

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



**December 16, 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  
Monday, December 16, 2019**

- 1) Call to Order
- 2) Approval of Meeting Minutes PAGE 3
  - a) November 18, 2019
- 3) New Business: - PAGE 6
  - a) 1911-REZ-11 Fields Historic Preservation (HP) Overlay Rezone PAGE 6  
One (1) TBD +/- acre parcel in Section 34 of Perry Township at 6189 S Fairfax RD.  
Zoned SR/ECO3.
- 4) Old Business – Board Discussion
  - a) Fullerton Pike Phase III Corridor Improvements –IN SCOPE
  - b) Alexander Memorial HPF Grant
  - c) Election of Officers – 2020
  - d) Board Membership PAGE 34
  - e) Board member reports and discussions per Work Plan items or other business PAGE 36
- 5) Other Member Updates or Items
- 6) Adjournment

### **NEXT MEETING: January 27, 2020**

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 Historic Preservation Board of Review Minutes**

## **REGULAR MEETING North Showers Building 501 N. Morton Street, Room 224 Bloomington, IN 47404 Monday, November 18, 2019**

Attendees: Danielle Bachant-Bell, Debby Reed, Doug Wilson, Duncan Campbell, Polly Root  
Sturgeon, Amanda Richardson  
Absent: Devin Blankenship, Don Maxwell, Donn Hall  
Staff: Tammy Behrman, Rebecca Payne  
Public: Anne Fields, Randy Cassady, Tamby Cassady

### **1. Call to Order: 5:32 pm**

### **2. Approval of Meeting Minutes**

#### **a. October 21, 2019, 2019**

Bachant-Bell: Comments or changes? Yes, Behrman to make two edits

Campbell: Move to approve

Richardson: Second

**Approved unanimously**

### **3. New Business:**

#### **a. Fullerton Pike Phase III Corridor Improvements –IN SCOPE**

Bachant-Bell: Need to download and email the 9 page document out to the group. One structure is adjacent which Bachelor Middle School as shown on SHARRD.

Campbell: what are they not finding? We might want to see the first letter. Are there resources they don't know about?

Bachant-Bell: INDOT document showed location with proximity to Clear Creek Historic District.

Campbell: expanded on location of North Clear Creek Historic Landscape District

Bachant-Bell: We will likely comment over email on this project so we can review document.

#### **b. 1911-REZ-11 Fields Historic Preservation (HP) Overlay Rezone**

**One (1) TBD +/- acre parcel in Section 34 of Perry Township at 6189 S Fairfax RD.**

**Zoned SR/ECO3. (Initial review. Hearing scheduled next month.)**

Behrman: introduced petition briefly and explained the title/deed work issue that will be a condition of approval

Fields: explained the quiet title process briefly

Campbell: We want to see any hitching posts, corner markers to be included for the designation. Identify and describe.

Bachant-Bell: water wells are even important

Fields: Gas pumps can be classified as temporary landscaping to be allowed in the setbacks

Cassady T: Sanders Second Ave only has a few residents so it doesn't need to be a wide road.

Fields: Currently bus stop issues and we would like to make a bus stop turn around for safety

Campbell: We would like the old gas pumps to remain but if they are in the right of way then no protection.

Bachant-Bell: Local designation will override the thoroughfare plan and it shouldn't matter.

Campbell: I recommend that anything designated be on the property for historic protection

Reed: who determines break-away for the gas pump installation

Behrman: Highway Dept determines breakaway standards for safety reasons. Staff needs more info regarding ROW and gas pump location on the site plan to determine if a row waiver would be required. A waiver would need approval by the Plan Commission and there is already verbal support the Highway Department would support this right of way width waiver.

[Discussion on when grocery was open/closed throughout time.]

### **c. Appreciation Letter from DNR**

Bachant-Bell no action needed with the letter.

## **4. Old Business – Board Discussion**

### **a. Board member reports and discussions per Work Plan items or other business**

#### **#1 Website**

Polly: Transcribed everything to be compatible with County. Need to still get the meeting with Tech Services. The photographs should get citation. Partner icons are also ready to hand off to County.

#### **#2 Signage** Devin not present to give update

#### **#4 Limestone festival participation.**

Bachant-Bell: Susan Snider-Salmon may want to help and organize a table.

#### **#3 Drystone Wall initiatives:**

Bachant-Bell: Russell Waddell on Church Ln has plans in place to do a workshop and the date proposed is June 13, 2020. Rather than focus on this in May just make it in June. Will try to work in a talk to the public. \$400 for the workshop and they will be for basic learning such as demonstrate taking down stone wall and rebuilding technique.

Cassady R: how can we engage someone to learn this skill set and get low income people involved?

Bachant-Bell: There is a major movement with the board to link the limestone aspects of our area. Want to do the survey and Duncan needs to finish it so we can train people to properly survey walls. Any input on the goals for this Limestone month? No.

#### **b. Alexander Memorial HPF Grant**

Bachant-Bell: We have 2 weeks to get this grant done. County will pay extra. Focus of the grant is the construction phase. It allows us to start sourcing limestone and get a 3D sculptor. There is movement towards that goal. One hurdle is finding a historic photo to use. Really missing the backside of the monument and that is a problem. Carvers don't want to just freestyle something like this.

Campbell: If no documentation then don't do anything because you can't make something up. Price for modeling is \$30,000 per tablet (multiply by 8). This is high but, just got a list of 3 different people that could also supply an estimate. Digital might be an option for modelling.

Reed: Can we ask the paper to look for this photo on perhaps the front page of the Herald Times? Might fill in the information gap.

Bachant-Bell: According to website Spanish American War tablet is missing (technically not the backside) and one corner missing.

Bachant-Bell: Grant deadline, info is needed before December 1<sup>st</sup> to get the info all inserted into the grant then needs printed by December 3rd.

Reed: To clarify Todd Schnatzmeyer is Executive Director of the Indiana Limestone Institute of America, Inc. that we have mentioned.

[Discussion on the concern of the pricing of the tablets and options for estimates]

Bachant-Bell: We need to bring back the discussion on fundraising and awareness. Grant possibilities.

#### **5. Other Member Updates or Items**

Cassady, T: Stipp Bender-Farm photo sharing

Behrman: Both rezone petitions (Roby & Blais) were withdrawn adjacent to the Stipp-Bender Farm

#### **6. Adjournment 7:18 PM**

**MONROE COUNTY HISTORIC PRESERVATION BOARD OF REVIEW** **December 16, 2019**

**PLANNER** Tammy Behrman  
**CASE NUMBER** 1911-REZ-11, Fields HP Overlay Rezone  
**PETITIONER** Rudy D & Laura Kay Fields  
**ADDRESS** 6189 S Fairfax RD  
**REQUEST** Application for the Historic Preservation (HP) Overlay for the Entire Parcel (TBD)  
**ACRES** Unknown acres +/-  
**ZONE** Suburban Residential (SR); ECO Area 3  
**TOWNSHIP** Perry  
**SECTION** 34  
**COMP PLAN**  
**DESIGNATION:** Designated Community

**EXHIBITS**

1. Petitioner Letter
2. Petitioner Photos
3. History Documentation submitted by the petitioners
4. SHAARD IHSSI County Survey Description – Notable
5. SHAARD Structural Drawing
6. Monroe County 1989 Interim Report Description – Outstanding
7. Petitioner Site Plan
8. Permit 19-R1-153 Drawings
9. Underground Storage Tank Removal documentation

**RECOMMENDATION**

Staff is **withholding recommendation** until after the Historic Preservation Board of Review on December 16, 2019. Possible condition of approval:

1. Submit an accurate, recorded legal description.

This Historic Preservation Overlay designation will preserve historic or architecturally worthy structures that represent distinctive characteristics of construction, one of which is a distinguishable entity that is a historic commercial structure constructed in 1913 and was recognized as Outstanding (O) in the Monroe County Interim Report and Notable (N) in the 2015 IHSSI county survey.

**PLAN REVIEW COMMITTEE**

TBD –Meeting scheduled December 12, 2019

**HISTORIC PRESERVATION BOARD OF REVIEW**

The petition will be heard at the DECEMBER 16, 2019 meeting.

