

# **Monroe County Historic Preservation Board of Review**



**April 19, 2021  
5:30 p.m.**

**Held Via Teleconference**

[https://monroecounty-  
in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lV0R0WUdCWFlobljUT09](https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lV0R0WUdCWFlobljUT09)

If calling dial (312) 626 6799  
Meeting ID: 879 5022 4220  
Password: 491694

**Monroe County Historic Preservation**

**Board of Review**

**Agenda**

**Teleconference Link:**

<https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSc1lVOROWUdCWFlblljUT09>

**Monday, April 19, 2021**

**5:30 PM**

- 1) Call to Order
- 2) Approval of Meeting Minutes: March 22, 2021 **PAGE 3**
- 3) Old Business:
  - a) Update on The Trails PUD (formerly White Oaks on Victor Pike)
- 4) New Business:
  - a) **HPNR-21-1** **PAGE 6**  
Stipp Bender Farm National Register of Historic Places Nomination.  
One (1) 5.49 +/- acre parcel in Perry Township, Section 29 at 5075 W Victor PIKE.  
Zoned PB; HP Overlay
  - b) **COA-21-1**  
Beaumont House Certificate of Appropriateness (Parking, landscape, light, enclosure)  
One (1) 3.40 +/- acre parcel in Richland Township, Section 32 at 9030 W State RD 48.  
Zoned AG/RR; HP Overlay **PAGE 80**
  - c) [IN SCOPE Section 106](#) – Enter DES Number 1801941 **PAGE 102**
    - i) Mid-States Corridor
  - d) IN SCOPE Section 106 – Cell tower expansion on S Rockport **PAGE 104**
  - e) 2021 Work Plan **PAGE 108**
- 5) Adjournment

**NEXT MEETING: May 17, 2021**

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](mailto:apurdie@co.monroe.in.us), as soon as possible but no later than forty-eight (48) hours before the scheduled event.

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The meeting will be open to the public.

**Monroe County Historic Preservation**

**Board of Review**

**Minutes - Draft**

**Teleconference Link:**

<https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lV0R0WUdCWFloblIjUT09>

**Monday, March 22, 2021**

Attendees: Danielle Bachant-Bell, Debby Reed, Don Maxwell, Donn Hall, Polly Root  
Sturgeon, Devin Blankenship  
Absent: Amanda Richardson, Duncan Campbell, Doug Wilson  
Staff: Tammy Behrman, Jonathan Stewart from Tech Services to assist with meeting  
Public: Aliza Cazzell, Michael Snapp, Ryan Cambridge

**1) Call to Order 5:33 PM**

**2) Approval of Meeting Minutes: February 22, 2021**

**Hall: 1st**

**Root: 2<sup>nd</sup>**

**Approved 6-0**

**3) Old Business:**

**a) Update on The Trails PUD (formerly White Oaks on Victor Pike)**

Behrman: Another avenue to gain permission was shared with staff to the property today. Staff to create a Doodle poll for members for a meeting date. The Plan Commission will hear this petition tomorrow.

[Discussion on past site visits]

Bachant-Bell: This site is not on the SHAARD survey either so we need to know what is there.

**4) New Business:**

**a) Beaumont House – informal discussion for CoA**

Cazzell: Ryan Cambridge is the historic architect we hired to review the site and will be present the findings.

Cambridge: Parking design to be functional. Did a site overview, drainage analysis, and reviewed the prior concept for the recommendation for parking location and count. [Slide presentation ensued.]

Blankenship: I remember white pillars a part of the previous plan.

Cambridge: Only have six columns represented and may make two columns at the entry.

Cazzell: We have not really discussed the columns or fencing.

Maxwell: Interested in the chip-seal surface and usually we see limestone. Would limestone be the better choice because we are in limestone country and is this a viable option?

Cambridge: Possible that any aggregate is feasible. We could use limestone if it is the preferred material. The limitation is the color variety so if the desire is have something dark in color than that could be an issue. Limestone is the preference and more cost effective to maintain.

Behrman: Staff appreciates that the location of the parking lot preserves the view from the SLT Nature Preserve. Also, note the road speed is 55 mph so this parking lot goes by in a blink of an eye.

Bachant Bell: This is a historic barn/house and was never a fancy property. Some of the discussion like limestone vs brick: we would like the limestone because it is documented at these farmhouses. The chip seal would be more like what a farmhouse would have. One suggestion is potentially use historical wire fencing like what ran across the edge of fencing found at Hinkle Farmhouse. If we were to get a COA would this be just for the parking? Would it include the deck, gardens too?

Cazzell: We are really focusing the parking.

Bachant-Bell: Are you aware of the Covenants on the property? The Board would be Bloomington Restoration Incorporated. Send your ideas to BRI. They meet First Tuesday could be discussed in April.

Behrman: Added planning perspective and project timeline. March 31<sup>st</sup> is deadline for the April HP meeting. Minimum of 4 items (Parking, landscaping, dumpster, lighting) required for site plan requirements at this time. Gardens and fencing are extra.

Reed: I want to thank the owner, architect and anyone else here tonight. I am excited at what I am seeing and excited about the project. You really took our comments from December and came up with a comprehensive plan.

Blankenship: We want the property utilized because this avoids neglect so this plan demonstrates that because the use is happening then the upkeep can occur. The functionality is very important to us.

**b) VAR-21-19 Weber Side Yard Setback Variance to Chapter 833**

One (1) 0.64 +/- acre parcel in Bloomington Township, Section 36 at 4585 E State Road 45.

Behrman: Presented the draft staff report.

Blankenship: Will check with covenants and agree with not very visible from the road. James Rosenbarger does quality work with historical context.

Bachant-Bell: If you want to include in the report that the Board is aware of the plans and felt the design would be appropriate and user friendly. If historic structures are in use they are kept up.

Blankenship: One car garage is appropriate too and a gesture of reasonableness.

**c) IN SCOPE Section 106 - Enter DES Number: 1802977**

**i) Fullerton Pike PH III Corridor Improvements**

Behrman: Pulled up the link and information.

Bachant-Bell: I will write another letter and state that we agree with the findings. We should send a response so we continue to be in the conversation. This one is not that complicated and they are not changing much in this draft. Surprised that the school is not eligible for historic designation due to the modifications. Brutalist Architecture!

**d) 2021 Work Plan**

Bachant-Bell: Committees are established. Amanda is not on any committee.

Blankenship: I will reach out to Amanda and mention this.

Bachant-Bell: Does any Committee have anything to report? I don't expect so as they were just established.



Blankenship: One thing I have noticed on IG is that Cincinnati HP develops little quizzes on Social Media. They seem very active and we should look to their examples.

Bachant-Bell Websites are in two parts with County website and the Social Media aspect. My questions are with the Limestone heritage site. We should look to updating content and text.

Root: Usually we would send any edits to Rita at Tech services and Cc staff.

Behrman: Rita just retired so I will find out who her replacement is for this work.

Bachant-Bell: Committees need to get motivated and reach out to each other.

**e) Indiana Landmarks Membership update**

Behrman: Reviewed membership benefits.

**5) Adjournment 7:08 PM**

**NEXT MEETING: April 19, 2021**

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The meeting will be open to the public.

**MONROE COUNTY HISTORIC PRESERVATION BOARD OF REVIEW****April 19, 2019**

**PLANNER** Tammy Behrman, AICP  
**CASE NUMBER** HPNR-21-1 Stipp-Bender Farm  
National Register of Historic Places Nomination  
**PETITIONER** Geoffrey W & Erika M Morris, c/o Danielle Bachant-Bell, Lord and Bach Heritage  
Preservation Consulting  
**ADDRESS** 5075 W Victor PIKE, Bloomington, IN 47403  
**REQUEST** Nomination to the National Register of Historic Places for the Stipp-Bender Farm  
**ZONE** Pre-existing Business; Historic Preservation Overlay  
**ACRES** 5.47 acres +/-  
**TOWNSHIP** Perry  
**SECTION** 29  
**COMP. PLAN** Employment (Monroe County Urbanizing Area Plan)

**EXHIBITS**

1. Stipp-Bender Farm House
2. Stipp-Bender Farm Location Map.
3. Stipp-Bender Farm Site Conditions Map (2016).
4. Photo documentation and photo log of External and Internal view of the Stipp-Bender House, barn and other contributing structures (25 photographs and photo documentation)
5. Aerial View of the Stipp-Bender Farm property (2020)
6. Additional photo documentation (5 photographs)
7. Township maps (4)
8. USGS map
9. Historic Aerial Photos
10. Sketch map
11. House floor plan
12. IHSSI County Survey of Stipp-Bender House from SHAARD
13. DNR/DHPA Checklist & Guidelines for National Register Applications
14. National Register of Historic Places Registration Form (44 pages)

**RECOMMENDATION**

**Approve** the Stipp-Bender Farm National Register Nomination to the Monroe County Commissioners and the Indiana State Historic Preservation Officer (SHPO) based on the accepted responses to the National Register criteria.

**AUTHORITY FOR REVIEW**

The Monroe County Historic Preservation Board is a Certified Local Government (CLG) entity approved by the Indiana State Historic Preservation Officer and the Secretary of the Interior. According to the Indiana Certified Local Government Regulations, CLG's shall participate in the nomination of properties to the National Register. Applications for properties located entirely within the jurisdiction of a CLG will be directed to and processed by that CLG.

Completed National Register Applications are to be scheduled for public comment and review by the Commission at its next meeting, which must be within fifty (50) days of receipt of the completed application. The Commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register. The chief elected local official, in this case the Monroe County Commissioners, shall transmit the report of the Commission and their recommendation to the State Historic Preservation Officer.

## LOCATION MAP & AERIAL PHOTO

The Stipp-Bender Farm is located in Perry Township at 5075 W Victor PIKE.



*EXHIBIT 1: The Stipp-Bender Farm House in Perry Township, Monroe County, Indiana, is a two-story 1876 five-bay Greek Revival and Italianate style I-house (Photo #1: Danielle Bachant-Bell, June 19, 2020).*

### Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Parcels

0 0.05 0.1 0.2 Miles

Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 3/26/2021

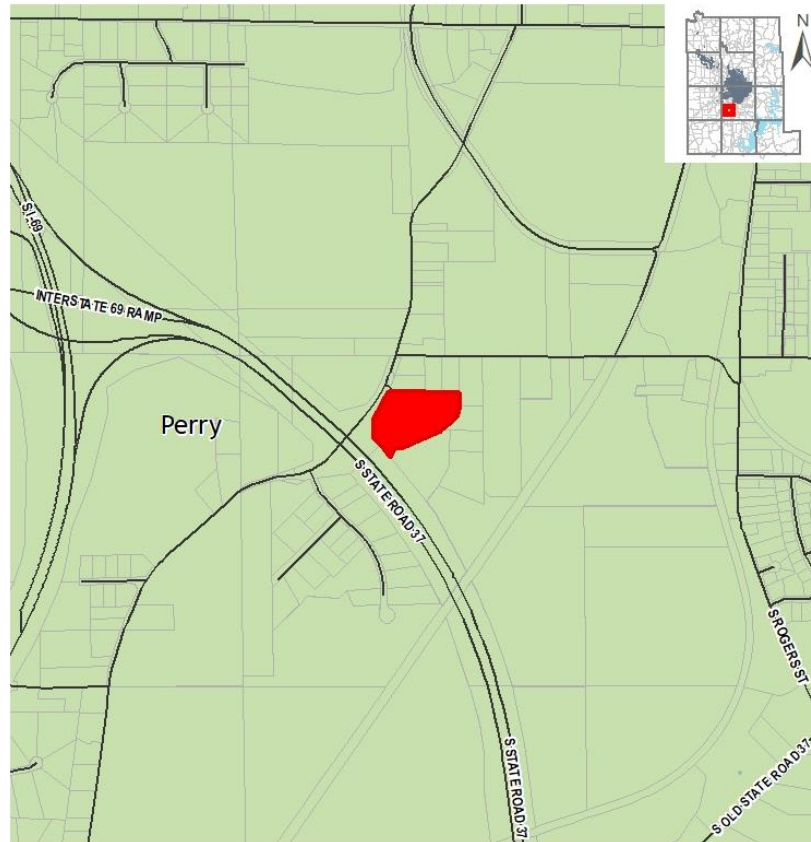


EXHIBIT 2: Location Map.

### Site Conditions Map

- Freeway
- Petitioner
- Storm Water
- Local Roads [50']
- Hydrologic Features
- Parcels

0 0.0075 0.015 0.03 Miles

Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 3/26/2021



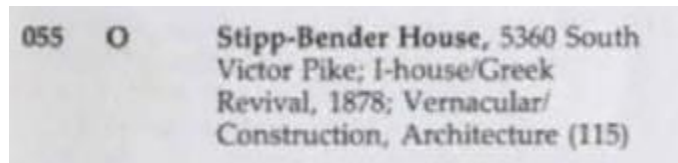
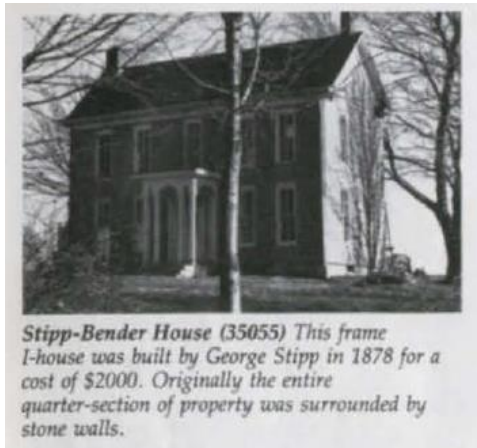
EXHIBIT 3: Site Conditions Map (2016).



## LOCAL HISTORIC SIGNIFICANCE

The 1989 Interim Report lists the Stipp-Bender House as *Outstanding* and the 2015 survey from SHAARD lists the property as *Notable* (Exhibit 12). The eligibility of the home for the National Register is that it meets two of the four criteria:

- A. *Property is associated with events that have made a significant contribution to the broad patterns of our history.*
- B. *Property is associated with the lives of persons significant in our past.*
- C. *Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.*
- D. *Property has yielded, or is likely to yield, information important in prehistory or history.*



According to the nomination form, the Stipp-Bender Farm is located 0.44 miles due west of the community of Clear Creek in Perry Township of Monroe County, Indiana. It is 4.8 miles nearly due south of the Monroe County Courthouse in Bloomington. The original 300-acre farm was expanded and then reduced over time and now consists of approximately 5.47 acres.<sup>[1]</sup> The farm includes seven contributing buildings, six contributing structures, and one contributing site. The farm includes three non-contributing structures. The contributing buildings

include the 1876 five-bay Greek Revival and Italianate style I-house, c.1875 carriage house/single bay garage, c.1895 drive-thru grain crib, c.1875 grain crib, c.1910 gambrel roof dairy barn, c.1910 blacksmith shed, and c.1910 hog rendering building. Contributing structures include the 1876 basement cistern and water pump base counted as a collective unit, three c.1882 limestone fence posts counted as a collective unit, the c.1882 drystone limestone wall, a c.1882 well with stone cover, two pairs of c.1910 wood gate posts counted as a collective unit, and the c.1920 concrete waste tank. The contributing site consists of the remaining 5.49 acres with its rolling grassy areas, drystone wall, and remnant of the historic road lined on either side with mature maple trees. East of the historic road the property is enclosed with fences of various types and eras including the drystone wall, a section of c.1910 square wire fencing along the northeast property line that includes one of the contributing pair of wood gate posts, horizontal wood horse pasture fencing north and east of the dairy barn, chain link fencing along the east and south property boundaries, and a new iron security fence across the primary driveway entrance. The non-contributing structures are the c.2005 decorative stone wall and arch along the south entry walkway to the house, the c.2005 canning shed, and the 2018 swimming pool. The contributing and non-contributing resources extend in a line west to east along what is now the north and east property boundaries with open, sloping grassy land to the south and southwest. Subdivision of the Stipp farm first happened in the early 1900s when a railroad line was constructed from northeast to southwest across the property and then again when heirs divided the land. The 4-lane expansion of State Road 37 in 1976 created further division when it bisected the southwest corner of the original farmland. Further subdivisions of the property throughout the 1900s created house and business parcels which now surround the property on nearly all sides. The farm was listed as *Outstanding* in the 1989 *Indiana Historic Sites and Structures: Monroe County Interim Report* but was listed as *Notable* when re-surveyed in 2015.

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1. <sup>[1]</sup> Note: The Monroe County GIS property listing records the acreage at 5.49, however, the most recent survey completed in 1997 found slight discrepancies and shows the property at 5.47 acres. For the purposes of this nomination the survey document has been used.



IN\_MonroeCounty\_StippBenderFarm\_0001\_Thu\_Mar\_4\_2021\_22-16-10 (2).tiff



IN\_MonroeCounty\_StippBenderFarm\_0002\_Thu\_Mar\_4\_2021\_22-16-39.tiff



IN\_MonroeCounty\_StippBenderFarm\_0003\_Thu\_Mar\_4\_2021\_22-16-59.tiff



IN\_MonroeCounty\_StippBenderFarm\_0004\_Thu\_Mar\_4\_2021\_22-21-06.tiff

*EXHIBIT 4: Photos of Stipp-Bender Farm house (interior/exterior), outbuildings and contributing structures.*



IN\_MonroeCounty\_StippBenderFarm\_0005\_Thu\_ Mar\_4\_2021\_22-21-23.tiff



IN\_MonroeCounty\_StippBenderFarm\_0006\_Thu\_ Mar\_4\_2021\_22-22-07.tiff



IN\_MonroeCounty\_StippBenderFarm\_0007\_Thu\_ Mar\_4\_2021\_22-22-27.tiff



IN\_MonroeCounty\_StippBenderFarm\_0008\_Thu\_ Mar\_4\_2021\_22-22-49.tiff



IN\_MonroeCounty\_StippBenderFarm\_0009\_Thu\_ Mar\_4\_2021\_22-23-08.tiff



IN\_MonroeCounty\_StippBenderFarm\_0010\_Thu\_ Mar\_4\_2021\_22-23-26.tiff



IN\_MonroeCounty\_StippBenderFarm\_0011\_Thu\_ Mar\_4\_2021\_22-23-48.tiff



IN\_MonroeCounty\_StippBenderFarm\_0012\_Thu\_ Mar\_4\_2021\_22-24-27.tiff

*EXHIBIT 4: Photos of Stipp-Bender Farm house (interior/exterior), outbuildings and contributing structures.*





IN\_MonroeCounty\_StippBenderFarm\_0013\_Thu\_Mar\_4\_2021\_22-25-16.tiff



IN\_MonroeCounty\_StippBenderFarm\_0014\_Thu\_Mar\_4\_2021\_22-25-41.tiff



IN\_MonroeCounty\_StippBenderFarm\_0015\_Thu\_Mar\_4\_2021\_22-26-15.tiff



IN\_MonroeCounty\_StippBenderFarm\_0016\_Thu\_Mar\_4\_2021\_22-26-36.tiff



IN\_MonroeCounty\_StippBenderFarm\_0017\_Thu\_Mar\_4\_2021\_22-27-27.tiff



IN\_MonroeCounty\_StippBenderFarm\_0018\_Thu\_Mar\_4\_2021\_22-27-44.tiff



IN\_MonroeCounty\_StippBenderFarm\_0019\_Thu\_Mar\_4\_2021\_22-28-06.tiff



IN\_MonroeCounty\_StippBenderFarm\_0020\_Thu\_Mar\_4\_2021\_22-28-23.tiff

*EXHIBIT 4: Photos of Stipp-Bender Farm house (interior/exterior), outbuildings and contributing structures.*





IN\_MonroeCounty\_StippBenderFarm\_0021\_Thu\_ Mar\_4\_2021\_22-28-41.tiff



IN\_MonroeCounty\_StippBenderFarm\_0022\_Thu\_ Mar\_4\_2021\_22-28-58.tiff



IN\_MonroeCounty\_StippBenderFarm\_0023\_Thu\_ Mar\_4\_2021\_22-29-16.tiff



IN\_MonroeCounty\_StippBenderFarm\_0024\_Thu\_ Mar\_4\_2021\_22-29-35.tiff



IN\_MonroeCounty\_StippBenderFarm\_0025\_Thu\_ Mar\_4\_2021\_22-30-15.tiff

*EXHIBIT 4: Photos of Stipp-Bender Farm house (interior/exterior), outbuildings and contributing structures.*

**\*Reference the Photo Log for above images numbered 1 thru 25 in Exhibit 14.**



view | Apr 2020 - Apr 2020 | < image 1 of 6 > | 04/20/2020

*EXHIBIT 5: Aerial image facing north.*

## **TECHNICAL & SUBSTANTIVE REVIEW OF HISTORIC DISTRICTS**

The Department of Natural Resources (DNR) via the Department of Historic Preservation and Archeology (DHPA) provides a checklist and guidelines, along with National Register Bulletin 16a, “How to Complete the National Register Registration Form,” to conduct a technical and substantive review of the Stipp-Bender Farm nomination. The remainder of this section uses this framework to provide a review of the proposed designation.

