

Monroe County Historic Preservation Board of Review



February 26, 2019

5:30 p.m.

**Monroe County Government Center
Planning Department
501 N. Morton Street, Room 224
Bloomington, IN 47404**

Monroe County Historic Preservation Board of Review Agenda

REGULAR MEETING

**North Showers Building
501 N. Morton Street, Room 224
Bloomington, IN 47404
February 26, 2019**

NEXT MEETING: Monday, March 18, 2019

1. Call to Order
2. Approval of Meeting Minutes PAGE 3
 - a. January 28, 2018
3. New Business: PAGE 9
 - a. 1812-HPNR-01
Tate-Tatum Farm National Register of Historic Places Nomination.
One (1) 119.36 +/- acre parcel in Perry Township, Section 34 at 1780 E Rayletown RD.
Zoned AG/RR; ECO3.
4. Old Business – Board Discussion
 - a. Monroe CDO Update – Historic Preservation Ordinances
 - i. Rules and Procedures (i.e. COA Hearing Procedure)
 - b. Preserving Historic Places: Indiana’s Statewide Preservation Conference
 - c. 2019 Work Plan
 - i. Board Membership
 - ii. Other Projects
 - c. Stinesville Bridge – National Registry
 - d. Limestone Heritage Project
(Website Link: <http://www.monroecountylimestoneheritage.com/>)
 - e. Community Signage Project
 - f. Alexander Memorial
5. Member Updates
6. Adjournment

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

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

The meeting will be open to the public.

Monroe County Historic Preservation Board of Review Minutes

REGULAR MEETING North Showers Building 501 N. Morton Street, Room 224 Bloomington, IN 47404 January 28, 2019

Members Present: Danielle Bachant-Bell, Debby Reed, Don Maxwell, Doug Wilson, Devin Blankenship, Duncan Campbell, David Vanderstel

Staff Present: Jackie Nester

Public: Darin Cardwell, Michelle Cardwell, and Anne Fields

1. Call to Order 5:30pm.

2. Approval of Minutes

December 17, 2018 – Approved unanimously.

3. New Business

b. 1901-COA-01

Beaumont House Certificate of Appropriateness.

One (1) 3.40 +/- acre parcel in Richland Township, Section 32 at 9030 W State RD 48.

Zoned AG/RR.

Cardwell – presented COA proposal for the barn. The barn will contain an office, laundry facilities, and a banquet hall.

Wilson – Why will there be garage doors as opposed to sliding doors?

Cardwell – Better insulation

Wilson – Mentioned doors could be put on top of the garage door

Cardwell – yes, we could add that. We have no objection to that.

Campbell – adding doors on top of garage doors are up to the Cardwell's. I don't think it should be a requirement. It is clear that the barn is a new building.

Cardwell – we want the barn to blend in. Discussed that the windows will be placed as to not be overly visible from the front. If the barn needed to change color from what was being proposed with this COA, they would come back to the MCHP board meeting. As a note, there will be no grids on the doors or windows for the barn.

Blankenship – agree with the submittals and amendments as mentioned by the Cardwell's.

a. 1812-HPNR-01

Tate-Tatum Farm National Register of Historic Places Nomination.

One (1) 119.36 +/- acre parcel in Perry Township, Section 34 at 1780 E Rayletown RD.

Zoned AG/RR; ECO3.

Bachant-Bell – Did anyone receive the full nomination form for the Tate-Tatum Farm Historic District? I would like the Rules and Procedures to be amended to make sure that in the future, the full nomination form for National Register applications are submitted in the Board packet. I will not be voting on this issue since it is a conflict of interest. I can answer questions if you have them and can point out a few points here:

Page 9 of the staff packet has the statement of significance, which points out that this is significant at the state level.

Page 10 you will see that the district was listed as “Notable” in the 1989 Interim report but was not captured on SHAARD due to inaccessibility to the site. We went through DHPA to do a preliminary evaluation and it passed, which is why we proceeded with this National Registry nomination.

I know many of you have not seen the full description, but do you have questions/comments? Also note that we addressed the Cardwell’s COA request first and mixed up the agenda since Michelle and Darin Cardwell had another meeting to attend.

Wilson: What is under the metal roof?

Fields: The roof had to be replaced due to leaking.

Wilson: That is a popular thing that happens

Fields: we still have all of the original roof materials. We will try to reuse them.

Maxwell: What about adding gutters and downspouts to this home?

Bachant-Bell – we are not going to tell them they can or can’t do that with this Historic Preservation designation. The metal roof, though, is historically appropriate.

Campbell – why was this site only notable? I understand statewide significance. Why not say nationally significant?

Bachant-Bell – All national registries that I have done point out local significance. Nationally they don’t have someone historic that lived here, nationally there are older places.

Campbell – It is an in-tact early settlement cabin. Double crib log barn represented here may be only one of 100 or one in 50 remaining nationally. We may not have a nationally historic person that lives on the property but there is a nationally historic building.

Bachant-Bell – The full nomination form has written out descriptions comparing this property to similar structures. That will be important for everyone to read.

Campbell – Yes, everyone should see the full nomination. I just wanted to bring this up as a discussion point.

Reed – who determines the rating?

Campbell – we do

Bachant-Bell – In terms of the 1989 Interim Report, those people are no longer around. I cannot answer why it was chosen as notable and not outstanding.

Blankenship – I like that you can see the progression of changes to the structures on this property over time.

Bachant-Bell – In the full report there are family members from the Tate Family. Anne Fields has those photographs

Blankenship – Are there weaknesses in the staff report that Bachant-Bell could fill to help the board decide?

Bachant-Bell – It is difficult for me to know what is missing without you all having the full nomination report. The concern is as a CLG, this board is given power to prove the historic registry designation. If you see page 30 of the staff report, how could you approve this statement without seeing the full nomination?

Vanderstel – the options for the board are to either consider the proposal with only the staff report, or postpone until the next meeting.

Campbell – I would like to see the full nomination. It is our responsibility as a CLG to approve or not approve this nomination. We can also suggest changes and suggestions.

Bachant-Bell – I personally don't want this board to be approved without knowing the whole story.

Campbell – Motion to continue the National Historic Registry until the February meeting so that the board members can have a chance to read the full nomination.

Vanderstel – second.

Approved 6-0 with Bachant-Bell abstaining.

4. Old Business – Board Discussion

a. Monroe CDO Update – Historic Preservation Ordinances

i. Rules and Procedures (i.e. COA Hearing Procedure)

Nester – the consultants will attend the Plan Commission meeting on February 19 and give an update on the CDO.

Bachant-Bell – Would be good to look over the Historic Preservation section of the CDO before the 2/19 meeting.

Nester – I can send that out before the meeting in case there are changes. I also included the City's Rules and Procedures into the packet for Board members to review.

Vanderstel – Let's have the Board review these before the February meeting to discuss next meeting.

Blankenship – If people see a need for another special meeting we can do that.

Vanderstel – Did we ever decide who was the Historic Preservation Officer?

Nester – I believe Jordan Yanke discussed this last meeting and we said that it could be Larry Wilson, the Director, who appoints a staff member as the secretary.

Campbell – I would think it was Larry Wilson and then he appoints the staff person.

Vanderstel – any discussion about the rules and procedures? Do we have the current rules of procedures?

Nester – I will send those out.

Bachant-Bell – Then we can compare the City’s rules of procedure with our ordinance and rules and procedures.

b. 2019 Work Plan

i. Election of Officers – January 2019

ii. Board Membership

Nester – Debby, Don, and Duncan’s appointment has been renewed for a 4 year term by the Commissioners.

Bachant-Bell – Did Nann Brewer ever apply to be on the Historic Preservation Board?

Nester – No, I did not receive anything from the Commissioners in terms of an application.

Blankenship – What about the Cardwell’s? Other interested people?

Bachant-Bell – Board members should reach out to anyone who might be interested and encourage them to apply.

Vanderstel – Let’s move on to the election of officers.

Bachant-Bell – I am willing to step up as Chair if Vanderstel wants to step down, but I want someone new as Vice Chair.

Discussion about which board members could potentially serve.

Blankenship – I nominate David Vanderstel to be Chair

Reed – Second.

Approve 7-0

Blankenship – I nominate Danielle Bachant-Bell to be Vice Chair

Bachant-Bell – Decline

Discussion about who would be willing to serve as Vice Chair.

Blankenship – Don Maxwell, would you be happy to serve as Vice Chair?

Maxwell – Sure.

Blankenship – I nominate Don Maxwell as Vice Chair

Reed – Second.

Approve 7-0.

iii. Other Projects

Campbell – In terms of a work plan for 2019, I found the work plan from 2013. I will send to Jackie to send out to the board.

Blankenship – Ideas I have include the stone fence survey. We could use it as a way to engage the public. Also we could inventory old barns and use social media to have people submit old barns in the County.

Wilson – would the County Fair be a good spot for public engagement?

Bachant-Bell – Hasn't been the best in the past.

Discussion about projects and leadership in taking on new projects.

Bachant-Bell – I sent around that link to everyone about crowd funding in survey of stone walls in New Hampshire. It would be an intense project for the MCHP to take on.

Blankenship – I will send out a list of items in Monroe County that a few board members could research as a project to get more information.

Reed – Devin please send out your list.

Maxwell – Seen that before where you ask people to write entries

Reed – yes, and we might know people who know something and could help.

Discussion about doing work in between Historic Preservation meetings.

Campbell – the 2013 work plan included three overarching topics: Protecting Historic Resources, Board Member Education, and Outreach.

Nester to send out 2013 work plan.

