

Monroe County Historic Preservation Board of Review



**Monday, March 18, 2024
5:30 p.m.**

Hybrid Meeting

In-person

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

VIRTUAL MEETING LINK

[Download Teams](#) | [Join on the web](#) | [Learn More](#)

Meeting ID #: 224 050 114 605

Passcode: aT7Aqc

If calling into the virtual meeting, dial: +1 872-242-9432
When prompted, enter the Phone Conference ID: 110 621 412#

AGENDA
MONROE COUNTY HISTORIC PRESERVATION
BOARD OF REVIEW

Monday, March 18, 2024
5:30 PM

HYBRID MEETING INFO

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

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1) Call to Order

2) Approval of Meeting Minutes: December 18, 2024 PAGE 3

3) Administrative Business

- a) PUO-23-6 North Park II PUD Outline Plan Amendment 1
(Continued by Petitioner; now scheduled for April 16, 2024, Plan Commission hearing)
- b) CLG Annual Report Form PAGE 7

4) Old Business

- a) Potential Overlay District for Sunset Hill
- b) Coordination Letter, FHWA Project: INDOT Des. No. 2200020; High Street Multi-Use Path; Monroe County, Indiana
- c) INDOT Early Coordination Letter: Minor Structural Project along SR 46, from the SR 446 intersection to the W Junction (JCT) of SR 135
- d) Bloomington Ops Tower (Project) – Historic Properties Review
- e) Future Road Work Project: On-Ramp to I-69 via W Arlington Road
- f) Fullerton Pike to Gordon Pike Extension: Stonewall Preservation Plan
- g) Fullerton Pike-Interpretive Signage

5) New Business

- a) **REZ-24-4 Thomas HP Overlay Rezone** PAGE 14
One (1) 0.74 +/- parcel in Salt Creek Township, Section 5 at 6056 E State Road 46, parcel # 53-07-05-200-015.000-014.
Owner: Thomas, Shannon Bloom & Creyton James
Zoned SR. Contact: dmyers@co.monroe.in.us
- b) 2024 Work Plan Updates PAGE 35

6) Adjournment

NEXT MEETING: Monday, March 18, 2024

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, December 18, 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: Duncan Campbell, Debby Reed, Devin Blankenship, Don Maxwell, Susan Snider Salmon
Absent: Polly Root Sturgeon, Donn Hall, Doug Wilson
Staff: Drew Myers, Tech Services to assist with meeting
Public: None.

1) Call to Order @ 5:33 PM.

2) Approval of Meeting Minutes: August 21, 2023

Myers: Opened floor to discussion.

Campbell: Motion to approve the minutes.

Snider Salmon: Seconded.

Approved. 5-0.

3) Administrative Business

a) RD-23-2 N Maple Grove RD Name Change to John Irvine Way

Myers: Articulated that this petition was originally going to be heard at the Plan Commission meeting on December 12, 2023, but was continued by the petitioner (Board of Commissioners) to the next meeting on January 16, 2024.

Blankenship: Pointed out that the Historic Preservation Board will not have the opportunity to meet again before the January 16th date.

Myers: Confirmed that the next Historic Preservation Board meeting is January 22, 2024.

Campbell: Asked if the Plan Commission sent any communication back to the Board of Commissioners regarding this petition.

Myers: Stated there the Commissioners had not requested a waiver of final hearing and therefore the petition would automatically be heard a second time by the Plan Commission. No vote could occur during this petition's preliminary hearing.

b) PUO-23-6 North Park II PUD Outline Plan Amendment 1

Myers: Reminded the Board this petition was discussed during the November Historic Preservation meeting where it was mentioned that the property in question may be part of a multi-property listing for National Register of Historic Places eligibility. Informed the Board that Planning Staff continued this case from the December Plan Review Committee

meeting, and it will be heard at the January 11, 2024, Plan Review Committee meeting. This petition is on schedule to go to the February and March 2024 Plan Commission hearings.

c) REZ-22-6: Ray Barn Renovation HP Overlay

Myers: Provided a synopsis of previously approved HP Overlay Rezone project, REZ-22-6. The original plans of the property owner to restore and renovate the old barn structure into a residential dwelling unit became cost prohibitive. The property owner is now looking to renovate another existing building on the property (the old print shop) to become a new dwelling unit.

Campbell: Asked if the property owner is aware that the whole property contains the historic preservation overlay designation.

Myers: Stated that there are many historic resources across the property and that the property owner understands the overlay encompasses the entire property.

Blankenship: Wants the property owner to consider the structure's proximity to the existing stonewall.

Campbell: Pointed out that the historic preservation overlay designation carries with it a requirement to maintain the buildings. Although the property owner has abandoned plans to renovate the existing barn, he still needs to understand that maintaining the structure is a requirement.

Snider Salmon: Asked if receiving the local historic preservation overlay designation provides any sort of funding opportunities for property owners to help them with maintenance costs.

Campbell: Stated there is very limited funding available to private property owners for historic preservation maintenance. There may be tax credits available to the property owner, however.

Blankenship: Echoed Mr. Campbell in stating that most historic preservation funding is only available to commercial uses.

4) Old Business

a) Potential Overlay District for Sunset Hill

Myers: Reported no updates at this time.

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

Myers: Reported no updates at this time.

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 no updates at this time.

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

Myers: Reported no updates at this time.

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

Myers: Reported no updates at this time.

Blankenship: Asked if this Board ever received a Section 106 letter for this project.

Myers: Stated a letter never came to his attention.

Blankenship: Voiced concerns for future road work project as this is another example of a project where this Board did not receive notice. Wondered if there is a breakdown in communication somewhere.

Reed: Stated that the only reason this project came to the Board's attention was through a neighbor notice letter as one of the members owns property in the area.

[Discussion about creating a more robust list of existing locally designated historic preservation properties]

[Discussion about locating the original multi-property listing for the national register for the historic landscape districts with respect to the proposed project under PUO-23-6]

f) Fullerton Pike to Gordon Pike Extension: Stonewall Preservation Plan

Myers: Reported no updates at this time.

5) New Business

a) Section 106 Letter – Construction of New Housing Hopewell Project Phase 1

Myers: Summarized the project's scope. Located in the City of Bloomington's jurisdiction. Area of Potential Effect consist of 12 acres of land, located to the west of South Rogers Street between West 1st Street and West 2nd Street bounded on the west by an alley and surrounding properties in Bloomington. The only proposed construction at this time is the expansion of the existing Kohr building. The expansion is part of a larger master plan to provide a combination of affordable and market rate housing for the Bloomington community.

[Discussion of the general history of the area, the Kohr building as the oldest hospital building that remains in the state, and other details about how the hospital was torn down around it]

[Consensus to remain a consulting party and to encourage the installment of a historic marker detailing how many individuals were born at the hospital building and use of local historic names if roadways or alleys are to be named at all]

b) 2023 Work Plan Updates

Myers: Opened the floor for discussion and updates.

Blankenship: Reminded the Board to review each of their sections of the work plan in which they serve on the sub-committee and provide feedback at the January meeting. Asked if there were any reappointments to consider at the start of the new year.

Myers: Stated he was not aware of any reappointments necessary at this time.

