

Monroe County Historic Preservation Board of Review



Monday, July 17, 2023

5:30 p.m.

Hybrid Meeting

In-person

Monroe County Government Center
Planning Department
501 N. Morton Street, Room 100B
Bloomington, IN 47404

Virtual

Zoom Link: [https://monroecounty-in.zoom.us/j/85490430168?
pwd=OGIxT0JENUFVN0ovM24vaWdxMnFzUT09](https://monroecounty-in.zoom.us/j/85490430168?pwd=OGIxT0JENUFVN0ovM24vaWdxMnFzUT09)

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

Meeting ID: 854 9043 0168

Password: 214096

AGENDA
MONROE COUNTY HISTORIC PRESERVATION
BOARD OF REVIEW

Monday, July 17, 2023
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/85490430168?pwd=OGlxT0JENUFVN0ovM24vaWdxMnFzUT09>

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When prompted, enter the Meeting ID #: 854 9043 0168
Password: 214096

1) Call to Order

2) Approval of Meeting Minutes: April 17, 2023 PAGE 3

3) Administrative Business

a) Follow-up to potential HP Overlay District for Sunset Hill (fka. Annexation Area 4)

4) Old Business

- a) Coordination Letter, FHWA Project: INDOT Des. No. 2200020; High Street Multi-Use Path; Monroe County, Indiana
- b) INDOT Early Coordination Letter: Hot Mixed Asphalt (HMA) Overlay, Minor Structural Project along SR 46, from the SR 446 intersection to the W Junction (JCT) of SR 135
- c) Bloomington Ops Tower (Project) – Historic Properties Review
- d) Future Road Work Project: On-Ramp to I-69 via W Arlington Road from Stonelake Drive

5) New Business

- a) Section 106 Letter – Construction of a basketball court at 1140 S Morton St. PAGE 7
using Physical Improvement Funding via the 2023 Community Development Block Grant Program
- b) 2023 Work Plan Updates PAGE 14

6) Adjournment

NEXT MEETING: August 21, 2023

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

Monday, April 17, 2023
5:30 PM

HYBRID MEETING INFO

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

VIRTUAL LINK: <https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQIFLazRTQT09>

If calling into the Zoom meeting, dial: 312-626-6799.
When prompted, enter the Meeting ID #: **823 0548 5858**
Password: **214096**

Attendees: Debby Reed, Devin Blankenship, Donn Hall, Polly Root Sturgeon, Susan Snider Salmon
Absent: Duncan Campbell, Don Maxwell, Doug Wilson
Staff: Drew Myers, Tech Services to assist with meeting
Public: None.

- 1) **Call to Order @ 5:31 PM.**
- 2) **Approval of Meeting Minutes: March 20, 2023**

Blankenship: Motion to approve the minutes.

Snider Salmon: Seconded.

Approved: 5-0.

- 3) **Administrative Business:**
 - a) **Follow-up to Annual Property Owner Notice Letter**

Myers: Stated that staff is prepared to mail out the letters and will be sending them out shortly.

- b) **Follow-up to potential HP Overlay District for Sunset Hill (fka. Annexation Area 4)**

Myers: Informed the Board there are no new updates to this inquiry. Summarized discussion points from the last Board meeting. Opened the floor to further discussion.

Blankenship: Asked if MCHP has established who owns the old gas station that was once located in this area. Hoping to reincorporate that historic structure into the neighborhood if this process moves forward.

- c) **National Register of Historic Places – Stinesville Historic District**

Myers: Shared that the Monroe County Planning Department received a letter from the Indiana DNR Division of Historic Preservation & Archaeology that the Stinesville Historic District was entered in the National Register of Historic Places on February 23, 2023.

Blankenship: Asked if a map was included with the letter. Including a map for historic signage purposes would be useful.

Myers: Read aloud the verbal description of the historic district area word-for-word from the letter.

- d) **National Register of Historic Places – Stipp-Bender Farm**

Myers: Shared that the Monroe County Planning Department received a letter from the Indiana DNR Division of Historic Preservation & Archaeology that the Stipp-Bender Farm, 5075 S. Victor Pike has been proposed for nomination to the National Register of Historic Places. The Indiana Historic Preservation Review Board will consider the nomination during their meeting on April 19, 2023, 1:30 PM, at Fort Harrison State Park Inn.

