

Monroe County Historic Preservation Board of Review



**Monday, June 27, 2022
5:30 p.m.**

Hybrid Meeting

In-person

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

Virtual

Zoom Link: <https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZFSm1lV0R0WUdCWFlobljUT09>

If calling into the Zoom meeting, dial (312) 626 6799

Meeting ID: 879 5022 4220

Password: 491694

AGENDA
MONROE COUNTY HISTORIC PRESERVATION

BOARD OF REVIEW
Monday, June 27, 2022
5:30 PM

HYBRID MEETING INFO

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

VIRTUAL LINK: <https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZF5m1lV0R0WUdCWFlobljUT09>

If calling into the Zoom meeting, dial: 312-626-6799.
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- 1) Call to Order
- 2) Approval of Meeting Minutes: May 16, 2022 PAGE 3
- 3) Administrative Business PAGE 7
 - a) CAMP and PHP Conference Scholarships for September 27-30th
- 4) Old Business PAGE 9
 - a) Kings Road Rezone – Commitments follow up
- 5) New Business PAGE 11
 - a) **Ray Barn Renovation Historic Preservation (HP) Overlay Rezone**
One (1) 7.00 +/- acre parcel in Bloomington Township, Section 18 at 4595 N Maple Grove Road. Owner: Ray, David William & Mary Lucinda Zoned RE1. Contact dmyers@co.monroe.in.us
 - b) Recap of the Limestone Festival
 - c) 2022 Work Plan PAGE 64
- 6) Adjournment

NEXT MEETING: July 18, 2022

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

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

The meeting will be open to the public.

DRAFT MINUTES
MONROE COUNTY HISTORIC PRESERVATION
BOARD OF REVIEW

Thursday, May 16, 2022
5:30 PM

HYBRID MEETING INFO

IN-PERSON: Monroe Government Center 501 N Morton ST Suite 224 Bloomington IN 47404

VIRTUAL LINK: <https://monroecounty-in.zoom.us/j/87950224220?pwd=MFRJN2ZF5m1V0R0WUdCWFl0blJlUT09>

If calling into the Zoom meeting, dial: 312-626-6799.
When prompted, enter the Meeting ID #: 879 5022 4220
Password: 491694

Attendees: Donn Hall, Devin Blankenship, Susan Snider Salmon, Danielle Bachant-Bell, Polly Root Sturgeon, Duncan Campbell, Don Maxwell, Debby Reed-(virtual)
Absent: Doug Wilson,
Staff: Tammy Behrman, Jackie Jelen, Tech Services to assist with meeting
Public: Jason Voorhies

- 1) **Call to Order 5:31 PM**
- 2) **Approval of Meeting Minutes: April 18, 2022**
Blankenship: Motion to approve the minutes
Campbell: 2nd
Approved 7-0-1 (abstained –Snider Salmon)
- 3) **Administrative Business:**
 - a) **Review of Chapter 823: Power of the HP Board.**

Jelen: Reviewed memo from director in the packet and recent examples of conditions recommended by the HP Board..

Blankenship: Sounds like we need a reference sheet regarding written commitments. For a written commitment should it have an intended outcome?

Jelen: It should be agreeable by the owner, You need to formulate the intended outcome because it gives more clarity for staff and petitioner as to what is expected. Review the state code IC36-7-4-1015 regarding written commitments.

Blankenship: What if Hinkle Rezone goes back to residential, does the commitment go away?

Root: Reading Chapter 823 looks like we only have power in HP Overlay districts.

Jelen: You are making a recommendation as a Board. Written commitment is not binding unless adopted by the Commissioners.

Campbell: If we make a recommendation and we realize the Commissioners don't approve rezone, what happens to commitment.

Jelen: Null and void essentially.

Blankenship: Do you think we will see these petitions more often?

Jelen: Possibly because Commissioner Thomas sends them your way. You have the Kings Road Rezone right now before you.

Bachant Bell: Perhaps we should put together a list of instructions on how to operate and this would be in the Rules of Procedure.

Root: Could take this a committee for discussion and bring it back to the Board.

Behrman: I also included the email I sent to educate owners regarding the HP Overlay. Feel free to edit this and have something you want staff to be able to send out to entice a property owner to add the overlay.

Root: What if we had to recommend adding the HP Overlay against the owners wishes?

[Discussion ensued but really needs input from County Legal]

Voorhies: I don't have the HP Overlay rezone currently but would like some guidance. Is the Board still available for resources?

Blankenship: Yes! We are happy to get you in touch with the right people to do the work.

4) Old Business:

a) Kings Road Farm Rezone from RE2.5 to AG/RR

Behrman: Summarized the previous month's discussion and the upcoming rezone petition.

Voorhies: [Asked several questions about planning processes.] Neighbors are concerned and want to find a way to alleviate their concerns.

Blankenship: For you to explore the HP Overlay and decide how you felt about it. We would recommend the AG/RR if you were going to make an effort...as one of the possibilities.

Voorhies: My goal is to protect the property. I have been busy and haven't looked through all of the material staff sent me. I don't want to sell the property to someone else to just take down structures.

Root: Local designation can also help protect the view shed...cell tower example.

Voorhies: Still need to put in a new driveway, it is a 20 acre parcel with land to the north undeveloped. Will that be an issue.

[No]

Blankenship: I'll make a motion that the Monroe County Historic Preservation Board makes a favorable recommendation for the AG/RR rezone with a condition that the petitioner submit a Written Commitment that the property owner submit an application for the Historic Preservation Overlay within 2 years from the rezone approval.

Hall: Second

Approved 8-0

ACTION: Staff to send the examples of Written Commitment to no more than 4 members.

5) New Business:

a) CLG Annual Report 2021 – draft

Behrman: Item 7: Is this the language we should continue to use?

Bachant-Bell: Well, we can't make changes to SHAARD and we aren't sure if they make our changes that are recommended. It has never been updated. Snider Salmon concurred with her experience.

[Discussion on mapping at local, state federal levels and the evolution of process]

No further comments or changes to the report were made.

Behrman: I will send out the report tomorrow.

Campbell: Move to approve the CLG Report:

Snider Salmon: Second.

Approved 8-0

b) City of Bloomington Programmatic Agreement

[Discussion of if there was a historical recommendation ever in the past]

Yes the Board wants to participate and please edit the name and contact person.

Root Sturgeon: Move to approve.

Blankenship: Second.

Approved 8-0

c) 2022 Work Plan draft approval

Limestone Heritage website

Bachant-Bell: There were additions for the two events added.

Behrman: Patty from Smithville asked for some edits and made by Wendy Wilson.

Bachant-Bell: Could make one edit to News and Events Column. Will reach out to Wendy.

Drystone Walls

Bachant-Bell: I forwarded to those on the committee the contact info with Limestone Conservancy staff so they could follow through.

Community and Site Signage

Blankenship: was there any special navigation for developing signage for Alexander memorial? We didn't want to step on anyone's toes.

Bachant-Bell: I will connect you with John Summerlot and he will know more about it.

Consensus: Fantastic that the project for Alexander Memorial is complete!

Preservation Education

Snider Salmon: Keep the booth very simple but I think there is a lot of competition both in the community at the event. Will use the Alexander Memorial as an education and awareness topic. Take down questions folks have and show the posters. One idea is to get ahold of Maple Grove with wall fragments for the table.

Blankenship: Also share that the Monroe County resource is all over the nation.

Staff to provide materials for Susan (sign, maps, education cards)

Demo Delay and Staffing

Bachant-Bell: None.

Final comments

Root: Add the letter of written commitment committee: Devin, Susan and Polly volunteered.

Blankenship: Legal pondering: under Planning vs not under Planning Department. If a municipality like Ellettsville would there be an expansion to incorporated if we were under just the Commissioners and not Planning?

Behrman: No. Our CLG is only over the unincorporated properties regardless.

Adjournment 8:00 PM

Tammy Behrman

From: Kennedy, Steve <SKennedy@dnr.IN.gov>
Sent: Wednesday, June 8, 2022 11:39 AM
To: Tammy Behrman; Brooks, Alex; Buroker, Joanne; Cerklefskie, Kathy; Collier, John; Colom Brana, Gloria; David Heinold; Mark Dollase; Hayden, Paul; Hill, Christa; King, Brad; Kleckner, Tommy; Nunemaker, Todd; Orban, Don; Patz, Bryce; Renwick, Laura; Schell, Nicole; Schlueter, Anthony; Sekula, Greg; Shaver, Arin; Smith, Creager; Stanis, Suzanne; Swihart, Blake; Toering, Adam; Trotter, Eric; Urbanski, Hannahrose; Van Overberghe, Ross; Van Schuyver, Jenifer; Vanness, Ian; Wydicks, Tavi; Zeiger, Todd; Zuercher, Shannon; Alt, Robert; Blackard, Katie; Bowers, Tyler; Brown, Brendan; Campbell, Craig; Conti, Tina; Davis, Nick; Dever, Margaux; Flauto, Joe; Gelfman, Michele; Lebo, Vickie; Linley, Ann; Lutes, Sean; Merritt, Doug; Renne, Jim; Root Sturgeon, Polly; Saunders, John; Stillson, Rocki; Thompson, Aaron; Tiffany Tolbert; Wilber, Josh; Flowers, Michael; Holbrook, Jarrad; Lethig, Chad; Miller, Brittany; Parcell, Deb
Cc: Thomas, Ashley
Subject: Save the Dates -- CAMP and Preserving Historic Places Conference 2022
Importance: High

CLG friends:

Please save the dates and spread the word about the upcoming Commission Assistance and Mentoring Program (CAMP) and Preserving Historic Places (PHP) – Indiana’s statewide preservation conference. We are excited that both events will be IN-PERSON this year in South Bend!

CAMP, Sept. 27 (Tuesday)

We will return to the usual all-day event format, which will run approx. 8:30 to 4:30. There will not be a virtual option for this training.

DO NOT REGISTER AT THIS TIME!

PHP Conference, Sept. 28-30 (Wednesday through Friday)

You can follow this link to the conference agenda as it stands now, featuring pre-conference training workshops, educational sessions, plenary speakers, field sessions, and tours:

<https://www.indianalandmarks.org/tours-events/preserving-historic-places-conference/conference-agenda/>

DO NOT REGISTER AT THIS TIME!

Scholarships are available to CLGs to attend CAMP, or PHP, or BOTH – the Scholarship Nomination Deadline is Friday, Aug. 12th

This year, CAMP and PHP will again be treated as a package deal. Each CLG may nominate TWO people to receive a scholarship to attend ONE or BOTH events for FREE. Scholarship nominees can be staff, commission members or advisors, elected officials, or legal counsel. To claim the two scholarships for your community, please reply to me and I will provide further instructions about how to register with a special code just for scholarship recipients. Each scholarship covers free registration for CAMP, free registration for the PHP Conference, and lodging at the double-occupancy rate. Scholarship recipients should plan to share a hotel room with another scholarship recipient, or they may pay half of the lodging cost to have the room to themselves.

