

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



**May 17, 2021**

**5:30 p.m.**

**Held Via Teleconference**

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

If calling dial (312) 626 6799

Meeting ID: 879 5022 4220

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**Monroe County Historic Preservation**

**Board of Review**

**Agenda**

**Teleconference Link:**

<https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lVOROWUdCWFlobljUT09>

**Monday, May 17, 2021**

**5:30 PM**

- 1) Call to Order
- 2) Approval of Meeting Minutes: April 19, 2021 **PAGE 3**
- 3) Old Business: None.
- 4) New Business:
  - a) [IN SCOPE Section 106](#) – I-69 Tier 2 Studies, Section 4 Mitigation Audio Tour **PAGE 8**
    - i) DES# 0300380
  - b) 2021 Work Plan **PAGE 10**
  - c) Continuing Education Program TBD
- 5) Adjournment

**NEXT MEETING: June 21, 2021**

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

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 - Draft**

**Teleconference Link:**

<https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lVOROWUdCWFlobljUT09>

**Monday, April 19, 2021**

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

**1) Call to Order 5:32 PM**

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

**Blankenship: 1st**

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

**Approved 5 votes and 1 abstention (Campbell)**

**3) Old Business:**

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

Behrman: The Trails Outline Plan was withdrawn by the petitioner and has been refiled as a rezone. Staff has not been able to get approval yet for access to the site for the Board to inspect for any historically significant items. Staff will send a letter through the mail as a last resort. Hopefully, a doodle poll to follow.

**4) New Business:**

**a) HPNR-21-1**

Stipp Bender Farm National Register of Historic Places Nomination.

One (1) 5.49 +/- acre parcel in Perry Township, Section 29 at 5075 W Victor PIKE.

Zoned PB; HP Overlay

[Bachant-Bell leaves the meeting]

Sturgeon: Presented the application to the Board. Confirm the Criteria A and C were met.

Blankenship: Great representation and really like the explanation on how the farm has been divided over the years and why it is what it is today.

**Campbell: Move to accept the nomination and forward a positive recommendation to the Monroe County Commissioners for their approval.**

**Blankenship: Second**

**Motion approved 5-0**

[Bachant-Bell returns to the meeting]

**b) COA-21-1**

Beaumont House Certificate of Appropriateness (Parking, landscape, light, enclosure)

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

Zoned AG/RR; HP Overlay

Behrman: Brief introduction of the site for discussion and introduced petitioners attending the Zoom call.

Cazzell: We asked our professional, Ryan Cambridge, to attend and he will present the COA.

Cambridge: Presented the slide proposal to the Board.

Danielle: To formalize the process we will go through the Board and asking if there are any questions for the petitioner.

Reed: I wonder what the distance is from the house to the dumpster.

Cambridge: It's about 430' easy to hide but also needs to be accessible.

Wilson: No questions.

Blankenship: For Planning Staff, what type of buffering or landscape is required?

Behrman: Every 35' 1 tree /10 shrubs /10 shrubs or plants for both streetscape and the perimeter parking. It will be more than what you see here. This is demonstrating tree preservation.

Campbell: We requested the large parking lot be broken up into smaller parking areas? Was that explored?

Cambridge: Yes and it did not work. Made more tree islands than required by Planning and bigger so we could save the large trees. Small lots broke up the space too much. Seventy percent of mature trees would be impacted if redesigning the parking lot. Really wanted to preserve the mature trees. There is a transition from the harsh highway to the pristine north.

Campbell: Tell me more about the terrain.

Cambridge: Part of the goal of this private facility to be safe and accessible and there is some topography to the north but the accessibility would be more expensive to incorporate. We were working around fixed points (house and chapel).

Behrman: Explained Chapter 806 parking design standards and variances received for paving requirements.

Sturgeon: My questions on turnaround for large vehicles was already addressed earlier.

Bachant-Bell: I do not have real questions but now want everyone to make comments.

Reed: Given lots of thought about the parking surface. Really, I might have more questions than everything else. Will pass for now.

Campbell: I appreciate Ryan's narrative and understand the complexity. Main disappointment is a parking lot with a farmstead behind it so from a historic preservation point of view and economic viability point of view we have not really focused on the other structure, the cellar. We've done a lot of progress but wish we could make the parking more discrete. We are now having to screen the parking lot and then we are screening the openness of the lot. I do not think I will vote against it but wish it could be more.

Sturgeon: Ryan were there any other historic sites that your gained inspiration from?

Cambridge: Conner Prairie and smaller urban farms. Not really catering to the view of the passing motorist but rather those using the site and making it accessible with sidewalks. Do not have any comparable converted farms that need parking lots. Ultimately, compromises happen. Wish there were 20 more acres to work with here. We did try to do a softer look with the chip seal. Our hope is the parking lot will disappear for a passing motorist.

Blankenship: Circulation and accessibly for larger vehicles. Can there be a second driveway?