[Discussion on whether any Board members have attended this sort of meeting before; discussed relationship between local, state, and federal designations.]

4) Old Business

a) Coordination Letter, FHWA Project: INDOT Des. No. 2200020; High Street Multi-Use Path; Monroe County, Indiana

Myers: Reported there are no updates from staff on this topic. MCHP to remain a consulting party. Opened the floor for discussion.

Blankenship: Offered the Reformed Presbyterian Church as a potential historic resource to consider. Underground Railroad history in this area may be found in the church's archives.

[Discussion on how/who to contact with the church to retrieve Underground Railroad information.]

b) Dry Stone Conservancy Report – Rumpke Stone Wall Preservation & Maintenance Plan

Myers: Informed the Board that Rumpke prepared a new document finalizing their agreement to accept the Dry Stone Conservancy's preservation plan and enter the public-private partnership as described in the report's recommendations. Planning Staff is looking for the Board to vote to accept Rumpke's agreement to the Dry Stone Conservancy report and complete the condition of approval for the Conditional Use Variance, 2012-CDU-07.

Snider Salmon: Motion to confirm the condition of approval of 2012-CDU-07 has been satisfied.

Hall: Seconded.

Approved: 5-0.

c) INDOT Early Coordination Letter: Hot Mixed Asphalt (HMA) Overlay, Minor Structural Project along SR 46, from the SR 446 intersection to the W Junction (JCT) of SR 135

Myers: Reported there are no updates from staff on this topic. MCHP to remain a consulting party. MCHP should send a follow-up email with more information regarding potentially affected historic resources, like the geologically sensitive bioherm present in the potential area of effect.

d) Bloomington Ops Tower (Project) – Historic Properties Review

Myers: Reported there are no updates from staff on this topic. MCHP's last message to the project coordinator conveyed a general objection to the project at this location.

e) Future Road Work Project: On-Ramp to I-69 via W Arlington Road from Stonelake Drive

Myers: Mentioned to the Board that the name of this item is an informal project title prepared by staff. Asked Mr. Blankenship to expand on the topic as it was an agenda item he brought to the Board's attention at the March 2023 meeting.

Blankenship: Stated that he mentioned the project to BRI Inc. but has nothing to add at this time. Voiced concern for the growing number of recent county road projects that had not received any review by the MCHP Board of Review.

[Brief discussion on various past road projects, Hunter Valley Road, Sample Road, Old State Road 37 Bike Path, Fullerton Pike, etc., and the apparent gap in the process for notifying MCHP of county road projects]

Reed: Talked about her receipt of an official notification regarding the Old State Road 37 North Bike Path project in 2017 or 2018. The letter was sent to property owners in the area and as received no follow-up notification.

Blankenship: Voiced concern that MCHP has somehow been dropped out of the standard review process for road projects and other County projects.

Myers: Stated that the gap in the process could be the absence of a workflow step within the online permitting portal OpenGov. Discussed the Planning Dept.'s workflow step related to historic preservation review.

Snider Salmon: Asked if there should be some sort of embedded process with project review regardless of the content of the project.

Myers: Explained some of the checkboxes and workflow steps the Planning Department utilizes to incorporate historic preservation review. Suggested that the Highway Department could potentially include additional workflow steps within their project review.

Blankenship: Discussed how ideally in-depth review of county projects could be completed where there was enough time for MCHP to perform their own historical, geological, and cultural research of the project area. Reiterated that lately there seems to be a lack of any notice at all to MCHP regarding local projects.

Reed: Talked about a historic stagecoach roadway on Old State Road 37 as the original road out of Bloomington to Indianapolis. One of the stops was Hindustan where two old barns sit and a cemetery. Hopes that this Board does not look back on projects like this and regret not having more of a voice before land improvements are made.

Myers: Mentioned that a lot of the enforcement capabilities of the MCHP Board of Review is through the Historic Preservation Overlay; however, this Board remaining a consulting party to local projects as well as State projects is an important part of the project process.

5) New Business

a) FHWA Project Des. No. 1801941; Mid-States Corridor Project Tier 1 EIS, Consulting Party Letter; New Terrain Roadway

[Discussion of the various proposed route options for the project. Reviewed maps of project and determined that this project is not located in Monroe County. Consensus to remain on the mailing list but no comments at this time]

b) Early Coordination Letter, FHWA Project: INDOT Des. No. 2002978;

Myers: Summarized the project according to the coordination letter. Project is on Baby Creek Road over Brummets Creek where an existing bridge structure was noted by the March 2, 2023, INDOT Bridge Inspection Report as in need of repair.