Discussion of other potential work plan ideas.

Bachant-Bell – Jackie can you look through the HP meeting minutes and find out about what ever happened to Stinesville applying for National Registry status for the bridge?

Nester – yes.

Campbell – we need the work plan to be manageable, maybe 4 things per year would be a good goal.

Blankenship – I have other ideas like using the app that surveys barns to use it to survey historic stone walls.

Discussion about the need for historic stone wall preservation.

Reed – the meeting for February – can it be another day? Also, would the Henry Glassy presentation at IU qualify for CLG credits on February 1 in the folklore building (800 E 3rd Street)?

Campbell – Yes

Bachant-Bell – Received information about the Historic Preservation conference in Evansville. Jackie to send the link about scholarships for CLG members.

Vanderstel – the BRI meeting is February 25, can we move the meeting to February 26?

Nester – yes, I will send out an email about the new date.

5. Member Updates

Vanderstel – No updates.

6. Adjournment 7:15 PM

MONROE COUNTY HISTORIC PRESERVATION BOARD OF REVIEW**February 26, 2019**

PLANNER Jordan Yanke / Jackie Nester
CASE NUMBER 1812-HPNR-01 Tate-Tatum Farm Historic District
National Register of Historic Places Nomination
PETITIONER Anne Fields & Jeffrey Lucas, C/o Danielle Bachant-Bell, Lord and Bach Heritage
Preservation Consulting
ADDRESS 1780 E. Rayletown Road
REQUEST Nomination to the National Register of Historic Places for the Tate-Tatum Farm Historic
District
ZONE Agriculture/Rural Reserve (AG/RR)
ACRES 119 acres +/-
TOWNSHIP Perry
SECTION 34
COMP. PLAN Suburban Residential (Monroe County Urbanizing Area Plan)

EXHIBITS

1. Tate-Tatum Farm Historic District Site Map
2. Bird's eye view of Tate-Tatum Farm Historic District (2017)
3. Tate-Tatum Farm Historic District Location Map
4. Tate-Tatum Farm Historic District Aerial Map (2016)
5. Tate-Tatum Farm Historic District listed as Notable in the Monroe County Interim Report of the Indiana
Historic Sites and Surveys Inventory, 1989
- 6-19. View of Tate-Tatum Farm Two-story log house
20. View of Wood storage and canning shed
21. View of Animal feed shed
22. View of Garage
23. View of Spring and trough
24. View of Granary
- 25-30. View of Double crib log barn
- 31-33. View of Transverse frame barn
34. USGS map
- 35-36. House floor plan
37. Aerial Map 1939
38. Aerial Map 1967
39. DNR/DHPA Checklist & Guidelines for National Register Applications
40. Site Plan Showing Expansion of the Transverse frame barn

AUTHORITY FOR REVIEW

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

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

LOCATION MAP & AERIAL PHOTO

The Tate-Tatum Farm Historic District is located in Perry Township at 1780 E. Rayletown Road.

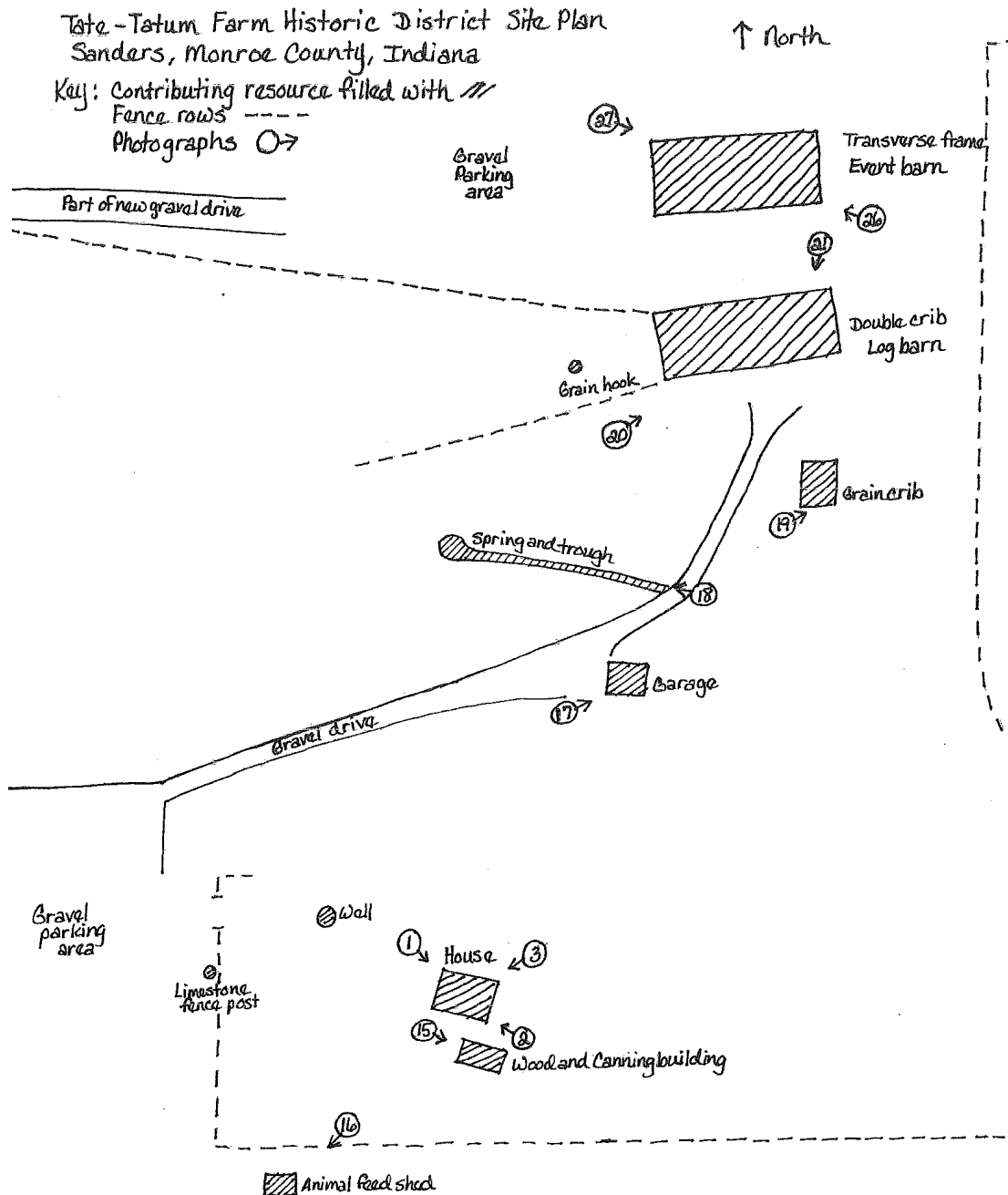


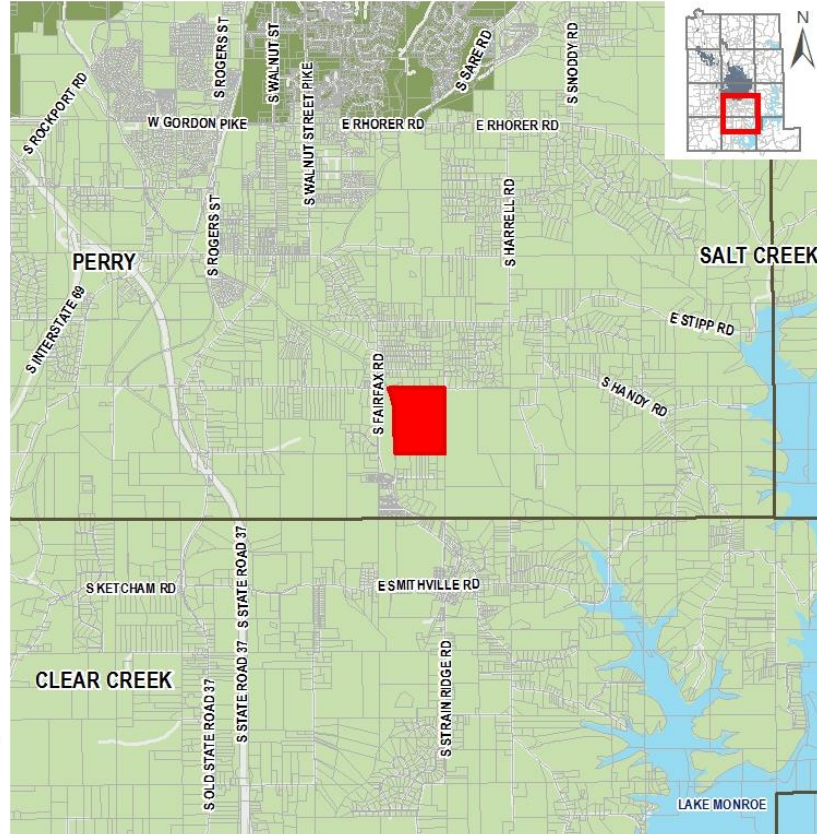
EXHIBIT 1: Tate-Tatum Farm Historic District Site Map. Property is listed as Notable in the Monroe County Interim Report of the Indiana Historic Sites and Surveys Inventory, 1989. The site contains the following contributing buildings: the 1822 two-story log house, c.1860 wood storage and canning building, 1822 double crib log barn, and the c.1890 Transverse Frame barn. Contributing structures include the c.1822 house well, c.1880 animal, c.1880 granary, c.1925 garage, and c.1900 concrete water trough from a natural spring. The contributing objects include a c.1900 hay pulley hook and c.1900 turned limestone fence post. The contributing site consists of the rolling fields, pastures, and intact fence rows.



