

(passed 8-0)

ORDINANCE 05-06

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED
"HISTORIC PRESERVATION AND PROTECTION"
TO ESTABLISH A HISTORIC DISTRICT**

**Re: "The Garton Farm" at
2820 - 2920 East 10th Street
(Bloomington Restorations, Inc., Petitioner)**

- WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission and established procedures for designating historic districts in the City of Bloomington; and
- WHEREAS, the Historic Preservation Commission held a public hearing on January 13th, 2005 for the purpose of allowing discussion and public comment on the proposed historic district designation of "The Garton Farm" at 2820 and 2920 East 10th Street; and
- WHEREAS, at the January 13th, 2005 meeting the Historic Preservation Commission found that the building has historic and architectural significance that merits the protection of the property as a historic district; and
- WHEREAS, the Commission has prepared a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in BMC 8.08.10; and
- WHEREAS, the Commission voted to submit the map and report to the Common Council which recommend local historic designation of "The Garton Farm;"

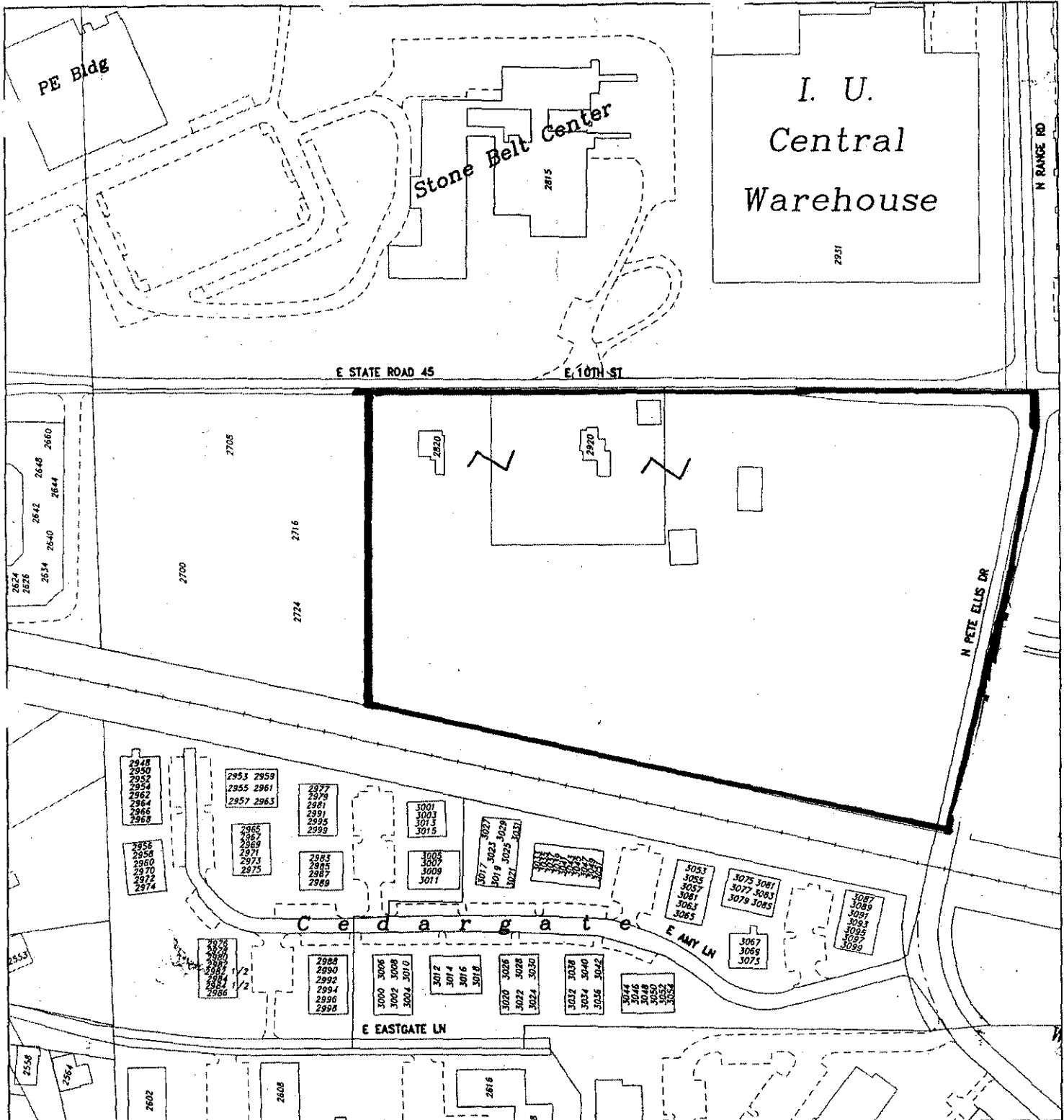
NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA. THAT:

