

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



**January 28, 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  
January 28, 2019**

**NEXT MEETING: Monday, February 25, 2019**

1. Call to Order
2. Approval of Meeting Minutes PAGE 4
  - a. December 17, 2018
3. New Business:
  - a. 1812-HPNR-01 PAGE 6  
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.
  - b. 1901-COA-01 PAGE 41  
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.
4. Old Business – Board Discussion PAGE 49
  - a. Monroe CDO Update – Historic Preservation Ordinances
    - i. Rules and Procedures (i.e. COA Hearing Procedure)
  - b. 2019 Work Plan
    - i. Election of Officers – January 2019
    - ii. Board Membership
    - iii. Other Projects
  - c. Limestone Heritage Project  
(Website Link: <http://www.monroecountylimestoneheritage.com/>)
  - d. Community Signage Project
  - e. 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](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 December 17, 2018**

**Members Present:** Danielle Bachant-Bell, Debby Reed, Donn Hall, Don Maxwell, Phil Stafford, Doug Wilson, Devin Blankenship

**Staff Present:** Jordan Yanke, Jackie Nester

**Public:** Erika and Geoff Morris, and Mr. Deckard

### **1. Call to Order 5:30pm.**

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

November 19, 2018 – Approved unanimously.

### **3. New Business – Board Discussion**

#### **a. Monroe CDO Update – Historic Preservation Ordinances & Rules and Procedures (i.e. COA Hearing Procedure)**

Yanke – presented draft CDO and discussed setting up a doodle poll for a special meeting in January to review.

Bachant-Bell – this will be the first step of review

Blankenship – City/County difference should be discussed as well as district definitions

#### **b. 2019 Work Plan**

##### **i. Election of Officers – January 2019**

##### **ii. Historic Preservation Month – May 2019**

##### **iii. Other Projects**

Work plan for January meeting:

- Review written schedule
- Combine things into work plan
- Board packet information
- Create a website board

#### **c. Board Education Item**

COA – Education item

Bachant-Bell – Board packet for new members needed

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

#### **a. Limestone Heritage Project**

(Website Link: <http://www.monroecountylimestoneheritage.com/>)

Blankenship – grant to expand the website project would be helpful

Bachant-Bell – how can we get partners involved?



Stafford – IHCD Grant? Crowd-funding source?

**b. Community Signage Project**

Blankenship – Keep moving forward on project. Note viewshed as a way to figure out a historic area.

Bachant-Bell – Julie Thomas seems supportive, per David Vanderstel's conversations

**c. Alexander Memorial**

No update since Vanderstel is absent. Still needs funding.

**5. Member Updates**

Stafford – Patsy Powell – Breezy Point Farm is moving forward.

Yanke: The state conference for Historic Preservation conference is in Evansville, IN, this year April 9-12, 2019.

**6. Adjournment 7:06 PM**

**MONROE COUNTY HISTORIC PRESERVATION BOARD OF REVIEW****January 28, 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 Traverse 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