EXHIBIT 2: Bird's eye view of the property, facing north (2017)

Location Map

- Petitioner
- Townships
- Roads
- Parcels
- Lakes
- Incorporated Areas**
- Bloomington



0 0.425 0.85 1.7 Miles


 Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/10/2019

EXHIBIT 3: Tate-Tatum Farm Historic District Location Map.

Aerial Map

- Parcels
- Roads
- Hydrologic Features

0 245 490 980 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/10/2019

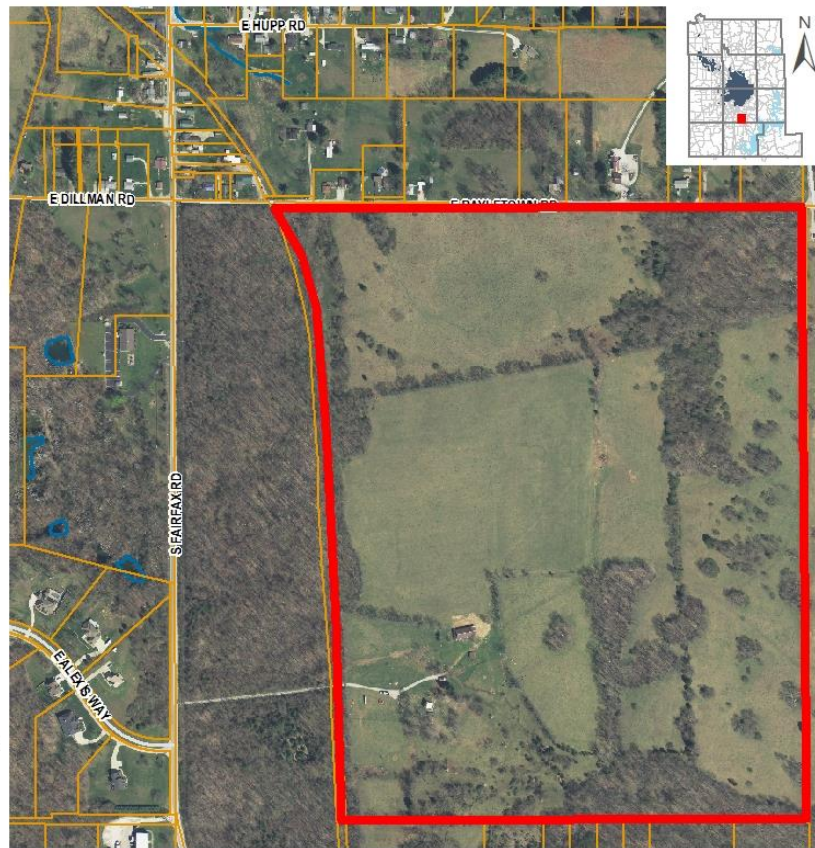


EXHIBIT 4: Tate-Tatum Farm Historic District Aerial Map (2016).

LOCAL HISTORIC SIGNIFICANCE

The land and its natural and man-made farm features make up the contributing site. One aspect of the historic nature of the site is the placement of the buildings, and placement of the contributing fence rows, which over time created functional land enclosures for the house yard, barn yards, and related buildings. The spatial relationship of the farm yard area has remained unchanged since construction of the garage c.1925. The land consists of rolling fields of cultivated crops, intact fence rows, woodland, and pastures.

The Statement of Significance from the nomination:

“For the purposes of this nomination, the district includes only the 119.36 acres that was part of the original farm. Both the Tate and Tatum families are associated with the settlement of the county. The district meets Criterion A under Agriculture for its association with late nineteenth and early twentieth century agriculture in Monroe County, and as one of the few historic farms in the county still in operation. The district also meets Criterion A under Exploration/Settlement as a rare, intact example of a settlement era farm in Monroe County, Indiana, containing both a house and barn of log construction erected at the time of the district’s settlement. The district meets Criterion C under Architecture for its 1822 two-story log house, 1822 double crib log barn, the four accessory farm buildings and structures dating between c.1865 and c.1920, and the c.1890 barn relocated to the property. Under Criterion D for Archaeology the property is significant under Agriculture for the information the site is likely to provide about its 191 years of occupation and use. It is one of the few architecturally intact farms in the county, is the most intact farm within Perry Township, and evidence indicates it is the oldest intact farm in the county. The district retains significant integrity representative of a settlement era Monroe County farm making it eligible for the National Register of Historic Places at the statewide level.”

072 N Farm, 6075 Fairfax Road; Hall-and-parlor, two-story, c.1845; Vernacular/Construction, Agriculture (115)

EXHIBIT 5: The Tate-Tatum Farm Historic District was given a Notable Rating in the Monroe County Interim Report of 1989

The Monroe County Interim Report of 1989, which provided an inventory of all historic sites and structures in the County, assessed the Tate-Tatum Farm Historic District and gave it a Notable Rating.

“A rating of “N” means that the property did not quite merit an Outstanding rating, but is still above average in its importance. Further research or investigation may reveal that the property could be eligible for National Register listing.”

According to the nomination form, the Tate-Tatum house and barn together with the other agricultural buildings forms an outstanding, intact collection representative of vernacular agricultural construction from the early-19th through the early 20th century. The district was listed as Notable in the 1989 *Indiana Historic Sites and Structures: Monroe County Interim Report* but was not re-surveyed for the 2015 report due to inaccessibility.

Two-Story Log House:

The 1822 two-story log house (photos below) was updated by the family in 1935 with minimal Craftsman-style elements. Alterations at that time or earlier included addition of a rough-cut limestone block foundation forming a full-height basement; installation of eight-inch wide clapboard and wide corner boards; replacement of the original chimney with a wide, exterior brick chimney shaft; replacement of the doors with single light, three horizontal-panel wood doors; replacement of the windows with three-over-one wood sash; and construction of a shed roof kitchen and bathroom addition. In 1967, the house was documented by Indiana University folklorist, Dr. Warren E. Roberts, and ultimately appeared in his book, *Log Buildings of Southern Indiana*.



EXHIBIT 6: Tate-Tatum Farm – two-story log house, c. 1822. View of West (primary) and north façades of house at northwest corner, looking east/southeast (Photo #1: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 7: South and east façades of house at southeast corner of rear addition, looking northwest (Photo #2: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 8: North and east façades of house, looking south/southwest (Photo #3: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 9: Interior basement of house under main house, looking toward northwest corner (Photo #4: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 10: Interior basement of house under main house, looking toward northeast corner (Photo #5: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 11: Interior first floor living room of house, looking toward northeast corner (Photo #6: Danielle Bachant-Bell, April 4, 2018). The interior living areas of the house have wood floors, six-inch high baseboards, plaster walls and ceilings, paneled wood doors, and plain, five-inch wide door and window trim. The floors and woodwork on the first floor are stained while on the second floor it is painted.



EXHIBIT 12: Interior first floor living room of house, looking toward southwest corner (Photo #7: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 13: Interior first floor kitchen of house, looking toward southeast corner (Photo #8: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 14: Interior first floor kitchen of house, looking toward northwest corner (Photo #9: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 15: Interior first floor bathroom of house, looking through room to west wall (Photo #10: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 16: Interior second floor of house south bedroom, looking past closet toward east wall (Photo #11: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 17: Interior second floor of house south bedroom, looking toward southwest corner (Photo #12: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 18: Interior second floor of house north bedroom, looking toward northeast corner (Photo #13: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 19: Interior second floor of house north bedroom, looking toward southwest corner (Photo #14: Danielle Bachant-Bell, April 4, 2018).

Wood and Canning Building:

The c.1865 wood storage and canning shed (photo below) measures twelve feet wide by twenty-two feet, five inches long and is sited east-west. The west room was the canning section and the east room was the wood storage. The shed is constructed with braced framing and rests on limestone piers, although some corners are off the piers. The vertical wood siding is of different eras, the oldest sections of which have twelve to fourteen-inch wide boards with four-inch wide battens. The gabled roof is corrugated metal. Hinged doors are at the northwest and northeast corners of the north elevation. A paired, hinged window is in the south wall of the wood storage section and a single hinged window is in the south wall of the canning section. The interior rooms have dirt floors. The wall separating the rooms is made of wide, circular-sawn boards with square-head nails. On the wood shed side the wall had been covered with newspapers. Now nailed shut, a vertical board door provides access between the rooms. The canning area is inaccessible due to the door being embedded in the dirt, but shelving can be seen on the east wall.



EXHIBIT 20: West and north elevations of wood storage and canning shed, c. 1865, at northwest corner, looking east/southeast (Photo #15: Danielle Bachant-Bell, April 4, 2018).

Animal Feed Shed:

The c.1880 animal feed shed is inside the cow pasture so is not fully accessible. The shed measures approximately ten feet deep by twenty feet wide and is sited to the south. It rests on limestone block piers, is sided with approximately six-inch wide vertical boards, and has a corrugated metal shed roof. Tongue and groove flooring on hewn beams is visible in the center accessing the feed storage rooms on the east and west ends of the structure. The east room is fully enclosed with tightly fit boards and has a hinged door on the exterior east elevation.



EXHIBIT 21: North and east elevations of animal feed shed, c. 1880, at northeast corner, looking west/southwest (Photo #16: Danielle Bachant-Bell, April 4, 2018).

