

# MONROE COUNTY PLAN REVIEW COMMITTEE



**Thursday, July 14, 2022  
5:30 pm**

## **Hybrid Meeting**

### **In-person**

Monroe County Government Center  
501 N. Morton Street, Room 100B  
Bloomington, IN 47404

### **Virtual**

**Zoom Link:** <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNxQT09>

If calling into the Zoom meeting, dial: 312-626-6799

Meeting ID #: 819 4721 8756

Password: 977192

**A G E N D A**  
**MONROE COUNTY PLAN REVIEW COMMITTEE**

July 14, 2022  
5:30 p.m.

**HYBRID MEETING INFO**

**IN-PERSON:** Monroe Government Center 501 N Morton ST Suite 100 B Bloomington IN 47404

**VIRTUAL LINK:** <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNQT09>

**ADMINISTRATIVE:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

- |                    |  |                |
|--------------------|--|----------------|
| <b>1. REZ-22-6</b> | <b>Ray Barn Renovation HP Overlay Rezone</b><br>One (1) 7.00 +/- acre parcel in Bloomington Township, Section 18 at 4595 N Maple Grove Road.<br>Owner: Ray, David William & Mary Lucinda<br><b>Zoned RE1.</b> Contact <a href="mailto:dmyers@co.monroe.in.us">dmyers@co.monroe.in.us</a>   | <b>PAGE 3</b>  |
| <br>               |  |                |
| <b>2. REZ-22-5</b> | <b>Sonya Leigh Rezone from IL to AG/RR</b><br><b>Preliminary Hearing. Waiver of Final Hearing Requested.</b><br>Two (2) 4.648 +/- acre parcel in Richland Township, Section 35 at 353 N Knapp Rd, parcel no. 53-04-35-300-034.000-011.<br>Owner: Wiens, Timothy B & Pamela Jo (aka Sonya Leigh).<br><b>Zoned IL.</b> Contact: <a href="mailto:drbrown@co.monroe.in.us">drbrown@co.monroe.in.us</a> | <b>PAGE 56</b> |

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.

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

The meeting will be open to the public.

**MONROE COUNTY PLAN REVIEW COMMITTEE****July 14, 2022**

<b>PLANNER</b>	Drew Myers
<b>CASE NUMBER</b>	REZ-22-6
<b>PETITIONER</b>	Ray, David William & Mary Lucinda (owners & applicants)
<b>ADDRESS</b>	4595 N Maple Grove Road, parcel no. 53-05-18-400-068.000-004
<b>REQUEST</b>	Rezone Request to add HP Overlay Waiver of Final Hearing Requested
<b>ACRES</b>	7 +/- acres
<b>ZONE</b>	Estate Residential 1 (RE1)
<b>TOWNSHIP</b>	Bloomington
<b>SECTION</b>	18
<b>PLATS</b>	Unplatted
<b>COMP PLAN DESIGNATION</b>	<b>MCUA Suburban Residential</b>

**EXHIBITS**

1. Petitioner Letter
2. Petitioner Site Plan
3. Historical Overview submitted by petitioners
4. Historical Documentation submitted by petitioners
5. SHAARD IHSSI County Survey Description – Outstanding
6. Monroe County Interim Report 1989 – Outstanding

**RECOMMENDATION TO THE PLAN REVIEW COMMITTEE**

**Staff recommends forwarding a “positive recommendation” to the Monroe County Plan Commission based on the petition’s compatibility with the Monroe County Comprehensive Plan.**

This Historic Preservation Overlay designation will preserve historic or architecturally worthy structures that represent:

- 1.) An association with events that have made a significant contribution to the broad patterns of County history
- 2.) Distinctive characteristics of construction, and
- 3.) An example of a significant and distinguishable entity whose components may lack individual distinction

**HISTORIC PRESERVATION BOARD**

Historic Preservation Board members moved to continue a formal vote on this petition to the July 18, 2022 Historic Preservation Board of Review meeting. During the meeting, HP Board members shared a discussion with the petitioner regarding the “Criteria for Historic Preservation Designation” and decided to allow the petitioner more time to research various historical aspects of the property and present said research to the HP Board.

**PLAN REVIEW COMMITTEE**

TBD

**PLAN COMMISSION**

TBD

## MEETING SCHEDULE

**Historic Preservation Board** – June 27, 2022

**Plan Review Committee** – July 14, 2022

**Plan Commission Admin Meeting** – August 2, 2022

**Plan Commission Regular Meeting** – August 16, 2022 (Preliminary– Waiver of Final Hearing)

**Plan Commission Admin Meeting** – September 6, 2022

**Plan Commission Regular Meeting** – September 20, 2022 (Final Hearing)

**Board of Commissioners Meeting** – TBD

## SUMMARY

The petition site is one parcel totaling 7 +/- acres located in Bloomington Township at 4595 N Maple Grove Road. The petition site is zoned Estate Residential 1 (RE1) under Chapter 833 of the Monroe County Zoning Ordinance. The petitioner is requesting to rezone the site to add it to the Historic Preservation Overlay (Primary) District. HP Overlay is defined as follows:

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

The most recent Indiana Historic Sites and Structures Inventory (IHSSI) County Survey for Monroe County is made available via the State Historic Architectural and Archaeological Research Database (SHAARD). The 2014 IHSSI survey ranks the Ben Owens Farmstead as **Outstanding (O)**.

The Monroe County Interim Report 1989, ranks the Owens Farm as **Outstanding (O)**. The rating “O” means that the property has enough historic or architectural significance that it is already listed, or should be considered for individual listing, in the National Register of Historic Places. Outstanding resources can be of local, state, or national importance.

The Historic Preservation Overlay does not negate the underlying Estate Residential 1 (RE1) zoning district. Properties within the HP Overlay are subject to the regulations for both the zoning district and the HP Overlay. If there is conflict between the requirements of the zoning district and the requirements of the Historic District, the more restrictive requirements apply. It is important to note that the Historic Preservation Overlay regulations are concerned with exterior appearance and preservation of historic features, and not with other zoning or land use requirements.

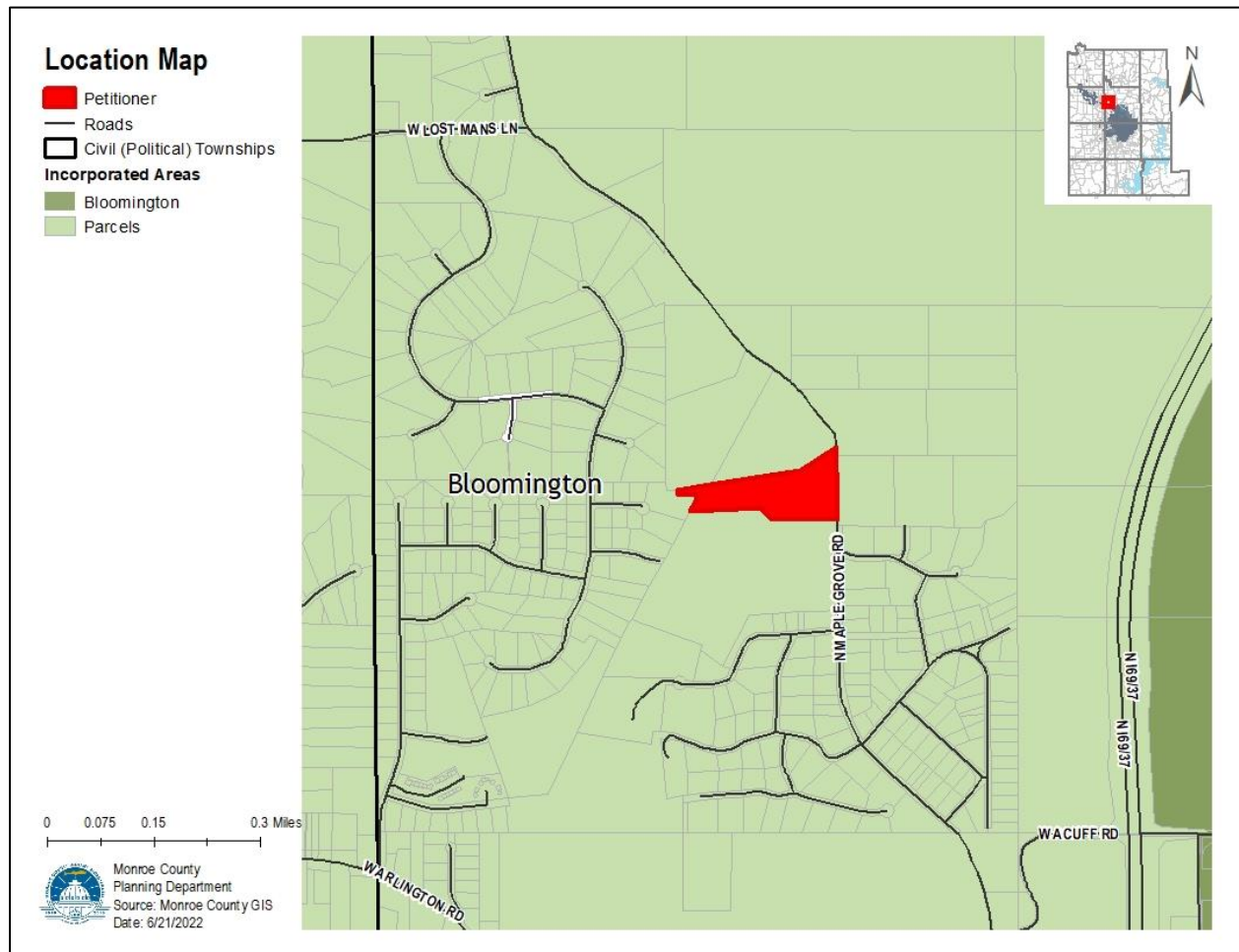
## BACKGROUND

The petition site exhibits several original structures including the farmstead house, barn, log cabin, and dry stone walls. The petitioner is planning to restore the original barn structure and renovate a portion of the barn into a separate residential unit. Please see Exhibits 1 and 3 for more information.



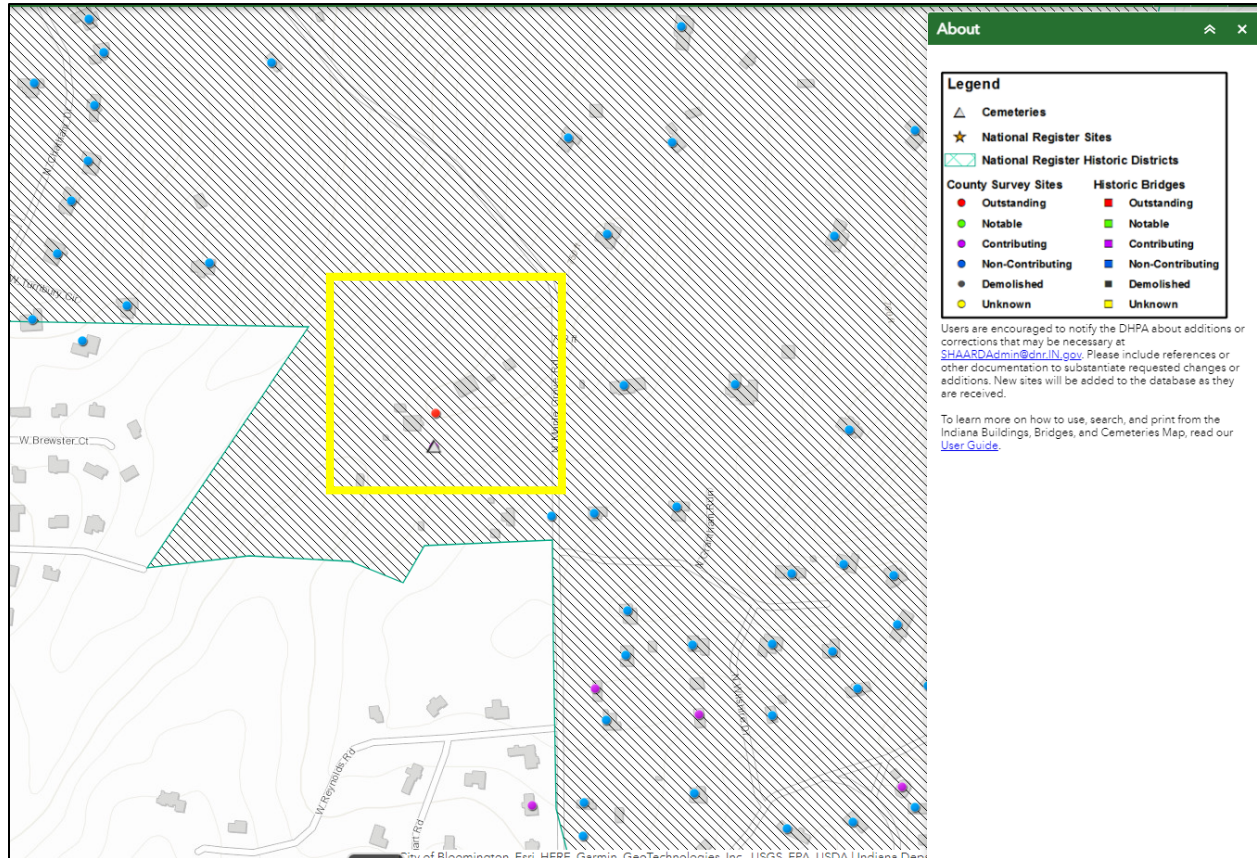
## LOCATION MAP

The parcel is located at 4595 N Maple Grove Road, Section 18 in Bloomington Township. The Parcel No. is 53-05-18-400-068.000-004. The property is listed as unplatted.



## ZONING

The petition site is located within the National Register Historic Districts. The parcel is zoned Estate Residential 1 (RE1). The adjoining properties to the north, south, and east are also zoned RE1. The adjoining property to the west is zoned PUD – Shelburne Estates. There are no commercial uses directly adjacent to the subject property. The surrounding area includes mostly residential uses.



## Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features

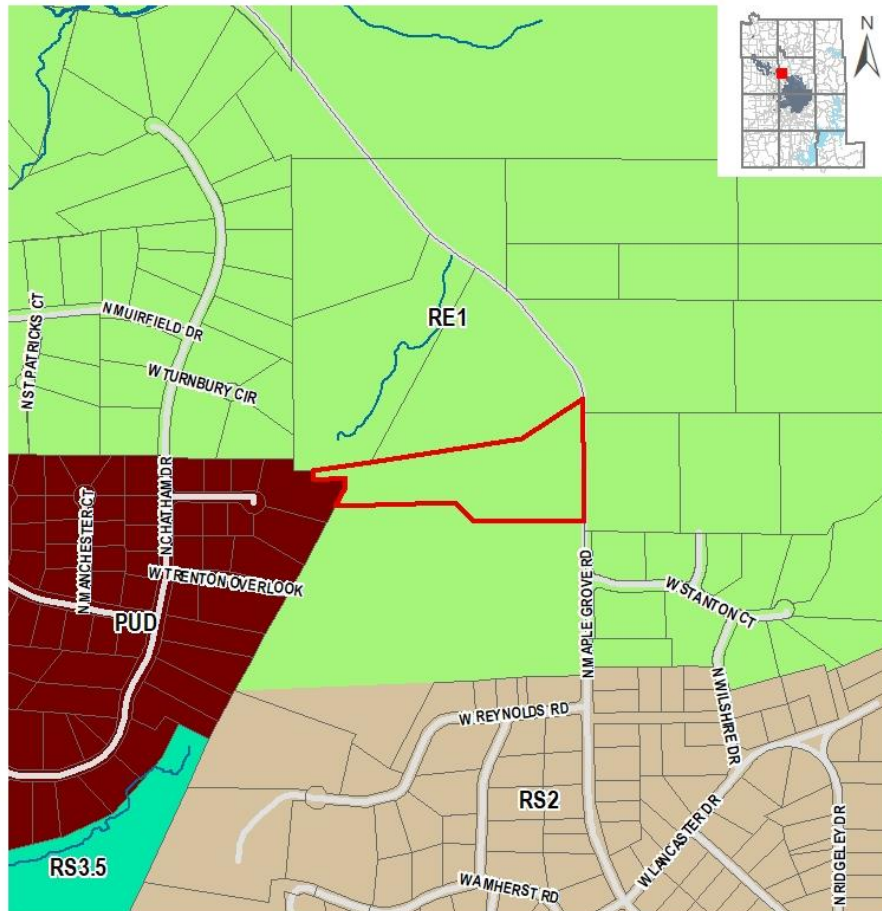
### Monroe County Zoning

- PUD - Planned Unit Development
- RE1 - Estate Residential 1
- RS2 - Single Dwelling Res. 2
- RS3.5 - Single Dwelling Res. 3.5

0 260 520 1,040 Feet



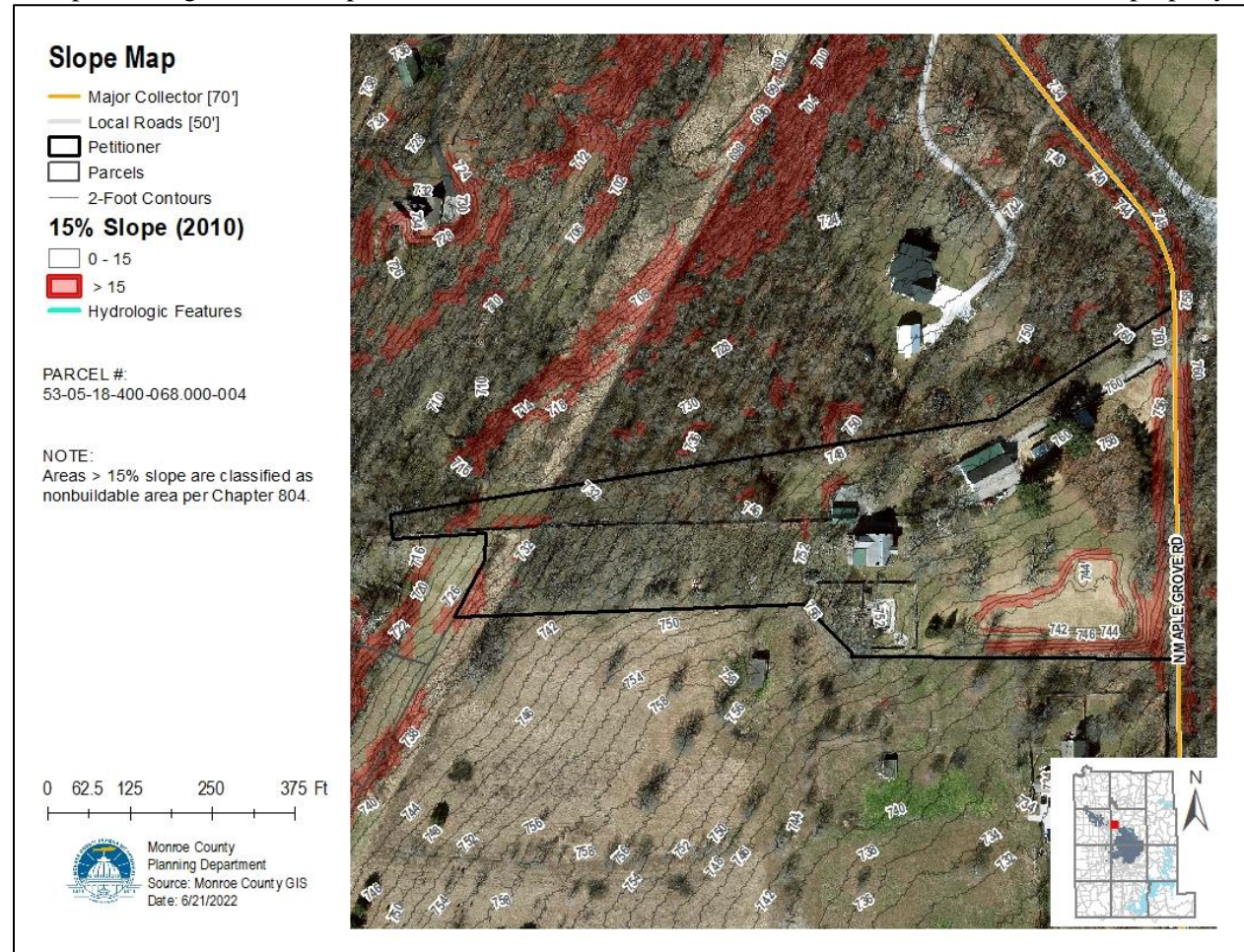
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 6/21/2022





## SITE CONDITIONS & INFRASTRUCTURE

The petition site is made up of one 7 acre +/- parcel. The property exhibits numerous structures including original residence, a detached garage, a log cabin, an in-ground pool, existing barn, existing shed, an old print shop. Access to the site is via an existing driveway off N Maple Grove Road, which is designated as a Major Collector roadway according to the Monroe County Thoroughfare Plan. The petition site is not located in the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed). There is no floodplain designated on the petition site. There is no evidence of karst/sinkhole features on the property.