**SUMMARY**

The petition site is an approximately 0.5 +/- acre parcel located in Perry Township and maintains frontage along S Fairfax Road (Major Collector) and E Sanders Second Avenue (local). The site is zoned Suburban Residential (SR) under Chapter 802 of the Monroe County Zoning Ordinance and the Environmental Constraints Overlay Area 3 (ECO3) under Chapter 825. The petitioner is requesting to rezone the site to add it to the Historic Preservation Overlay (Primary) District. HP Overlay is defined as follows:

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

Districts by the Monroe County Commissioners pursuant to the provisions of the Zoning Ordinance.

The site contains the following structure(s):

1. Commercial Building, circa 1913

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

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

The Monroe County Interim Report of 1989, which provides an inventory of all historic sites and structures in the county, assessed structures in terms of their historical significance, architectural merit, environment, and integrity. As a result of this assessment, the structures were placed in one of four rating categories. The Hays Market was given a rating of **Outstanding (O)**.

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

## **BACKGROUND**

The site is currently under renovation under the direction of covenants established by Bloomington Restorations, Inc. recorded March 27, 2019. Single Family Residential permit number 19-R1-153 was issued by the Planning Department on September 5, 2019 for the purpose of interior remodel of existing 1920 sf structure and addition of ADA accessible ramp to rear of building. Will Harris Builders is the contractor. The staff site visit showed that the ADA ramp was now stairs with a covered porch. There was a conflict of with the utilities that prevented the ADA ramp plans from being fulfilled.

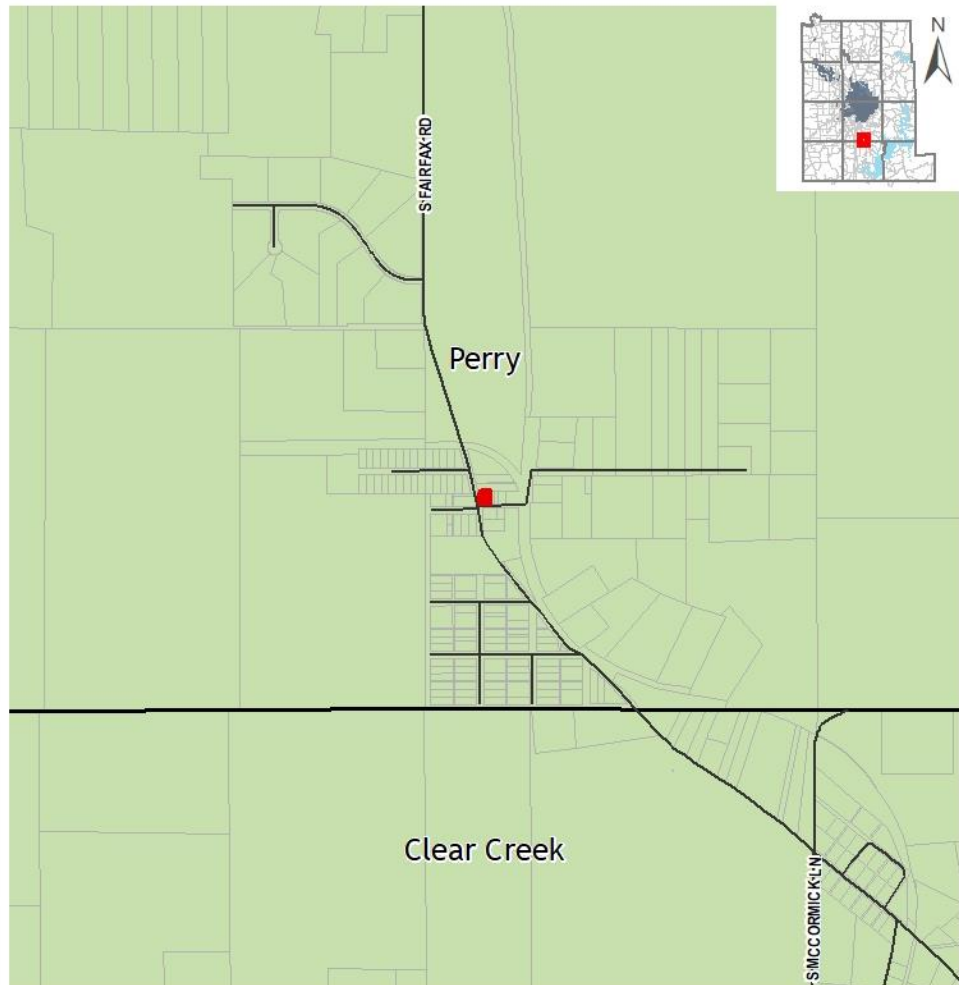
The site is *approximately* 0.5 +/- acres and the petitioner is currently working towards updating the legal description of the lot that will include the new septic system. A boundary survey has been reviewed and once a quiet title action has been cleared with the adjacent lot to the east a Type E Subdivision petition will be submitted to Planning for review to establish the new legal description. The Type e Subdivision requires right of way dedication using the Monroe County Highway Departments Thoroughfare Plan. The current plan would require a 25’ right of way dedication E Sanders Second Avenue (local road) and a 45’ right of way dedication for S Fairfax Road (major collector). The petitioner may choose to request a waiver from the required right of way dedication width.

## LOCATION MAP

The parcel is located at 6189 S Fairfax RD in Section 34 of Perry Township.

### Location Map

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



0 0.075 0.15 0.3 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/2/2019

## ZONING MAP

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

The petitioner desires to use the site for short term rental / tourist home. This use is only permitted in AG/RR, CR, and FR zones. A rezone to one of these zones was not possible due to lot size.

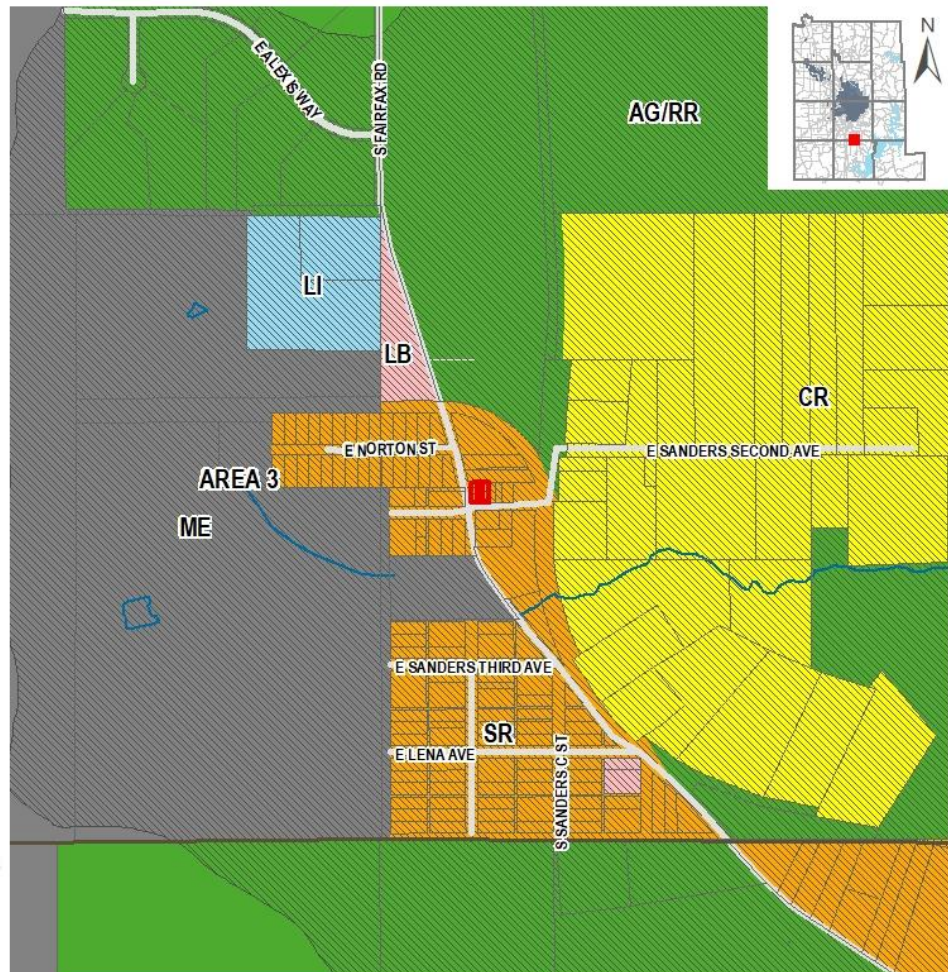
### Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- ECO Areas**
-  Area 3
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  CR - Conservation Residential
-  LB - Limited Business
-  LI - Light Industrial
-  ME - Mineral Extraction
-  SR - Suburban Residential

0 0.05 0.1 0.2 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/2/2019



## SITE CONDITIONS

The site contains one (1) structures formerly used for commercial use. It is 1,200 sf with a 192 sf canopy built in 1913. There is no FEMA Floodplain on the site or visible karst features. The property gains access to S Fairfax Road, which is designated as a Major Collector and E Sanders Second Avenue designated as a Local Road in the County Thoroughfare Plan. The former gas storage tanks were removed from the site on May 23, 2019 (Exhibit 10). A new covered porch to the north has been recently added along with stairs. The site is currently being remodeled under permit 19-R1-153. A septic system was permitted (#21956) and installed on the property to the east (yellow oval). Green line demonstrates proposed lot lines.