Garage

The c.1925 front-gable garage measures ten feet, four inches wide and fourteen feet, eight inches deep at the main section. The shed roof addition adds another five feet, six inches to the depth. Sited east-west, the structure has a mixture of wood sills resting on the ground and wood on stone. The siding is vertical boards and the roof has corrugated metal on the south slope and deteriorated asphalt shingles on the north slope. The paired, hinged doors in the west elevation have angled corners. The shed roof addition on the east end appears to be a later addition, possibly to accommodate larger vehicles. Missing clapboard on the east elevation reveals that beneath the clapboard are vertical boards covered with paper feed sacks.



EXHIBIT 22: West and south elevations of garage, c. 1925, at southwest corner, looking east/northeast (Photo #17: Danielle Bachant-Bell, April 4, 2018).

Spring and Trough:

The natural spring feeds a tributary creek running southeast through the property that feeds into Ramp Creek. Between the spring and the drive way the creek was improved c.1900 to create a defined trough. The bed is large slabs of the natural stone and poured concrete is along the banks. The trough was used to store milk from the farm's dairying operation.

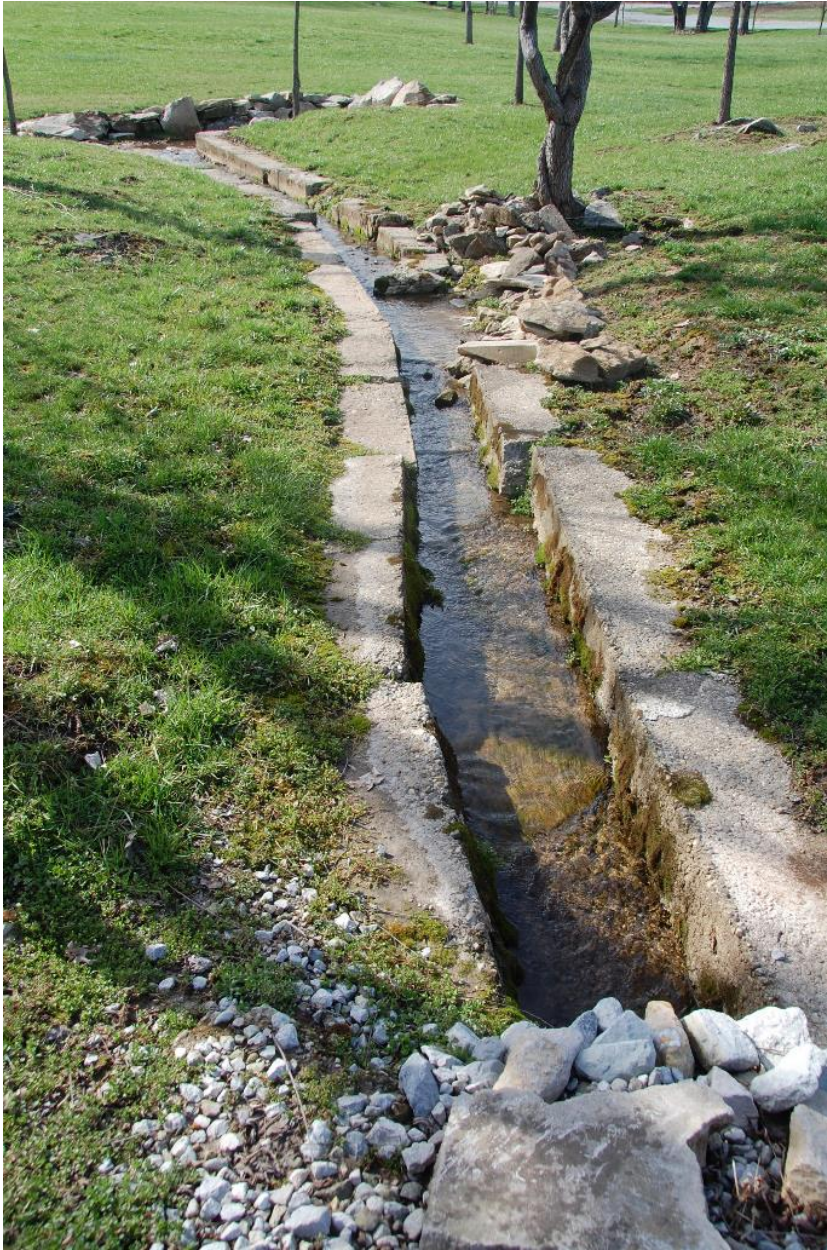


EXHIBIT 23: Spring and trough, looking west/northwest, c. 1900 (Photo #18: Danielle Bachant-Bell, April 4, 2018).

Granary:

The c.1880 granary is sited north-south. The front gabled grain storage section measures eight feet wide by eighteen feet deep, and the shed roof drive-thru section connected to the east elevation measures ten feet, three inches wide by eighteen feet deep. The granary rests on tall, single block limestone piers while the outer wall of the drive-thru rests on stones at grade. Round metal plates are between the stone and wood framing of the grain storage section. The siding is vertical boards of varying widths, most of which are wide, and the roof is corrugated metal. The two small interior rooms are lined with tightly fitted horizontal boards.



EXHIBIT 24: West and south elevations of granary, c. 1880, at southwest corner, looking north/northeast (Photo #19: Danielle Bachant-Bell, April 4, 2018).

Double Crib Log Barn:

The 1822 double crib log barn is sited east-west. A side gable roof was added c.1865 over both cribs. A hipped roof extension, possibly added c.1900, is at the west end. The foundation is primarily stone piers and the siding is vertical boards, with the east gable retaining the period board and batten. With hewn logs measuring between sixteen and twenty-one inches high, the east crib measures roughly twenty-four feet deep by fourteen feet wide and the west crib measures roughly twenty-four feet deep by twenty-three feet wide. The center aisle is roughly thirteen feet wide. The west crib was improved to accommodate a dairying operation. The logs rest on a mortared, limestone block foundation and the floor is poured concrete with a trough in the floor. Adjacent to the east crib is an enclosed cattle feeding area that had a sliding door on the south elevation. A pair of hinged doors are on the north elevation. The space measures roughly fourteen feet, nine inches wide. An open-air feeding area of roughly the same dimensions and supported by log posts is attached to the east elevation. The west gable end extension is roughly eleven feet wide and has paired, hinged doors on the south elevation. A six-light, fixed-glass window is centered in the west wall and the hay pulley is visible in the west gable. Expansion to the north and south resulted in aisles the length of the building that are roughly ten feet deep.



EXHIBIT 25: West and south elevations of the double crib log barn c. 1822 at the southwest corner, looking north/northeast (Photo #20: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 26: East and north elevations of the double crib log barn at the northeast corner, looking south/southeast (Photo #21: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 27: Interior of double crib log barn, east crib at northwest corner, looking south/southeast (Photo #22: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 28: Interior of double crib log barn, west crib at northeast corner, looking south/southwest (Photo #23: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 29: Interior of double crib log barn, west crib at southeast corner, looking west/northwest (Photo #24: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 30: Interior of double crib log barn, east crib at southwest corner, looking east/northeast (Photo #25: Danielle Bachant-Bell, April 4, 2018).

Transverse Frame Barn:

The c.1890 Transverse Frame barn was relocated to the district in July 2016 from Rush County. It was dis-assembled at its original location with each timber numbered and tagged for proper re-assembly. The barn measures forty feet wide by seventy-four feet long and is forty feet high at the gable peak. It has a poured concrete foundation, new vertical board and batten wood siding, and a new corrugated metal roof. The east elevation replicates the original configuration with large paired sliding doors centered below a pent roof. For increased interior light, the doors have upper glass, a narrow horizontal window is under the pent roof, and five vertical windows are in the gable. Both the north and south elevations have three sliding doors and a human-scale door. A human-scale door is centered on the west elevation. Despite reuse as event space, the interior retains the center aisle and second story side lofts. The floor is poured concrete, an open tread staircase to the loft is at the northeast corner, and metal railings line the edges of the lofts on either side.



EXHIBIT 31: South and east elevations of transverse frame barn c. 1890 at southeast corner, looking north/northwest (Photo #26: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 32: North and west elevations of transverse frame barn at northwest corner, looking east/southeast (Photo #27: Danielle Bachant-Bell, April 4, 2018).



EXHIBIT 33: Interior of transverse frame barn from east end, looking toward west wall (Photo #28: Danielle Bachant-Bell, April 4, 2018).

TECHNICAL & SUBSTANTIVE REVIEW OF HISTORIC DISTRICTS

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

Section 1: Name of Property

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

Section 2: Location

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

Section 3: State/Federal Agency Certification

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

Section 4: National Park Service Certification

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

Section 5: Classification

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

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

Section 6: Function or Use

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

Section 7: Description

The prominent architectural styles are listed as Hewn Log House, Hewn Log Barn, and Transverse Frame Barn. Materials listed are also consistent with the categories in the National Register Bulletin, "How to Complete the National Register Registration Form," updated in 1997.

The Narrative Description associated with the Tate-Tatum Farm Historic District lists the date of original construction and those of subsequent alterations. The applicant provides thorough narrative describing the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features, and indicates the property has historic integrity.

Section 8: Statement of Significance

The applicant warrants that the Tate-Tatum Farm Historic District meets three (3) of the National Register Criteria for Evaluation, noted in bold italic letters, below:

The National Register Criteria for Evaluation is as follows:

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

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

The applicant makes a compelling case for the three criterion established. A summary paragraph is provided, in which the criterion is identified. The applicant then proceeds to provide an in depth response criteria section A, C, and D.