[Consensus that MCHP Board has no comment]

c) 2023 Work Plan Updates

Myers: Opened the floor to discussion of project updates.

Sturgeon: Asked for the webmaster to upload PDFs for the National Register of Stinesville to Limestone Heritage website.

Snider Salmon: Mentioned she held a conversation with Danielle Bachant-Bell about thumb drives that were given to the webmaster some time ago. The thumb drives contained interviews with prior stone workers that were never uploaded to the Limestone Heritage website.

Blankenship: Mentioned how the Board should act quickly regarding signage for the Hunter Valley Limestone District and Stinesville's recent acceptance to the National Register.

Snider Salmon: Suggested the Board might as well do signage for all of the historical limestone districts.

[Consensus that getting signage for all the historic limestone districts would be a great idea]

Reed: Reiterated the importance of identifying markers, signs, etc. to preserve the cultural history and limestone history of Monroe County.

Sturgeon: Discussed that just today the State Historical Marker Bureau opened applications for new markers. The applications are due July 12, 2023. If accepted, each marker costs \$3,300. To be considered, topic must demonstrate statewide and/or national significance and be supported by primary source material.

Snider Salmon: Asked where the funding would come from?

Blankenship: Stated MCHP did a coloring book to fund the Alexander Memorial restoration. Suggested a t-shirt campaign as an option. Asked if the sign request were approved would it need to be paid for immediately or is there a period allotted to fundraise.

Sturgeon: Said she was unsure of the answer to that question.

[Discussion on the importance of signage and markers for preserving the history of the area].

Snider Salmon: Suggested the Board include Hunter Valley as part of a driving tour.

Blankenship: Mentioned that county signage will be much cheaper than a state sign, although a state sign has a certain draw to it.

Sturgeon: Informed the Board that the Teacher's Limestone Workshop application was not funded through Tri Kappa of Bloomington; however, the IGWS administration agreed to fund the workshop on their own.

[Discussion on how the workshop will be put on and organized]

Snider Salmon: Reported that the Board now has a grand collection of photographs of the existing stonewalls in the County. With the help of IU Archives, historical pictures of the Dunn Cemetery stone walls were found as well. The next step is to inquiry about whether a professional inventory of the walls is established or if report should be drafted to assess the danger of losing the walls.

6) Adjournment @ 6:42 PM

May 25, 2023

Drew Myers
Senior Planner
Monroe County Historic Preservation Board of Review
501 N Morton St.
Bloomington, IN 47404

Re: Construction of a basketball court at 1140 S Morton St., Bloomington, Indiana 47403 using Physical Improvement Funding via the 2023 Community Development Block Grant Program

Dear Mr. Myers,

The City of Bloomington, Indiana is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Bloomington has assumed HUD's environmental review responsibilities for the project, including consulting with interested parties related to historic properties. Historic properties include archeological sites and structures.

City of Bloomington will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have local historical significance and to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

To meet project timeframes, if you would like to be a consulting party on this project, can you please let us know of your interest within 30 days? If you have any initial concerns with impacts of the project on religious or cultural properties, can you please note them in your response?

The Area of Potential Effect (APE) is located at 1140 S Morton Street, Bloomington, Indiana 47403. The scope of work involves the construction of a half-size basketball court as well as the installation of a new sign on an existing building façade for the New Hope for Families organization. The construction of the basketball court involves ground disturbance.

Enclosed are a map with the location, the Indiana State Historic Architectural and Archaeological Research Database (SHAARD) map, plans for the existing structure and parking, and recent site photos.

More information on the Section 106 review process is available at <http://www.onecpd.info/environmental-review/historic-preservation/>.

If you do not wish to consult on this project, no reply to this letter is needed. Thank you very much. We value your assistance and look forward to consulting further if there are historic properties that may be affected by this project.