### Slope Map

- Major Collector [70']
- Local Roads [50']
- Parcels
- Petitioner
- 2-Foot Contours

### 15\_Percent Slope (2010)

- 0 - 15
- > 15

0 10 20 40 60 80 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/2/2019



## LOCAL HISTORIC SIGNIFICANCE

See Exhibit 3

## PHOTOGRAPHS DATED December 4, 2019



Figure 1. Facing east: view of the commercial building where it fronts the corner of S Fairfax Road and E Sanders Second Road. Note the recent road improvements at the intersection. Construction was underway during the staff visit.



Figure 2. Facing north: view of the south side of the building that fronts E Sanders Second Ave.



Figure 3. Facing south along the proposed eastern lot line. A new septic was install this year to support a two bedroom residence.



Figure 4. Facing west: view of the north end of the commercial structure. The covered porch is a recent addition and the proposed ADA ramp was converted to stairs due to utility location.



Figure 5. View of the northwest side of the commercial building showing the covered porch addition.



Figure 6. Pictometry view facing west of the commercial structure in March 2017. Former gas pumps are visible.

## **COMPREHENSIVE PLAN DISCUSSION**

### **Focused Development in Designated Communities**

The central property use concept in this Plan is to focus new development into one of the following Designated Communities: **Smithville-Sanders Rural Community Area**.

These residential, commercial, and industrial growth areas are extensions of historical growth patterns for Bloomington, the Bloomington/Ellettsville corridor and the historic communities located throughout the County. This Plan must be closely coordinated with the property use plans and development standards in Bloomington's Growth Policies Plan and planning efforts by Ellettsville.

This plan directs concentrated residential and commercial/industrial development over the next 20 years to the Bloomington Urbanizing Area and the four Designated Communities. Public waste water treatment facilities, necessary for the protection of public health and the environment, can also be provided more cost effectively in these areas due to existing wastewater facilities as well as population densities sufficient to justify the extension of sewers. Ideally, much of the growth will not occur on undeveloped sites, but on existing underdeveloped or brownfield properties or properties in targeted business corridors.

Concentrating growth into the Designated Communities should strive to meet expectations for reasonable levels of service such as uncrowded neighborhood schools, police and fire protection, and ambulance service provided in an efficient and timely manner. These plans should be periodically reviewed and updated to reflect trends and demographic changes.

### **Smithville - Sanders Area Rural Community Plan**

The Smithville - Sanders Area Rural Community Plan was approved by the Board of County Commissioners at the March 18, 2005 meeting.

The Smithville - Sanders Area Rural Community Plan proposes to:

- Focus new growth and development within and near the core of the existing community
- Promote dense development
- Maintain a compact form of physical development
- Capitalize on existing infrastructure
- Maintain a distinctive edge, separating urban areas from rural areas
- Provide for future growth areas
- Promote a continuation of the traditional development pattern
- Enhance the streetscape along Smithville and Strain Ridge Roads
- Interconnect streets where practical
- Establish design guidelines
- Develop alternative transportation and recreation opportunities connecting to surrounding areas

Further, the plan proposes to:

- Encourage business development along Strain Ridge Road between the Smithville School and its intersection with Smithville Road, with possible expansion to Fairfax Road along Smithville Road. These business uses should continue to focus on neighborhood-serving business enterprises.
- Focus neighborhood growth and recreational development in the vicinity of the Smithville School.

## Comprehensive Plan

- Petitioner
- Townships
- Monroe Co. Urbanizing Area (MCUA)
- Parcels
- Roads
- Comp. Plan Land Use (Updated 2015)**
  - Designated Communities
  - Farm and Forest
  - Rural Residential
  - MCUA Quarry Landscape
  - MCUA Rural Transition