**RECOMMENDATION**

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

**AUTHORITY FOR REVIEW**

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

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

## LOCATION MAP & AERIAL PHOTO

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

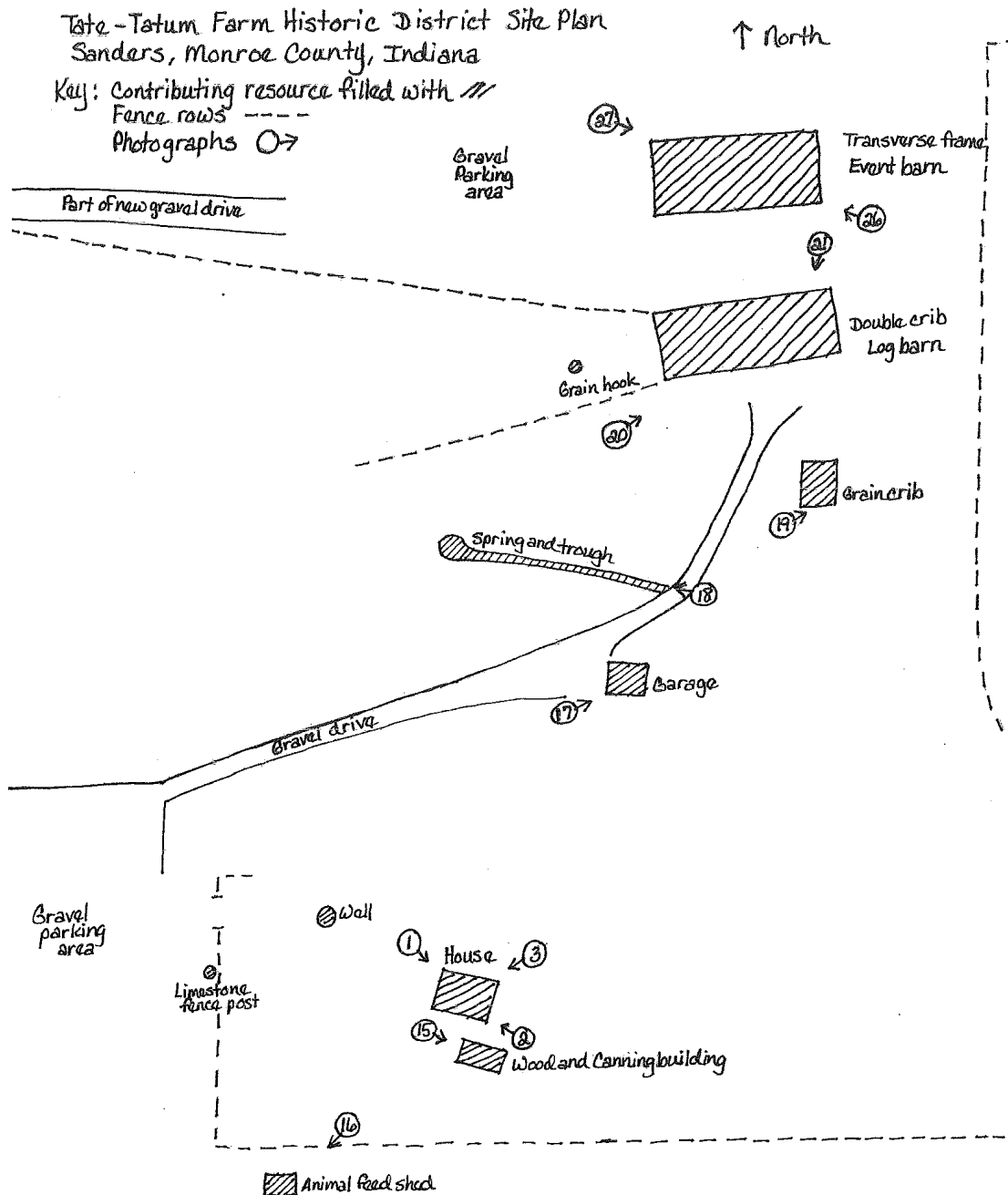


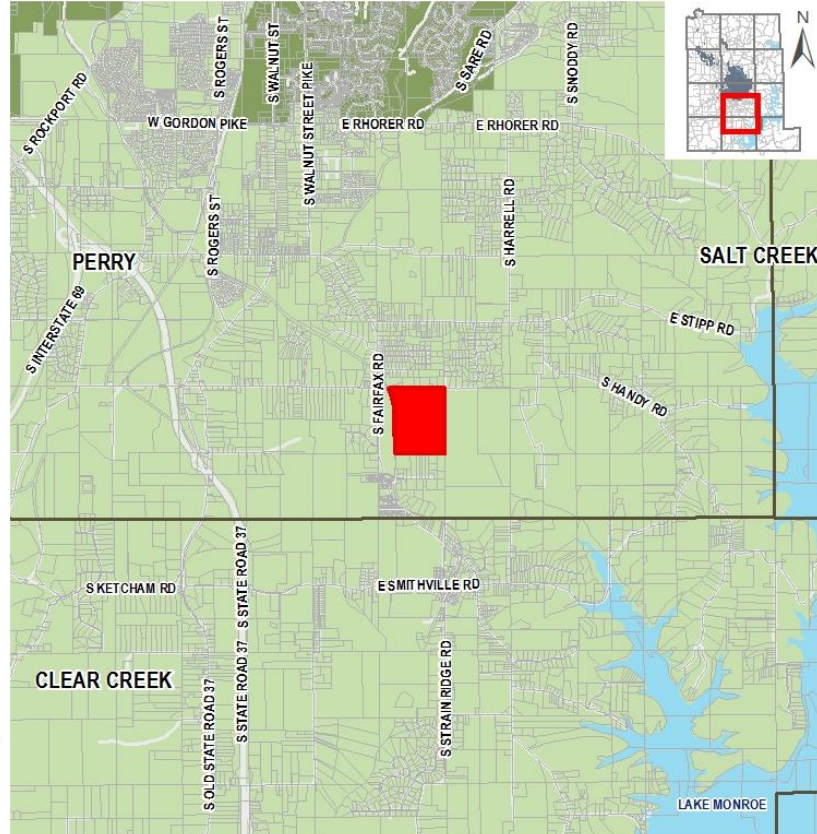
EXHIBIT 1: Tate-Tatum Farm Historic District Site Map. Property is listed as Notable in the Monroe County Interim Report of the Indiana Historic Sites and Surveys Inventory, 1989. The site contains the following contributing buildings: the 1822 two-story log house, c.1860 wood storage and canning building, 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.

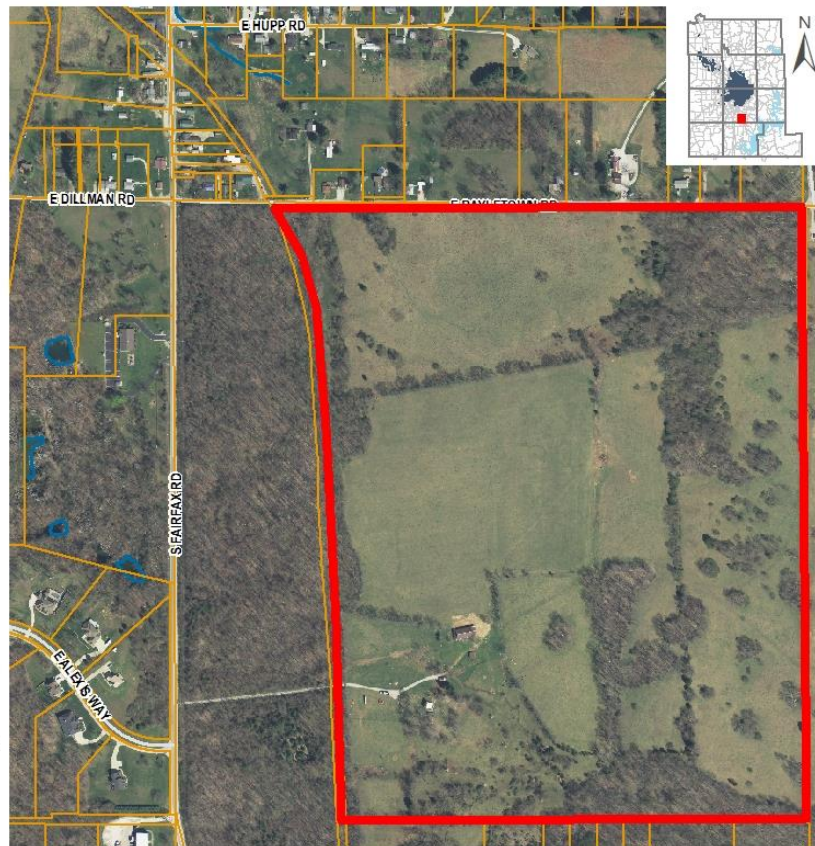
### Aerial Map

- 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.

