**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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1.Name of Property**
Historic name: __Breezy Point Farm Historic District_____
Other names/site number: _John T. Ridge House_____
Name of related multiple property listing**:**
____N/A_____
(Enter "N/A" if property is not part of a multiple property listing

**2.Location**
Street & number: __8000 W. Sand College Rd._____
City or town: _Gosport_____ State: __Indiana_____ County: _Monroe_____
Not For Publication: [ ] Vicinity: [X]

**3.State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ 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 _X__ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

**___national ___statewide __X_local**
Applicable National Register Criteria:

**_X__A ___B _X__C ___D**

_____

**Signature of certifying official/Title: Date**

**Indiana DNR-Division of Historic Preservation and Archaeology**

**State or Federal agency/bureau or Tribal Government**

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

**Signature of commenting official: Date**

**Title : State or Federal agency/bureau or Tribal Government**

Breezy Point Farm Historic District | Monroe County, Indiana

Name of Property | County and State

**4.National Park Service Certification**

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper | Date of Action

**5.Classification**

**Ownership of Property**

(Check as many boxes as apply.)

Private: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

**Category of Property**

(Check only **one** box.)

Building(s) [ ]

District [X]

Breezy Point Farm Historic District — Monroe County, Indiana

Name of Property — County and State

Site ☐

Structure ☐

Object ☐

**Number of Resources within Property**
(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|---|---|---|
| 5 | 0 | buildings |
| 1 | 0 | sites |
| 3 | 1 | structures |
| 2 | 0 | objects |
| 11 | 1 | Total |

Number of contributing resources previously listed in the National Register _____

**6.Function or Use**

**Historic Functions**
(Enter categories from instructions.)
DOMESTIC: single family_____
DOMESTIC: secondary structure_____
AGRICULTURE/SUBSISTENCE: storage_____
AGRICULTURE/SUBSISTENCE: agricultural field_____
AGRICULTURE/SUBSISTENCE: agricultural facility_____
_____
_____

**Current Functions**
(Enter categories from instructions.)
DOMESTIC: single family_____
AGRICULTURAL/SUBSISTENCE: agricultural field_____
AGRICULTURAL/SUBSISTENCE: agricultural facility_____
_____
_____
_____

## 7.Description

**Architectural Classification**
(Enter categories from instructions.)
MID-19TH Century: Gothic Revival_____
OTHER: I-House_____
OTHER: transverse-frame barn_

**Materials:** (enter categories from instructions.)

| | |
|---|---|
| foundation: | STONE_____ |
| walls: | SYNTHETICS_____ |
| | WOOD_____ |
| roof: | ASPHALT_____ |
| | METAL_____ |
| other: | BRICK_____ |

**Narrative Description**
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

**Summary Paragraph**

The Breezy Point Farm Historic District is situated on 93.17 acres in Bean Blossom Township in Monroe County, Indiana. The district is 16.4 miles northwest of the county courthouse in Bloomington, Monroe County, Indiana. It is 1 mile east across the White River from Gosport, Indiana, in Owen County (National Register of Historic Places, listed April 26, 2013). It is bisected by West Sand College Road. The pastoral rural setting consists of gently rolling hills and numerous intact fencerows and includes nine contributing resources. The five contributing buildings include the Gothic Revival style house, two barns, a bank cellar and a corn crib. The three contributing structures include an outhouse, wood shed, and silo. The contributing objects are a fuel pump and a collective grouping of fence posts. The land and its natural and man-made farm features make up the contributing site. There is a machine shed that is considered non-contributing. All but one built resource is located within the north portion of the district, with the house and three of the outbuildings located on a rise of land a distance from the

road. Additional resources are nearer the road and the base of the slope and one resource, the large barn, is across West Sand College Road at the top of the next rise. Nearly 30 acres of Breezy Point Farm was locally designated in 2011 by the Monroe County Commission on recommendation by the Monroe County Historic Preservation Board of Review.

## Narrative Description

### DISTRICT DESCRIPTION

The district is located in the extreme northwest corner of Bean Blossom Township bordering the White River. The original 70-acre farm was expanded to 143 acres by 1910 and to over 400 acres by 1920. It has since been reduced to its current 93.17 acres which is bisected east-west by West Sand College Road and north-south by North Moon Road. The district includes five contributing buildings, three contributing structures, two contributing objects, one contributing site, and one non-contributing structure. The contributing buildings include the 1882 center gable I-house, two Transverse frame barns dating to 1897 and 1898, the 1887 bank cellar, and the c.1900 drive-through corn crib. The contributing structures include the 1896 outhouse, 1882 wood shed, and c.1901 concrete silo. The contributing objects are a c.1925 fuel pump and a collective grouping of c.1897 fence posts. The contributing site consists of the rolling fields of cultivated crops, intact fence rows, woodland and mature trees that surround the built resources (see explanation at end of Description). The property includes a known archaeological site from the Late Woodland period and/or Oliver Focus that may or may not meet the National Register criteria. The site is not counted since its significance is unrelated to the 19th and 20th century significance of the farm. Seventy of the current 93.17 acres includes the acreage acquired at the time Breezy Point Farm was established.[1] Aerial photographs from both 1939 and 1958 reveal the district has changed very little over time. The noncontributing resource is a machinery shed erected in the 1980s.

### SETTING

The northwest section of Bean Blossom Township in which Breezy Point Farm Historic District is located is dominated by large agricultural fields and wooded land. Gently rolling hills descend to the township's northwestern corner boundary of flat, tilled bottom land before reaching the White River. Overall development is sparse. The district is situated in the extreme north-northwest corner of the township, the last farm property before reaching the river. The district's gently rolling land is crisscrossed by heavily wooded fence rows primarily consisting of wood posts and square, welded-wire fencing. Agricultural land associated with the property extends west to the river from the west side of

[1] Monroe County Tax Duplicates, 1881-1910. Monroe County History Center, Microfilm. Note: The farm consisted of the original 70 acres from 1880 (reflected on the 1881 taxes) until 1909 (reflected on the 1910 taxes) when it was increased to 143 acres.

North Moon Road.[2] West Sand College Road on which the district is located, follows the lower elevation of the valley before cutting through the district's southwest slope of land. The crumbling remains of a poured concrete retaining wall is visible along the north side of the road west of the driveway to the house.

## PROPERTY DESCRIPTION

The house and outbuildings within the district are located at the core of the pasture, cropland, and woodland associated with farm. Dominating the overall setting, the house sits far from the road on a step rise of land accessed by a gravel driveway lined with three mature hard maple trees (Photo 0001).[3] The initial approach up the driveway follows the low point of the land before its steep ascent. Numerous flowering, deciduous and coniferous shrubs and trees dot the mowed house yard. Annual and perennial beds fill portions of the yard on both the south and west sides of the house. A water well, now without a hand pump, is defined by a concrete pad and metal cover and is southwest of the southwest corner of the house. The steep slope of the house yard is contained at the southeast corner by a poured concrete retaining wall. Beginning at the northeast corner of the house yard, the wall gradually increases in height as it reaches the southeast corner with the slope of the land. The land east of the wall slopes dramatically to a fence row at a lower elevation that divides the house site from adjoining pasture land. A lower-in-height retaining wall comprised of rubble stone later widened to three feet with poured concrete, contains the south yard frontage and connects to the east wall at the southeast corner. A wood picket fence fully delineates the south edge of the yard. A second low, poured concrete retaining wall, much of it crumbling or overgrown with grass, contains the northwest and west slope of the house yard. West of this wall a more level portion of the yard contains garden beds and was originally the family vegetable garden. The yard is further delineated on the west and north by pasture fencing (Photo 0004).

Four contributing resources help define the north half of the district. Immediately north of the house the wood shed is sited facing south. At the northeast corner of the yard the bank cellar was sited facing east-west to take advantage of the eastern slope of the land (Photo 0007.) Due north of the wood shed, within the fenced pasture, is the outhouse which is sited facing south (Photo 0008). The open pasture area between the two structures once housed four additional outbuildings. The cow barn, in recent years used for horses, is to the northwest of the outhouse and is sited facing east-west (Photo 0009). North beyond the outhouse and cow barn are additional fenced pasture areas and woodland (Photo 0020).

The south half of the district contains five contributing resources and one noncontributing resource. Southwest of the house and west of the driveway, the concrete silo and a fuel pump are located near the noncontributing tool shed (Photo 0011). The open level ground at this location once held a large barn

[2] Note: Of the over 400 acres once encompassing the total farm, in addition to the core 93.17 acres the current owner retains smaller parcels further south off West Sand College Road. Other portions have been sold to family members although the parcels have remained in cultivation. Additionally, other portions south of the district were donated to Sycamore Land Trust and is now called Powell Preserve. To protect Native American archaeological remains and for river conservation, portions of the crop land have been taken out of cultivation and instead planted them with native grasses and trees.
[3] Note: The diary of John T. Ridge, owned by his great granddaughter, Patsy Powell, indicates the trees were planted on November 16, 1891. Four were originally planted.

destroyed by fire in the 1980s.[4] Southeast of the house and east of the driveway, the drive-thru grain crib is sited facing north-south near the east fence row (Photos 0002 and 0010). The open level ground to the west of the crib once housed a later automobile garage. Directly across West Sand College Road from the house driveway, access to a larger barn is marked by a set of poured concrete gate posts on either side of a human-scaled entrance (Photos 0003 and 0012). A cut-limestone step further defines the entrance and the access up the steeply ascending slope through a fenced off walkway leading to the barn. A machine-sized entrance to the southeast off West Sand College Road is also marked by concrete gate posts. The barn is sited facing east-west on a level feed lot which transitions to gently rolling fields and woods to the south and west. Cribs were once to the west of the barn. Three additional concrete fence posts mark access to acreage south of the district along the road.

