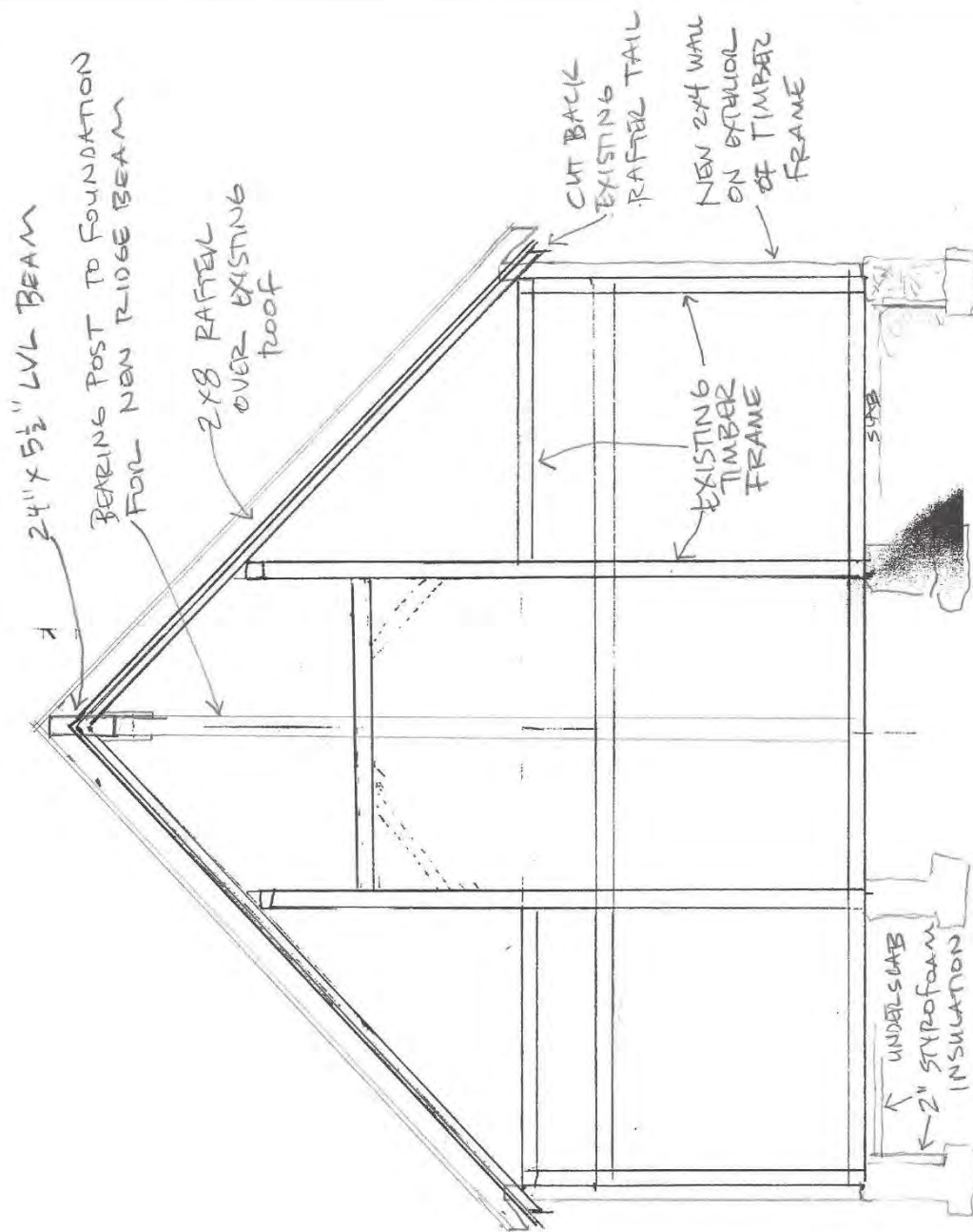
Stabilizing the Barn
Mark Longacre
Construction