0 0.05 0.1 0.2 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 12/2/2019

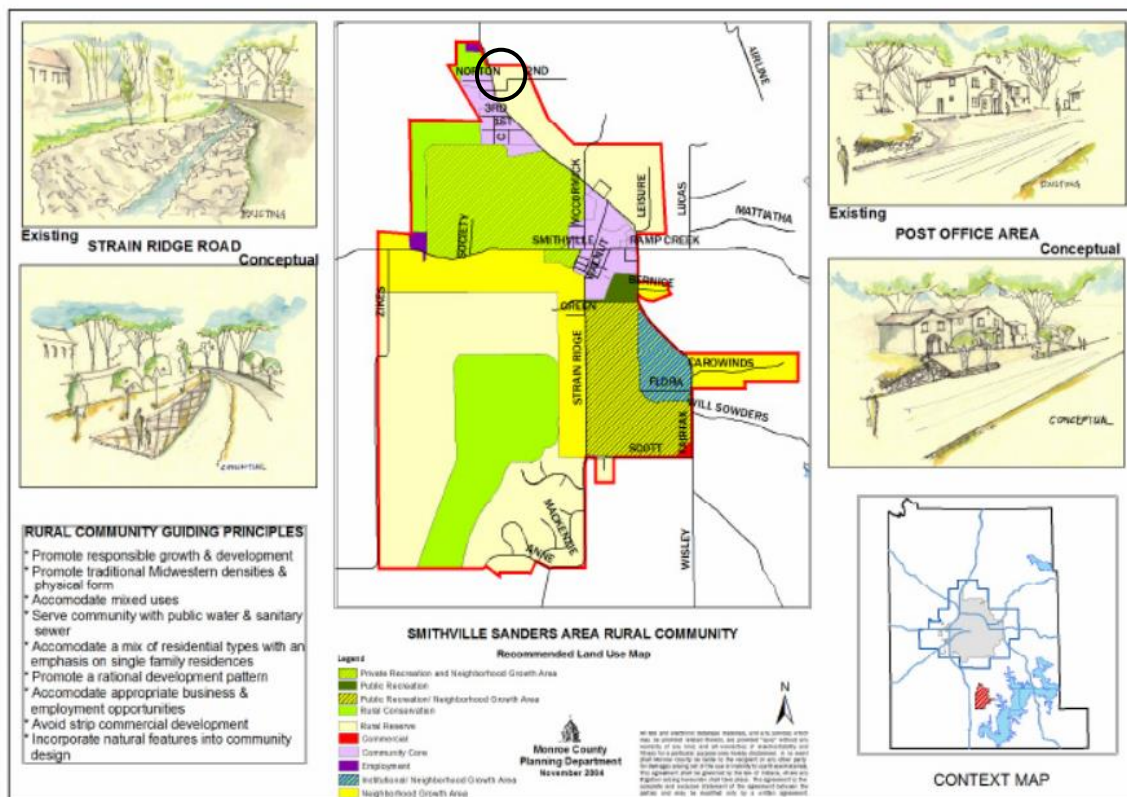
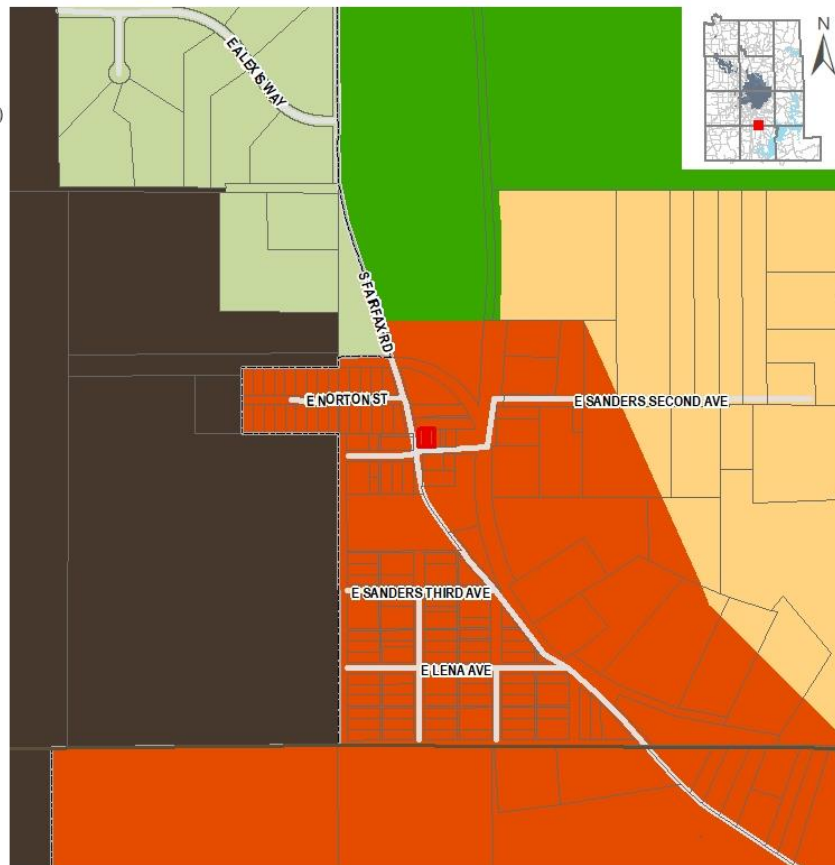
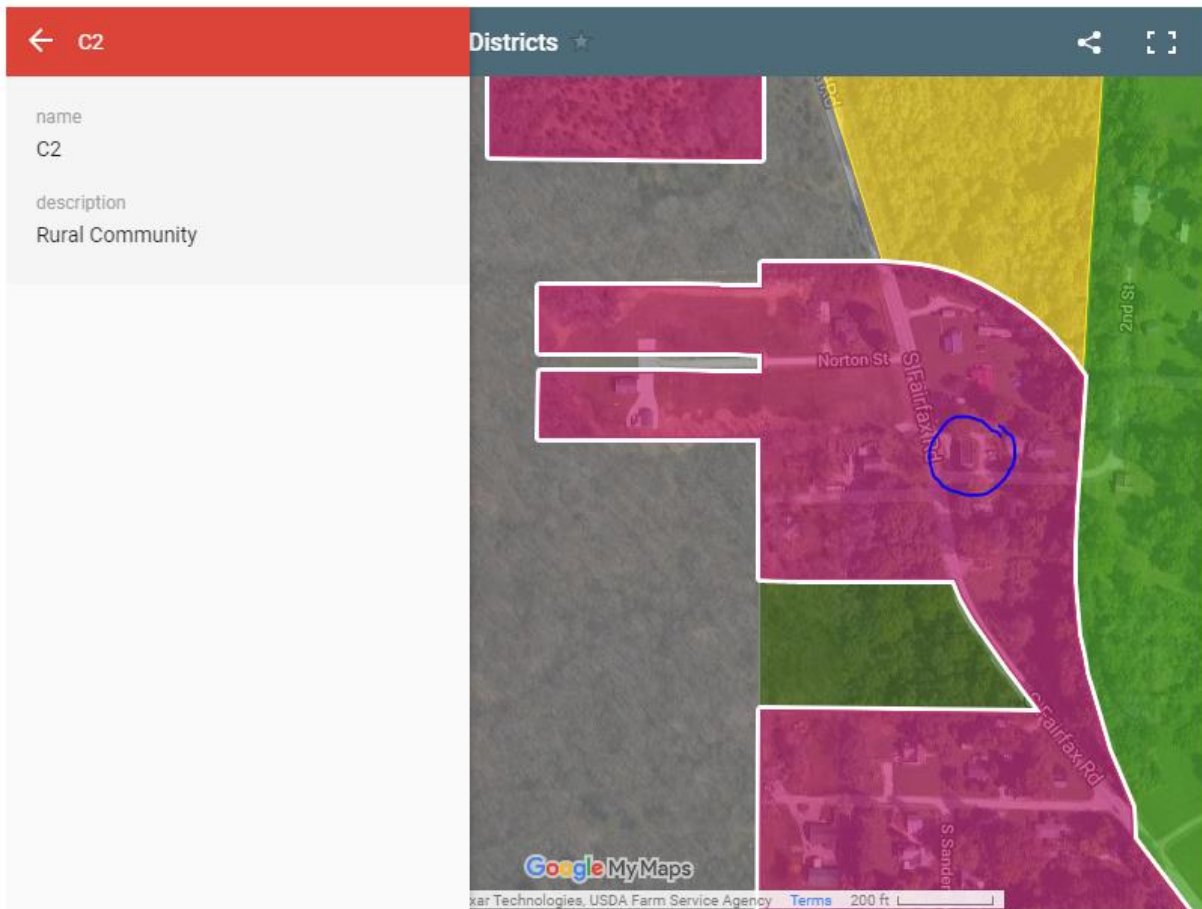


Figure 51. Smithville-Sanders Area Recommended Land Use

# Draft Zoning Map



**Community** Districts (C) are intended to provide a positive first impression with a unique mixture of uses, engaging design, and vibrant connections to urban areas.

### **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;*

This building was the epicenter of the Sanders community since 1913. It housed local grocery, sold fuel, gasoline and coal and has been the bus stop for the Monroe County School bus for multiple generations. This building has been a gathering place for the Sanders community through two World Wars, the Korean and Viet Nam wars.

2. *an association with the lives of persons significant in the County's past;*

As above

3. *the distinctive characteristics of a type, period or method of construction;*

The shot gun style structure was built in 1913 with local hand-pitched limestone which commemorates the limestone industry that surrounds Monroe County.

4. *an example of the work of a master;*

As above – hand-pitched limestone

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**

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 Designated Community (Smithville/Sanders Area);
- The rezone request is to change the zone district for the petition site from Suburban Residential (SR) to Suburban Residential (SR) with the Historic Preservation (HP) Overlay (Primary) District;
- The Historic Preservation Overlay affects the preservation of the current structure, not the preservation of the current zoning or land use of the property;
- The Historic Preservation Overlay designation will not alter the character of the property;
- The Comprehensive Plan includes a strategy to protect existing historically important sites in the County;

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

**Findings:**

- The petition site is zoned Suburban Residential (SR);
- The site contains one (1) structure, formerly a commercial building that is currently being remodeled to accommodate Single Family Residential use;
- The site is adjacent to residential uses;

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

**Findings:**

- The Historic Preservation Overlay can assist in preserving a commercial building built in 1913 contribute to the historic character of the property;

**(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 W State Road 48;
- S Fairfax Road is classified as a Major Collector;
- E Sanders Second Avenue is classified as a Local Road;
- The site does not contain FEMA Floodplain;
- There are no apparent karst features on the site;
- Underground storage tanks were removed from the site in a responsible manner (Exhibit 10);
- 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 a two bedroom home (#21956);
- The petitioner is working towards an accurate description for the legal description of the lot that would include the new septic system;

## **EXHIBIT 1: Petitioner Letter**

November 3, 2019

Historic Preservation Board  
Monroe County Planning Department  
Bloomington, Indiana

RECEIVED

NOV 06 2019

PLANNING DEPARTMENT

Subject: Sander's Store, 6189 S. Fairfax Rd. Bloomington, In 47401

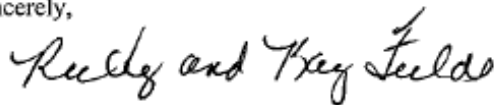
This letter is being written to request Historic Designation of the property located at 6189 S. Fairfax Rd. Bloomington, Indiana. The building on this site was built in 1913 and for over 50 years was the neighborhood grocery for the Sanders and surrounding community. Owned and operated by the Hays family. The store closed in the 60's and most recently has been used by the Hays family for storage, falling into dis-repair. The property and building were donated to Bloomington Restoration Incorporated by the Hays family in 2018. It was then sold to Rudy and Kay Fields March 2019 with a commitment to restore the exterior of the building historically.

We believe that this building is historically worthy and should be given the Historical Designation. This building was the epicenter of the Sanders community. It housed the local grocery, sold fuel, gasoline and coal and has been the bus stop for the Monroe County Schools for multiple generations. This building has been a gathering place for the Sanders community through two World Wars, the Korean and Viet Nam wars, always welcoming the local veteran's home. Multiple memories from current and past community members have been shared including; whose initials are carved in the limestone and store front to the life lessons of what happens when you steal candy. The impact of the revitalization of this property is supported by the 467 followers on the Sanders Store Facebook page.