Sincerely,



Gloria M. Colom Braña
Historic Preservation Program Manager
City of Bloomington, Indiana

Cc: Department of Historic Preservation and Archeology, Department of Natural Resources,
Indiana

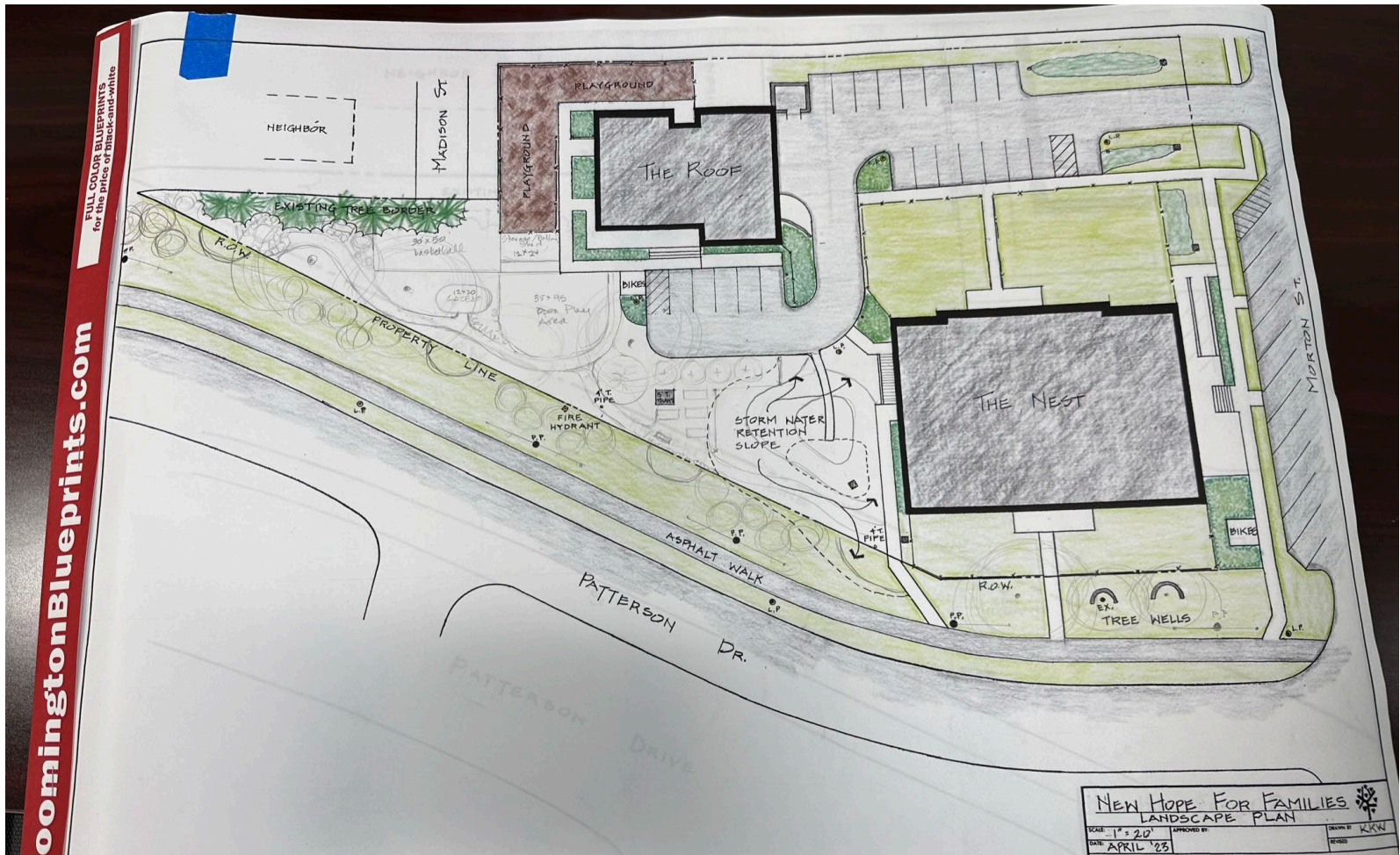
Attachments



Proposed Basketball location facing west.