### **Section 1: Name of Property**

The historic name and survey number are correct and accurately reflect the property. The “Not for Publication” and “Vicinity” boxes are populated correctly.

### **Section 2: Location**

The street address and county information are correctly listed in Section 2.

### **Section 3: State/Federal Agency Certification**

This section is intended to be populated by the DHPA and NPS, not the applicant or Monroe County. The fields are blank.

### **Section 4: National Park Service Certification**

This section is intended to be populated by NPS, not the applicant or Monroe County. The fields are blank.

### **Section 5: Classification**

Ownership of property is correctly marked private and the “category of property” is marked correctly as a building.

Section 5 in the application lists final counts for contributing and non-contributing resources in the district, while the narrative provides the descriptions and labels for the same.

### **Section 6: Function or Use**

The historic and current functions of the building are accounted for using categories from the National Register Bulletin, “How to Complete the National Register Registration Form”, updated in 1997.

### **Section 7: Description**

Refer to the application, Exhibit 14.

### **Section 8: Statement of Significance**

The applicant warrants that the Stipp-Bender Farm meets two (2) of the National Register Criteria for Evaluation, noted in bold italic letters, below:

The National Register Criteria for Evaluation is as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. That are associated with the lives of persons significant in our past; or*
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. That have yielded, or may be likely to yield, information important in prehistory or history.*

Refer to the application, Exhibit 14 for more criteria.

**Section 9: Major Bibliographic References** - included

**Section 10: Geographical Data** - included

#### **Additional Documentation Section**

Maps:

- USGS map: 7.5 minute topographical map is submitted in color and in acceptable condition.
- Sketch map: Showing district boundary and detail map of resources and arrows that correspond to the photo log.
- House floor plan: Showing first and second floor layouts and arrows that correspond to the photo log.

Photography:

- Photo descriptions in the text reference photo numbers.
- Accompanied by photo log on the nomination form.
- The images are all clear and there is a combination of buildings, interiors and landscapes.
- The digital photo files are in .tifs format and are in color.
- The digital photo files are labeled correctly and are on CDs as part of the application.



*EXHIBIT 6: Additional photo documentation*



*Ed\_and\_Pearl\_Bender-\_c.1945\_Fri\_Mar\_5\_2021\_17-44-48*



*Neighbor\_girls\_in\_barn\_yard-\_1972\_Fri\_Mar\_5\_2021\_17-49-05*

*EXHIBIT 6: Additional photo documentation*



*Neighbor\_girls\_in\_front\_of\_Stipp-Bender\_house-\_c.1970\_Fri\_Mar\_5\_2021\_17-46-53*



*Neighbor\_girls\_with\_Ed\_Bender-\_c.1970\_Fri\_Mar\_5\_2021\_17-47-12*

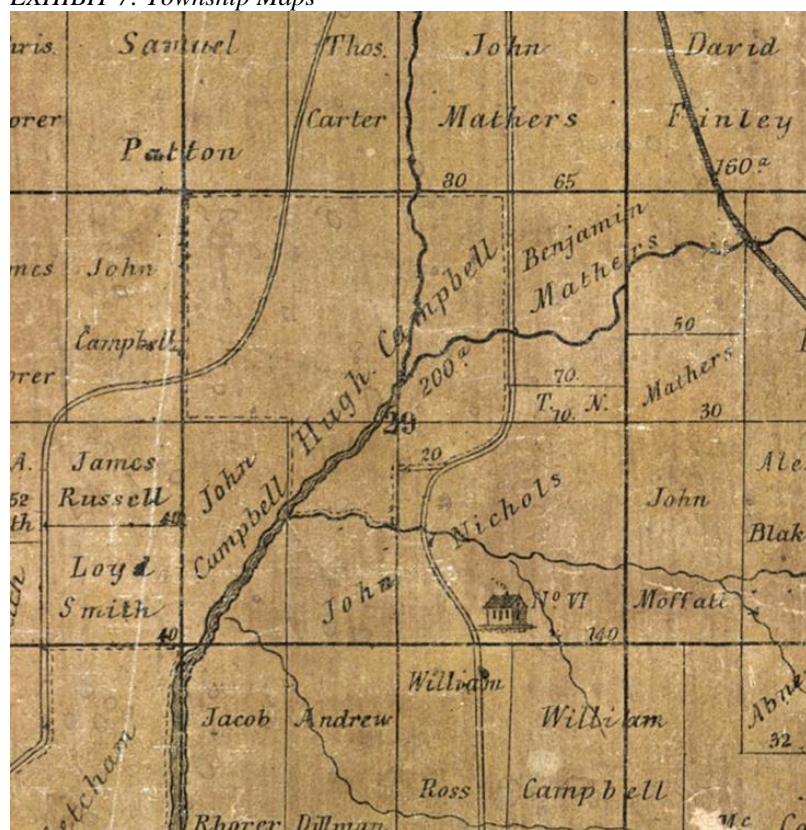
*EXHIBIT 6: Additional photo documentation*



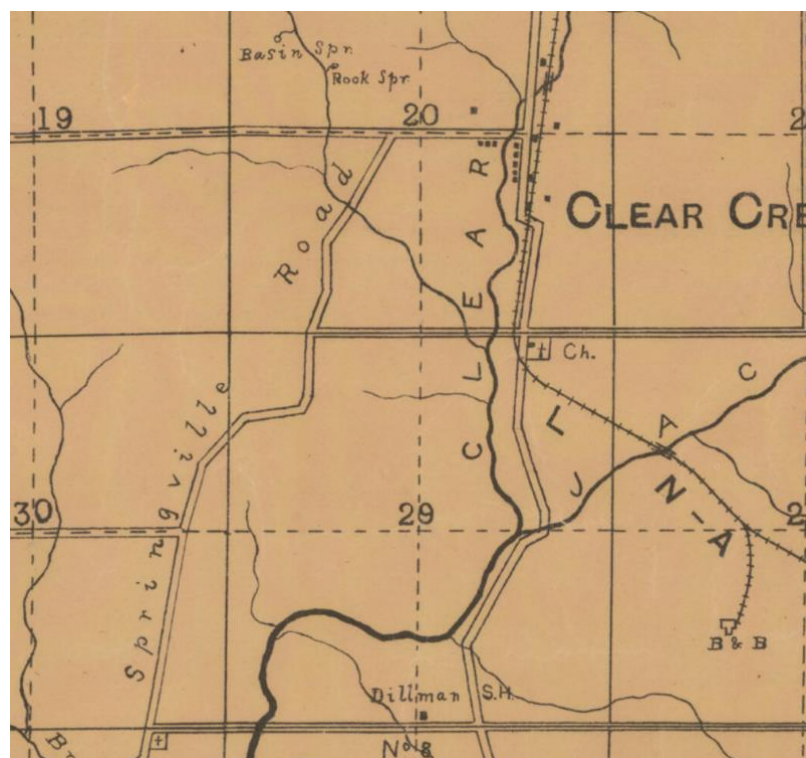
*Neighbors\_by\_drystone\_wall-\_1965\_Fri\_Mar\_5\_2021\_17-45-13*



EXHIBIT 7: Township Maps



1856\_Plat\_Map-\_Perry\_Twnshp-\_Section\_29\_Thu\_Mar\_4\_2021\_23-11-41



1895\_Map-\_Perry\_Twnshp-\_Section\_29\_Thu\_Mar\_4\_2021\_23-12-02



[illegible]

21





*EXHIBIT 9: Historical Aerial Photos*



1939

*EXHIBIT 9: Historical Aerial Photos*



1955

*EXHIBIT 9: Historical Aerial Photos*



1962

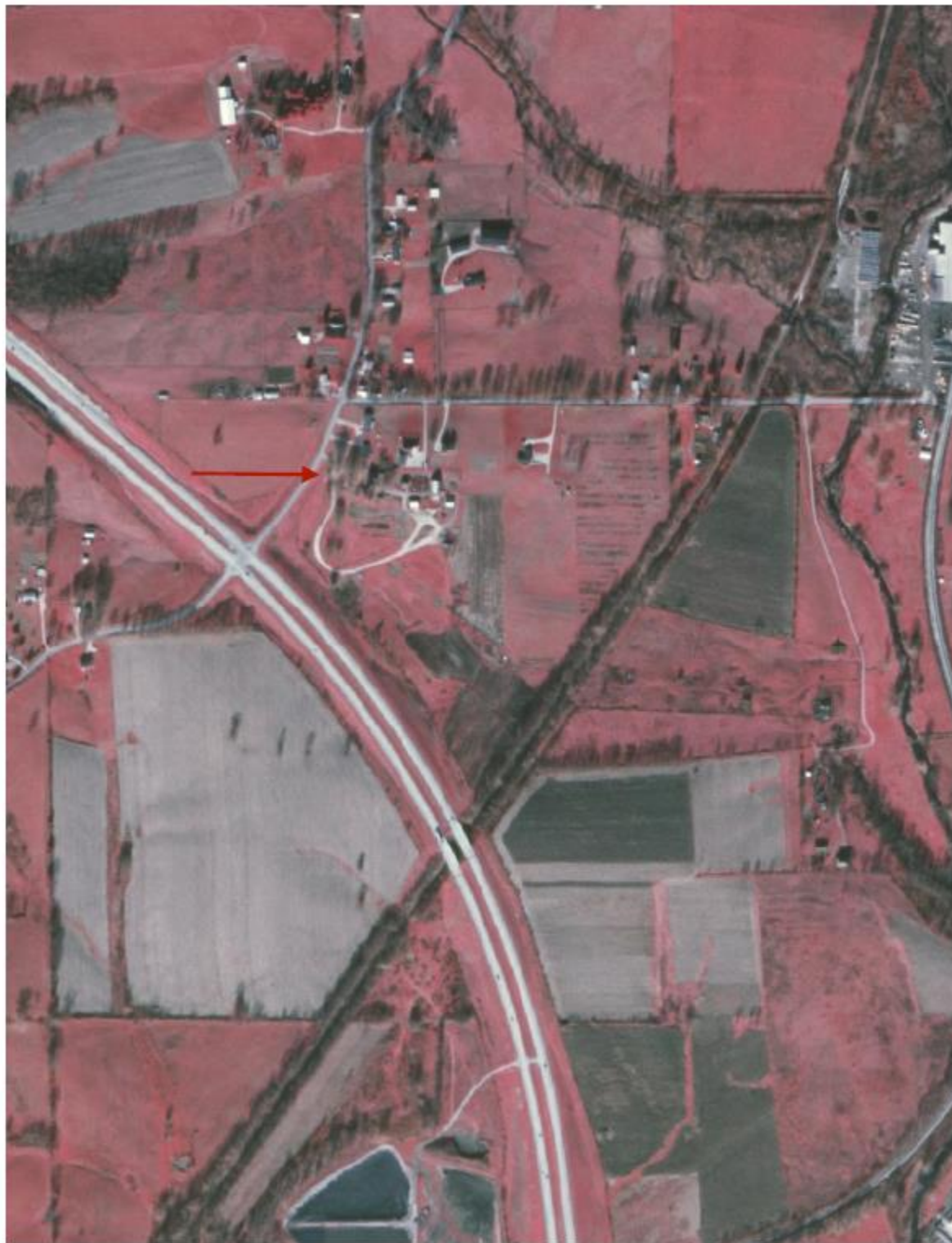


*EXHIBIT 9: Historical Aerial Photos*



1967

*EXHIBIT 9: Historical Aerial Photos*



1986

EXHIBIT 10: Sketch map

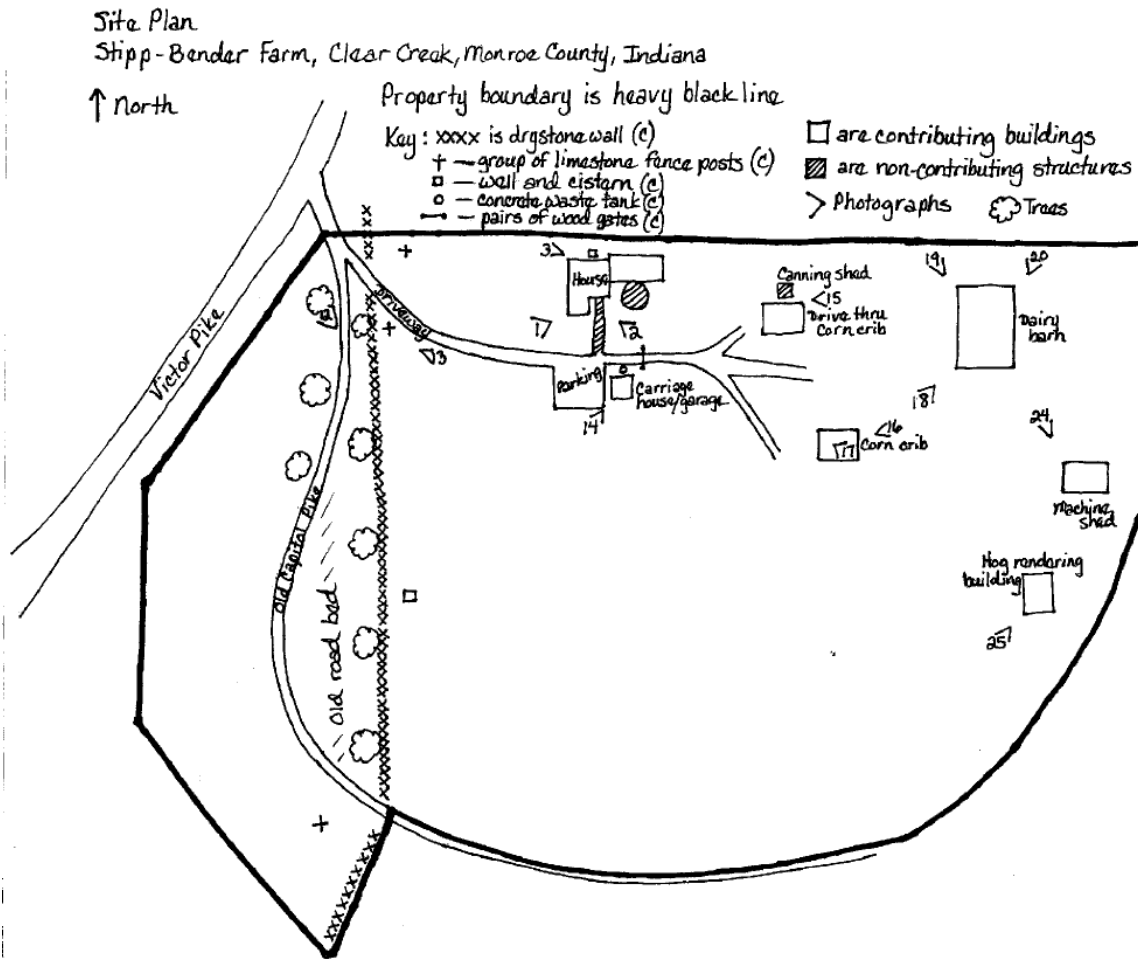




EXHIBIT 11: House floor plan

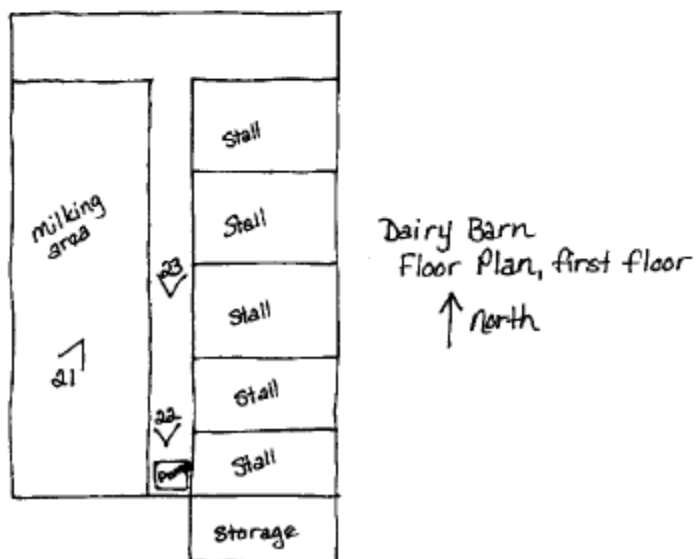
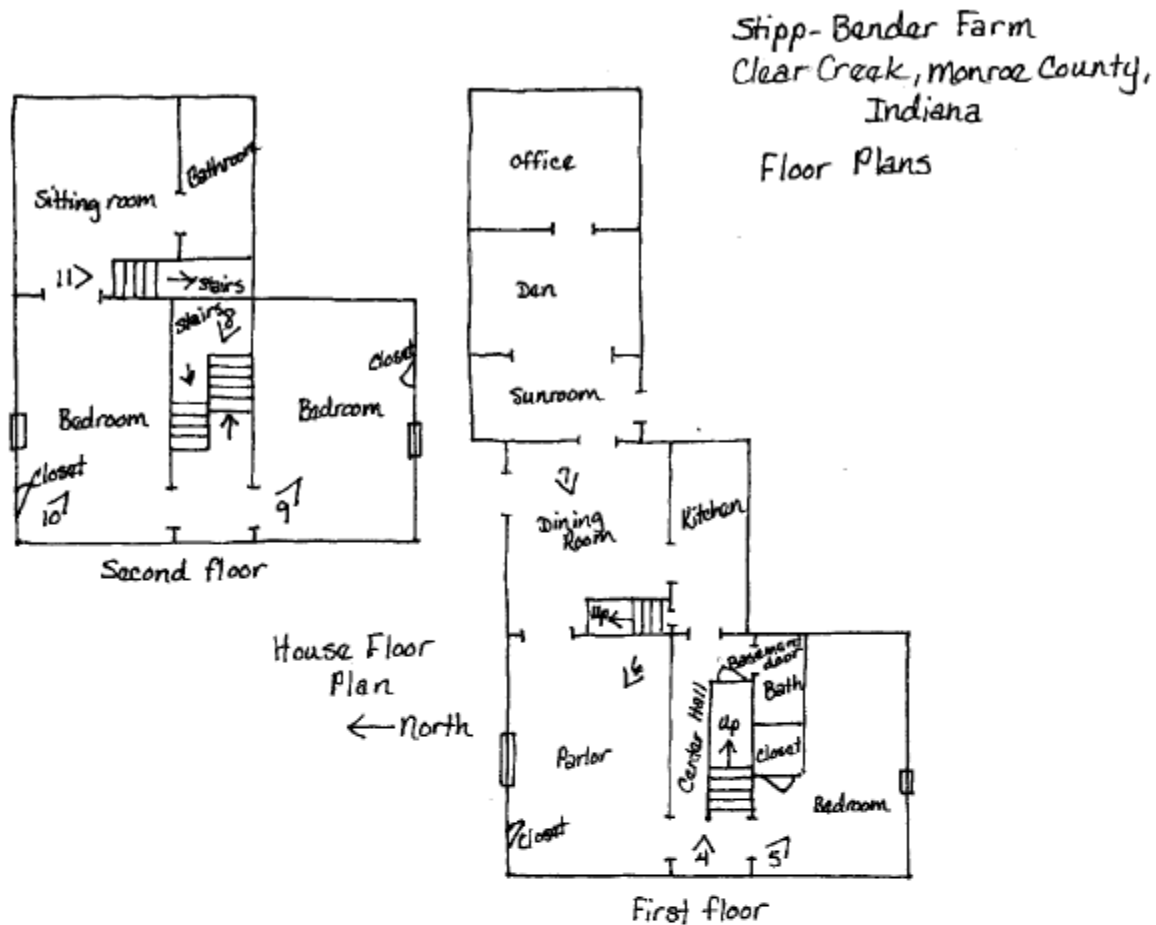