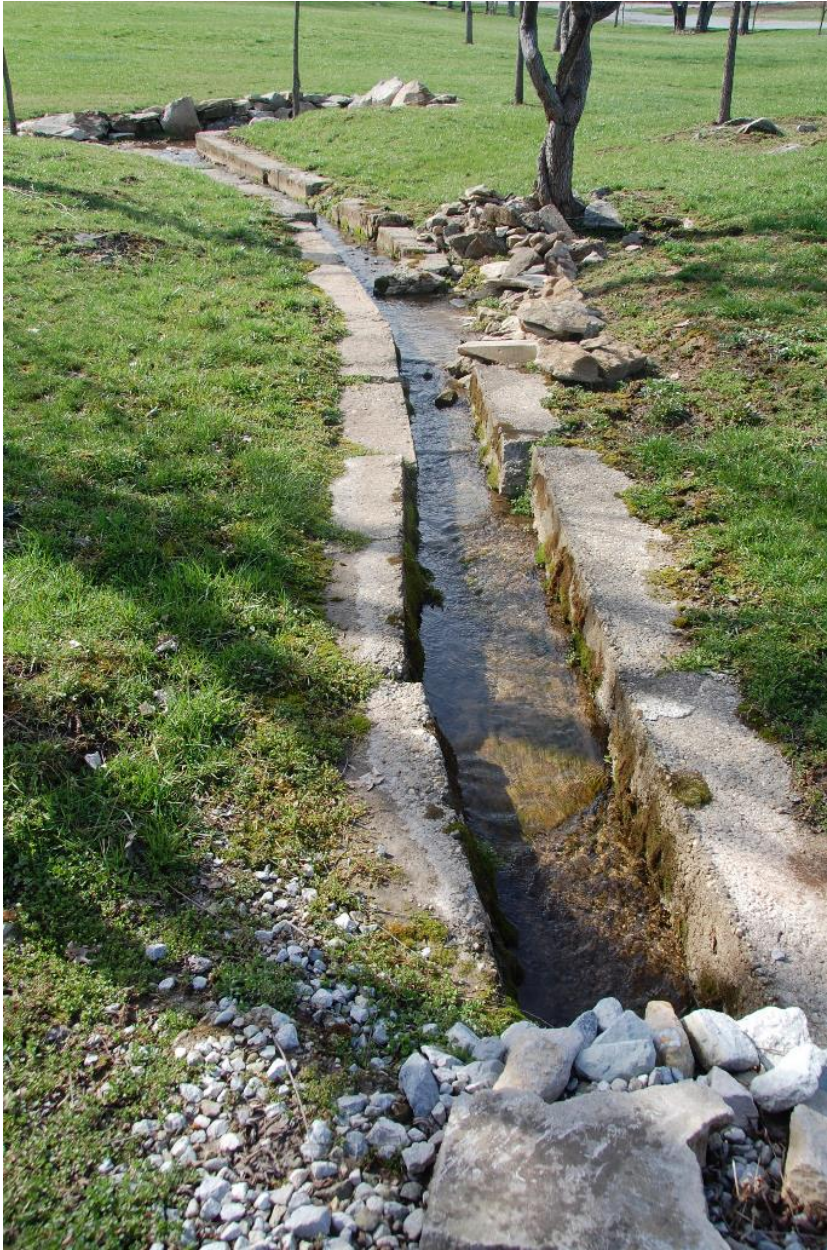


*EXHIBIT 22: West and south elevations of garage, c. 1925, at southwest corner, looking east/northeast (Photo #17: Danielle Bachant-Bell, April 4, 2018).*



**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).*



**Traverse 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 Traverse 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 Koeppl'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