DO NOT REGISTER AT THIS TIME!

When you submit the nominations for your commission, you will need to provide the **name and email address of each nominee**, and indicate whether they (tentatively) plan to attend CAMP, or PHP, or BOTH. Also, please indicate each

nominee's role in connection with the commission: staffperson; chairperson; member; advisor; elected official; or legal counsel. Having this information helps us better understand the make-up of the CAMP audience.

Please remember that continuing education is an ongoing requirement for commission staff and members, and CAMP is quite simply **the BEST training available** for staff and members of local preservation commissions! Plan to send as many people as you can to represent your commission; the CAMP registration fee is just \$25 for each person without a scholarship. The most frequently heard comment at the end of CAMP is "I wish more of my fellow commissioners had come with me to hear this!"

Steve Kennedy

Assistant Director for Financial Incentives, Administration, and Planning
DNR Division of Historic Preservation and Archaeology
402 W. Washington St., Room W274
Indianapolis, IN 46204

317-232-6981

Department website www.IN.gov/dnr

Division website <https://www.in.gov/dnr/historic-preservation/>

* Please let us know about the quality of our service by taking this brief [customer survey](#).

Tammy Behrman

From: Tammy Behrman
Sent: Wednesday, May 25, 2022 9:23 AM
To: 'Devin Flanigan Blankenship'; 'Susan Snider Salmon'; 'Polly Root'
Cc: Jacqueline Nester Jelen; Drew Myers
Subject: RE: Written Commitment Example - Kings Road Rezone

Devin, Susan and Polly-

After a review of meeting minutes and discussion with the Planning Director, it was determined that the intent of the Plan Commission was that Planning staff check in with you regarding whether the HP Board would initiate a rezone of this property to HP Overlay in the event the owner does not do so in 2 years. This is in response to the language change of the original condition approved at the May 16th HP meeting. The language in red was added:

1. Petitioner submit a written commitment that the property owner submit an application for the Historic Preservation Overlay within 2 years from the rezone approval. **If the Historic Preservation Overlay is not applied for within 2 years, the owner will not remonstrate against an Overlay application prompted by the Monroe County Historic Preservation Board.**

The timing next month is such that the next HP Board meeting is June 27th which is after the Plan Commission meeting on June 21st so there is no time for the HP Board comment as a whole. Staff is asking this group to respond to the addition of the red language in the condition above to provide some confidence to the Plan Commission next month that the HP Board agrees with this edit.

Thank you.

Tammy Behrman, AICP
Assistant Director
Monroe County Planning Department
tbehrman@co.monroe.in.us
(812) 349-2560

From: Tammy Behrman
Sent: Wednesday, May 18, 2022 9:47 AM
To: 'Devin Flanigan Blankenship' <indianadevin@gmail.com>; 'Susan Snider Salmon' <susansnidersalmon@gmail.com>; 'Polly Root' <pollyroot@gmail.com>
Subject: FW: Written Commitment Example

Devin, Susan and Polly-

A quick recap on the Kings Road rezone discussion at [Tuesday Evening's Plan Commission meeting](#). The rezone will be going to the June meetings for the Plan Commission. This means the written commitment would not be needed until closer to June 21st. It still might be good to work on a template for future petitions that the Board could review at their June meeting.

There were mixed feelings for support of the AG/RR rezone from the Plan Commission. Mostly this is because of the 16 neighbors that turned out to speak against the tourist home that is intended to follow if the rezone is approved. There were also mixed sentiments regarding the condition for the HP Overlay being added.

It will be interesting to see how this rezone plays out next month. Let me know if you have any questions. Oh, and I attached the draft HP meeting minutes for May this time.

Tammy Behrman, AICP
Assistant Director
Monroe County Planning Department
tbehrman@co.monroe.in.us
(812) 349-2560

From: Tammy Behrman
Sent: Tuesday, May 17, 2022 3:46 PM
To: Devin Flanigan Blankenship <indianadevin@gmail.com>; Susan Snider Salmon <susansnidersalmon@gmail.com>; Polly Root <pollyroot@gmail.com>
Subject: Written Commitment Example

Devin, Susan and Polly-

Attached are the example written commitments for use in drafting a written commitment for the Kings Road Rezone. It might be good to get feedback from this evening's Plan Commission meeting before diving into the draft.

Here is the link to the [Plan Commission meeting information](#) if anyone wanted to represent the HP Board at this evening's meeting. The staff packet in it's entirety is linked at this site and can be used for reference when drafting the commitment (address, parcel number, etc) are in the staff report.

I have attached the draft minutes so you can reference the discussion and language of the recommended condition.

Finally, Director Jelen reviewed the condition created last night and will be recommending to the Plan Commissioner the following change in red. This way the condition is enforceable.

1. Petitioner submit a written commitment that the property owner submit an application for the Historic Preservation Overlay within 2 years from the rezone approval. **If the Historic Preservation Overlay is not applied for within 2 years, the owner will not remonstrate against an Overlay application prompted by the Monroe County Historic Preservation Board.**

Tammy Behrman, AICP
Assistant Director
Monroe County Planning Department
501 N Morton Street Suite 224
Bloomington, IN 47404
tbehrman@co.monroe.in.us
(812) 349-2560

MONROE COUNTY HISTORIC PRESERVATION BOARD**June 27, 2022**

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

EXHIBITS

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

RECOMMENDATION TO THE PLAN REVIEW COMMITTEE

Staff is withholding a recommendation until the June 27, 2022 Historic Preservation Board Meeting.

This Historic Preservation Overlay designation will preserve historic or architecturally worthy structures that represent 1.) An association with events that have made a significant contribution to the broad patterns of County history 2.) Distinctive characteristics of construction, and 3.) An example of a significant and distinguishable entity whose components may lack individual distinction

HISTORIC PRESERVATION BOARD

TBD

PLAN REVIEW COMMITTEE

TBD

MEETING SCHEDULE**Historic Preservation Board – June 27, 2022****Plan Review Committee – July 14, 2022****Plan Commission Admin Meeting – August 2, 2022****Plan Commission Regular Meeting – August 16, 2022 (Preliminary– Waiver of Final Hearing)****Plan Commission Admin Meeting – September 6, 2022****Plan Commission Regular Meeting – September 20, 2022 (Final Hearing)****Board of Commissioners Meeting – TBD****SUMMARY**

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

Preservation Overlay (Primary) District. HP Overlay is defined as follows:

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

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

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

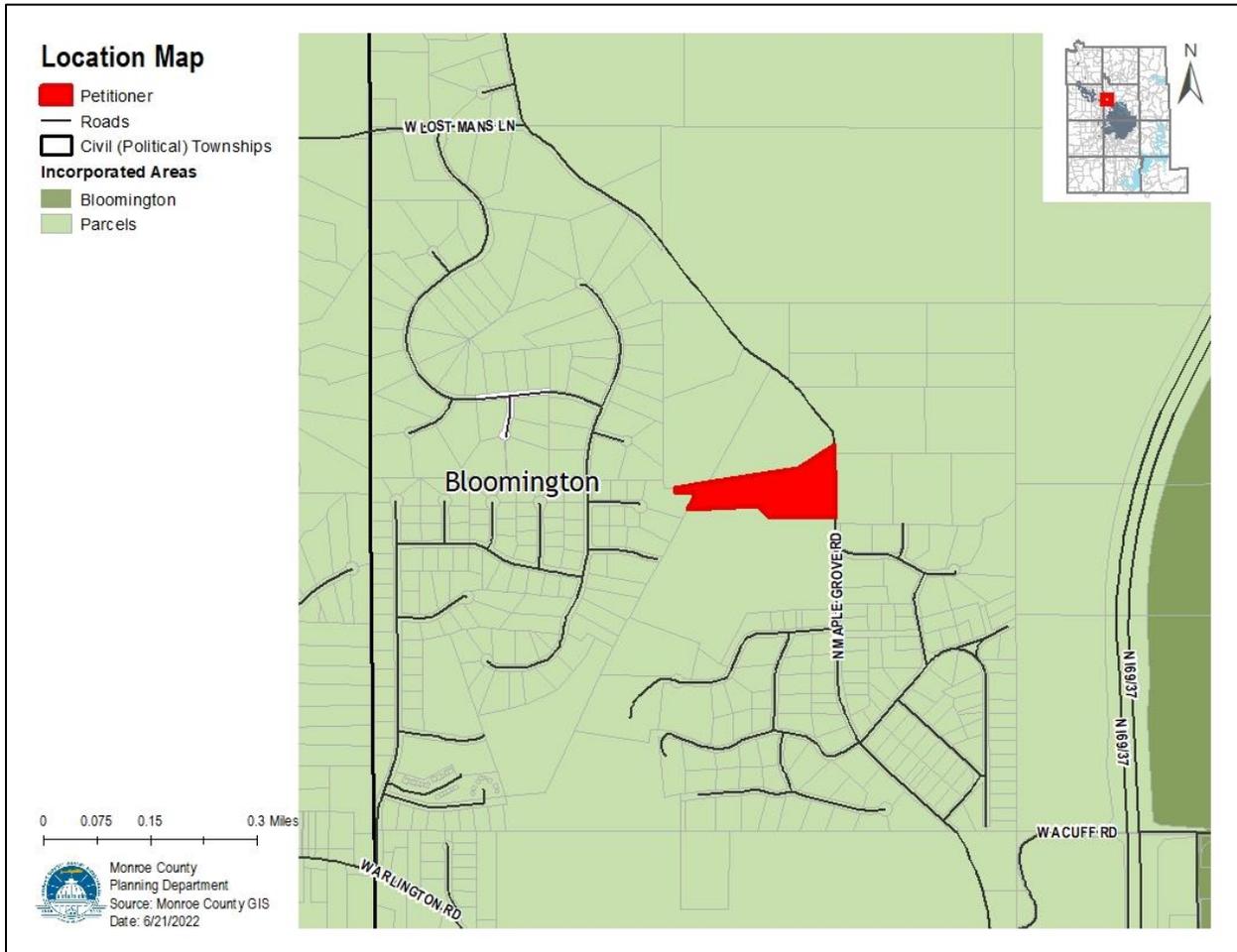
The Historic Preservation Overlay does not negate the underlying Estate Residential 1 (RE1) zoning district. Properties within the HP Overlay are subject to the regulations for both the zoning district and the HP Overlay. If there is conflict between the requirements of the zoning district and the requirements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