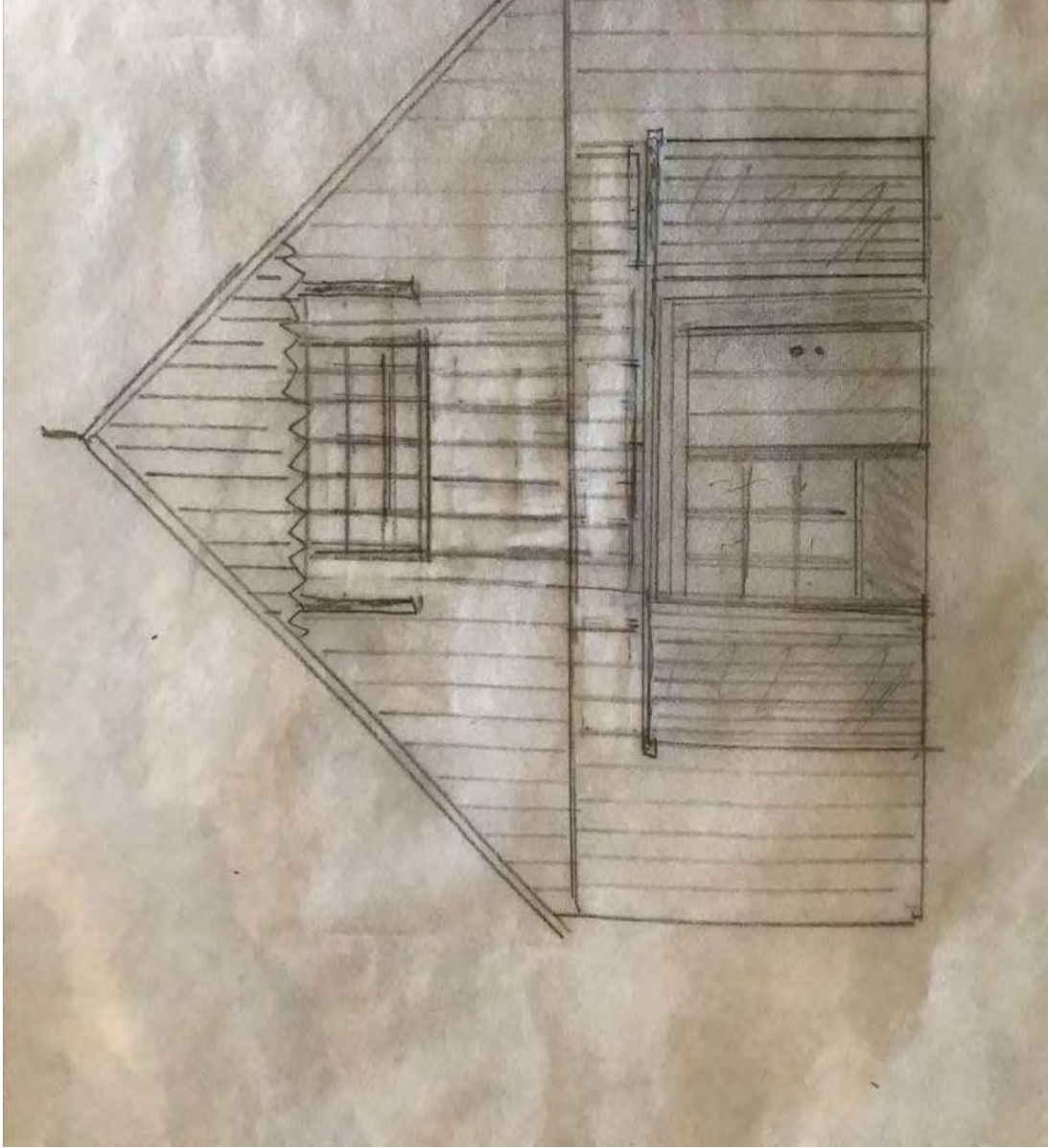
broken roof

BEFORE SIDING REMOVAL !!





Initial schematic for
adaptive re-use
Owner rough sketch

















The Barn is moved to a new foundation.







































Ready to begin a new life.
To be continued...

