

Minutes

Indiana Historic Preservation Review Board

April 16, 2025, 1:30 P.M.

Fort Harrison State Park Inn & Conference Center, Roosevelt Room (Inn Building)

5830 N. Post Rd., Indianapolis, IN 46216

Board members present: Ryan Mueller (chair by proxy), Jason Larrison, Anne Shaw, Daneil Kloc, Scott Keller, Chandler Lighty, Dr. April Sievert, and Beth McCord (DHPA Director/Ex-Officio)

Staff members present: Paul Diebold, Holly Tate, Jamie Reeder, Steve Kennedy, Ashley Thomas, Caitlin Lehman, Amy Johnson, Danielle Kauffmann, and Claire Matney (intern)

Visitors/Speakers present: Anne Schneider, Emily DeSmit, Rob Proctor, Jr., and Ryan Macyalski, all of Ratio Architects; David Rainey, architect; David Geeslin, Superintendent, Indiana School for the Deaf; Carrie Martin, ASL interpreter; Bethany Jamison, Indiana School for the Deaf interpreter; James Michaels, Superintendent for Indiana School for the Blind and Visually Impaired (ISBVI); Carol French, Indiana Dept. of Public Works; Bob Goodson; Mark Dollase and Calvin Nguyen, both of Indiana Landmarks; Craig Willey, EGIS (representing City of Gary); Jamie West; Emma Donaghy; Caroline Emendler; Jessica Baloen; Hannah Brennan; Bernie Vogler, Don Flick; Ron Flick, Julia Hurst; Joe Rohleder, Greg Eckerle, Dean Vonderheide, Bob Waddell, all representing Jasper High School Gym; Dan Neel, resident of Blue River Quaker Settlement; Dan Bortner, board member of Green Hill Cemetery; Leah Donohue and Keith Renn, residents of Francis Avenue Historic District; Hannah Whitehead, Princeton Main Street, Seth Whitehead, resident of Princeton; Stephanie Richard, resident of Princeton Westside Historic District.

Call to Order

Chair Ryan Mueller called the meeting to order at 1:30 p.m.

Approval of January 2025 minutes

Larrison made a motion to approve the minutes, Shaw seconded, the motion was approved unanimously.

Division Director's Report

McCord presented her report. May is Historic Preservation Month. DHPA has published a Preservation Month poster depicting animals or humans on buildings ("Faces of Architecture"). Preservation Month activities include the annual photo contest included more than 160 entries. Teddy Bear Camp will continue as well; children will be able to drop off their plush animals, DHPA staff will take them on site visits to historic places.

National Register Applications

1. Jasper High School Gymnasium, 340 E. 6th Street, Jasper, Dubois County (2724)
Tate presented the staff comment. Kloc made a motion to approve, Lighty seconded the motion, the motion was approved unanimously.
2. Meridian Line Road Iron Truss Bridge, Meridian Line Road over Deer Creek, Camden vicinity, Carroll County (2776)
Tate presented the staff comment. She explained that due to the degree of alterations the bridge has undergone, it is not an obvious candidate for listing. Per the staff comment, she suggested that the board request staff to send the application forward with a substantive review request. Next, the chair asked the board if they had any questions. Larrison asked if this was an unusual situation. Tate responded that we have asked for a substantive review for an application before but not frequently. Sievert stated that she hopes that NPS finds the bridge eligible due to its intact trusses. Shaw made a

motion to forward the application to NPS for a substantive review, Larrison seconded the motion, the motion was approved unanimously.