The applicant warrants that the Tate-Tatum Farm Historic District is significant at the local level for the placement of the buildings, and placement of the contributing fence rows, which over time created functional land enclosures for the house yard, barn yards, and related buildings. The spatial relationship of the farm yard area has remained unchanged since construction of the garage c.1925. The land consists of rolling fields of cultivated crops, intact fence rows, woodland, and pastures. The original 160-acre farm was reduced to 119 acres by 1895 with sale of 41 acres along South Fairfax Road to limestone companies and the railroad. As seen on the Monroe County Plat Maps, the farm remained at 119 acres through 1930 before expansion to at least 267 acres by the late 1960s. It has since been reduced to its current 127.45 acres due to sale of some of the later purchased acreage prior to current ownership of the farm. For the purposes of the nomination, the district consists of only the 119.36 acres that was part of the original farm. Comparing the 1939 aerial map with a 1967 view and current one (see Exhibits 37 & 38), the basic public road circulation remains the same, as does the location of fence rows for the various fields and pastures. The amount of land used for pasturage versus tillage shifted over time as can be seen between the 1939 and 1967 aerials; however, the uses have remained fairly consistent over time through to present day. An increase in tree growth along the fence rows and in the dominant woodland areas in the northeast and southeast corners of the district are the most dramatic changes. In short, at least since 1939 and most likely longer, the farm has maintained the same basic structure.

The Monroe County Historic Preservation Board agrees with the findings as follows:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*

The Tate-Tatum Farm Historic District meets Criterion A under Agriculture for its association with nineteenth and twentieth century agriculture and the history of agriculture in Monroe County. The land was farmed continuously by the Tate and Tatum families and their descendants from 1822 until 2013. The property is also significant under Criterion A under Exploration/Settlement as a rare, intact example of a settlement era farm in Monroe County, Indiana, containing both a house and barn of log construction erected at the time of its settlement.

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or***

The Tate-Tatum Farm Historic District meets Criterion C under Architecture for its 1822 two-story log house, 1822 double crib log barn, the four accessory farm buildings and structures dating between c.1865 and c.1925, and the c.1890 barn relocated to the property. The 1822 house and barn are rare surviving examples of log construction in Monroe County and are the oldest known buildings in the county. The house and barn together with the other agricultural buildings forms an outstanding, intact collection representative of vernacular agricultural construction from the early-19th through the early 20th century. The district was listed as Notable in the 1989 Indiana Historic Sites and Structures: Monroe County Interim Report but was not re-surveyed for the 2015 report due to inaccessibility. At the time of the 1989 survey the address was 6075 Fairfax Road and the survey number was 105-115-35072. Due to the depth of woodland along South Fairfax Road, the built resources are not visible from the road. At the time of the 2015 re-survey the driveway had a locked chain and was under receivership so was in-accessible.

- D. That have yielded, or may be likely to yield, information important in prehistory or history.***

The Tate-Tatum Farm Historic District meets Criterion D under Agriculture for the information the site is likely to provide about its 191 years of occupation and use. As outlined in Christopher Koepfel's paper, "Farmstead Archaeology" on file with the Division of Historic Preservation and Archaeology, the diversity of potential information that might be discovered stretches from the site's early years of subsistence farming through the evolution of farming practices during the late 1800s and through the 20th century. Structural documentation of the buildings and structures revealed numerous artifacts in sight above ground. Likewise, the covered well remains in the front yard of the house, and there is evidence of previous locations of both the exterior kitchen building and the outhouse. A property survey undertaken by an archaeologist would likely identify additional potential resources. Increasingly fewer farms dating to the earliest years of state settlement in southern Indiana and statewide remain intact and un-disturbed by development. The archaeological potential of the Tate-Tatum Farm Historic District, a settlement era farm spanning nearly twenty decades, is a rare statewide resource.

Section 9: Major Bibliographic References

The bibliography provided in the application includes footnotes referenced throughout the narrative. The bibliography appears to be in an acceptable format.

Section 10: Geographical Data

The acreage listed for the Tate-Tatum Farm Historic District property is accurately listed to the Monroe County plat map and legal description.

The Verbal Boundary Description is comprised of the local Parcel Number and Legal Description for the property.

The Boundary Justification refers to the boundaries which match the described legal description.

Additional Documentation Section

Maps:

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

Photography:

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

Tate - Tatum Farm Historic District
 Sanders, Monroe County, Indiana
 Topo map

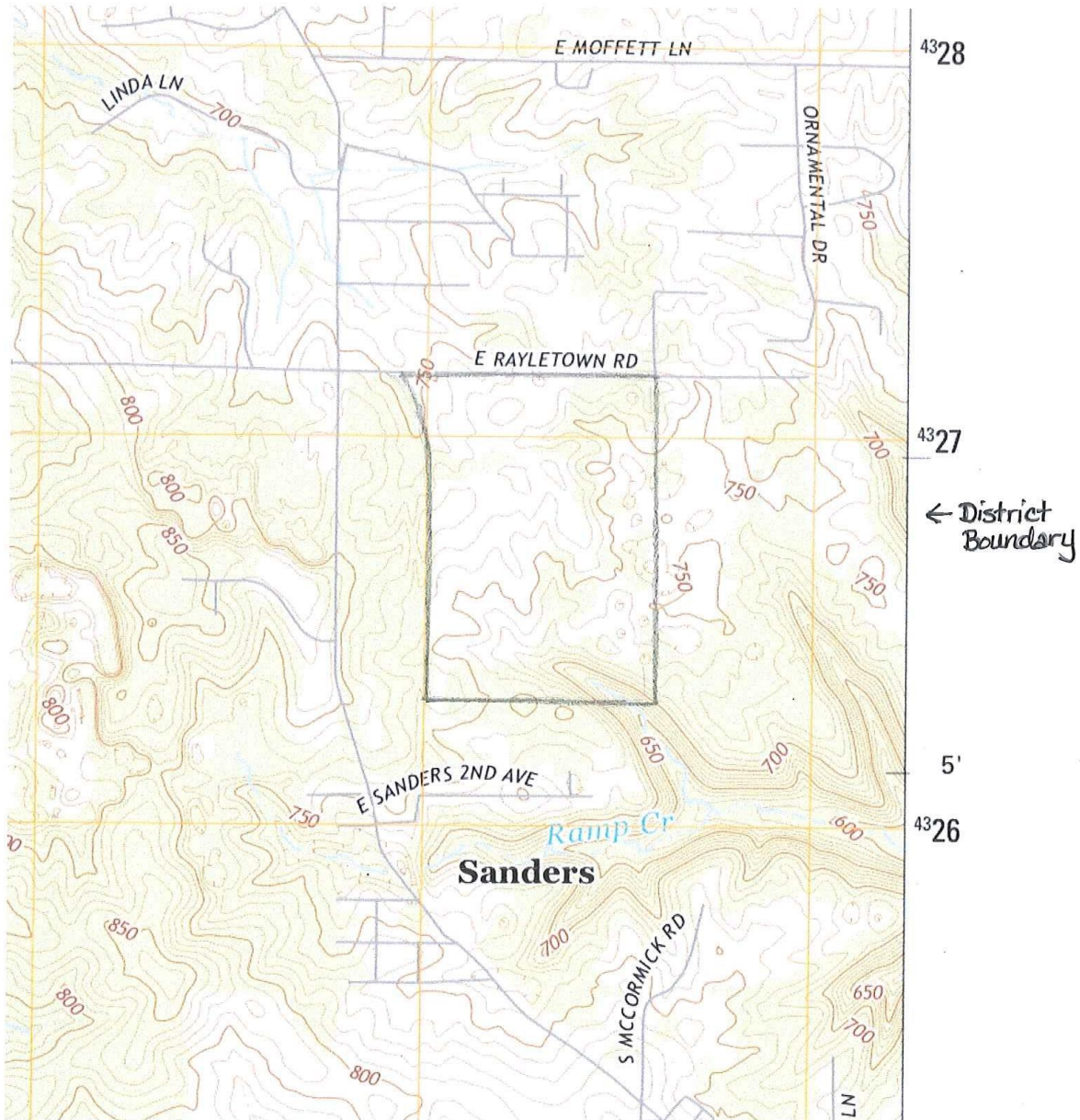


EXHIBIT 34: USGS map



EXHIBIT 35: Aerial Map 1939

Tate-Tatum Farm Historic District, Sanders, Monroe County, Indiana 1967 Aerial
District Boundary with heavy dark line