EXHIBIT 12: IHSSI County Survey of Stipp-Bender House from SHAARD

4/13/2021

<https://secure.in.gov/apps/dnr/shaard/print.html?printType=countySurvey>

IN.gov

SHAARD

IHSSI (County Survey)



Survey Number: 105-115-45144

Rating: Notable

Historic Name: Stipp-Bender House

Year Dataset Compiled: 2015

National Register File  
Number: -

**Survey County**

**County**

Monroe

**Legal Township(s)**

Perry

**Quad Name(s)**

Clear Creek

Address: 5075 S Victor Pike

City: -

Location Notes: -

**Coordinates**

**Easting**

**Northing**

<https://secure.in.gov/apps/dnr/shaard/print.html?printType=countySurvey>

1/4

538927

4328647

Common Name: Pleasant View Farm

Category: Building

Visible?: ☐Historic District?: ☐

Historic District Name: -

Ownership: private

**Use: Present**Residence: ☒Commercial: ☐Vacant: ☐Other: ☒

Describe: Agriculture

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

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing 10  
Resources:Number of  
Non-  
contributing 0  
Resources:

Environment: Rural route/residential neighborhood

Bibliography: Site visit, Monroe County IHSSI and 39 degrees N

**Structure Type**Bridge: ☐Cemetery: ☐Other: ☒

Time Period(s): 1878

Condition: Excellent

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: I-house

**Architect/Builder****Architectural Firm****Affiliation**

-

-

-

**Replacement**Windows: ☒Roof: ☐Other: ☐**Additions**Siding: ☒Wings: ☒Other: ☐

Removals: -

**Stories**1: ☐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:**

STONE: Limestone

**Foundation Description:**

-

**Walls Description:**

-

**Other Walls:**

-

**Roof**Side-Gable: ☐Front-Gable: ☐Cross-Gable: ☒Hip: ☐Pyramidal: ☐Mansard: ☐Other: ☐

Material: ASPHALT

Features: Decorative vergeboard, return eaves, dual chimneys

**Porches**

Front: ☒ Side: ☐ Back: ☐

Notes: Partial width flat roof projection w/paired square wood columns

**Openings:** Vinyl replacement 9/9 double hung windows in original openings, original door w/sidelights. Addition has vinyl 1/1 double hung windows and metal doors w/vinyl screens.

**Interior:** -


**Outbuildings:** Corn crib,  
Dairy barn,  
Shed,  
Other

Description: Dry stone wall

Notes: Utility sheds, corn crib and Lean-to(s) built in 1930, barns in 1900 and 1930

**Statement of Significance:** The Stipp-Bender is a frame I-House built by George Stipp in 1878 for \$2000. Originally a limestone wall surrounded the entire quarter section of the house.

**Architectural Description:** The house is a good example of an I-House which has been altered, yet retains enough of original form and stylistic elements as to be considered notable. Vinyl replacement windows have similar profile and structure as original 9/9 wood windows, additions are not visible from street level and the elaborate wood porch w/pointed horseshoe arches remains intact. Scrollwork barge boards adorn gable ends. Most of original outbuildings and dry stone perimeter wall remain. The house is listed in old Monroe County IHSSI as Stipp-Bender House, having an address of 5360 S Victor Pike. Monroe County GIS has different address and date of construction (1885) for house. It is currently operated as a teaching farm.

	<b>INDIANA DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY</b> <b>NATIONAL REGISTER NOMINATION CHECKLIST</b> State Form 55326 (R / 4-16)
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*Please use the National Register of Historic Places nomination form available for download on the Division of Historic Preservation and Archaeology website ([www.in.gov/dnr/historic/3669.htm](http://www.in.gov/dnr/historic/3669.htm)). Please follow the instructions on the form.*

X **Section 1**-The name should be the one that best reflects the property's historic importance or was commonly used for the property during the historic period; enter other names or archaeological site number, if applicable; enter name of multiple property listing, if applicable.

X **Section 2**-Enter the physical address (this may or may not be the mailing address) or rough boundaries of the property; if there is no street address, please be as specific as possible regarding the location; check not for publication or vicinity, if applicable.

X **Section 3**-Indicate nomination or determination of eligibility; level of significance; applicable criteria.

     **Section 4**-for NPS use only.

X **Section 5**-Check all appropriate boxes and verify the number of resources in each category.

X **Section 6**-Enter categories and subcategories from the National Register bulletin *How to Complete the National Register Registration Form*; enter only one item per line and do not exceed the number of lines on the form.

X **Section 7**-Enter categories and subcategories from the National Register bulletin *How to Complete the National Register Registration Form*; enter only one item per line and do not exceed the number of lines on the form. Introductory paragraph-identify what is being nominated and summarize its appearance and integrity. Narrative-fully describe the resource(s), including alterations. For districts, include a complete inventory at the end of Section 7.

X **Section 8**-Mark all applicable criteria and considerations. Enter areas of significance from the National Register bulletin *How to Complete the National Register Registration Form*. The period of significance should reflect the time in which the extant resource(s) achieved significance. Enter significant dates, cultural affiliation, and architect/builder, if applicable. Period of significance justification should explain why those dates were chosen. Include criteria considerations explanation, if applicable. Introductory paragraph-indicate the pertinent criteria, period of significance, areas and level of significance. Narrative-make a case for each area of significance as it relates to a context or theme. Include contextual information not specific to eligibility in the Developmental History portion of Section 8.

X **Section 9**-Bibliography should be alphabetical, in a generally accepted format, and include all sources. Sources should be fully cited. Enter the *Indiana Historic Sites and Structures Inventory* number, if applicable (enter the survey range for districts/ex. 123-456-78001-78234; enter the 11-digit number for individual resources/ex. 123-456-25006).

X **Section 10**-Enter the acreage of the property (*if less than one acre, please enter "Less than one acre"*). DHPA staff will calculate UTM's. Verbal boundary description should delineate the precise area within the boundaries. Boundary justification should explain why the proposed boundary was chosen.

X **Section 11**-Preparer information should be complete. Photo log should include all required information.

X **Photographs**-Photographs should be 3000 x 2000 at 300 dpi; color; original capture tif or raw converted to tif; labeled according to current specifications: IN\_County\_PropertyName0001.

X **Maps and Plans**-Include an original USGS map, a desktop-printed portion of a USGS map, or an electronic file of a portion of a USGS map. Site plans and floor plans should be submitted on standard-sized paper no larger than 11" x 17" and include the following: name and location of property or district, including county and state; north arrow; street names; property addresses (*if applicable*); photograph numbers and direction arrows; symbol key; contributing and noncontributing status (matches key); boundary (on at least one plan). Maps too large for 11" x 17" paper can be submitted in sections on more than one sheet. Each section should be at the same scale, have match points, and include all of the above information. Color coding can be used to convey essential information, but too much color is not helpful. Future copies of maps may be in black and white, so symbols or colors used should translate easily when printed or scanned in black and white. District maps should accurately convey the footprint and setback of buildings in the district. Site plans and floor plans are required for individual nominations.

     **CDs**-Submit one CD containing the photographs and photo log only, and a second CD containing the nomination (Word document), maps, plans, attachments, property owner spreadsheet (for districts with less than fifty (50) property owners), and any other information.

X **OWNER INFORMATION**-Please include owner information below. Current legal records should be used to determine the owner(s). For districts, if there is a local organization or group (historical society, local government, neighborhood association, etc.) that is involved in the application process, please provide the **name and mailing address** of a contact person with that organization or group for future correspondence. Please be aware that this person or persons will receive the National Register of Historic Places and Indiana Register of Historic Sites and Structures certificates provided by the Division of Historic Preservation and Archaeology. **For districts with fewer than fifty (50) owners**, please provide a spreadsheet that includes owner names and mailing addresses (available for download on the Division of Historic Preservation and Archaeology website at [www.in.gov/dnr/historic/3669.htm](http://www.in.gov/dnr/historic/3669.htm)).

Name Geoff and Erika Morris

Organization

Address 5075 S. Victor Pike Telephone number (317) 828-3934, Erika's cell

City or town Bloomington State IN ZIP code 47403

I have enclosed the above documentation for the \_\_\_\_\_  
proposed nomination. I understand that if I do not include all of the required documentation, my  
application will not be processed until it is complete.

Signature \_\_\_\_\_ Date (month, day, year) \_\_\_\_\_

Please contact DHPA staff if you have any questions regarding this checklist or the listing process.

*Please return this form with the nomination materials to:*

**INDIANA DIVISION OF HISTORIC PRESERVATION**  
402 West Washington Street, Room W274  
Indianapolis, Indiana 46204

**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Stipp-Bender Farm

Other names/site number: Stipp-Bender House

Name of related multiple property listing:  
N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 5075 South Victor Pike

City or town: Clear Creek State: Indiana County: Monroe

Not For Publication: ☐ Vicinity: ☒

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B X C \_\_\_ D

Signature of certifying official/Title:

Date

Indiana DNR-Division of Historic Preservation and Archaeology

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government



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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

---

Signature of the Keeper

Date of Action

---

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

##### Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>7</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>6</u>	<u>3</u>	structures
<u>0</u>	<u>0</u>	objects
<u>14</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC single dwelling \_\_\_\_\_

DOMESTIC secondary structure \_\_\_\_\_

AGRICULTURAL/SUBSISTENCE processing \_\_\_\_\_

AGRICULTURAL/SUBSISTENCE storage \_\_\_\_\_

AGRICULTURAL/SUBSISTENCE agricultural field \_\_\_\_\_

AGRICULTURAL/SUBSISTENCE agricultural outbuilding \_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC single dwelling \_\_\_\_\_

DOMESTIC secondary structure \_\_\_\_\_

AGRICULTURAL/SUBSISTENCE agricultural field \_\_\_\_\_

AGRICULTURAL/SUBSISTENCE agricultural outbuilding \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MID-19<sup>TH</sup> CENTURY Greek Revival\_\_\_\_\_

LATE VICTORIAN Italianate\_\_\_\_\_

OTHER I-house\_\_\_\_\_

OTHER Dairy barn\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

foundation: STONE Limestone\_\_\_\_\_

walls: SYNTHETICS Vinyl\_\_\_\_\_

WOOD Weatherboard\_\_\_\_\_

roof: ASPHALT\_\_\_\_\_

other: METAL Steel\_\_\_\_\_

BRICK\_\_\_\_\_

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Stipp-Bender Farm is located .44 miles due west of the community of Clear Creek in Perry Township of Monroe County, Indiana. It is 4.8 miles nearly due south of the Monroe County Courthouse in Bloomington. The original 300-acre farm was expanded and then reduced over time and now consists of approximately 5.47 acres.<sup>1</sup> The farm includes seven contributing buildings, six contributing structures, and one contributing site. The farm includes three non-contributing structures. The contributing buildings include the 1876 five-bay Greek Revival and Italianate style I-house, c.1875 carriage house/single bay garage, c.1895 drive-thru grain crib,

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<sup>1</sup> Note: The Monroe County GIS property listing records the acreage at 5.49, however, the most recent survey completed in 1997 found slight discrepancies and shows the property at 5.47 acres. For the purposes of this nomination the survey document has been used.

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c.1875 grain crib, c.1910 gambrel roof dairy barn, c.1910 blacksmith shed, and c.1910 hog rendering building. Contributing structures include the 1876 basement cistern and water pump base counted as a collective unit, three c.1882 limestone fence posts counted as a collective unit, the c.1882 drystone limestone wall, a c.1882 well with stone cover, two pairs of c.1910 wood gate posts counted as a collective unit, and the c.1920 concrete waste tank. The contributing site consists of the remaining 5.49 acres with its rolling grassy areas, drystone wall, and remnant of the historic road lined on either side with mature maple trees. East of the historic road the property is enclosed with fences of various types and eras including the drystone wall, a section of c.1910 square wire fencing along the northeast property line that includes one of the contributing pair of wood gate posts, horizontal wood horse pasture fencing north and east of the dairy barn, chain link fencing along the east and south property boundaries, and a new iron security fence across the primary driveway entrance. The non-contributing structures are the c.2005 decorative stone wall and arch along the south entry walkway to the house, the c.2005 canning shed, and the 2018 swimming pool. The contributing and non-contributing resources extend in a line west to east along what is now the north and east property boundaries with open, sloping grassy land to the south and southwest. Subdivision of the Stipp farm first happened in the early 1900s when a railroad line was constructed from northeast to southwest across the property and then again when heirs divided the land. The 4-lane expansion of State Road 37 in 1976 created further division when it bisected the southwest corner of the original farmland. Further subdivisions of the property throughout the 1900s created house and business parcels which now surround the property on nearly all sides. The farm was listed as Outstanding in the 1989 *Indiana Historic Sites and Structures: Monroe County Interim Report* but was listed as Notable when re-surveyed in 2015.

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## Narrative Description

### SETTING

The southwest section of Perry Township in which the Stipp-Bender Farm is located is highly developed with additional develop pressures annually.<sup>2</sup> The remaining farm acreage is surrounded by either homes, businesses, or roadways. The house faces west toward the secondary road, a historic remnant of which remains on the property, and the drystone wall that follows the east side of the road. Rolling grassy areas, mature trees, and the remains of some historic fence rows provide the farm setting with a fair degree of integrity despite the surrounding intrusions. Immediately north of the farm are subdivided house lots, immediately southeast and south of the farm are subdivided business lots, northwest of the farm immediately

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<sup>2</sup> Note: As of early 2021, three new proposed developments, including two large housing developments, under consideration by the Monroe County Planning Commission are all located less than a mile north or northeast of the farm.



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outside the farm boundary across Victor Pike is a gas station, and west and southwest of the farm immediately outside the farm boundary is State Road 37 which includes a 4-way, traffic light intersection.

### PROPERTY DESCRIPTION

The Stipp-Bender Farm is surrounded by parcels subdivided from the original farm. A portion of the west property boundary borders the right-of-way of the 4-lane expansion of State Road 37, which cut through the farm in 1976. The remaining approximately 5.47 acres of the farm includes seven contributing buildings, six contributing structures, and one contributing site. The farm includes three non-contributing structures. The primary frontage of the property contains the c.1882 contributing drystone wall which bisects the west portion of the property and lines the east side of the historic roadway, both of which cut across a section of remaining open farmland (Photo 0012).<sup>3</sup> The wall is interrupted by the driveway to the house and the 1991 paved road created to access the subdivided lots south and east of the property. Mature maple trees line the wall and have become intertwined with it at various locations. The mature maple trees also line part of the west side of the old roadway. At roughly the midpoint in the wall between the house driveway and new road cut, the wall has steps built into the wall so as to provide access to a c.1882 contributing natural spring well on the east side of the wall. The well now has a stone cap.<sup>4</sup> Both small and large sections of the wall once part of the original farmland are still present on what are now separate parcels subdivided from the original farm. One contributing c.1882 limestone fence post is at the southern section of the drystone wall across the extension of the old roadway, and two additional contributing limestone fence posts of the same era are east of the wall within the house yard (Photo 0013).<sup>5</sup>

East of the wall and visible from the road is the 1876 house (Photo 0001 and 0002) and c.1875 carriage house/garage (Photo 0014), which is southeast of the house. The contributing 1876 limestone-capped basement cistern and limestone base for the corresponding water pump (Photo 0003) are immediately adjacent to the north side of the main house. The c.2005 noncontributing decorative stone wall with arch are on the south side of the house (Photo 0002) with the walkway leading to the south elevation entrance. The noncontributing 2018 swimming pool is east of the walkway and southeast of the rear additions. The contributing c.1920 concrete waste tank is

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<sup>3</sup> Stipp-Bender Farmhouse file, Monroe County History Center. Note: The derivation for this date is unknown. However, the date generally matches the time frame for similar walls constructed in the Maple Grover Road Rural Historic District (NR listed, May 1998). At least two in the district were constructed as late as 1878 and 1885. The exact outline of the original wall on the original property is under investigation.

<sup>4</sup> Bachant-Bell, Danielle. Interview with Tamby Wikle-Cassidy, 11 February 2021. The steps allowed access to the well for travelers along the old Victor Pike to water horses. It was used in this way by those in the rural community until at least into the 1970s.

<sup>5</sup> Note: Additional visible sections of the drystone wall run across the frontage of the properties immediately to the north with Victor Pike addresses, as well as those with Church Lane addresses. Fence posts remain present on parcels south of the remaining farm and large sections of the wall remain on parcels west of Hwy. 37.

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adjacent to the north side of the carriage house/garage and a vegetable garden is south of the building. The driveway to the carriage house/garage has been paved and a gravel parking area is adjacent to the southwest corner of the building. The gravel driveway into the farmyard is between the two buildings and is marked by contributing c.1910 wood gate posts. A few mature maples shade the carriage house/garage.

Further east and less visible from the road are the c.1895 drive-thru grain crib north of the driveway (Photo 0015) and the c.1875 grain crib (Photo 0016) south of the driveway. A mature cedar tree is at the west end of the drive-thru grain crib, the noncontributing c.2005 canning shed (Photo 0015) is adjacent to the building on the north side, and a vegetable garden is further north in the open yard. The c.1875 grain crib (Photo 0016) has a mature apple tree and mature conifer on the north side with smaller trees to the south.