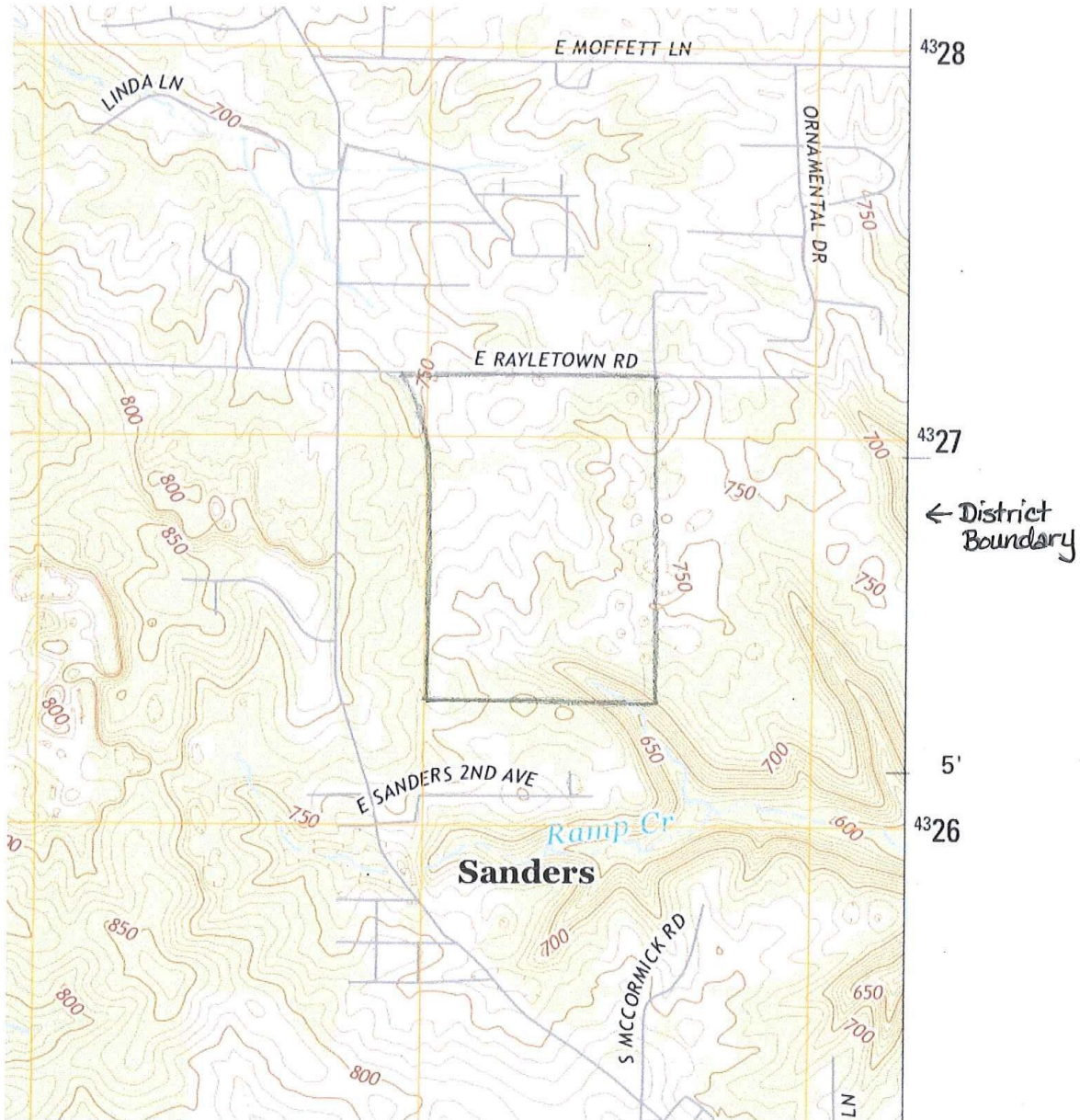


EXHIBIT 34: USGS map



EXHIBIT 35: Aerial Map 1939



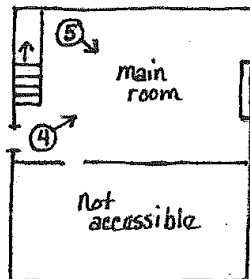
Tate-Tatum Farm Historic District, Sanders, Monroe County, Indiana 1967 Aerial  
District Boundary with heavy dark line



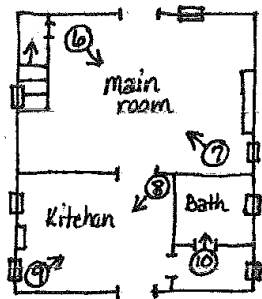
EXHIBIT 36: Aerial Map 1967

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

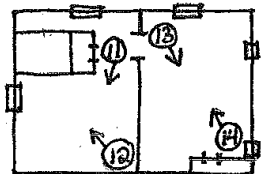
Key: Photograph O→  
 Doorway —|—  
 Window —||—  
 Fireplace —|—  
 Stairway —|||—  
 Closet —|+—



Basement



First floor



Second floor



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

Key: Photograph O →  
 Doorway → |

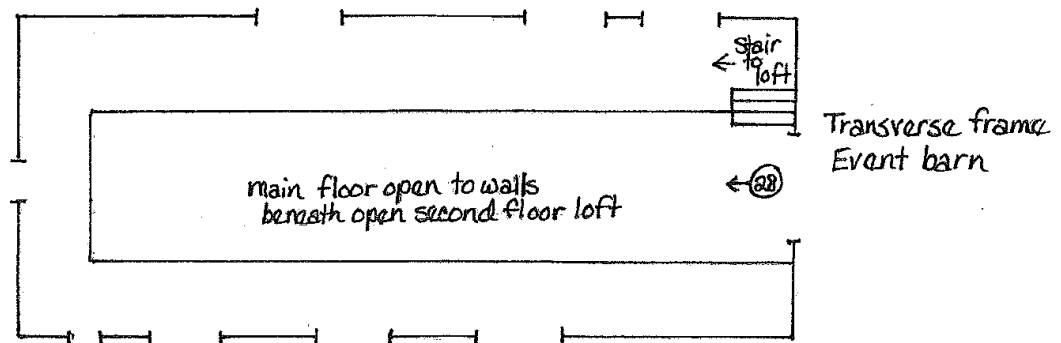
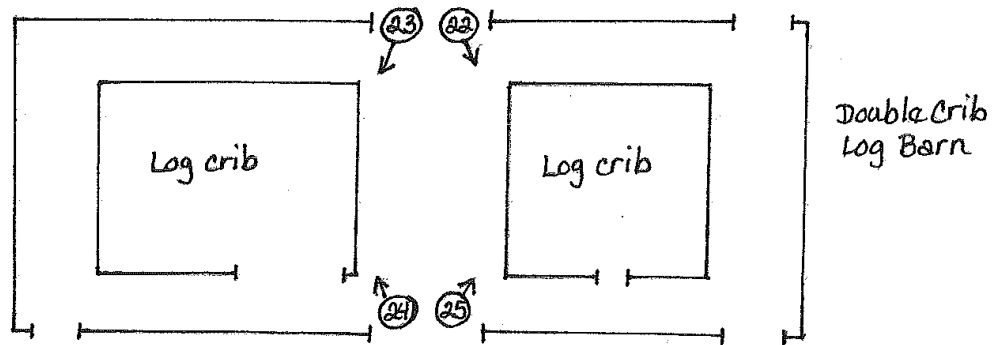