BACKGROUND

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

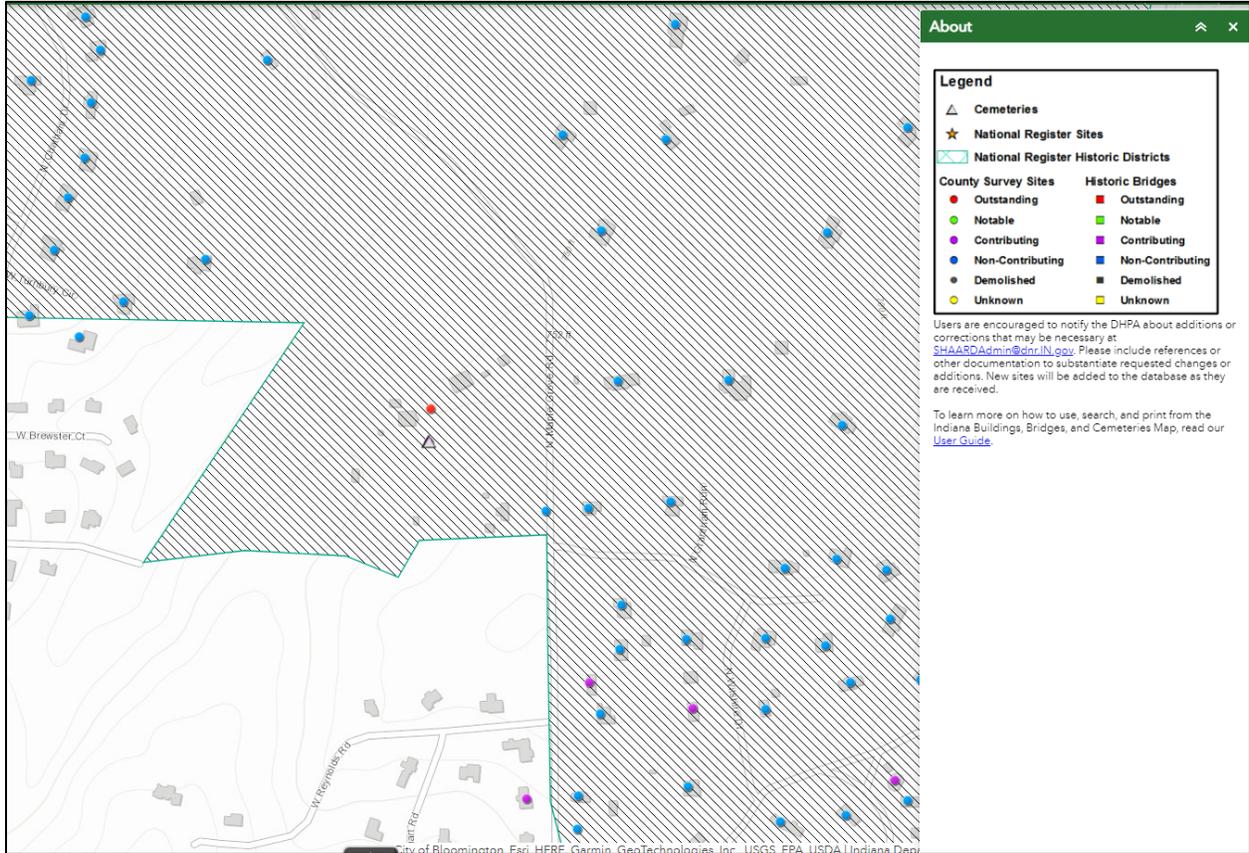
LOCATION MAP

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



ZONING

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

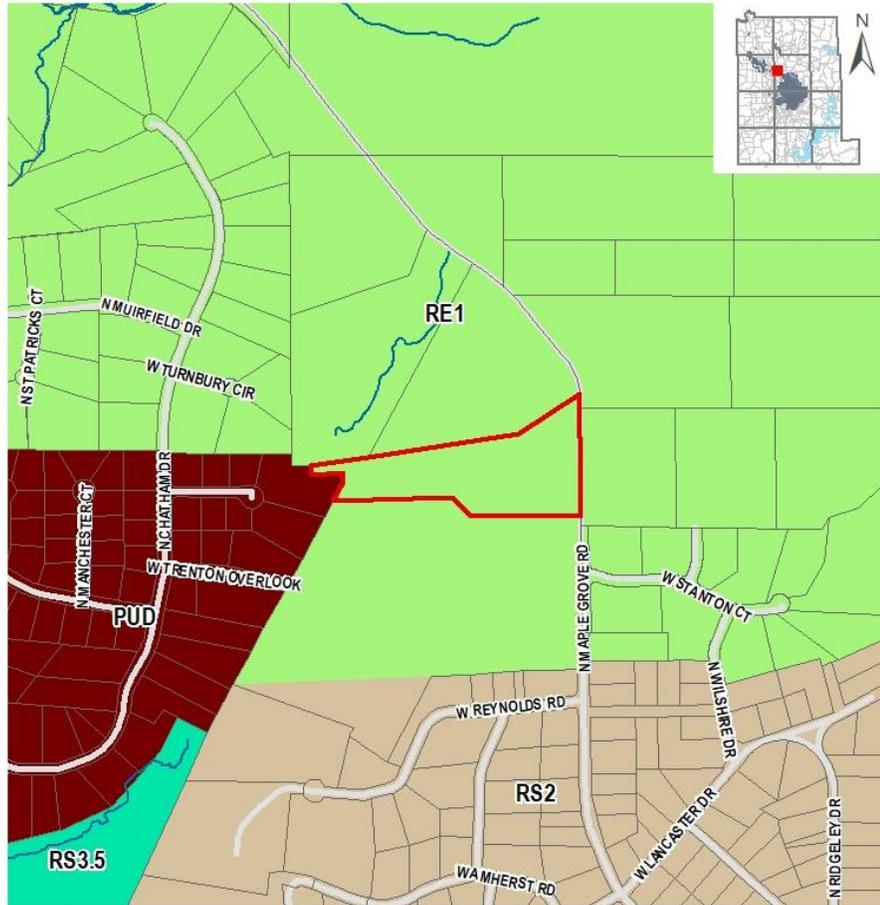


Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features

Monroe County Zoning

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

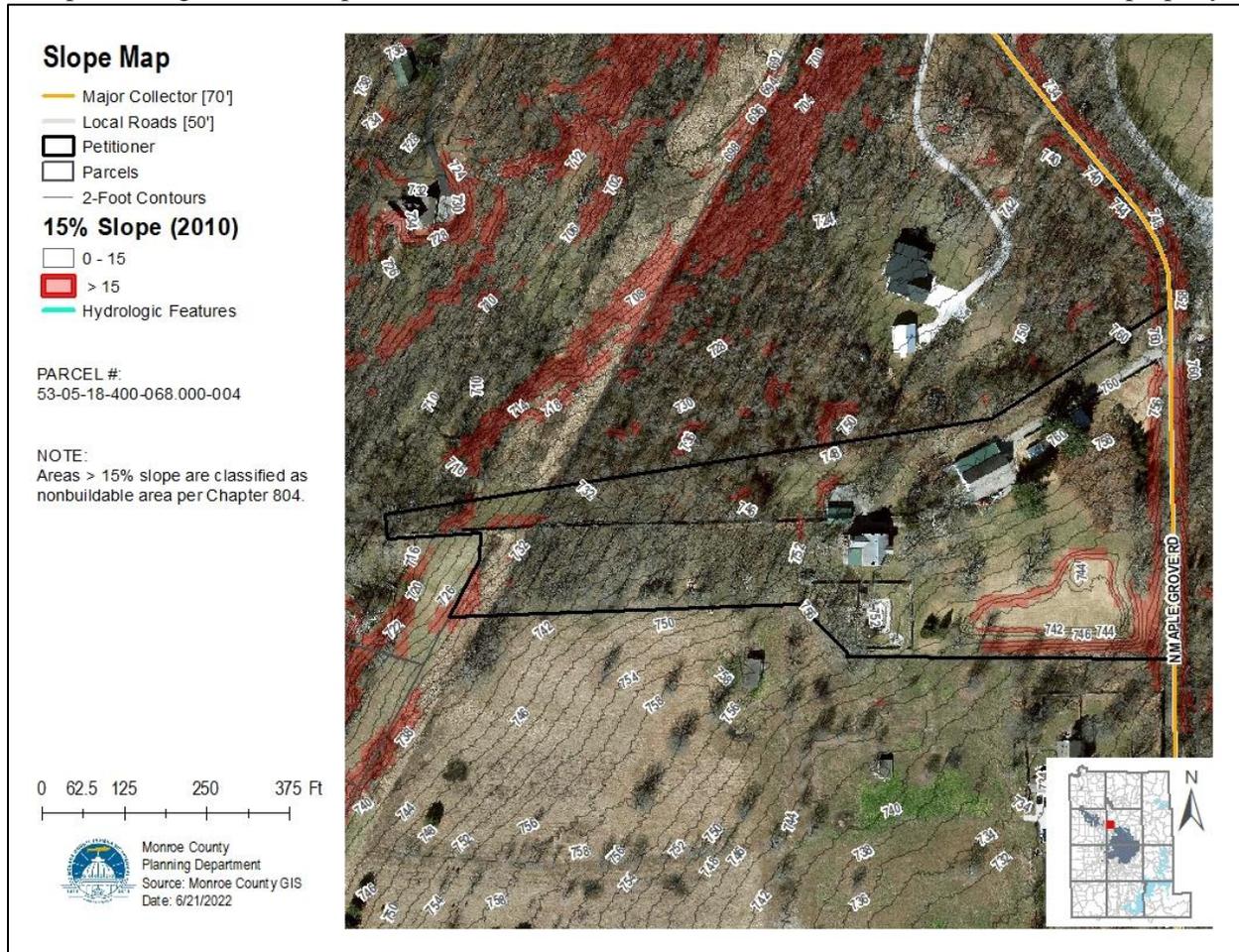


0 260 520 1,040 Feet

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

SITE CONDITIONS & INFRASTRUCTURE

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



Highway Comments:



Ben Ayers

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

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

Stormwater Comments:

No comments shared at this time.