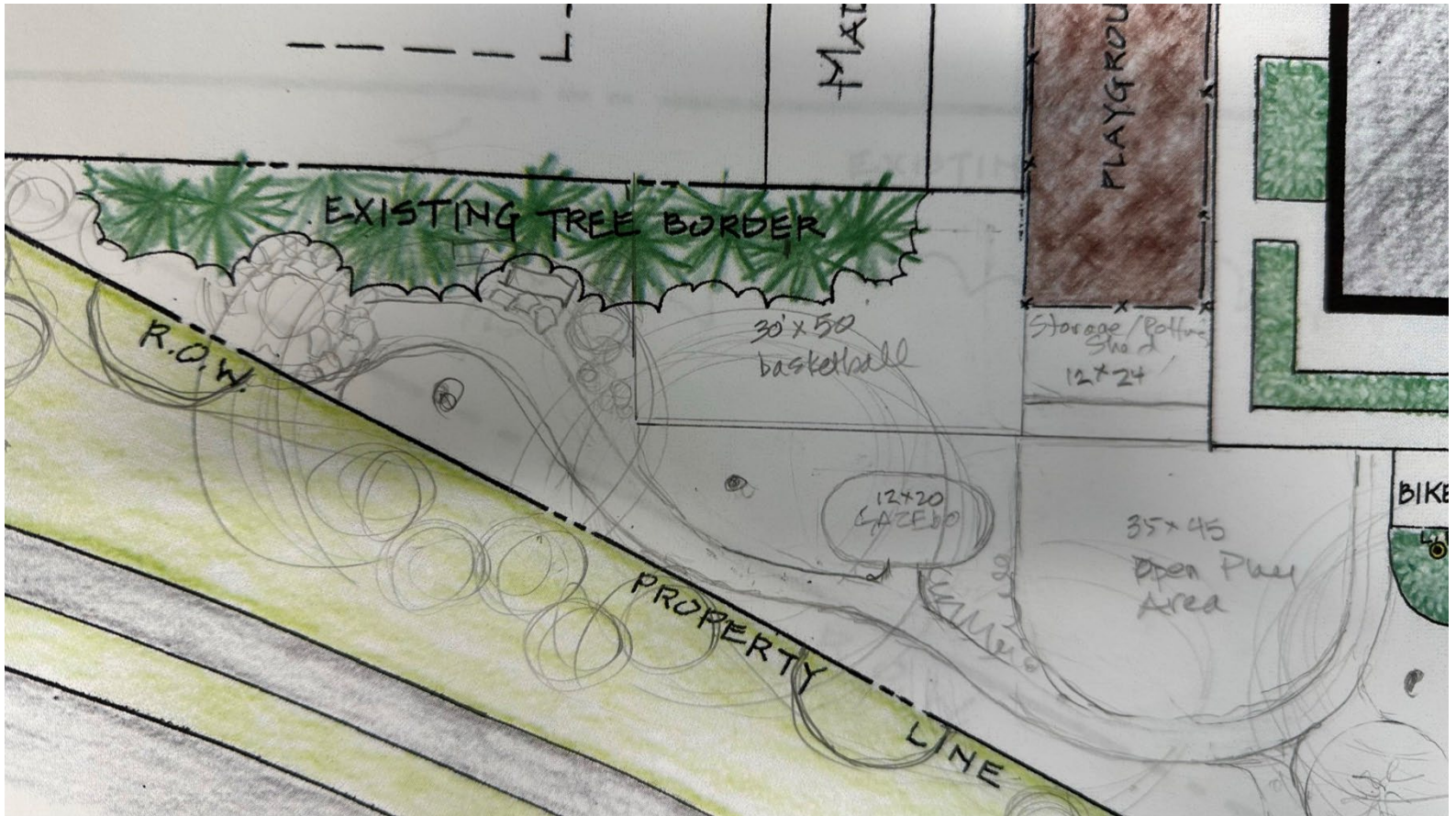


Proposed Basketball location facing northwest.