## CONTRIBUTING RESOURCES

### Contributing Buildings

#### House

The main house is a frame, center gable, five bay I-house constructed in 1882 in the Gothic Revival style (Photo 0005). Family records record the specific construction date as August 14th of that year. A single story, L-plan, shed roofed addition was constructed at the rear of the house in 1891 (Photo 0006). The addition was altered with enclosures and expansions in 1937, 1977, and in the early 2000s.[5] The house is oriented to the south and is the central, dominant resource of the district. The 2015 *Indiana Historic Sites and Structures: Monroe County Interim Report* rates the house as Outstanding.[6]

#### Exterior

The main house foundation is a mixture of rubble limestone and rough-cut limestone blocks, the walls are sheathed with aluminum siding, and the roof is asphalt shingles. An exterior brick chimney is attached to the east elevation of the main house and a centralized, two-story porch stretches across three bays of the south elevation.

The north addition displays a mixture of foundation materials based on previous uses and configurations of the structure. All exterior walls are sided with vinyl except for one small original section of clapboard. The roof is a mixture of shed and gable pitches and all are covered with corrugated metal. In its earliest phase the addition included a screened porch at the southeast corner that connected to a small room to the north. The room was used as sleeping quarters for the farm hand. An open porch was at the northeast corner. To the west of these rooms were the dining room, kitchen and washroom. Further west the addition narrowed into sleeping quarters for family. The screened porch at the southeast corner was

[4] Note: Photographs indicate the barn was a Transverse frame with a finely detailed exterior. The property owner states it was larger than the current largest barn on the property.
[5] Bachant-Bell, Danielle. Interview with Patsy Powell. 4 July 2012. Mrs. Powell is the resident owner of the house. Prior to her ownership the house was owned by her parents who received it from her grandparents who constructed it. Thus Mrs. Powell's historical knowledge of the property is extensive.
[6] Note: This report can be found in the State Historic Architectural and Archaeological Research Database (SHAARD) of the Division of Historic Preservation and Archaeology http://www.in.gov/dnr/historic/4505.htm. The reports are no longer produced in printed form. The 1989 I*ndiana Historic Sites and Structures: Monroe County Interim Report* also rated the house as Outstanding. Neither report documented the farm as a full resource.

enclosed in 1937. The kitchen and washroom were incorporated as one space in 1977. And the open porch at the northeast corner was enclosed in the 2000s.

*South elevation*

The primary or south elevation of the main house has a symmetrical placement of five bays. Access into the house is by way of a central balconied porch that encompasses three of the bays. The wood porch floor has been replaced with cement board. Four evenly spaced square posts are capped with filleted brackets that support a deep architrave. The painted ceiling consists of flush boards. The eaves support a small section of sloped, shingled roof before it becomes a flat roof. The flat roof of the porch serves as the floor of the balcony accessed from the second floor. It is enclosed with a scroll-work railing at the roof edge. Each of the two stories has a central doorway. Each of the eight original windows are wood sash, double-hung with four-over-four lights and metal storm windows. The trim for both the windows and doorways consists of narrow boards with minimal ornamentation except for the cyma reversa headers. The first-floor doorway is transomed and has a single-light, period wood door and a decorative wood screen door. The stained wood door has a highly decorative Victorian design with an urn, central rosette and bulls-eye molding making up the bottom panel, and corner block and pilaster molding on either side of the sash. The second-floor doorway is without transom and the door is covered with exterior wood shutters. The wide frieze board supports angled, boxed eaves. The central cross-gable is decorated with scroll-work ornament with a pendant.

The south elevation of the north addition is visible at both the southwest and southeast corners. The foundation of the southwest corner is not visible. The vinyl-clad wall has an original 1891, one-over-one, double-hung wood sash window with plain board trim. The top of the north-sloping shed roof caps the elevation. At the southeast corner a small concrete pad, originally providing entry into the screened porch (now enclosed), is flush to the foundation. The foundation is a mixture of rubble limestone and large patches of cement mortar. The vinyl-clad wall has a pair of six-light vinyl casement windows. The shed roof slopes to the east.

*West elevation*

The west elevation of the main house is without openings nor ornament except for a small square, off-set gable vent and the wide frieze board. The eave has been covered with vinyl.

The southwest end of the addition has an original 1891, one-over-one, double-hung wood sash window with plain board trim. A gable vent is near the highest point of the wall beneath the roofline, which slopes downward to the north. Further east at the center point of the main house, the west elevation of the addition connects to the house and extends north. A poured concrete walk extends along the wall. The concrete is flush to the foundation. A hand pump for the well is adjacent to the walkway. At the north end the walkway widens and extends further west. The walkway was originally part of the floor of the washroom and culminates with the c.1937 washroom fireplace, now an outdoor brick grilling space. A plain, c.1937 single-light, vertical panel wood door with a painted metal storm door is near the south corner of the west elevation. A pair of one-over-one, double-hung windows with metal storm windows

is to the north of the door. The gabled roof joins to the main house above the shed roof of the east-west section of the addition and is covered with corrugated metal.

*North elevation*

Due to attachment of the additions the first floor of the north elevation of the main house is no longer visible. The second floor displays only two openings, both of which are original four-over-four double-hung, wood sash windows with identical trim as those of the south elevation. One window is situated near the northwest corner and the other window is situated near the northeast corner. The wide frieze and eave have been covered with vinyl siding.

Along the northwest wall an uncovered poured concrete stoop extends west beyond the center point of the elevation. The stoop provides access to a plain, single-light, 1891 wood door with a galvanized metal storm door. The door appears nearly centered in the wall. An exterior wood stove chimney is west of the door. The base of the chimney is poured concrete followed by ten courses of red stove brick and completed with standard red brick.

The poured concrete patio accessing the outdoor brick fireplace extends slightly to the east, serving as the primary entry point into the elevation at the northwest corner. A transomed, stained four-panel wood door with a porcelain knob and rim lock, and an accompanying eight-light wood storm door, are original to the house but were moved to the north wall in 1977. Above the doorway is a gabled hood with narrow brackets also created in 1977. Further east a small section of the foundation is visible and reveals red stove brick. At the northeast corner is a poured concrete stoop accessing the originally open porch. The foundation of the northeast corner is dry stacked limestone. The original eight-light, wood storm door from the open porch has been reused in the north wall above the concrete stoop. The exterior of the elevation wall is sheathed in vinyl siding; however, the wood corner board is exposed that delineates the juncture between the kitchen and originally open northeast porch. Between the doorways, roughly centered in the wall, are three one-over-one, double-hung wood windows with metal storm windows. A small gable vent is above and to the east of the gabled hood. Changes to the various rooflines over time result in a low sloping, asymmetrical gabled roof covered in corrugated metal. A small, interior, brick wood stove chimney is within the southeast slope.

*East elevation*

Flush to the foundation and southeast wall of the main house is a c.1977 metal bulkhead door leading to the cellar. Two three-over-one light, single-hung wood sash windows installed during the 1930s are at first floor height. They have metal storm windows and the trim is plain wide boards. The windows are separated by a central brick chimney of the same era as the windows. The Craftsman-style chimney displays brick in varying shades of red with tinted mortar. Limestone weathering fills the chimney pent and is separated by a shoulder course of brick. Limestone caps the chimney shaft. An offset gable vent is north of the chimney.

The rubble limestone foundation at the southeast corner of the addition is joined with one course of cast concrete block. Four evenly spaced, three-light metal basement windows are separated by a half-width

cast block. Two courses of cast block finish the 1937 alterations to the foundation which extends north to nearly the full extent of the 1891-era room for the hired hand. The remaining foundation to the northeast corner is dry stacked limestone. The elevation wall provides evidence of the three varying original interior uses. From the southeast corner to approximately the center of the elevation the wall is sheathed with vinyl siding. A row of four six-light vinyl casement windows consumes nearly all of the upper half of the section. To the north is a section of wall clad in wood clapboard. Centered within this section is an original four-over-four, double-hung wood sash window with original trim. To the north the wall of the originally open porch is now enclosed and sheathed with vinyl. A one-over-one, double-hung wood window is in the upper half of the wall.

Main House interior

The original floor plan of the main house followed that of a center hall I-house. A stacked arrangement one room deep was on either side of a central hall and stairway. Later single-story additions to the rear provided additional interior rooms. In 1937, the first-floor center hall was opened with removal of the east wall of the hall. The lower flight of stairs was moved parallel to the north wall. No further alterations to the general floor plan have occurred except for within the kitchen areas. The first floor includes a formal parlor, an informal parlor, a dining room, a kitchen, and accessory rooms converted from their original uses. The second floor includes two bedrooms separated by a hallway and a central storage room. Unless otherwise noted, the doors within the 1882 main house are four-panel with ball-tip hinges and mineral clay knobs with rim locks. Those within the 1891 addition, unless otherwise noted, are four-panel doors with Victorian steeple-tip hinges and black porcelain knobs with rim locks. All doors, windows and trim are painted unless otherwise noted.