SECTION I. The map setting forth the proposed historic district for the site is hereby approved and said historic district is hereby established. A copy of the map and report submitted by the Historic Preservation Commission is attached to this ordinance and incorporated herein by reference and two copies of the map are on file in the Office of City Clerk for public inspection. The legal description of this property is further described as:

A part of the Southwest quarter of Section 35, Township 9 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Commencing at a P.K. nail found marking the northwest corner of said quarter section, said corner being on the centerline of State Road 45; Then South 01 degree 13 minutes 30 seconds East 21.43 feet; Thence South 01 minutes 32 seconds East 21.43 feet; Thence South 89 degrees 53 minutes 32 seconds 319.63 feet to a stone post found and the Point of Beginning:

Thence continuing South 89 degrees 53 minutes 32 seconds East 11.76 feet; Thence North 89 degrees 16 minutes 34 seconds East 488.82 feet; Thence North 89 degrees 46 minutes 44 seconds East 153.74 feet to a 5/8 inch diameter rebar with a cap engraved "Bynum Fanyo 890006 (called "monument" for the remainder of this description) set; Thence South 85 degrees 45 seconds 33 seconds East 138.96 feet to a monument set; Thence South 89 degrees 32 minutes 52 seconds East 189.98 feet to a monument set; Thence South 03 degrees 16 minutes 01 seconds West 81.39 feet to a monument set; Thence South 11 degrees 45 minutes 02 seconds West 528.27 feet to a monument set on the north right-of-way line of the Illinois Central Railroad; Thence on and along said line North 78 degrees 04 minutes 44 seconds West 376.69 feet; Thence North 78 degrees 00 minutes 18 seconds West 293.58 feet; Thence North 78 degrees 08 minutes 05 seconds West 210.36 feet to a monument set; Thence North 01 degree 13 minutes 30 seconds West 421.50 feet to the Point of Beginning within said bounds 11.08 acres be the same more or less but subject to all rights-of-way and easements of record.



HD-04-04

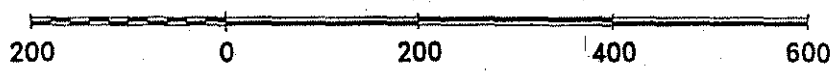
Daisy Garton Farm (Hinkle Garton House and Farm)

Petitioner: Bloomington Restorations, Inc.

2820 and 2920 West 10th Street

By: hiestann

26 Aug 04



City of Bloomington



Scale: 1" = 200'

For reference only; map information NOT warranted.

HD-04-04

Daisy Garton Farm

Staff Report:

2820-2920 East 10th Street

Bloomington Historic Preservation Commission

The property at 2820-2920 East 10th Street, also known as the "The Daisy Garton Farm," qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a and c; (2) e, f, and g.

(1) Historic:

- a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation, or is associated with a person who played a significant role in local, state, or national history; or
- b. Is the site of an historic event; or
- c. Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

- a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e. Contains any architectural style, detail, or other element in danger of being lost; or
- f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city or
- g. Exemplifies the built environment in an era of history characterized by a distinctive architectural style

The Daisy Garton farmstead is comprised of an 1892 Queen Anne house and a smaller pyramidal-ell cottage with 4 contributing agricultural outbuildings. Part of the land is wooded and extends south to the Indiana Railroad right-of-way. Although it once contained 82 acres primarily in agriculture, the farm is now surrounded by high density apartments, and high traffic institutional uses. State Highway 45 passes along the northern boundary of the site about 45 feet from the front of the principal house. A large apartment complex completed in 2003 on the west side of the site further reduces the size of the farm to 11.08 acres.

Because of its increasingly urbanized setting, Daisy Garton was concerned for the farm's survival

and placed it on the state register to protect it from state highway encroachment. The 1991 nomination notes a chicken coop in "poor condition" that has since been lost, but all other structures cited in the report still exist.