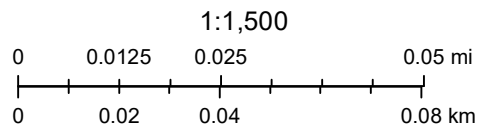
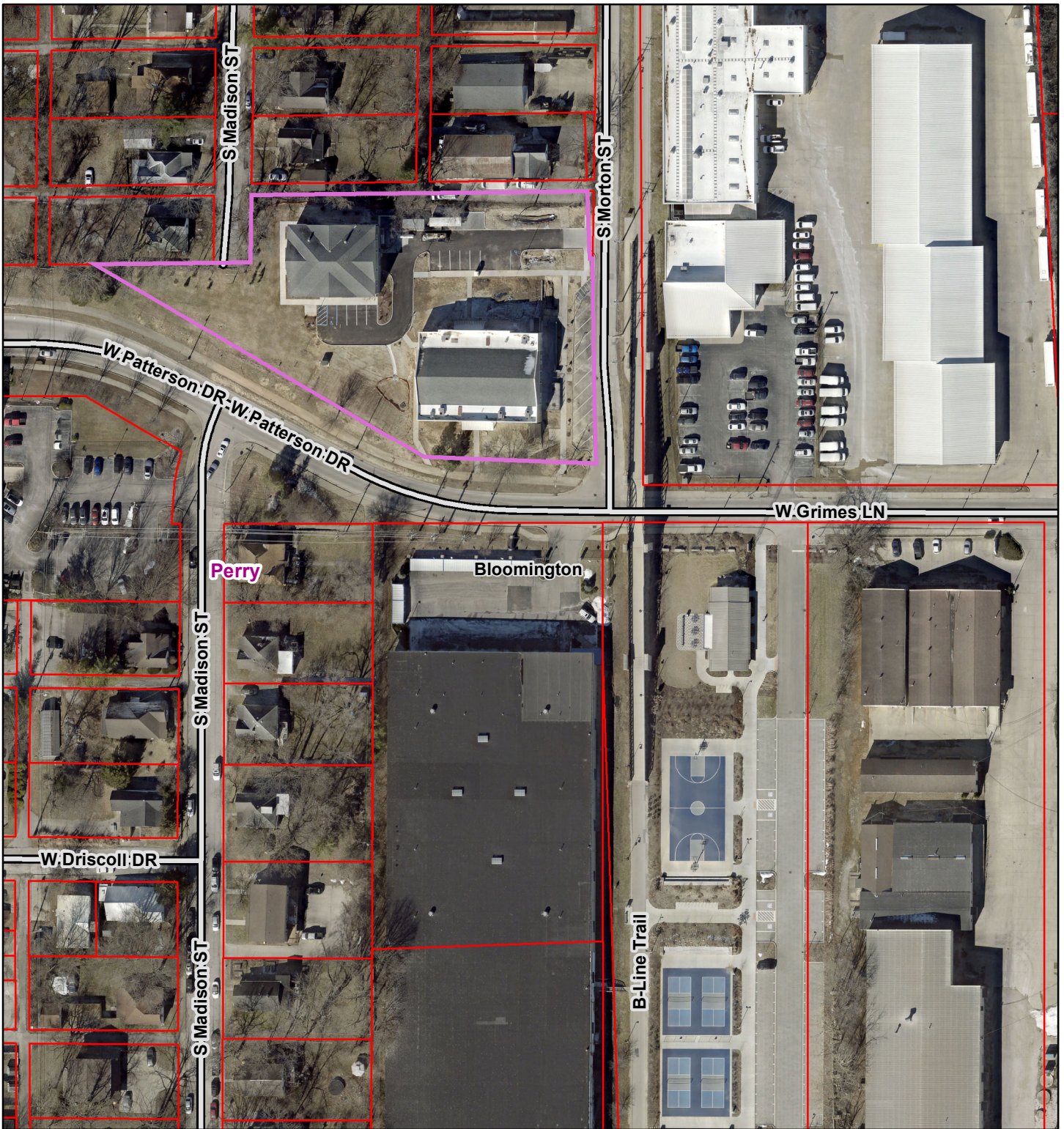


Site plan with basketball court location.

Basketball court location



Site Location - 1140 S Morton St.



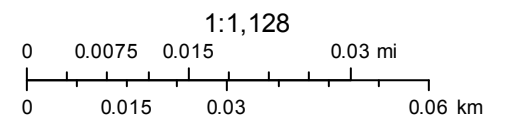
Historic Buildings, Bridges, and Cemeteries Map



5/23/2023, 1:05:28 PM

County Survey Sites

● Contributing



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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: Debby, Susan, Polly

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, Don, Donn, Susan

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, 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—June 17, 2023~~
- ~~d. Host Limestone Heritage Teacher's Workshop—June 21-23, 2023~~

Sub-committee members: Devin, Polly, Susan, Doug

5) Annual Property Owner Notice

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

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, Susan

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