*First floor*

The south entrance opens directly into the informal parlor (Photo 0014). Flooring in the room is one-inch wide oak installed in 1937. The baseboards measure a total of eleven and three-quarters inches high--a nine and a half inch high, plain board is capped with trim displaying a cyma recta, sunken fillet and small edge roll. These trim details are repeated around the squared casing of both the windows and doors where the total trim width is five inches. The ceiling height is nine feet, nine inches.

A transomed doorway in the west wall of the original central hallway leads into the formal parlor (Photo 0015). It retains the original four panel wood door. Through reconfiguration of the central hallway and staircase, an alcove is opposite the entrance at the northwest corner of the room[7]. Behind the alcove the stairway leads to the second floor. The staircase is enclosed except for the lowest four treads. They are open stringcourse with the balusters, heavy newel post, and handrail made of walnut. Further east along the north wall of the room a transomed doorway leads into the dining room. The east wall of the room displays a Craftsman-style fireplace installed in 1937. It is constructed of patterned brick capped with a decorative, stained walnut mantel. A small stained mantel shelf is inset above the hearth opening. On

[7] Note: Faye Ridge Martin wanted to make this change to the stairway in order to accommodate a baby grand piano, something she had always wanted. She had also always wanted a fireplace and removed two large built-in wardrobes to accommodate the current Craftsman-style fireplace and bookcases. “Breezy Point: Home to one family for 100 years.” *The Herald-Telephone* [Bloomington]. 16 Sept. 1982, p. 21.

either side of the fireplace, beneath each three-over-one window, are enclosed stained wood book cases with paired, multipaned glass doors.

On the west wall of the formal parlor is a small wood stove chimney breast. A cased doorway in the north wall was installed c.1920 and leads into the 1891 addition. The paired doors each have six horizontal panels and the trim is plain boards. Flooring within the room is the original five-inch wide poplar boards. The baseboards, window, and door trim around the 1882 windows and door, and the ceiling height match that of the informal parlor.

The west wall of the dining room has a transomed doorway with an original four-panel door. It leads into what is now a bathroom (Left side, Photo 0017). A non-transomed doorway from the bathroom leads into part of the 1891 addition converted c.1920 into a bedroom with an exterior door on the north wall. The doorway with paired doors into the formal parlor is in the south wall. The room is now office space.

Further north along the west dining room wall is a non-transomed doorway that leads into what is now the laundry room (Center, Photo 0017). It was originally constructed as an anteroom with access to the basement and exterior. It was converted into a bathroom c.1940 and retains a shower from that period.

In the north wall of the dining room a transomed doorway at the northwest corner leads into the kitchen (Right side, Photo 0017). East of the doorway is a wood stove and immediately east of the stove is a cabinet that passes through into the kitchen (Far right, Photo 0017 and Left side, Photo 0016). The cabinet has upper and lower paired paneled doors with ceramic cabinet latches and steeple-tip hinges. A wide opening in the east wall of the dining room leads into what is now an enclosed sunroom. Within the north wall of the sunroom a non-transomed, paneled door leads into the small room originally used for the hired farmhand. Throughout the dining room the flooring is three-inch wide pine, the plain baseboards are six-and-a-half inches high, and the plain board door trim is four and a half inches wide. The ceiling height matches that of the parlors at nine feet, nine inches and the original 1891 ceiling light fixture remains in place. The pine flooring continues into the sunroom and office but has been covered in the bathroom. The plain board trim and ceiling height is also repeated in the bathroom and office, while the sunroom has a lower ceiling height and window trim that is a narrower version of the plain board trim installed with the 2000s-era windows.

The kitchen was remodeled c.1977. A supporting ceiling beam west of the doorway was originally an exterior west wall connecting to a washroom. That room was incorporated into what is now a breakfast room and the original exterior door was moved to the northwest exterior wall. An L-shaped counter accommodating the stove and sink and crafted from a single poplar board cut onsite, runs along the north wall. The counter and lower wood cabinets are stained. A transomed doorway in the east wall at the northeast corner leads onto the now enclosed northeast entry porch. The four-panel door has been stripped of paint and has a white porcelain knob. The pass-through cabinet is at the east corner of the south wall.

*Second floor*

The stairway opens into a short hallway connecting the bedrooms (Photo 0019). Immediately south of the stairway door is the transomed exterior door to the balcony. The single-light wood door has a single lower panel and hardware matching that of the rest of the main house. On either end of the hallway a transomed doorway leads into a bedroom (Photo 0018). Each bedroom has a built-in closet in the south, exterior corner. The four-panel doors and associated hardware match those of the rest of the main house. Immediately adjacent to the stairway to the east is a small room of unknown original use accessed by a transomed doorway. The north wall of the room is bead board with two hinged, bead board storage doors at ceiling height. A pair of hinged, four-panel storage doors are below. Each set of doors has a single plain metal cabinet latch. Flooring throughout the second floor is a mix of four and five-inch wide poplar and oak boards, and the trim is plain boards.

Small Transverse Frame Barn

Constructed on July 30, 1898, the barn is located northwest of the house within a fenced pasture (Photo 0009). Originally referred to as the cow barn and used for milking, it is now used as basic enclosure for horses. The wood frame barn is constructed of a mixture of hewn timbers, sawn lumber and round logs, and utilizes both mortise and tenon and nailed construction (Photos 0021 and 0022). It measures approximately 20’ wide by 30’ long and is sited east-west on a slight slope of land. The foundation consists of low stacks of stone at grade; four along the east and west elevations with the two central piers supporting the central bay, and three along the north and south elevations. A poured concrete pier supplements the foundation at the center of the wall on the south side to accommodate the sloping land.[8] A centered pier also supports the north and south interior framework of the central bay. The painted vertical siding is of varying widths and the gabled roof is sheathed with corrugated metal panels over wood shingles. There are no gable openings; the only window is a large opening on the south elevation. The central bay opens within the east elevation, is gated and does not pass-through. The north portal door opens into hay storage on a dirt floor. The south portal was originally open with cut-away corners. It has been modified to accommodate a smaller half door opening into the milking area with a concrete floor and access to a feed trough. A more airtight room is at the southwest corner.

Bank Cellar

Northeast of the house is the bank cellar built in August 1887 (Photo 0007). The approximately 10’ wide by 14’ long side-gabled structure is built at the slope where the house yard ascends into pasture land to the east. The poured concrete foundation is of full story height and is accessed through a doorway on the east end. A wood-framed window opening is in the south wall. The wood frame, sawn lumber structure is of nailed construction and is covered with unpainted clapboard. A five-panel wood entrance door in the south wall is at the west corner, a wood stove vent is in the west gable end, and a single light window is in the north wall. The roof is sheathed with corrugated metal. The interior flooring is three-inch-wide, unfinished tongue and groove wood, the walls are covered with unfinished horizontal boards and the ceiling is unfinished boards.

[8] Note: A clear view of the foundation stone piers is nearly fully obscured due to both vegetation overgrowth and soil infill over time.

Drive-thru Corn Crib

South east of the house and east of the driveway is the c.1900 corn crib sited north-south (Photo 0010). The approximately 26' wide by 38' long wood frame, sawn lumber building is of nailed construction with a notched corner, slightly off-center opening on either end. The building is raised two feet from the ground on twenty-eight poured concrete piers. Beaded drop-lap siding covers the west crib and the gable ends to the top of the entrance openings. The exterior of the east crib below roof height is covered with vertical boards spaced apart to allow air flow. The interiors of both cribs follow suit with the east crib having open slat horizontal board siding and the west crib enclosed with tightly fit horizontal boards. Original roof vents have been covered with the corrugated metal roofing.

Large Transverse Frame Barn

The approximately 43' wide by 30' deep barn was constructed in 1897 and is located within the south half of the district south of West Sand College Road (Photo 0013). The building is situated east-west on a level feed lot. The wood frame construction rests on twelve stacked stone piers at grade with five posts supporting the south bay. The gabled roof with hay hood is covered with corrugated metal. The east, west, and north elevations are covered with vertical open slat siding, however, the wood siding of the north elevation is covered with metal. A notched corner opening without a door that does not pass-thru is on the east elevation of the north bay. Another notched-corner opening without a door that does pass-thru is on both the east and west elevations of the south bay. The center of the building is without a large opening. Near the center of the east elevation a hinged opening is at second floor height. Above it is a wide hay mow without a door. Near the center of the west elevation is a human-scaled entry door at ground level. The south bay roof is supported by large, creosote-treated logs. Along the south elevation it is fully open for animal access to troughs still in place.

Interior construction reveals the building is a mixture of timber and balloon framing. Joinery techniques include both mortise and tenon and nailing. Materials are also a mixture of hewn sills and beams, treated sills where repairs have been made, sawn timbers and boards, and round and half-round logs on which some retain the tree bark. The central threshing area is raised three feet off the ground with a wood floor. There are no interior walls or second floor hay loft. Large notches in some of the hewn sills indicates alterations to the interior layout over time as uses of the building changed, or reuse of the timbers from a previous building.

Contributing Structures

Outhouse

To the east of the small barn is the 1896 outhouse (Photo 0008). It is 8' wide by 5' deep and wood frame of sawn lumber and nailed construction. The vertical board door of the side-gabled structure faces south toward the house. A stone path leads between the two buildings. The floor is raised tongue and groove boards over poured concrete, the siding is un-painted vertical boards, and the roof is sheathed with corrugated metal. The interior seating box reveals three holes with different sizing from small to large.[9]

[9] Note: According to property owner Patsy Powell, the largest hole was to accommodate Grandma Ridge (Cynthia Van Buskirk Ridge) who took after her father in physical stature.