EXHIBIT 38: House floor plan

## 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?





**MONROE COUNTY PLANNING DEPARTMENT**  
Monroe County Government Center, 501 N. Morton St., Suite 224  
Bloomington, IN 47404  
Telephone: (812) 349-2560 / Fax: (812) 349-2967

## Certificate of Appropriateness

*Application for a certificate of appropriateness may be made to the Historic Preservation Board of Review for local designated historic properties only. Detailed drawings, plans, or specifications are not required. However, to the extent reasonably required for the Board of Review to make a decision, each application must be accompanied by sketches, drawings, photographs, descriptions, or other information showing the proposed exterior alterations, additions, changes, or new construction.*

### PROPERTY OWNER CONTACT INFORMATION

Name: <b>Michelle Cardwell</b>	Phone: <b>812-325-1184</b>
Address: <b>9030 W State Road 48</b>	
City: <b>Bloomington</b> ZIP Code: <b>47404</b>	Email: <b>Micheller3n@yahoo.com</b>

Date of Application: **6/17/18**

### PROPERTY INFORMATION

Date of Historic Designation: <b>12/13/17</b>	Address(es):
Name of Historic Property: <b>The Beaumont House</b>	

Parcel #(s): **53-04-32-300-002.001-011**

List of Proposed Changes:

(Attach additional pages if needed)

**To add a shelter house, barn and chapel per  
the approved site plan from the planning  
department.**

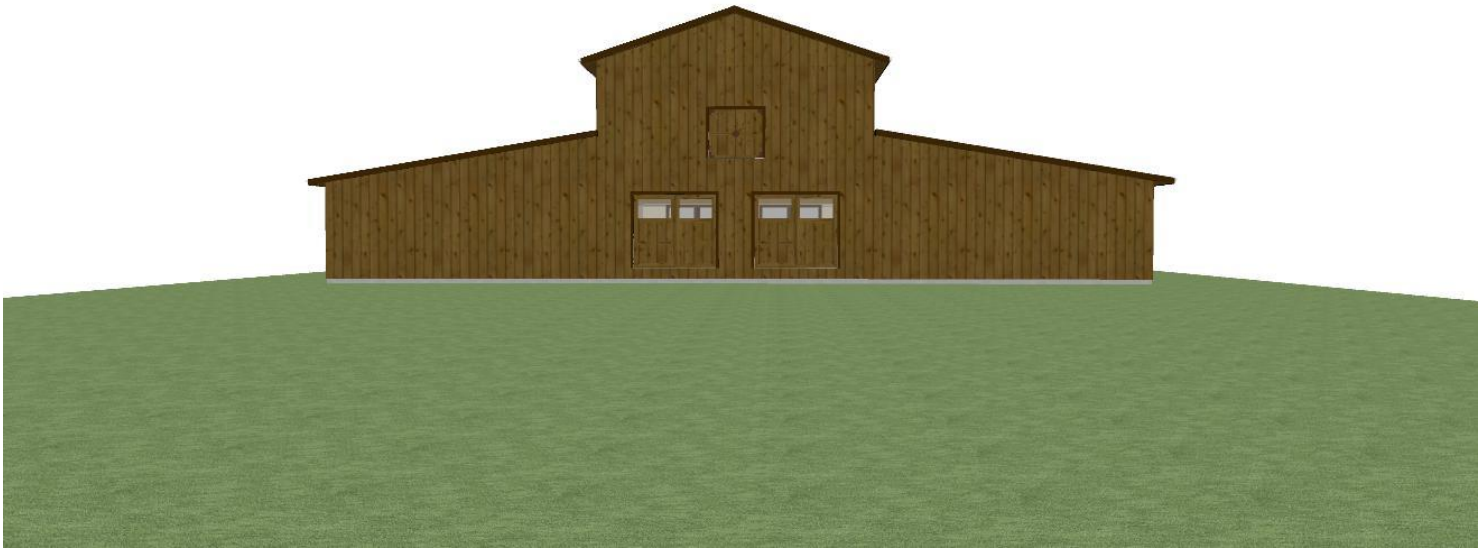
**NEW PAULION/  
SHELTER HOUSE → NO. 1 Approved 8/20/2018**

**NEW BARN → NO. 2 - TBD**

**NEW CHAPEL → NO. 3 Approved 9/17/2018**

(Continued on other side)

View of Barn from the front view. 40x90 in a monitor style Roof Pitch: upper 4/12/ lower 3/12



View of barn from the rear view:



View of barn from the side view:



**Description**

Siding: board and batten in a natural finish

Roof: Standing seam in bronze color Garage doors: See attached

Windows: See attached

Entry Doors: See attached





## Description & Documents

Bring some light into your garage, side entry, or back entry with this nine-lite steel door from Mastercraft®. With its grilles-between-the-glass design and steel construction, it stands up to the most rigorous wear and tear while still adding a stylish flair to your entrance. This durable door has a right inswing, which means the knob is on the right side of the door when you are pulling it toward you.