Behrman / Cambridge: most likely no. INDOT Road with 55mph speed limit and limited visibility.

Wilson: No comments.

Sturgeon: No comments.

Wyatt: No comments from the public (BRI).

Campbell: Appreciate Ryan going through the design process. It is the linear shape that really constrains the design. I have been on site and know what is left and I hope he is right about the disappearance of the parking lot from the road. I am satisfied.

Blankenship: Has any siding material been selected for the proposed barn?

Campbell: Cannot answer this one.

Cazzell: The idea is that it mimics the house and will look very similar to the siding of the house. Owner has looked at several companies and want to make it look of the period and use as many materials compliment the house.

Campbell: That helps. Thanks.

Bachant-Bell: We've gone through the list and are we ready to vote? Wondering what happened to the lights?

Sturgeon: Wall mounted, where located? And how many poles?

Cazzell: Basically anywhere sidewalks intersect buildings and in the parking area.

Cambridge: Poles would be approximately 6 or 8 lights and a part of a further study.

Blankenship: Dusk to Dawn?

Cazzell: Would still leave some on for security.

Wilson: What does planning look at with regards to lighting?

Behrman: Downward facing and 1 candle foot standard for property lines. Make sure they are 'dark sky compliant' and also they are not required but if a part of a site plan then that is what we review.

Cambridge: These are small fixtures and likely very little overflow or light pollution.

Reed: I appreciate all the hard work on this presentation but I am not hearing a number and I understand someone will need crunch the numbers.

[Staff pulled up previously submitted lighting plan from the withdrawn COA application and photometric information]

Behrman: Here is the previous parking design which is comparable in size has 4 poles and 5 wall mounted. Demonstrated location and photometric plan.

Campbell: Perhaps we defer the lighting plan until we have more specific information. Could go to bollard lighting but may be unsatisfactory. I would like this to be complete.

Bachant-Bell: This is a first phase plan with an ABC layout but the lighting is not really part of it and maybe it should be part of a different phase when it is another phase.

Blankenship: It is fine that they did not try to find lighting 'of the period' because likely there was none. I like the slim, discrete lighting.

Wilson: It would help for the owner to have the electrician to review the lighting plan first before we vote on it.

**Campbell: Move to approve A-R with the bold type for Phase 1.**

**Wilson: Second**

**Approved 5-0**

- c) **IN SCOPE Section 106 – Enter DES Number 1801941**
  - i) **Mid-States Corridor**

Bachant-Bell: I will be attending the meeting and I wonder why it stops at Bedford for option 'O'. Meeting is at 3pm if anyone wants to attend. Consulting party list is quite long. Mostly an FYI and I will give an update next month. The Board is welcome to attend and can share meeting link if interested.

[Reviewed presentation. Noted that Option 'M' does not stretch all the way up to Monroe County.]

Blankenship: Just found the original proposal and they did have it delineated into Monroe County up SR 37. Would have been freeway design. Be sure to ask about that design change.

- d) **IN SCOPE Section 106 – Cell tower expansion on S Rockport**

Behrman: Presented the letter with location. More information to come as an email came in late today and has not had staff review.

Reed: We actually have seen a similar proposal for our quarry. Seems like a minimal expansion and co-locate to the existing cell tower.

- e) **2021 Work Plan** – committee updates

1. Limestone Heritage Project Website: No updates but there is a new person hired for Rita's position and her name is Wendy Wilson.
2. Drystone Walls: Rumpke hired professional to document the wall and preservation plan. Indy Arch is the firm name.

Bachant-Bell had contact with Russell (Drystone Conservancy) and asked if they have done a similar service and they have. The Board might want to see if we could engage them to assist countywide survey and plan.

3. Community and Site Signage: working on getting maps for Handy, Stillbow and Mt. Tabor and looking at signage placement. Will try to schedule a time to meet with the committee. Julie Thomas should get updates.

4. Education: 'This Place Matters' post of FB and could do a schedule. Maybe model after X-Hunt.

#### General Updates:

Alexander Memorial funding shifted into the next fiscal year due to delays. No bids and masonry industry was busy. However, the 3-D modeling is officially finished. Next step is going to fabrication. Great news! Need to decide what will happen with the pieces removed.

Milison House passed state review board and should hear formally in June. We should have a map of all the Nation designated sites.

Blankenship: Two properties that were endangered properties: one on Oard RD that purchased by a crane business and the house that is behind PrintPak. Just do not want these to fall off the radar.

Behrman: Briefly saw that the cemetery on N Wayport Road looked to have some sort of utility work run through it. The large oak tree was cut down along with the blueberry bushes that delineated the site. Does anyone have any insight on this? Planning Staff has been overwhelmed and unable to investigate further.