The Garton Farm was included in all three Bloomington surveys and in all of them classified as "outstanding."

2001 Historic Sites and Structures Report 105-055-90188

1986 Historic Sites and Structures Report 105-055-80019

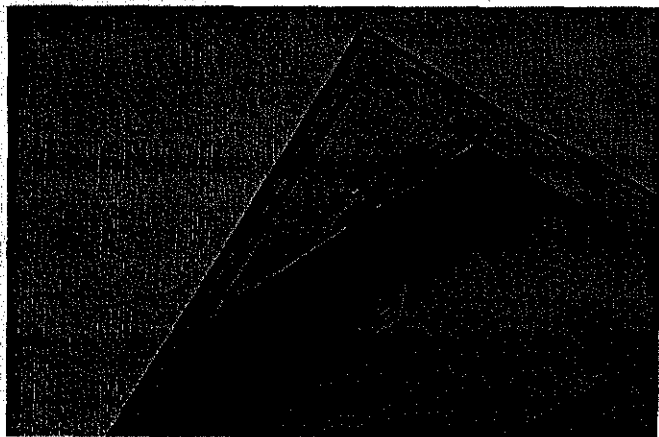
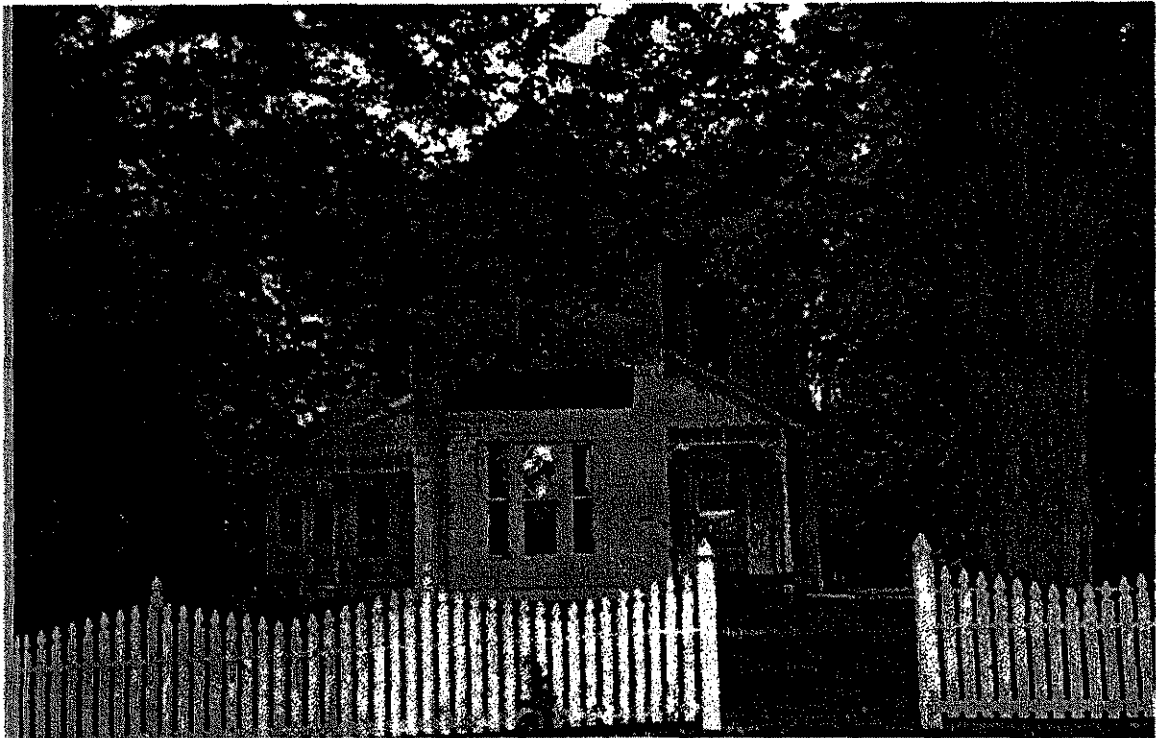
1976 Historic Sites and Structures Report 105-055-0287

The first survey described the main house (1) as carpenter builder in style. Its ornamentation is definitely Queen Anne with a variety of shingle patterns and distinctively carved gable ornaments. The windows were replaced a few years ago. The original configuration of the house is a two-story T-Plan with a central chamfered bay and three upstairs bedrooms. Interior integrity adds to the farm's significance and includes original wide plank pine floors, quarter sawn oak woodwork, interior shutters, pocket doors and built-in cabinets. An addition to the rear of the original house was constructed in 1928, along with the garage (2) that is the northernmost building on the site, just off the right-of-way. The main barn (3) is a gambrelled Midwest three portal barn. The crib (4) is the southernmost building on the lot. A small "blacksmith shop" (6) which is a vertically sided remains, though its contents were largely removed.