Reed: Reminded the Board to continue searching for an individual to serve as the ninth member.

[Discussion about advertising the opening in Board membership and encouraging one another to ask around to see if anyone is interested in serving]

Blankenship: Encouraged Board members to consider serving as Chair or Vice Chair if they have not done so already. Stated that this coming year appears to be a lighter year of work for the Board. Asked if the new County Development Ordinance would require a lot of time, work, etc. of the Board this coming year.

Myers: Mentioned now is a good time to incorporate new ordinance language as part of the County Development Ordinance in comparison to initiating a text amendment later. Advised that any language protecting dry-stack limestone walls or establishing a demolition delay should be prioritized if the Board wants them included in the new ordinance.

Reed: Asked about a status update regarding complaints filed by the property owner of 5075 S Victor Pike, Erika Morris, regarding noise, lighting, and other nuisances stemming from the adjacent property at 5100 S Victor Pike, an existing gas station.

Campbell: Stated the Board did not have any jurisdiction or enforcement capabilities on the property at 5100 S Victor Pike because it is not under the local designation.

Blankenship: Pointed out that the property owners of 5100 S Victor Pike removed trees that were part of an older agreement to reduce light interference to 5075 S Victor Pike.

[Discussion about what could be done with cases like this in the future where the Board has no jurisdiction over property adjacent to property locally designated under the HP overlay]

6) Adjournment @ 6:47 PM

From: [Thomas, Ashley](#)
To: [Mark Dollase](#); [Alex Brooks](#); [Eric Trotter](#); [Creager Smith](#); [Nate Lefever](#); [Drew Myers](#); [David Schilling](#); [Gustafson, Kelley](#); hurbanski@pendleton.in.gov; ccraig@pendleton.in.gov; [Joanne Buroker](#); [Ross Van Overberghe](#); [Jenifer Van Schuyver](#); [Ethan Fortner](#)
Subject: CLG Annual Reporting - 2024 Form
Date: Tuesday, February 13, 2024 10:20:14 AM
Attachments: [CLG Annual Report Form--FFY2024.doc](#)

Good morning! If you are receiving this e-mail, it is because your CLG Community is due to complete an audit in 2024. I have attached the audit form that needs to be completed and returned to me by **no later than May 3, 2024**. If possible, please provide all necessary attachments as PDFs. I would prefer a single PDF, but I know some of the files can get rather large depending on the community. I would just request that all the files are clearly labeled so that each item is easy to find when reviewing the information.

Also, I realize some of you may have provided items such as design guidelines and local legislation previously when reporting was paper based, but I am trying to establish electronic files for each community, so I would appreciate it if you can go ahead and provide those items again so that we have them in a format that is easy to reference. After we have a baseline file established you will only be required to provide that information when updated/new documents are created.

I plan to send out reminders between now and the deadline, but please don't wait until the last minute to start working on this as it can take a little while to gather all the necessary information. If you have any questions, please let me know.

Ashley D. Thomas, MSHP (she/her)
Historic Architecture Specialist
Indiana Department of Natural Resources
Division of Historic Preservation and Archaeology
402 W. Washington Street, W274
Indianapolis, IN 46204
(317)234-7034
asthomas@dnr.in.gov
www.IN.gov/dnr/historic-preservation

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

For more information about our office, including upcoming events or trainings, follow us on Facebook: www.facebook.com/INdhpa

2024 AUDIT REPORT
Indiana's Certified Local Government (CLG) Program

Community Name: _____

Commission Name: _____

Reporting Period: January 1, 2023 to December 31, 2023

Due Date: Please complete this Annual Report and submit it to the Division of Historic Preservation and Archaeology (DHPA) **no later than May 3, 2024**. Please e-mail the completed report to Ashley Thomas, State CLG Coordinator at asthomas@dnr.IN.gov.

Instructions: Please insert responses directly into this document where appropriate. For any items where multiple items need to be reported (such as continuing education or National Register nominations) copy the information lines as many times as needed to report all relevant information. Attach all supporting documentation to this form, create a single PDF, and submit it by e-mail to the address above by the deadline. (Lengthy attachments may be submitted as separate PDFs.) Please direct any questions about this report to Ashley Thomas at (317)234-7034 or by e-mail.

Please provide the contact information for the person completing this report.

Name / Title:

Daytime Phone:

E-mail Address:

PART A: UPDATED INFORMATION

Item 1: Contact Information for the Commission's Primary Staff Person

The National Park Service CLG webpage lists staff contact information for each CLG in the country, and requests that this information be verified and updated periodically. To assist the DHPA with this annual update exercise, please provide the following information for the primary staff person to the commission.

Name:

Title:

Agency Name:

Full Mailing Address:

Phone:

E-mail:

Item 2: Chief Elected Local Official

Name:

Title:

Full Mailing Address:

Phone:
E-mail:

Item 3: Contact Information for Commission Chairperson (or Chairperson’s Proxy)

The DHPA normally directs many of its CLG-related e-mail communications to the commission’s primary staff person AND chairperson (or another commission member).

Name of chairperson elected for 2024:

E-mail address of chairperson* for 2024:

*ONLY if the chairperson does NOT have an active e-mail account, please provide the name and e-mail address of the vice chair or another commission member to receive e-mail communications from the DHPA.

Name of chairperson’s proxy for 2024:

E-mail address of proxy for 2024:

PART B: NARRATIVE RESPONSES

Item 4: Continuing Education Efforts

Provide a list of the continuing education efforts or training events attended by commission members and staff during the review period. The goal is for a majority of commission members to attend at least one informational or educational meeting, training session, conference, or activity each year.

- Eligible events include those where the attendee is a “learner” as opposed to a “teacher, leader, facilitator, or presenter.”
- In general, house tours or building tours do not qualify for this continuing education credit.

Name of Training:

Date:

Location:

Description of Event:

Commission Members, Staff and/or Advisors in attendance:

Item 5: Local Landmark Designation

Provide a list of all properties designated as local landmarks within the commission’s jurisdiction (if any) during the reporting period. If no local landmark designations were completed during the review period, indicate “None.”

Individual Property Name:

Street Address:

Building Type:

Date of Designation:

District Name:

Type of District (i.e. commercial, courthouse square, residential, etc.):

Total number of contributing properties:

Date of Designation:

Map of district with indication of contributing and non-contributing properties must be submitted with this report.

Item 6: National Register Activities

Provide a list of all the National Register applications for individual properties and/or districts that were received and reviewed by the commission (if any) during the review period. If no National Register Applications were considered during the review period, indicate “None.”

Name of Property/District:

Date received:

Date considered by the commission:

Local actions taken:

Date approved by commission and forwarded to DHPA:

Please review the IHBBC Map and the SHAARD Database (<https://www.in.gov/dnr/historic-preservation/county-survey-program/shaard-database/>) for the most recent county survey information and list below any potential districts that are identified but not yet listed in the National Register of Historic Places. The easiest way to find surveyed districts is to use the IHBBC map and look for clusters of county survey dots. Also include any districts that may have been identified by the CLG and/or DHPA, if known, since the last DHPA survey of your county/city was completed. For each identified district, please answer the following questions:

Name of District:

Is there currently local support for listing this district in the National Register of Historic Places?