Blankenship: I can look into this further as I know the site and some folks out there. [Update: Smithville Fiber optic project - more investigative work to come]

#### **5. Adjournment 7:59 PM**

##### **NEXT MEETING: May 17, 2021**

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## Tammy Behrman

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**From:** Tammy Behrman  
**Sent:** Wednesday, April 21, 2021 1:16 PM  
**To:** Tammy Behrman  
**Subject:** FW: FHWA Project: I-69 Tier 2 Studies, Section 4 Mitigation - Audio Tour

**From:** Hannah Blad [<mailto:HBlad@lochgroup.com>]

**Sent:** Wednesday, April 21, 2021 10:58 AM

**To:** Marsh Davis <[mdavis@indianalandmarks.org](mailto:mdavis@indianalandmarks.org)>; Tommy Kleckner <[tkleckner@indianalandmarks.org](mailto:tkleckner@indianalandmarks.org)>; ccroix@indianalandmarks.org; [munson@indiana.edu](mailto:munson@indiana.edu); Jacqueline Nester Jelen <[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)>; [board@spencertivoli.org](mailto:board@spencertivoli.org); [esarra@indiana.edu](mailto:esarra@indiana.edu); [bri@bloomingtonrestorations.org](mailto:bri@bloomingtonrestorations.org); Spiegel, Polly <[pspiegel@indiana.edu](mailto:pspiegel@indiana.edu)>; Cheryl Ann Munson <[munsonc@indiana.edu](mailto:munsonc@indiana.edu)>; [nmcniece@indy.rr.com](mailto:nmcniece@indy.rr.com); [jkharbanda@hecweb.org](mailto:jkharbanda@hecweb.org); [herteric@bloomington.in.gov](mailto:herteric@bloomington.in.gov); [bethelpond@gmail.com](mailto:bethelpond@gmail.com); McCord, Beth K <[bmccord@dnr.in.gov](mailto:bmccord@dnr.in.gov)>; Slider, Chad <[CSlider@dnr.in.gov](mailto:CSlider@dnr.in.gov)>

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**Subject:** FHWA Project: I-69 Tier 2 Studies, Section 4 Mitigation – Audio Tour

**Des. No.:** 0300380

**Project Description:** I-69 Tier 2 Studies, Section 4 Mitigation – Audio Tour

**Location:** Greene and Monroe Counties, Indiana

The Indiana Department of Transportation (INDOT), with funding from the Federal Highway Administration (FHWA), is implementing mitigation for Section 4 of the I-69 Tier 2 Studies (Des. No.: 0300380). This mitigation will fulfill the following stipulation, as required in the Tier 2 Memorandum of Agreement:

*FHWA will ensure that INDOT will prepare “an audio tour focusing on the cultural and natural environment along the I-69 corridor, with specific references to historic properties within Section 4 of the Tier 2 Study. The tour will include a map of locations discussed in the audio tour. Both the tour and map will be available in an electronic format. This audio tour will be part of a larger mitigation stipulation for the I-69 corridor that was provided for in the I-69 Tier 1 Memorandum of Agreement. The proposed content of the audio tour and illustrated map (text and illustrations) will be provided to the Indiana SHPO and the other consulting parties at fifty (50) percent and ninety-five (95) percent completion for review and comment. If the Indiana SHPO does not respond within thirty (30) days, acceptance will be assumed. If the Indiana SHPO responds with recommendations, a good faith effort to accommodate the recommendations will be made and revised information will be provided to the Indiana SHPO. The Indiana SHPO will have thirty (30) days, after receipt of the revised information, to review and comment.”*

This distribution of the audio tours and images for Section 4 constitutes the ninety-five (95) percent completion review.

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

You are invited to comment on all material within thirty (30) days of receipt of this message. Please direct any comment(s) to Patrick Carpenter at [pcarpenter@indot.in.gov](mailto:pcarpenter@indot.in.gov) or Hannah Blad at [hblad@lochgroup.com](mailto:hblad@lochgroup.com). Paper copies of comments may be sent to: 3502 Woodview Trace, Suite 150, Indianapolis, IN 46268.



Tribal contacts may contact Shaun Miller at [smiller@indot.in.gov](mailto:smiller@indot.in.gov) or 317-416-0876 or Kari Carmany-George at FHWA at [K.CarmanyGeorge@dot.gov](mailto:K.CarmanyGeorge@dot.gov) or 317-226-5629.

Thank you in advance for your input,

**Hannah Blad**

Hist/Sec 106 Specialist II

**Lochmueller Group**

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**2021 Work Plan  
Monroe County Historic Preservation Board**

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

**1) Limestone Heritage Project**

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

Action steps and timeline:

Sub-committee members: Danielle, Debby

**2) Drystone Walls**

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

Action steps and timeline:

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

**3) Community and Site Signage**

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

Action steps and timeline:

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

**4) Public Historic Preservation Education**

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

Action steps and timeline:

Sub-committee members: Devin, Polly

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

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

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

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