## Highway Comments:



Ben Ayers

Remove Comment • Jun 13, 2022 at 5:17 pm

No Right of way Activity permit application has been submitted for this petition. No change of use or structural change to the existing driveway entrance is being proposed at this time. Therefore, no Right of way Activity permit is required from the Monroe County Highway Department for this request. I do not have any comments or issues with this petition at this time.

## Stormwater Comments:

No comments shared at this time.



## SITE PHOTOS



**Photo 1.** Aerial pictometry from above (2022)

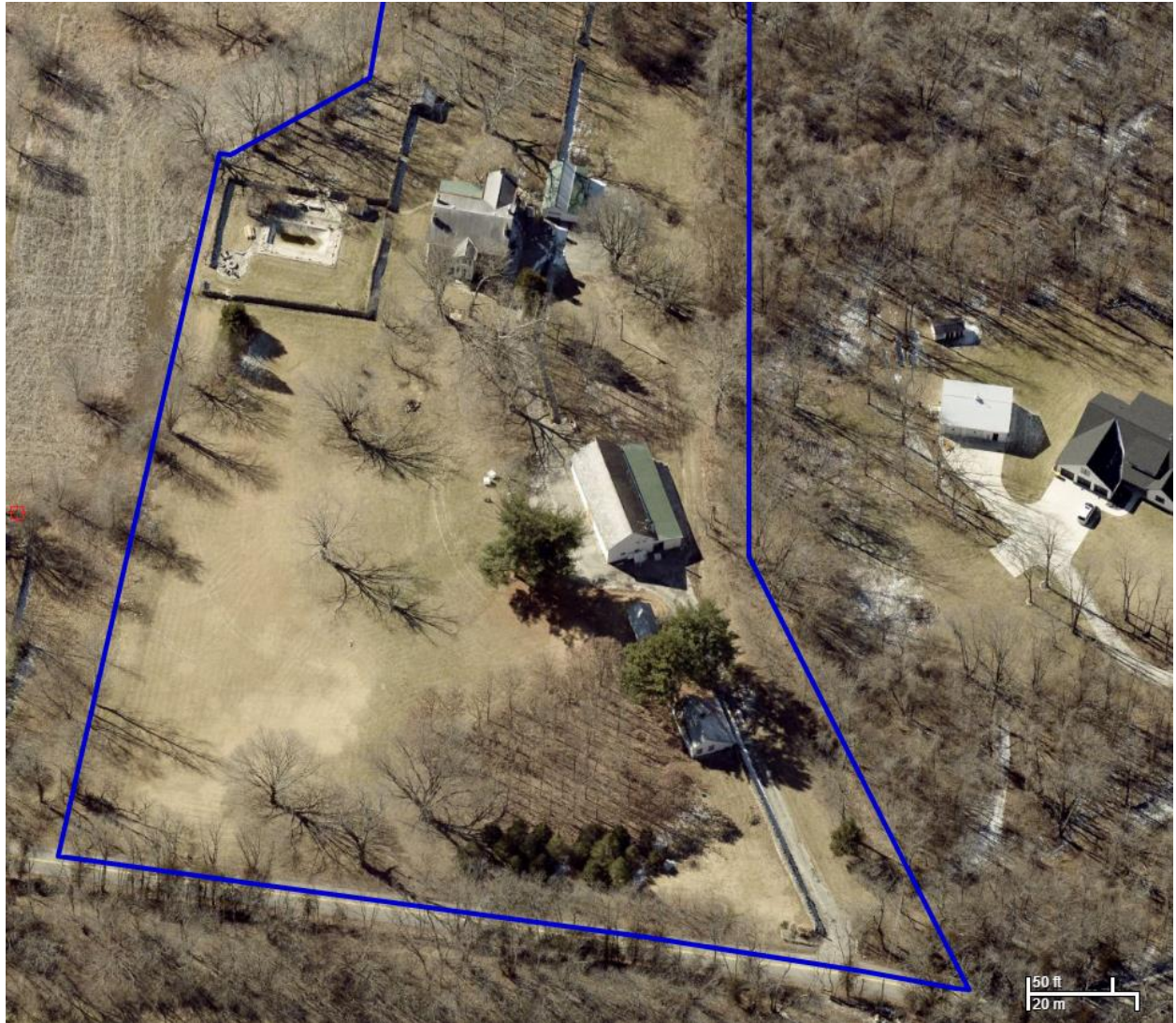


**Photo 2:** Aerial pictometry from the north (2022)





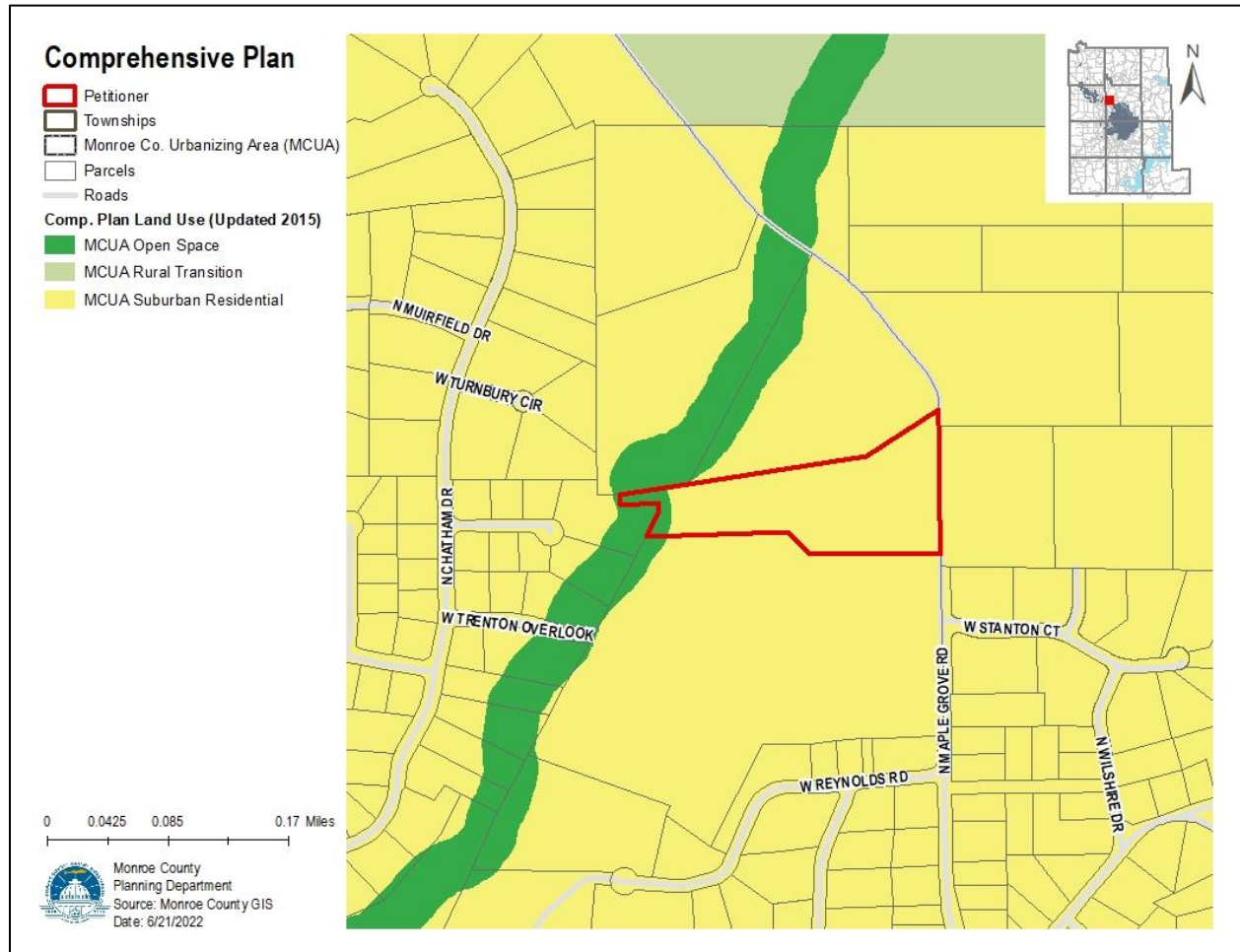
**Photo 3:** Aerial pictometry from the west (2022)



**Photo 4:** Aerial pictometry from the east (2022)



## COMPREHENSIVE PLAN DISCUSSION



The petition site is located in the Suburban Residential district in Monroe County Urbanizing Area (MCUA) of the Monroe County Comprehensive Plan.



**CRITERIA FOR HISTORIC PRESERVATION DESIGNATION as provided by petitioner**

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

1. *an association with events that have made a significant contribution to the broad patterns of County history;*
2. *an association with the lives of persons significant in the County's past;*
3. *the distinctive characteristics of a type, period or method of construction;*
4. *an example of the work of a master;*
5. *high artistic values;*
6. *an example of a significant and distinguishable entity whose components may lack individual distinction; or*
7. *capability of yielding information important in prehistory or history.*

**FINDINGS OF FACT - REZONE as provided by staff**

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

**(A) The Comprehensive Plan;**

**Findings:**

- The Monroe County Comprehensive Plan designates the property as MCUA Suburban Residential;
- The rezone request is to change the zone district for the petition site from Estate Residential 1 (RE1) to Estate Residential 1 (RE1) with the Historic Preservation (HP) Overlay (Primary) District;
- The Historic Preservation Overlay affects the preservation of the current structures, not the preservation of the current zoning or land use of the property;
- The Historic Preservation Overlay designation will not alter the character of the property;
- The Comprehensive Plan includes a strategy to protect existing historically important sites in the County;

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

**Findings:**

- The petition site is zoned Estate Residential 1 (RE1);

- The site contains one (1) residential massed-plan/Greek Revival home constructed in 1864; one (1) original log cabin summer kitchen, a small cottage house, a slate roof English barn, a slate roof shed, and dry stack limestone walls laid in the 1870s;
- The site is adjacent to mostly residential and some agriculture uses;

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

**Findings:**

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

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

**Findings:**

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

**(E) Responsible development and growth.**

**Findings:**

- Access to the site will continue to be derived from N Maple Grove Road;
- N Maple Grove Road is classified as a Major Collector roadway;
- The site does not contain FEMA Floodplain;
- There are no apparent karst features on the site;
- The Historic Preservation Overlay affects the preservation of the current structures, not the preservation of the current zoning or land use of the property;
- There is a new septic system to accommodate the studio within the future remodeled barn (Permit #22002) bringing the total number of septic systems on the site to two;

## EXHIBIT 1: Petitioner Letter

May 31, 2022

Historic Preservation Board  
Monroe County Planning Department  
Bloomington, Indiana

Subject: 4595 North Maple Grove Road Bloomington, Indiana 47404

Dear Historic Preservation Board,

We are writing to request the historical preservation overlay to be added to our property on North Maple Grove Road.

Our home has long been considered one of Monroe County's historic properties. The home itself was built over 150 years ago in 1864. Many of the additional buildings on the property are also historic, including the log cabin that was constructed in 1819 and the barn that was built in the early 1860s. There is also a historic cemetery on the property. Much of the land is surrounded by dry stone walls built in the 1870s.

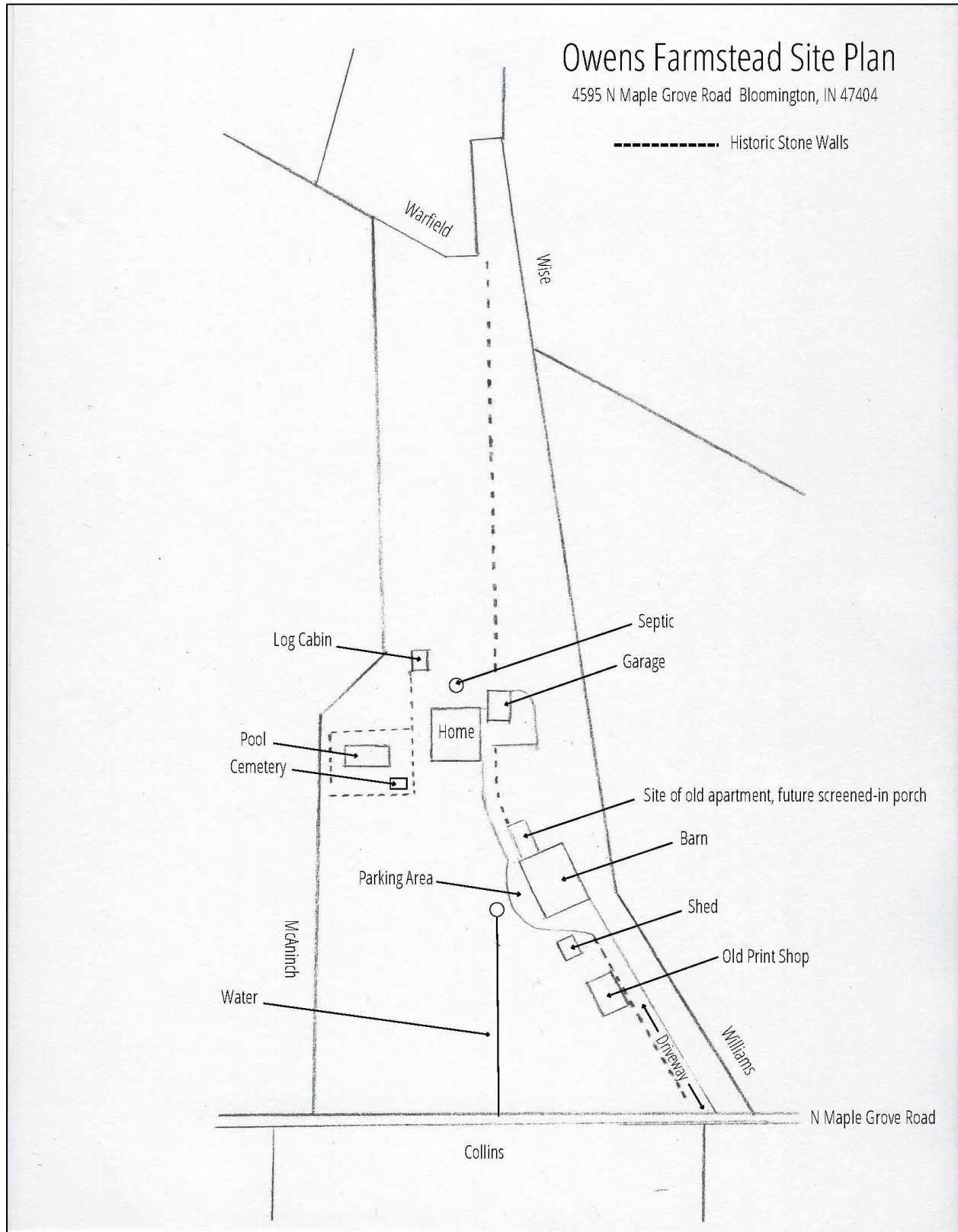
Our family has owned the property since 1984. With the exception of the original owners (the Owens Family), our family (Bauer/Ray) has owned the home for the longest period of time. Over the years, we have enjoyed preserving the history of our home, from rebuilding fallen stone walls to restoring the log cabin to replacing damaged beams in the barn. We are now ready to take on one of our biggest projects to date - restoring a section of the barn into a livable space. This historical overlay will allow us to apply for the appropriate rezoning of the property so that the barn can become our permanent residence and our daughter and son-in-law can raise their family in the primary home.

In the following pages you will learn a small bit of the rich history of this property. Our family has been collecting documents about the history of the home for decades and we've included a small selection in this application. We believe that given the history and craftsmanship of the home and surrounding structures, our property is a perfect candidate for this designation.

Sincerely,

David and Mary Ray

**EXHIBIT 2: Petitioner Site Plan**



### **EXHIBIT 3: Historical Overview**

#### **A Brief History of the Owens Farmstead**

The Ben Owens Farmstead is considered one of the most intact Civil War-era homes in this part of South Central Indiana. John Owens purchased the 400 acre property in 1816. John was born and raised in Ireland and emigrated to the United States in 1812. At the time of the purchase, there were only 20 families living in Monroe County, making Owens one of the earliest settlers of the area.

John Owens owned 2,071 acres in Monroe and Greene County. When he died, he left his property to his children. He left the 400 acres on Maple Grove to his youngest child, an adopted step-son, Benjamin Owens. Ben, who was born in 1835, went on to build the home and barn that sit on the property today. The property remained in the Owens family for 100 years before being sold. During that time, some Owens family members were buried next a stone wall to the left of the home. It is now considered a historic Monroe County cemetery. Many of the Owens family are also buried in Rose Hill Cemetery.