Further east closer to the east property line and in somewhat of a line from north to south are the c.1910 gambrel roof dairy barn (Photo 0018, 0019, 0020), c.1910 blacksmith shed (Photo 0024), and c.1910 hog rendering building (Photo 0025). A fenced grassy barn yard remains along the north property boundary between the house and dairy barn and stretches east of the barn. The east property line is a remaining section of contributing c.1910 wire fencing with wood posts and a metal gate with wood posts of the same era. The buildings are shaded by a mix of mature and immature trees which are predominantly within the fence lines.

Overall, the contributing resources maintain a high degree of integrity so that collectively with the site, the property maintains a good degree of integrity.

CONTRIBUTING RESOURCES

Contributing Building - House

(Photo 0001)

The two-story frame, five-bay Greek Revival and Italianate style I-house was constructed in 1876. It has a two-story rear gabled wing (Photo 0002). Over time the house was further expanded to the rear with a single-story shed roof sunroom, a single-story gabled roof addition, and a single-story flat roof addition recently remodeled with a gabled roof. Knowing the farm was established well before the house was constructed, it is unknown what prompted the Stipps to build. However, the tax duplicates support the 1876 construction date with improvement values jumping from \$500 in 1875 to \$1,800 in 1877.

Exterior

The foundation of the main house is constructed of hammered face limestone blocks with bull's-eye iron grates in the vents. The foundations of the additions are concrete block and poured concrete. The exterior walls are covered with vinyl siding and the roof is asphalt shingles. The

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eaves of the main house and wing are deep with a wide frieze and broken returns, and the gable ends have ornamentation. An interior brick chimney is at each gable end of the main house. An exterior, vinyl-sided wood stove chimney is on the north elevation of the second of the later single-story additions. The four-over-four wood sash windows were replaced sometime after 2001 with the current nine-over-nine false divided light vinyl sash. The window trim retains the design of the original cyma reversa wood hoods; however, some wood elements may be replacements and the three-inch wide casings are covered with sheet aluminum.

### *West Elevation*

(Photo 0001)

The west elevation of the main house is the primary facade and fronts Old Capitol Pike (historic Victor Pike). At grade of the sloping land and off-center in the south half of the elevation is a metal foundation grate. Centered in the elevation, three limestone slab steps access an Italianate style entry portico. At the base of the steps a limestone pad is at grade and a limestone slab walkway leads due south to the driveway. Beneath the portico, the single-light wood entrance door has three lower vertical panels, and the storm door is a four vertical-light wood door. A three-light header is above the doorway and five-light sidelights are on either side of the doorway. The flat roof and wide eaves of the portico is supported at each corner by a pair of square wood posts with cyma reversa caps. A matching pilaster is on either side of the doorway. The posts support a high, decorative entablature and paneled ceiling. Placement of the five openings across the facade, one of which is the centered entrance, implies symmetry and with it a sense of order and formality. Above the second-floor windows is a wide frieze board. The north and south terminus of the entablature forms the broken cornice returns.

### *South Elevation*

(Photo 0002)

The south elevation is the secondary facade visible from portions of Old Capitol Pike (historic Victor Pike) and properties to the south. Placement of two windows in the main house and two windows in the wing implies symmetry. At grade of the main house a metal foundation grate is off-center to the west. A single window is at the first floor and another is at the second floor, both in the west half of the main house elevation. Above the second-floor window is the wide frieze board and the east terminus of the entablature forms the broken cornice return.

At the southeast corner of the rear wing, a set of three limestone steps recalls a prior doorway that is no longer present. A smaller six-over-six false divided light window is centered in the wall at the first floor and a full height window is centered at the second floor. From the steps the c.1995 brick walkway leads due south to the driveway. A noncontributing mortared stone wall constructed at the same time lines the west edge of the walkway and half of the east edge, the

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northeast half of which is open to a poured concrete patio. A decorative, arched, rectangular pillar and a corresponding un-arched pillar are opposite each other in the wall.

The first rear addition is the original smokehouse repurposed and connected to the main house (Photo 0003, left side in image). It is gabled and attached at the northeast corner of the rear wing. A shed roof extension at the southwest corner created a sunroom. A door and two pairs of casement windows fill the sunroom's south elevation, and a sunlight is centered in the roof. A raised wood deck provides access to the concrete patio and noncontributing above-ground swimming pool installed in 2018. A tripartite picture window with false divided lights is centered in the wall of the addition. The second addition is roughly equal dimension to the first addition. The originally flat roof is now gabled. A six-over-six false divided light window is centered in the wall of the south elevation. A low, stone garden retaining wall extends east from the deck along the south elevations and into the barn yard.

#### *East Elevation*

At grade of the main house the noncontributing brick walkway with stone wall leads to a metal bulkhead cellar door. A single window at the first floor and another at the second floor, imply symmetry. However, a small six-over-six false divided light window accommodating a bathroom is now north of the first-floor window. The east elevation of the rear wing reveals its greater width from that of the main house (Photo 0015, far right background). A smaller six-over-six false divided light window is at the southeast corner. Two evenly spaced full height windows are at the second floor. A vent is centered in the gable. Although the broken cornice returns and gable decoration is present, the gable lacks the wide cornice board and eaves.<sup>6</sup>

Two pairs of false divided light casement windows fill the elevation wall of the sunroom. The east end of the second addition has a doorway at the northeast corner. The door is metal with a fan light. A horizontal board fence above the low stone retaining wall encloses the yard that leads out from the addition doorway into the barn yard.

#### *North Elevation*

(Photo 0003)

At grade of the main house is an off-center metal foundation grate. Windows in each floor are at the extreme northeast corner so that they align quite closely with the two openings at each floor of the rear wing. The two rows of three openings provide a sense of symmetry. At roughly between the two first floor windows is the contributing 1876 limestone-capped cellar cistern box. A larger limestone base north of the box once held the water pump. East of the cistern an uncovered, pressure-treated wood deck at grade provides access to a doorway into the dining room. It has a four-over-four false divided light, vinyl storm door. Further east the wood stove

<sup>6</sup> Wikle-Cassidy Interview. The rear wing of the house suffered a fire in the 1970s. This is likely the cause for the differences in the cornice and eaves.



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box and chimney for the first addition projects out from the wall and is supported by four posts. A small vinyl window is in the wall of the second addition.

### House interior

The floor plan of the main house is a center hall I-house—a stacked arrangement one room deep on either side of a central hall and stairway. The period rear wing extends east from the north half of the main house and contains the dining room and kitchen on the first floor and an enclosed secondary stairway along the wall that joins the main house and rear wing. From a doorway in the dining room the c.1985-1995 single story additions extend in an eastward line. The house interior has experienced considerable renovation over time; however, some original elements remain.

### *First floor*

The west entrance opens into a center hall that leads to a room on either side of the hall, directly back to the kitchen, basement stairway, a small bathroom, and to the second-floor staircase (Photo 0004). The flooring in the hallway is four-inch-wide replacement hardwood, the tall, original molded baseboards have a top edge roll, and the wide, original door trim has an edge roll leading to a flat outer edge.

Immediately to the right of the entry door, a three-light, transomed doorway leads to the south bedroom (Photo 0005). The four-panel wood door has a mineral clay knob. The original wide threshold is present, and the flooring is the original six-inch wide wood. An original closet with a six-panel wood door and porcelain knob is immediately to the left inside the room. The baseboards and window and door trim match that in the hallway. A window is in the west wall, a window and wood stove chimney breast are in the south wall, and a window is in the east wall.

The open newel, bracketed stairway against the south wall of the hall retains the original stained wood newel posts and balustrade. To the east past the stairway, a doorway straight ahead leads into the kitchen. The original door was removed some time ago, but the original molded trim remains. To the right facing south, a horizontal panel wood door with plain trim leads into a small full bathroom. Immediately to the right of the bathroom doorway, facing west a doorway beneath the hall stairway leads down a stairway into the basement.

In the north hallway wall a transomed doorway leads into the parlor (Photo 0006). The door has been removed and the transom opening has been filled with a contemporary colored and leaded glass piece. The flooring is a continuation of the replacement flooring in the hallway. The baseboards and window and door trim matches that in the hallway. Two windows are in the west wall. Centered in the north wall is a wide chimney breast with a wood stove insert, contemporary brick fireplace surround, and stained wood mantel. To the left of the chimney breast is a transomed, horizontal panel door leading into a shallow closet and to the right of the chimney

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breast is a window. In the east wall a wide doorway without doors leads into the dining room within the rear wing (Photo 0007).

Flooring in the dining room is a continuation of that found in the hallway and parlor. The tall baseboards and wide door trim is plain with little ornamentation. In the north wall are a window and transomed, four-panel door that leads to the exterior. The transom window is filled with a contemporary stained and leaded glass piece. In the east wall a former exterior doorway now leads into the sunroom addition. The single light door is transomed, the opening of which is filled with a contemporary stained-glass piece. The south wall has a large pass-thru opening and a transomed doorway into the kitchen. The door has been removed and the transom has a contemporary stained and leaded glass piece. Along the west wall is the box for a boxed staircase to the second floor. A small vertical batten door with a thumb latch accesses a press beneath the stairway. The corner of the box has a decorative turned wood cap. To the right of the doorway into the kitchen is a doorway with plain trim and a horizontal panel wood door with a filigreed metal knob and plate that accesses the box stairway to the second floor. The kitchen was completely remodeled in 2019 with tile flooring, a farmhouse sink under the east wall window, and paneled cabinetry reflecting a period style.

The doorway in the east wall of the dining room leads into a sunroom that now serves as the south entrance into the house. The flooring is engineered hardwood and the ceiling is cased with a sunlight. The west wall displays original exterior clapboard to the north side of the doorway and infill of tongue and groove, vertical paneling above and to the south of the door. The south and east walls are floor-to-ceiling windows and a door. The east corner of the room opens into the next addition which was originally the smokehouse. The flooring is a continuation of the engineered hardwood, the walls are paneled with old barn wood, and the pitched ceiling is sheathed with corrugated metal. A chimney breast with a wood stove firebox insert and brick surround is in the north wall. A picture window is in the south wall and a barn wood door in the east wall leads into the last addition now used as office space.

### *Second floor*

The hall stairway concludes at a landing that begins along the north wall and wraps along the west wall (Photo 0008). The baseboards, door, and window trim on the second floor are all plain wide boards.

In the north wall a transomed doorway with a four-panel wood door leads into the master bedroom (Photo 0010). The three-light transom has panels of stained and leaded glass. The doorway retains the wide threshold, and the flooring is the original six-inch wide wood. The west wall has two windows. A wide chimney breast for a wood stove is centered in the north wall. To the left of the chimney breast is a transomed, four-panel door with a porcelain knob leading into a shallow closet and to the right of the chimney breast is a window. A horizontal panel door with

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a wide wood threshold is in the east wall and leads into what is now a sitting room as part of the master suite. Immediately to the right through the doorway is the top of the box stairway which is open (Photo 0011). Along the east side of the stairway is a short railing with square balusters capped with a saddleback handrail. The north wall of the room has two windows, and the east wall has one window. In the south wall is a three-light transomed doorway with a horizontal wood door and glass knob that leads into the master bathroom. A window is in both the east and south walls of the bathroom. The bathroom has been completely remodeled with tile flooring, new fixtures, and period style cabinetry.

In the west wall of the second-floor landing are two windows. In the south wall a transomed doorway with a four-panel wood door with a porcelain knob leads into a bedroom. The three-light transom has panels of stained and leaded glass. The doorway retains the wide threshold, and the flooring is the original six-inch wide wood. There are two windows in the west wall. The south wall has a window, a chimney breast for a wood stove, and a shallow closet with a four-panel wood door and three-light transom. One window in the east wall.

Contributing Building - Carriage house/Garage

(Photo 0014)

The carriage house/single bay garage is sited east-west and is south/southeast of the house on the south side of the driveway. It was constructed c.1875 and converted for use as an automobile garage at a later date. The approximately 18' wide by 24' deep building has a poured concrete foundation and is covered with vinyl siding. The front gable roof has boxed eaves and is covered with corrugated metal. A metal overhead door dominates the west elevation which abuts an asphalt parking area and the paved entry driveway. The south elevation has a fixed-glass window in-filled with a re-purposed stained-glass window. There is no other fenestration. Inside, the hewn sill beam is mortised to the sawn timber framing and the back side of the vertical tongue and groove exterior siding is visible. Immediately adjacent to the building on the north side is the contributing c.1920 poured concrete wastewater tank with a metal lid. The area has been landscaped and the tank covered with mulch and marked by a planter. Immediately to the north is one pair of the contributing c.1910 wood gate posts through which the driveway leads to the farmyard and buildings. The posts mark the transition of the driveway from asphalt to gravel.

Contributing Building - Drive-thru Corn Crib

(Photo 0015)

The drive-thru corn crib, sited east-west, was constructed c.1895 and is approximately 105' east of the rear wing of the house. The approximately 24' wide by 32' deep building is elevated on tapered limestone piers, has vertical wood strip siding, and a steeply pitched, front gable roof covered with corrugated metal. The building retains the sealed board crib on the north side and vented board crib on the south side. A recently constructed chicken coop is attached to the southeast corner (Photo 0015, far left). Immediately adjacent on the north side of the crib is the

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non-contributing c.2005 canning shed. (Photo 0015, to right in foreground). Resting on pressure-treated timbers, it is constructed of particle board with walls primarily consumed by large four horizontal-light vinyl windows and four horizontal-light vinyl doors. The west elevation has a door and window, the north elevation has three windows, and the east elevation has a door and window. The south elevation is without fenestration. An uncovered wood deck of roughly the same dimension as the shed is attached on the west elevation.

Contributing Building - Grain Crib

(Photo 0016)

The c.1875 grain crib, sited east-west, is approximately 65' slightly southeast of the drive-thru grain crib. The approximately 24' wide by 30' deep building has a shed roof addition added c.1935 along the south elevation. The original building is elevated on limestone piers, was sided with clapboards, and has a front gable roof. The building is now sided with ribbed metal panels and the roof is covered with corrugated metal. The west elevation is without fenestration except for a small rectangular gable vent, and the south elevation is also without fenestration. The east elevation has a wide opening without doors in the shed roof addition and a small square, fixed glass window in the wall of the crib. The gable reveals the original clapboard and wood cornice and has a rectangular gable vent and two small diamond-shaped vents. The north elevation has a centered wood ramp leading to a pair of ledged and braced doors. Sheltered inside the shed roof addition is the original south elevation of the grain crib (Photo 0017). The wall is covered with clapboard and has a nearly centered single-light wood, human-scale door. The hewn and sawn mortise and tenon framing supports 8" wide floorboards. Tree trunks serve as the posts in the braced framing of the shed roof addition.

Contributing Building - Dairy Barn

(Photo 0018)

The c.1910 dairy barn, sited north-south, is approximately 90' east of the drive-thru grain crib. The large building is approximately 38' wide by 52' deep with a shed-roof addition across the north elevation. The hewn sill beams rest on stone foundation piers, the exterior walls are covered with vertical tongue and groove wood siding, and the gambrel roof is covered with corrugated metal. The southwest corner is a recessed entrance with three notched corner openings and a poured concrete pad accessing three doors to varying original functions inside the barn.

Exterior

*West Elevation*

(Photo 0018)

The west elevation has a notched corner opening at the southwest corner. Through the recessed entry area is a ledged and braced door in the west wall of a room at the southeast corner of the



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building. North of the notched corner opening is a row of three square, fixed glass wood frame windows and two ledged and braced, human-scale doors. A metal overhead door replaces the original ledged and braced sliding door in the wall of the shed roof addition. A poured concrete pad extends west from the opening. Two later wood frame tripartite windows and a six-light wood frame window are un-evenly spaced at loft height.

*South Elevation*

(Photos 0018 and 0019)

The south elevation has two notched corner openings, the center one of which is higher. A ledged and braced sliding door nearly flush with the concrete pad is at the recessed southwest corner and another, at considerable height from the concrete pad, is nearly centered in the wall. A small square, fixed-glass window is in the southeast wall that is not recessed. A tripartite, wood frame window is at the southwest corner at loft height. Above the window a cornice band is across the elevation. A centered decorative white diamond-shaped panel marks the top of the hay door. At either outer edge of the roof gable at the highest point in the wall is a four-light, fixed glass window. A pointed hay hood crowns the gable and retains the original hay hook and trolley. Due south of the barn a concrete pad originally held the platform for the conveyor belt that was used to transfer hay into the loft in later years.<sup>7</sup> An aluminum roof was erected over the pad c.2000 for use as boat storage.

*East Elevation*

(Photo 0020)

The east elevation has a row of four square, fixed-glass wood frame windows and two ledged and braced doors at first floor height. A ledged and braced sliding door is the wall of the shed roof addition. There is no fenestration at loft height.

*North Elevation*

(Photos 0019 and 0020)

The north elevation is without fenestration or features except for an off-center gable vent.

Interior

The interior is a three-bay configuration (Photo 0021). The west bay is open from north to south while the east bay is divided into stalls. The building is constructed of nailed, circular sawn timbers resting on hewn sills and stone piers. The ground floor is dirt. A raised, wood walkway makes up the center bay and extends from the nearly centered door on the south end to a ledged and braced doorway accessing the shed-roof addition on the north end. The original water pump, mounted to a poured concrete base, is at the south end of the raised aisle (Photo 0022).<sup>8</sup> A separated, airtight, wood-lined room at the southeast corner of the building is only accessible by

<sup>7</sup> Ibid.

<sup>8</sup> Ibid. During the Bender's ownership the pump was motorized.

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the exterior door under the recessed exterior entry. The large loft is fully open and is accessed by a wood ladder at the north end (Photo 0023).

#### Contributing Building - Blacksmith Shed

(Photo 0024)

The blacksmith shed, sited east-west, is approximately 50' southwest of the dairy barn. Constructed c.1910, the front gable building has a shed-roof addition along the north elevation. The building rests on an exterior foundation wall of un-mortared limestone blocks. It appears the exterior walls were originally covered with vertical tongue and groove boards. Over time, some of the exterior siding was covered with tar paper, wider board and batten boards, or wide clapboard in the gable. The north and east elevations of the shed roof addition are covered with the same corrugated metal that is on the roof. The hinge pins remain from the original hinged doors, but the doors are no longer intact. The interior floor is dirt and much of the walls of both the main building and addition have been lined with blackened circular-sawn boards. A knob and tub electrical breaker box with later updates is inside the door opening on the northwest wall. Near the northeast corner of the shed roof addition is the second pair of contributing c.1900 wood posts with a metal gate. The square wire fencing with additional wood posts extends north to the northeast corner of the property. Piles of stone are on the south side of the building, originally the location of a large shed-roof chicken house.<sup>9</sup>

#### Contributing Building - Hog Rendering Building

(Photo 0025)

The c.1910 hog rendering building, sited north-south, is approximately 30' slightly southwest of the blacksmith shed. The approximately 15' deep by 20' wide front gable building rests on an un-mortared limestone block exterior foundation wall that over time has been repaired with infill of bricks and concrete blocks. The exterior walls are vertical boards of uneven widths and the roof is covered with corrugated metal. A collapsed brick, interior chimney is in the northeast pitch of the roof. Both the west and south elevations have human scale entry doors with strap hinges, although the south door is missing, and the opening is covered with boards. A wood fence post remains at the southwest corner of the building. The east elevation has a small entry door with strap hinges at the northeast corner. The remains of a small wood gate that was part of the enclosure pens is at the northeast corner. Two small rectangular windows with fixed glass are at cornice height.