Wood Shed

South of the outhouse and immediately north of the house is the 1882 wood shed. Having fallen into severe disrepair, it was re-built in 1950. The 10' wide by 13' deep shed is wood frame of sawn lumber and nailed construction. It is sited north-south with a south-facing doorway at the east corner. The foundation sills rest on the ground. The unpainted siding is vertical boards and the gabled roof is sheathed with corrugated metal. The door is wide-spaced vertical boards.

Concrete Silo

Southwest of the house west of the driveway and next to the site of a 1919 barn (destroyed by fire) is a c.1901 concrete silo (Photo 0011). The metal banding remains in place; however, the metal roof structure is no longer present.

Contributing Objects

Fuel Pump

East of the silo is a c.1925 fuel pump. Made by St. Louis Pump & Equipment, the pump is mounted to a poured concrete base.

Fence Posts

Across West Sand College Road from the house driveway and along the road to the east, numerous concrete fence posts form a collective grouping dating to c.1897 (Photo 0012). Their presence is anchored by the two most prominent posts which form a human-scaled entrance leading up the hill toward the large barn. The posts are braced on either side and have limestone steps between them. Additional braced posts delineate the equipment-sized entry to the barn further east along West Sand College Road.

Contributing Site

The land and its natural and man-made farm features make up the contributing site. One aspect of the historic nature of the site is the placement of the buildings, and placement of the contributing fence row, which created, over time, functional land enclosures for farmhouse yard, barn yards, and related buildings (see Resource Map). The spatial relationship of the farm yard area (on Resource Map) has remain unchanged since installation of the fuel pump in 1925. The land consists of rolling fields of cultivated crops, intact fence rows, woodland, and mature trees that surround the built resources (Photos 0003, 0004 and 0020). Seventy of the current 93.17 acres includes the land acquired at the time the farm was established. The Monroe County Tax Duplicates indicates that by 1910 the farm was increased to 143 acres. By 1920 the farm had been increased to over 400 acres as shown on the Monroe County Plat Map for Bean Blossom Township. Beyond the core 93.17 acres which makes up the district, considerable portions of the land have been sold to family members or donated to Sycamore Land Trust so are not included in the nomination. Comparing the 1939 aerial map with a 1958 view and current one (see attachments), the basic public road circulation remains, and the large field to the west of the farm yard, across Moon Road, is essentially the same configuration. A drainage swale or similar feature running roughly east-west, just south of the west leg of Sand College Road, appears as a shadow in all

three. The farm yard section, bound by Moon and Sand College roads and a looping east and north property line/natural drainage feature, was ringed by a heavy tree line in 1939, as it is today. The last section, bound by Moon and Sand College roads and the south property line, appears fallow in 1939, cultivated in some fashion in 1958, and today is open toward the northeast corner, while trees have been allowed to dominate the southern portion. In short, at least since 1939, and likely longer, the farm has had this basic structure.

NONCONTRIBUTING RESOURCE

Noncontributing Structure

The noncontributing resource is a machinery shed erected in the 1980s (Photo 0011). It is located southeast of the silo and is situated to the east. The structure is of pole barn construction with metal exterior siding and a corrugated metal roof. It is enclosed on three sides with the east elevation fully open.

## 8.Statement of Significance

**Applicable National Register Criteria**
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B. Property is associated with the lives of persons significant in our past.

[X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**
(Mark “x” in all the boxes that apply.)

[ ] A. Owned by a religious institution or used for religious purposes

[ ] B. Removed from its original location

[ ] C. A birthplace or grave

[ ] D. A cemetery

[ ] E. A reconstructed building, object, or structure

[ ] F. A commemorative property

[ ] G. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**
(Enter categories from instructions.)
AGRICULTURE
ARCHITECTURE

**Period of Significance**
1880 - c.1925

**Significant Dates**
1882

**Significant Person (last name, first name)**
(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder (last name, first name)**
Rogers, Bud

**Period of Significance (justification)**

The period of significance begins with the year the farm was established and extends to the date of the fuel pump, the last of the contributing resources to be added to the district. The significant date is the year the house was constructed.

**Criteria Considerations (explanation, if necessary)**

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Breezy Point Farm Historic District is situated on 93.17 acres in Bean Blossom Township in Monroe County, Indiana. It consists of an intact and working group of buildings, structures, and objects that historically housed three generations of the John Turner Ridge and Cynthia Van Buskirk Ridge family and supported the operation of a sizeable farm. The first generation increased the farm from 70 to 143 acres and the second generation increased the farm to over 400 acres. The third generation has in later years subdivided ownership of the various parcels so that the district consists of the most intact part of the early family holding, the current 93.17 acres. Both the Ridge and Van Buskirk families are associated with the settlement of the county. The district meets Criterion A under Agriculture for its association with late nineteenth and early twentieth century agriculture in Monroe County, and as one of the few historic farms in the county still in operation. The district meets Criterion C under Architecture for its center gable, Gothic Revival-style I-house and intact group of farm buildings. Although some resources have been lost, the district retains significant integrity representative of a prosperous Monroe County farm of the period. It is one of the few architecturally intact farms in the county, and it is the most intact farm within Bean Blossom Township. Two parcels within the district totaling 28.89 acres (the farm yard and adjacent area) were locally designated as historic in 2011 by the Monroe County Commission on recommendation by the Monroe County Historic Preservation Board of Review. The district is eligible for the National Register of Historic Places at the local level.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

NATIONAL REGISTER CRITERION A

The Breezy Point Farm Historic District in Bean Blossom Township in Monroe County, Indiana, meets Criterion A under Agriculture for its association with late nineteenth and early twentieth century agriculture and the history of agriculture in Monroe County. The land has been farmed continuously by the Van Buskirk family and their descendants since the early years of the founding of Monroe County in 1818. Breezy Point Farm was established in 1880 by a Van Buskirk descendant and has remained an active farm owned by the same family to the present day.

AGRICULTURE

At the time Indiana gained statehood in 1816, farming engaged ninety-five percent of the European-descended population.[10] Over time, agricultural improvements were instituted and by the 1850s farmers in the state were reaping unprecedented prosperity. By 1860, Indiana was first in the nation in hog production and second in wheat harvests.[11] Sheep also dominated the livestock markets, while the primary planted crops included corn, rye, tobacco, potatoes and orchard products. The dominance of farming during the mid-1800s also led to the creation of the State Board of Agriculture. The group held the first state fair in 1852 to help promote farming and engender pride in the work of farmers.[12] Counties began organizing their own fairs soon thereafter.

The latter half of the 19th-century saw a slow and eventual decline in the state's agricultural base as ever-increasing farming improvements and production caused market saturation. Prices for crops, livestock and farmland fell dramatically by the 1890s and did not improve until the turn of the century. In making a comeback agriculture in Indiana followed the nation-wide trend toward large farms of mono-crops.

Corn eventually dominated Indiana as its agricultural crop; by 1965, Indiana was third nationwide in corn production.[13] During the early 1900s, soybeans were introduced into the state and by the 1950s and 1960s, corn and soybeans had become the primary sown crops in the state, often grown to the exclusion of all else on large corporate farms.[14] Dominated by these high-yield enterprises and the rise of agri-business during the era, smaller family farms began dwindling in number, with many of those who remained in farming having to seek additional employment off the farm. Others stopped farming altogether.

These trends have continued over the ensuing decades. By 1969, only six percent of the population was actively engaged in agriculture.[15] A resulting outcome has been that many families have remained on a core portion of the family farm, generally out of a preference for the rural lifestyle, but have sold the remaining land for development. Barns and outbuildings have also been lost through development or lack of use and maintenance. Although traditional farming has experienced an increase in activity in recent years with the small organic farm movement, many agricultural resources--both land and buildings--have already been lost.

The earliest settlers to Monroe County arrived around 1815, and soon began growing corn and wheat and raising swine. Farming in the county generally followed the statewide farming trends. While most farmers focused on self-sufficiency, the county was not without its large land holders who farmed

[10] Brubaker, Cynthia. "Hinkle-Garton Farmstead, Monroe County, Indiana." National Register of Historic Places Nomination, 2007.
[11] http://www.agcensus.usda.gov/Publications/Historical_Publications/1860/1860b-02.pdf and http://www.agcensus.usda.gov/Publications/Historical_Publications/1860/1860b-08.pdf [Viewed March 18, 2016.]
[12] https://secure.in.gov/dnt/historic/4105.htm [Viewed March 18, 2016.]
[13] Thompson, Dave O., Sr. and William L. Madigan. *One Hundred and Fifty Years of Indiana Agriculture.* Indianapolis: Indiana Historical Bureau, 1969. p. 55.
[14] Ibid, p. 62 and https://secure.in.gov/isda/files/GrowWithUs_-_English.pdf [Viewed March 18. 2016.]
[15] Brubaker, Cynthia. "Hinkle-Garton Farmstead, Monroe County, Indiana." National Register of Historic Places Nomination, 2007.

hundreds of acres for larger markets. By 1900 the dominant crops were corn, wheat, oats, clover, timothy, red top and alfalfa.[16] During the early 1900s beef cattle and dairy cows also increased substantially in number throughout the county.