The property changed ownership many times after the Owens sold it in 1917. For a time in the 1920s it sat vacant. The Telfer Family became another noteworthy owner because of the time and work they put into the home. They owned the property for 25 years, from 1946-1971. During that time, they operated a book bindery and print shop in a little outbuilding at the front of the property. It was Robert Telfer who called the property the "Fair Dodhead Farm".

By the time Frank and Beverly Bauer (Mary Ray's parents) purchased the property in 1984, it was no longer 400 acres of farmland. Instead, the property included 7 acres, with the main home, garage, pool, log cabin, barn, and print shop. Frank, an amateur historian, had been eyeing the home for ten years. Him and his wife Beverly had visited the home on one of the historic tours. When it came it came on the market, they sold their other Bloomington home and moved their family of 8 to the farmstead.

The Bauers turned the home into Monroe County's first bed and breakfast. Frank Bauer is the owner who submitted the request to have the home on the National Register of Historic Places. He was a long-time member of the Monroe County Historical Society and spent many hours researching the history of the property. They made many repairs to the home, restoring the historic features of the property. They also remodeled the Telfer's old print shop into a guest house.

In 2000, after his wife's passing, Frank Bauer sold the home to his daughter and son-in-law, Mary and David Ray. Frank moved into the print shop-turned-guest home and continued to give informal tours of the home and property. An image of the home is engraved on Frank and Beverly's gravestone in the Maple Grove Cemetery.

The Ray family raised their three children in the home and added to the list of businesses that have been run out of the home. In addition to a farm, book bindery,

and bed and breakfast, the property also became home to a maple syrup business. A portion of the barn was turned into a sugar shack and for over 10 years the family has been making maple syrup to sell at the Bloomington Farmer's Market.

The property is one of many gems in the Maple Grove area. Maple Grove is the first rural historical district in Indiana. The homestead has been featured in many historical tours over the years. The State Historic Architectural and Archaeological Research Database (SHAARD) gave the home an "Outstanding" rating.

### **The Home**

The home is a two-story Greek revival house built in 1864 by Ben Owens. The all brick exterior has a two-story portico with beautiful wooden scrollwork.

Unlike many modern homes, the Owens Home was built using materials that were either made or available nearby. The home sits on a 36" thick limestone foundation and is constructed from bricks that were fired on the property. All the walls, both interior and exterior, are brick. The interior woodwork is made of black cherry, walnut, and poplar – all from trees cut down in nearby woods.

The bricks, one of the most notable features of the home, also helped historians date the home. Many years ago one of the previous owners was doing a project on the home when they found a brick with "1864 – Vote for Douglas" inscribed in it. Since the bricks were fired on the property, this inscription helped date the home. This brick sits on display in our living room today.

The home has a very stately appearance, both on the exterior and interior. The 11 rooms all have 11 foot tall ceilings and baseboards that go up one foot. The original windows still hold their original glass panes. The doors are all wooden, constructed using wooden pegs. Above each door is a transom window on hinges to let the warm air flow from room to room. Every room has a fireplace, used to heat the big home, though most are now filled in.

The home has other unique features that reveal what life was like in the late 1800s. There are two staircases, the main grand staircase and back staircase used for servants. Between the kitchen and dining room is the dumbwaiter, used for passing food so that servants could remain unseen. As you drive up to the home, you can still see where the horse and buggy would be tied up.

### **The Barn**

The old hewn-and-pegged barn is one of the most impressive buildings on the property from a construction standpoint. It is believed to have been constructed around the same time as the home, in the early 1860s. It was built using the wedge and peg principle completely by hand and without nails. As you walk the building

today, you can still see wooden pegs holding massive wooden beams together. The barn still contains the original wide poplar boards and slate roof.

Unlike most traditional barns which face east, this barn sits at an angle which provides sunlight on all four sides.

At one point there was a small home/apartment attached to the barn. When our family purchased the property, the apartment was in disrepair and torn down. The historical part of the barn, including the siding that the small apartment was covering, was all kept intact.

In the past several years, our family has been slowly restoring the barn. We've repaired the roof and replaced damaged beams. There is still much work we hope to do to bring the old barn back to life, but given the age, it is in a great solid condition.

### **The Log Cabin**

Looking out the back windows of the home you will see the log cabin. The log cabin is believed to be a summer kitchen built in 1819, making it the oldest cabin in Monroe County. The original logs are still pegged in place.

For a time previous owners covered the cabin with siding to protect the old structure, but we have restored it so that the original logs can be visible from the outside again. It is a small, quaint building, only containing one room and a fireplace.

### **The Stone Walls**

Another impressive feat of historical construction is the dry stone walls surrounding the property. The Owens Farmstead has some of the longest stretches and most intact stone walls in the area, likely because Ben Owens and his brother Tom were the first to install the walls in the area. In the 1870s over a period of ten years they were built by hired itinerant Irishmen. They were paid \$1/day for a perch (16 ½ feet) of wall.

The walls go up 5 feet and go into the ground 2 ½ feet (below the frost line in order to protect the gardens from rabbits). The stones were field stones collected by nearby creeks and from fields while plowing. The stones were brought to the location by ox cart. The walls marked the property lines and held in cattle.

Our family has rebuilt several sections of the stone walls. Every couple of years a section will fall down and we will slowly rebuild it. In June we will be taking a class from the Dry Stone Conservancy in Kentucky to learn how to better rebuild our stone walls. It has made us appreciate all the more the extensive labor put into these walls in the 1870s.

### **Project Description**

As our children have grown and moved out of the home, many of the large rooms in the Owens home now sit empty. We would love to see the home used and enjoyed by a family again. We plan to keep the home in our family and sell it to our daughter and son-in-law and their growing family. They've outgrown their historic McDoel Gardens home and they help run the maple syrup business, so moving into our home is a good fit for them. We are excited to see the fourth generation of our family live on the Owens Farmstead.

While we are ready to downsize, we are not ready to leave the property that has been our home for the majority of our adult lives. We enjoy seeing the fruit of our labors over the years and there are still many projects on our list that we have yet to complete.

One of the big projects on our list is to finish the restoration of the barn. About 5 years ago we took the first step by completing major structural improvements. The roof and siding are the next two major projects. The old slate roof continues to leak, even after repairs. While the inside has beautiful beams and wide poplar floorboards in the loft, the exterior siding is in poor condition. A new roof and siding for the historic barn is a major expense for a barn that is no longer in use.

If granted the historical overlay and subsequent zoning approval, we will renovate a portion of the barn into our new home. Previous owners throughout the years have had multiple residences on the property, notably the apartment that had been built on the side of the barn. We feel this project will allow us to restore and honor the beautiful craftsmanship of the barn while making it a more usable space.

We plan to hire Loren Wood Builders because of their experience in remodeling historic structures. The back of the barn and the sugar shack will remain mostly as is, except for the new siding and roof. The main portion of the barn will be finished off into a living space with a living room, kitchen, bedroom, and laundry/mud room. The loft will be an additional living/family room. In the area where the old apartment used to stand (there is just an empty concrete slab right now), we will make a screened-in porch.

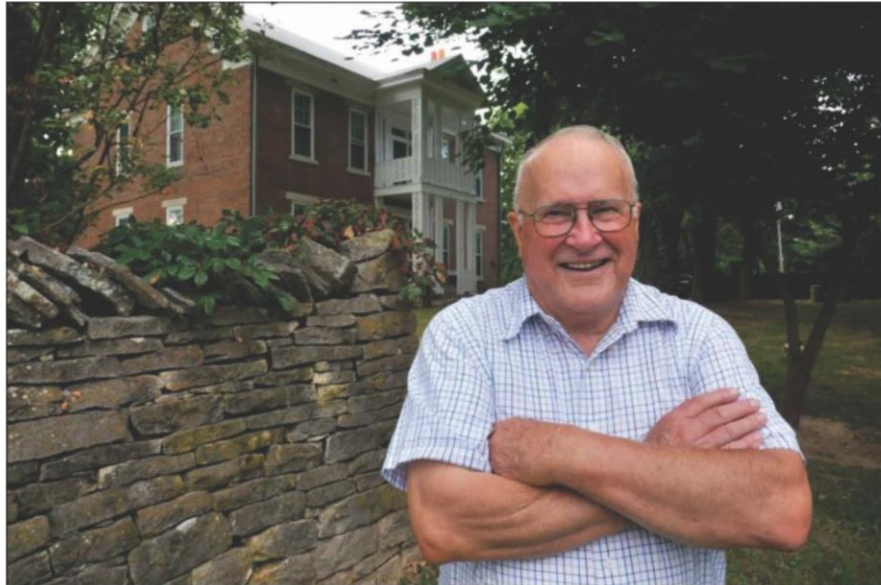
In the process of converting the barn, we will be able to keep many of the original features of the barn, like the pegged beams. The parts that need to be replaced, we hope to repurpose. We plan to use some of the original slate for the roof of the screened-in porch. The builders plan to put the original poplar siding through the planer to be used as siding on the interior.

Though current zoning regulations do not allow for two primary residences at the same address, we feel that our historic homestead is the perfect exception to the rule. We hope to spend many more years on the property with our family restoring and adding to the rich history of our home.



### **Ownership of the Owens Home**

Before 1809: Indians  
1809: U.S. Government  
1816: Owens  
1917: Rankin & Standish  
1927: Pike  
1927: Rankin  
1928: Loan & Trust Company  
1942: Lynch  
1944: Spurlock  
1946: Telfer  
1971: Schulthies  
1972: Faris  
1980: Penelton  
1982: Aiken  
1984: Bauer  
2000: Ray



Frank Bauer, owner from 1984-2000



Front exterior of the home









Back exterior of the home



Stone wall along the driveway





Log cabin in the back of the house



The cemetery along the stone wall





Front driveway that connects to the road,  
with the old print shop and shed to the right



View of the barn as you enter the driveway



The side exterior of the barn. Note the siding that is beginning to deteriorate







Interior of the barn in the section we hope to convert into a livable space







Interior barn details like the wide poplar boards and the wooden pegs in the beams





## EXHIBIT 4: Historical Documentation

### the G.A.R. Encampment.

At a meeting last night in the city hall of the committees which have in charge arrangements for entertaining the G.A.R. encampment in Bloomington May 25-27, the finance committee was instructed to proceed immediately to collect a fund of \$2,500. A much larger sum would be needed, except for the fact that the University will put on its Centennial celebration immediately following, so that the city and the University will be able to cooperate in many items of expense, particularly in decorations. The state also contributes \$1,000 which is not quite enough to pay for the official delegate badges and for printing the official programs. The program, however, contains considerable publicity matter for the city which justifies the division of that item of expense between the city and the state.

According to reports made by committees last night everything in connection with entertaining the encampment is in good order. The court house will be the center of all activities and local headquarters will be maintained in the rotunda while various rooms on the ground floor will be used for the convenience and comfort of guests. All visitors will be assigned to rooms in private homes from the booth which will be located in the west corridor. Boy Scouts will be on hand to conduct the people to the homes to which they have been assigned. In addition to the rooms in homes assigned, the army department is furnishing tents and cots for 1500 people. It is estimated that the attendance from outside the county will be from three to four thousand.

### NEW CHAIRMAN 2ND DISTRICT

At 1 o'clock this afternoon at Martinsville, Hal Ridenhouer of Vincennes, was elected Republican chairman of the 2nd congressional district to take the place of David R. Scott of Linton. Mr. Scott has served two terms as district chairman and is now seeking the nomination for secretary of state before the Republican state convention which meets at Indianapolis tomorrow.

Bloomington, but will be taken direct from Richmond to North Vernon and the funeral held there Friday.

### BEN R. OWENS DIES AT HOSPITAL

#### Prominent Farmer — Leaves \$80,000 In Bonds To Son and Grandchildren.

Benjamin R. Owens, one of the wealthy men of Monroe county, died last night at 9 o'clock at the city hospital following an illness of the complications of old age. Mr. Owens had been at the hospital about five weeks.

Mr. Owens lived practically all his life in Monroe county, was a farmer during all of his business career and died worth about \$80,000. For years he resided on a 400 acre farm about 4 miles north of the city and only a short time ago he sold this farm to Claude Rankin for \$39,000. His money goes to his son, Dr. Charles, and his grandchildren—Charles to receive \$10,000 and the remainder to be divided among the several grandchildren. After he sold his farm he converted his entire fortune into government bonds.

Mr. Owens was one of the upright, well known men of the community. His brother Ben I. Owens, who was also worth nearly \$100,000 died only a few months ago. His wife, who was a sister of W. T. and James Blair, died about ten years ago. He is survived by the one son, Charles, and the grandchildren located in the west.

The funeral will be at 10 o'clock Wednesday morning at the Allen funeral home in charge of Rev. Howells of the Baptist church, and the pallbearers will be James Blair, Elmer Henry, Thomas Faris, W. T. Blair, Charles Small and Henry Russell.

### ILLINOIS DEMS. PRY AT COFFIN LID OF JOHN B.

Magre, Manuel Lucio Blanco and others, and to complete the catastrophe of the Carranza regime he was captured with all his remaining elements at Apizoca.

"Gen. Alvaro Obregon has ordered Carranza returned to the City of Mexico with all consideration, ordering all commanders not kill nor mistreat any one of his company.

"The City of Mexico is quiet.

"Orders have been issued by Governor Adolfo de la Huerta, executive of the liberal constitutional government, in compliance with all his statements, that gambling be stopped in all territory controlled by his government, which practically is the whole republic, for only three states had failed to recognize the movement headed by the state of Sonora.

"Gen. Ramon Iturbe, from Sinaloa, bottled at Mazatlan, has joined the Sonora movement, and likewise, Gen. DeSantiago of Nayarit."

Consul DeOca, in a statement, expressed the desire to co-operate with all authorities on both sides of the international boundary for the "welfare of citizens on both sides of the river."

### DROP TAX ON RETAIL SALES

(Special to The Telephone)

Washington, May 11.—Republican members of the House Ways and Means Committee today decided to abandon the proposed one per cent tax on retail sales for obtaining part of the money for the proposed soldier relief legislation.

—For the girl graduate, see H. P. Tournier's line of dependable Elgin Bracelet Watches. 121 south Walnut street

Local news—all pages.

Have you paid your carrier boy?

### —Your Friends Kuppeuheimer

good clothes are suitable



# SURVEY OF INDIANA HOUSES BUILT BEFORE 1860

LOCATION (county, street, or highway): *Maple Grove Road - (1 mi. in from #46 - 5 mi. from Bloomington  
Monroe County Court House)*

NAME OF OWNER: *Mr. & Mrs. Robert S. Telfer*

NAME OF ORIGINAL OWNER: *John Owen (deed to land - Pres. Monroe & J. Owen 1817)*

NAME OF ARCHITECT OR BUILDER: *no information; here brick with names & date scratched in it*

PRINCIPAL CONSTRUCTION MATERIAL (stone, brick, wood): *Bricks - made on place; yellow poplar - black  
Stone walls hauled from creek beds by oxen Walnut - cut on place*

DATE OF CONSTRUCTION: *1864 - probably 3rd house of Owen family (date given on bricks)*

ARCHITECTURAL STYLE: *Old log cabin still behind present house (stone one for storage)*

*Southern - supposed to be copied from house near Lexington, Kentucky*

DATES OF LATER ALTERATIONS AND ADDITIONS:

CONDITION TODAY: *well preserved*  
*no information - we acquired house in 1946 from son in law of  
Prof. W. O. Lynch thought it in 1940 -*

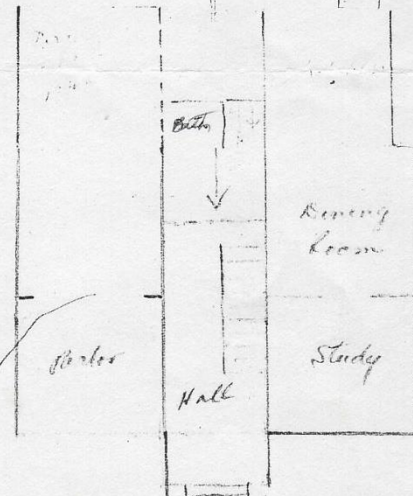
DESCRIPTIVE PUBLICATIONS (books, periodicals, newspapers, or manuscripts in which the house has been described or pictured):

Photograph or sketch of house

Sketch of floor plan



*Don't know when tall partition  
was put in  
This slatboard room  
was added to provide second  
kitchen for Mrs. Benj. Owen  
back steps*



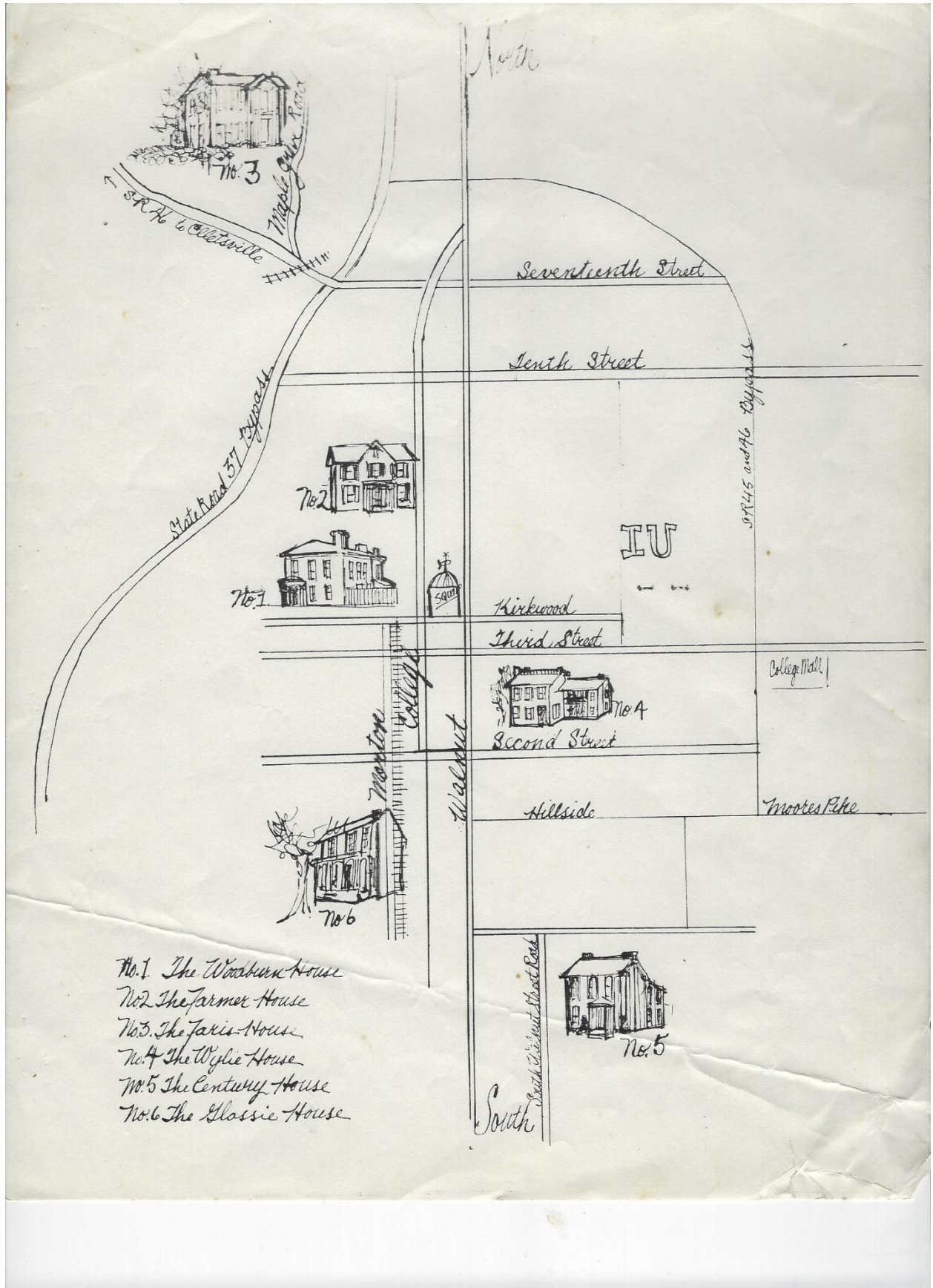
INFORMATION SUPPLIED BY:

Name *R. R. 7th Street Telfer (Mrs. Robert S.)*

Address *R. R. 7 - Bloomington Indiana*

*This partition  
removed 1946  
except for structural supports*

*2 story porch  
elaborate windows  
in railing support*





THE BAUER HOUSE  
BED N' BREAKFAST

4595 N. Maple Grove Road  
(Owens-Telfer-Faris House)

This two-story, central hall, Greek revival brick house was built by Ben Owens in 1864. The two-story ell is original; a shed-roofed addition in the rear is modern. The windows are capped with stone lintels. The low-pitched gable roof boasts returns and a frieze. The two-story porch is attractively trimmed with "gingerbread," and the main doors are enhanced by sidelights and transoms. The house sits on foundation walls of 36" thick limestone. The walls are built of solid brick fired on the property; even interior walls are three bricks thick. A brick removed from one of the walls displayed "1864" scratched on one side of it and, on the other side, "For President, General McClellan."