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<sup>9</sup> Ibid. The interviewee recalls the blacksmith tools inside the building and the chicken house.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

AGRICULTURE

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1876-1910

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1876

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person (last name, first name)**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder (last name, first name)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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### **Period of Significance (justification)**

The period of significance begins with the year the house was constructed and ends with the date the dairy barn, blacksmith shed, and hog rendering building were constructed. The significant date is the year the house was constructed.

### **Criteria Considerations (explanation, if necessary)**

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Stipp-Bender Farm is situated on approximately 5.47 acres in Perry Township in Monroe County, Indiana. It consists of an intact and working group of buildings, structures, and objects that historically housed several Monroe County families, and supported operation of what was originally a sizeable farm under ownership of the Stipp family. Despite reduction of the farm acreage, it remained a modest family farm through ownership of the Benders, which ended in 1975. The farm meets Criterion A under Agriculture for its association with nineteenth and twentieth century agriculture and the history of agriculture in Monroe County. The land was settled as a farm in the 1830s and was expanded and reduced over time while the core of the property was farmed continuously until 1975. The farm meets Criterion C under Architecture for its 1876 five-bay Greek Revival and Italianate style I-house, c.1875 carriage house/single bay garage, c.1895 drive-thru grain crib, c.1875 grain crib, c.1910 gambrel roof barn, c.1910 blacksmith shed, c.1910 hog rendering building, 1876 basement cistern, three c.1882 limestone fence posts, c.1882 drystone wall, c.1882 field well, two pairs of c.1910 wood gate posts, and a c.1920 concrete waste tank. Despite the loss of associated land, the contributing resources maintain a high degree of integrity so that collectively with the site, the farm maintains a good degree of integrity. It is eligible for the National Register of Historic Places at the local level.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

#### NATIONAL REGISTER CRITERION A

The Stipp-Bender Farm meets Criterion A under Agriculture for its association with late nineteenth and early twentieth century agriculture and the history of agriculture in Monroe County. The land was settled as a farm in the 1830s and was expanded and reduced over time while the core of the property was farmed continuously until 1975.

#### AGRICULTURE

At the time Indiana gained statehood in 1816, farming engaged ninety-five percent of the European-descended population.<sup>10</sup> Over time, agricultural improvements were instituted and by the 1850s farmers in the state were reaping unprecedented prosperity. By 1860, Indiana was first in the nation in hog production and second in wheat harvests.<sup>11</sup> Sheep also dominated the livestock markets, while the primary planted crops included corn, rye, tobacco, potatoes and orchard products. The dominance of farming during the mid-1800s also led to the creation of the State Board of Agriculture. The group held the first state fair in 1852 to help promote farming and engender pride in the work of farmers.<sup>12</sup> Counties began organizing their own fairs soon thereafter.

The latter half of the 19th-century saw a slow and eventual decline in the state's agricultural base as ever-increasing farming improvements and production caused market saturation. Prices for crops, livestock and farmland fell dramatically by the 1890s and did not improve until the turn of the century. In making a comeback agriculture in Indiana followed the nation-wide trend toward large farms of mono-crops.

Corn eventually dominated Indiana as its agricultural crop; by 1965, Indiana was third nationwide in corn production.<sup>13</sup> During the early 1900s, soybeans were introduced into the state and by the 1950s and 1960s, corn and soybeans had become the primary sown crops in the state, often grown to the exclusion of all else on large corporate farms.<sup>14</sup> Dominated by these high-yield enterprises and the rise of agri-business during the era, smaller family farms began

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<sup>10</sup> Brubaker, Cynthia. "Hinkle-Garton Farmstead, Monroe County, Indiana." National Register of Historic Places Nomination, 2007.

<sup>11</sup> Bachant-Bell, Danielle. "Breezy Point Farm Historic District, Monroe County, Indiana." National Register of Historic Places Nomination, 2019.

<sup>12</sup> Indiana State Fair. <https://www.in.gov/dnr/historic/4105.htm> [Viewed February 8, 2021.]

<sup>13</sup> Thompson, Dave O., Sr. and William L. Madigan. *One Hundred and Fifty Years of Indiana Agriculture*. Indianapolis: Indiana Historical Bureau, 1969. p. 55.

<sup>14</sup> *Ibid*, p. 62

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dwindling in number, with many of those who remained in farming having to seek additional employment off the farm. Others stopped farming altogether.

These trends have continued over the ensuing decades. By 1969, only six percent of the population was actively engaged in agriculture.<sup>15</sup> A resulting outcome has been that many families have remained on a core portion of the family farm, generally out of a preference for the rural lifestyle, but have sold the remaining land for development. Barns and outbuildings have also been lost through development or lack of use and maintenance. Although traditional farming has experienced an increase in activity in recent years with the small organic farm movement, many agricultural resources--both land and buildings--have already been lost.

The earliest settlers to Monroe County arrived around 1815, and soon began growing corn and wheat and raising swine. Farming in the county generally followed the statewide farming trends. While most farmers focused on self-sufficiency, the county was not without its large land holders who farmed hundreds of acres for larger markets. By 1900 the dominant crops were corn, wheat, oats, clover, timothy, red top and alfalfa.<sup>16</sup> During the early 1900s beef cattle and dairy cows also increased substantially in number throughout the county.

The agricultural climate in Monroe County began to decline in the 1950s as farmers took second or part time jobs. Others who grew up on the family farm but then weathered the World War Two era sought different lifestyles and opportunities away from farming following the war years. Although some remained on the family farm, the agricultural activities were dropped or greatly reduced. In 1945 the Census of Agriculture indicated Monroe County had 2,159 farms, but only five years later the number had dropped over twenty percent.<sup>17</sup> By 1970 the number of farms in Monroe County had been reduced to 592 and had lost another 67 by 1974.<sup>18</sup> More recent census figures show the county had 481 farms in 2007 but had been reduced to 462 at the time of the 2012 census.<sup>19</sup> Interestingly, by 2017 the county had gained nearly 30 new farms. But the average size in acres per farm is much less, an indication of the changes in agriculture and the tendency for many to have small organic or subsistence farms.<sup>20</sup>

Farming at Stipp-Bender Farm followed the county and state trends as evidenced by the 1880 Agricultural Census records and later first-person accounts. The census reflects the prosperity of

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<sup>15</sup> Brubaker, Cynthia. "Hinkle-Garton Farmstead, Monroe County, Indiana." National Register of Historic Places Nomination, 2007.

<sup>16</sup> Ibid.

<sup>17</sup> Bachant-Bell, Danielle. "Breezy Point Farm Historic District, Monroe County, Indiana." National Register of Historic Places Nomination, 2019.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

<sup>20</sup> 2017 Census of Agriculture, Volume 1, Chapter 2: County Level Data. United States Department of Agriculture. [https://www.nass.usda.gov/Publications/AgCensus/2017/Full\\_Report/Volume\\_1,\\_Chapter\\_2\\_County\\_Level/Indiana/st18\\_2\\_0008\\_0008.pdf](https://www.nass.usda.gov/Publications/AgCensus/2017/Full_Report/Volume_1,_Chapter_2_County_Level/Indiana/st18_2_0008_0008.pdf) [Viewed February 8, 2021.]

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the farm as it was valued at \$15,000. The dominant farm animals raised by the Stipps were dairy cows and cattle supported by 172 acres used as pasture/meadow. They also raised a considerable number of swine and chickens. The primary crops were hay, corn, oats, and wheat, but the Stipps also grew a significant number of both white and sweet potatoes and had an orchard with 20 peach trees. The home goods included 150 pounds of butter produced and the 300 dozen eggs collected. Likewise, the sugar maple trees both along the drystone walls and within the 80 acres of woodland contributed to production of 22 gallons of maple syrup.<sup>21</sup>

The specifics of farming production on the property after 1880 and until the property was purchased by the Benders in 1935 is unknown. However, the buildings constructed and minimal changes to the land during the period speak to the general continuation of much of what was revealed in the 1880 agricultural census. The c.1910 hog rendering building was still fairly maintained and had a blade sharpening wheel present into the 1970s, likely an indication the Benders had hogs at one time as well as those who farmed before them. The large chicken house attached to the blacksmith shed was still maintained and in use into the 1970s, also an indication the Benders likely had it full of chickens at one time.<sup>22</sup>

Likewise, the barn was constructed for dairy and cattle operations, a practice continued by the Benders in a community known for allot of dairying. Every stall had both an inside and outside access door and cribs with stanchions that allowed the cows to feed and be kept still while being milked. Sliding doors on both the east and west elevations of the barn's shed-roof addition provided additional access points for cows to be brought into the building. With large pastures to the north and east and the farmyard to the west, animals could be pastured in three different locations at once with all having access to the barn.

Following the statewide trends, by the 1960s the Benders were growing hay, corn, and soybeans. Or the land was being leased to others to grow the crops as the Bender's advancing years prompted them to scale back on farming. Although they had a large garden, the yield was for personal use.<sup>23</sup>

As evidenced by the 1986 aerial image, farming on the property continued in some form after Ed Bender died in 1975. However, it would have been on a much smaller scale as the land was quickly subdivided into several smaller parcels.

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<sup>21</sup> Monroe County, Indiana. United States Agricultural Census, 1880. Monroe County History Center, Microfilm. Note: With a general ratio of 40:1, the Stipps collected roughly 880 gallons of maple sap from roughly 88 trees in order to produce 22 gallons of finished syrup.

<sup>22</sup> Bachant-Bell, Danielle. Interview with Tamby Wikle-Cassidy, 11 February 2021. Note: Tamby recalled that into the 1960s the Benders still had a few chickens. But the number was likely reduced over time and when Pearl died in 1968, Ed no longer kept chickens.

<sup>23</sup> Ibid.

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The 2015 *Monroe County Interim Report: Indiana Historic Sites and Structures Inventory* identifies a number of properties within the county associated with agriculture. However, many of these properties are no longer working farms utilizing the historic agricultural buildings as evidenced by their severe decay and decline. The Stipp-Bender Farm stands out as a farm property where the buildings have been fairly well-maintained and will become more so under current ownership.

Comparable agricultural resources within Monroe County to the Stipp-Bender Farm include the Hinkle-Garton Farmstead Historic District at 2920 East Tenth Street (105-639-34581; NR-1892, NR-1057) in Bloomington Township which retains only 11 acres, is also surrounded with development, and has only recently experienced a revival of some farming with location of the IU Campus Farm on the nonprofit-owned site. The Samuel Harbison Farm at 5330 W. Woodyard Road (105-055-19040) in Richland Township, which has been vacant for several years, has at least 19 acres of potential crop and pastureland remaining. But it has not been actively farmed for many years and only the house and barn remain. Likewise, current ownership by a real estate developer and the apparent demolition by neglect of the property leaves it severely endangered. The most favorable comparison is the Ben Owens Farmstead at 4595 Maple Grove Road (105-055-21024; Maple Grove Road Rural Historic District, NR-1364) in Bloomington Township. The property retains only 7 acres and is surrounded by newer development, both of which precludes large scale farming. The property retains the historic house and numerous contributing outbuildings, and also has a considerable amount of drystone wall fencing.

Within Perry Township, the Stipp-Bender Farm stands alone as the only property with sizable sections of c.1882 drystone walls that once enclosed large areas of pasture and where previously continuous sections of walls can still be identified and mapped as part of the original farm. The property also maintains numerous contributing buildings, structures, and objects that together present a rare agricultural resource in the township.

#### NATIONAL REGISTER CRITERION C

The Stipp-Bender Farm meets Criterion C under Architecture for its late nineteenth and early twentieth century house and outbuildings. The house is a good local example of a five-bay I-house displaying the Greek Revival and Italianate styles. The agricultural outbuildings are an outstanding, intact working collection representative of their era. The house combined with the agricultural buildings represents one of the most intact properties representative of vernacular agricultural construction of its era in Monroe County. The farm was listed as Outstanding in the 1989 *Indiana Historic Sites and Structures: Monroe County Interim Report* but was listed as Notable when re-surveyed in 2015. The property was locally designated as historic through a Historic Preservation Zoning Overlay in 2018.

#### ARCHITECTURE



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First identified as a distinctive building type in the 1930s by historian Fred Kniffen, and so named because of its prevalence in the states of Indiana, Illinois, and Iowa, the I-house type is actually found throughout the Midwest, Mid-Atlantic and Upland South. The characteristic form expanded upon earlier side-gabled single or one-and-a-half story homes with the addition of a full second floor and use of a constant basic layout: one room deep and at least two rooms wide. The most traditional layout is between three and five bays with a centered entrance. However, a variety of configurations can be found including double entry, center-gable, hall-and-parlor, and the side hall or two-thirds variation, the latter of which has three bays and is only one room wide and deep with the entrance in one of the end bays.

Popular throughout the 1800s, the I-house's expansion on earlier forms reflected the growing prosperity of the agrarian community. The simplicity of the I-house's basic form lent well to stylistic applications and in doing so cast a greater degree of sophistication on its owner. Thus, the I-house is often associated with prosperous farms throughout its range of popular use.

The Greek Revival style was one of the most popular of the romantic styles to dominate architecture during the 19th century in America. Desiring a cultural break from Great Britain, Americans sought a style that more closely reflected their new democracy and their aspirations for its future. Influenced by early news of 19th century archeological discoveries in Greece and the Greek War for Independence (1821-30), the bold designs of Greek temples suited the American landscape during a time of increased male suffrage and general political liberalization. Although the stylistic references to Greek temples are generally minimal--wide entablature moldings, broken cornice returns, and paneled entrances--high style classical porticos were also employed. In Indiana, the Greek Revival style was the first of the romantic styles to appear and was so popular that it was often employed on even simple, vernacular buildings.

The Italianate style is an Americanized depiction of the Italian Villa style that came out of England in the early 1800s. However, the Italianate style modified the picturesque image of the Italian countryside for American tastes, becoming less complicated in both the basic form and applied flourishes. Symmetrical square or rectangular plans are typically capped with a low-pitched hip roof with wide eaves. But large consoles at the eaves, hooded and often arched windows, and long verandahs on homes are also typical stylistic details. From the 1850s into the 1880s Italianate was the most popular style in the United States and continued in popularity even as the Queen Anne style began to dominate the late 1800s. During the later period Italianate also dominated commercial buildings, often employing cast metal for the details. In Indiana, the style's popularity continued through the 1890s and coincided with the growth of the railroad and the state's ensuing prosperity. The rail lines also allowed transport of prefabricated ornamentation to a wider customer base, many of which would have been previously inaccessible.

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With its simple form the I-house lent itself to the application of decorative details associated with various architectural styles. Some of these applications were often applied at a later date than that of original construction, thereby “updating” a house in keeping with stylistic trends. Due to the time frame of the popularity of the I-house, from the late 18th to the early 20th century, combined with the settlement of Indiana beginning in the very early 1800s, the styles most often found on I-houses within the state are Federal, Greek Revival and Gothic Revival. Likewise, many I-houses of the period display a combination of popular styles, both original to construction, or as later updates.

The 2015 *Monroe County Interim Report: Indiana Historic Sites and Structures Inventory*, identifies twenty-eight I-houses remaining throughout the county.<sup>24</sup> Of these thirteen are the five-bay configuration and eight of these are frame construction. Within Perry Township outside municipal boundaries, the house at the Stipp-Bender Farm is the only five-bay frame I-house.

Only eight I-houses displaying the Greek Revival style were identified in the 2015 *Monroe County Interim Report*.<sup>25</sup> Of these the house at the Stipp-Bender Farm compares most favorably with those of frame construction: the George Piercy Ketcham House at 7570 W. Fluck Mill Road (105-115-75105) and the house at 8635 S. Ketcham Road (105-115-75111), both in Clear Creek Township; the McNeely House at 6680 Bottom Road (105-417-05041) and the house at 2400 W. Simpson Chapel Road (105-417-05042), both in Washington Township. A fourth resource, a house on S. Victor Pike in Indian Creek Township (105-115-71001), was highly deteriorated at the time of the county-wide resource survey and may no longer be extant. A ninth resource, the Kerr House at 7165 E. Kerr Creek Road (105-639-00103) in Benton Township, did not appear in the search but is a notable example of the style and should be considered for comparison. Each house displays broken cornice returns, a wide cornice and frieze, decorative corner pilasters, and prominent window entablatures. However, each resource differs in its entry doors and entry portico or porch.

The 2015 *Monroe County Interim Report* identified only one resource outside municipal boundaries as displaying the Italianate style.<sup>26</sup> The house at 1350 W. Popcorn Road (105-115-77016) in Clear Creek Township is seen as having elements of both the Gothic Revival and

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<sup>24</sup> Note: The Monroe County Interim Report published in 1989 identified fifty-one I-houses throughout the county outside municipal boundaries.

<sup>25</sup> Note: Two Greek Revival style I-houses that did not appear under the SHAARD search for such were found to display Greek Revival details. The Kerr House in Benton Township (105-639-00103) is a notable example with mention of the Greek Revival details in the descriptive text. The house at the Reed Farm in Richland Township (105-677-19042) does not have mention of Greek Revival details, however, the photographs reveal it does at least still have the ubiquitous broken cornice returns.

<sup>26</sup> Note: The 1989 *Monroe County Interim Report* had no entries under the Italianate style and thus did not address the style within the History and Architecture section.

Stipp-Bender Farm

Name of Property

Monroe County, Indiana

County and State

Italianate styles, and more heavily favors the former. However, the George Piercy Ketcham House (105-115-75105) mentioned previously is an excellent example in which Italianate style brackets were later added to the cornice line of an otherwise Greek Revival style house.<sup>27</sup> Another resource, the Carter-Randall-Parker House at 3636 South Rogers Street (105-055-60446; NR-2534) in Perry Township was also not included in the interim report as displaying the Italianate style. However, since being listed on the National Register the front porch has been recreated based on historic photographs which adds to the Italianate elements already present. It now also presents a similar appearance to the Stipp-Bender farmhouse.

Of the I-houses remaining in Monroe County, the house at the Stipp-Bender Farm is the only five-bay frame example remaining in Perry Township. It is one of only seven frame examples in the county identified as displaying the Greek Revival style and one of only four frame examples displaying the Italianate style.

The intact grouping of late nineteenth and early twentieth century agricultural outbuildings represent an increasingly rarer resource of its kind and era within Monroe County. Coupled with the original house of the same era (1875-1880), the researcher identified only five other comparable properties from the 2015 *Monroe County Interim Report*. Comparable resources of the same era displaying an intact house and sizable group of working agricultural buildings include the c.1875 Chambers Deckard House at 9015 South Gore Rd. (105-115-75070) and the c.1875 Deckard Farmstead at 9130 South Gore Road (105-115-75067), both in Clear Creek Township; the c.1880 Whisenand-Peden Farmstead at 6190 North Maple Grove Road in Bloomington Township (105-055-21030; Maple Grove Road Rural Historic District, NR-1364); the c.1880 farm at 4630 West Woodyard Road (105-055-19078) in Richland Township; and the 1880 Breezy Point Farm Historic District at 8000 Sand College Road (105-244-10162; NR-2505) in Bean Blossom Township. Thus, Stipp-Bender Farm is the most intact grouping of late nineteenth and early twentieth century agricultural outbuildings coupled with the original house of the 1875-1880 era in Perry Township.