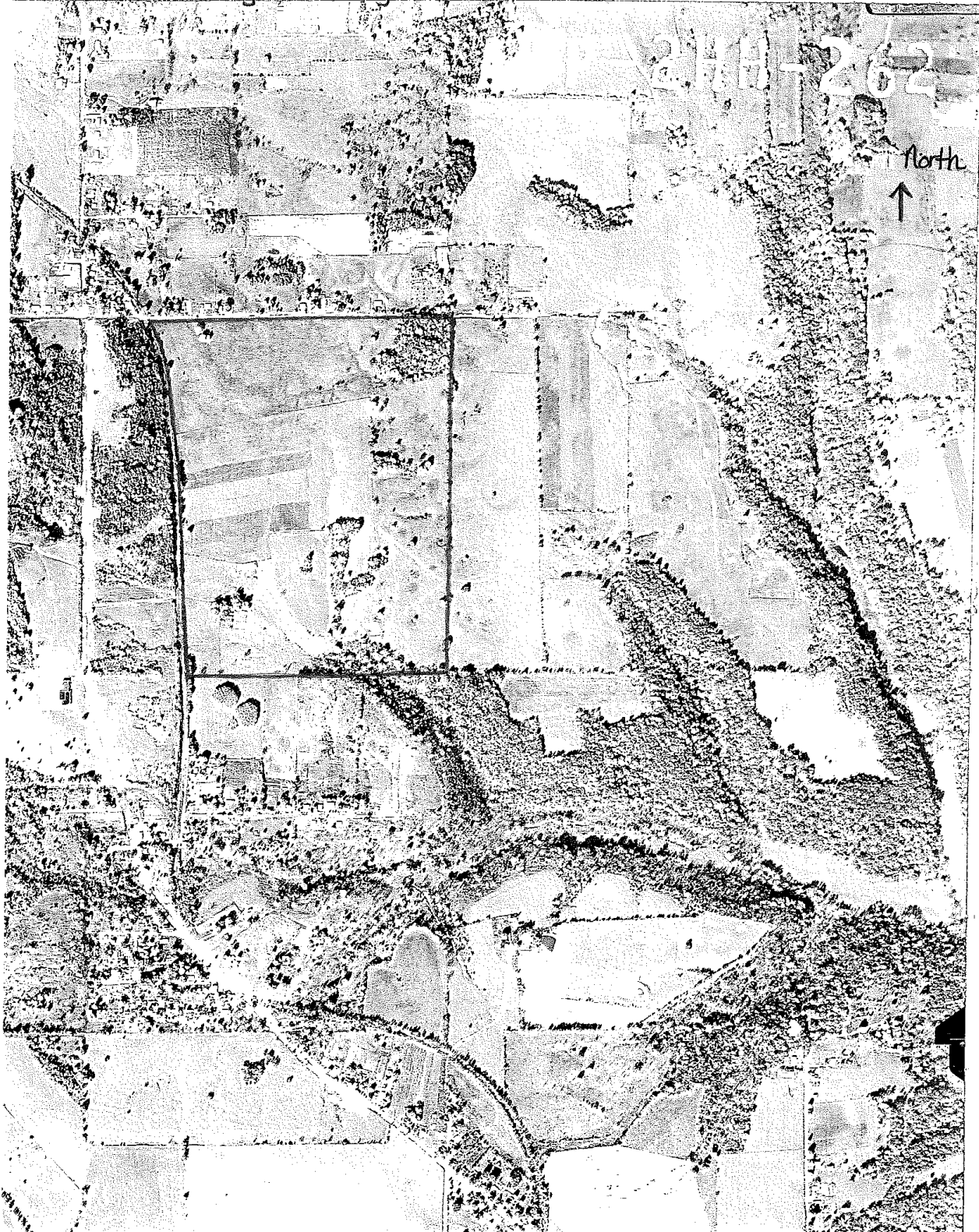
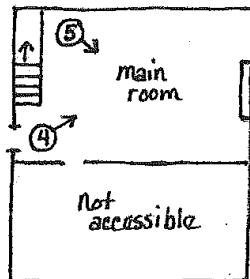


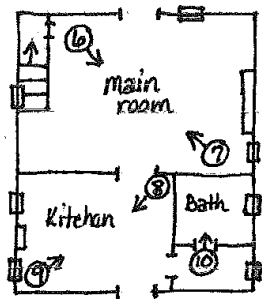
EXHIBIT 36: Aerial Map 1967

Tate-Tatum Farm Historic District
 Sanders, Monroe County, Indiana
 House Floor Plan
 North →

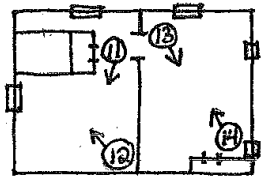
Key: Photograph O→
 Doorway —|—|—
 Window —||—||—
 Fireplace —|_|—
 Stairway —|||—|—
 Closet —|_|—|_|—



Basement



First floor



Second floor

Tate-Tatum Farm Historic District
 Sanders, Monroe County, Indiana
 Floor Plans of Barns
 North ↗

Key: Photograph O→
 Doorway →|←

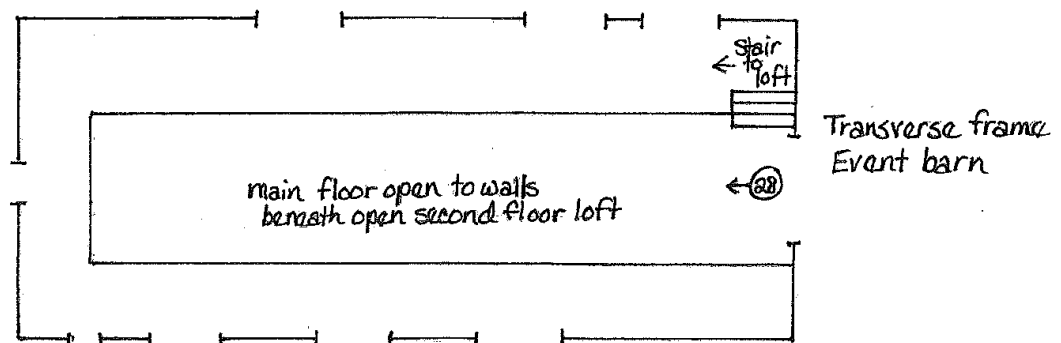
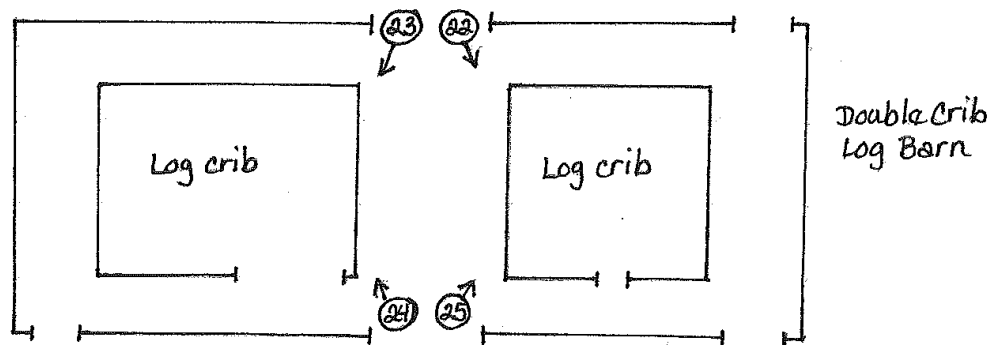


EXHIBIT 38: House floor plan

Checklist for Technical Review of Historic Districts

The Basics: Cover Sheets, Continuation Sheets, Photos/CD, and Maps

Working Your Way through the Cover Sheets

- Section 1:** Name: Does the name accurately reflect the significance of the property? Pay particular attention to the correct form for the name of the property
-Insert the survey number if available
-Pay attention to guidance in Bull. 16 for "not for publication" and "vicinity" boxes
- Section 2:** Location: County Code (Check Appendix II:5 in "How to Complete the National Register Registration Form")
- Section 3:** State/Federal Agency: Level of significance
- Section 4:** NPS Certification: Leave Blank
- Section 5:** Mark ownership & category
Resource Count:
 - Make sure it matches Description & site map
 - Make sure that various resources are classified as the appropriate type (building, site, structure, or object)
 - Make sure that all examples of a particular resource type (Ex: garages) within the period of significance are included. Can't only count the good ones.
 - For commercial districts: Be sure to count buildings, not storefronts. Admittedly this can be tricky.
- Section 6:** Make sure historic and current functions are indicated using categories taken exactly from "How to Complete the National Register Registration Form"
- Section 7:** Description:
 - Architectural classification and Materials entries **must** come exactly from Bulletin 16 Districts
 - Do the individual resource descriptions give the address, estimated date of construction, contributing/non-contributing status?
 - If only selected resources are described: Is there a good distribution geographically, architecturally, stylistically, and in terms of age and contributing/non-contributing status?
- Section 8:** Statement of Significance:
 - Make sure at least one Criterion is marked.
 - Make sure the appropriate Criterion is checked for the listed areas of significance
 - Follow guidance in Bulletin 16 covering the completion of the rest of the entries
 - Do the period of significance, criteria, and areas of significance match those marked on the cover sheets?
 - Is there an introductory paragraph with a summary of the criteria, areas of significance, and period of significance?

Section 9: Bibliography:

- Make sure there is a bibliography
- Make sure that any sources footnoted are included in the bibliography
- Make sure bibliographic entries follow an accepted format (like Chicago Manual of Style)

Previous Documentation: Is it necessary? Is it marked?

Primary Location of Data: Is something marked?

Section 10: Acreage of Property: Must be filled in

UTM References: This will be done in most cases by DHPA staff

Verbal Boundary Description:

- Make sure the boundary follows cardinal points (north, south, east, west) instead of left and right.
- Is the boundary one continuous line without breaks?
- Does the boundary start from one permanent location that will not change?
- Is the boundary as tight as it could be?
- The boundary should not run down the center of streets/alleys. Pick one side or the other

Verbal Boundary Justification:

- Does the boundary make sense?
- Does the explanation for the boundary make sense?

Additional Documentation Section

Photography

General Notes:

- Make sure there are photo descriptions in the text that include the 7 standard identification points (name of district with building address, county and state of district, name of photographer, date of photograph, location of negatives, photo number, description of view including direction of camera)
- Are the images clear?
- Are there a combination of individual buildings and streetscapes?
- Are there contributing and non-contributing resources represented?
- Are there photos from all areas of the district, not just focused in one area?