In more recent history, the house has belonged to the Telfers, who called it "Fair Dodhead Farm," and the Farises. The present owners, Frank and Beverly Bauer, have adapted two upstairs bedrooms for their bed-and-breakfast enterprise.

The interior woodwork is black cherry, walnut or poplar, cut from nearby woods. Ceilings are 11 feet and baseboards one foot high. Nearly every room has a fireplace, although those in the upstairs rooms are not in use.

The outbuildings are nearly as interesting as the house. In back is a small, siding-covered log cabin that was probably used as a summer kitchen. The large barn is notable because instead of facing east in the traditional manner, it sits at an angle, and thus receives sunlight on all four sides. The hayloft in front reveals original pegged beams and square nails.

**Drystone Walls**

Maple Grove Road is lined by some of the finest stone fences found anywhere. Tradition relates that they were built by itinerant Irishmen at the rate of a "perch" or rod (about 16½ feet) a day, for which they were paid \$1.00. Stones for the construction were hauled to the site by ox cart. The walls extend downward about 2½ feet into the ground -- below the frost line -- and some stand as high as five feet. Among the highest and least disturbed of these walls are those surrounding the Owens-Telfer-Faris-Bauer House.



This impressive brick home has been known by many different names throughout its history. It has been known as the Ben Owen Farmhouse, "Fair Dothead Farm", the Telfer Farm, and the Faris Place. It was built in 1864.

Some of the most beautiful dry wall fences to be found anywhere in America encloses the fields that surround the large house. These walls are 5 feet tall and go down 2½ feet to the frost line. Stones were brought by ox cart and were "built by the perch". The perch is an old stone measure by which artisans could build about a rod of fence (16½ feet) a day, for which they were paid \$1.00 each rod.

As for the house, the cellar was built on a limestone base 36" thick. All interior walls are built of brick (3 bricks thick) which makes the house virtually soundproof. The woodwork is all black cherry, walnut, or poplar which was cut from nearby woods. Base boards are a foot high which fits in with the spacious dimensions of the rooms, and the 11 foot ceilings.

The Aiken family has lived in the house only a year and really hasn't had the time to do all they would have liked in the way of restoration.

As we enter the house, make note that we will go through all the connecting rooms on the main floor leading back to the entry.

We want to go to the left into the livingroom and diningroom areas which are furnished with antiques that the Aiken family has been collecting for many years. Notice that there are fireplaces in almost all the rooms and each is different. As in most older homes there are little "ups and downs" upon entering the different rooms, so watch your footing.

The kitchen area is very spacious with a feeling of being light and airy. At one time this room was used as a gardening room.

We go on to the right into the family room with its very large fireplace and lovely view of the back of the property. The downstairs bedroom is through this room and was originally the dining room. Going through this bedroom, we enter the library, or study, which has bookshelves from floor to ceiling.

Now we're back at the entry hall and ready to ascend the walnut staircase. On the second floor there are four huge bedrooms.

Notice the upstairs front porch that faces the spacious front lawn.

The bedroom to the very back of the second floor is occupied by the Aiken's teenage son, Tim. This bedroom is easily accessible to the family room with a nearby stairwell. We will return to the main floor by this stairwell and on to the outdoors through the back door of the house.





The history of this home on Maple Grove Road is partially recorded fact fortified by conjecture. A brick found while restoring one of the fireplaces is dated 1864; since the brick was made on the site, historians assume that the house was built at the close of the Civil War.

All of the interior walls are built of brick and the cellar is on a limestone base 36 inches thick. The woodwork is all black cherry, walnut or poplar cut from nearby woods. The ceilings are 11 feet high, baseboards a foot high and each room has a fireplace. The doors were also produced on the site and are held together with wooden pegs.

A stone fence outlines a once "rabbit proof" garden. Its walls go down 2½ feet below ground to the frost line. Stones were brought from the creek and were "built by the perch." The perch is an old stone measure by which artisans could build a rod of fence a day.

Another interesting spot on the property is the site of a small log cabin

in the back yard against one of the stone walls. Original logs are still pegged in place and a date found in the cabin suggests that it was built in 1819 when the property deed was first recorded. There is siding covering the exterior to protect the cabin now. It is hard to imagine that this cabin was once a family home since by today's standards it could be a children's clubhouse. The fireplace obviously was the heart of the home; it fills the room.

There is a large barn on the property also. It is constructed of very wide poplar boards using the wedge and peg principle. No nails were used when the barn was built in the early 1860's.

The home has been restored and the kitchen thoroughly modernized. It is presently owned and occupied by Mr. and Mrs. Gene Faris.

\*\*\*\*\*

Limited parking on the grounds.  
Please keep passageway clear to house.



# A Fright Becomes A Project

(Continued from Page 3)

is the joy of picking food from a current crop for the next meal. In July, blueberries are plentiful on the farm and everyone in the Schulteis family races for the front yard before breakfast to pick the topping for their cereal. The lovely old stone fences divide the acreage nearest the house into large garden plots. In the "Triangle" are currant bushes and arbors of grape already heavy this year with green leaves. Mrs. Schulteis has put in a large kitchen garden this year. It is bordered by strawberry plants which are in full bloom. Along the wall is a long-established asparagus bed which provides an elegant vegetable for many spring meals. The children have their own large garden in which they may

plant whatever they want. They plan to try melons this summer. During the summer, the gardens should produce rhubarb, carrots, radishes, beets, two kinds of lettuce, and a few surprises from seeds left from previous plantings.

Despite the inviting creeks, woods, and a fish-stocked pond in the front pasture, the youngsters also love to play inside. The house is so solid and roomy that children (and adults) can feel a sense of privacy impossible in modern homes. The stairways are special fun, since two of them are built in the old right-angle way which invites falls, but adds excitement. Of course, there is a lovely state-of-the-art grand entry hall, but no self-respecting adventurer would ascend that way! One of the surprises awaiting

the family this winter was the temperature. We moderns have become accustomed to maintaining a steady 72 degree temperature in our homes year-round. Well, this old homestead does have central heating (there are also fireplaces in every room, though all do not work), but no modern furnace is equipped to heat the vast spaciousness of this fine old house. As a result, the family slept upstairs all winter, but with the first buzz of the alarm, Mrs. Schulteis hurried downstairs to build a fire in the kitchen fireplace. By the time the children had tumbled out of bed, the kitchen was glowing with warmth and the dining room was cozy, too.

The kitchen in most homes is the center of life and this house is no exception. Thoroughly modernized, the kitchen features

lovely wooden cabinets, built-in electric range top and wall oven, and a bar working area which effectively divides the room into eating and cooking areas. The fireplace and a back window with a breath-taking view of the surrounding hills highlight the kitchen. A housewife's delight is the enormous pantry adjoining this room. Into it come all the garden vegetables for a scrubbing at the roomy sink. A spare refrigerator and a freezer add to storage capacity. The washer and dryer are also located here and one whole wall is cupboards which match those in the kitchen.

During the hot summer days, everyone in the house enjoys the lovely sunroom which was added years ago. The wide windows afford a view of tranquil grounds the stone walls, and the log cabin.

Visitors have many questions for the Schulteis family. One is whether Mrs. Schulteis ever gets frightened all by herself so far from town. Another is how in the world one makes a room 11 feet high seem homey. In answer to the first query, Mrs. Schulteis gives an emphatic No! There was one evening, however, when she discovered another facet of country living. Her husband was out of town, the children were in bed, and the bugs were beating themselves silly against the windows. To entertain herself she decided to play

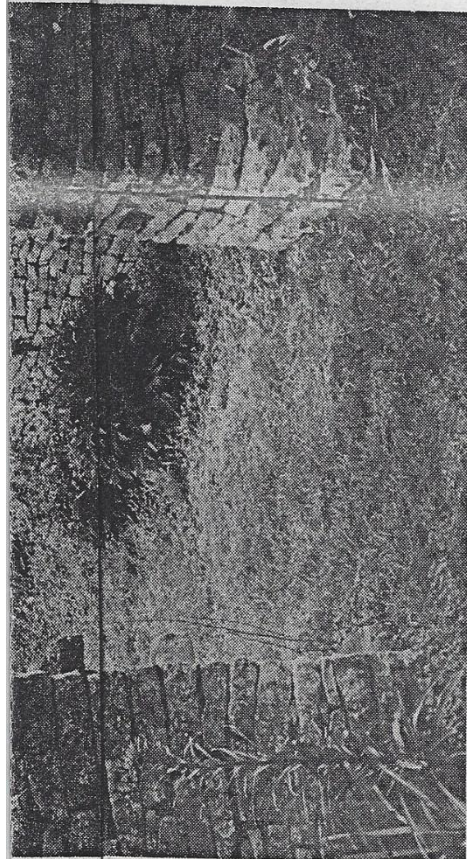


The living room is done in a lovely moss green with delicate white snow flakes floating on it. The library and dining room are in warm tones of beige and brown. The bedrooms are all done in gay light airy floral prints except for Lisa's room. The wallpaper in her bedroom is a deep sea blue-green with white flowers in it. All of her furniture is white and nicely accents the darker walls.

Dr. and Mrs. Schulteis feel the house still really awaits decorating. They have not decided what they want to do there which

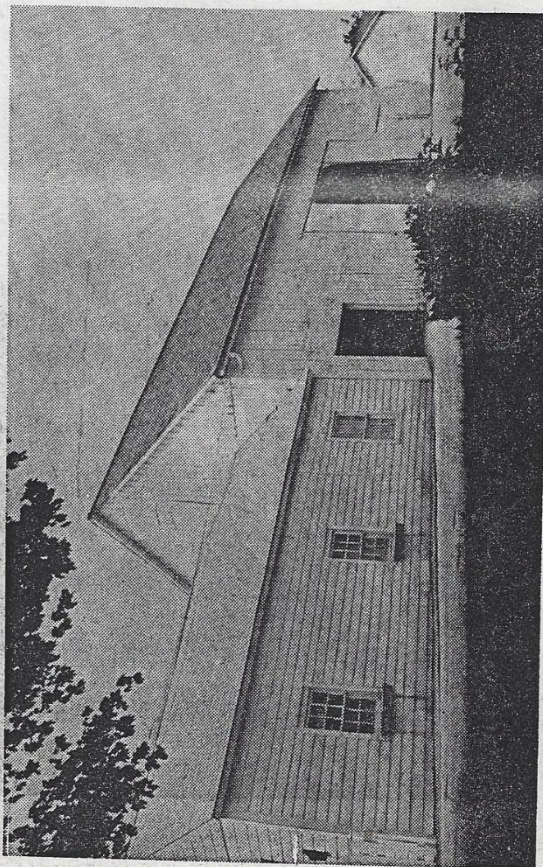


the magnificent old barn in the living room. As soon as she flipped on a dim light, an unearthly squeaking and flapping began. After screaming and shaking she discovered the unwelcome guest was a baby swallow which had fallen down the chimney. Two others from the nest tumbled down shortly afterwards. This frightening evening turned into a family pro-



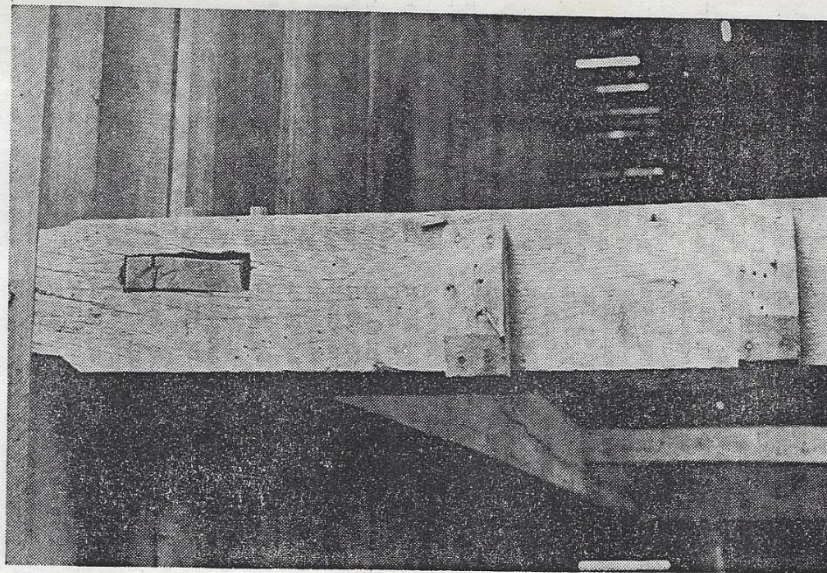
A rod of fence a day was laid by hand in the pioneer days of the old Schultheis place. These stone walls reach a height of five feet, but have

a base below ground level of two and one-half feet. The stone was hauled by ox-cart from nearby streams.



A magnificent barn rests on the farm property, a source of great fun for the Schulteis youngsters, is constructed of very wide poplar boards

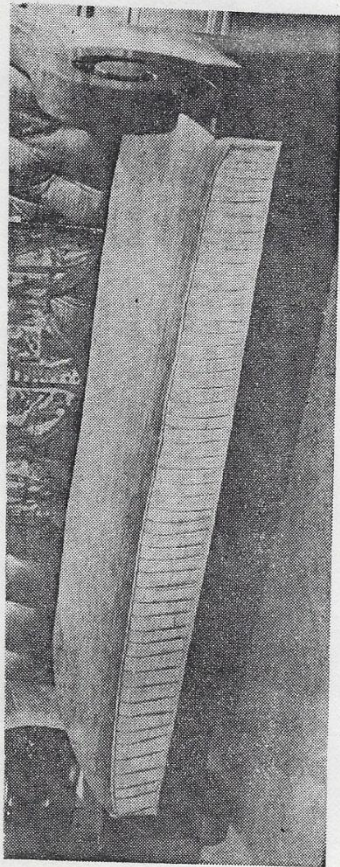
using the wedge and peg principal of construction. No nails were used in the barn built perhaps in the early 1860s.



Slots cut to accept the ends of boards were another part of the construction process for the old barn. As seen at the top of the board, the morticed joint reveals the end of a tangent board. All of this work was done by hand, revealing a truth about the craftsmanship of oldtime wood workers.

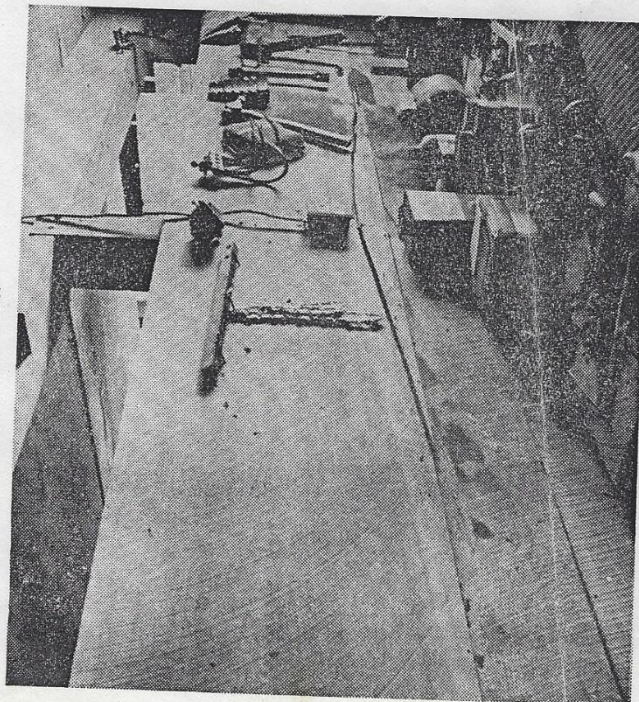


# Some Furnishings Match The Aging Of The Old Farm

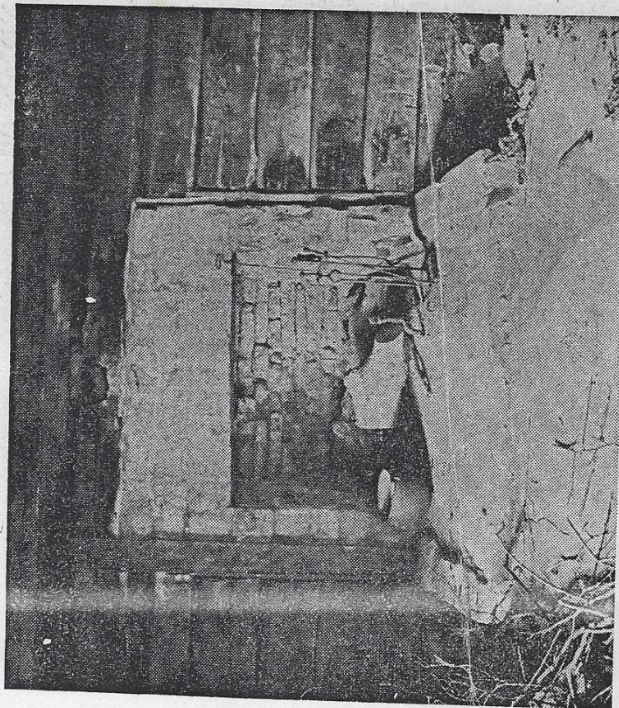


The tufted divan, probably filled with mohair, wasn't easy for sitting. Generally the seating portion was overly hard by today's standards.