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## **Developmental History/Additional historic context information**

### **EARLY HISTORY OF MONROE COUNTY AND PERRY TOWNSHIP**

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<sup>27</sup> McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013. p. 248.

Stipp-Bender Farm

Name of Property

Monroe County, Indiana

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The land that was to become Monroe County was surveyed by 1812 and in 1816, the year Indiana received statehood, the county's land was made available for purchase. Named for recently elected president James Monroe, the county was officially formed in 1818 following the Treaty of St. Mary's, Ohio, and in April that same year the county seat of Bloomington was platted. Land in the central and western townships was the most popular during the early sales as they proved the most ideal for agricultural pursuits.

Perry Township is in south central Monroe County and includes the county seat of Bloomington south from Third Street. The close proximity to the county seat as well as good soil and creeks attracted many early settlers. Construction of the New Albany and Salem Railroad through the center of the township in the 1850s, opened the land to the stone quarries and mills and further spurred development. The township was originally known as Seminary Township, one of two in the state set aside by the state legislature for educational purposes. Once the State Seminary was established in 1820, the remainder of the township was surveyed and made available for sale in 1827. The name of the township was officially changed in 1830, named after Commodore Oliver Hazard Perry, the hero of Lake Erie in the War of 1812.

In addition to portions of Bloomington, platted settlements in the township include Clear Creek and Sanders. Both communities grew along the tracks of the New Albany and Salem Railroad but it was not until around 1900, when the stone industry was most active, that these villages reached their peaks in population. Both communities became home to many stone company workers and had small businesses, churches, schools and post offices. However, with the decline of the stone industry during the Great Depression both communities experienced losses in population and commerce. Clear Creek located along South Rogers Street originally bordered the Stipp-Bender Farm but is now less than a mile east. The community grew to include the tracks of the Illinois Central Railroad which connected the community to additional stone companies and brought passenger traffic. A passenger depot was constructed and numerous businesses including a stone mill and lumber yard were established. Today it retains an active elementary school, post office, and church. Sanders, southeast of Clear Creek on Fairfax Road, was named for Newell and Corinne Sanders who platted it in 1892.<sup>28</sup> Although it also once had a school, post office, church and grocery, Sanders was more severely impacted by the decline of the stone industry. Thus, the buildings that once served the community no longer function in their original capacities.

## HISTORY OF THE STIPP-BENDER FARM

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<sup>28</sup> *Monroe County Interim Report: Indiana Sites and Structures Survey*. 1989. Bloomington: Bloomington Restorations, Inc., pg. 44.

Stipp-Bender Farm

Name of Property

Monroe County, Indiana

County and State

The Stipp farm was established by Hugh Campbell. The Campbell family settled in Monroe County in the 1830s and soon established a sizeable farm.<sup>29</sup> In addition to indicating land ownership by Hugh Campbell, the 1856 plat map shows the presence of the old road, now known as Victor Pike, along the west frontage of the house lot.<sup>30</sup> It is unknown when the road was constructed. However, the farm was strategically placed between a major roadway and a major creek. A section of this old road (renamed Old Capital Pike and paved) along with a grassed-over section of the roadbed are still present on the current property.

In January 1873, George and Mary Stipp purchased 300 acres in Perry Township from the estate of Hugh Campbell for \$20,000.<sup>31</sup> The land was situated along a portion of Clear Creek but did not include the section deeded by Campbell to Christian Union Church.<sup>32</sup>

George W. Stipp was born November 16, 1824, in Lawrence County, Indiana.<sup>33</sup> On January 11, 1848, he married Mary Ann McCrea McFadden in Lawrence County.<sup>34</sup> She was born January 31, 1827, in Charleston, South Carolina, to parents of Scottish lineage. George and Mary settled in Clear Creek Township in Harrodsburg where they were members of the Methodist Episcopal Church.<sup>35</sup> Their children were John Oscar, William Newton, Margaret E., Martha A., Alice Arabella, Edward E., and Sarah Ellen. The 1856 plat map of Monroe County shows that George owned the southwest quarter of Section 29 in Clear Creek Township as well as 40 acres in the southeast quarter and 49 acres in the northwest quarter.<sup>36</sup> Nearly twenty years later the Stipps made their move to the Campbell farm.

Mary Ann Stipp died in 1895 and in 1899, George Stipp created the first subdivision of the farm when he sold a one and a quarter-acre strip of land along the "East line of the Indiana Stone Rail

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<sup>29</sup> Ibid, pg. 488. Note: The sizable farm of Hugh Campbell was well established by the time of the Poll Tax of 1841 as he was one of the third highest payers, with notable early settlers Edward Borland and John Ketchum being the two highest. Deeds later associated with the sale of the property by the Stipp's son references the "old mill race." It is presumed that Campbell built a water mill on Clear Creek but to date this has not been confirmed.

<sup>30</sup> Note: Over time different sources provide varying names for the road. The 1856 plat map does not provide a name, as is the case with most roads on the map. An 1895 map refers to the road as Springville Road. And a 1902 deed refers to it as Bloomington and Bedford Road.

<sup>31</sup> Monroe County Deed Book 4, page 201.

<sup>32</sup> Blanchard, pg. 489. Note: The land was donated by Campbell and the first church building constructed by 1855.

<sup>33</sup> Ted Mauk Family Tree <https://www.ancestry.com/family-tree/person/tree/83836685/person/40491620346/facts> [Viewed 28 Feb 21] Note: George Stipp's parents were John Oscar Stipp, Sr. (1792-1857), born in Bourbon County, Kentucky, and Mariah Mauck (1799-1866), born in Frederick County, Virginia. George's siblings were Louisa, James, Naomi, Elizabeth, Martha Ann, and John Oscar, Jr. In America, the Stipp name can be traced back to Pennsylvania and New York. The name is German with the original spelling of Stupp. In local records the name is also found as Stepp.

<sup>34</sup> Blanchard, Charles, Editor. *Counties of Morgan, Monroe, and Brown, Indiana: Historical and Biographical*. Chicago, IL: F.A. Battey & Co., 1884. p. 610.

<sup>35</sup> Family Files, Stipp Family, Monroe County History Center.

<sup>36</sup> The map spells the name Stepp. Deed records are also found using the same spelling.



Stipp-Bender Farm

Name of Property

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Road” to James Martin. The land joined acreage previously purchased from the estate of Thomas Mathers adjacent to the “church lot” and adjoining the location of the “old mill race.”<sup>37</sup>

George Stipp died in 1901. He and his wife are buried in Clover Hill Cemetery. The following year the Stipp’s son, William Newton Stipp, as Commissioner of the Monroe Circuit Court, sold the remaining 447 acres of the farm to his sister and brother-in-law, Sarah Ellen and William G. Johnson.<sup>38</sup> During the next few years the Johnsons began further subdividing the farm. In 1906, part of the North half of Section 29 totaling 123.2 acres and containing all the built improvements was sold to the Lucas family.

In 1933, 11 acres was deeded to Herbert G. Lucas and the remaining 112 acres to Lloyd Hays.<sup>39</sup> In October 1935, Hays sold 111 acres (the disappearance of one acre is un-accounted for in the records) to Edward T. and Pearl Bender.

Edward Thomas Bender was born July 17, 1883, in Indiana, likely in Salt Creek Township in Monroe County.<sup>40</sup> He married Pearl E. Sciscoe in 1908. She was born February 12, 1888, in Kansas but grew up in Perry Township.<sup>41</sup> The Bender’s only child was Robert Earl born April 12, 1909, in Monroe County. The family originated in Salt Creek Township but the year after Robert’s death, the Benders moved to Perry Township.<sup>42</sup>

At the time the Benders purchased the land it was valued at \$5,560 and the improvements at \$1,655.<sup>43</sup> The Benders added to their farming capacity with the purchase of 116 acres in Section 26 in 1940. After more than twenty years of farming, the Benders began downsizing their farming operations when they sold the Section 26 land in 1962. Pearl Bender died in 1968. In

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<sup>37</sup> Monroe County, Indiana, Deed Book 37, page 49. 18 May 1899.

<sup>38</sup> Monroe County, Indiana, Deed Book 42, page 78. 24 Mar 1902. The deed references “20 acres ‘now fenced’.” By 1902 sections of the original wall and property were already subdivided.

<sup>39</sup> Monroe County, Indiana, Transfer Book 1932-1936.

<sup>40</sup> Find A Grave Index. Ancestry.com. *U.S., Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. [Viewed May 10, 2020.] Note: Edward’s parents were James Berry Bender and Emily Christine Wampler Bender. James was born 21 Feb 1842 in Brown County, Indiana, and died 4 Jul 1893 in Monroe County. Emily was born 28 Oct 1846 in Indiana, and died 8 Mar 1925, in Monroe County. They are buried in Clear Creek Cemetery. The Find A Grave entry indicates that in addition to Edward, James and Emily Bender’s children included William Henry Bender and Francis Marion Bender. The 1900 census shows their children also included Elmer, Laura, and Flora.

<sup>41</sup> Ibid. Note: Pearl’s parents were William M. Sciscoe and Mary Alice Hall. William was born 8 Aug 1848 and died 13 Jun 1913. Mary Alice was born 28 Jun 1854 and died 23 Mar 1940. Both are buried in Clear Creek Cemetery. Pearl’s death certificate provides her mother’s maiden name. The 1900 and 1910 census both indicate that Pearl was born in Kansas.

<sup>42</sup> Indiana Death Certificates. Indiana Archives and Records Administration; Indianapolis, IN, USA; *Death Certificates*; Year: 1934; Roll: 10 [Viewed May 12, 2020.] Note: Robert was a grade-school teacher in Salt Creek Township. Single and still living at his parent’s home in Salt Creek Township, at age 25, he committed suicide by hanging in 1934.

<sup>43</sup> Monroe County, Indiana, Transfer Book 1938-1950.

Stipp-Bender Farm

Name of Property

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1971, Edward lost nearly 18 acres of his farm to construction of the new four-lane Highway 37, which was completed the year after his death.

Edward died in 1975 at age 91. In 1972, 1975, and finally in 1981, larger portions of the farm were subdivided. The nearly 38 acres containing the core of the farm with improvements was sold to the Baileys in 1975. Further subdivisions occurred through the early 1990s which resulted in the current farm size of approximately 5.47 acres.

Stipp-Bender Farm  
Name of Property

Monroe County, Indiana  
County and State

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## 9. Major Bibliographical References

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Stipp-Bender Farm

Name of Property

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United States Census. Year: 1910; Census Place: Salt Creek, Monroe, Indiana; Roll: T624\_371; Page: 6B; Enumeration District: 0142; FHL microfilm: 1374384 [Viewed March 1, 2020.]

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**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

Stipp-Bender Farm  
Name of Property

Monroe County, Indiana  
County and State

**Primary location of additional data:**

- ☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☒ Other

Name of repository: Monroe County History Center

**Historic Resources Survey Number (if assigned):** 105-115-45144

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**10. Geographical Data**

**Acres of Property** approximately 5.47

Use the UTM system

**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:



Stipp-Bender Farm

Name of Property

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**Verbal Boundary Description** (Describe the boundaries of the property.)

A part of the Northwest quarter of Section 29, Township 8 North, Range 1 West, Monroe County, Indiana, Described as follows:

Commencing at a found railroad spike which is the Northeast corner of the Northwest quarter of said Section 29 Township 8 North, Range 1 West according to the Corner Monument Record in the Office of the Monroe County Surveyor; thence South 89 degrees 56 minutes 35 seconds West, for a distance of 22.49 feet to a found railroad spike which is the Northeast corner of the Northwest quarter of said Section 29, according to surveys of record in the Office of the Recorder of Monroe County, Indiana; thence South 0 degrees 00 minutes 00 seconds East, for a distance of 398.02 feet; thence North 90 degrees 00 minutes 00 seconds West, for a distance of 877.25 feet to a ½ inch rebar found at the POINT OF BEGINNING; thence South 9 degrees 47 minutes 24 seconds West, for a distance of 80.25 feet to a found 5/8 inch rebar; thence South 39 degrees 16 minutes 07 seconds West, for a distance of 53.12 feet to a found 5/8 inch rebar; thence South 52 degrees 23 minutes 51 seconds West, for a distance of 144.11 feet to a found railroad spike; thence South 67 degrees 19 minutes 46 seconds West, for a distance of 301.96; thence South 83 degrees 45 minutes 36 seconds West, for a distance of 73.62 feet to a bridge spike (set); thence South 22 degrees 35 minutes 29 seconds West, for a distance of 71.27 feet with the existing stone wall to a 5/8 inch rebar (set) on the Easterly right of way of State Road 37 South; thence North 40 degrees 12 minutes 20 seconds West along said right of way, for a distance of 221.56 feet to a 5/8 inch rebar (set); thence North 0 degrees 47 minutes 33 seconds East along said right of way, for a distance of 148.09 feet to a 5/8 inch rebar set at the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 1200.92 feet, a central angle of 10 degrees 47 minutes 15 seconds, and a chord of 225.77 feet bearing North 31 degrees 58 minutes 43 seconds East; thence northeasterly along said curve and said right of way, a distance of 226.11 feet to a 5/8 inch rebar (set); thence leaving said right of way, South 89 degrees 53 minutes 17 seconds East, for a distance of 559.79 feet to a found ½ inch rebar; thence South 1 degree 10 minutes 42 seconds East, for a distance of 109.41 feet to the POINT OF BEGINNING; said described tract containing 5.47 acres, more or less.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary follows the remaining land associated with the farm and that contributes to the property's historic setting.

Stipp-Bender Farm  
Name of Property

Monroe County, Indiana  
County and State

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### 11. Form Prepared By

name/title: Danielle Bachant-Bell, consultant  
organization: Lord & Bach Consulting  
street & number: 605 W. Allen St.  
city or town: Bloomington state: IN zip code: 47403  
e-mail lordandbach@gmail.com  
telephone: (812) 360-6544  
date: March 2, 2021

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Stipp-Bender Farm  
Name of Property

Monroe County, Indiana  
County and State

### Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: West (primary) exterior elevation of the house at the southwest corner, looking east/northeast

1 of \_25\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Southeast exterior corner of the house, looking northwest

2 of \_25\_.

Name of Property: Stipp-Bender Farm

Stipp-Bender Farm

Name of Property

Monroe County, Indiana

County and State

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: North exterior elevation of the house at the northwest corner, looking southeast

3 of \_25\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior west entry, first floor hallway, looking east

4 of \_25\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior first floor, south bedroom, looking south/southeast

5 of \_25\_.

Stipp-Bender Farm

Name of Property

Monroe County, Indiana

County and State

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior first floor, north parlor, looking northwest

6 of \_25\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior first floor dining room, looking west/southwest

7 of \_25\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020



Stipp-Bender Farm

Name of Property

Monroe County, Indiana

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior second floor stairway and landing, looking west/northwest

8 of \_25\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior second floor south bedroom, looking south/southeast

9 of \_25\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior second floor north bedroom, looking southeast

10 of \_25\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Stipp-Bender Farm

Name of Property

Monroe County, Indiana

County and State

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior second floor east bedroom/sitting room boxed stairway, facing south

11 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: August 16, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera: Outside house yard, Old Capitol Pike (old Victor Pike) in foreground with drystone wall in background, looking south

12 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Inside house yard, driveway on right with limestone fence post to left of driveway and drystone wall in background, facing west

13 of \_25\_\_.

Name of Property: Stipp-Bender Farm

Stipp-Bender Farm

Name of Property

Monroe County, Indiana

County and State

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Carriage house/garage at southwest corner, facing northeast

14 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Facing northeast corner of drive-thru grain crib with new chicken coop on far left, canning shed to the right of the grain crib, and the east elevation of the house in the background on the far right, looking west/southwest

15 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: August 16, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera: East elevation of grain crib at northeast corner, looking west/southwest

Stipp-Bender Farm

Name of Property

16 of \_25\_\_.

Monroe County, Indiana

County and State

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: May 6, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior of grain crib showing original south exterior wall, looking west/northwest

17 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: May 6, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera: West and south elevations of the dairy barn at the southwest corner, looking northeast

18 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Stipp-Bender Farm

Name of Property

Monroe County, Indiana

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera: West and north elevations of the dairy barn at the northwest corner, looking east/southeast

19 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: East and north elevation of the dairy barn at the northeast corner, looking south/southwest

20 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: First floor interior of the dairy barn at the southwest corner of the west bay, looking northeast

21 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

Stipp-Bender Farm

Name of Property

Monroe County, Indiana

County and State

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: May 6, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera: First floor interior of the dairy barn, water pump at the south end of the center bay, facing south/southeast

22 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 19, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Second floor loft of the dairy barn taken from first floor, facing south

23 of \_25\_\_.

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: August 16, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera: West and north elevations of the blacksmith shed at the northwest corner, looking southeast with commercial buildings on subdivided parcels in background

24 of \_25\_\_.