- Right inswing
- Constructed from 24-gauge steel, primed white, and ready to be finished with a 1-3/4" thick energy-saving, insulating foam core
- Prehung with a 4-9/16" primed wood frame and high-performance weatherstripping
- Features 1" thick clear, insulated glass measuring 22" x 36"
- Includes an adjustable inswing aluminum no-rot sill and 3 satin nickel hinges
- Prebored with a 2-3/4" backset for easy handle installation and double bored and prepped for deadbolt (handleset and deadbolt purchased separately)
- Nominal size of 36" W x 80" H with right inswing
- ENERGY STAR® qualified

**Dimensions:** Rough Opening: 38-1/4" W x 82" H and Brick Opening: 40" W x 82-3/4" H; Frame Width: 4-9/16"

**Brand Name:** Mastercraft

**Color will be bronze to match all doors and windows**



## Description & Documents

There's nothing quite like the classic look of a French door to make a patio complete. Enjoy natural light and a wide-open view with this door's dual-operating design. Top it off with insulated glass and an energy-saving core, and this door is an obvious choice for your home. This door has a right inswing, which means the knob is on the right side when you pull the door toward you.

- Right inswing
- 24-gauge steel primed white and ready to finish with a 1-3/4" thick energy-saving insulated foam core
- Prehung with a 4-9/16" primed wood frame (interior trim not included) and high-performance weatherstripping
- 1/2" thick 15-lite, insulated glass measures 22" x 64" with exterior grilles
- 6 satin nickel hinges and inswing aluminum, no-rot sill
- Prebored with 2-3/4" backset for easy handle installation (handleset and deadbolt purchased separately)
- Includes weather-tight, full-length astragal and head and foot pins for inactive door to open
- Active door is double-bored and prepped for deadbolt (deadbolt purchased separately)
- 1-3/4" thick energy-saving, insulating, foam-in-place polyurethane core for added energy savings, security, and reduced sound transfer

**Dimensions:** Rough Opening: 72" W x 80" H and Brick Opening: 74" W x 80-3/4" H

**Brand Name:** Mastercraft

Color will be bronze to match all doors and windows



Poplar siding



Standing Seam roof in bronze (same as chapel)





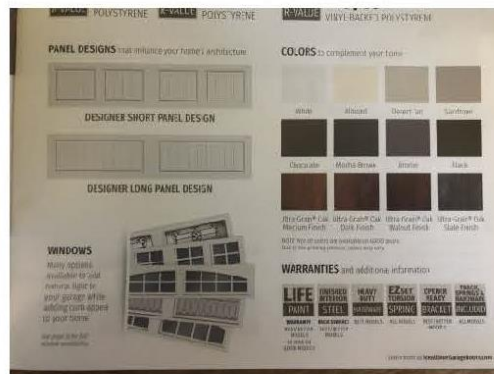
## Description & Documents

JELD-WEN® vinyl windows are made to be durable, energy efficient, and low-maintenance. With features like a steel-reinforced frame, a lift-out sash, and Low-E insulated glass, JELD-WEN® vinyl windows are suitable for any architectural style or design. Backed by a Lifetime Limited Warranty, they're just as reliable as they are attractive!

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Built-in nailing flange for complete installation and a tight seal
- Low-E glass with Argon reduces energy costs, interior condensation, and protects against harmful UV rays
- Left sliding glass panel (viewed from the outside)

**Dimensions:** Fits Rough Opening Size 60" W x 36" H

**Brand Name:** JELD-WEN



Ideal Garage Door 9'x8' in Long panel design with rectangle window with lites in bronze color

**Bloomington Historic Preservation Commission (“Commission”)  
Rules and Procedures**

**Article I: Meetings**

- A. The Commission shall meet on the second and fourth Thursday of every month at 5:00 P.M. Meetings shall be in the McCloskey Conference Room of Showers City Hall unless noticed at another location.
- B. Notices of Meetings shall be submitted by the City of Bloomington Housing and Neighborhood Development Department (“HAND”) to the newspaper and posted in the Municipal Building at least 48 hours before each meeting.
- C. Special meetings may be called by the chairperson and shall be called upon request of two voting members of the commission. Three days notice is required.
- D. The agenda shall be set at least six days before each meeting and mailed to members.
- E. A majority of voting members shall constitute a quorum.
- F. All decisions, votes, recommendations, motions and communications of the Commission shall be by roll call. The vote of each member of the Commission shall be entered in the records of the Commission and shall appear in the minutes.
- G. No member of the Commission shall participate in the decision of the Commission involving any matter in which that person is directly or indirectly financially interested, other than the preparation of a Master Plan. In the event that any member disqualifies himself or that any member’s eligibility is challenged by members of the public such fact shall be entered on the records of the Commission and shall appear in the minutes
- H. As soon as possible, a summary of the minutes of the proceedings shall be made available to each member of the Commission. The minutes shall include a record of the Commission members and visitors present.
- I. All minutes or tape recordings of the proceedings and exhibits submitted by petitioners, remonstrators and staff shall be public records and shall be filed in the HAND office. The materials shall be part of the case and all such materials shall be held by the HAND office for a period of at least two years.
- J. The final disposition of any request, petition or resolution shall be in terms of a motion to grant, deny, or continue by the Commission. Additionally, the members of the Commission may attach such conditions to a motion as are deemed necessary to promote the purposes of Title 8 of the City of Bloomington Municipal Code.
- K. No petition or request will be heard unless the petitioner or his/her authorized representative is present at the time their case is called to be heard. The petition will be moved to the end of the agenda if a petitioner has not appeared in time for the hearing. If the petitioner does not appear, the case will be continued to the next noticed meeting. A petitioner who is unable to attend the hearing on his or her petition may request that the Staff Liaison present the petition to the Commission. Petitioner shall be clearly told that Staff will

merely present but not advocate for the petition and that petitioner will have thereby waived any real or perceived conflict. For purposes of these Rules and Procedures, no Demolition Delay case will be considered a petition, however members of the Commission may decide to delay the discussion until enough information is presented

- L. Upon resignation of a Commission member, the Mayor within 90 days shall appoint, a new member for the remainder of the resigning member's term.