The agricultural climate in Monroe County began to decline in the 1950s as farmers took second or part time jobs. Others who grew up on the family farm but then weathered the World War Two era, sought different lifestyles and opportunities away from farming following the war years. Although some remained on the family farm, the agricultural activities were dropped or greatly reduced. In 1945 the Census of Agriculture indicated Monroe County had 2,159 farms, but only five years later the number had dropped over twenty percent.[17] By 1970 the number of farms in Monroe County had been reduced to 592 and had lost another 67 by 1974.[18] More recent census figures show the county had 481 farms in 2007 but had been reduced to 462 at the time of the last census in 2012.[19]

The land on which Breezy Point Farm Historic District was established had been farmed by the Van Buskirk family since the earliest years of the county's founding. As was often customary, land was divided off and sold to children or younger family members as they came of age.[20] James Van Buskirk, the grandfather of Cynthia Van Buskirk Ridge, was an early land owner and farmer in Bean Blossom Township. His holdings increased over time and eventually his son, David Van Buskirk, became owner of a small parcel of his father's land. David increased his holdings over time (he owned over 630 acres by 1878), later selling 70 acres to his son-in-law, John Turner Ridge.

Farming at Breezy Point Farm Historic District followed the county and state trends as evidenced by the 1880 Agricultural Census. Of the 70 acres owned by the Ridge's at that time, 52 acres were under tillage, one acre was set aside as pasture/orchard, and the remainder was woodland. The census shows that although they had a few cows, the dominant farm animals were swine and poultry. This is supported by the original presence of a smokehouse and both a chicken house and brooder house, all of which were no longer extant by 1979.[21] The census also indicates the primary crops were corn, wheat, and oats in addition to a few orchard trees.[22] Despite a general agricultural downturn in the state during the latter years of the 19th century, Breezy Point Farm Historic District appeared to have increased in prosperity and production as more acreage was acquired and additional buildings were needed to support operations. A large barn was constructed in 1897, a second smaller barn referred to as the "cow barn" was erected in 1898 to support dairying, and a drive-thru corn crib was built c.1900. Additional

[16] Ibid.
[17] Census of Agriculture, 1950. http://www.agcensus.usda.gov/Publications/Historical_Publications/1950/Vol1%20Indiana/12063324v1p4ch2.pdf. Page 43. Viewed August 26, 2015.
[18] Census of Agriculture, 1974. http://usda.mannlib.cornell.edu/usda/AgCensusImages/1974/01/14/306/Table-01.pdf. Page 11-2. Viewed August 26, 2015.
[19] Census of Agriculture, 2012. County Profile, Monroe County, Indiana. http://www.agcensus.usda.gov/Publications/2012/Online_Resources/County_Profiles/Indiana/cp18105.pdf. Viewed August 26, 2015.
[20] Thompson, p. 44.
[21] Note: Previous existence of outbuildings on the property, as well as construction dates for former and current buildings, has been documented by Patsy Powell, granddaughter of John and Cynthia Ridge.
[22] United States Tenth Census of Agriculture, 1880, Indiana. Microfilm, 1968.

resources that contribute to the overall farm historic district include the 1896 outhouse, 1887 bank cellar, 1882 wood shed, c.1901 concrete silo, a collective grouping of c.1897 fence posts, and a c.1925 fuel pump. By 1910, the farm had grown to 143 acres.

The second Ridge generation continued the agricultural focus of Breezy Point Farm Historic District following the death of John Ridge in 1915. One of the Ridge's two daughters, Mary Faye, married Clarence H. Martin and they lived on the farm and raised registered Duroc swine and Percherons in addition to crop farming. By 1920 the Martins had increased the farm to over 400 acres. To accommodate their livestock, a large third barn was constructed c.1919. However, it was destroyed by fire in December 1984. The Martin's youngest daughter, Patricia, married Marvin L. Powell, and continued the farming tradition through to the present day. The cropland is currently used for growing corn, soybeans and hay. A small herd of cattle was also kept on a portion of the land until very recently.

The 2015 *Monroe County Interim Report: Indiana Historic Sites and Structures Inventory* identifies a number of properties within the county associated with agriculture. However, unlike Breezy Point Farm Historic District, many of these properties are no longer working farms utilizing the historic agricultural buildings as evidenced by their severe decay and decline. While farming practices have changed over time and the buildings at Breezy Point Farm Historic District are not used in their traditional manner, they continue to be maintained and used to a certain degree for current farming on the property. Likewise, a large portion of the land historically associated with Breezy Point Farm Historic District has remained an intact part of the district, either as cropland, pasture, or woodland. Within Bean Blossom Township no other property was identified with the number of intact agricultural resources under active agricultural use as found at Breezy Point Farm Historic District.

Comparable resources include the Ben Owens Farmstead at 4595 Maple Grove Road in Bloomington Township (105-055-21024; Maple Grove Road Historic District, NR listed May 1998), however, the property retains only 7 acres and is surrounded by newer development, both of which precludes large scale farming. Also in Bloomington Township, the Hinkle-Garton Farmstead Historic District at 2920 East Tenth Street (105-639-34581; NR listed April 2007) retains only 11 acres, is also surrounded with development, and has not been under active crop or pasture use since 2001. The Samuel Harbison Farm at 5330 W. Woodyard Road in Richland Township (105-055-19040), which has been vacant and unused for several years, has at least 19 acres of potential crop and pasture land remaining, but a recent sale to a real estate developer leaves it with an uncertain fate. The most favorable comparison is to Reed Farm at 6794 West Vernal Pike in Richland Township (105-677-19042.) At over 220 acres associated with the current owner, it is the largest active farm in the county utilizing a large number of historic agricultural buildings. However, the farm has not been locally documented, so little is known about its history and historic boundaries. Thus Breezy Point Farm Historic District is now the most historically intact, active farm in Bean Blossom Township and one of a small number with that distinction within Monroe County.

NATIONAL REGISTER CRITERION C

The Breezy Point Farm Historic District in Monroe County, Indiana, meets Criterion C under Architecture for its late nineteenth and early twentieth century house and outbuildings. The house is a rare local example of a center gable I-house displaying the Gothic Revival style. The agricultural outbuildings are an outstanding, intact working collection representative of their era. The house combined with the agricultural buildings represents one of the most intact properties representative of vernacular agricultural construction of its era in Monroe County.[23]

ARCHITECTURE

First identified as a distinctive building type in the 1930s by historian Fred Kniffen, and so named because of its prevalence in the states of Indiana, Illinois, and Iowa, the I-house type is actually found throughout the Midwest, Mid-Atlantic and Upland South. The characteristic form expanded upon earlier side-gabled single or one-and-a-half story homes with the addition of a full second floor and use of a constant basic layout: one room deep and at least two rooms wide. The most traditional layout is between three and five bays with a centered entrance. However, a variety of configurations can be found including double entry, center-gable, hall-and-parlor, and the side hall or two-thirds variation, the latter of which has three bays and is only one room wide and deep with the entrance in one of the end bays.

Popular throughout the 1800s, the I-house's expansion on earlier forms reflected the growing prosperity of the agrarian community. The simplicity of the I-house's basic form lent it well to stylistic applications and in doing so cast a greater degree of sophistication on its owner. Thus the I-house is often associated with prosperous farms throughout its range of popular use.

The Gothic Revival style was one of a handful of styles to emerge during the latter half of the 19th century. It is associated with the national enthusiasm for the picturesque movement popularized by horticulturalist, Andrew Jackson Downing. His pamphlet, *Cottage Residences*, was reprinted numerous times before 1890 and helped spread a nostalgia for the vanishing agrarian way of life. But in many regions the popularity of the Gothic Revival style was brief and quickly overtaken by the Italianate style which emerged during the same era.

The 2015 *Monroe County Interim Report: Indiana Historic Sites and Structures Inventory*, identifies twenty-eight I-houses remaining throughout the county.[24] Only six of these display a center gable. Three are located in Benton Township (105-639-00034/279-00098/279-00133), however, of these one is only one-and-a-half stories, and all have been altered with replacement siding, new windows and possibly porch enclosures. A fourth resource identified as an I-house that displays a center gable (105-115-75068) in Perry Township is also only one-and-a-half stories. The George Wampler House in Bean Blossom Township (105-244-10159) also displays a center gable but the building has been severely altered with replacement siding and windows and enclosure of the porch. Thus the John T. Ridge House at Breezy Point Farm Historic District is the most historically intact center gable I-house in Monroe County.

[23] Note: For the remainder of this section all references to Monroe County will pertain to outside municipal or district boundaries.
[24] Note: The *Monroe County Interim Report* published in 1989 identified fifty-one I-houses throughout the county outside municipal boundaries.

The John T. Ridge House at Breezy Point Farm Historic District is one of only three houses in the county identified as an I-house displaying the Gothic Revival style, although research indicates others that reflect influences of both the form and style. The previously mentioned house in Perry Township (105-115-75068) is only one-and-a-half stories and is without stylistic ornamentation. The other identified resource, the house at the Wampler Farmstead (105-055-21050) in Bloomington Township, has experienced a considerable loss of architectural integrity including replacement siding and windows, loss of decorative details, and porch enclosure. Thus not only is the John T. Ridge home at Breezy Point Farm Historic District the only Gothic Revival style I-house within Bean Blossom Township, it is the most architecturally intact example within Monroe County.

The intact grouping of late nineteenth and early twentieth century agricultural outbuildings represent an increasingly rarer resource of its kind and era within Monroe County. Coupled with the original house of the same era, the researcher identified only nineteen comparable properties from the 2015 *Monroe County Interim Report*. Most of these are within Bloomington and Clear Creek Townships with a smaller number in Richland and Perry Townships. The majority of agricultural resources with which those at Breezy Point Farm Historic District can be compared are no longer in active use, with many also in severe decline.