Stipp-Bender Farm

Name of Property

Monroe County, Indiana

County and State

Name of Property: Stipp-Bender Farm

City or Vicinity: Clear Creek

County: Monroe

State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: August 16, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera: West and south elevations of hog rendering building at southwest corner, looking northeast

25 of \_25\_\_.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



## COA-21-1

### Historic Preservation Certificate of Appropriateness

**Status:** Active

**Date Created:** Mar 31, 2021

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#### **Applicant**

Aliza Cazzell  
acazzell@projectcorporate.com  
3802 E. Third Street  
Bloomington, IN 47401  
8123451516

#### **Location**

9030 W State Road 48  
Bloomington, IN 47403

#### **Owner:**

Mike Ross  
3802 E. Third Street E 3rd Street Bloomington,  
IN 47408

---

#### **Property Information**

##### **Name of Project**

Parking Lot Proposal

**Have you corresponded with Staff regarding your application request prior to submission?**

Yes

---

#### **Planning Staff Review - Acceptance & Notification Letter**

##### **Date of HP Board Meeting**

04/19/2021

##### **Reviewed by**

Tammy Behrman

##### **Township**

Richland

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#### **Planning Staff Review - Results Letter**

##### **Decision by HP Board Meeting**

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##### **HP Vote of**

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# The Beaumont House

Alternative Parking Concept

Draft Concept (revised) – 02.29.21

# concept overview

This **site plan concept** primarily addresses the design of the parking and site circulation elements, which together support the proposed activities at The Beaumont House. The design of these elements were approached with the following goals in mind:

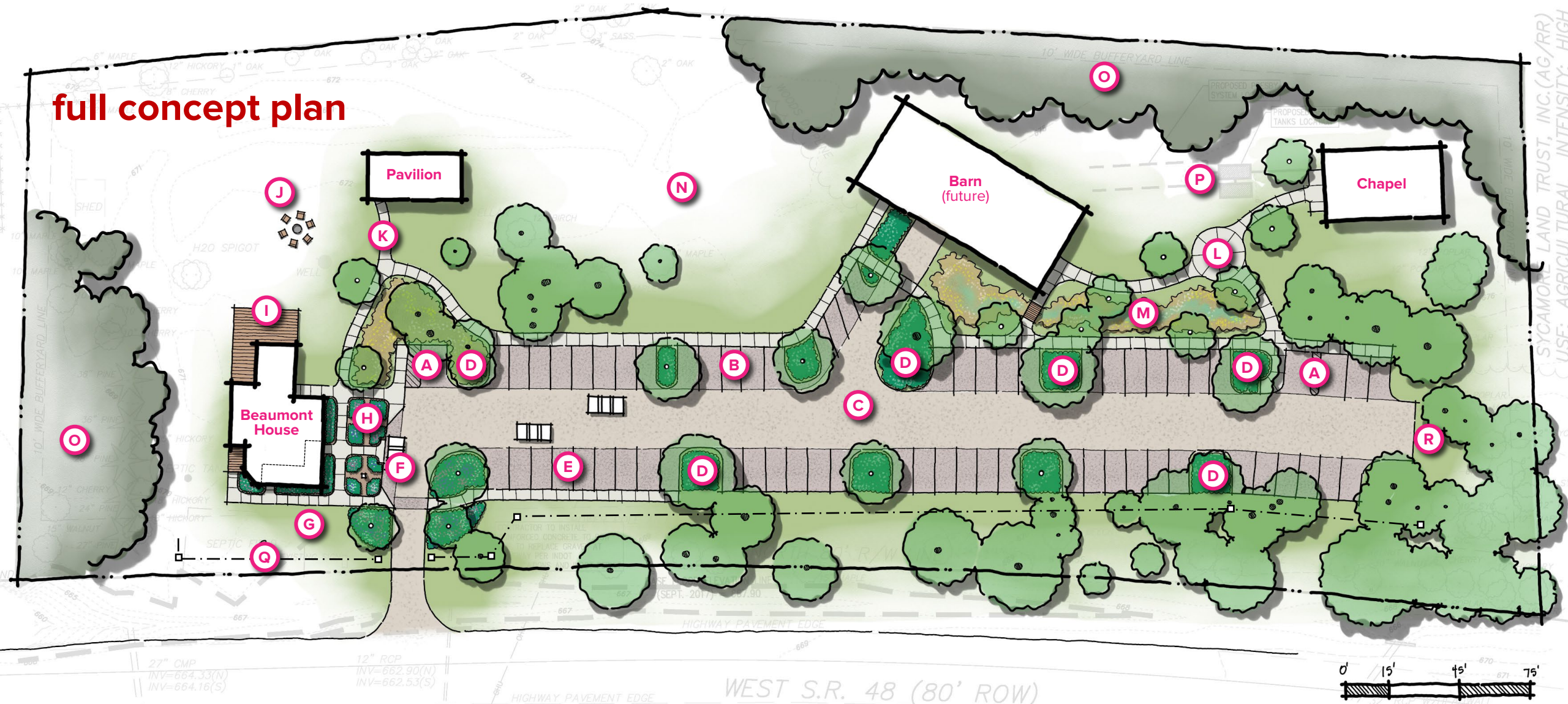
1. Ensure safe and efficient circulation for both pedestrians and vehicles
2. Utilize materials which are sustainable and tolerant of periodic flooding.
3. Create a site design which embraces the historical nature of The Beaumont House and continues as a uniting element throughout the site.
4. Preserve as many of the existing mature trees as possible.

For the parking lot, we have proposed the use of two (2) **primary paving materials** that will compliment the desired aesthetic of the site but also have good performance attributes. The main drive aisles and entrance roadway are proposed to be constructed of asphalt with a **decorative “chip-seal”** finish. The application of decorative gravel embedded in the top layer of asphalt will have a soft aesthetic similar decomposed granite, however, will be much more durable and flood-resilient.

For similar reasons, the parking bays are proposed to be constructed of **pervious concrete** with an integral color. In addition to providing a warm, complimentary aesthetic, the pervious concrete will allow for increased water infiltration over fully impervious surfaces.



# full concept plan



- A. ADA parking
- B. Pervious concrete parking bays (67 spaces)
- C. "Chip-seal" asphalt w/ decorative gravel drive aisles
- D. Tree islands that preserve existing mature trees
- E. Dedicated Beaumont House parking
- F. Paver drop-off for bed and breakfast guests

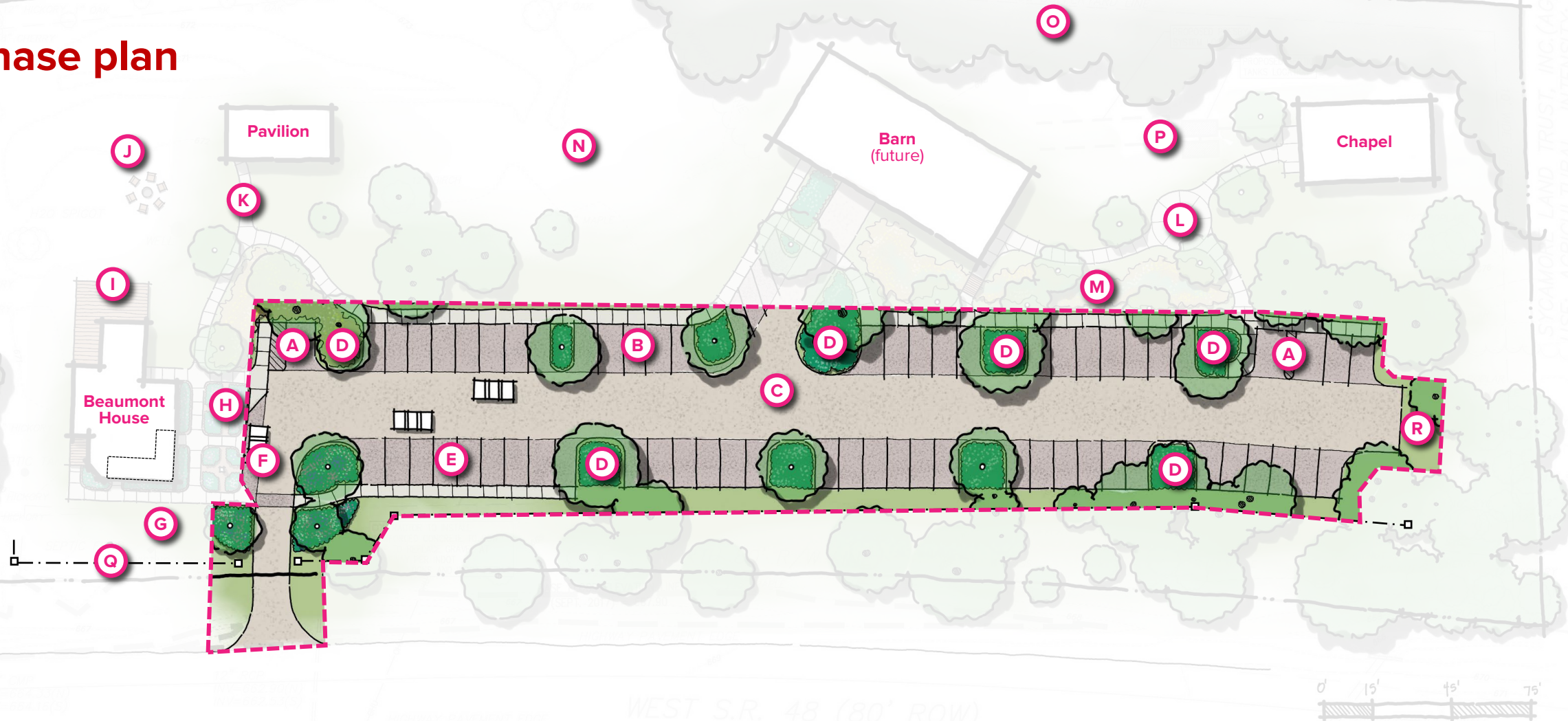
- G. Front lawn
- H. "Formal" herb/flower garden
- I. Back deck (proposed)
- J. Fire pit area (proposed)
- K. Concrete sidewalk (typ.)
- L. Public art

- M. Bio-swale/stormwater basin
- N. Open flex/event lawn
- O. Existing woodlands
- P. Septic field (future)
- Q. Low, split-rail timber fence
- R. Potential dumpster enclosure location





## first phase plan



- |  |                                |  |
|--|--------------------------------|--|
| A. ADA parking   | G. Front lawn                  | M. Bio-swale/stormwater basin            |
| B. Pervious concrete parking bays (67 spaces)            | H. "Formal" herb/flower garden | N. Open flex/event lawn                  |
| C. "Chip-seal" asphalt w/ decorative gravel drive aisles | I. Back deck (proposed)        | O. Existing woodlands                    |
| D. Tree islands that preserve existing mature trees      | J. Fire pit area (proposed)    | P. Septic field (future)                 |
| E. Dedicated Beaumont House parking                      | K. Concrete sidewalk (typ.)    | Q. Low, split-rail timber fence          |
| F. Paver drop-off for bed and breakfast guests           | L. Public art                  | R. Potential dumpster enclosure location |

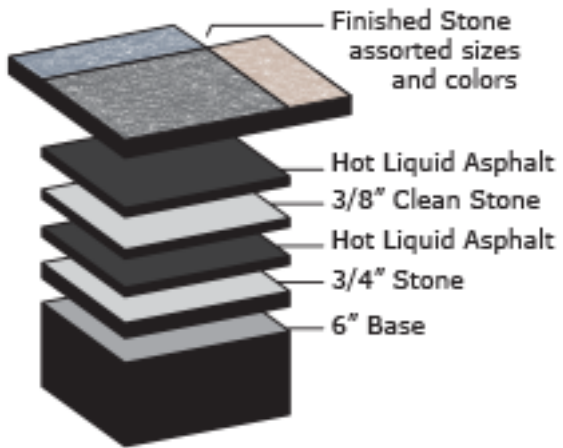




## B. Pervious concrete parking bays



# C. “Chip-seal” asphalt w/ decorative crushed limestone wear layer (locally sourced)



*Note: Sample detail for illustration only; not for construction.*





## F. Historic/rustic paver drop-off at house





# H. Formal herb/flower garden



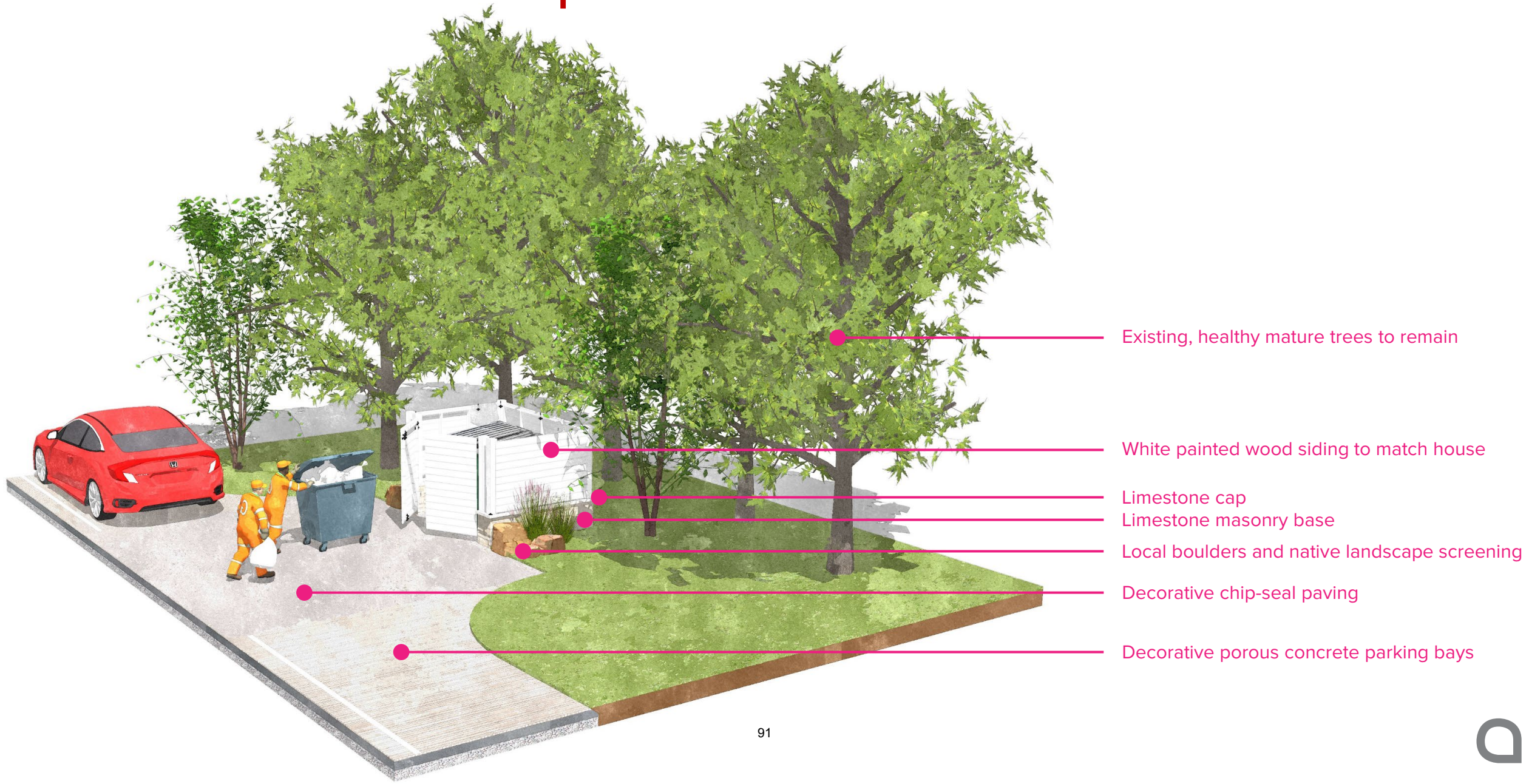


# M. Bio-swale/stormwater basin



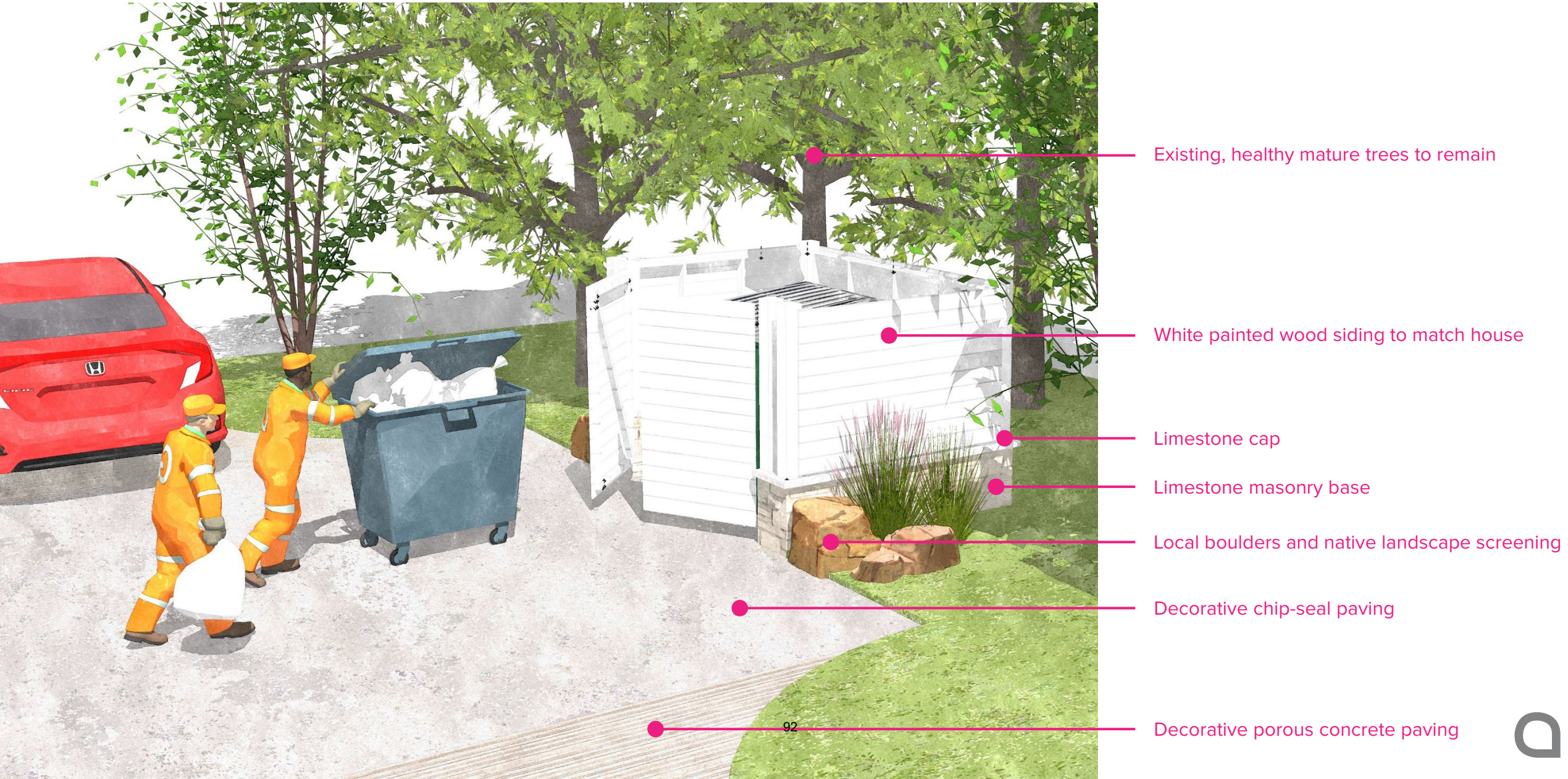


# R. Potential dumpster enclosure location





# R. Potential dumpster enclosure location





# Q. Split-rail timber fence w/ columns





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02.29.21

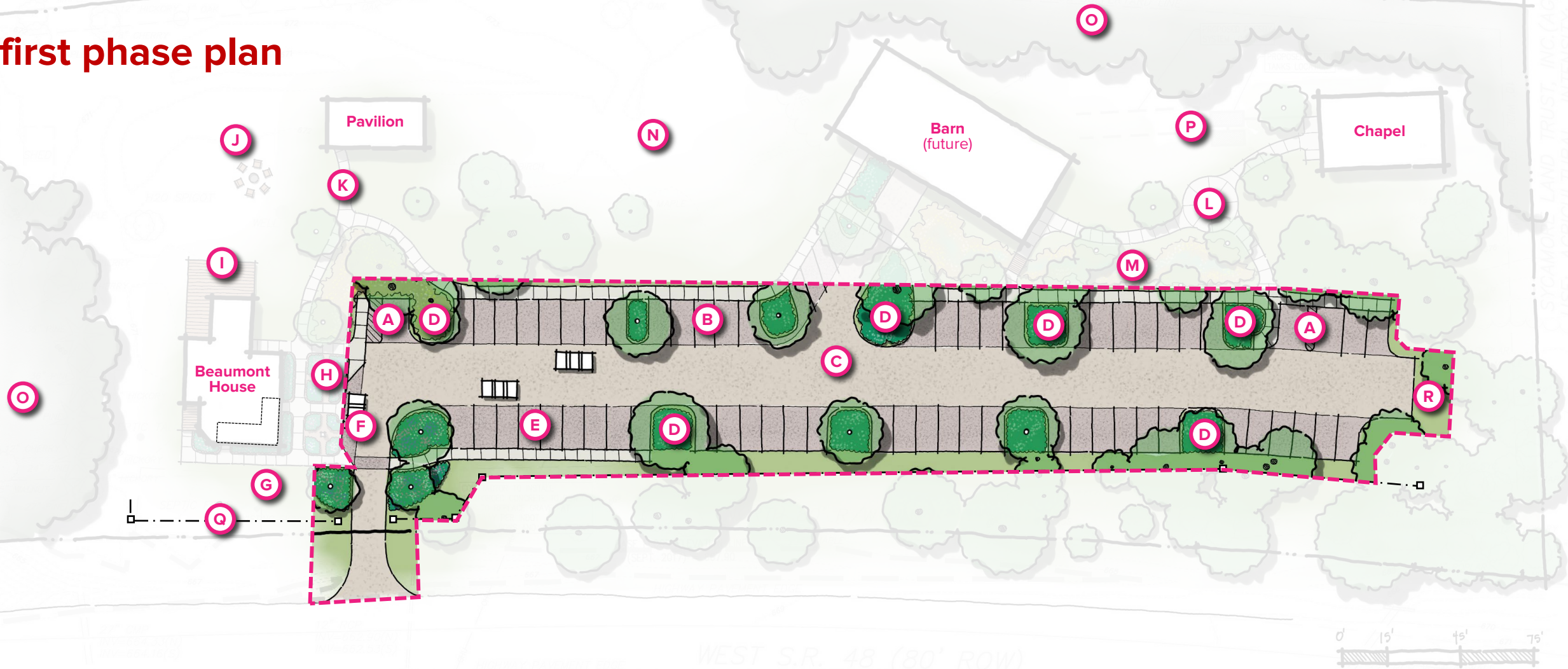
# The Beaumont House

Alternative Parking Concept

Draft Concept (revised) – 02.29.21



# first phase plan



- |  |                                |  |
|--|--------------------------------|--|
| A. ADA parking   | G. Front lawn                  | M. Bio-swale/stormwater basin            |
| B. Pervious concrete parking bays (67 spaces)            | H. "Formal" herb/flower garden | N. Open flex/event lawn                  |
| C. "Chip-seal" asphalt w/ decorative gravel drive aisles | I. Back deck (proposed)        | O. Existing woodlands                    |
| D. Tree islands that preserve existing mature trees      | J. Fire pit area (proposed)    | P. Septic field (future)                 |
| E. Dedicated Beaumont House parking                      | K. Concrete sidewalk (typ.)    | Q. Low, split-rail timber fence          |
| F. Paver drop-off for bed and breakfast guests           | L. Public art                  | R. Potential dumpster enclosure location |