SITE PHOTOS



Photo 1. Aerial pictometry from above (2022)



Photo 2: Aerial pictometry from the north (2022)



Photo 3: Aerial pictometry from the west (2022)

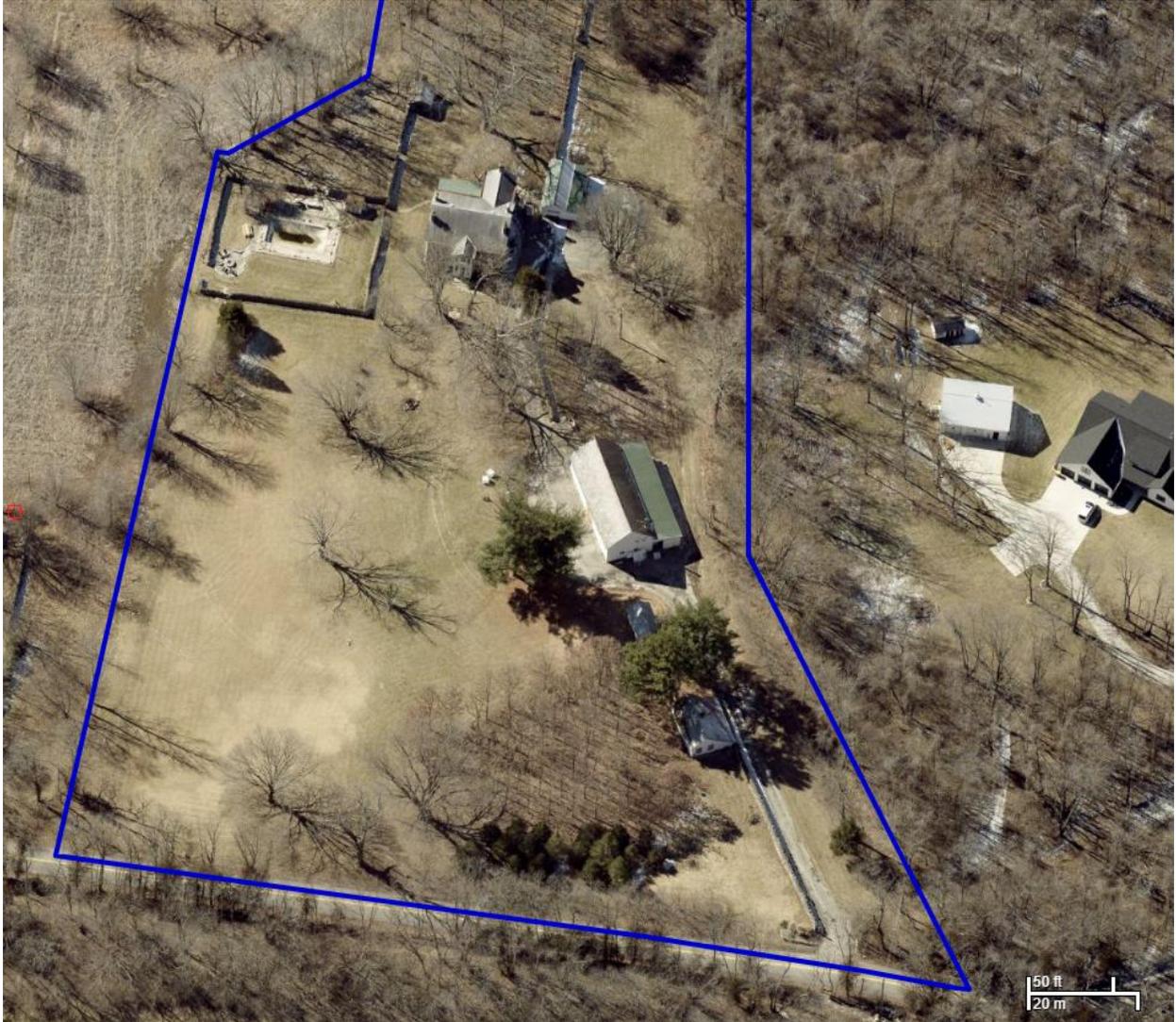
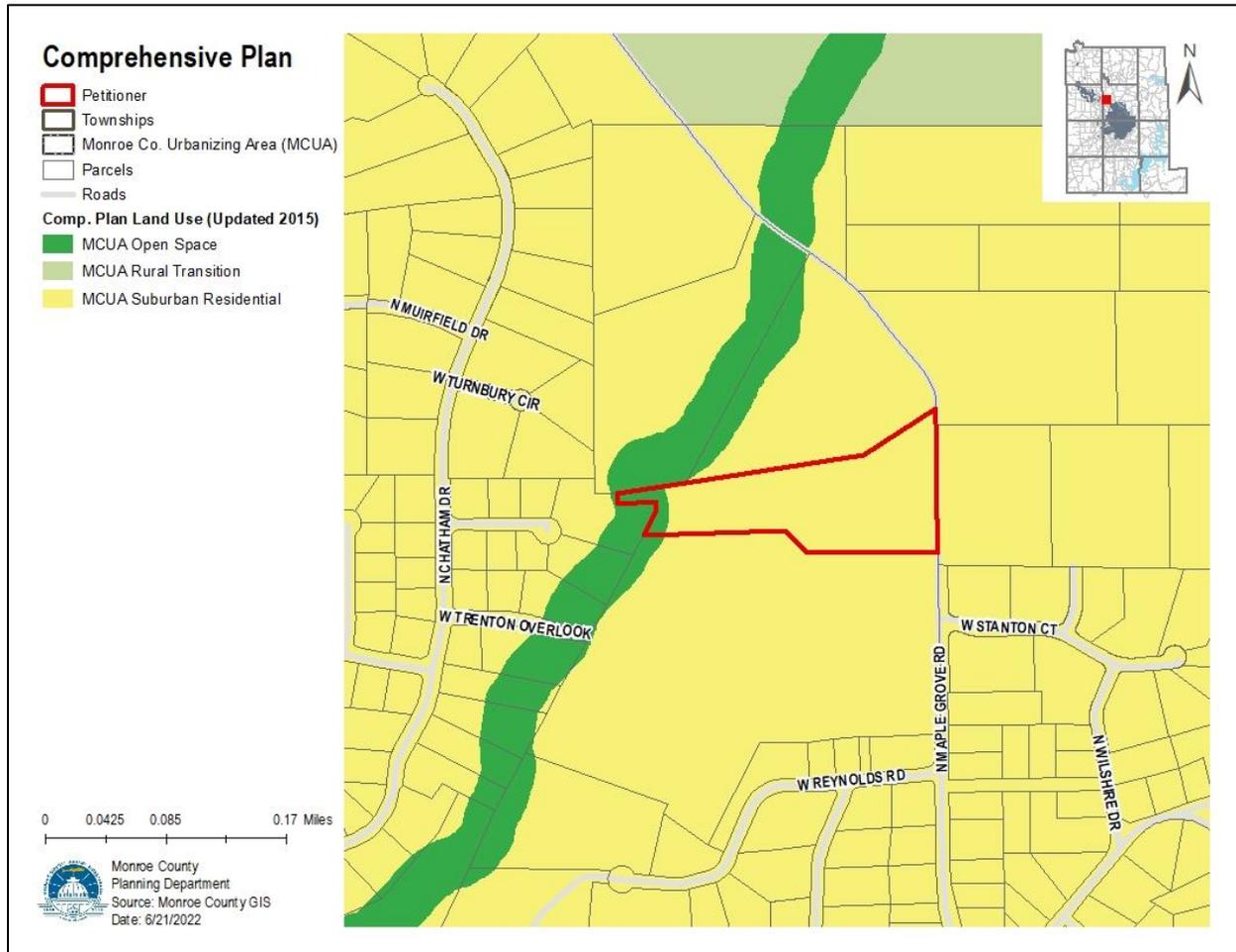


Photo 4: Aerial pictometry from the east (2022)

COMPREHENSIVE PLAN DISCUSSION



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

CRITERIA FOR HISTORIC PRESERVATION DESIGNATION as provided by petitioner

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

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

FINDINGS OF FACT - REZONE as provided by staff

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

(A) The Comprehensive Plan;

Findings:

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

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

Findings:

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

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

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

Findings:

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

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

Findings:

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

(E) Responsible development and growth.

Findings:

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

EXHIBIT 1: Petitioner Letter

May 31, 2022

Historic Preservation Board
Monroe County Planning Department
Bloomington, Indiana