The exceptionally heavy armrests, all carved by hand, are also strangely old to people of today.



Some of the poplar boards used in the interior construction of the barn on Richard Schultheis' farm property are so wide one has difficulty imagining the size of the tree from which they came.



Interior of the log cabin, probably built in 1816, indicates pioneers left themselves little room for living. The room was probably the first.



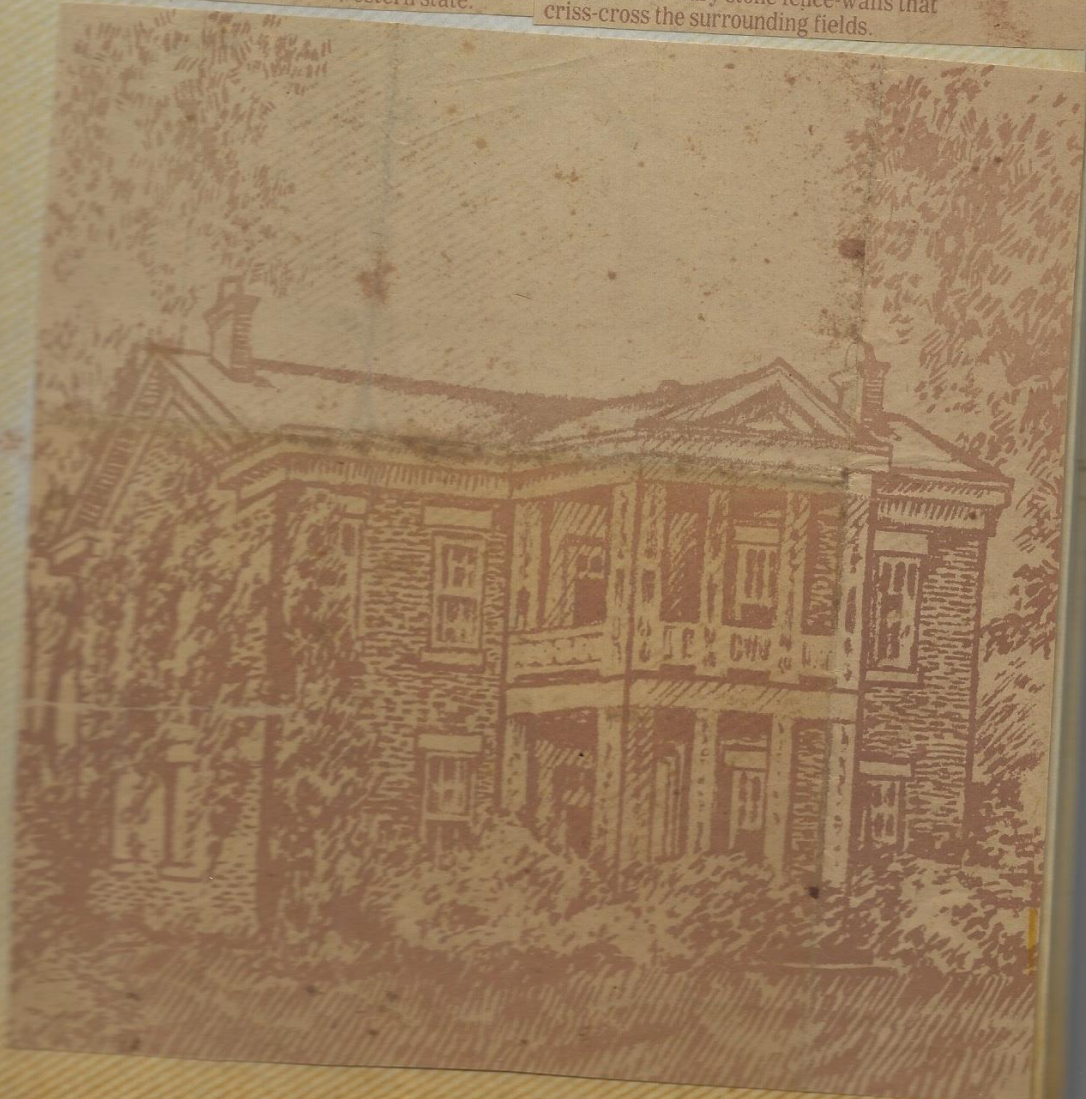
## America's Progress Was the Progress of Its Families As They Improved Land and Home

Within sight of modern Bloomington and the imposing Indiana University campus stand today impressive monuments to the pioneering spirit of progress — love of the land and love of the home.

Farmer John Owens recorded his deed in 1819 to 600 acres of beautiful rolling land and forest just west and north of the new town of Bloomington in the area of the present Maple Grove Road. Some of the fine virgin trees became the building logs of the cabin homestead and a family sank its roots into the land of a new western state.

Forty-five years later, a stepson whom he had adopted, Benjamin Inman Owens, had assumed title to the homestead and part of the acreage and in 1864 constructed the gracious Federal architecture home within a stone's throw of the cabin. Produced on the site, and solid brick walls stand on a 36-inch limestone foundation and woodwork is black cherry, walnut and poplar from nearby woods. Every spacious 11-foot ceiling room has its own fireplace.

Restoration and modernization by Robert and Wolcott Telfer after World War II carefully maintained the beauty and charm of the home and its surroundings . . . including the large 1860's vintage wedge-and-pin-construction poplar barn and early 19th century stone fence-walls that criss-cross the surrounding fields.



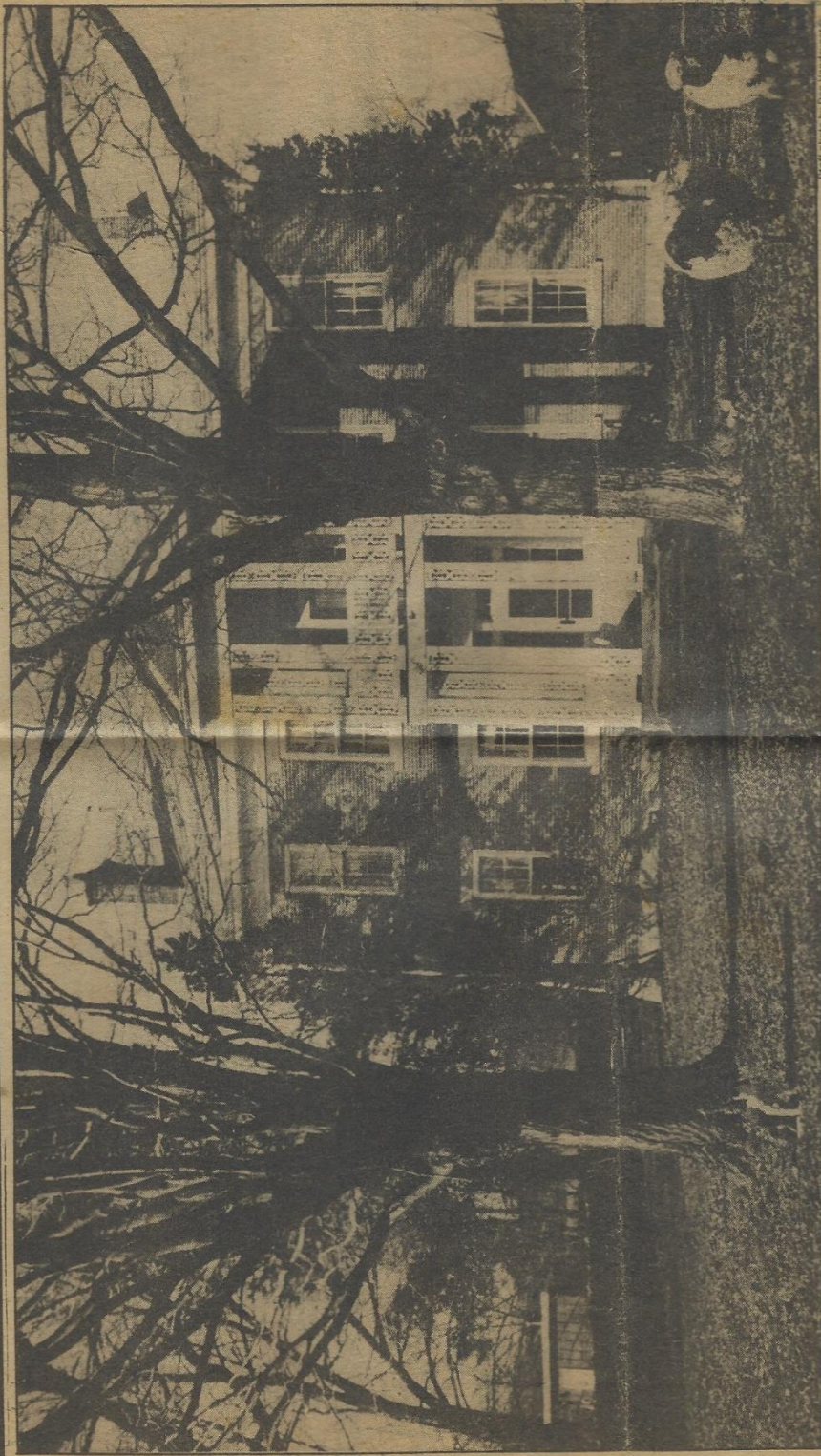


9, 1985

The Herald-Telephone

Section C

# Lifestyle



Staff photo by Don Vandewent

Two sheep, two maple trees and a dog grace the front yard of the 121-year-old Bauer House

## Bauer House holds hands with history

Architecture

their home and opened for business in May while, we have some great talkers who stay



# of Civil War era a plus for guests

By Dann Denny  
Lifestyle Staff Writer

In the spring of 1984, Frank and Beverly Bauer opened Monroe County's first bed and breakfast, dubbing it The Bauer House. The 121-year-old, red-brick home (located a few miles northwest of Bloomington) was built near the close of the Civil War. Yet it still stands majestically on seven wooded acres, surrounded by a meandering stone fence outlining what used to be a rabbit-proof garden. The fence, made from field stone gathered from creeks and fields on the premises, extends 2½ feet below ground level.

The Bauer House rests on a 36-inch thick limestone base, and its walls are built with bricks made on the farm more than a century ago. All of the home's woodwork is black cherry, walnut and poplar hewn from nearby woods.

Each of the 11 rooms has an 11-foot-high ceiling, and every room but the kitchen has a fireplace — though some of the fireplaces have been boarded up. The home is replete with windows holding their original panes, pocked with telltale bubbles and other imperfections. And instead of nails, the home is held together by wooden pegs.

In the backyard is a small log cabin believed to be the oldest in Monroe County, having been built in 1819. Its hand-hewn logs are 166 years old. Not far away is a barn made of poplar boards, a swimming pool, a garage, a grainery and a printing shop.

"Some day we plan to get this place listed on the national register of historical places," says Frank, a retired army officer since 1972. "So far, we just haven't had time to do all the required paperwork."

Spare time is indeed a rare commodity for the Bauers, who also have owned and operated the Forrest Park Childcare Center for the past nine years. And with four of their six children still living at home, things get a bit hectic.

"We just finished the fall season, which is our busiest for bed and breakfast," says Beverly. "The spring is also very busy. But all the people who've come since we opened (89) have been very nice. One man stayed three weeks while he moved his family. And one family has come back three times now. Once we loaned them our car. They are like relatives."

"We get the cream of the crop," says Frank. "Almost all our guests are college educated, articulate and very friendly. We have gotten some businessmen, but most are middle-aged or young couples who are looking for something different."



"The only advertising we did was to put our name in the Visitors Guide, put out by the Bloomington/Monroe County Convention and Visitor's Bureau," says Frank. That, so it seems, was enough. It wasn't long before the Bauers began getting phone calls.

"Our first guests were two elderly women from Minnesota," says Beverly. "We were just getting started and didn't know what we were doing and they were kind of leery. They were the only guests we've had who were a little reserved."

Since that shaky start, things have gone very smoothly. For \$25 plus tax, a couple can spend the night in the venerable home and wake up to a bountiful country breakfast of blueberry muffins (made with fresh blueberries picked from bushes on the Bauer's front yard), poached eggs, sausage, toast with homemade apple butter, orange juice, coffee or tea. If guests stay more than two days, the menu will vary to include such things as scrambled eggs, cereal, pancakes and oatmeal.

"Guests come in the afternoon or evening," says Beverly. "They may go jogging or biking, and then go out to eat, see a movie or do some other activity. But most all of them take a walk around the grounds."

On their walk, guests can examine the antediluvian buildings on the grounds, or pet the animals — three sheep, one horse, two rabbits, two dogs and five cats. If they're lucky, they also will get a glimpse of some of the deer that routinely roam the premises.

"Most have breakfast around 8:30 or 9 and then leave," says Frank. "But once in a

noon or 1 p.m.

The Bauers have fixed up two of the five bedrooms for bed and breakfast. One has a single and a double bed; the other just a double bed. Each is filled with fresh fruit, clean towels, individually-wrapped glasses and antique furniture and artifacts.

By parting the priscilla curtains, one can peer through the windows to the swimming pool, stone wall and log cabin below. Guests share a good-sized bathroom, where scented soap sits in a dish alongside an old-fashioned tub.

If the weather is nice, guests can take a dip in the pool, stroll across the grounds or walk through a door at the end of the hallway that leads onto a covered porch shaded by a pair of towering maple trees. The young at heart can press the front doorbell, which plays 24 national anthems and classical songs.

In the evening, guests generally have access to their bedroom, porch, bathroom, hallway and a combined living room/dining room. The Bauers have access to their master bedroom, bathroom, library, kitchen and family room. Breakfast is served in the living room/dining room. There are two stairways to help ensure privacy.

"We ask our guests to write their names and a comment before they leave," says Frank, opening a thick book. "As you can see, most of them say they enjoyed the peaceful and quiet atmosphere out here. The nearest home is a quarter mile away."

This was the second of a three-part series on bed and breakfast homes in the Bloomington and Nashville area. The final segment of the series will feature Nashville's Jefferson Place.



Staff photo by Don Vandewater



Jan 9 - 1997 Herald-Tribune

# the area's historic family farms

By Gena Asher  
H-T Staff Writer

For many of the farmers on Maple Grove Road, the views from the kitchen windows haven't changed much since the days when their parents and grandparents farmed the rolling hills.

Beribbioned with miles of dry stone fence penning in homesteads and cattle, the area has been home to Stangers, Owens, Fyffes and numerous others for generations. Machinery and economics may have changed the lifestyles, and wood and brick may now cover old log cabins, but some day-to-day activities are age-old for family farmers.



It's because so much of the family farm heritage has been preserved that the area has been nominated to the National Register of Historic Places, the first rural district in the state to achieve such a nomination.

"There are some farms on the national register but nothing like the Maple Grove Road area, where several farmsteads are linked together in a sense of rural community or neighborhood," said Marsh Davis, director of community services for the Historic Landmarks Foundation in Indianapolis.

He researched and visited the area several years ago with an eye toward such a nomination, and later sought local help from Bloomington Restorations Inc., the preservation group in Monroe County, and Preservation Development, which is processing the nomination for Historic

Landmarks Foundation.

"What's unique is that the integrity of the houses and the lifestyles in general have been preserved," said Nancy Hiestand of Preservation Development, who has tapped local sources and done research on the area as part of the nomination work. "There are families living on the farms today who can explain how the land was farmed, how the houses were built. There's also the beauty of the landscape and one of the largest collections of dry-laid stone walls in the state."

The dry-laid stone walls roll up and down the hills, penning in cattle or sometimes just forming a property line. Built in a 10-year span in the mid-19th century, the walls were first installed, Hiestand believes, by Irish brothers Tom and Ben Owens. Both original houses are still visible, one now serving as a bed and breakfast. The oldest home in Monroe County, the Daniel Stout home, is in the designated area and already is on the National Register.

The nominated area is roughly bordered by Union Valley Road to the west, Ind. 46 to the south, Maple Grove Road N-W on the north and two creeks on the east.

"Stout's Creek and Bean Blossom Creek served as both places to quarry limestone and as ways to run a mill," said Hiestand. Some farms were strategically placed to take advantage of the running water.

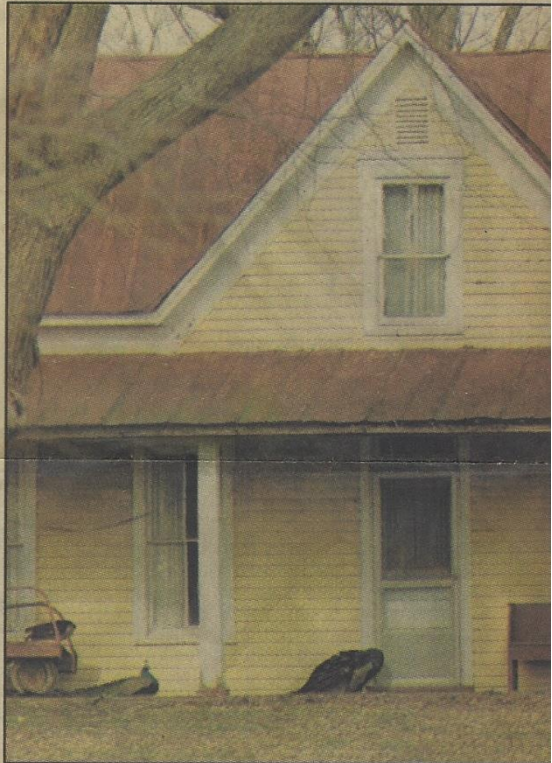
Malcolm Woollen, an architect who is Bloomington Restorations Inc.'s education committee chairman, appreciates the houses in the area. Some of the old cabins have been covered over by clapboard or brick while others reflect other styles of the periods.

"There is a collection of exceptional houses in the area," he explained, "from Greek Revival to Gothic. The Old Fyffe farm, from around the 1840s, is Classic Greek Revival, for instance. Then the Ben Owens farm is more of a throwback to the Federalist period."