The smaller house (5) on the west side of the site was built c. 1910 and is the childhood home of Daisy Garton. She moved to the larger house, in 1947 and lived there until her death in 2002. Garton's estate dictated that the land would be protected from development. Under BRI's ownership, the house is to be preserved as a museum. BRI retained ownership in Dec of 2004. As a part of a BZA approval to use the farm as a museum, BRI is required to apply for local designation. The individual nomination form to the National Register of Historic Places, written in 1991, is attached to this report. The property was listed on the state register only. At the time Daisy Garton was concerned that the trees along the front fence would be endangered with the anticipated widening of the highway. Because of the farm's listing on the state register, the highway right-of-way was moved north approximately 17 feet in order to avoid encroachment and negative impact to the farm site.

The farm is endangered by its location and its obvious development potential. It has a history of being considered a significant architectural feature of the city, documented as "outstanding" since the inception of the local survey. Its expression of the Queen Anne style is a rural complement to the Showers houses on North Washington Street. Its eligibility for the National Register is documented.

Staff recommends approval and to adopt the rating of "outstanding" as recommended by the 2001 survey.



Daisy Garton Home 2920 East 10th Street (1)



Midwest three-portal Barn (3)



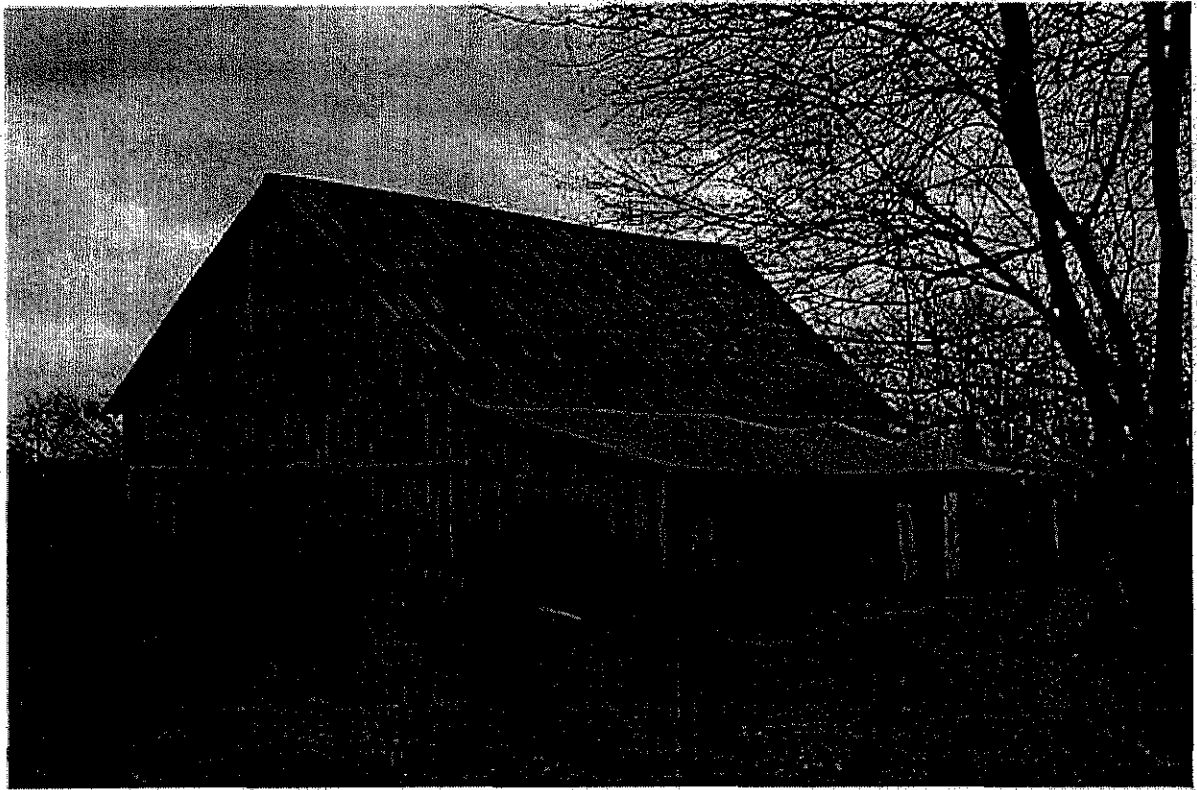
Blacksmith Shop (6)