Subject: 4595 North Maple Grove Road Bloomington, Indiana 47404

Dear Historic Preservation Board,

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

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

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

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

Sincerely,

David and Mary Ray

EXHIBIT 2: Petitioner Site Plan

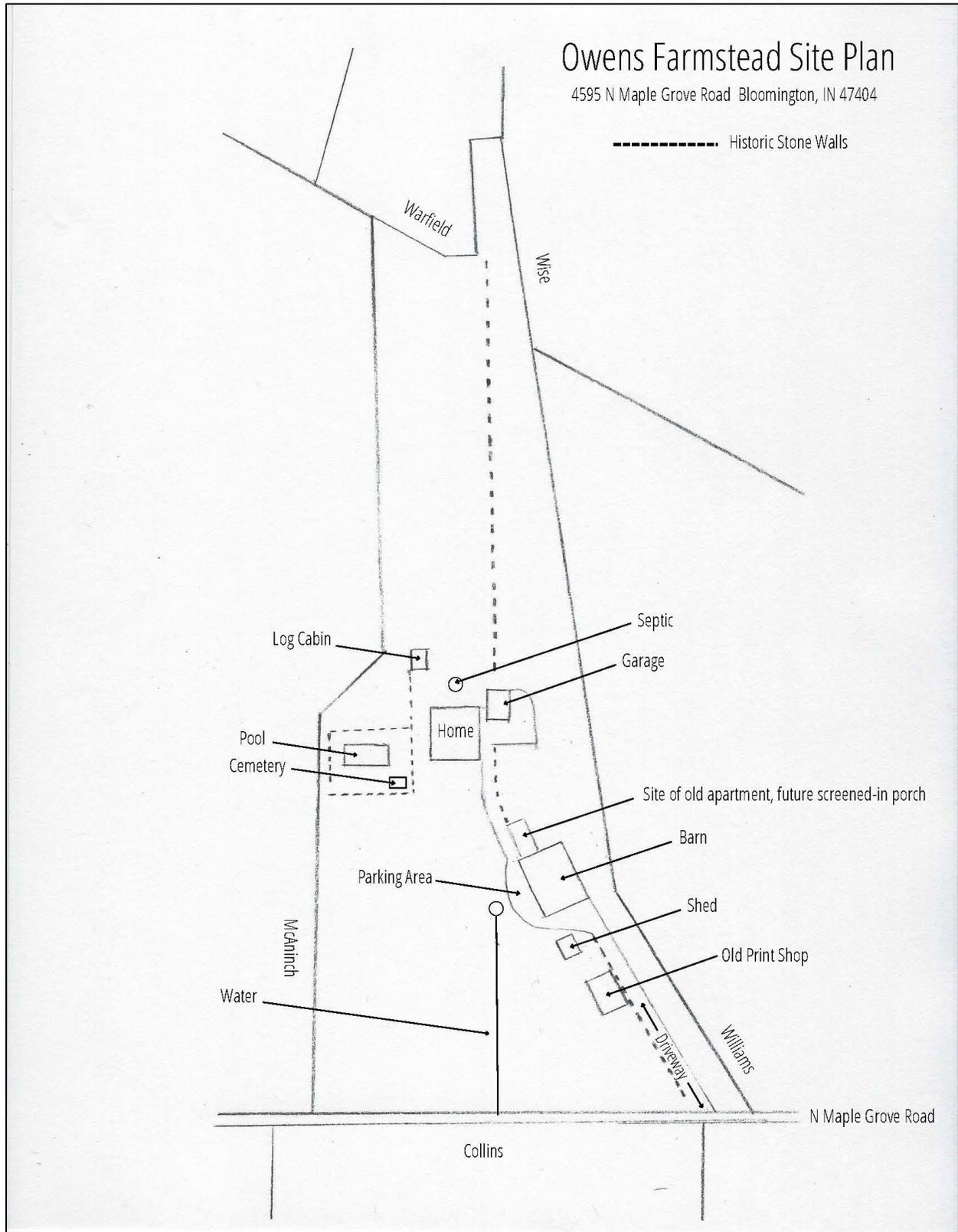


EXHIBIT 3: Historical Overview

A Brief History of the Owens Farmstead

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

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

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

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

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

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

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

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

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

The Home

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

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

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

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

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

The Barn

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

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

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

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

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

The Log Cabin

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

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

The Stone Walls

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

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

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

Project Description

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

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

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

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

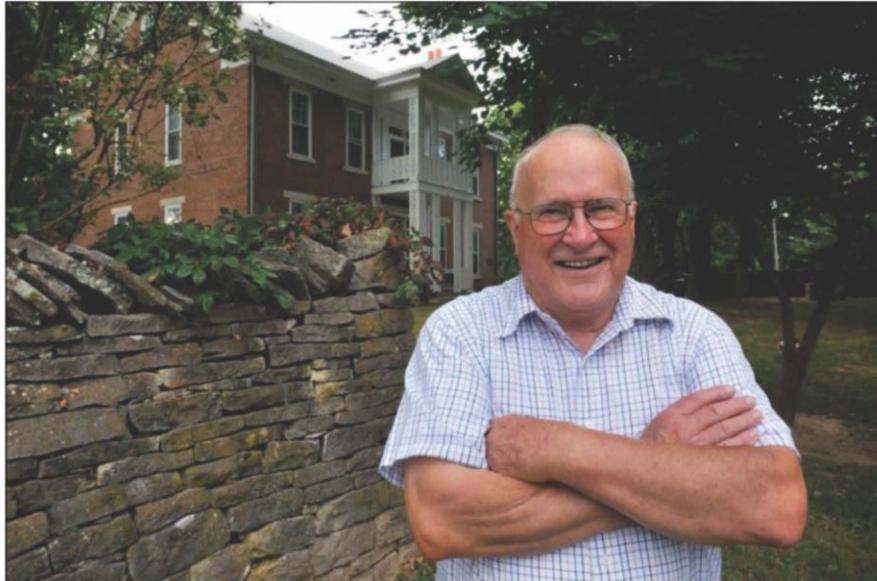
We plan to hire Loren Wood Builders because of their experience in remodeling historic structures. The back of the barn and the sugar shack will remain mostly as is, except for the new siding and roof. The main portion of the barn will be finished off into a living space with a living room, kitchen,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

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

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

Ownership of the Owens Home

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



Frank Bauer, owner from 1984-2000



Front exterior of the home







Back exterior of the home



Stone wall along the driveway



Log cabin in the back of the house



The cemetery along the stone wall



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



View of the barn as you enter the driveway



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





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





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



EXHIBIT 4: Historical Documentation

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The G.A.R. Encampment.

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

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

**NEW CHAIRMAN
2ND DISTRICT**

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

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

**BEN R. OWENS
DIES AT HOSPITAL**

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

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

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

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

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

**ILLINOIS DEMS.
PRY AT COFFIN
LID OF JOHN R.**

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

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

"The City of Mexico is quiet.

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

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

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

**DROP TAX ON
RETAIL SALES**

(Special to The Telephone)

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

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

Local news—all pages.

Have you paid your carrier boy?

**—Your Friends
Kuppeuheimer**

good clothes are suitable

SURVEY OF INDIANA HOUSES BUILT BEFORE 1860

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

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

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

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

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

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

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

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

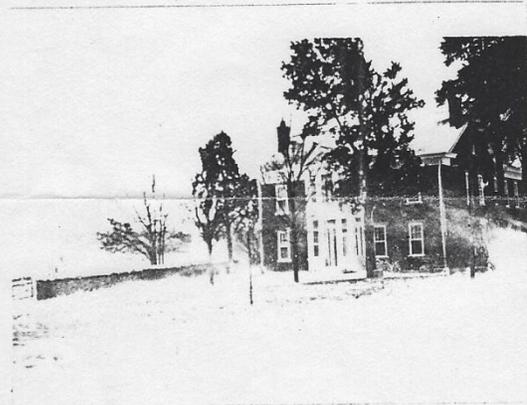
DATES OF LATER ALTERATIONS AND ADDITIONS:

CONDITION TODAY: *Well preserved*
*No information - we required house in 1946 from son in law of
Prof. W. O. Lynch thought it in 1940 -*

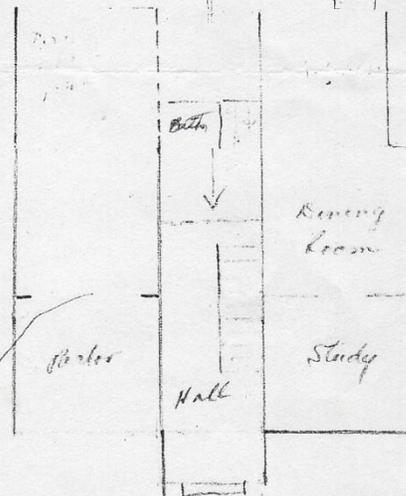
DESCRIPTIVE PUBLICATIONS (books, periodicals, newspapers, or manuscripts in which the house has been described or pictured):

Photograph or sketch of house

Sketch of floor plan



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



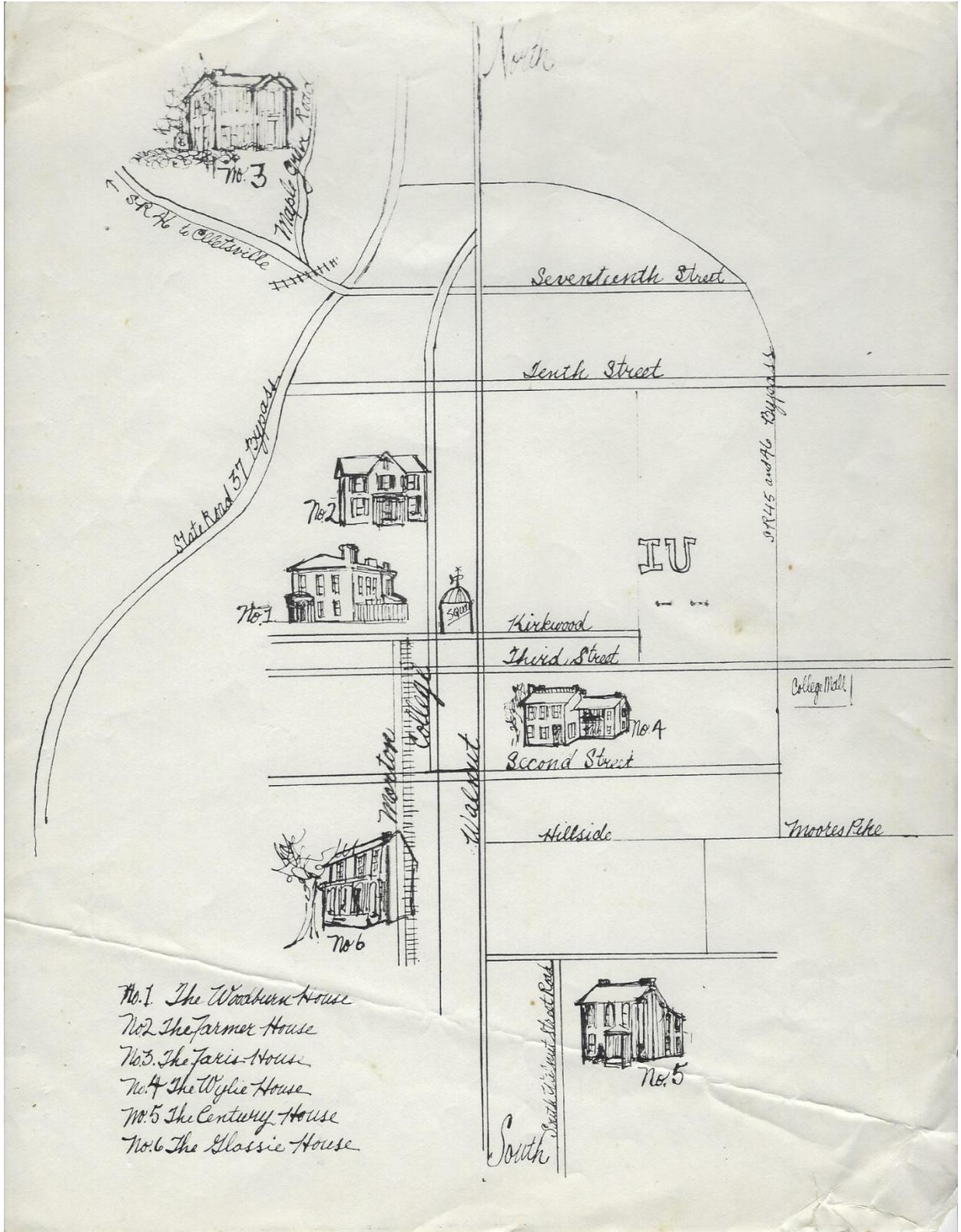
INFORMATION SUPPLIED BY:

Name *E. W.cott Stuart Telfer (Mrs. Robert S.)*

Address *R. R. 7 - Bloomington Indiana*

*This partition
removed 1946
except for structural supports*

*2 story porch
elaborate woodwork
in railing supports*



- No. 1. The Woodburn House
- No. 2. The Farmer House
- No. 3. The Jarvis House
- No. 4. The Wylie House
- No. 5. The Century House
- No. 6. The Glassie House

THE BAUER HOUSE
BED N' BREAKFAST

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

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

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

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

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

Drystone Walls

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

A Fright Becomes A Project

(Continued from Page 3)

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

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

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

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

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

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

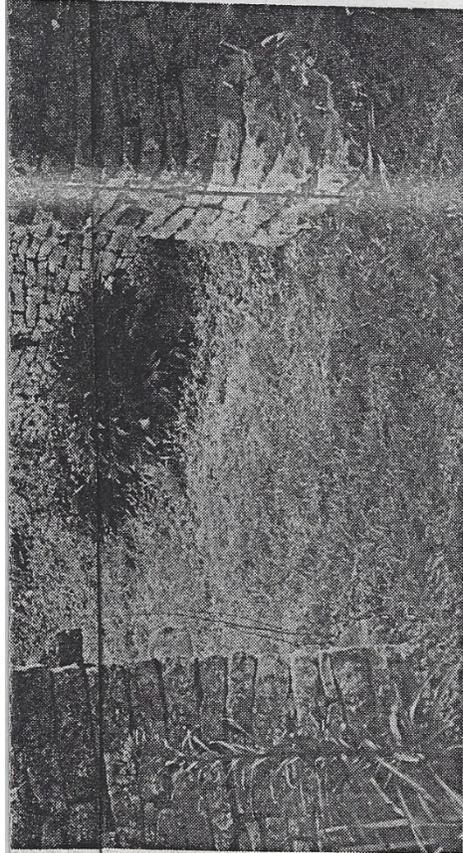
During the hot summer days, everyone in the house enjoys the lovely sunroom which was added years ago. The wide windows afford a view of tranquil grounds, the stone walls, and the log cabin.