Yes No Unknown

Has the commission and/or staff attempted to cultivate local support for listing this district?

Yes No

Does the commission have any near-future plans to apply for Historic Preservation Fund (HPF) matching grant assistance through the DHPA to list this district?

Yes No

Item 7: Local Survey Update

Provide a detailed description of how the local survey data is kept up-to-date in terms of additions, deletions, designation changes, etc. Describe any on-going, systematic update efforts undertaken during the review period.

(Please insert narrative response here.)

Item 8: Public Access and Participation

Where and when may the public inspect any commission-related documents in accordance with Indiana’s Open Door Law (IC 5-14-1.5)?

Location name and street address:

Days of the week and hours of operation:

Day of the month and time when regular commission meetings are held:

How, where, and when are commission meetings publicized in advance, in accordance with Indiana's Open Door Law (IC 5-14-1.5)?

Item 9: General Preservation Accomplishments

Provide a list or summary of all preservation accomplishments sponsored or achieved by the commission during the review period. Examples include: Preservation Month and/or Archaeology Month activities, local heritage events and observances, locally hosted training events for the commission and/or the general public, plaque or marker installations, awards ceremonies, public outreach events, press releases and media events, brochures or publications produced, successful outcomes of particularly difficult or controversial Certificate Of Approval (COA) applications, HPF grant-assisted projects completed, etc.

(Please insert narrative response here.)

PART C: STATISTICAL RESPONSES

Item 10: Certificate of Approval Statistics

Please account for all COA applications received so that the number reported for G equals the sum of the numbers reported for A through F. (Please check your math.)

- A. Number of COA applications approved without conditions :
- B. Number of COA applications approved with conditions :
- C. Number of COA applications denied :
- D. Number of COA applications withdrawn :
- E. Number of COA applications tabled, NOT considered during the review period :
- F. Other (please explain below if any) :
- G. Total number of all COA applications received during the review period :

Does the Commission routinely announce and/or publish these statistics in order to help demystify the process for the public?

- Yes If yes, please describe how and when this is done.
- No If not, please consider adopting this practice within the current year.

Item 11: Other Commission Information

Does the commission hold an annual retreat or planning meeting for its members and staff to review accomplishments and lessons learned, identify and set new goals, conduct training, and/or plan special events?

- Yes If yes, please give a brief description:
- No If no, please consider starting this practice in the current year.

Does the commission have a mission statement?

- Yes If yes, please insert it here:
- No If no, please consider adopting one in the current year.

Does the commission have a Code of Ethics?

Yes If yes, please attach a copy of it to this report.

No If no, please consider adopting/adapting the Code of Ethics of the National Alliance of Preservation Commissions (NAPC). Contact NAPC to learn more.

Does the commission have its own website that is separate and distinct from the municipality's main/general web page?

Yes List Web address here:

No

PART D: ATTACHMENTS

Item 12: Letter of Commitment

Provide a letter that:

- 1.) Is printed on the municipal government's letterhead;
- 2.) States the municipal government's commitment to fulfill the duties and responsibilities delegated to it in Section 4(A-G) of *Indiana's Certified Local Government Regulations* for purposes of protecting cultural resources;
- 3.) States the commission's commitment to providing for public access and participation in accordance with Indiana's Open Door Law (IC 5-14-1.5);
- 4.) States the commission's commitment to having a majority of its members attend at least one informational or educational meeting, training session, conference, or activity each year;
- 5.) States the municipal government's commitment to finding citizens with a demonstrated interest, competence, and/or knowledge of historic preservation whenever filling vacancies on the commission, including appointing professional members from the disciplines of architecture, history, architectural history, preservation planning, American studies, art history, cultural geography, archaeology, and/or cultural anthropology, to the extent that such individuals are available within the community;
- 6.) Is signed by the chief elected official AND the current chairperson of the Commission.

Item 13: List of Commission Members

Provide an up-to-date list that includes the following information:

- Commission Chair – name and term expiration date;
- Commission Members – name and term expiration date for each member;
- Commission Vacancies – give the number of vacant seats on the commission, if any;
- Advisory Members (if any) – list the name and organizational affiliation of each advisory member.

Item 14: Commission Documents

Provide a copy of any Design Guidelines in use by the commission along with the date they were last updated if that is not clearly indicated in the document. Additionally, if any NEW documents have been prepared (or older documents have been revised and updated) and adopted

by the commission during the reporting period, please provide them as separate electronic attachments to this report:

- Rules of Procedure or Bylaws;
- Ordinance revisions or amendments;
- Code of Conduct;
- Code of Ethics;
- District Design Guidelines – MUST be provided even if no changes have been made during this reporting period; (PDF format is preferred)
- Any other pertinent documents related to the routine operation of the commission (please do not include copies of recent HPF Grant applications; we already have those on-file).

Item 15: Commission Meeting Agendas, Staff Reports, and Meeting Minutes

For the Commission meeting held in June during the reporting period – as long as there was at least one COA application considered that month, please attach the meeting agenda, staff report(s), and the meeting minutes. If a meeting was not held that month OR if there were no COA applications considered that month, please substitute the documents from the previous or following monthly commission meeting held where there was at least one COA application on the agenda. If more than one meeting was held in the month, submit documents for just one of the meetings – not both.

Item 16: Resumes for Commission Members, Municipal Staff, and Contract Staff

Please provide a resume for each current commission member and staff person, including contract staff (if any). Resumes should cover (1) educational background and (2) work experience, as well as demonstrate (3) personal interest in preservation through volunteerism, organizational memberships, and/or other activities and accomplishments. For citizens without an existing professional resume, a brief outline covering these three points is acceptable.

MONROE COUNTY HISTORIC PRESERVATION BOARD**March 18, 2024**

PLANNER	Drew Myers
CASE NUMBER	REZ-24-4
PETITIONER	Thomas, Shannon Bloom & Creyton James (owners & applicants)
ADDRESS	6056 E State Road 46, parcel no. 53-07-05-200-015.000-014
REQUEST	Rezone Request to add HP Overlay Waiver of Final Hearing Requested
ACRES	0.74 +/- acres
ZONE	Suburban Residential (SR)
TOWNSHIP	Salt Creek
SECTION	5
PLATS	Unplatted
COMP PLAN DESIGNATION	Rural Residential

EXHIBITS

1. Petitioner Letter
2. Petitioner Site Plan
3. SHAARD IHSSI County Survey Description – Contributing

RECOMMENDATION TO THE PLAN COMMISSION

Staff recommendation to-be determined based upon the review by the Historic Preservation Board.

MEETING SCHEDULE

Historic Preservation Board of Review – March 18, 2024

Plan Commission Admin Meeting – April 2, 2024

Plan Commission Regular Meeting – May 21, 2024 (Preliminary– Waiver of Final Hearing)

Plan Commission Regular Meeting – June 18, 2024 (Final Hearing)

Board of Commissioners Meeting – TBD

SUMMARY

The petition site is one parcel totaling 0.74 +/- acres located in Salt Creek Township at 6056 E State Road 46. The petition site is zoned Suburban Residential (SR) under Chapter 802 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 subject property as **Contributing (C)**.