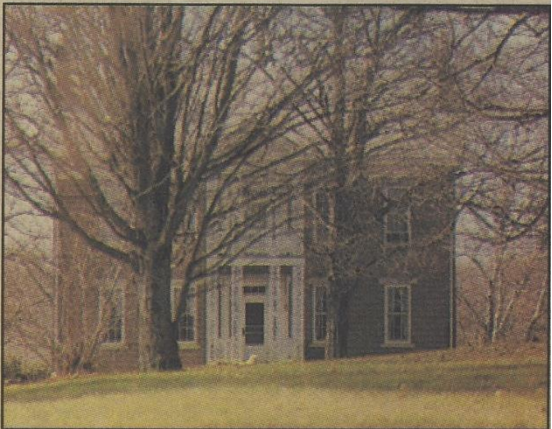
Just past the Maple Grove Church and cemetery is a yellow house where author and columnist Rachel Peden gathered most of her ma-



The Maple Grove Road area nominated to the National Register includes one house that is already on the Register. The Stout house is the oldest home in Monroe County.



Peacocks decorate the porch at the house and farm which and three books. Her son and his family still farm the area, I school children to see the same kinds of marvels Peden des



In the 1860s, two Irish brothers settled and farmed in the Maple Grove Road area. Ben Owens' original home, above, is now a bed and breakfast and across the road, Tom Owens' original home and land are still a working farm

See FARMS / D6



## HISTORIC

### MONROE COUNTY DRIVING TOURS

# Maple Grove Road



Daniel Stout House  
Owens Farm  
Stone walls  
Maple Grove Church &  
Cemetery  
Peden Farm  
Double-Pen House  
Victorian Farmstead

Monroe County, Indiana

## HISTORY

### MAPLE GROVE ROAD

Maple Grove Road, northwest of Bloomington, Indiana, is located in central Monroe County and was an important transportation route in the nineteenth century. The road traverses an area containing farmstead clusters, stone walls, a former school, and a cemetery and church. Rather than quarrying, agriculture was the dominant commercial activity in the area, and many of the farmsteads still exhibit nineteenth century agricultural patterns.

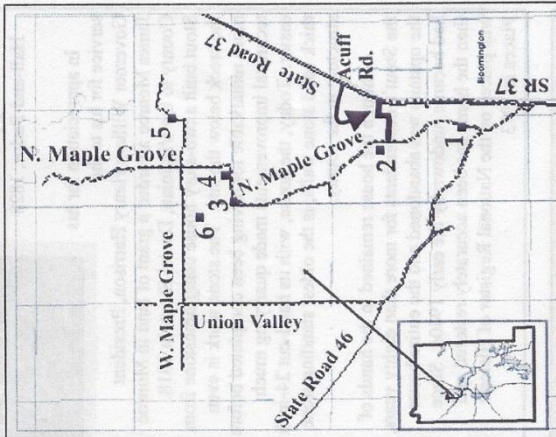
Settlement around Maple Grove Road began in the early nineteenth century, but peaked in the 1870s as families from Virginia, Maryland, Tennessee, the Carolinas, and Ireland moved into the area to farm wheat, Indian corn, and oats. They also brought with them vernacular building traditions and stylistic preferences. However, upon settlement people adapted their building traditions to the local climate, topography, and materials, giving the farms and structures around Maple Grove Road a distinctively southern flavor.

Between the 1880s and 1910, horse farming was the only available technology in the area. Beginning in the 1920s mechanized farming slowly took over agricultural practices, and smaller farmers were pushed out of the area to search for work. Along with mechanization came the depletion of nutrients in the soil, which meant the land became better suited for raising livestock by the 1950s. However, those farms that have survived the technological changes of the twentieth century not only maintain their nineteenth century features, but in some cases are still owned by the descendants of the original settlers.

Twelve houses and farmsteads in the Maple Grove Road area, plus the church and cemetery and stone walls, were listed in 1998 as a historic district on the National Register of Historic Places.

## MAP

### HISTORIC SITES



1. Daniel Stout House
2. Owens Farm
3. Maple Grove Church and Cemetery
4. Peden Farm
5. Double-Pen House
6. Victorian Farmstead

Directions to Maple Grove Road Area, northwest of Bloomington: From State Road 37 watch for a yellow cross-road sign marking Acuff Rd. From State Road 46, look for Union Valley Road.

(These sites are representative of the historic houses, farmsteads, and places in the Maple Grove Road District, but are not an exhaustive list of historic resources.)

**Please respect the privacy of the owners by viewing all sites from the road.**

More information about the history of the Maple Grove Road area can be found at the Indiana Room of the Monroe County Public Library and the library at the Monroe County History Center.



## Daniel Stout House



3655 N. Maple Grove Rd.  
Hall-and-Parlor, 1828

In appreciation for his service for his to the Governor William Henry Harrison, President James Monroe awarded a grant of land in Monroe County to the Virginian, Daniel Stout, in 1818. Stout built a two-story house using limestone from the creek below the site. The stone work is even more remarkable for having been completed before technical improvements made quarrying much easier. Today, the house, with its hand-cut 24-inch thick solid stone walls, is the oldest standing stone structure in the county.

Although the house remained in the hands of the Stout's descendants for more than eighty years, the upstairs was abandoned and the entire house had become rundown by the early 1940s. Since then the home has been accurately restored and was placed on the National Register of Historic Places in 1973.

## Owens Farm



4505 N. Maple Grove Rd.  
Massed Plan/Greek Revival, 1864

The brick farmhouse was built by Ben Owens in 1864. It is a massed-plan house with a prominent cornice and gable returns; hallmarks of the Greek Revival style. The two-story portico with scroll-cut decoration enlivens the entrance. An early log house, possibly used as a summer kitchen, and an old hewn-and-pegged barn also stand on the property. The dry stone walls surrounding the property were laid in the 1870s.

## Stone Walls



N. Maple Grove Rd.  
ca.. 1870

Maple Grove Road is lined with the finest examples

of dry stone walls in the state. Tradition relates that they were built by itinerant Irishmen at the rate of a "perch" or rod (about 16 1/2 feet) a day, for which they were paid \$1.00. The stones for the construction were hauled to the site by ox cart. The walls go down about 2 1/2 feet into the ground - below the frost line - and some stand as high as five feet. Some of the highest and least disturbed walls surround the Owens farmhouse.

## Maple Grove Church & Cemetery



N. Maple Grove Rd.  
Greek Revival, 1876

The church was built in 1876 on land given by the Wampler family. It replaced an earlier church on Lost Man's Lane where the foundation and cemetery of the older church can still be found. The cemetery that surrounds the current church is much older than the building. The oldest graves in the cemetery face the west wall and are nearly flush with the building, making them difficult to read. Presumably the wall was built when the headstones were already quite old. One headstone near the southwest corner displays an unusual motif of a carved Civil War soldier and his tent. The tree-stump headstones found in the cemetery date from the Civil War and are a common type often found in south-central Indiana.

## Peden Farm



6191 N. Maple Grove Rd.  
Gothic Revival, 1880

The house consists of two parts of separate origin. The rear section was once the Wampler Schoolhouse, which stood on the hill overlooking the church just up the road. In 1876, Benny Whisenand's father supposedly moved the schoolhouse down the hill to its present location near the farm spring. It was later divided into two rooms, and the side porch was the site where Rachel Peden chronicled her life on Maple Grove Road for the local newspaper. The steep-gabled front section was added later.

When the Pedens bought the house, it had been endlessly altered by Benny's succession of wives, leading Rachel Peden to declare the house "a superb architectural blunder that could not possibly be corrected." She later mused, "And so I thought I could make peace with the house, in time. It has come true. I love this old house. We are the best of friends."

## Double-Pen House



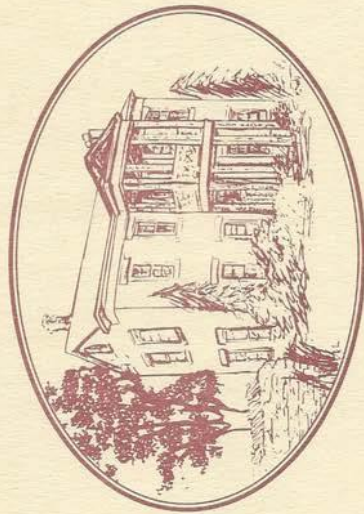
1585 E. Maple Grove Rd.  
Double-Pen, ca. 1875

Double-pen houses are named for the two "pens" or sections joined with gables on each end. This style is sometimes called the "dog-trot" because an open space between the pens is often present. In many cases, a double-pen was simply two log cabins separated by a breezeway that would be later enclosed. The home has undergone multiple renovations over time yet remains similar to its original appearance.



# Bauer House

BED & BREAKFAST



## *“A Step off the Beaten Path”*

Located just 1 mile off of  
Highway 46 West and 37 North;  
3 miles from downtown Bloomington

Frank & Beverly Bauer  
4595 N. Maple Grove Road  
Bloomington, IN 47404  
(812) 336-4383



Member of the Indiana Bed and Breakfast Association (inspected and approved)

Bauer House Bed and  
Breakfast brochure



## Welcome to the Bauer House

nestled away in the rolling hills of southern Indiana in the heart of historic Monroe County.

The Bauer House is located on 7 acres and was built in 1864 by a prominent Monroe County farmer, Benjamin Owens. The original farm consisted of 500 acres and the Owens family owned the farm for over a century. The farm is surrounded by dry stonewalls built in the 1870's and are some of the best preserved stonewalls in Monroe County. The original house contained ten rooms with a fireplace in each room and eleven foot tall ceilings. Wide plank poplar floors are original and creak just enough to feel like home.

The Bauer House invites guests to come and enjoy a quiet peaceful stay and an extended continental breakfast.

There are three large rooms from which to choose. Each room is furnished with a double bed, television, air conditioner and an antique rocking chair for your evening relaxation.



## Rates and Reservations

\$50.00 — \$60.00 plus tax per night for double occupancy, breakfast included. To guarantee your reservation we require a \$10.00 deposit for each room. Your deposit will be refunded if you cancel your reservation 7 days prior to your scheduled arrival. There is a \$5.00 charge for each additional person.

Check in: Flexible

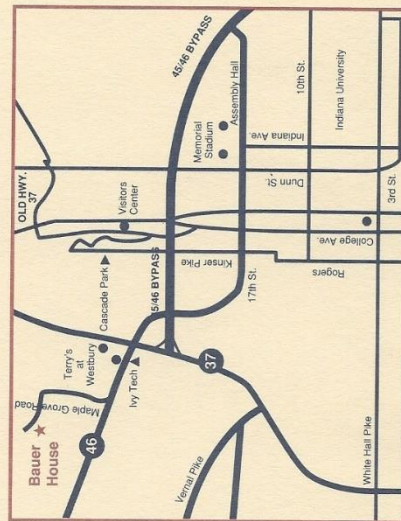
Check out: 11:00 am

Children: Please inquire

No pets • Smoking permitted outside only

Open March through November

*All prices are subject to change without notice*









## EXHIBIT 5: SHAARD IHSSI County Survey

6/21/22, 2:08 PM

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

IN.gov

SHAARD

### IHSSI (County Survey)



Survey Number: 105-055-21024

Rating: Outstanding

Historic Name: Ben Owens Farmstead

Year Dataset Compiled: 2014

National Register File  
Number: NR-1364

#### Survey County

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

Address: 4595 Maple Grove Rd

City: -

Location Notes: -

#### Coordinates

Easting

Northing

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

1/4



537842

4340765

Common Name: -

Category: Building

Visible?: ☐Historic District?: ☒

Historic District Name: Maple Grove Road Rural Historic District

Ownership: private

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

Describe: Farmstead

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

Describe: Farmstead

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 6  
Resources:Number of  
Non-  
contributing 2  
Resources:

Environment: Rural

Bibliography: Talked with owner

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

Time Period(s): 1864

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: Greek Revival

Type/Vernacular: -

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:** 3**Foundation:** LIMESTONE**Foundation Description:** -**Walls Description:** -**Other Walls:** -**Roof**Side-Gable: ☐Front-Gable: ☐Cross-Gable: ☒Hip: ☐Pyramidal: ☐Mansard: ☐Other: ☐

Material: ASPHALT

Features: 5 brick chimneys, wood cornice and returns

**Porches**



Front: ☒Side: ☐Back: ☐

Notes: See #29

**Openings:** 6/6 double hung wood windows w/metal storms, limestone sills and lintels, slightly recessed wood panel doors w/3 light wood transoms and wood sidelights, glazed metal storms, wood trim, glazed wood panel door w/3 light transom w/glazed metal storm

**Interior:** -

**Outbuildings:** English barn,  
Shed,  
Other

Description: c. 1819 log cabin summer kitchen, earlier small co

Notes: Wood barn and shed have slate roofs. Earlier cottage has wood siding, metal roof, 6/6 double hung wood windows, wood door. Log summer kitchen with wood shingle roof and limestone chimney. Wood garage w/metal roof and glazed wood panel garage door.

**Statement of Significance:** Outstanding example of a Civil War era farmstead. Outstanding features include the Greek Revival house with Gothic influence, the limestone walls, the earlier cottage house, the slate roof English barn and slate roof shed, and the log cabin summer kitchen. The two head stone cemetery also contributes to the integrity of the farmstead. The brick house was constructed in 1864 by Benjamin Owens, one of three sons of settler John Owens. The house retains most of its original features and form, the most notable alteration being a rear one story addition. The other buildings on the property also remain mostly original to their date of construction.

**Architectural Description:** Two story front porch with pedimented gable front roof, scrolled wood columns and railing, wood floor on the second story, concrete floor and steps on first story. Pointed Gothic wood windows in the gable ends on the third story. Vinyl sliding doors and glazed wood garage door in rear addition.

**EXHIBIT 6: Monroe County Interim Report 1989**

# Monroe County

## Interim Report



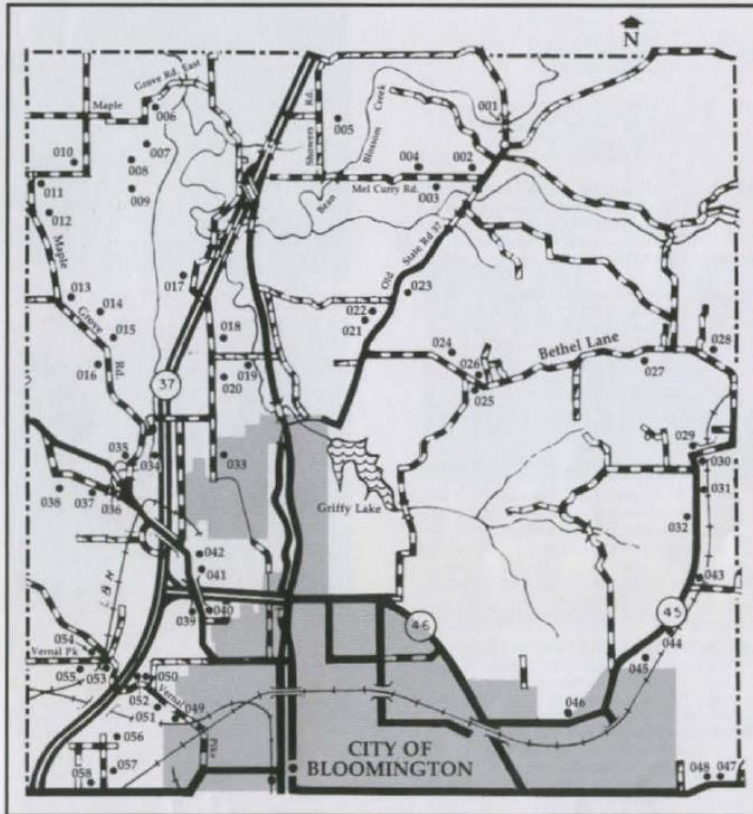
This Interim Report is designed to be utilized as a working document by government agencies, local organizations, and private citizens as the basis for a wide variety of projects.

Published June 1989

Cover Photo:  
*Draper-McNeely House, Ellettsville. Photo c.  
1890. Courtesy, Kim Mangus.*



## Bloomington Township (25001-25058)



Bloomington Township, in north central Monroe County, has been the most densely populated township since Monroe County's early settlement. Its good farmland, springs and creeks (tributaries of Bean Blossom Creek), made it attractive to farmers, and when it was chosen as the site for the county seat, it drew merchants, craftsmen and other professionals as well.

The limestone beneath the soil on the western side of this township had little impact on its early history, but by the turn of the century a number of stone companies had opened for business. Although farming continues to be a viable activity for some residents of Bloomington Township, most of the township economy is based on industry and commerce generated by Bloomington. The city accounts for most of the township's population and almost half of its land.

Even before the 1816 land sales, a number of families had settled in Bloomington Township. Among the early land purchasers whose names are still familiar to county residents are David Rogers, John Ketcham, George and James Parks, Henry Wampler, Thomas Smith, James Borland, Thomas Graham, John Buskirk and Robertson Graham. In early 1818, a site on the southern edge of this township was selected for the county seat. In April, the first county commissioners, Bartlett Woodward, Michael Buskirk and James Parks, named the county seat Bloomington. That same year Bloomington Township was officially organized and named.

The historic buildings of this township outside Bloomington are all related to the rural life of its early citizens. One of the most scenic and historic county roads,

Maple Grove Road, is located here. The oldest house in the county, the Daniel Stout House, built in 1828, and several other early farmhouses, stone walls and the Maple Grove Church cemetery are of historic importance. The encroachment of recent suburban development in the area threatens the integrity of this historic environment.

No.	Add.	Description
001	N	<b>Bridge No. 5</b> , North Old State Road 37 and Bean Blossom Creek; Warren Pony Truss, c.1920; Engineering, Transportation (639)
002	C	<b>House</b> , 3077 Mel Curry Road; Bungalow, c.1925; Architecture (055)
003	C	<b>House</b> , 2640 Mel Curry Road; Pyramid Cottage, 1901; Vernacular/Construction (055)
004	N	<b>House</b> , 2655 Mel Curry Road; Single-pen, log, c.1870; Vernacular/Construction (055)
005	C	<b>Farm</b> , 6436 North Showers Road; Double-pen, c.1865; Agriculture, Vernacular/Construction (055)
006	N	<b>House</b> , 1585 East Maple Grove Road; Double-pen, c.1875; Vernacular/Construction, Agriculture (055)
007	N	<b>House</b> , 1755 East Maple Grove Road; Gothic Revival, c.1880; Architecture (055)
008	C	<b>Farm</b> , 6250 North Maple Grove Road; Double-pen, log, c.1845; Vernacular/Construction, Exploration/Settlement, Agriculture (055)
009	C	<b>House</b> , 6245 North Maple Grove Road; Gabled-ell, c.1895; Vernacular/Construction (055)

010	N	<b>Peden House</b> , 6191 North Maple Grove Road; Gothic Revival, c.1880; Vernacular/Construction, Social history, Agriculture (055)
011	O	<b>Maple Grove Church and Cemetery</b> ; North Maple Grove Road; Greek Revival, 1876; Vernacular/Construction, Religion, Art, Landscape architecture (055)
012	N	<b>Farm</b> , 5716 North Maple Grove Road; Central Passage, c.1870; Vernacular/Construction, Agriculture (055)
013	N	<b>Dalten-Clipp House</b> , 5030 North Maple Grove Road; Double-pen, two story, log, c.1842; Vernacular/Construction, Exploration/Settlement (055)
014	C	<b>Tom Owens Farm</b> , 4910 North Maple Grove Road; Central Passage, c.1870; Vernacular/Construction, Landscape architecture (055)
015	N	<b>Stone Wall</b> , North Maple Grove Road; 1878; Landscape architecture (055)
016	O	<b>Owens Farm</b> , 4505 North Maple Grove Road; Massed-plan/Greek Revival, 1864; Vernacular/Construction, Agriculture, Landscape architecture (055)
017	N	<b>Farm</b> , 4851 Kinser Pike; Hall-and-parlor, two story, log, c.1860; Vernacular/Construction (055)
018	N	<b>Owens-Hill Farm</b> , 4600 Kinser Pike; Double-pen, c.1870; Vernacular/Construction, Agriculture (055)
019	N	<b>Stone Wall</b> , Bayles Road; c.1875; Landscape architecture (055)
020	C	<b>House</b> , 4346 Kinser Pike; Pyramid Cottage, c.1915; Vernacular/Construction (055)



**Owens Farm (25016)** This imposing brick farmhouse was built by Ben Owens in 1864. It is a massed-plan house with a prominent cornice and gable returns, hallmarks of the Greek Revival style. The two-story portico with scroll-cut decoration enlivens the entrance. An early log house, possibly used as a summer kitchen, and an old hen and pegged barn also stand on the property. The dry stone walls surrounding the property were laid in the 1870s.