3. St. Adalbert Church Complex, 2505 West Grace Street, South Bend, St. Joseph County (2780)
Diebold presented the staff comment. Sievert made a motion to approve, Keller seconded the motion, the motion was approved unanimously.
4. Blue River Quaker Settlement Rural Historic District, a corridor roughly lining Quaker Road north of State Road 56 to Trueblood Lane, Washington Township, Salem vicinity, Washington County (2781)
Diebold presented the staff comment. The chair recognized Dan Neel, a resident, who spoke in favor of the application. Larrison made a motion to approve, Lighty seconded the motion, the motion was approved unanimously.
5. Green Hill Cemetery, 1202 18th Street, Bedford, Lawrence County (2782)
Diebold presented the staff comment. The chair recognized Dan Bortner, who spoke in favor of the application. Shaw made a motion to approve, Larrison seconded the motion, the motion was approved unanimously.
6. Francis Avenue Historic District, each side of Francis Avenue extending approximately 400 feet west of Bailey Avenue, Clarksville, Clark County (2784)
Diebold presented the staff comment. The board recognized Leah Donahue, resident, who spoke in favor of the application. A brief discussion of the Origins Park development that surrounds the area was held. Kurt Garner spoke next. He explained that this application and Victory Court are the last of a series of Clarksville nominations he was hired to prepare under contract with the Town of Clarksville. Sievert made a motion to approve, Shaw seconded the motion, the motion was approved unanimously.
7. Victory Court Historic District, each side of Victory Court, a semicircular loop road, Clarksville, Clark County (2785)
Diebold presented the staff comment. He also mentioned the sole letter (email) of objection. Kloc made a motion to approve, Larrison seconded the motion, the motion was approved unanimously.
8. St. Joseph's Nurses Home, 835 Van Buren Street, Fort Wayne, Allen County (2786)
Diebold presented the staff comment. Lighty made a motion to approve, Keller seconded the motion, the motion was approved unanimously.
9. Kirkwood Park Historic District, bounded by Coliseum Boulevard on the north, Glenhurst Avenue on the east, Springfield Avenue on the south, and Crescent Avenue on the west, Fort Wayne, Allen County (2788)
Diebold presented the staff comment. Shaw made a motion to approve, Larrison seconded the motion, the motion was approved unanimously.
10. Princeton Courthouse Square Historic District, roughly bounded by State and Water Streets on the north and south, respectively, and Prince and West Streets on the east and west, respectively, Princeton, Gibson County (2790)
Diebold presented the staff comment. Sievert made a motion to approve, Lighty seconded the motion, the motion was approved unanimously.
11. Princeton Westside Historic District, State Street and the north side of Broadway between Hall Street on the east and the former Southern Railroad on the west, Princeton, Gibson County (2791)
Diebold presented the staff comment. Shaw made a motion to approve, Kloc seconded the motion, the motion was approved unanimously.

Certificates of Approval

1. Application to amend the certificate of approval granted April 17, 2024, to alter and demolish structures at the Indiana School for the Blind and Visually Impaired in order to construct new buildings to co-locate the Indiana School for the Deaf, and to support both schools within a single campus, in the City of Indianapolis, Marion County

The chair recognized staff from Ratio Architects, who presented a power point talk about the proposed change of scope of work. The reason for the changes to the plan is a reduction in the budget. Ratio Architects staff listed the most important changes in the plan: new buildings will be fewer but taller (6 new buildings v. 10 in the former plan), the historic support buildings along the east ridge of the campus will be retained and mothballed (total of 7 historic buildings saved v. 4 in the former plan), and few but larger classrooms.

James Michaels, Superintendent for ISBVI, spoke in favor of the project. The chair asked for questions for the presenters from the board and audience. There was concern about the progress with stipulations from the previous certification of approval. Anne Schneider stated the 3-D scan is complete and has been forwarded to Indiana State Archives. Salvage of significant architectural elements is complete. Archaeological reconnaissance is complete. Lighty asked about probable uses for the former laundry, boiler house, caretaker's cottage, and other buildings that would be mothballed. Ratio staff stated that the school administrators have contemplated uses such as wood shop, auto shop, or other vocational training uses.

The board granted a certificate of approval on April 17, 2024. The applicant proposes to amend the certificate of approval to reflect changes in the scope of work. A request to amend the certificate of approval is contained in Attachment III-1. It was received by the Division of Historic Preservation and Archaeology staff ("DHPA staff") on March 7, 2025; with subsequent information/clarification provided via email on March 10, 2025, March 19, 2025, March 26, 2025, and March 27, 2025 from Anne Schneider, Ratio Design, on behalf of the Indiana Department of Administration.