A “C” rating is given to any properties meeting the basic inventory criterion of being pre-1940, but that are not important enough to stand on their own as individually outstanding or notable. Such resources are

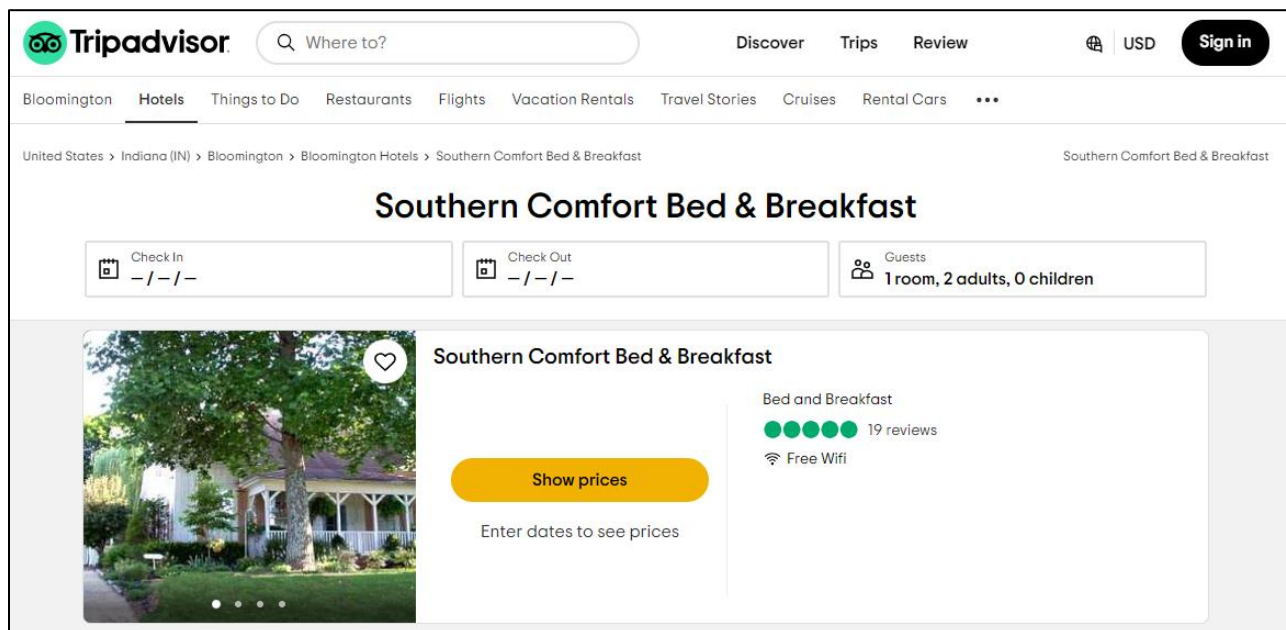
important to the density or continuity of the area’s historic fabric. Contributing properties can be listed in the National Register of Historic Places if they are part of an historic district, but do not usually qualify individually.

The subject property is not recognized on the Monroe County Interim Report 1989.

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

BACKGROUND

The petition site exhibits a single-family residence (ca. 1900) and a detached garage. The property use to operate under a Bed & Breakfast use called, Southern Comfort Bed & Breakfast. The new property owner contacted the Planning Dept. to discuss the historic qualities of the existing home and an interest in preserving its features through the Historic Preservation Overlay. The new owner did not express any interest in continuing the Bed & Breakfast use.



HISTORIC PRESERVATION OVERLAY

The Historic Preservation Overlay serves as a local designation that identifies historic or architecturally worthy buildings, structures, and places located within the County planning jurisdictional area and offers a variety of protections to such by the Historic Preservation Board of Review. For example, any proposed alterations to the structures on this property should be brought to the attention of the Historic Preservation Board of Review for a formal review and issuance of a Certificate of Appropriateness.

Chapter 810-3:

B. 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.

Buildings, structures and places that have achieved significance within the past fifty (50) years shall not be considered eligible for designation unless they are unique and of exceptional importance.

Chapter 810-7:

Except as provided in Section 15 of this Chapter, a certificate of appropriateness must be issued by the Board of Review before a permit is issued for or work is begun on any of the following:

A. Within all areas of the Historic District:

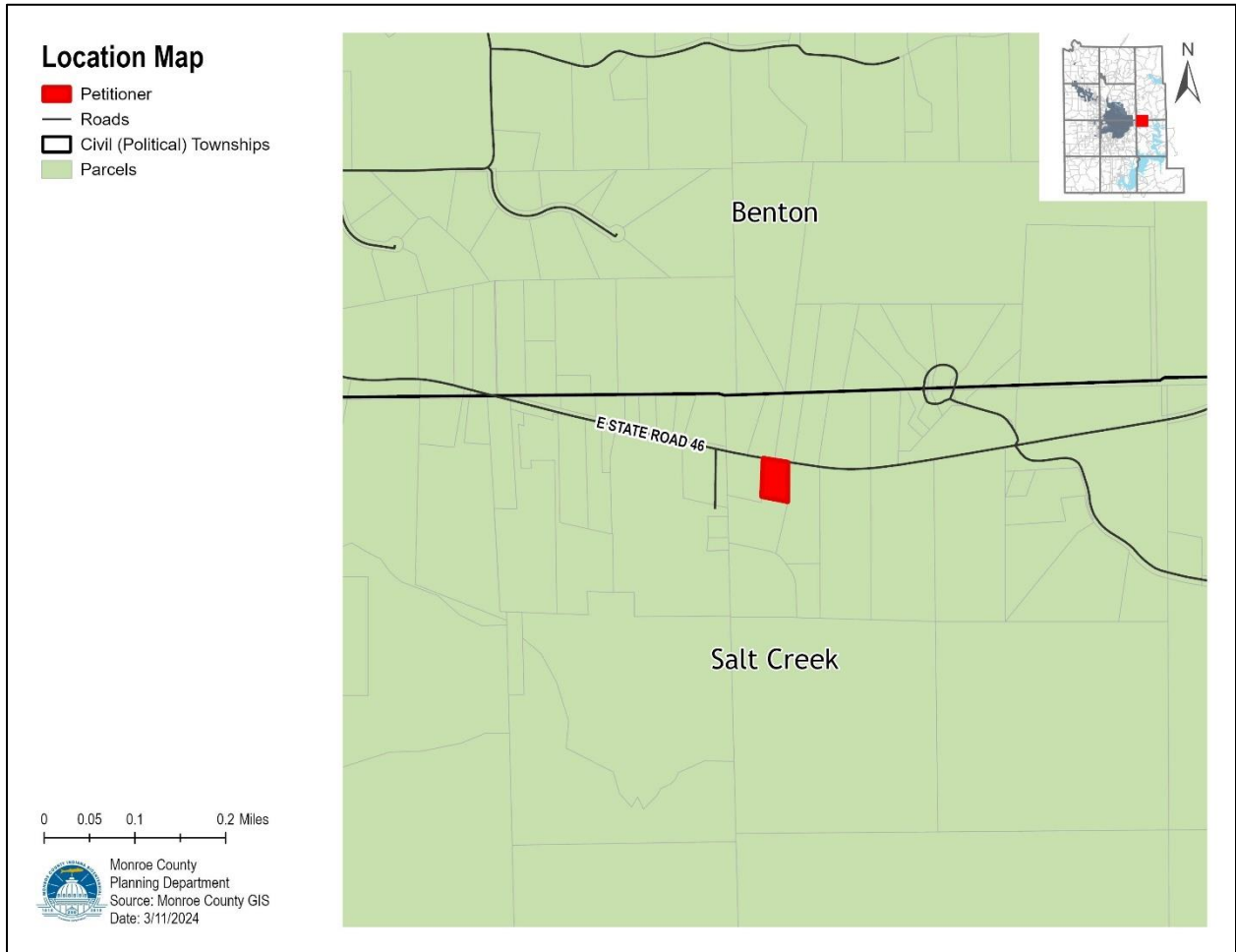
- 1) the demolition of any building;
- 2) the moving of any building;
- 3) a conspicuous change in the exterior appearance of historic buildings by additions, reconstruction, alteration, or maintenance involving exterior color change; or
- 4) any new construction of a principal building or accessory building or structure subject to view from a public way.