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



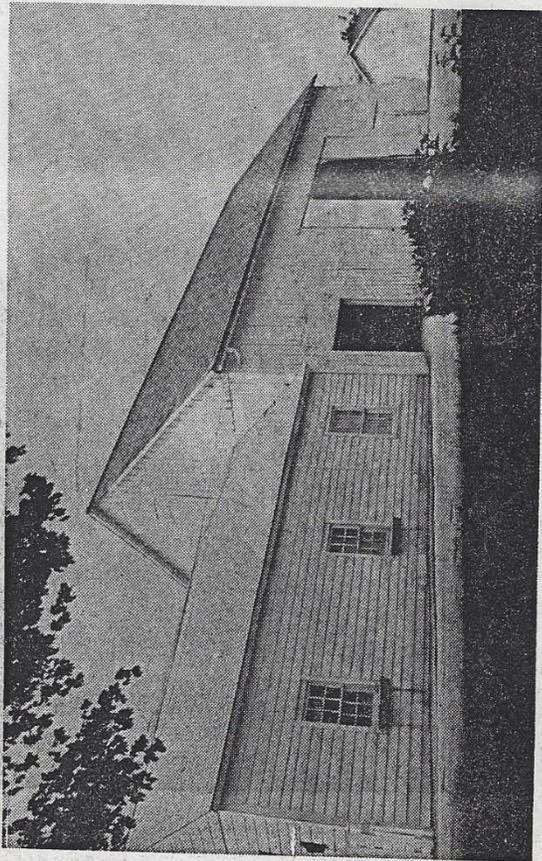
The living room is done in a lovely moss green with delicate white snow flakes floating on it. The library and dining room are in warm tones of beige and brown. The bedrooms are all done in gay light airy floral prints except for Lisa's room. The wallpaper in her bedroom is a deep sea blue-green with white flowers in it. All of her furniture is white and nicely accents the darker walls. Dr. and Mrs. Schulte feel the house still really awaits decorating. They have not decided just what about their

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



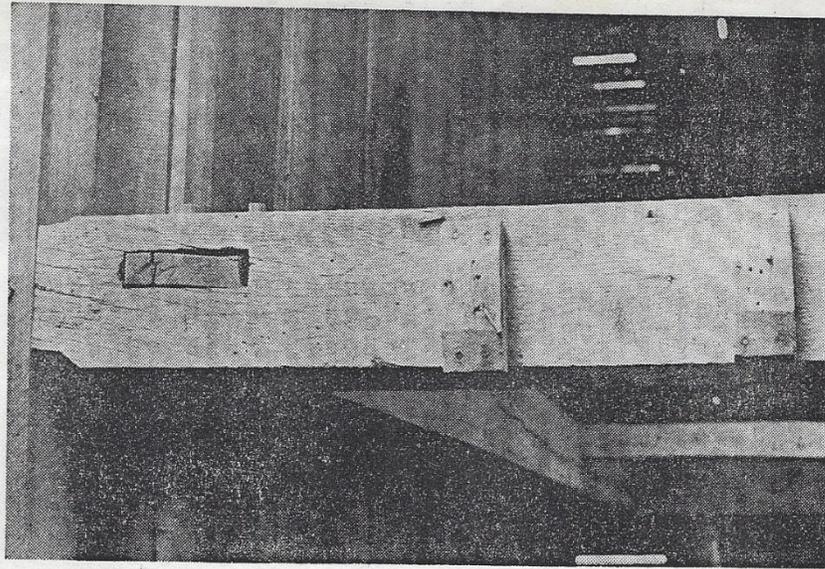
A rod of fence a day was laid by hand in the pioneer days of the old Schulteis place. These stone walls reach a height of five feet, but have

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



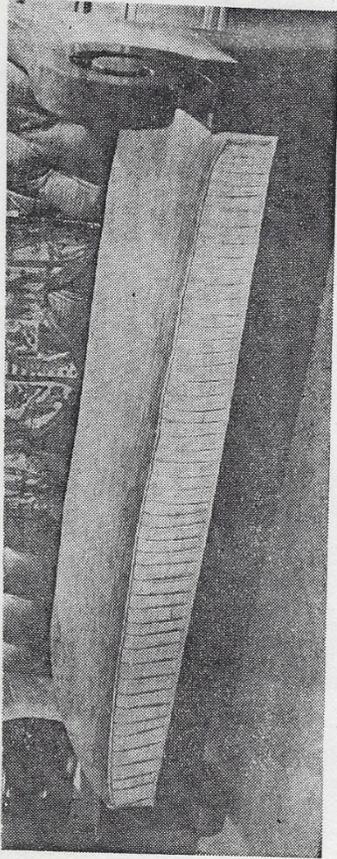
A magnificent barn rests on the farm property, a source of great fun for the Schulteis youngsters, is constructed of very wide poplar boards

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



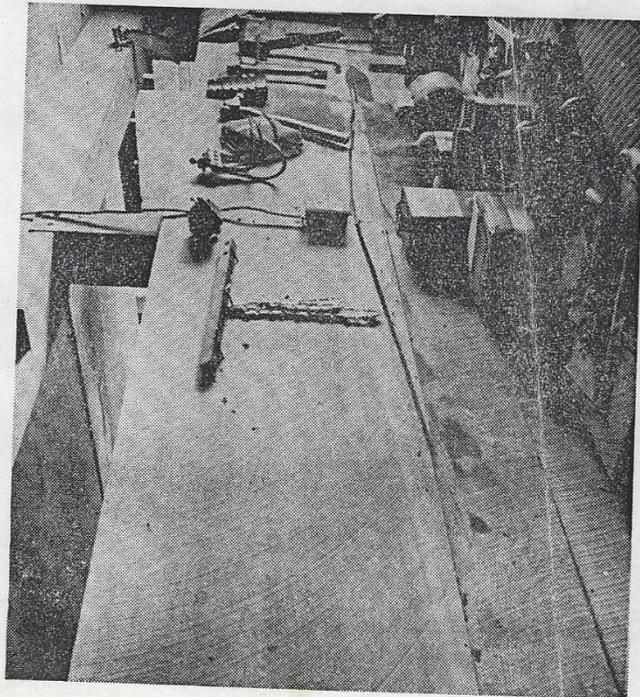
Slots cut to accept the ends of boards were another part of the construction process for the old barn. As seen at the top of the board, the morticed joint reveals the end of a tangent board. All of this work was done by hand, revealing a truth about the craftsmanship of oldtime wood workers.

Some Furnishings Match The Aging Of The Old Farm

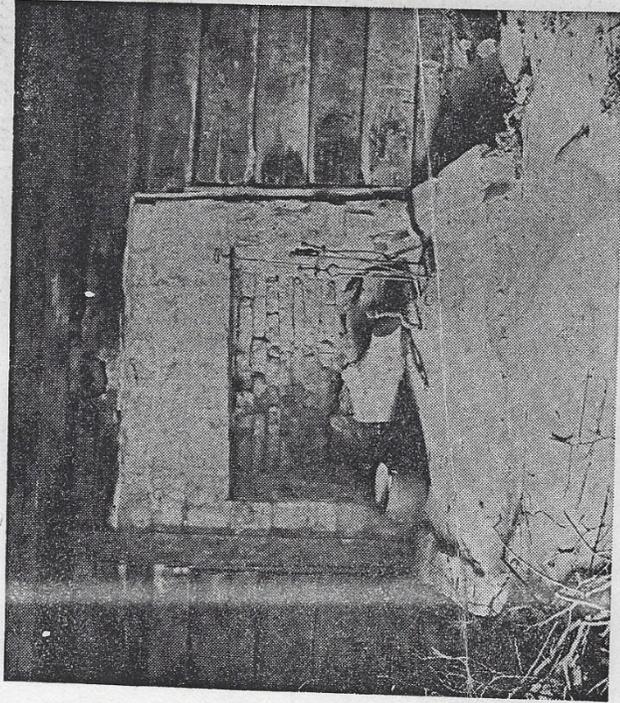


The tufted divan, probably filled with mohair, wasn't easy for sitting. Generally the seating portion was overly hard by today's standards.