For Film Prints:

- Make sure that the photos have white borders
- Make sure labels are not labeled with ball point pen (pencil or photo pens are acceptable)
- Make sure stickers, labels, adhesives, and corrective type (White-Out) are not used

For Digital Photography:

- Make sure they are .tifs, measure 1200x1600, and are in COLOR
- Make sure they are labeled properly (IN_MarionCo_UnionStation1.tif, etc)

- Make sure there is a photo log on the CD
- Make sure there are two copies of the CD

Maps

USGS Map:

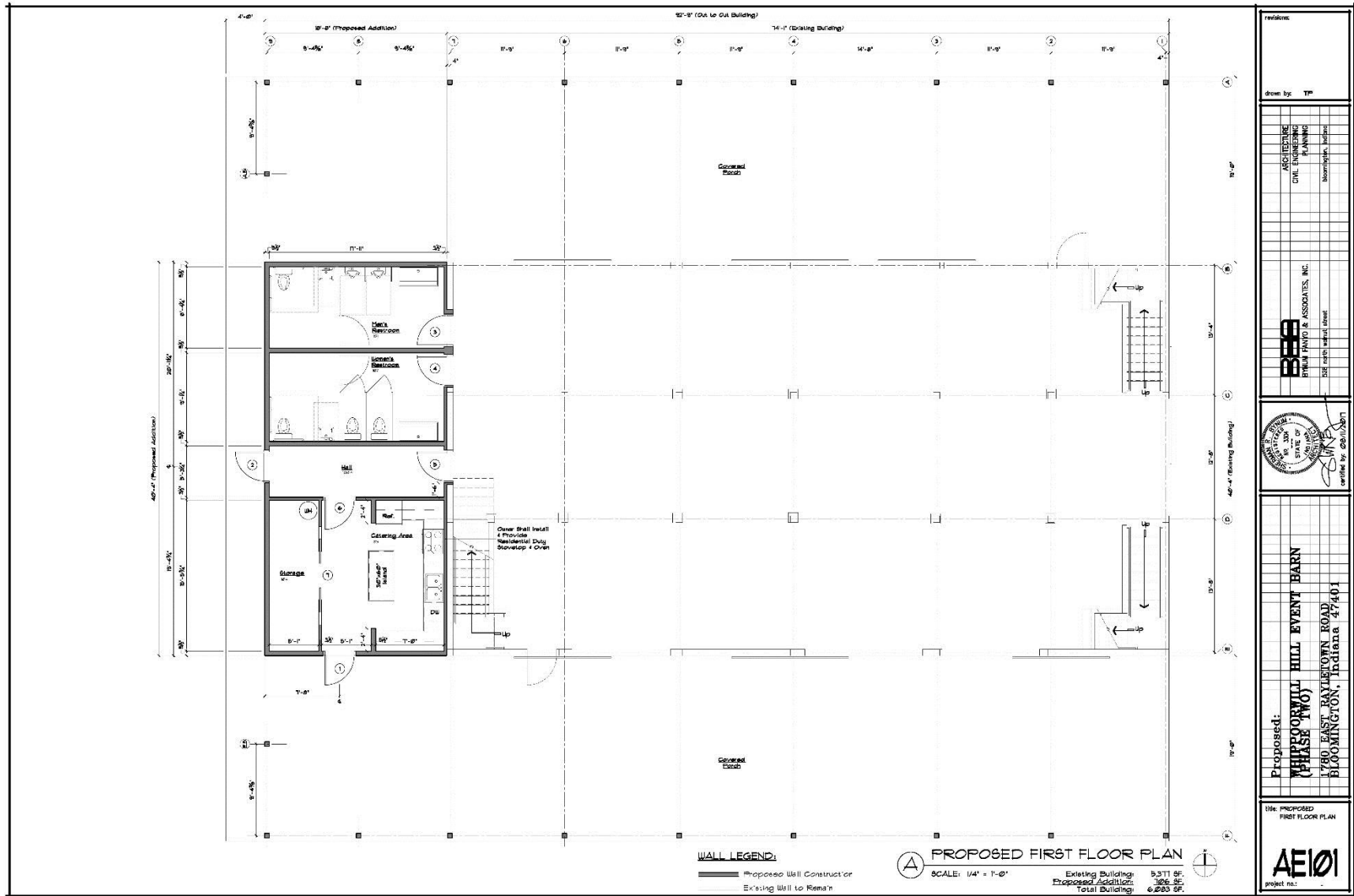
- Map must be a 7.5 minute topographical map
- Map must be full size (approximately 22x27) and color
- Map must be in good condition without tears or tape/adhesives/labels
- Make sure the map is not computer generated
- Make sure that the district is marked in pencil. Ink of any kind is not acceptable

Site Map:

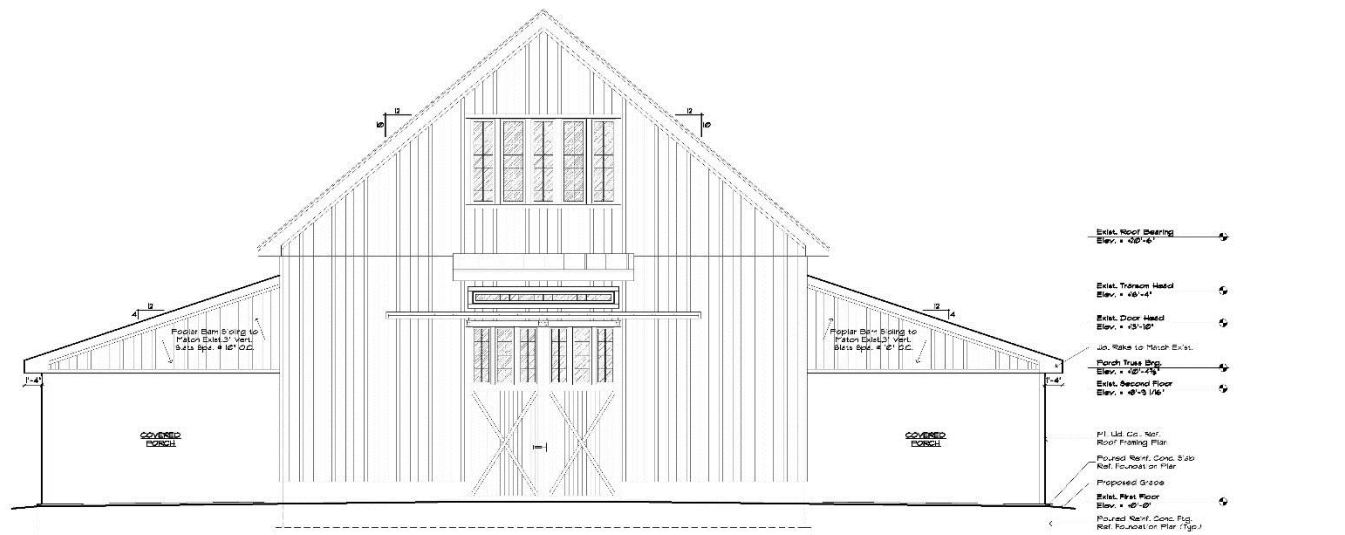
- Map should only be in black and white. No color.
- Map must include: building footprints, addresses, street names, north arrow, a key, district name and location, clear boundary line, contributing/non-contributing status, and photo numbers with location and direction
- Does resource count on site map match the resource count in Section 5 of the cover sheet and any references to resource count in text?
- Does contributing/non-contributing status on map match to status in text?

Property Owner List

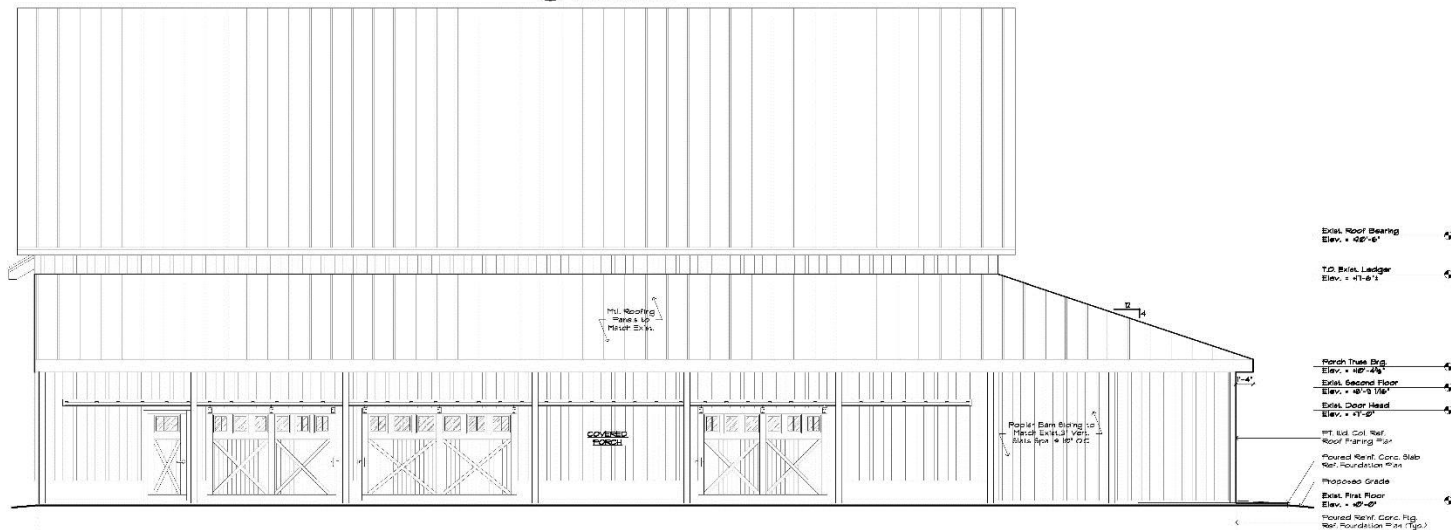
- Does the district have less than 50 property owners? If so, include a list of owners' addresses?