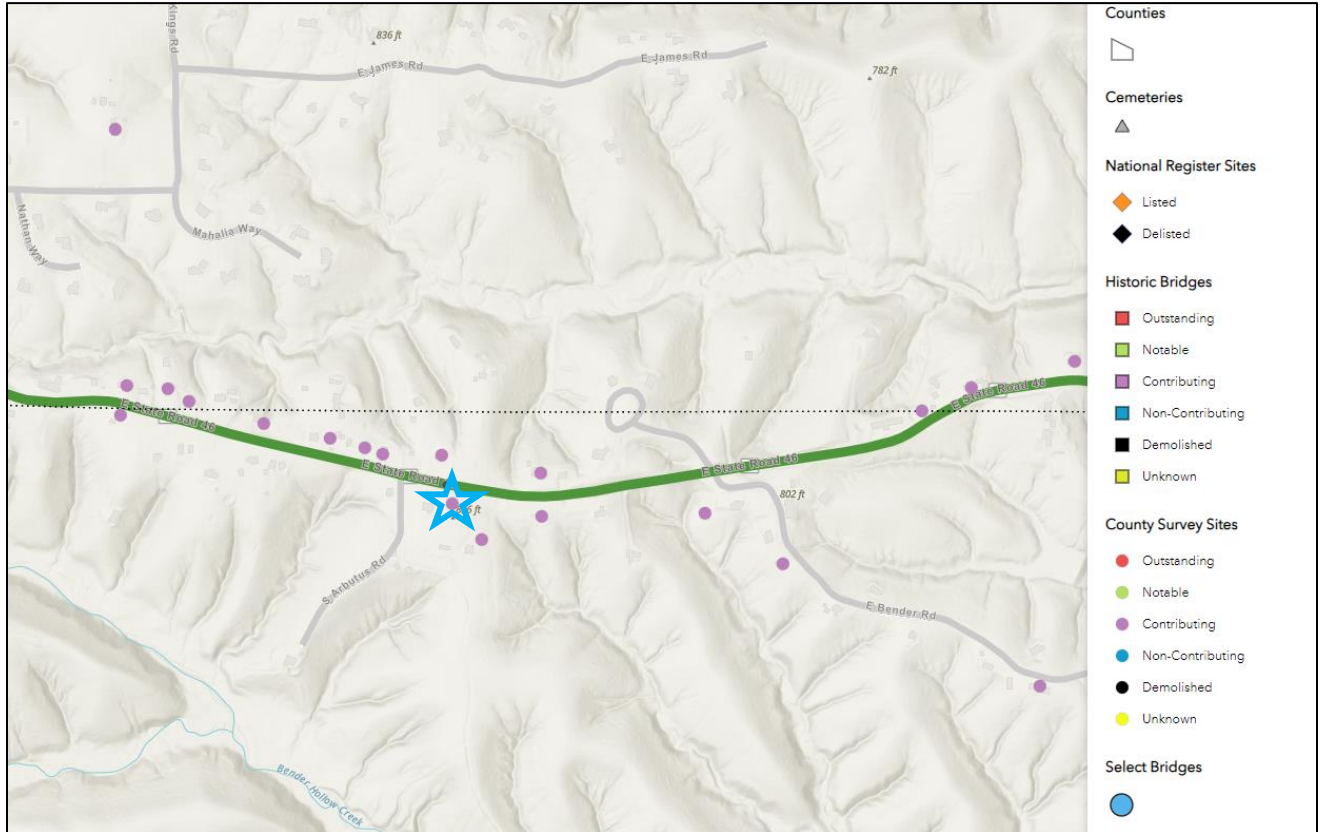
B. Within a primary area of the Historic District:

- 1) a change in walls and fences or the construction of walls and fences along public ways; or
- 2) a conspicuous change in the exterior appearance of nonhistoric buildings subject to view from a public way by additions, reconstruction, alteration, or maintenance involving exterior color change.

LOCATION MAP

The parcel is located at 6056 E State Road 46, Section 5 in Salt Creek Township. The Parcel No. is 53-07-05-200-015.000-014. The property is listed as unplatted. SHAARD and IHSSI identify approximately twenty (20) other properties in a half mile radius that also hold the “contributing” classification.