The chair asked for the staff comment. Amy Johnson presented the comment as follows. The Indiana School for the Blind Historic District was identified in the Washington Township, Marion County Interim Report, Indiana Historic Sites and Structures Inventory (1999), and it was assigned site # 097-098-08001 through 08020 by that survey. The Indiana School for the Blind Historic District is significant under National Register Criteria A and C for its history and architecture, serving as a social and educational institution in Indiana, which includes Colligate Gothic buildings designed by the prominent Indianapolis architectural firm of Harrison and Turnock.

Staff further assessed the integrity of the Indiana School for the Blind and Visually Impaired campus in late 2022, and believes that, given the passage of time since the initial survey, the period of significance would extend from 1930-1974. Structures of primary importance are Buildings 2, 3, 4, 5, 8, 10, 11, 12, 13, 14, 15, 20, 21, 22 and 23 that contribute to the historic district. Additionally, the bridge approach/ apple storage structure (Apple Tunnel), and landscape features including the stone scrolls (brought to the 'new' campus from the former 1848-1930 Blind School downtown) with front steps along College Avenue, cast iron fence, boulder stone lined drainway and wall, and athletic fields contribute to the district. The land use design or 'zoning' of the campus, with active recreation in the flood plain, and administrative and living functions occupying the high terrain, is also a contributing feature of the district. Additional structures that still contribute to the district, but are of lesser importance, include Buildings 1 (Residence 120), 6a and 6b (Lambert Hall), 7 (Aldur Hall), 9

(Gymnasium and Activities Center/ Bowling Alley), 16 (Churchman Hall), 17 (Wilson Hall), 18 (Scout Cabin), and 19 (Keever Hall).

The staff considers the Indiana School for the Blind Historic District to be “historic,” as that term is used in Indiana Code §14-21-1-18.

Funding for the project will come from the Indiana Department of Administration.

Because historic structures owned by the state will be altered and demolished by a project funded, in whole or in part, by the state, it was appropriate that the Indiana Department of Administration apply for a certificate of approval from the Board, pursuant to Indiana Code §14-21-1-18(a) and (b).

The proposed project will co-locate the Indiana School for the Deaf within the existing campus of the Indiana School for the Blind and Visually Impaired at 7725 N. College Avenue in Indianapolis.

The project design and scope have changed since the board granted the certificate of approval in April of 2024. The application notes that a new budget serves as a guide for planning and decision-making moving forward which leads to more consolidation, and less building coverage on the site. The current proposal will construct fewer buildings, increasing green space; however, the new structures will be larger and taller than the previous plan. Also, due to the condensing of the design and building scope, the completion date has been moved forward to 2028. The information from Ratio Design which follows (attached in C of A materials) provides a comparison of the design in early 2024 to the current redesign.

Considering the changes made to the plan to co-locate the Indiana School for the Deaf within the campus of the Indiana School for the Blind and Visually Impaired, Staff recognizes there are trade-offs. While covering less of the site and increasing green space will be beneficial to preserving the landscape, the smaller scale feeling of the original campus will be impacted by introducing larger, taller buildings. Staff believes that preservation and reuse of the Administration Building and the connected buildings continues to be an important aspect of the project, as it provides a sense of history and continuity for the historic campus design. This will be further strengthened by the retention of the Garage, Laundry, and Powerhouse buildings that would have been demolished as part of the certificate of approval granted in April of 2024, but will now be mothballed for potential future reuse.

We understand that the current proposal still plans to reconstruct the connecting walkways, or hyphens, on each side of the Administration Building; however, instead of two separate entrances for each school, there will now be one accessible entrance at the west hyphen. Staff continues to believe that this is an appropriate accommodation to retain the functionality of Buildings E, F and G, as well as avoid the severe impacts that would be needed to make the original Administration Building entrance accessible. Restoring a portion of the originally intended open space behind the Administration Building (Building F) and Buildings E and G by removing the current gymnasium will help to preserve the campus feeling and the traditional relationship of academic structures to greenspace within the historic landscape plan. The new, much larger four-story education building proposed for the north end of the campus will visually enclose this space; however, the shape and materials do echo the original buildings and reinforce the campus quad design.