Garage 2920 East 10th Street (2)



2820 East 10th Street (5)



Crib Structure (4)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hinkle Garton House and Farm
other names/site number 105- 029-80019
or 055-80019 (p.47)

2. Location

street & number 2920 East Tenth Street not for publication
city, town Bloomington vicinity
state Indiana code IN county Monroe code 105 zip code 47401

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>7</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>4</u>	<u>0</u> objects
		<u>11</u>	<u>0</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
DOMESTIC/single dwelling; secondary structure
AGRICULTURAL/storage; field; animal facility; outbuilding

Current Functions (enter categories from instructions)
DOMESTIC/single dwelling; multiple dwelling
AGRICULTURAL/storage; field; animal facility; outbuilding

7. Description

Architectural Classification
(enter categories from instructions)

Queen Anne
OTHER; vernacular barn

Materials (enter categories from instructions)

foundation STONE
walls WOOD
roof ASPHALT
other METAL

Describe present and historic physical appearance.

The Hinkle Garton House and Farm is an approximately 20 acre farm located on the east side of Bloomington. This intact grouping of agricultural buildings is enshrined by a pastoral setting of gently rolling hills and well established treelines. The farm is immediately surrounded on all sides by commercial, civic and residential development. The two houses and five outbuildings all survive with a high degree of integrity and together with their surrounding fields and trees present an uncommon rural environment within an increasingly urban environment.

Included in this farm district are the two story main house built in 1892 in the Queen Anne architectural style (photo # 1-6), a smaller one and one half story gabled ell house built circa 1910 (photo # 7,8), a blacksmith shop built in 1901 (photo # 9), a garage built circa 1920 (photo # 10), a large barn built in 1928 (photo # 11) and a grain crib and ~~chicken house~~ of unknown date (photo # 12 and 13 respectively). All of the buildings are wood frame with wood siding; the two houses have stone foundations and asphalt roofs. All of the buildings are considered contributing to the district. All of the buildings are in good condition except: the garage and crib are in fair condition and the blacksmith shop and chicken house are in poor condition. All of the buildings retain a high degree of integrity and remain virtually unchanged from their original construction.

The property once included a total of 82 acres, parts of which have been sold so that an approximately 20 acre parcel remains today. This parcel is bounded by East Tenth Street (Indiana State Road 45) to the north, the Crosstown Shopping Center to the west, the Illinois Central Railroad tracks to the south and Pete Ellis Drive to the east. Indiana University owns the property across Tenth Street to the north upon which there are several school buildings. A new City of Bloomington post office stands across Pete Ellis Drive to the east. Residential development is found to the northeast, east beyond the post office, to the southeast and south beyond the railroad tracks. In short, commercial and residential development is encroaching on all sides.

3528

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Hinkle Garton House and Farm

Along the north boundary of the property there are four stone posts, one at the northwest corner of the property, one near the little house, one near the main house and one near the garage (photo # 2). There were at least two more east of the garage which have been broken off to the ground level. The remaining four posts are considered as contributing objects to the district. Several hard maple trees which line Tenth Street in front of the main house are thought to date from the time of the building of the house in 1892 and contribute greatly to the ambience of the yard and house (photo # 1-3).