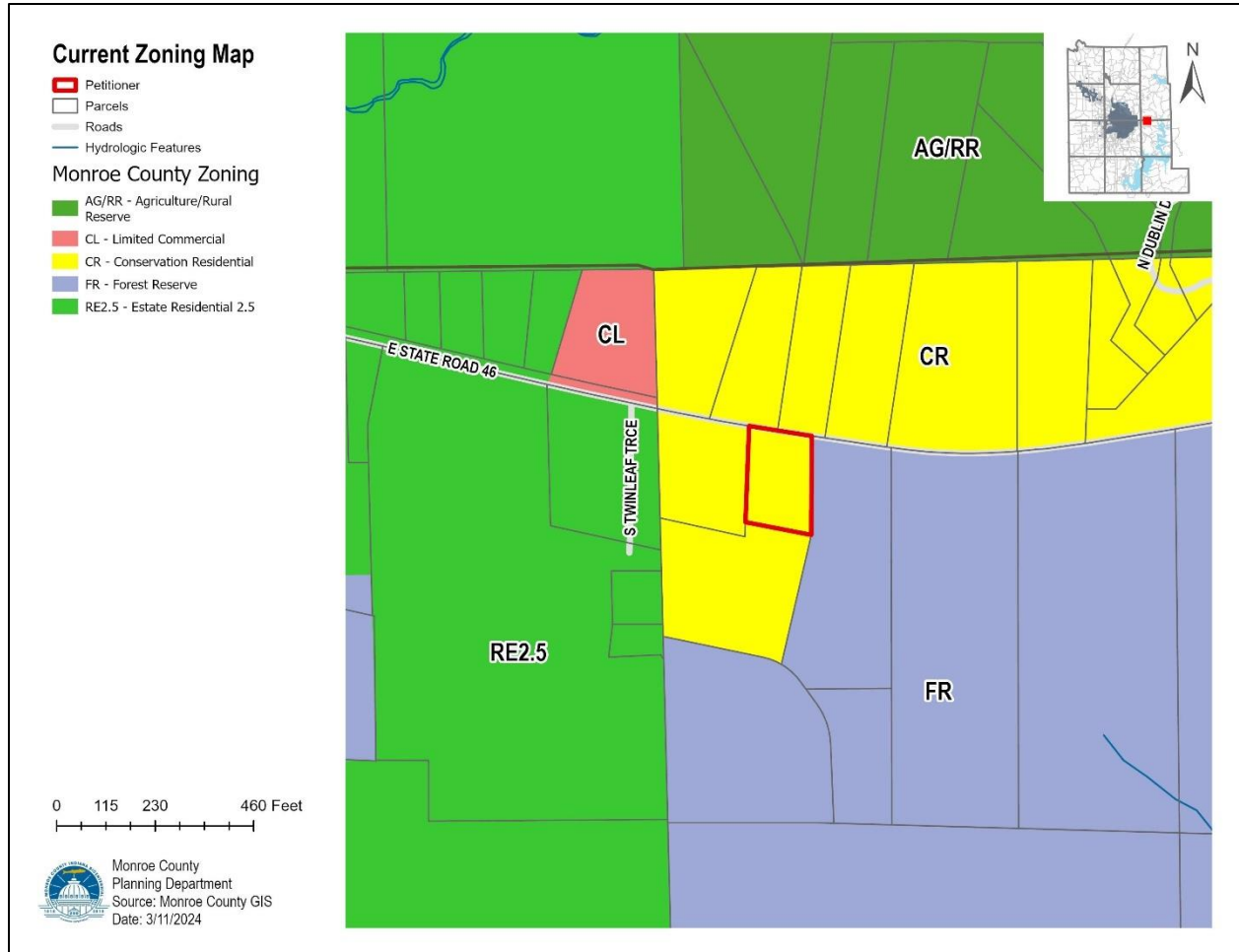




Subject property indicated with blue star.

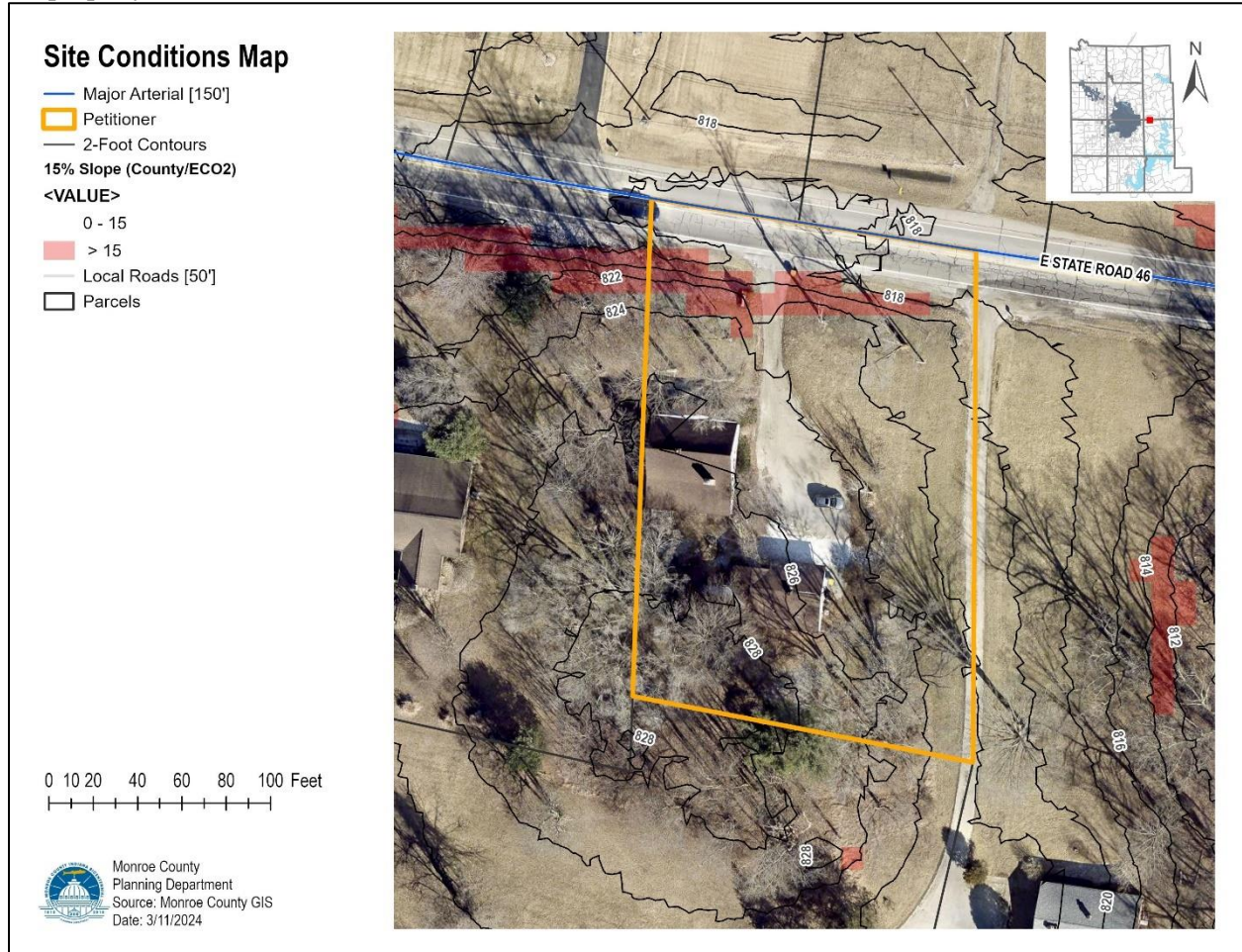
ZONING

The petition site is not located within any National Register Historic Districts. The parcel is zoned Suburban Residential (SR). The adjoining properties to the north, south, and east are also zoned SR. The adjoining property to the west is zoned Forest Reserve (FR). The subject property formerly operated as the Southern Comfort Bed & Breakfast. The surrounding area includes mostly residential uses.



SITE CONDITIONS & INFRASTRUCTURE

The petition site is made up of one 0.74 acre +/- parcel. The property exhibits an existing residence (ca. 1900) and a detached garage. Access to the site is via an existing driveway off E State Road 46, which is designated as a Major Arterial roadway according to the Monroe County Thoroughfare Plan. The petition site is located in Area 3 of 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 • Mar 1, 2024 at 11:40 am

East State Road 46 is an INDOT maintained roadway. Please visit eps.indot.in.gov/Users or reach out to INDOT Customer Service at 855-INDOT-4-U (855-463-6848) for this request.