The current limestone structure was built in 1913 after the original stick-built store was destroyed by fire. Thomas Hays, the original proprietor decided to have the store rebuilt in a fashion that would never be able to burn again; limestone, concrete and steel. Architecturally, the hand-pitched shotgun style building commemorates the limestone industry that surrounds Monroe County. Through the restoration process the interior and exterior of the building has been tuck pointed to stabilize the structure. This included using the convex mortar joint stylish in the early 1900's. The dropped ceiling has been removed and the interior structural steel has been exposed. The front and back porches are being reconstructed to once again promote gathering.

For the above reasons we believe the Sander's Store, a 106-year-old limestone structure deserves the Historical Designation.

Sincerely,



Rudy and Kay Fields

**EXHIBIT 2: Petitioner Photos**



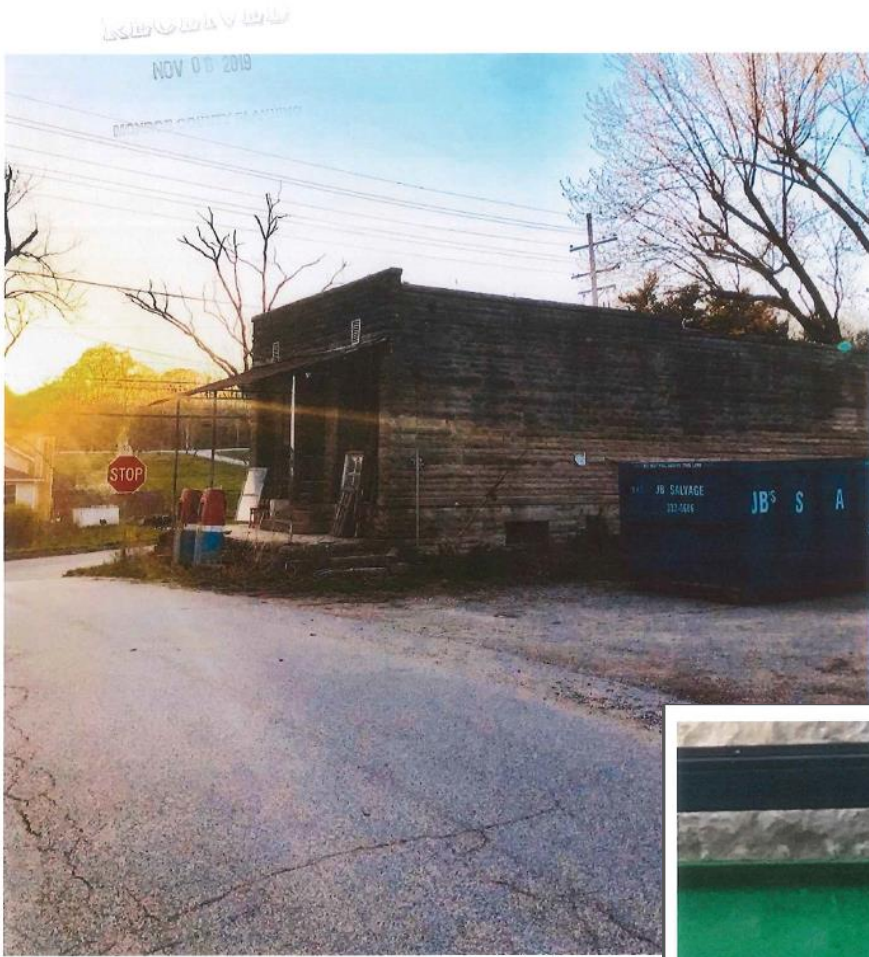
North and West  
face  
prior to restoration



Picture 2



South and East  
Side



Picture 1

### **EXHIBIT 3: History Documentation submitted by the petitioners**

#### **History Documentation:**

##### **Sanders Store, 6189 S. Fairfax Rd., Bloomington, IN 47401**

The Sanders Store has been owned by the Hays Family from before 1913 until 2018. It housed the Hays Grocery for over 50 years. The current structure is a hand-pitched limestone building built in 1913. It was built to replace the original stick-built grocery store building that burned on January 13, 1913. The 1913 Hays Grocery was built on lot 2 in the Town of Sanders. The building faces Sanders Second Street to the south and is bordered on the west by South Fairfax Rd. Donald Hays, grandson of Thomas Hays, the original proprietor of the store, recalls that his grandfather said that this building was built so that it would never burn down again. Built with limestone, concrete and steel. Donald reports that the original cost of the building in 1913 was \$6,000 dollars. The decorative steel flowerets above the exterior front door (picture 1) reflect the love the Hays family had for this new building. The roof system is 4 inches of sloped concrete with structural steel reinforcement. The steel beams range from 8 – 10 inches in height. A half basement was only accessible from the exterior cellar door. The west exterior door is reported to have been a door that was used to lean out of the building to see the coal scales. Gasoline was sold at the grocery and there are 2 Standard Oil gas pumps in the front of the store (picture 2). The store had no bathroom because the Hay's family lived across the street and if needed, they used their home facilities. The Hays Grocery closed briefly during the depression as Thomas extended credit to customers and was unable to restock the store. Donald's parents kept the store running in the 40's to make extra money to send him to college. Gwen (Donald's father, picture 3) was also the principle at the Sanders School. The store closed permanently in the 1960's. To our knowledge there has not been any business in the building since 1968. The Hays family owned donated the building to Bloomington Restoration Incorporated in 2018 to save the building. Rudy and Kay Fields purchased the building and have begun the revitalization project under contract with BRI to do a historically correct preservation project.

*Donald Hays*

NOV 01 2019

MONITOR COMMUNITY PLANNING

## EXHIBIT 4: SHAARD IHSSI County Survey Description – Notable

12/3/2019

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

IN.gov

SHAARD

### IHSSI (County Survey)



Survey Number: 105-115-45017

Rating: Notable

Historic Name: Commercial Building

Year Dataset Compiled: 2015

National Register File  
Number: -

#### Survey County

County	Legal Township(s)	Quad Name(s)
Monroe	Perry	Clear Creek

Address: 5575 S Fairfax Rd

City: -

Location Notes: -

#### Coordinates

Easting

Northings

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

1/4

541917

4325964

Common Name: -

Category: Building

Visible?: ☐Historic District?: ☐

Historic District Name: -

Ownership: private

**Use: Present**Residence: ☐Commercial: ☒Vacant: ☐Other: ☐Other: ☐**Use: Past**Residence: ☐Commercial: ☒Vacant: ☐Other: ☐Other: ☐**Surveys/Legal Protections**National Register: ☐State Register: ☐Hoosier Homestead: ☐

National Historic

Landmark: ☐Local Designation: ☐

Protective

Covenants: ☐Other: ☐

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing 1  
Resources:Number of  
Non-  
contributing 0  
Resources:

Environment: suburban

Bibliography: -

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

Time Period(s): c. 1910

Condition: Good

Year Demolished: -

Integrity: Unaltered

Date Moved: -

Alterations: -

Style: Commercial Style

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:** 2**Foundation:** STONE: Limestone**Foundation Description:** -**Walls Description:** -**Other Walls:** -**Roof**Side-Gable: ☐Front-Gable: ☐Cross-Gable: ☐Hip: ☐Pyramidal: ☐Mansard: ☐Other: ☒