The original 1892 part of the two story main house has a T-shaped plan with a crossed gable roof and rests on a stone foundation. One story porches with decorative posts, brackets and spindles are found on either side of the front projecting gable (photo # 1-5). The front gable has a rectangular bay, which projects outward slightly on the first floor level, horizontal siding broken up with a section of vertical siding at a halfway point and chamfered shingles at the roof level (photo # 5). The west gable has a full height projecting bay with chamfered corners below the roof level and a triangular gable brace at the peak with a carved sunburst pattern (photo # 6). The east gable also has a triangular gable brace at the peak with a carved sunburst pattern (photo # 4). The rear two story addition was added circa 1928 and consists of a broad south facing gable (photo # 6) and a one story summer dining room (photo # 4). A one story former wood shed is attached at the south east corner (photo # 6). It was modernized for an apartment circa 1946.

¶ The interior of the house retains a high degree of integrity and appears much as it did when it was constructed. The original portion of the house has a parlor, living room, dining room and kitchen on the first floor and three bedrooms on the second floor. Original features on the first floor include quarter sawn oak trim with bull's eye corner blocks at the windows, interior window shutters, high molded base boards, wide pine floor boards (originally covered with wall to wall Brussels carpets), panel doors with original hardware, a front door with multiple panes and decorative woodwork, paneled pocket doors between the living room and dining room, a built-in china cabinet in the dining room and a fireplace with wood mantel in the living room. Original features upstairs include closets in each bedroom, a built-in linen closet at the top of the stairs, quarter sawn oak trim, interior window shutters, wide pine floor boards and transomed panel doors with original hardware. Light fixtures which date to the installation of electricity in the 1920's hang in the bedrooms.

The little house has a parlor, living room, dining room, pantry and kitchen on the first floor with original black walnut trim and doors. The upstairs, which was originally unfinished was converted to an apartment in the 1970's (photo # 7, 8).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Hinkle Garton House and Farm

The main barn is a large Midwest three-portal barn with a rectangular plan and a gambrel roof (photo # 11). A deep overhang on the south side provides shelter for an access door to upper level hay storage. This wood frame barn has a metal roof and vertical wood siding. This barn functions to house farm animals, originally dairy cows, and currently horses.

The garage (photo # 10) and the crib (photo # 12) are both one and one half story transverse frame structures with shed roof additions to one side. Both have metal roofs and vertical wood siding. The blacksmith shop is a small one story gable structure with vertical wood siding (photo # 9). The chicken house is a small wood sided structure with a shed roof (photo # 13).

All of the outbuildings, except for the chicken house, are located in a large fenced field to the east of the main house (see sketch map). The garage is located immediately adjacent to the road and within thirty feet of the main house. The blacksmith shop is directly to the south of the garage within twenty feet of the main house. The large barn is located east of the blacksmith shop and the crib to the south. The little house is approximately 100 yards to the west of the main house and the chicken house is located to the south of the little house. The yard around the houses is separated from the fields around it with fencing and tree lines.

The completely rural environment of the farm has been maintained by the lack of major changes to the district over time. The district appears much as it did during the period of significance. The only visible alterations are the modernization of the wood shed at the rear of the main house and a new entrance and stairs at the rear of the little house. The only major interior alterations are the renovations inside the wood shed and the second floor of the little house, both to accommodate apartments.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

AGRICULTURE

1892-1928

1892, 1901,

ARCHITECTURE

c. 1910,

1928

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hinkle Garton House and Farm is significant under Criteria A and C for its fine Queen Anne style residence and intact group of farm buildings, which together represent the only such group in the City of Bloomington and one of the few in Bloomington Township.

While the Hinkle Garton House is identified in the Indiana Historic Sites and Structures Inventory: City of Bloomington Interim Report (the property is located in the "two mile fringe", governed by but technically not in the City of Bloomington), its agricultural context and proximity to the edge of the city render its evaluation in the context of Monroe County more appropriate. The Indiana Historic Sites and Structures Inventory: Monroe County Interim Report identifies seven Queen Anne style houses in agricultural settings, only one of which is rated as outstanding. The Howard House in Richland Township (105-677-15051) is a one story pyramid cottage with Queen Anne decoration and is said to be the best preserved example of the style outside Bloomington. The Hinkle Garton House is more characteristic of the Queen Anne style with its two story height, projecting bays and patterned surface achieved with wood shingles and siding. Within the City of Bloomington area, the Hinkle Garton House compares favorably with the best of the Queen Anne style houses including the Morgan House (105-055-62009; National Register of Historic Places, 1983). It is unique among Bloomington's Queen Anne style houses in that it is part of an agricultural group.