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)

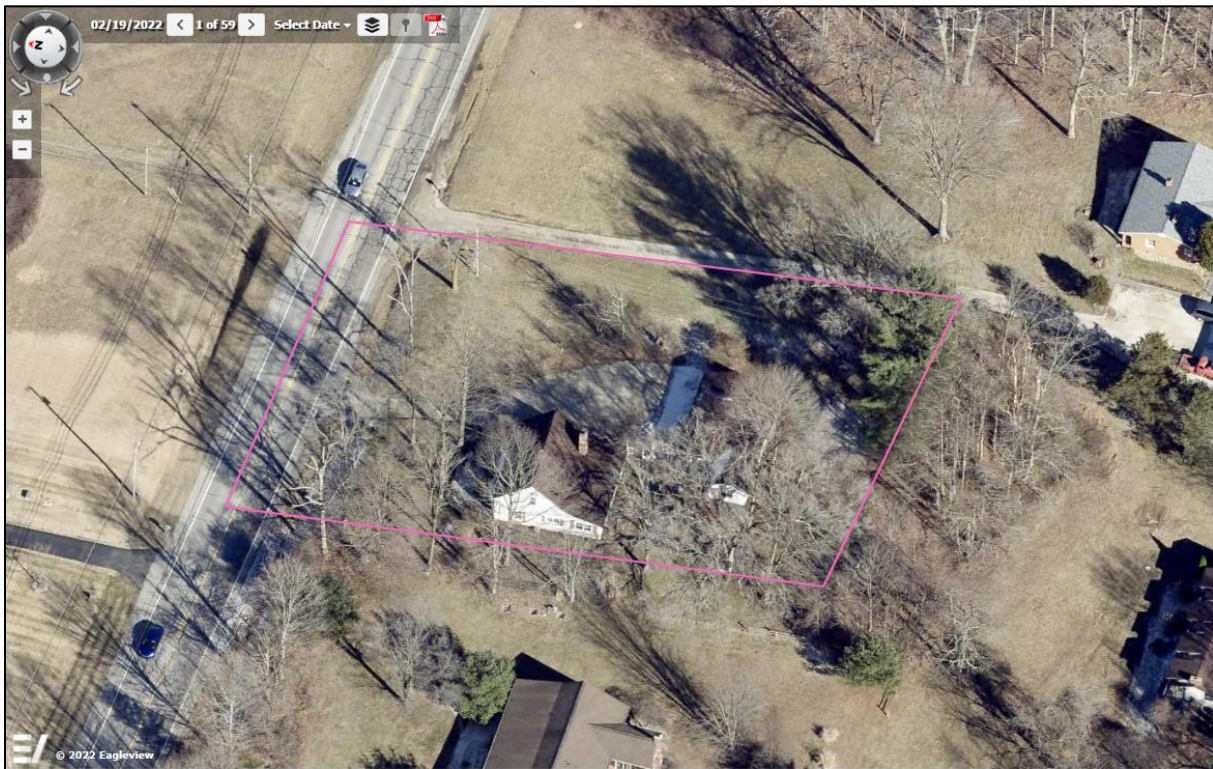


Photo 4: Aerial pictometry from the east (2022)



Photo 5: Former Southern Comfort Bed & Breakfast

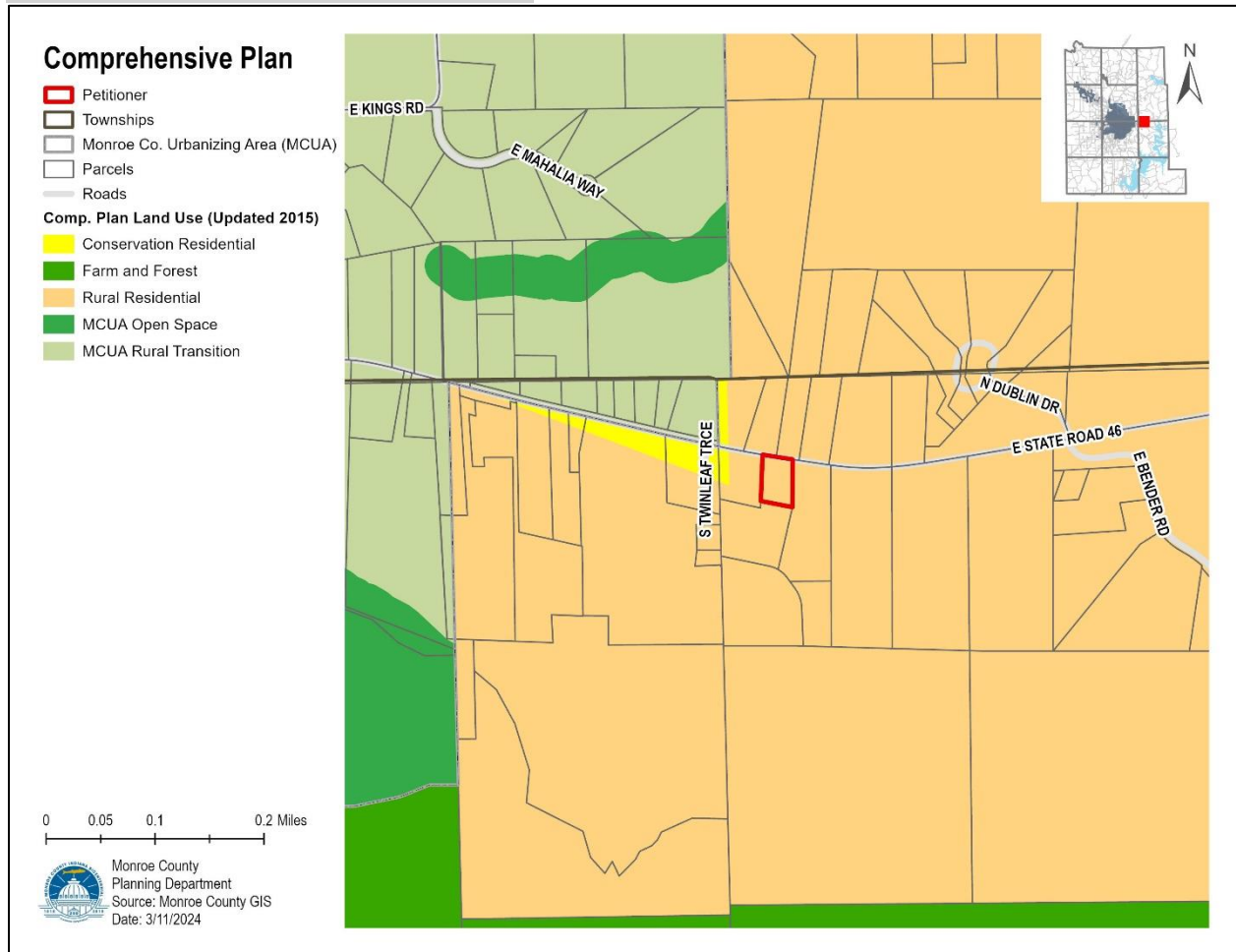


Photo 6: Driveway and out-buildings



Photo 7: Primary residence (former Southern Comfort Bed & Breakfast)

COMPREHENSIVE PLAN DISCUSSION



The petition site is located in the Rural Residential area of the Monroe County Comprehensive Plan.

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 Rural Residential;
- The rezone request is to change the zone district for the petition site from Suburban Residential (SR) to Suburban Residential (SR) with the Historic Preservation (HP) Overlay (Primary) District;
- The Historic Preservation Overlay affects the preservation of the current 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 Suburban Residential (SR);
- The site contains one (1) residential home constructed ca. 1900 and one (1) detached garage;
- The site is adjacent to residential uses;
- The Indiana State Historic Architectural & Archaeological Research Database (SHAARD) and the Indiana Historic Sites and Structures Inventory (IHSSI) list the property as “contributing”;
- SHAARD and IHSSI list approximately 18 other properties in a half mile radius as “contributing”;

(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 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.