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



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



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

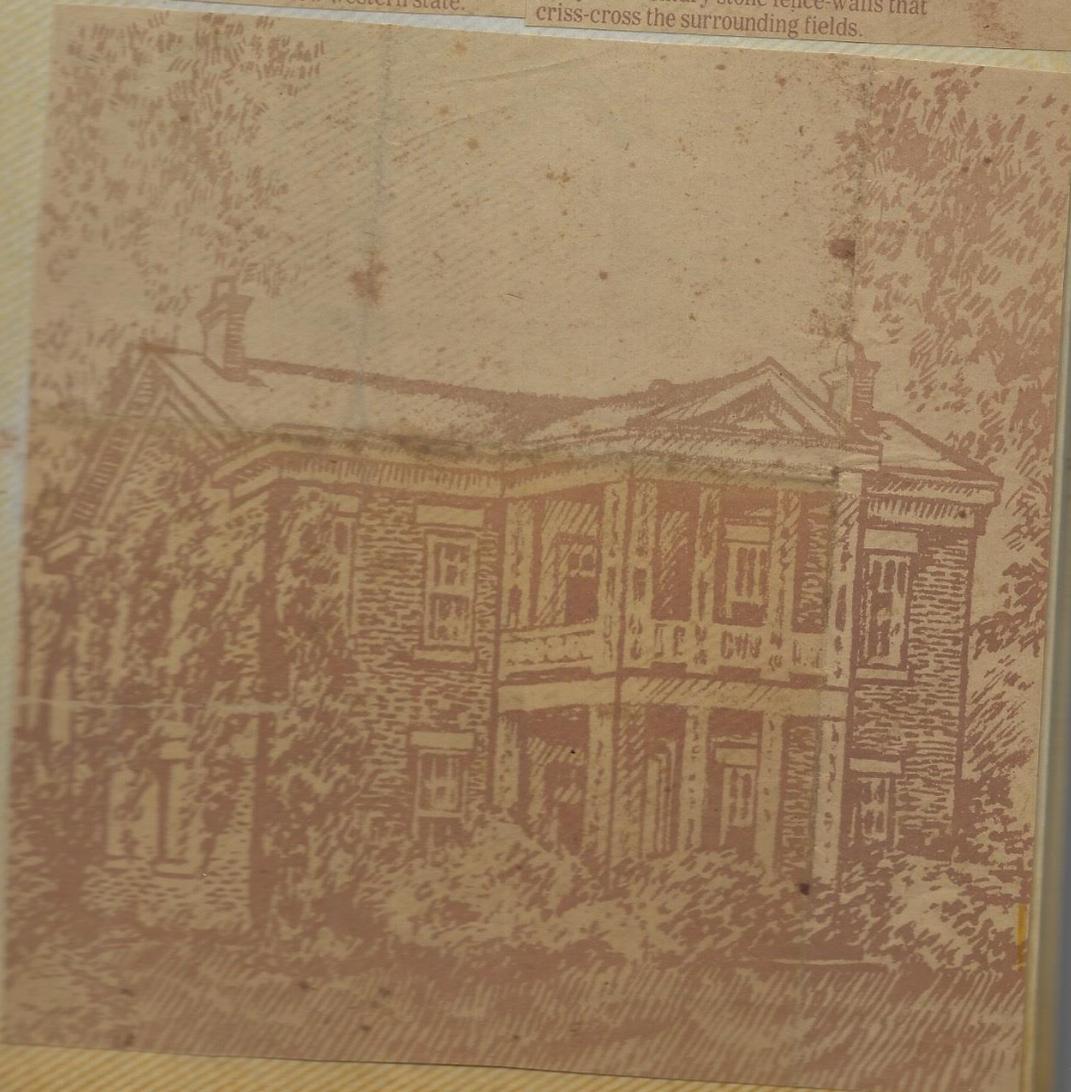
**America's Progress Was the
Progress of Its Families As
They Improved Land and Home**

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

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

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

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

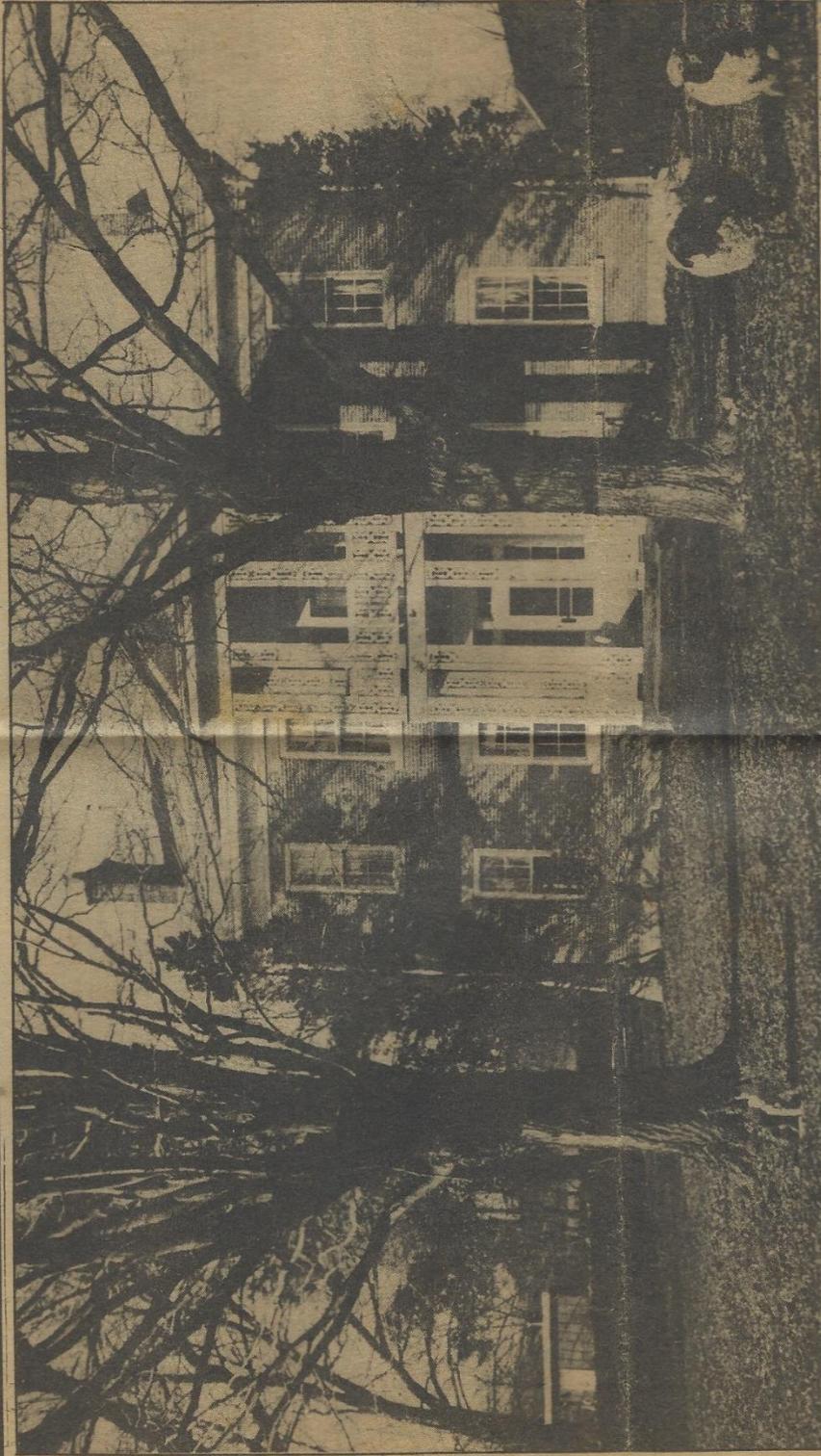


9, 1985

The Herald-Telephone

Section C

Lifestyle



Staff photo by Don Vandewent

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

Bauer House holds hands with history

Architecture

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

of Civil War era a plus for guests

By **Dann Denny**
Lifestyle Staff Writer

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

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

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

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

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

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

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

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

11:00 noon or 1 p.m.

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

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

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

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

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

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

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

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

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

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

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

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



Staff photo by Don Vandeventer

"Many have children at IU, and many are from out of state. Of our first eight guests, none were from Indiana. One couple, a professor and his wife, was from Finland."

The idea of establishing a Bloomington bed and breakfast was first planted in the minds of Frank and Beverly several years ago, during a two-week vacation in Ireland.

"We stayed in bed and breakfast townhouses and farm houses and it seemed so nice," says Beverly. "It was a more friendly atmosphere than a hotel's, and we got to know the people better."

"We didn't even know what a bed and breakfast was," says Frank. "But during our two weeks there, we had no bad experiences at all. It was like paradise."

When the Bauers returned to their Bloomington home, they still did not envision themselves opening a bed and breakfast. But in February 1984, when a historical home in the country went up for sale, they began dreaming big dreams.

"I had had my eye on that house for 10 years," says Frank. "When it went on the market, we decided to try to buy it."

Without hesitation, they sold their Bloomington home and bought it — immediately multiplying their living space from 1,800 square feet to 4,400. They then began paneing, painting and wallpapering with a vengeance.

They spoke at length with Bill and Bettie MacMorran of Spencer, who had opened the first bed and breakfast in the area (The Croft) just a few months before. After tapping the acquired wisdom of the Mac-

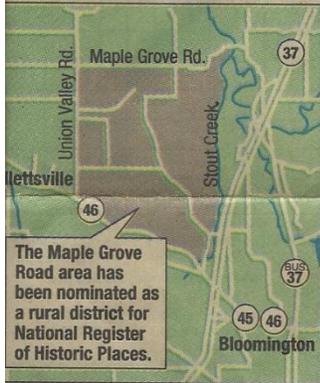
Jan 9 - 1997 Herald-Tribune

the area's historic family farms

By Gena Asher
H-T Staff Writer

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

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



The Maple Grove Road area has been nominated as a rural district for National Register of Historic Places.

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

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

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

Landmarks Foundation.

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

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

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

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

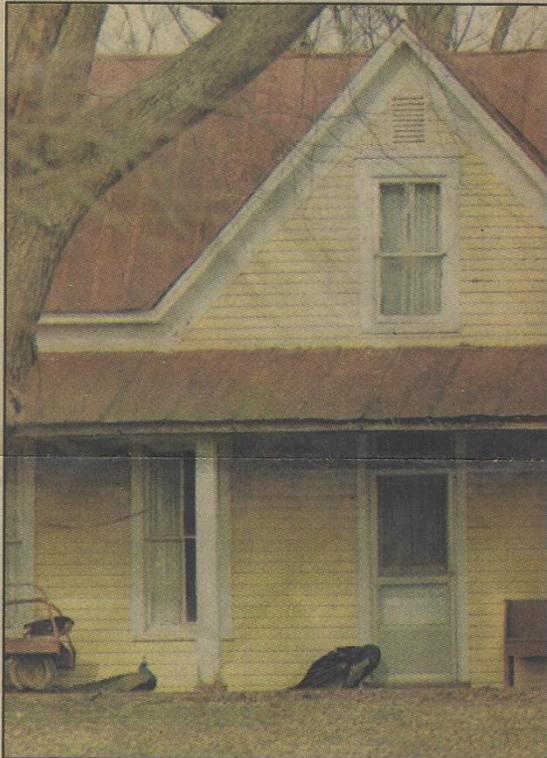
Malcolm Woollen, an architect who is Bloomington Restorations Inc.'s education committee chairman, appreciates the houses in the area. Some of the old cabins have been covered over by clapboard or brick while others reflect other styles of the periods.