Comparable resources of the same era (1875-1885) displaying an intact house and sizable group of working agricultural buildings include the c.1885 Bartlett Farms at 1705 E. Smithville Rd. (105-115-75044) in Clear Creek Township. Although not identified as such in the 2015 *Monroe County Interim Report*, the house displays distinctive influences of both the I-house form and Gothic Revival style while also retaining a large grouping of working agricultural buildings. Three additional resources which retain a sizable number of agricultural buildings with strong integrity and current use include the c.1885 farmstead at 8081 S. Ketcham Rd. (105-115-75058) and the c.1875 Chambers Deckard House (Gothic Revival) at 9015 S. Gore Rd. (105-115-75070), both in Clear Creek Township, and the 1878 Stipp-Bender House (I-house) at 5075 S. Victor Pike (105-115-45144) in Perry Township. Thus Breezy Point Farm Historic District is the most architecturally intact farm property within Bean Blossom Township and is one of the most intact of its era within Monroe County.

**Developmental History/Additional historic context information**

Monroe County was created in January of 1818, a year and one month following formation of the State of Indiana. From its earliest beginnings members of the extended Van Buskirk family can be found in all facets of the county's history.[25] Michael Buskirk was one of two brothers from Louden County, Virginia, descended from the original two brothers who had immigrated from Holland. He served as County Commissioner in 1818, 1820 and 1821; as Associate Judge and Justice of the Peace in 1825; and

[25] Note: The Dutch prefix of "Van" was dropped in early historical records and writings including the U.S. Census and Bowen's book. While some descendants did not return to use of the prefix, others did, as did later historical records and research.

as chairman of the first attempt at an Agricultural Society of Monroe County.[26] The other brother, Isaac Van Buskirk, was born in 1760 and served with his brother, Michael, in the Revolutionary War. Following their service, both brothers traveled west to Indiana with Michael settling in Monroe County and Isaac moving across the White River into Owen County.

Isaac Van Buskirk married Jerusa Little and the couple had twelve children--Michael, Absalom, William, Jerusa Elizabeth (Bettie), Isaac, John, James, Thomas, Mary (Polly), Sarah (Sallie), Priscilla, and Abraham. Isaac died in 1843, and he along with most of his family are buried in the Van Buskirk Family Cemetery not far from Breezy Point Farm Historic District.[27]

One of Isaac and Jerusa's sons, James, married Mariah Campbell and the couple settled in Bean Blossom Township.[28] They had eight surviving children, one of whom was David, who was to become one of Monroe County's most well-known citizens. He married his second cousin, Lucy Ann, the daughter of James' brother, Isaac, Jr. David and Lucy's children were David Campbell, James Isaac, Cynthia Seluda (Doll), John, Thomas, and Gettysburg.

Called "Big Dave" due to his extreme height, the elder David Van Buskirk was a delegate to the 1860 Republican Convention. He helped form the Monroe County Grenadiers, a volunteer militia comprised of members of the Van Buskirk family all over six feet tall.[29] The militia was formalized as the Indiana 27th Volunteer Regiment and David was elected the captain. He was captured at the Battle of Winchester and imprisoned at Libby Prison in Richmond, Virginia. Following a prisoner exchange, David went on to see combat in the battles at Antietam, Fredericksburg, Gettysburg and more. He retired his commission on April 26, 1864 and returned to Monroe County where he served as County Treasurer until 1868. David's wife, Lucy, died in 1866 and he married Martha Able the following year. They had two children, Michael and Mariah Ann. Martha died in 1873 and David married her sister, Mary Able, the next year. He died in 1886 and is buried in the Van Buskirk Family Cemetery.

David and Lucy's daughter, Cynthia "Dollie," married John Turner Ridge on May 29, 1879.[30] On February 23, 1880, they bought seventy acres of land from her father and in March the couple moved into a log house east of the current house. In February 1882, John T. Ridge contracted with Bud Rogers to construct the current house. It was completed in August that same year for $820.60.[31]

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[26] Bowen, B.F. & Co., Inc., Publisher. *History of Lawrence and Monroe Counties, Indiana: Their People, Industries and Institutions.* Indianapolis, IN, 1914. p. 253-259. Note: For the sake of accuracy, the Van Buskirk name is recorded here without the prefix as it is found within Bowen's book.

[27] Van Buskirk Family File, compiled by Patricia Powell. Monroe County History Center, Bloomington, IN.

[28] Buskirk (Van Buskirk) Family File, indexed. Monroe County History Center, Bloomington, IN. Note: Mariah Campbell was born in Tennessee in 1804. Her family then moved to Kentucky and later Ohio following the War of 1812. She came to Monroe County in 1821 with her father to reside near her brother, Colonel Joseph Campbell.

[29] David Van Buskirk, 1826-1898 file. Monroe County History Center, Bloomington, IN. Note: All information pertaining to David Van Buskirk was derived from both this file and the Van Buskirk Family File compiled by Patsy Powell.

[30] Van Buskirk Family file; Cynthia (Dollie) Van Buskirk was born August 20, 1855. John Turner Ridge was born February 1, 1852, to James Ridge and Mary Turner Ridge. James was the son of Benjamin and Henrietta Ridge who first appear in the Monroe County census of 1820.

[31] This and the preceding two sentences were derived from excerpts compiled by Patsy Powell for the 100th birthday party for the farm in 1982. The information was originally excerpted from the diary of John T. Ridge owned by Powell. Additional information in the excerpts indicates that the land was sold to the Ridges for $4,000 but that Dave Van Buskirk gave them a gift of $2,600. Ridge paid Van Buskirk $400 up front, leaving a debt of only $1,000. Additional details about the property can be found in the diary included construction dates and the associated costs of outbuildings.

John and Cynthia Ridge had two children, Mae Merle, born in May 1880, and Mary Faye, born in January 1893. At the time a covered bridge extended over the White River just west of the farm and the family's life centered around the town of Gosport. There they traded goods, had access to the railroad, attended church, and the children attended school.

Mary Faye Ridge married Clarence H. Martin on March 21, 1915, and the couple lived with her parents. Only a few months later her father, John, died of cancer on August 12, 1915. Cynthia Ridge lived on the farm with her daughter, son-in-law and their four children, John, Ralph, Jean and Patricia, until her death on May 6, 1936.[32] Mary Faye inherited the property from her mother and the family remained on the farm where Clarence raised Duroc swine and Percherons. Until the bridge was condemned and then burned in the 1950s, with county officials on both sides refusing to replace it, the town of Gosport continued to be the family's location for school, shopping, religious, and social activities.

The Martin's youngest child, Patricia Ann (Patsy), studied music at Indiana University, graduated in 1951, and began teaching elementary school music that year. On February 17, 1952, she married Marvin Lee Powell, a native of Freedom, Indiana, who was in the Air Force at the time. Marvin later began farming with Clarence Martin while Patsy settled into raising their three children and teaching piano. In 1965, she renewed her teaching license and began teaching again in the public schools. Marvin worked for a time as a carpenter for Indiana University while also farming, but eventually went into farming full time. After living off Breezy Point Farm for the first twenty years of their marriage, the Powell's purchased the property from Mary Faye's estate after her death on May 26, 1975. In addition to actively farming, they embarked on restoration of the property with the goal of returning it as much as possible to its appearance during John and Cynthia Ridge's era. Marvin died in January 2001 and is buried in Gosport Cemetery, while Patsy maintains ownership and residence of her family farm.[33]

[32] Van Buskirk Family file.
[33] Note: Many aspects of this and the preceding two paragraphs were taken from a four-page memoir typewritten by Patsy Powell.

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United States Census of Agriculture, 1950. http://www.agcensus.usda.gov/Publications/Historical_Publications/1950/Vol1%20Indiana/12063324v1p4ch2.pdf. Page 43. [Viewed August 26, 2015.]

United States Census of Agriculture, 1974. http://usda.mannlib.cornell.edu/usda/AgCensusImages/1974/01/14/306/Table-01.pdf. Page 11-2. [Viewed August 26, 2015.]

United States Census of Agriculture, 2012. County Profile, Monroe County, Indiana. http://www.agcensus.usda.gov/Publications/2012/Online_Resources/County_Profiles/Indiana/cp18105.pdf. [Viewed August 26, 2015.]

Van Buskirk Family File, compiled by Patricia Powell. Monroe County History Center, Bloomington, IN.

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**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 # _____
____ recorded by Historic American Landscape Survey # _____

**Primary location of additional data:**

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
__X__ Other
Name of repository: Monroe County Historical Society_____

**Historic Resources Survey Number (if assigned):** _105-244-10162_____

## 10.Geographical Data

**Acreage of Property** 93.17

Use the UTM system

**UTM References**
Datum (indicated on USGS map):

[ ] NAD 1927 or [X] NAD 1983

| | | | |
|---|---|---|---|
| 1.Zone: 16 | Easting: | 529360 | Northing: 4355004 |
| 2.Zone: 16 | Easting: | 530258 | Northing: 4355011 |
| 3.Zone: 16 | Easting: | 530235 | Northing: 4354319 |
| 4.Zone: 16 | Easting: | 529699 | Northing: 4354324 |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The proposed boundaries are indicated by a heavy black line on the site plan and quad map. It includes two parcels in Section 32 which constitute the north half of the district with Parcel numbers and descriptions of 53-00-32-400-001.000-001, PT SE 32-11-2W 37.32 A; and 53-00-32-400-003.000-001, PT SE 32-11-2W 12.46A PLAT 8. And, two parcels in Section 5 which constitute the south half of the district with the Parcel numbers and descriptions of 53-03-05-100-001.000-001 PT NE 5-10-2W 25.96A PLAT 28; and 53-03-05-100-004.000-001 PT NE NE 5-10-2W 17.43A PLAT 3.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the four contiguous parcels remaining from the original 143-acre farm established by John and Cynthia Ridge prior to his death in 1915. It includes the contributing buildings, structures, and objects, along with pastures, fence rows, woodland, landscape features and former building sites representative of the contributing site, that together constitute the historic core of the farm. See Description for further explanation of the integrity of the land parcels.