(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 E State Road 46;
- E State Road 46 is classified as a Major Arterial 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;

EXHIBIT 1: Petitioner Letter

Monroe County Planning Department
501 N. Morton Street
Bloomington, IN 47404

Dear Mr. Myers:

Please accept our application requesting our property to be considered for HP Overlay at the address 6056 E State Road 46, Bloomington, IN 47401. We acquired this property consisting of a Main home and Carriage House in 2022 and have fascinated by the historical details of this humble home.

The Monroe County GIS dates this home back to 1900 and the property report card helped us learn of the Township & Section No. **Salt Creek – Section 5**. It does list previous owners, but only going back so far. The earliest name listed on GIS is James Waddington, who we believe was a mechanic who worked on foreign cars according to an advertisement in the newspaper in 1975. This date of 1900 and the owner during this time-period is not significant. This leads us to look further.

We contacted the Indiana Room to perform a search prior to this time-period to determine the history prior to this date. *Christine Friesel, of Ask the Indiana Room, Monroe County Public Library*, provided the following historical information on the property. The Bureau of Land Management Patent Search leads us to William G. Allen in Section 5 – purchasing this parcel from the government in 1851. (In 1847 there is a marriage in Monroe County of a William G. Allen who married Isabella Harten / Hartin.) Mr. Allen, who was a farmer, served in *Company I, 38th Indiana Veteran Volunteer Infantry* which was organized at New Albany, Indiana, and gathered on September 18, 1861. His draft record shows he was 39 years old at the time of enlistment. The 38th Infantry fought many battles across Tennessee, Kentucky, Georgia, and North Carolina (too numerous to list). The Civil War (1861-1865) touched the lives of every human in existence during this time in both the North and South. This is a significant period in the history of Monroe County, Indiana, and the US, and we feel that Mr. Allen's service in the Civil War qualifies as **(1) a significant association with events that have made a significant contribution to the broad patterns of County history**. We think this family (they had six children) moved after the Civil War, eventually settling in Kansas. Mr. Allen died in Kansas in 1888. This home at 6056 E State Road 46 dates to approximately 1851, making it 173 years old, deserving of historic preservation.

It was the details of this house that caused us to begin our search for its story and it is those same details that we wish to preserve. This home has certain details and building techniques representative of the 19th century that are not seen or replicated in modern day construction. These details were what we fell in love with and what makes this house unique...it is what made us ask the question and want to learn more about the lives of the families who came before us. These are some of the details we believe represent **(3) the distinctive characteristics of a type, period, or method of construction**.

19th Century Construction of the Main Home and Carriage House:

- Original Front Door and Interior doors (solid wood construction and hardware) – noted as original in other sources.
- Original windows on the Front of the House (Traditional Wood Pane window 6/6 with “storm” windows that have a handle at the bottom to lift from the hinges/framed with wood – these are

one solid piece of glass). We have not seen this type of glass in other structures making this unique to this home. These are front facing to the street.

- Original 6/6 windows in the kitchen, guest room facing street, and sunroom. The windows in the kitchen run on a rope pulley system.
- Original Brick Chimney that extends from the Basement to the Roof
- Original Wood Flooring throughout the home
- Large Solid Framing Hand Hewn Structural Beams (found in basement and living room)
- Indiana Native Timber found in the Main House and the interior of the Carriage House
- Lath and Plaster walls
- Coal Fired Enamel Mint Green Kitchen Stove (dated from pre 1920s, research shows this is from Qualified Range, Co. Belleville, Illinois (who had a distributor in Indiana). This stove vents through the attic access space/roof.

We believe the home qualifies under the two criteria highlighted above as sited in Chapter 810-3 and we hope you are in agreement. Thank you for your time and consideration of our application for Historic Preservation Overlay.

Kind Regards,

Creyton and Shannon Thomas

EXHIBIT 2: Petitioner Site Plan

Monroe County, IN

6056 E State Road 46, Bloomington, IN 47401-9266
 53-07-05-200-015.000-014



Parcel Information

Parcel Number: 53-07-05-200-015.000-014
Alt Parcel Number: 010-08230-00
Property Address: 6056 E State Road 46
 Bloomington, IN 47401-9266
Neighborhood: E State Road 46 - SC - A
Property Class: 2 Family Dwell - Unplatted (0 to 9.99 Acres)
Owner Name: Thomas, Shannon Bloom & Creyton James
Owner Address: 6056 E State Road 46
 Bloomington, IN 47401
Legal Description: 010-08230-00 PT NW NW 5-8-1E .74A;
 PLAT 74

Taxing District

Township: SALT CREEK TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreeage</u>	<u>Dimensions</u>
9	0.74	

EXHIBIT 3: SHAARD IHSSI County Survey

IN.gov

SHAARD

IHSSI (County Survey)



Survey Number: 105-639-40082

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2015

National Register File
Number: -

Survey County

County	Legal Township(s)	Quad Name(s)
Monroe	Salt Creek	Unionville

Address: 6056 E State Road 46

City: -

Location Notes: -

Coordinates

Easting**Northing**

548086

4335038

Common Name: Southern Comfort B & B

Category: Building

Visible?: Historic District?:

Historic District Name: -

Ownership: private

Use: PresentResidence: Commercial: Vacant: Other: Other: **Use: Past**Residence: Commercial: Vacant: Other: Other: **Surveys/Legal Protections**National Register: State Register: Hoosier Homestead: National Historic
Landmark: Local Designation: Protective
Covenants: Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing
Resources: 2Number of
Non-
contributing
Resources: 0

Environment: suburban

Bibliography: -

Structure TypeBridge: Cemetery: Other:

Time Period(s): c. 1900

Condition: Good
Year Demolished: -
Integrity: Unaltered
Date Moved: -
Alterations: -
Style: -
Type/Vernacular: Central passage

Architect/Builder	Architectural Firm	Affiliation
-	-	-

Replacement

Windows: Roof:
Other: Description: porch

Additions

Siding: Wings:
Other:
Removals: chimney?

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: STONE: Limestone

Foundation Description: -

Walls Description: -

Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:

Hip: Pyramidal: Mansard:

Other:

Material: ASPHALT

Features: -

Porches

Front: Side: Back:

Notes: shed roof supported by wood posts

Openings: orig. door flanked by two orig. 6/6 windows on either side

Interior: -

Outbuildings: Shed

Notes: -

Statement of Significance: -

Architectural Description: -

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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 a list of known walls; where available, include historic references as available
- b. Document locations of known structures; identify landowners for future contact regarding inventory
- c. Collect and cite historic references; include documentation regarding possible dates, builders, and related origin data
- d. Explore procedures required for, and potential funding options, to engage professional vendor to conduct survey with full description and condition of walls
- e. Utilize findings to create a county driving tour guide
- f. Establish conversation with vendor(s) to offer local hands-on wall building/repair 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 signate 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 15, 2024
- d. 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 (October 22-25, 2024)
- 2) Attend CAMP held just prior to the preservation conference (virtual)
- 3) Attend (in-person/virtual) lectures on topics of historical & 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