#### **Article II: Officers**

- A. Annually at its first meeting of the year, the Commission shall select by majority vote of its members a Chair and Vice-Chair, who shall each serve for one year and who may be reelected to second one-year terms.
- B. The Chair shall preside over Commission meetings and on behalf of the Commission has the authority to take action on behalf of the Commission as authorized herein, and shall exercise general supervision over the administration of affairs, including entering into contracts and agreements, the appointment of subcommittees and representatives, the determination of points of order and procedure, and the signing of all official documents. The Vice-Chair shall have authority to act as Chair of the Commission during the absence or disability of the Chair. In the case of the resignation or death of the Chair, the Vice-Chair shall succeed to the Office of Chair until a new Chair is selected from the membership at the next duly noticed general meeting.
- C. The Vice Chair, with the assistance of HAND staff, shall be responsible for supervising the keeping of an accurate and complete record of all Commission proceedings, including keeping of records and minutes, the custody and preservation of all papers and document of the Commission, the maintenance of a current roster and qualifications of members, and the authority to certify all official acts on behalf of the Commission
- D. The City's Director of Planning or his designee shall appear at meetings and assist the Commission by presenting factual opinion on significant issues.

#### **Article III: Filing and Processing of Petitions:**

- A. Petitions for Historic Designation or Certificates of Appropriateness shall be made by the petitioner at least twelve (12) days prior to a Commission Meeting on forms approved by the Commission which are available on request in the Office of Housing and Neighborhood Development.
- B. Notices shall be posted no later than six (6) days before the Historic Preservation Commission hearing for designation of a property. For regular meetings the 48 hour public notice requirement shall be honored.
- C. A petition may be withdrawn at any time by the petitioner.

#### **Article IV: Certificates of Appropriateness**



- A. The Commission shall consider and may make final disposition of said petition at any properly scheduled meeting, but in no case more than thirty days after the acceptance of the complete application as certified by the Vice-Chair. However, the HAND staff may notify the petitioner that the petitioner may choose to attend a preliminary hearing to advise the Commission of the merits of the submittal in anticipation of the formal hearing and disposition of the request.
1. An application for Certificate of Appropriateness shall be subject to the following requirements:
    - a. No fee shall be charged for the application.
    - b. The application shall be accompanied by appropriate sketches, photographs, descriptions, and other information which the Commission finds necessary for its decision.
    - c. The Commission must state findings in report form addressing the criteria in Title 8. The Commission may attach conditions to the approval.
    - d. A Certificate of Appropriateness shall be issued by the Commission, if approved by the Commission, or if the petition is not acted upon by the Commission within thirty (30) days after it is filed.
    - e. The Commission may grant an extension of the thirty days' limit if the applicant agrees with the extension.
    - f. Expiration of a Certificate of Appropriateness: The Certificate of Appropriateness shall expire two years after issuance, unless at the time the Certificate is approved, the Commission approves an extension upon the request of the petitioner.
    - g. Right to Commission Review: In any case where an applicant does not receive a Certificate of Appropriateness or otherwise feels aggrieved by an action of the HAND staff, the applicant shall have the right to a review by the Commission. If an applicant feels aggrieved by an action of the Commission, the applicant shall have the right to a review by the Commission but only upon submission of new information.
- B. The Vice-Chair with the assistance of HAND staff shall be responsible for completion of the Commission report and creation of the Certificate of Appropriateness. A copy of the Certificate of Appropriateness shall be submitted to the petitioner. The original shall be kept with case records in the HAND Office.
- C. The Vice-Chair with the assistance of HAND staff shall also be responsible for notifying the petitioner of the Commission's decision.
- D. A Certificate of Appropriateness is not required for the following activities:
1. Routine maintenance as defined in Title 8: Work which would not require a building permit and any change that is not construction, removal, or alteration.

2. The installation of a single wall mounted mailbox near the main entrance on the front of the structure.
  3. The removal of an inappropriate fence type: chain link, board and batten, basket weave, split rail or stockade.
  4. Repair or replacement of existing sidewalks, driveways, and steps with the same materials.
  5. Roof repair where the surface matches existing roof materials, including both flat and shingled surfaces.
  6. Replacement or installation of mechanical equipment, skylights, or vents on a flat roof provided the new element is not visible from the public way.
  7. Ground installation of central air conditioning equipment provided that it is screened and not visible from the public way.
- E. Staff may approve or deny Certificates of Appropriateness for certain minor requests by property owners as set forth below. Certificates approved at the staff level, along with staff's findings of fact, shall be listed on the agenda for the next monthly meeting of the Commission.
1. Staff has approval authority regarding changes to:
    - a. pavement or exterior mechanicals or reception devices
    - b. trees (removal)
    - c. fencing
    - d. sidewalks
    - e. paving materials
    - f. patios or decks
    - g. placement of temporary or removable structures such as sheds or playground equipment
    - h. paint color
    - i. changes authorized for staff level approval by Design Guidelines approved by the Commission
  2. Staff shall not be authorized to grant or deny Certificates of Appropriateness for the following activities within a historic or conservation district:
    - a. demolition of a building, structure, or site
    - b. moving of a building or structure
    - c. construction of an addition to a building or structure
    - d. construction of a new building or structure
  3. An owner or any interested party aggrieved by a staff level decision may appeal the staff decision to the Commission.
    - a. Such appeal shall be filed with HAND within five days of the staff level decision being rendered.