Description: Flat

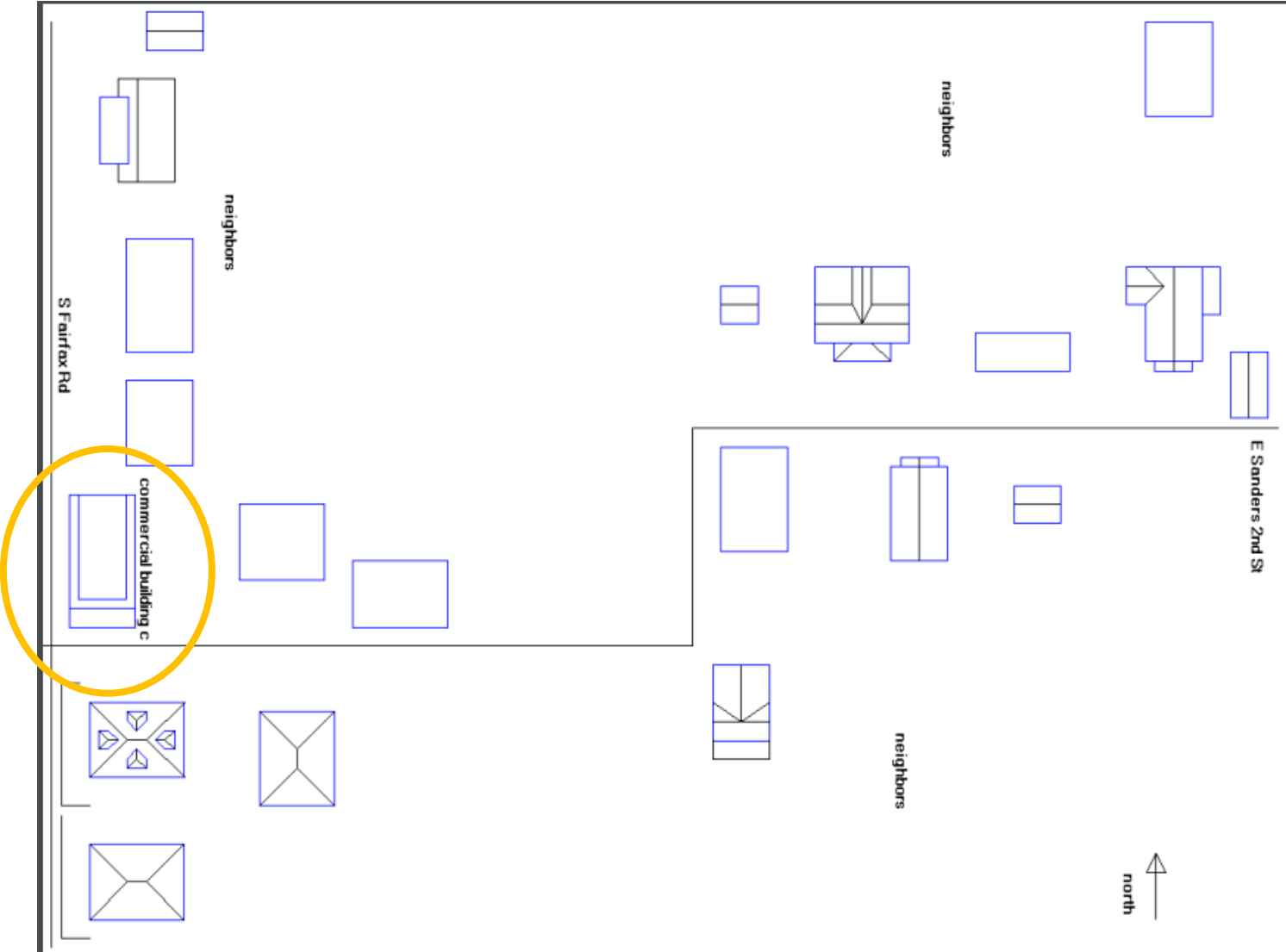
Material: ASPHALT

Features: -

**Porches**Front: ☒Side: ☐Back: ☐

	Notes: awning on poles
<b>Openings:</b>	paired orig. doors flanked by paired orig. fixed windows, orig. transom windows
<b>Interior:</b>	-
<b>Outbuildings:</b>	-
	Notes: -
<b>Statement of Significance:</b>	-
<b>Architectural Description:</b>	-
2.0.1 © 2007 DNR-DHPA. All rights reserved.	

**EXHIBIT 5: SHAARD Structural Drawing**



## Sanders Historic District (105-155-38001-38052)



The Sanders Historic District encompasses the entire village of Sanders, a small community of houses on the southern edge of Perry Township. As virtually the entire village was built between 1892 and 1925 to accommodate workers in the stone companies, it exemplifies a typical workers' village from the heyday of Monroe County's limestone industry.

Until 1892 the cluster of houses in the hilly area north of Smithville was known as "Limestone" because of abundant stone deposits beneath the soil. Construction of

the New Albany and Salem Railroad in 1852-53 brought residents to the region, but it wasn't until Newell and Corinne Sanders platted the little town in 1892 in hopes of attracting workers from the newly-opened quarries nearby, that the village took on an identity of its own. It was then officially named Sanders, and before long workers from the eight local stone operations took up residence there. A general store, (sometimes two), a school and a church met the immediate needs of the residents.

Unlike company towns in other parts of the country, Monroe County's stone towns were not built by the stone companies. Stone workers were expected to find their own housing. As a result, small frame quickly-built cottages and boarding houses sprang up in villages like Sanders. The predominant type of house in Sanders is the double-pen. There are a great many double-pen cottages in Monroe County dating from 1840 to 1940, and one of the best-preserved is located on First Street in Sanders (38014).

In addition to the twenty or so double-pens in Sanders, many of them somewhat altered, there are several gabled-ell cottages and a few pyramid-roofed Bungalows from a later period. One such bungalow at 6215 Fairfax Road displays paired turned stone porch columns, a rare example of the use of stone on houses in this village (38048). The porch was no doubt added when this structure was converted from a schoolhouse to a home early in this century.

The only remaining commercial structure in Sanders (no longer open for business), is the stone store, once Hays' Grocery, at the corner of Second Street and Fairfax Road (38004). This building was designed along

traditional lines, but the use of stone for its construction in 1913 distinguishes it from most other modest commercial buildings in the county.

The Sanders School building provides us with a clue as to the fortunes of the village (38034). This large brick and stone building, which is no longer used as a school, was obviously professionally-designed. It stands out among rural school buildings in the county and suggests that community pride ran high in Sanders around 1920.

Like other villages linked to the stone industry, Sanders peaked early in this century and has lost population ever since the great depression forced the closing of many stone businesses. Its proximity to Bloomington, and the continuing operations of two quarries make it still an attractive place to live, and it remains much as it always was, a residential community.

No. Add. Description

### NORTON STREET (North Side)

001 6155 House; Hall-and-parlor, c.1905 (C)

### NORTON STREET (South Side)

002 6170 House; Ranch, c.1950 (NC)

### SECOND STREET (North Side)

003 1560 Trailer; (NC)