40. Site Plan Showing Expansion of the Transverse frame barn



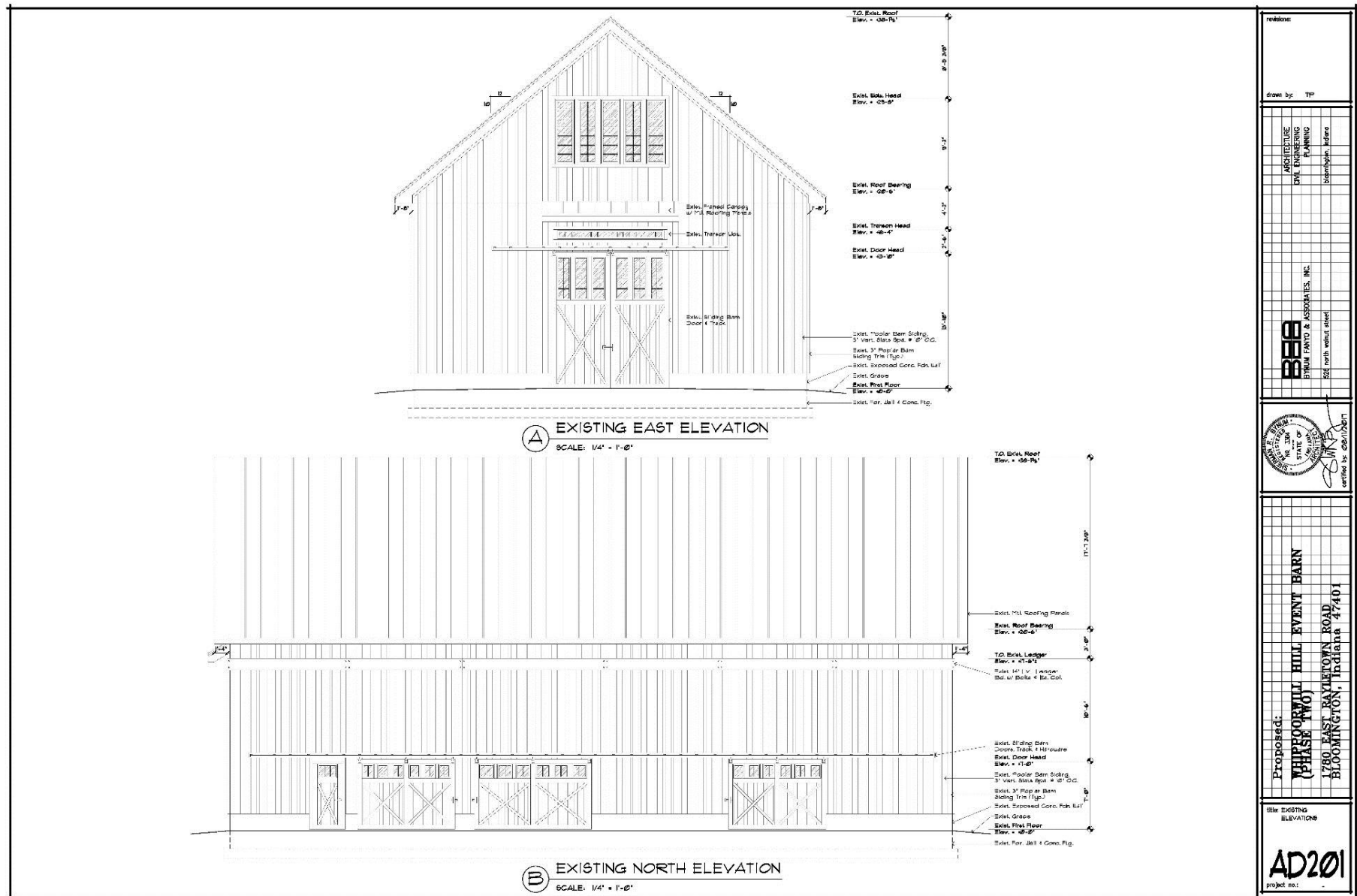
A PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



B PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

revision:
drawn by: TP
ARCHITECTURE CIVIL ENGINEERING PLANNING Bloomington, Indiana
BYNUM FANTO & ASSOCIATES, INC. 528 north central street Bloomington, Indiana
Proposed: WHIPPOORWILL HILL EVENT BARN (PHASE TWO) 1780 EAST RAYLETON ROAD BLOOMINGTON, Indiana 47401
Use PROPOSED ELEVATIONS AE201 project no.:

40. Site Plan Showing Expansion of the Transverse frame barn



revision

drawn by: TYP

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
Bloomington, Indiana

BEE
BRYAN FANTO & ASSOCIATES, INC.
555 north walnut street
Bloomington, Indiana 47401

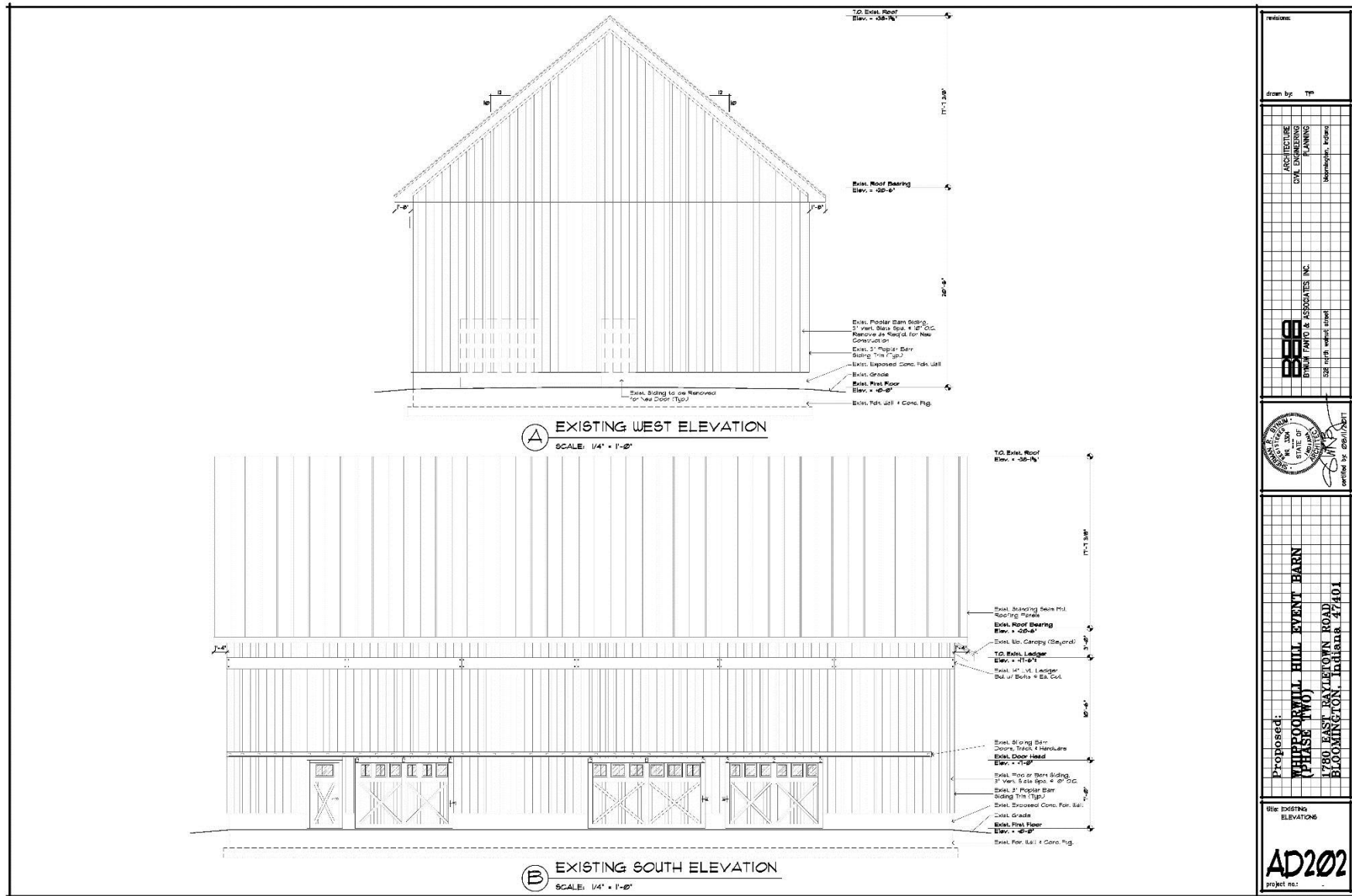
STATE OF INDIANA
No. 324
Professional Engineer
Certified by: 06/17/2021

Proposed:
**PHIPPOORVILLE HILL EVENT BARN
(PHASE TWO)**
1780 EAST BAYLETON ROAD
BLOOMINGTON, Indiana 47401

Site EXISTING
ELEVATIONS

AD201
project no.:

40. Site Plan Showing Expansion of the Transverse frame barn



revisions	
drawn by: TP	
ARCHITECTURE	CIVIL ENGINEERING
PLANNING	MECHANICAL ENGINEERING
Bryan Mayo & Associates, Inc.	
202 North Walnut Street	
Bloomington, Indiana 47401	
checked by: GMB/TP	
Proposed: THURGOOD HILL EVENT BARN (PHASE TWO) 1780 EAST RAYLETON ROAD BLOOMINGTON, Indiana 47401	
Use EXISTING ELEVATIONS AD202 project no.	

40. Site Plan Showing Expansion of the Transverse frame barn