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

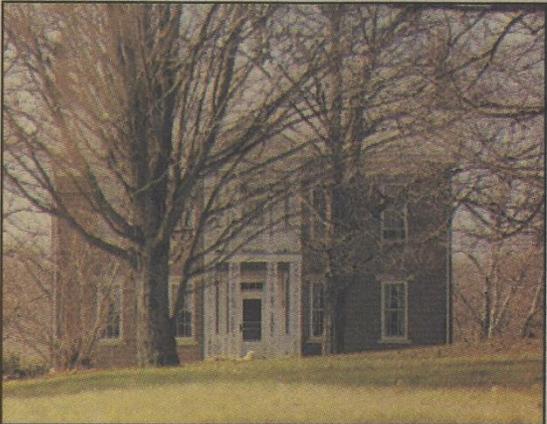
Just past the Maple Grove Church and cemetery is a yellow house where author and columnist Rachel Peden gathered most of her ma-



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



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



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

See FARMS / D6

HISTORIC

MONROE COUNTY
DRIVING TOURS

Maple
Grove
Road



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

Monroe County, Indiana

HISTORY

MAPLE GROVE ROAD

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

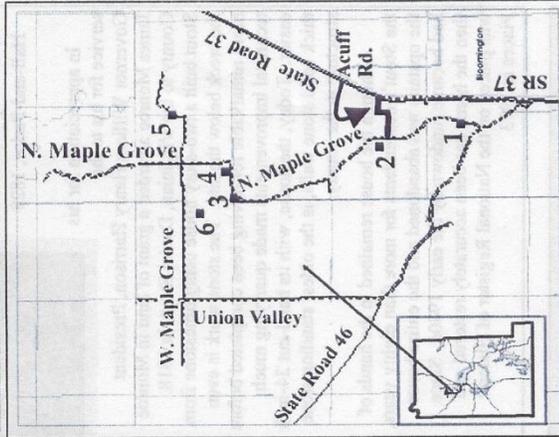
Settlement around Maple Grove Road began in the early nineteenth century, but peaked in the 1870s as families from Virginia, Maryland, Tennessee, the Carolinas, and Ireland moved into the area to farm wheat, Indian corn, and oats. They also brought with them vernacular building traditions and stylistic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

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

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

MAP

HISTORIC SITES



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

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

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

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

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

Daniel Stout House



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

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

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

Stone Walls



N. Maple Grove Rd.
ca.. 1870

Maple Grove Road is lined with the finest examples

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

Maple Grove Church & Cemetery



N. Maple Grove Rd.
Greek Revival, 1876

The church was built in 1876 on land given by the Wampler family. It replaced an earlier church

on Lost Man's Lane where the foundation and cemetery of the older church can still be found. The cemetery that surrounds the current church is much older than the building. The oldest graves in the cemetery face the west wall and are nearly flush with the building, making them difficult to read. Presumably the wall was built when the headstones were already quite old.

One headstone near the southwest corner displays an unusual motif of a carved Civil War soldier and his tent. The tree-stump headstones found in the cemetery date from the Civil War and are a common type often found in south-central Indiana.

Peden Farm



6191 N. Maple Grove Rd.
Gothic Revival, 1880

The house consists of two parts of separate origin. The rear section was once the Wampler Schoolhouse, which stood on the hill overlooking the church just up the road. In 1876, Benny Whisenand's father

supposedly moved the schoolhouse down the hill to its present location near the farm spring. It was later divided into two rooms, and the side porch was the site where Rachel Peden chronicled her life on Maple Grove Road for the local newspaper. The steep-gabled front section was added later.

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

Double-Pen House



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

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

Owens Farm

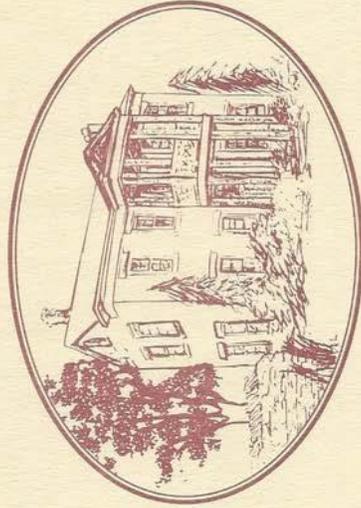


4505 N. Maple Grove Rd.
Massed Plan/Greek Revival, 1864

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

Bauer House

BED & BREAKFAST



“A Step off the Beaten Path”

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

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



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

Bauer House Bed and
Breakfast brochure



Welcome to the Bauer House

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

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

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

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



Rates and Reservations

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

Check in: Flexible

Check out: 11:00 am

Children: Please inquire

No pets • Smoking permitted outside only

Open March through November

All prices are subject to change without notice

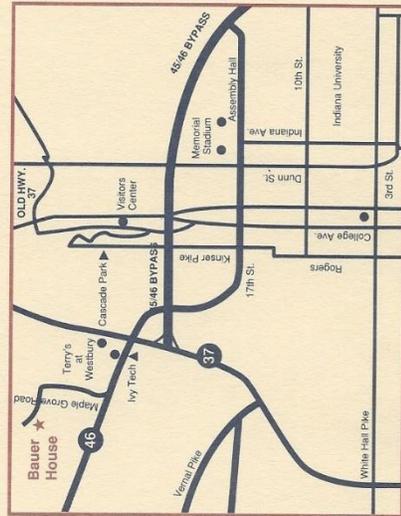






EXHIBIT 5: SHAARD IHSSI County Survey

6/21/22, 2:08 PM

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

IN.gov **SHAARD**

IHSSI (County Survey)



Survey Number: 105-055-21024

Rating: Outstanding

Historic Name: Ben Owens Farmstead

Year Dataset Compiled: 2014

National Register File
Number: NR-1364

Survey County

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

Address: 4595 Maple Grove Rd

City: -

Location Notes: -

Coordinates

Easting

Northing

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

1/4

537842

4340765

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: Maple Grove Road Rural Historic District

Ownership: private

Use: Present

Residence:

Commercial:

Vacant:

Other:

Describe: Farmstead

Other:

Use: Past

Residence:

Commercial:

Vacant:

Other:

Describe: Farmstead

Other:

Surveys/Legal Protections

National Register:

State Register:

Hoosier Homestead:

National Historic Landmark:

Local Designation:

Protective Covenants:

Other:

Areas of Significance: AGRICULTURE, ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of Contributing Resources: 6

Number of Non-contributing Resources: 2

Environment: Rural

Bibliography: Talked with owner

Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): 1864

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -
Alterations: -
Style: Greek Revival
Type/Vernacular: -

Architect/Builder	Architectural Firm	Affiliation
-	-	-

Replacement

Windows: Roof:
Other:

Additions

Siding: Wings:
Other:
Removals: -

Stories

1: 1 1/2: 2: 2 1/2:
Other:

Plan

Rectangular: Polygonal:
L: T: X: U:
Irregular: Other:

Depth

Single-Pile: Double-Pile:
Irregular/Massed: Other:

Number of Bays: 3
Foundation: LIMESTONE
Foundation Description: -
Walls Description: -
Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:
Hip: Pyramidal: Mansard:
Other:
Material: ASPHALT
Features: 5 brick chimneys, wood cornice and returns

Porches

Front: Side: Back:

Notes: See #29

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

Interior: -

Outbuildings: English barn,
Shed,
Other

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

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

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

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

Monroe County

Interim Report

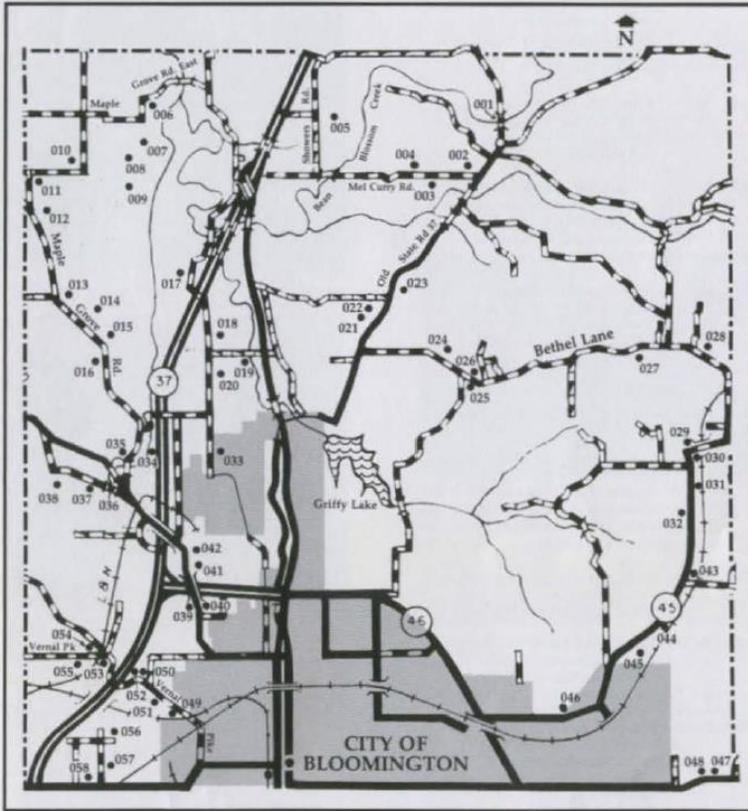


This Interim Report is designed to be utilized as a working document by government agencies, local organizations, and private citizens as the basis for a wide variety of projects.

Published June 1989

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

Bloomington Township (25001-25058)



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

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

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

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

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

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

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



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



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

021	O	Jack Branum House , 4705 North Old State Road 37; Tudor Revival, 1928; Architecture (055)
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2022 Work Plan—Approved March 21, 2022
Monroe County Historic Preservation Board

Project Priorities: Outreach and Preservation, Ongoing Board Initiatives

1) Limestone Heritage Project

- a. Update website with new information as it is available
- b. Connect with Partners on information to link to

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

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 new historic covered bridge

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

4) Public Historic Preservation Education

- a. Develop a social media scavenger hunt of architectural types, styles, etc.
- b. Update current driving tour brochures as needed, consider completion of partially completed brochures, and examine new options for distribution of information to the public
- c. Participate in the Limestone Month Festival

Sub-committee members: Devin, Polly, Susan

5) Annual Property Owner Notice

- a. Send previous year's letter to full board for review (March) and update if needed
- b. Confer with staff on sending letter to property owners (March-April)

Sub-committee members: Don, Debby, Polly

6) Demolition Delay and Staffing Committee

- a. Review demolition delay examples and develop a draft document for Monroe County
- b. Review County Development Ordinance for proposed revisions per the proposed timeline
- c. Engage in discussions with the Plan Commission Executive Committee in creating plans and procedures for demolition delay, public notification, staffing needs, etc.

Sub-committee members: Duncan, Donn, Danielle

Project Priorities: Procedure, Time Sensitive Initiatives—All Board

- 1) Actively engage in County Development Ordinance revisions

Board Education Priorities, Ongoing Options—All Board and staff

- 1) Attend the Preserving Historic Places Conference (September)
- 2) Attend CAMP held just prior to the preservation conference (September)
- 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