**Jack Branum House (25021)** During the height of period revivals, in 1928, Jack Branum had this house built in the Tudor Revival style. To achieve a picturesque effect for the exterior walls, he ordered rustic fieldstone, an unusual choice in this limestone district. The turned stone columns at the entrance originally adorned the old Bowles Hotel, predecessor of the Graham Hotel in Bloomington.

021	O	<b>Jack Branum House</b> , 4705 North Old State Road 37; Tudor Revival, 1928; Architecture (055)
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**MONROE COUNTY PLAN REVIEW COMMITTEE****July 14, 2022**

<b>PLANNER</b>	Daniel Brown
<b>CASE NUMBER</b>	REZ-22-5
<b>PETITIONER</b>	Sonya Leigh
<b>ADDRESS</b>	353 N Knapp RD, parcel no. 53-04-35-300-034.000-011
<b>REQUEST</b>	Rezone Request from IL to AG/RR Waiver of Final Hearing Requested
<b>ACRES</b>	4.65 +/- acres
<b>ZONE</b>	Limited Industrial (IL)
<b>TOWNSHIP</b>	Richland
<b>SECTION</b>	35
<b>PLATS</b>	Unplatted
<b>COMP PLAN DESIGNATION</b>	MCUA Conservation Residential

**EXHIBITS**

1. Petitioner Letter
2. Petitioner Site Plan
3. Permitted Uses in the IL and AG/RR Zones

**RECOMMENDATION**

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a favorable recommendation for the rezone request from Limited Industrial (IL) to Agricultural Rural Reserve (AG/RR) based on the findings of fact, subject to the Monroe County Highway and MS4 Coordinator reports.

**MEETING SCHEDULE**

**Plan Review Committee** – July 14, 2022 (June 9, 2022 canceled due to lack of quorum)

**Plan Commission Regular Preliminary Hearing** – July 19, 2022 (Waiver of Final Hearing Requested)

**Plan Commission Regular Final Hearing** – August 16, 2022

**Board of Commissioners Meeting** – TBD

**SUMMARY**

The petition site is one parcel totaling 4.65 +/- acres located in Richland Township at 353 N Knapp RD. The petitioner is proposing to amend the Zoning Map from Limited Industrial (IL) to Agricultural/Rural Reserve (AG/RR). The site is currently a pre-existing non-conforming residential use allowed under Chapter 803 of the Monroe County Zoning Ordinance. The Single Family Residential use is not permitted in the IL zoning district. The petitioner states that they do not foresee any future changes in use.

If the rezone request is approved by the County Commissioners, the petitioner intends to apply for a Residential Accessory Structure permit. All applicable site plan requirements for Residential Accessory Structure apply.

If the rezone is denied, the petitioner may continue to operate the property as a single family residence under the requirements of Chapter 803.

**BACKGROUND**

The Zoning Map amendment would be from IL to AG/RR. Listed below are the definitions of these zones

per Chapter 802.

**Limited Industrial (IL) District.** *This district provides for industrial uses of limited intensity. The purpose of the district is to encourage a high quality of design including buffering, landscaping, signage, entry features and architecture. This district accommodates those light industrial uses which are less offensive to nearby commercial or residential areas. The specific intent of this district is to:*

- A. Accommodate industrial development which does not create substantial environmental impacts to surrounding properties. Such impacts include noise, vibration, unregulated outdoor storage and traffic.*
- B. Create industrial environments which accommodate light industrial uses.*
- C. Create environments for industrial uses which are attractive and well-designed.*
- D. Provide for limited commercial opportunities which serve the surrounding industrial area.*

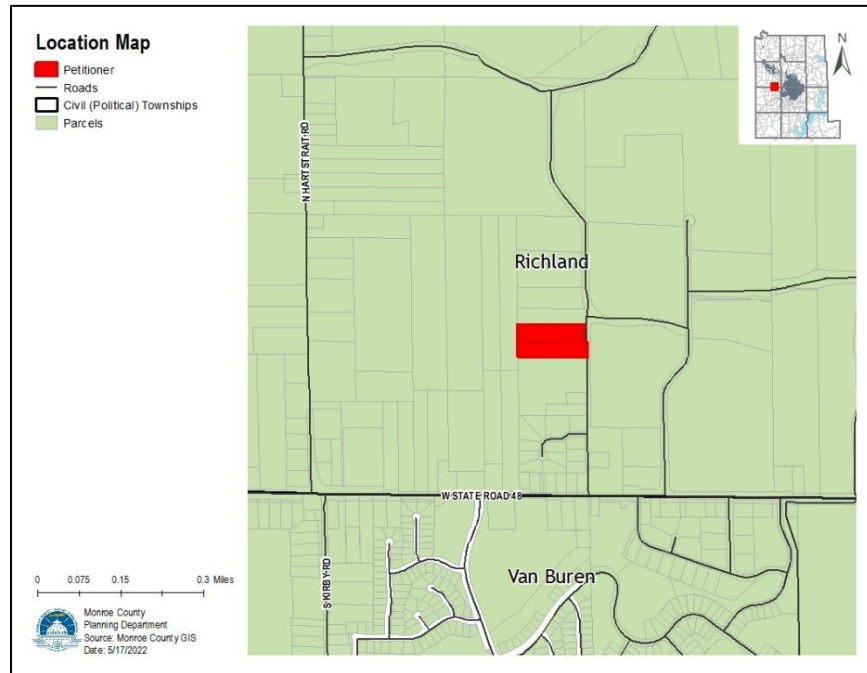
**Agriculture/Rural Reserve (AG/RR) District.** *The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses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

## **LOCATION MAP**

The parcel is located at 353 N Knapp Road, Section 35 in Richland Township. The Parcel No. is 53-04-

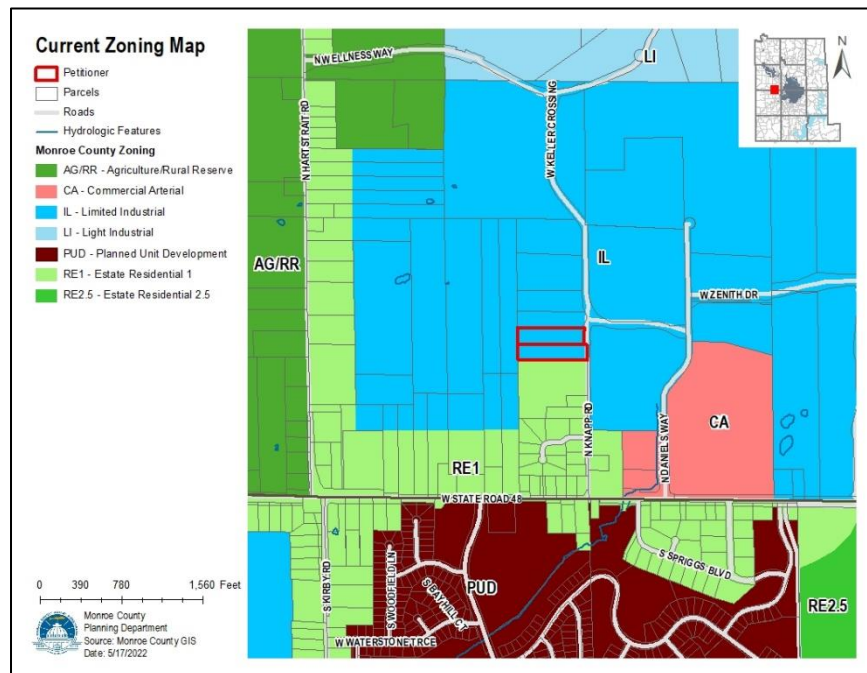


35-300-034.000-011.



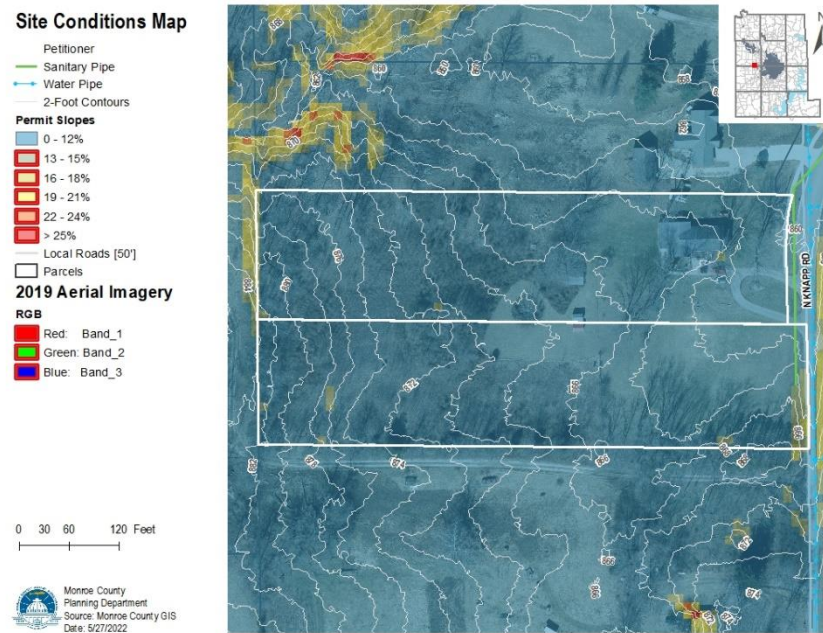
## ZONING

The parcel is zoned Limited Industrial as are the adjoining parcels to the north, east and west. There are parcels zoned as Estate Residential 1 to the south. There are no commercial uses directly adjacent to the subject property. The surrounding area includes mostly Limited Industrial, Estate Residential 1 and Agricultural uses.



## SITE CONDITIONS & INFRASTRUCTURE

The petition site is made up of two 4.65 acre +/- parcels. The site contains an approximate 2,399 sf single family residence, a 256 sf utility shed, a 140 open masonry porch, a 60 sf wooden deck, and a 180 sf wooden deck. The petition site is currently operated as a single family residence. Access to the site is from N Knapp Rd, which is designated as a Local roadway according to the Monroe County Thoroughfare Plan. There is no evidence that karst/sinkhole features are present on and near the petition site according to available contour data.



### **Stormwater Comments:**

No comments on the rezone petition. MS4 Coordinator will review any site improvements when permits are submitted.

### **Highway Comments:**

No comments substantive to the rezone petition at the time of this report's publishing.



## SITE PHOTOS

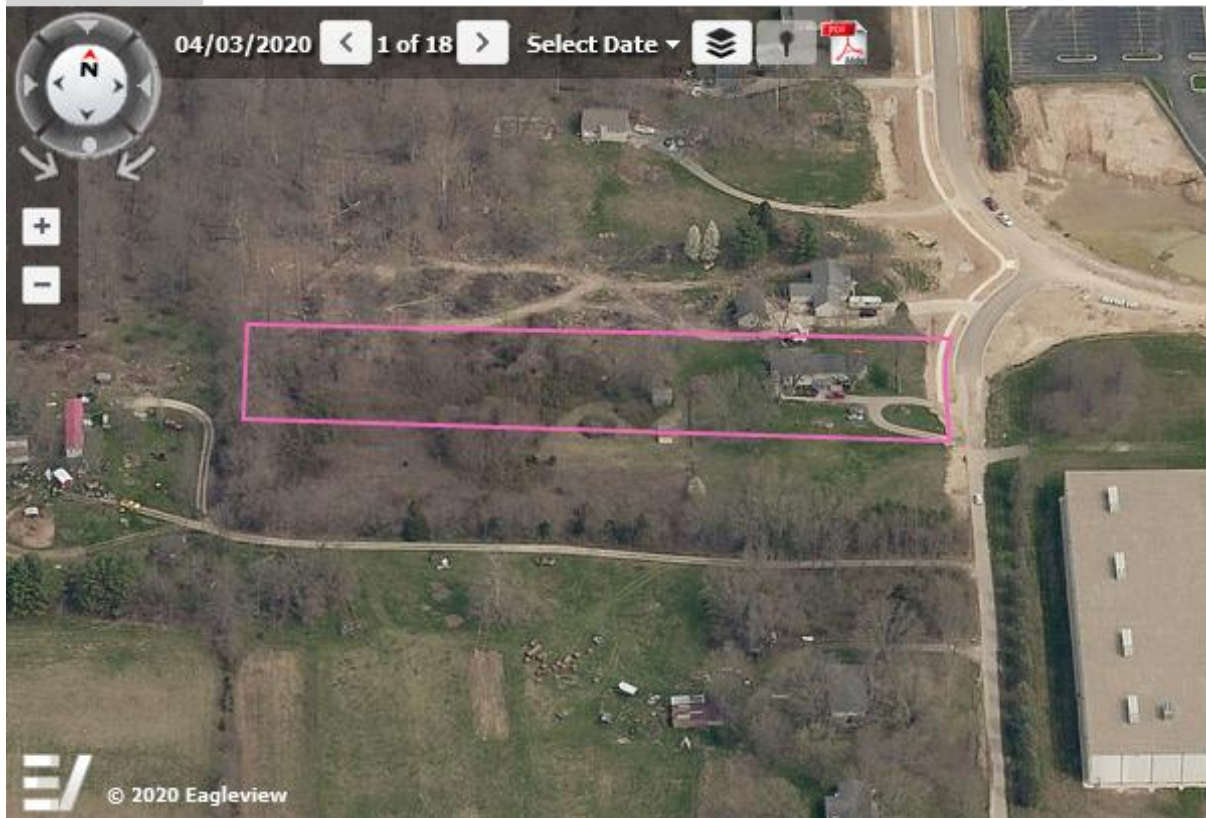
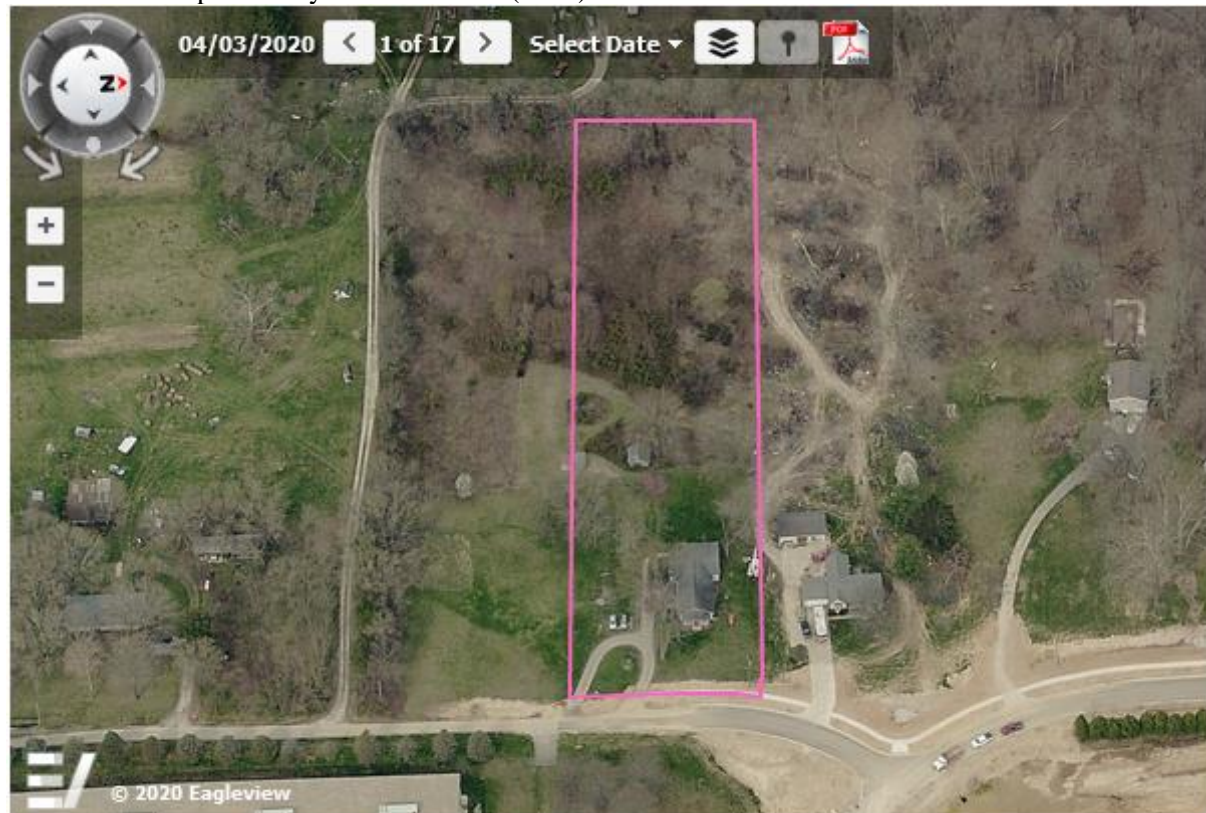
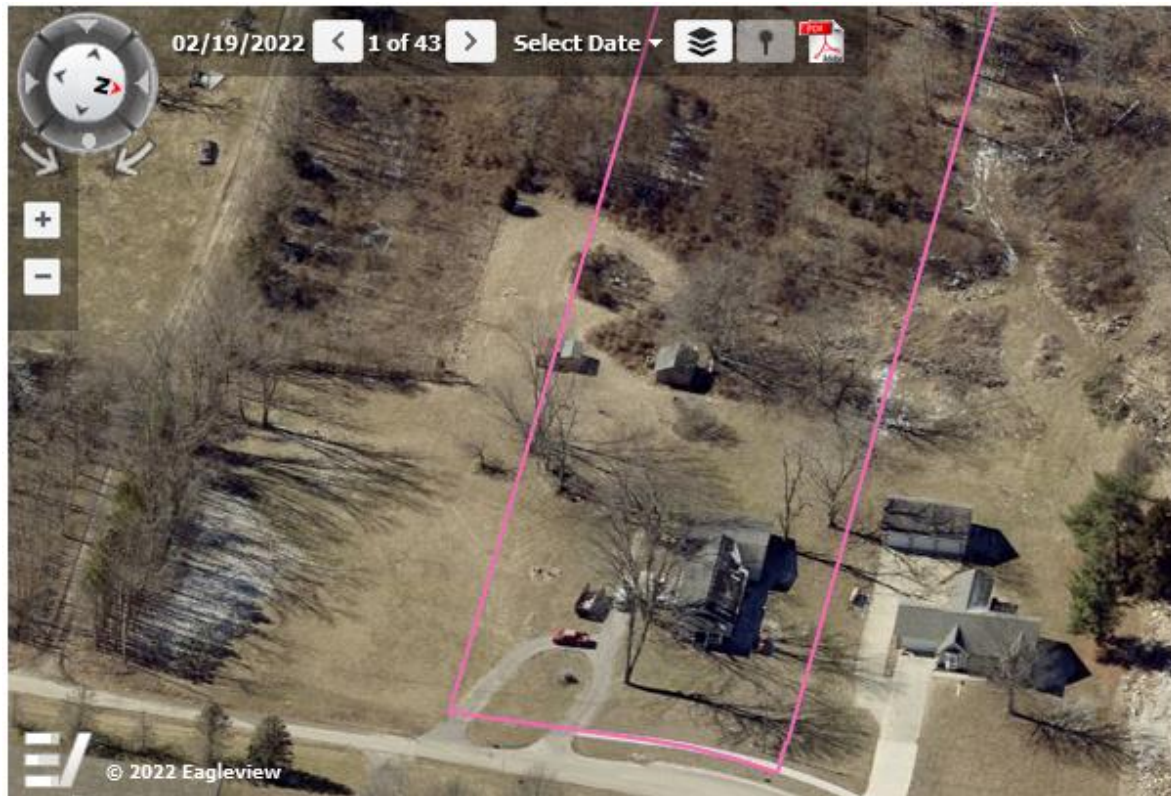