## 11.Form Prepared By

name/title: _Danielle Bachant-Bell_____
organization: _Indiana Landmarks - Partners in Preservation_____
street & number: _605 W. Allen St._____
city or town: Bloomington_____ state: _IN_____ zip code:_47403_____
e-mail_ lordandbach@gmail.com _____
telephone:_(812) 336-6141_____
date:_June 3, 2016 _____

## Additional Documentation

Submit the following items with the completed form:

☐**Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

☐ **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

☐**Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Breezy Point Farm Historic District

City or Vicinity: Gosport

County: Monroe State: Indiana

Photographer: Danielle Bachant-Bell

Date Photographed: June 20, 2012

Description of Photograph(s) and number, include description of view indicating direction of camera: View on approach up the driveway from W. Sand College Rd. toward the house; facing north/northwest;
1 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking toward drive-thru corn crib from west side of driveway; facing east;
2 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: View from driveway toward W. Sand College Rd. with the large barn in the background; facing south;
3 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: View of west pasture and small barn in background from west of the driveway; facing north/northwest;
4 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: South elevation of house; facing north/northwest;
5 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Northwest corner (rear) of house; facing south/southeast;
6 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Bank cellar, southwest corner elevation; facing north/northeast;
7 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Outhouse, southeast corner elevation; facing north/northwest;
8 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Small barn, southeast corner elevation; facing north/northwest;
9 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Drive-thru corn crib, north elevation at northwest corner; facing south/southeast;
10 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Machine shed, north elevation, and silo; facing south/southwest;
11 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Concrete fence posts at walkway to large barn (background); facing south;
12 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Large barn, east elevation at southeast corner; facing north/northwest;
13 of _23__.

Date Photographed: July 4, 2012

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior view of first floor family parlor; facing east/northeast;
14 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior view of first floor family parlor; facing west/northwest;
15 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior view of first floor dining room and sunroom in the background; facing east/northeast;
16 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior view of first floor dining room and doorways to the bathroom, laundry room and kitchen; facing west/northwest;

17 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior view of second floor west bedroom; facing west/northwest;
18 of _23__.

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior view of second floor hallway between bedrooms, looking from west bedroom; facing east/southeast;
19 of _23__.

Date Photographed: June 3, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: View of north fenced pasture area, west elevation of outhouse to right; looking north/northwest;
20 of _23___.

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior of cow barn, view of south portal milking area from central passage; looking south/southwest;
21 of _23___.

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior of cow barn, view of north portal hay storage area from central passage; looking north/northwest;
22 of _23___.

Description of Photograph(s) and number, include description of view indicating direction of camera: Interior of large barn, view from north bay looking through center to south bay; looking south/southwest;
23 of _23___.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
**Estimated Burden Statement**: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Figure 1:
Photograph portrait of John Turner Ridge, owned by Patsy Powell.

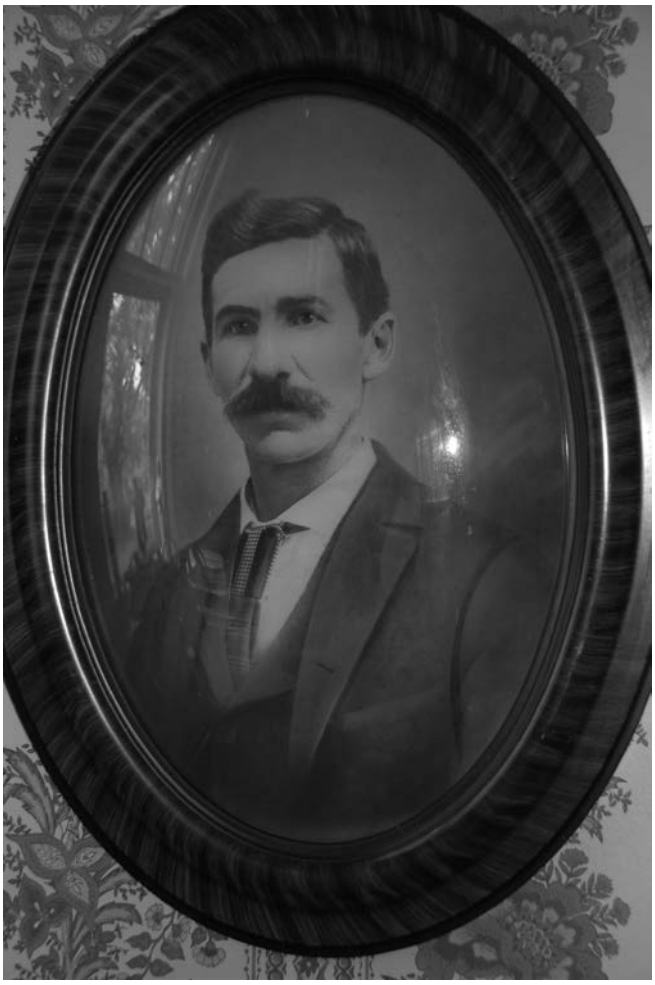


Figure 2: Photogravure portrait of Lucy Van Buskirk holding Cynthia Van Buskirk, owned by Patsy Powell.

Figure 3: Photograph portrait of Mary Turner Ridge, mother of John T. Ridge, owned by Patsy Powell.

6-2018

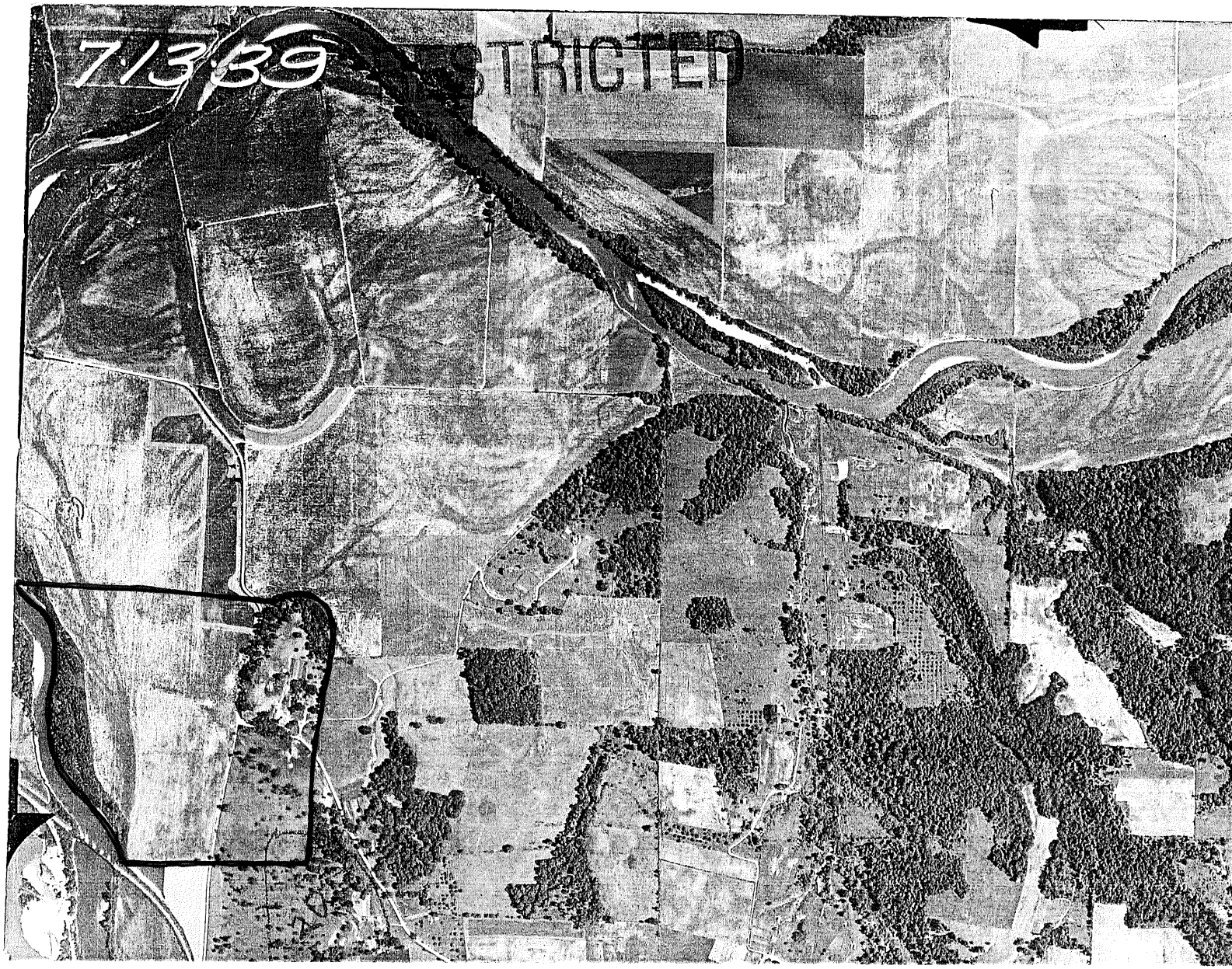
Breezy Point Farm Historic District
Bean Blossom Township, Monroe County, Indiana

Boundary Map - the boundary is shown with the heavy black line.