- b. The filing shall specify the grounds for the appeal.
  - c. The appeal shall be filed on the form established by the Commission.
4. At the request of staff, an application for staff level approval may be forwarded to the full Commission at the next regularly scheduled meeting for full Commission review and consideration. In no case shall the time for approval of a completed application exceed 30 days.
  5. Staff shall consist of and be limited to those persons employed by the City's HAND whose job description includes the requirement that he or she assist the Commission.

#### **Article V: Historic Designation**

- A. The Commission may initiate or accept by petition of owners in fee simple, a request for designation of an Historic District or Conservation District.
  1. The Commission shall prepare a map based upon a survey conducted or adopted by the Commission which documents historic properties within the corporate limits of the City of Bloomington.
  2. The Commission may divide the district into secondary and primary areas.
  3. The Commission shall classify all buildings and structures within the districts as Outstanding, Notable, Contributing or Non-contributing.
  4. A report shall accompany all petitions to the Common Council for designation citing cause for accepting the district under the criteria in Title 8 of the Municipal Code.
- B. After three years, the status of a Conservation District will be reviewed by the Commission. Property owners will be notified 185 days before the 3<sup>rd</sup> anniversary of designation as a conservation district and asked to vote on whether to remain a conservation district or be elevated to a historic district. Unless 51% of the owners object in writing to the Commission, the Conservation District will be elevated to historic district status. Otherwise it will remain a conservation district. All owners shall have one vote, regardless of how many parcels or units they own in the district.
- C. A public hearing shall be held by the Commission to allow for public comment. Such public comment may be held separately or in conjunction with the Commission meeting where the action on the district is to occur. Other meetings involving the residents and owners, and Common Council members may be held to educate and publicize the proposed district.
- D. The Vice-Chair with the assistance of HAND staff shall be responsible for forwarding the findings of the Commission to the Common Council for final vote.
- E. The Commission recommends that design guidelines be adopted for a district, whether at the time of the designation or at a later time.



- F. The Commission may declare that a proposed district be placed under interim protection until action of the Common Council.
1. After declaring interim protection, staff shall notify the owner(s) by certified mail, to be postmarked no later than two days after the hearing at which the action was taken.
  2. The written notice shall include the appropriate ordinance citation, a description of the restrictions that apply to the property or properties, and advise the owner(s) that the restrictions are temporary until the action of the Common Council.
  3. An owner may apply for a Certificate of Appropriateness during interim protection but it will be invalid unless and until the district is approved by the Common Council. The Commission and owner(s) may use this process to come to an agreement on proposals for a building's future use and disposition.

#### **Article VI: Committees**

- A. A Historic District Committee comprised of three voting members shall be appointed by the Chair immediately after the first meeting of the year. It shall be the duty of this committee to:
1. Review applications for historic districts submitted by property owners for consistency with guidelines and standards.
  2. Prepare criteria and standards on which the Commission bases its actions, and define elements the Commission should consider of particular importance to a specific district being proposed.
  3. Present to the Commission proposals for the adoption of new districts and landmarks, based upon special significance or impending threats.
- B. Such other Committees, standing or special, as the Commission from time to time deems necessary to carry on the work of the Commission, may be created and members appointed by the Chair. The Chair and the advisory members of the Commission shall be ex-officio members of such committees.

#### **Article VII: Maintenance**

- A. Upon presentation of supporting evidence, the Commission may act upon reports of neglect and/or lack of maintenance that endangers significant architectural details of a property designated pursuant to Title 8 of the BMC.
1. Before any official action by the Commission, staff shall notify the property owner of the Commission's intent, giving a minimum of 21 days' advance notice.
  2. The owner or his or her agents may appear to present plans or evidence of upkeep at the next regular meeting of the Commission after such notice is made.
  3. After consideration of all the evidence, the Commission may find that a building's condition constitutes a threat to the historic fabric of the area

where the building is located and may move to forward these findings to the City's Legal Department for appropriate legal action.

#### **Article VIII. Procedure for the review of a National Register nomination**

- A. From time to time the Commission may receive applications for listing a structure or a district on the National Register of Historic Places. Within five days of receiving an application, staff must email the Indiana Division of Historic Preservation and Archaeology to notify them that an application has been received. After reviewing the completeness of the application according to the U.S. Department of the Interior's Bulletin #15, the Commission will duly notice a public hearing. Staff will draft a report applying the National Park Service criteria for evaluating whether to place a structure or district on the National Register. The public hearing will be noticed according to the following procedure, as fits the circumstances:

1. Letter announcing the nomination sent to the owner of an individual property not located in a historic district
2. Letter announcing the nomination sent to the owner(s) of property located in a historic district.
3. Letter announcing the nomination to the local authority (Mayor)
4. Letter announcing the nomination to the County Commissioners,
5. Legal Notice placed in the paper ( if under 50 property owner)

- B. At an appropriately noticed public meeting (notice shall be not less than 30 days before the local hearing and not more than 75 days before the State Review Board Hearing) a determination will be made as to whether the structure or district meets the criteria for inclusion. The Commission's findings and the report will be forwarded to the State Review Board for their consideration. Following the notification by the Keeper of the National Register that a property has been listed, the following notices will be made:

The listing will be noticed according to the following procedure:

1. Letter of notification to all owners whose property is affected of the inclusion on the list.
2. Legal notice placed in local newspaper to announce the listing (if it contains more than 50 properties or letter #6 must be sent to each owner (if it contains fewer than 50 property owners).

**Commented [CH1]:** On 4/28/18 I received notice from Indiana DHPA that according to statewide CLG procedures it was not necessary to send them a copy of the nomination at the beginning of the process. DHPA stated that sending them an email acknowledging we had received an application would suffice.

**Commented [CH2R1]:**