004 NA Hays Market; One-part Block, 1913 (O)

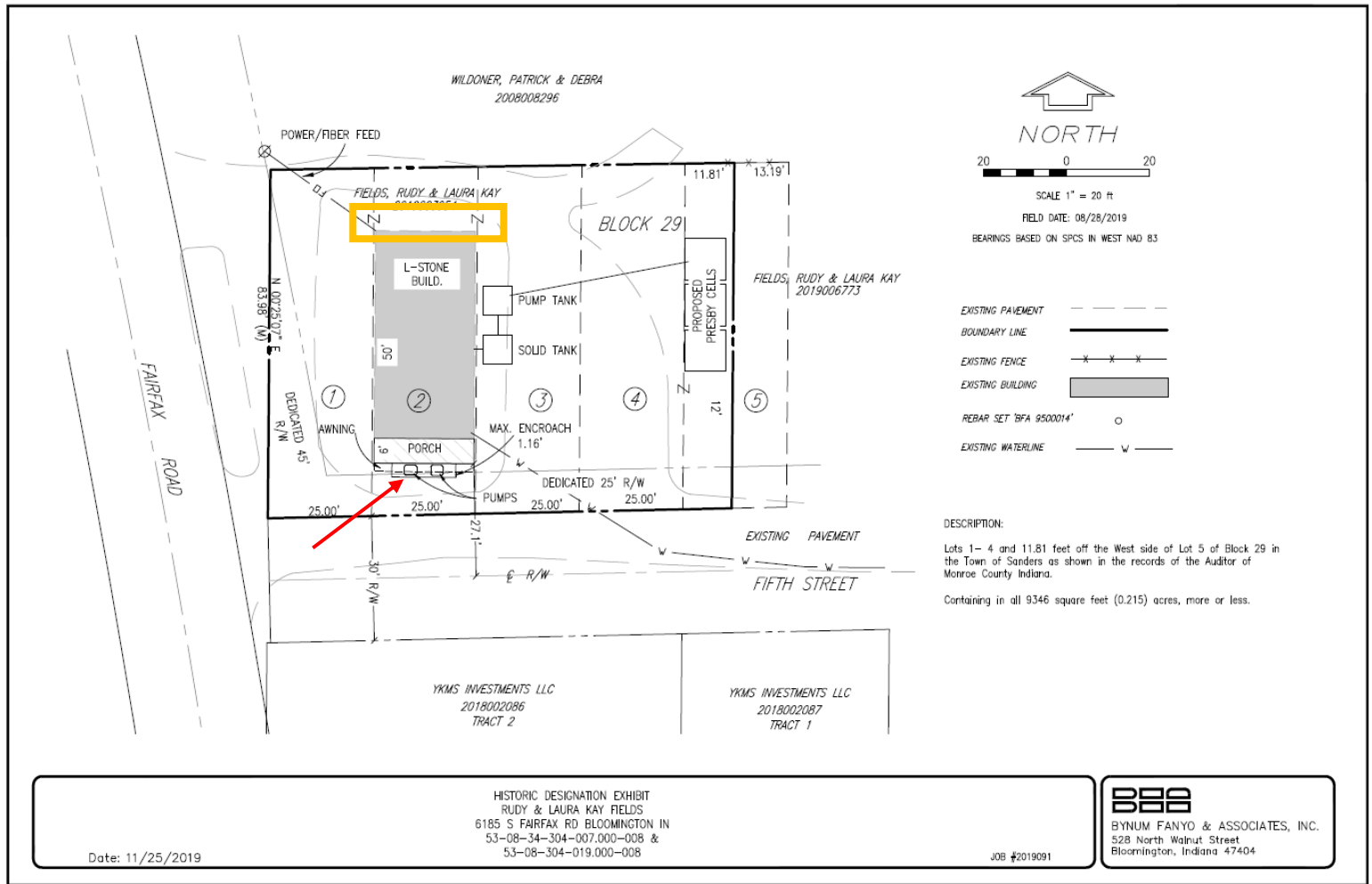


38004

### Outstanding (O)

The "O" rating 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.

## EXHIBIT 8: Petitioner Site Plan



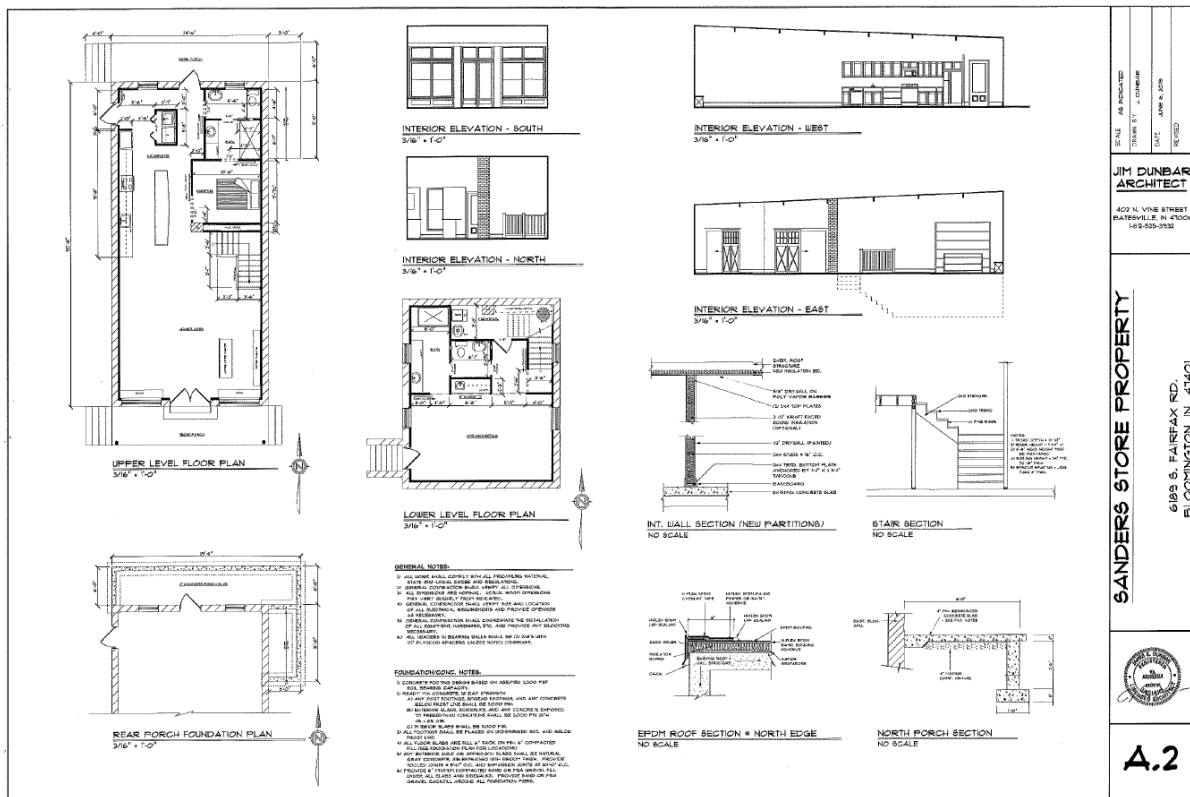
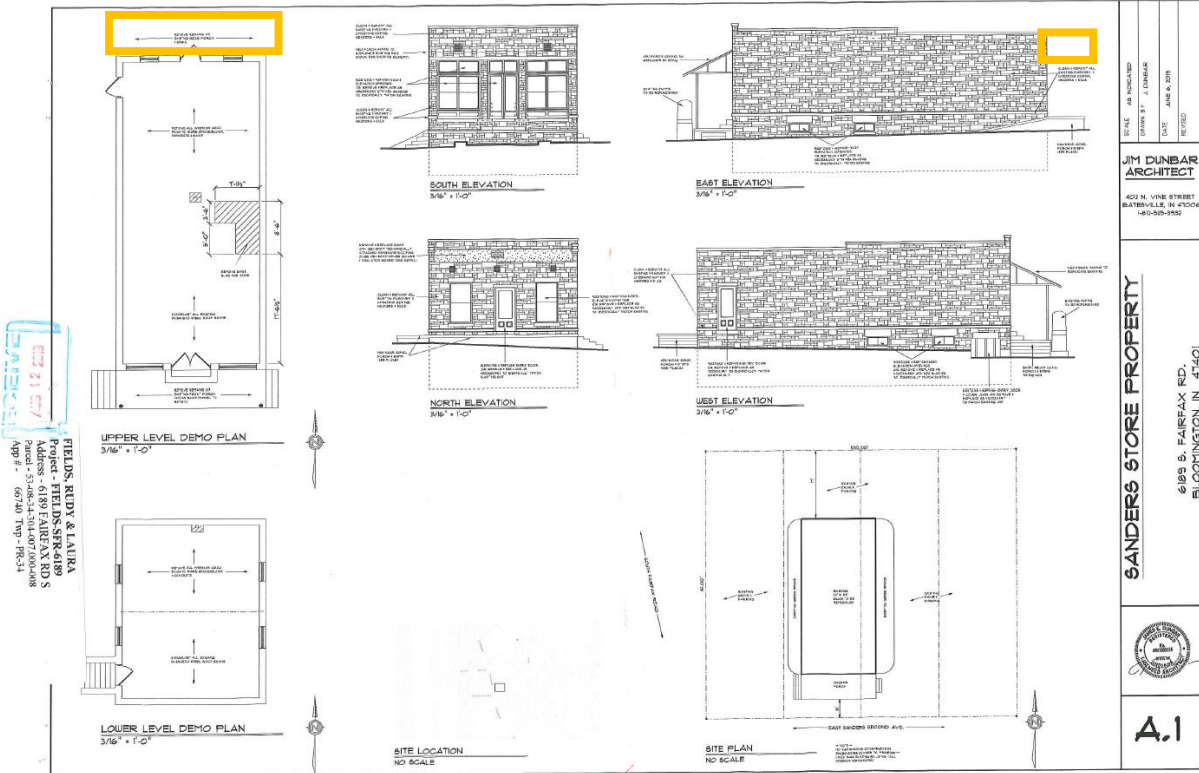
**New covered porch with stairs as seen on 12/4/2019 staff visit and not disclosed on site plan.**  
**Staff unsure of exact dimensions**

**The petitioner disclosed in a 12/5/2019 email the following:**

“The ADA ramp was eliminated from the plan. The ground landing for a ramp completed to a ADA standards ended in an area where our water and septic system infrastructure were located. We changed to a standard set of steps that drop off to the south and terminate facing south at the northeast corner of the building. The steps are made to code and constructed historically correct utilizing hand-pitched dimension limestone. The steps, to include the back porch and back porch awning are an aspect of the restoration that we are particularly pleased with.”