North ↑

Breezy Point Farm Historic District
Bean Blossum Township, Monroe County, Indiana
1939 aerial photograph
District outlined in black
North ↑

*Note: The west boundary along the river is approximate since the river bank has been altered over time.




6·2018

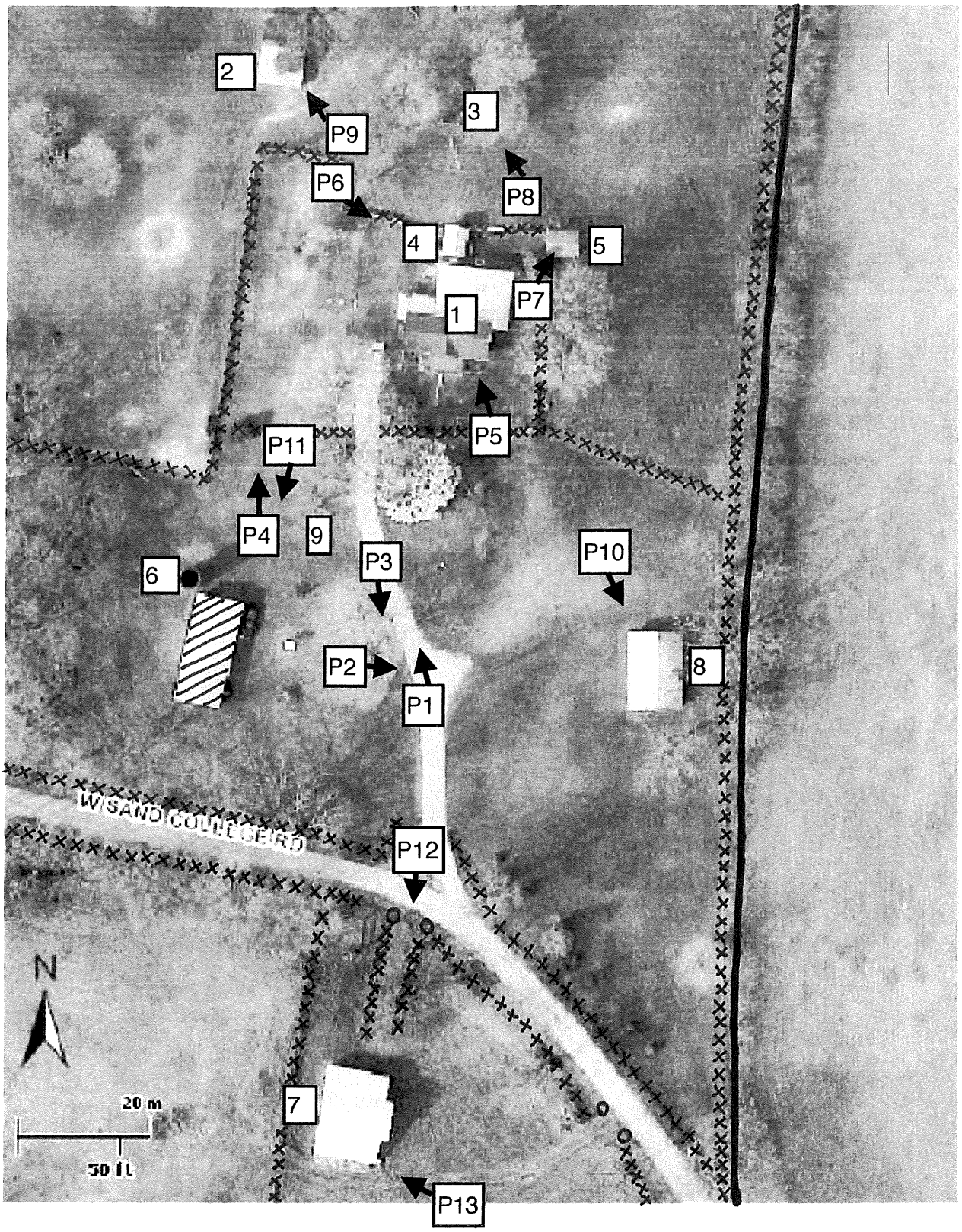
Breezy Point Farm Historic District
Bean Blossom Township, Monroe County, Indiana
1958 aerial photograph
District outlined in black

North ↑

* note: The west boundary along the river is approximate since the river bank has been altered over time by the river.

6.2018

6.2018

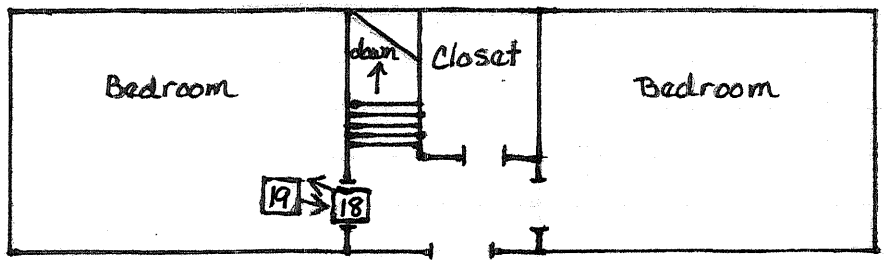



Breezy Point Farm Historic District, Bean Blossom Township, Monroe County, Indiana
Resource Map

Detail Map of Resources: Boxes with numbers are Contributing resources ☐
1) House 2) Small barn 3) Outhouse 4) Wood shed 5) Bank cellar 6) Concrete silo
7) Large barn 8) Drive-thru corn crib 9) Fuel pump 10) Fence posts & fence rows - circles & XXXX in lieu of numbered box ** Resource with hash marks is Non-Contributing machine shed

Arrows with numbers key to the Photograph Log ☐→

* East district boundary shown with black line; it is the fence row as indicated by the XXX marks.



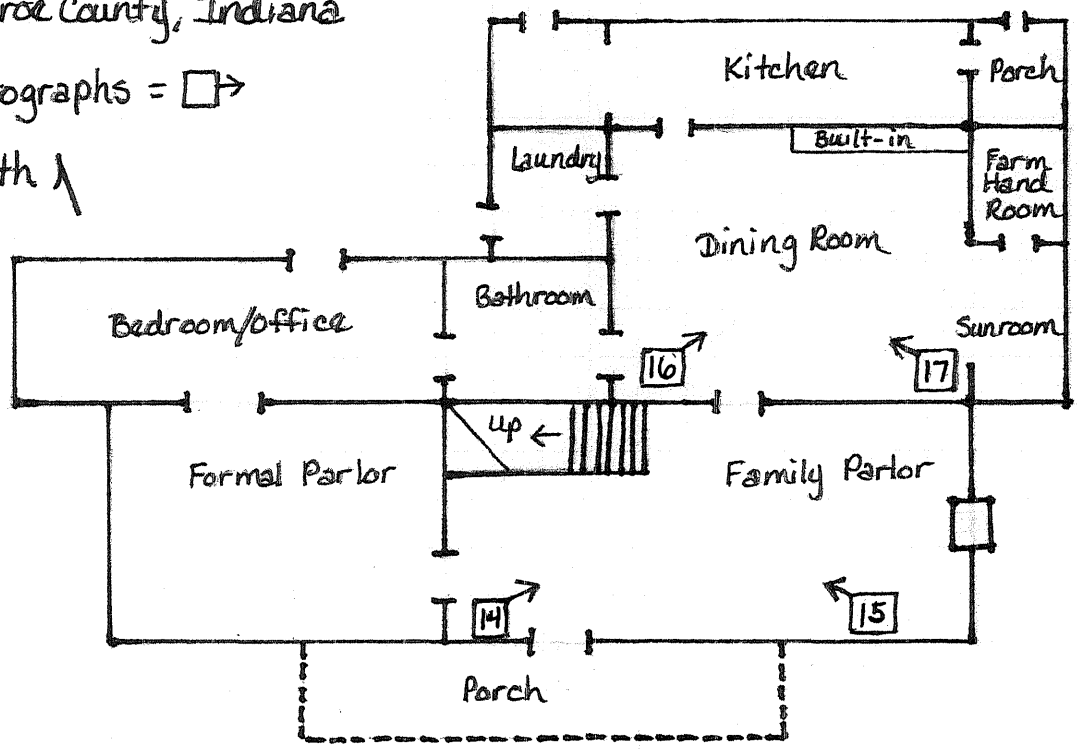

Second Floor

Breezy Point Farm Historic District
Bean Blossom Township 8000 West Sand College Road
Monroe County, Indiana

House Floor Plan

Photographs = ☐→

North ↑




First Floor

Breezy Point Farm Historic District, Monroe Co. #001

Breezy Point Farm Historic District, Monroe Co. #004

Breezy Point Farm Historic District, Monroe Co. #005

Breezy Point Farm Historic District, Monroe Co. #006

Breezy Point Farm Historic District, Monroe Co. #009

Breezy Point Farm Historic District, Monroe Co. #010

Breezy Point Farm Historic District, Monroe Co. #011

Breezy Point Farm Historic District, Monroe Co. #013

Breezy Point Farm Historic District, Monroe Co. #014

Breezy Point Farm Historic District, Monroe Co. #020