The Hinkle Garton House and Farm is significant for its association with agriculture in the Bloomington community. The farm was settled by John Henry and Laura Ann Rawlins Hinkle in 1887. John Henry was born in 1854 in the Griffy Creek area, Monroe County and Laura in 1859 near Paragon in Morgan County. The two were married in 1884 in Orleans and lived first in the Griffy Creek area. When they purchased the first forty acres and moved to the Hinkle Garton Farm in 1886 there was a log structure on the property (no longer standing) where they resided until they built the current main house in 1892. John Henry farmed the land and bought and sold livestock and continued to purchase more land until he had at least 80 acres at one time. The self sufficient farm had dairy and beef cows, chickens and a blacksmith shop. Laura, who taught school in Monroe and Orange Counties before marrying, was the granddaughter of Cynthia Stout Rawlins, who lived in the Daniel Stout House (listed on the National Register of Historic Places in 1973) as a child.

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Hinkle Garton House and Farm

The only child of John Henry and Laura, Henry Ernest Hinkle, was born in 1885. The little house was built for Henry and his wife, Bertha Elizabeth Rogers Hinkle, circa 1910. They lived there with their children, Daisy Estella Hinkle, born 1908, and John Henry Hinkle, Jr., born 1914, until their divorce (a third child, Dorothy Elene had died in 1908). Henry lived in the little house off and on until 1946, then moved into the main house. He was a prolific potato-farmer known as the "Potato King" of Monroe County. He also raised dahlias and gladiolus, selling the bulbs and flowers to local florists. The little house was rented out to others when not occupied by the Hinkle family before 1946 and continuously from 1946 to the present.

Daisy Hinkle, a music professor, married Joseph Nathan Garton, also a music professor, in 1940 and moved to the main house on a permanent basis in August 1943, where she has lived ever since.

The farm grew to a size of 82 acres with two more purchases of land by John Henry Hinkle, Sr. by 1895. The farm was active in the production of crops and livestock from 1886 until 1980. The barn and pastures are currently rented for horses. The garage was used by the Hinkles and Gartons from the time it was built when the first automobile was purchased in the 1920's until the late 1940's, when its proximity to a busy road made its use more dangerous.

Over the years the size of the farm has eroded due to several factors. The first was the advent of the Illinois Central Railroad, which cut through the property taking 6.27 acres of the farm in 1905. Later, when the family ceased active farming after 1980, plots were sold and subsequently developed by others. The core of the farm with all of the buildings have been preserved with a healthy portion of pasture surrounding it on three sides.

The Hinkle Garton House and Farm are also significant under criterion C for their architectural contribution to the Bloomington area and Monroe County. The period of significance is derived from the span of the construction of these buildings. The main house is the oldest, built in 1892. The blacksmith shop was built in 1901, the little house in circa 1910 and the large barn in 1928. The barn replaced two former barns. The garage was built sometime in the 1920's and the crib and chicken house are of unknown date. This intact group of farm buildings are characteristic of agricultural buildings from their era, few of which survive as a group without alteration, as these do. The Queen Anne style main house and gabled all little house are both excellent examples of their type for Bloomington and together with the agricultural outbuildings take on additional significance in their unity and integrity.

9. Major Bibliographical References

Interview with Daisy Garton, 17 July 1990.

Indiana Historic Sites and Structures Inventory: City of Bloomington Interim Report. City of Bloomington, Indiana, 1988.

Indiana Historic Sites and Structures Inventory: Monroe County Interim Report. Bloomington, Indiana: Bloomington Restorations, Inc., 1989.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property approximately 20 acres

UTM References

A

Zone	Easting	Northing
------	---------	----------

C

--	--	--

B

Zone	Easting	Northing
------	---------	----------

D

--	--	--

See continuation sheet

Verbal Boundary Description

Bounded by East Tenth Street (Indiana State Road 45), the Crosstown Shopping Center, the Illinois Central Railroad and Pete Ellis Drive, Bloomington, Indiana.

See continuation sheet

Boundary Justification

These are the boundaries of the farm property. Non-agricultural uses surround the property on all sides.

See continuation sheet

11. Form Prepared By

name/title Cynthia Brubaker, Architectural Conservator

organization Portfolio Design Inc. date 26 July 1990

street & number 115 N. College Ave., Suite 113 telephone 812/334-2488

city or town Bloomington state Indiana zip code 47404