**Gas Tank relocation appears to be in the required right of way to be dedicated during the Type E Subdivision. A right of way width waiver may be requested if the petitioner desires.**

**EXHIBIT 9: Excerpts from Building Permit 19-R1-153**



## **EXHIBIT 10: Underground Storage Tank Removal documentation**

December 5, 2019

Tammy Behrman, AICP  
Senior Planner  
Monroe County Planning Department  
501 N Morton Street Suite 224  
Bloomington, IN 47404

RE: Underground Storage Tank Removal 6189 South Fairfax Road, Bloomington, Indiana

Ms. Behrman:

As per your request the following narrative and photographic records document the removal of one underground storage tank (UST) at the above referenced location. UST closure activities were conducted on May 23, 2019 by:

Jeff Guisewite, Inc. (JGI)  
16153 East 1100 Road  
Mount Carmel, IL 62863

JGI - Indiana UST Certification #UC 2000565797

Rudy Fields, the property owner, oversaw on-site activities with JGI. Rudy Fields is an Indiana Licensed Professional Geologist (Indiana LPG #1511).

Based upon available information USTs were utilized on the property from an undisclosed date until 1968. Tanks were reportedly used for gasoline storage. The out of service date for the USTs predates all UST regulations. Closure of gasoline USTs that predate regulation (1973) are handled in the same manner as heating oil tanks utilized for consumptive use on premises. Notifications to regulatory authorities are not required. We did notify the local fire marshal's office prior to UST removal.

Prior to removal the two gasoline dispensers (pumps) were removed and transported to Mr. Fields' home for dismantling and preparation for restoration. The restoration is intended to return the pumps to good condition as display pieces. All fuel metering and pumping components will be removed from the pumps. The concrete pump island was removed and retained as the base for the pump display.

Following removal of the pumps and pump island, the top of the UST located to the west of the pump island tank was exposed, opened and gauged for explosive vapors and oxygen levels. There was no vapor noted, no explosive conditions and no petroleum odors whatsoever. The tank was uncovered and found completely dry and intact. A dry tank is a good indication that water was not entering the tank and that fuel would not have leaked from the tank. The tank was an approximately 300-gallon, thin-wall steel vessel and no corrosion holes were noted. The UST was removed from the hole intact and rendered unserviceable by punching holes and tearing the

steel. The tank carcass was loaded onto a JGI dump truck and transported to Mt. Carmel, Illinois for recycling.

Soil under and adjacent to all sides of the UST were examined and absolutely no indications of petroleum contamination were observed. Excavations were conducted on the east side of the pump island and we observed that all piping and vent lines from the east dispenser were cut off and there was no UST present. Persons knowledgeable of the site said that there had been two tanks at one time. Excavations and piping terminations show the eastern UST was removed at some time in the past. Excavations in the area of the tank removed on May 23, 2019 and the former UST location did not reveal any soil staining or petroleum odors.

Based upon the absence of any signs of petroleum contamination the excavation was backfilled with #11 clean, crushed stone and compacted with a vibratory plate compactor.

As stated earlier the UST removed from the property was unregulated based upon the out of service date. Any signs of problematic environmental releases would be regulated and reportable under the Indiana Spill Rule. The Spill Rule has a reportable quantity of 50 gallons of suspected petroleum release to be reportable. There were no stains or petroleum odors observed at any point during the removal of the pumps, pump island or tank. Based upon the absence of any signs of environmental releases no samples were collected, and no releases were reported.

Photos of UST removal activities are attached for your information.

Please feel free to call me if you have any questions.



Rudy D. Fields  
LPG Indiana #1511

# **MONROE COUNTY HISTORIC PRESERVATION BOARD OF REVIEW**

**CONTACT:** Tammy Behrman 812-349-2116

**FOUNDED:** January 26, 2001 (Amended June 17, 2003)

**PURPOSE:** In exercising its powers and performing its duties, the Board

Of Review shall be concerned with those elements of development, redevelopment, rehabilitation, and preservation that affect visual quality in designated Historic Districts. However, the Board of Review may not consider details of design, interior arrangements, or building features if those details, arrangements, or features are not subject to public view, and may not make any requirement except for the purpose of preventing development, alteration, or demolition in a Historic District obviously incongruous with the Historic District. The Board of Review may not take any action that affects property located outside of the Monroe County Planning jurisdictional area. The Board of Review shall hold regular meetings on the 3rd Monday of the month at 5:30 P.M. in the Monroe County Planning Department; 501 N Morton Street, Suite 224, except when it has no business pending. All appointments are 3 year terms.

<b><u>MEMBERS</u></b>	<b><u>APPOINTING BODY</u></b>	<b><u>TERM EXPIRES</u></b>
Duncan Campbell 2300 W. Tapp Rd. Bloomington, IN 47403 Phone: 812-325-0248 (c) Email: <a href="mailto:campbellduncan02@gmail.com">campbellduncan02@gmail.com</a>	Commissioners	1-1-22
Douglas Wilson 509 S. Sale Street Ellettsville, IN 47429 Phone: (812) 325-2063 (h)(c) (812) 876-2277 Email: <a href="mailto:dwilson@rbbschools.net">dwilson@rbbschools.net</a>	Commissioners	1-1-21
Deborah Reed 2855 Old Meyers Road. Bloomington, IN 47408 Phone: (812) 333-1781 (h) (812) 332-2771 (w) (812) 325-1590 Email: <a href="mailto:debbyrqi@sbcglobal.net">debbyrqi@sbcglobal.net</a>	Commissioners	1-1-22

<b>Amanda Richardson</b> 131 S. State Road 446 Bloomington, IN 47401 Phone: 812-345-3042 Email: amanda@callbloomingtonhome.com	<b>Commissioners</b>	<b>1-1-22</b>
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<b>Polly Root Sturgeon</b> 3075 N. Prow Road Bloomington, IN 47404 Phone: 812-855-1378 (w) 703-403-6494 (c) Email: <a href="mailto:pollyroot@gmail.com">pollyroot@gmail.com</a>	<b>Commissioners</b>	<b>1-1-21</b>
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<b>Devin Blankenship</b> 1930 W. Lawson Road Bloomington, IN 47404 Phone: 812-325-8016 (c) Email: <a href="mailto:indianadevin@gmail.com">indianadevin@gmail.com</a>	<b>Commissioners</b>	<b>1-1-21</b>
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<b>Donn Hall</b> 7333 E. Salt Creek Dr. Bloomington, IN 47401 Phone: 812-837-9140 (h) 812-330-6126 (w) Email: <a href="mailto:donnhall403@yahoo.com">donnhall403@yahoo.com</a>	<b>Commissioners</b>	<b>1-1-21</b>
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<b>Donald Maxwell</b> 703 South Rose Ave. Bloomington, IN 47401 Phone: 812-339-4089 (h) Email: <a href="mailto:dmaxwell@imail.iu.edu">dmaxwell@imail.iu.edu</a>	<b>Commissioners</b>	<b>1-1-22</b>
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<b>Danielle Bachant-Bell</b> 605 W. Allen St. Bloomington, IN 47403 Phone: 812-336-6141 (h) 812-333-2484 (w) 812-360-6544 (c) Email: <a href="mailto:lordandbach@gmail.com">lordandbach@gmail.com</a>	<b>Commissioner</b>	<b>1-1-20</b>
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Rev: 6-26-2019  
ddm

## **2019 Work Plan**

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

#### **Project Priorities: Outreach and Preservation**

- 1) Complete transfer of Limestone Heritage Project website to County website
  - a) Discuss plans for inclusion in Limestone Festival on June 6, 2020; begin folding in drystone wall/fence initiatives, and Preservation Month and Limestone Month as part of project (Nov. 2019 – May 2020)
- 2) Initiate installation of additional Community and Site Signage
  - a) Continue to pursue Community Signage this year and next as long as funding is provided
  - b) Pursue interpretive signage for the new historic covered bridge
- 3) Initiate survey of drystone walls/fences in Monroe County
  - a) Work on list of action steps needed to prep for launch of survey (Nov. 2019 – Mar. 2020)

#### **Project Priorities: Procedure**

- 1) Develop annual notice procedure to owners of designated properties
- 2) Begin exploration and discussions pertaining to the Board separating from Planning with dedicated staff.
  - a) Read currently available information provided previously about demolition delay

#### **Board Education Priorities**

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