Photo 1. Aerial pictometry from the south (2020)



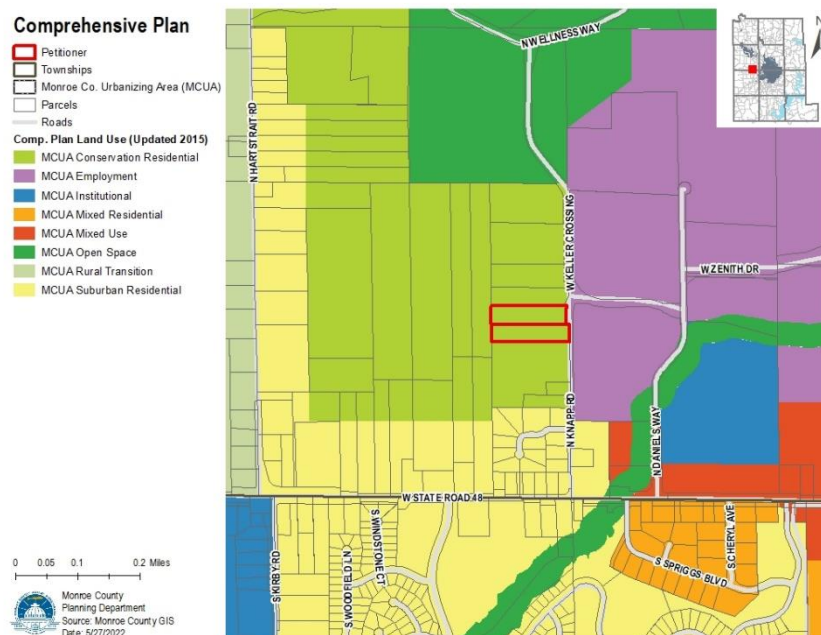
**Photo 2:** Aerial pictometry from the east (2020)



**Photo 3:** Aerial pictometry from the south, zoomed in (2022)

## COMPREHENSIVE PLAN DISCUSSION

The petition site is located in the *Conservation Residential* district in Monroe County Urbanizing Area Plan.



The Conservation Residential use category has relatively large lots situated within the Designated



Communities of Monroe County. Often these parcels contain significant amounts of Vulnerable Land but include three different kinds of uses; each has an independent rationale for its classification as well as different expectations for future use. They are grouped into one use category because the property use policy directives for all three are the same – relatively low intensity use for the plan horizon.

For those portions of our Designated Communities with significant amounts of Vulnerable Land, the Conservation Residential category protects the Vulnerable Land from encroachment while still allowing land to be used for residential purposes. Each Designated Community also contains property designated for future development, i.e. Residential Reserve sub-area, as infrastructure matures within the area. For those portions of our Designated Communities, the Conservation Residential category provides residential use consistent with established infrastructure and long-term use expectations.

And finally, the Designated Communities must provide a range of residential options, including relatively low density urban living, i.e. large lot, opportunities to accommodate lifestyle choices consistent with our range of lifestyle opportunity goals.

The minimum lot size for new parcels in the Conservation Residential use category shall be 2.5 acres excluding identified Vulnerable Land. Adequate contiguous Resilient Land shall be available for each dwelling to support either two independent conventional septic fields or one replaceable system. Where it is possible, new homes should be connected to sanitary sewer service. Sufficient space for buildings traditionally associated for this type of use must also be provided. For those parcels where more intense use is dependent upon future infrastructure, property owners should be encouraged to consider lot layouts suitable for future subdivision and more intense property use avoiding Vulnerable Land.

#### **FINDINGS OF FACT - REZONE**

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

##### **(A) The Comprehensive Plan;**

###### **Findings:**

- The Comprehensive Plan designates the petition site as MCUA Conservation Residential.
- The rezone request is to change the zone for the petition site from Limited Industrial (IL) to Agriculture/Rural Reserve (AG/RR);
- The current use of the petition site is single family residential;
- If approved the petitioner intends to apply for a Residential Accessory Structure permit for a storage shed;

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

###### **Findings:**

- See Findings under Section A;
- The rezone request is to change the zoning for the entirety of the site to the Agriculture/Rural Reserve (AG/RR) District;
- The petition site is currently zoned Limited Industrial;
- The majority of the northwest portion of the site exhibits slopes less than 15% (see Slope Map);
- A large portion of the property surrounding the existing structures exhibits slopes less than 15% (see Slope Map);
- The petition site is not located in FEMA or DNR Floodplain;

- The petition site is not located in any areas of the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed);
- No evidence of karst/sinkhole features of being present on and near the petition site according to available contour data;

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

**Findings:**

- See Findings under Section A and Section B;
- The adjacent parcels to the north, west, and east are currently zoned IL;
- The adjacent parcels to the south are currently zoned RE1;
- Numerous properties approximately 0.5 miles to the west and northwest are zoned AG/RR;
- Land uses in the surrounding area are mostly residential and/or agricultural;
- There are no commercial uses directly adjacent to the subject property;

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

**Findings:**

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

**(E) Responsible development and growth.**

**Findings:**

- See Findings under Section A, Section B, and Section C;
- The petition site is one parcel with 4.65 +/- acres;
- The purpose of the rezone is to provide the property owner with the right zoning to pursue a Single-Family Residential use on the property;
- According to the Monroe County Thoroughfare Plan, N Knapp Rd is designated as a local roadway;



**EXHIBIT 1: Petitioner Letter**

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**Sonya Leigh and Timothy Wiens**

353 N. Knapp Rd.  
Bloomington, IN 47404  
(352) 272-1797  
heavenleigh2011@yahoo.com

25 April 2022

**Monroe County Planning and Zoning Committee**

Review Board  
501 N Morton St Suite 224  
Bloomington, IN 47404

Dear Board Members,

My name is Sonya Leigh and I am seeking a rezone of my family home located at 353 N. Knapp Rd. Bloomington, IN 47404. It is located within Monroe county, in what has been known as the fringe area. I have owned the property for over 15 years. It is the original house to the property which sits on over 4 acres. We were told by a family member who was born in the house that it was built around 1920.

I changed my name in 2011 from Pamela Jo Wiens to Sonya Heaven Leigh just to clarify any confusion when reviewing the property records. It is currently deeded to Timothy B. Wiens and my previous name of Pamela Jo Wiens. I am planning to obtain legal advice as to how to secure the property for my children.

The property to the south and east is residential and agricultural. My home along with 4 others to the north of me had zoning changed to Light Industrial years ago. This zoning prohibits us from being able to fully utilize and make improvements to the property which will allow my family to live and age in place. The following will explain why we are making this desperate appeal for our home to be allowed to return to a zone AG/RR for residential purposes. I have attached below the county information and screenshot from the GIS.

**It is our home.** It is where I watched my son get on the bus for the first time for school, where he played with his first puppy, ran through the field picking wild flowers, saw his first fireworks display from the front porch and helped me dissect science projects for my college biology course. Both of my children's handprints are in the sidewalk.

**The rezone of our home and land to AG/RR is crucial for my family's lives!**



My son has been diagnosed with a disability as he has grown. He has battled with many physical issues over the years and has been diagnosed with autism. He will require major heart surgery in the next 10-15 years. He will never drive due to limitations from his autism. I have been diagnosed with Connective Tissue Disease which includes: RA, Polymyositis, Raynauds, Fibromyalgia, and Neuropathy. Eight years ago I was told that I would have possibly 5-10 years left to live due to my disease likely causing my heart and lungs to fail. My daughter has unfortunately inherited the disease as well.

Someone may suggest we move to another property to accommodate our disability needs but it would not be the solution. Our home not only has an emotional connection but it provides the ability for my son to walk to a job that understands and works with his disability. He has acquired a part time job at Cook. He is now 21 and the ability to walk to work on his own gives him a great sense of pride and independence. Our home's location also allows him the ability to walk to nearby grocery, pharmacy and retail as well. It is crucial for his needs and his future to remain in the home he grew up in and is familiar with.

**We are seeking the rezone to AG/RR to allow us to restore our home and build additions to accommodate our family's disabilities and aging in place. We have no plans to ever sell our home. My husband and I have recently sold our investment properties as well as the primary residence he has been living in due to employment in Florida. This has allowed us to pay off the mortgage on our Bloomington home to insure that there will always be a roof over our children's heads.**

Not only are the properties that adjoin mine to the south and east zoned for residential and agricultural use but the homes to the north of me have been totally renovated in the last year and are now being sold for \$425,000 and \$450,000. We as homeowners have no intention to use the property as Light Industrial but to continue its use as residential.

**Our home will be the home that me and my children will continue to live in for the rest of our lives.**

We considered selling our property about 10 years ago and were unable to due to the zoning and denial for businesses even allowed by zoning code because the road would not accommodate emergency services and traffic. Cook and Baxter had no interest in the property. Cook has since expanded east and taken space in the old GE building. The KEHE building has been sitting vacant. It would be financially smarter for a new industry to purchase a vacant building like KEHE as opposed to taking on the battle of trying to negotiate sales with five different homesteads that are not interested in

selling. Then dealing with the reconstruction of the highway drainage and hurdles of the topography in order to build. The land encompassing our five homes would not accommodate industrial development as noted by one of your members, during an online meeting I attended to discuss the new plan for zoning. The road has recently been redeveloped but the drainage areas that have been installed add to the inability for industrial development as shown in the **pictures below** due to the steep slope from the height of the road.

I am also attaching the following letter from Danielle Bachant-Bell with Lord and Bach Historic Preservation Consulting referencing the historical role of our home to the land and the changes and issues associated with the drainage installed by the county.

**"Statement Regarding the property at 353 N. Knapp Road In March 2022, I visited the property at 353 N. Knapp Road. The house is a front gable bungalow with a hipped roof front porch resting on a concrete block foundation. It is typical of a simple bungalow of the 1920-1930 time period, many of which were purchased as kit homes through catalogs. The date of 1928 on the Monroe County Property Card could be considered accurate. The interior retains some original wood floors and trim and original access to the cellar. Despite the presence of replacement windows and vinyl siding, and later rear additions, the main house maintains the form of a bungalow of its time period. The land retains fence rows with period wire fencing and wood posts and the yard retains large trees of substantial age, although two died in more recent years. The latter may have occurred due to drainage changes as part of the industrial development and road changes immediately to the east and the subsequent damage to and flooding of tree roots. The house is one of two of the period on N. Knapp Road. Neither appear on the SHAARD database, possibly excluded by the surveyor due to alterations of siding, windows, doors, and additions. However, these changes and the exclusion from the database don't negate the age of the houses and their presence as homes. And as with 353 N. Knapp Road, the house was clearly part of what was a former small farm. The road itself appears on the Glenbenthal Monroe County Map of 1895. It is seen on the map, as it is today, a north/south road along the SW and SE Quarter boundaries of Section 35 in Richland Township. Danielle Bachant-Bell Lord & Bach Consulting Written 4/9/22 The above consultant has been determined to meet qualification standards for cultural resource management professionals. These standards (promulgated by the National Park Service and published in 36 CFR Part 61) define the minimum education and experience required to perform identification, evaluation, registration, and treatment activities for historic properties."**





Below are photos of our home and land that adjoins the residential/agricultural properties. The acreage would easily accommodate expansion. We wish to not only renovate and enlarge our home to allow space to accommodate everyone including my mother who suffers with parkinsons and stage 4 renal failure, but restore the old barn, build a greenhouse for gardening, a small pool house and install solar panels for energy efficiency. If approved we plan to remove the dual septic and attach to the city sewer to accommodate any expansions.











County GIS map of property.

According to the GIS system the overlay shows our property as 1 Family Dwelling 0-9.99 Acres and the adjoining property to the south of me as 2 Family Dwelling 0-9.99 Acres. Our property is not included in the Industrial Warehouse or Light Manufacturing and Assembly areas on the map.



Thank you for your time and consideration. I would be happy to provide any further information you may need and answer any questions you have. Feel free to contact me anytime. Your decision will have a great effect on my family's future. I love my town and my state. Home is where the heart is and my heart is in my home.

Sincerely,

Sonya H. Leigh and Timothy B. Wiens

## EXHIBIT 2: Petitioner Site Plan





### EXHIBIT 3: Uses Permitted in the IL and AG/RR Zone

#### IL Zones List

ORDEI	USES	IL	CONDITIONS
9	Auditoriums	C	
12	Automotive repair	C	9
15	Beverage bottling	P	
16	Building trade shops	P	
18	Business or Industrial Center	P	20
19	Business or trade schools	P	
24	Churches	C	
26	Commercial / Industrial Adaptive Reuse	P	21
31	Convalescent, nursing or rest home	C	
35	Cultural facilities	P	
36	Day care centers	P	
43	Fire stations	P	
48	Historic adaptive reuse	C	
54	Kennels	C	
55	Light manufacturing	P	
57	Machinery and equipment repair	P	
58	Mini-warehouses	P	
63	Off-site parking	C	
64	Offices	P	
66	Outdoor storage as an accessory use	C	
70	Police stations	P	
71	Print shops	P	
76	Rehabilitative facilities	C	
77	Relocation of off-premise signs	C	
78	Research laboratories	P	
86	Schools	P	
87	Shared parking	C	
98	Utility substations and transmission facilities	P	5
100	Warehousing and storage in enclosed buildings	P	

## AG/RR Zones List

USES	INTENSITY	ZONES	USES	INTENSITY	ZONES
<b>Agricultural Uses</b>	<b>i</b>	<b>AG</b>	Religious Facilities	H	P
Accessory Use		P	Remote Garbage/Rubbish Removal	H	C
Accessory Structures for Agricultural Use	L	P	Solar Farm	L	C
Agriculture	H	P	Telephone and Telegraph Services	L	P
Agricultural-Related Industry	H	P	Utility Service Facility	M	P
Agricultural Uses-Land Animal	H	P	Wastewater Treatment Facility	H	C
Agricultural Uses-Non Animal	H	P	Water Treatment Facility	H	C
Agritourism / Agritainment (i.e. corn mazes)	H	P	Wired Communication Services	M	P
Aquaculture	M	P	<b>Business and Personal Services</b>	<b>i</b>	<b>AG</b>
Christmas Tree Farm	H	P	Accessory Use		P
Commercial facilities for the sale, repair, a	H	C	Artisan Crafts	M	C
Commercial Non-Farm Animals	M	P	Bed and Breakfast	L	P
Confined Feeding Operations	H	C	Composting Operation	H	P
Equestrian Center	H	C	Greenfill	M	P
Equine Services	L	P	Historic Adaptive Reuse		P
Feed Lot	H	P	Kennel, including commercial animal breeding	H	C
Feed Mill	L	P	Real Estate Sales office Or Model	L	P
Historic Adaptive Reuse		P	Taxidermist	L	P
Horse Farm	L	P	Temporary Seasonal Activity	M	P
Nursery/greenhouse	H	P	Tourist Home or Cabin	L	P
Orchard	H	P	Veterinary Service (Indoor)	H	C
Pick-your-own operation	H	P	Veterinary Service (Outdoor)	M	C
Roadside farm stand, Permanent	M	P	<b>Retail and Wholesale Trade</b>	<b>i</b>	<b>AG</b>
Roadside farm stand, Temporary	L	P	Accessory Use		P
Stockyard	H	P	Agricultural Sale Barn	H	P
Winery	H	P	Fruit Market	L	P
Accessory Apartments	L	P	Garden Center	H	C
Accessory Dwelling Units	L	P	Historic Adaptive Reuse		P
Accessory Livestock	L	P	<b>Automotive and Transportation</b>	<b>i</b>	<b>AG</b>
Accessory Use		P	Automobile Repair Services, Minor	H	C
Guest House	L	P	Historic Adaptive Reuse		P
Historic Adaptive Reuse		P	Accessory Use		P
Home Based Business	L	P	Camping Facility	H	P
Home Occupation	L	P	Historic Adaptive Reuse		P
Residential Storage Structure	L	P	Park and Recreational Services	H	C
Single Family Dwelling	n/a	P	Private Recreational Facility	H	C
Temporary Dwelling	L	P	Recreational Vehicle (RV) Park	H	C
Two Family Dwelling	n/a	P	<b>Manufacturing, Mining</b>	<b>i</b>	<b>AG</b>
<b>Public and Semipublic</b>	<b>i</b>	<b>AG</b>	Accessory Use		P
Accessory Use		P	Historic Adaptive Reuse		P
Cemetery	H	P	Sawmill	H	C
Governmental Facility	H	P	Wood Products	M	C
Historic Adaptive Reuse		P			