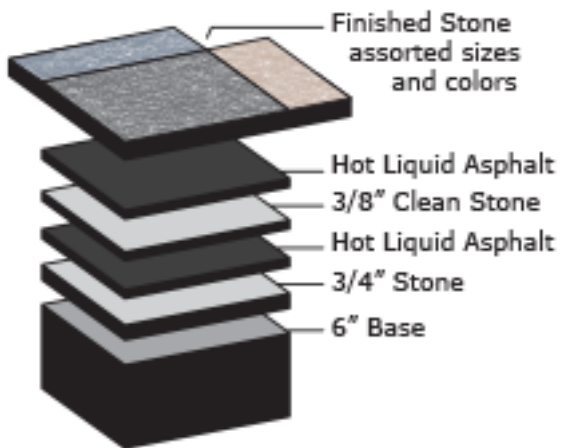




## B. Pervious concrete parking bays



# C. “Chip-seal” asphalt w/ decorative crushed limestone wear layer (locally sourced)



*Note: Sample detail for illustration only; not for construction.*





## F. Historic/rustic paver drop-off at house



Interior



Exterior

Prevail XL

Prevail

**Lumark**

**Prevail / Prevail XL Discrete LED**

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Area / Site Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas



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## Tammy Behrman

---

**From:** Gary Quigg <GQuigg@lochgroup.com>  
**Sent:** Monday, April 5, 2021 4:29 PM  
**To:** BJ Elmore; Sandra McBeth; castone@purdue.edu; Burkett, Miriam; jeff@indianaforestalliance.org; historical@frontier.com; ron bell; Danielle Bachant-Bell; ccroix@indianalandmarks.org; Joshua Biggs; Gretchen Anderson; kentyeager@gmail.com; cecilragsdale0182@gmail.com; dring@psci.net; daleclerktreas@psci.net; Carol Schaefer; McCord, Beth K; Chad A. Blessinger; Slider, Chad (DNR); Mandy Ranslow; president@lcmuseum.org; Terry and Brenda Cornwell; williamellis@ellettsville.in.us; Kauffmann, Danielle M; bri@bloomingtonrestorations.org; himseljames@gmail.com; gsekula@indianalandmarks.org; lukebaker36@gmail.com; Irenwick@indianalandmarks.org; Tammy Behrman; mayordwinkler@thecityofrockport.com; Tharp, Wade  
**Cc:** Hannah Blad; Wheeler, Kyanna; INDOT Cultural Resources; Bales, Ronald; Kumar, Anuradha; Corbin, Daniel; Michael Grovak; Alexander, Kelyn; Miller, Shaun (INDOT; Branigin, Susan; Jason DuPont; David Goffinet; Chad Costa; Miller, Brandon; Randy Weaver  
**Subject:** FHWA Project: Des. No. 1801941; Mid-States Corridor Project, Crawford, Daviess, Dubois, Greene, Lawrence, Martin, Monroe, Orange, Perry, Pike, Spencer, Warrick counties  
**Attachments:** Mimecast Large File Send Instructions

I'm using Mimecast to share large files with you. Please see the attached instructions.

---

### **Des. No.: 1801941**

#### **Project Description: New Terrain Roadway**

**Location: SR 66 to I-69, 12-County Study Area: Crawford, Daviess, Dubois, Greene, Lawrence, Martin, Monroe, Orange, Perry, Pike, Spencer, Warrick, Indiana**

The Indiana Department of Transportation proposes to proceed with a new terrain roadway project (Des. No. 1801941). Funding from the Federal Highway Administration is anticipated for subsequent project activities. A Section 106 Consulting Party letter for this project was originally distributed on December 12, 2019, and the first Consulting Party meeting was held on April 27, 2020.

As part of Section 106 of the National Historic Preservation Act, a Consulting Party letter has been prepared and is ready for review and comment by consulting parties. This letter includes an invitation to the second Consulting Party Meeting, to be held on April 20, 2021.

Please review this documentation located in IN SCOPE at <http://erms.indot.in.gov/Section106Documents/> (the Des. No. is the most efficient search term, once in IN SCOPE), and respond with any comments that you may have. If a hard copy of the materials is needed, please respond to this email with your request within seven (7) days.

Consulting Parties have thirty (30) calendar days from receipt of this information to review and provide comment. Tribal contacts may contact Shaun Miller at [smiller@indot.in.gov](mailto:smiller@indot.in.gov) or 317-416-0876 or Kari-Carmany-George at FHWA at [K.CarmanyGeorge@dot.gov](mailto:K.CarmanyGeorge@dot.gov) or 317-226-5629.

Thank you in advance for your input.

**Gary Quigg, M.A., R.P.A.**  
Senior Cultural Resource Investigator

## Lochmueller Group

3502 Woodview Trace, Suite 150, Indianapolis, IN 46268

317.334.6803 (direct)

[GQuigg@lochgroup.com](mailto:GQuigg@lochgroup.com)

<http://lochgroup.com>

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April 5, 2021

Monroe County – Planning Department  
501 North Morton Street  
Suite 224  
Bloomington, IN 47404

Subject: Invitation to comment on a proposed 8-ft 6-in x 20-ft 6-in compound/lease area expansion northeast of the existing compound and the collocation of one (1) 195.6-in x 2.5-in OMNI at 291.1-ft AGL on the existing guyed tower  
American Towers, LLC Site Name: **Kirksville, IN**  
American Towers, LLC Site Number: **280150**  
**North of Rockport Road**  
**Kirksville, IN 47462**  
**(Monroe County)**

To Whom It May Concern:

I am writing on behalf of American Towers, LLC and the Federal Communications Commission ("FCC"), regarding the proposed 8-ft 6-in x 20-ft 6-in compound/lease area expansion northeast of the existing compound and the collocation of one (1) 195.6-in x 2.5-in OMNI at 291.1-ft AGL on the existing guyed tower. The existing guyed tower is located north of a portion of Rockport Road, south of the Town of Kirksville, in Monroe County, IN; on a parcel of land identified as Parcel ID# 53-10-23-400-005.000-007 by the Monroe County Tax Assessor's Office.

The purpose of this letter is to invite the participation and input of the Monroe County Planning Department in the review of this project under federal law, to help determine: (1) whether or not any historic properties may exist in the area of this project; and (2) if so, whether the project may cause an adverse effect to such properties.

This review of potential effects to historic properties is required by federal law, including Section 106 of the National Historic Preservation Act of 1966 ("NHPA") (16 U.S.C. § 470f), and the FCC's rules, including the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (the "NPA") (47 C.F.R. Part 1, Appendix B), and the Nationwide Programmatic Agreement on the Collocation of Wireless Antennas (the "CNPA") (47 C.F.R. Part 1, Appendix C).

I am writing on behalf of American Towers, LLC and the Federal Communications Commission ("FCC"), regarding the proposed 8-ft 6-in x 20-ft 6-in compound/lease area expansion northeast of the existing compound and the collocation of one (1) 195.6-in x 2.5-in OMNI at 291.1-ft AGL on the existing guyed tower. The existing guyed tower is located north of a portion of Rockport Road, south of the Town of Kirksville, in Monroe County, IN; on a parcel of land identified as Parcel ID# 53-10-23-400-005.000-007 by the Monroe County Tax Assessor's Office.

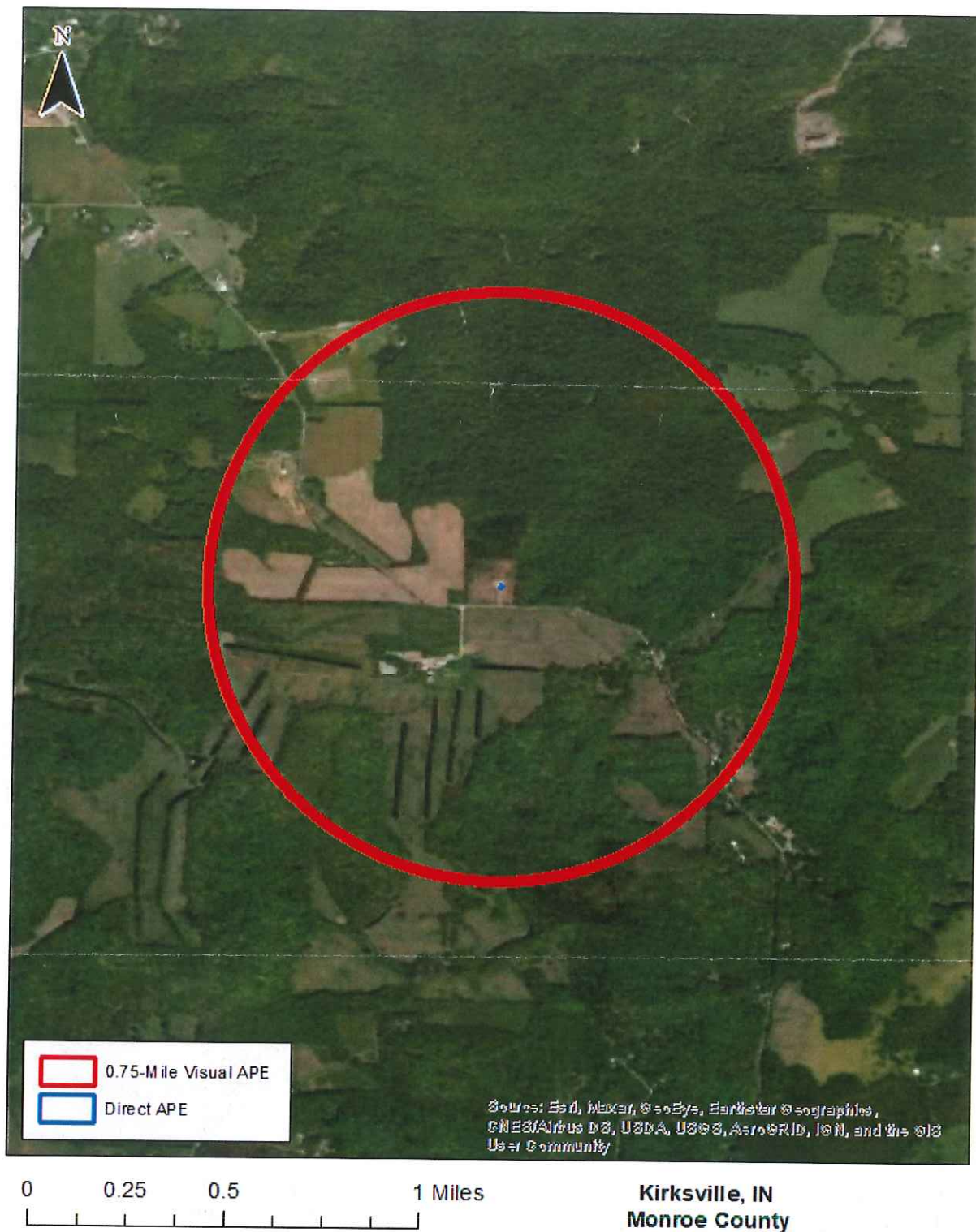
A portion of the pertinent USGS 7.5-Minute Clear Creek, IN topographic map and a Google Earth® Satellite Image have been included for your review. If you wish to comment on this project, please provide any comments to us by May 5, 2021. Written comments may be addressed to George Swearingen at **Tower Engineering Professionals, Inc. 326 Tryon Road, Raleigh, NC 27603-3530** or [tcns@tepgroup.net](mailto:tcns@tepgroup.net).



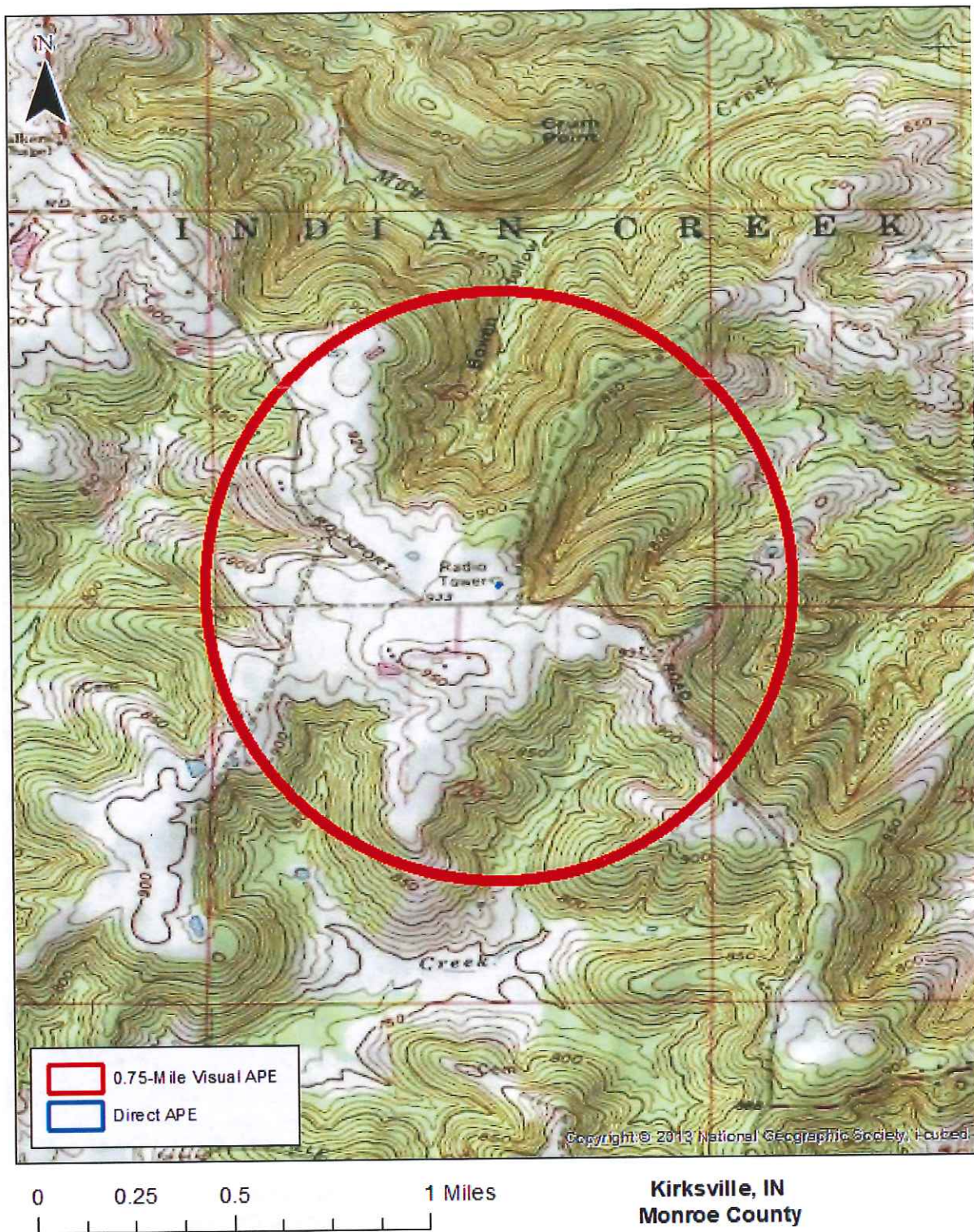
If there are any questions, or if any additional information is needed, please do not hesitate to call. Thank you for your assistance and cooperation.

Sincerely,

Ryan A. Malek  
Environmental Division Manager  
Tower Engineering Professionals, Inc.







## **2021 Work Plan**

### **Monroe County Historic Preservation Board**

#### **Project Priorities: Outreach and Preservation, Ongoing Board Initiatives**

##### **1) Limestone Heritage Project**

- a) Continually update website with new information as it is available
- b) Connect with Partners on information to link to

Action steps and timeline:

Sub-committee members: Danielle, Debby

##### **2) Drystone Walls**

- a) Create list of action steps needed to prep for launch of survey
- b) Launch and conduct survey
- c) Discuss/pursue local designations and/or in-depth documentation of some walls
- d) Explore possibility for a hands-on workshop

Action steps and timeline:

Sub-committee members: Duncan, Doug, Don, Donn

##### **3) Community and Site Signage**

- a) Pursue Community Signage as long as funding is provided
- b) Pursue interpretive signage for the new historic covered bridge

Action steps and timeline:

Sub-committee members: Devin, Polly, Don, Donn

##### **4) Public Historic Preservation Education**

- a) Develop a social media scavenger hunt of architectural types, styles, etc.

Action steps and timeline:

Sub-committee members: Devin, Polly

#### **Project Priorities: Procedure, Time Sensitive Initiatives – All board**

- 1) Actively engage in County Development Ordinance revisions
- 2) Discuss with Commissioners the need for dedicated staff
- 3) ~~Develop annual notice procedure to owners of designated properties (Sept.–Nov.) To be mailed in Jan 2021~~ Mail again in January 2022, update as needed

#### **Board Education Priorities, Ongoing Options – All board and staff**

- 1) Attend the Preserving Historic Places Conference (April)
- 2) Attend CAMP held just prior to the preservation conference (April)
- 3) Attend, either in-person or online, lectures on topics of historical and preservation interest locally or elsewhere
- 4) Read books and other literature approved by DHPA's CLG coordinator and refer to the list of other options provided by DHPA
- 5) Hold our own educational sessions/workshops presented by a board member or other qualified individual