Inside the Administration Building, the auditorium will remain, but a new addition will be constructed behind the stage to provide back-of-house space for modern accessibility and functionality. ADA-compliant ramps will allow performers and presenters to reach the currently inaccessible stage, and the seating will also be reconfigured without compromising the historic character of the existing auditorium.

The original utility buildings- Garage, Laundry, and Powerhouse- will no longer be demolished by the redesigned project, preserving these historic structures for potential reuse. Since these buildings will be retained, it is no longer necessary to salvage features from them; however, if the project should change again in the future to include demolition of any of these buildings, then it would be imperative to salvage architecturally significant elements such as limestone and terra cotta, and the bass relief frieze panels/ murals on the exterior of the Laundry Building. It is our understanding that prior to demolition of the boys' and girls' dormitories, limestone entryways and other architectural features were salvaged. A reuse plan for these salvaged materials has not yet been fully developed or finalized.

The application materials noted that the landscape includes roads, sidewalks, driveways, steps, retaining walls, rock gardens, and other features that were constructed in part by the New Deal programs Civil Works Administration (CWA), Public Works Administration (PWA), and Works Progress Administration (WPA) from 1934 to 1941. Staff notes the creation of a new entrance for the campus on College Avenue, near 75th Street. The existing east campus road and stone wall will now be retained and converted into a pedestrian path from the top of campus to the lower part of the campus, eliminating the need for additional grade work, and preserving this historic feature. It is our understanding that the existing College Avenue entrance was the original entrance dating to the school's construction, and the former 75th Street entrance was added in late 1930s. The newer entrances, while offering better functionality, provide a different perspective or line of sight from the intended views that the historic entrances framed for visitors to the campus. While both historic entrances were to be converted to pedestrian use only, it is our understanding that the existing College Avenue entrance, with some adjustment, will now be used for bus traffic. The iron fence, steps, limestone scrolls, and columns at the historic entrances will be preserved in place. Staff notes that the historic entrances and other features are important landscape design elements that will be retained and preserved as part of the redesigned project.

The archaeological investigation of the project area has been conducted (under approved plan number 2024038), and the draft archaeological report has been submitted and reviewed by the Division of Historic Preservation and Archaeology.

Staff notes that based upon the information provided in the draft archaeological report, the Division of Historic Preservation and Archaeology can now concur that sites 12Ma1112, 12Ma1113, and 12Ma1114 are not eligible for the National Register of Historic Places, and no further archaeological investigations are required at those sites.

Staff concurs that archaeological site 12Ma1115, located in the southwest corner of the project area, either needs to be avoided by project activities or subjected to additional archaeological investigation. It is the understanding of the staff that this site will be avoided by project activities.

Staff awaits clarification regarding whether the historic landscape elements (such as pillars, paths, a wall, etc.) which were not assigned archaeological site numbers but were identified by the archaeologists, can be avoided by project ground disturbance. Until such time as the Division of Historic Preservation and Archaeology has been provided with this clarification and has had the opportunity to review and comment on the required revised archaeological report, project ground disturbance should not commence in those project areas.

The staff recommends that, if an amended certificate of approval is granted, the Board condition the certificate on the following:

1. Indiana Department of Administration shall have a qualified professional prepare a National Register nomination for the Indiana School for the Blind Historic District. The nomination shall be submitted to the DHPA within four (4) years. The qualified professional shall contact the DHPA to discuss the National Register process and expectations prior to beginning work on the nomination, and make revisions as requested by Survey and Register staff, the Indiana Historic Preservation Review Board, and/or the National Park Service in order to complete the nomination. This condition shall be considered satisfied when the DHPA notifies the Indiana Department of Administration and/or its consultant that the application is complete and it is ready to be presented to the Indiana Historic Preservation Review Board.
2. Indiana Department of Administration shall have a qualified professional document the campus, buildings and structures of the Indiana School for the Blind and Visually Impaired in accordance with the "DHPA Minimum Architectural Documentation Standards" and by video/ 3-D scan. A 3-D laser scanning plan was submitted and approved by the DHPA in September of 2024. A draft copy of the documentation shall be submitted to DHPA for comment, and a final copy incorporating any requested edits or changes shall be approved by DHPA prior to completion of construction activities. A final copy shall be provided to the Indiana State Archives.
3. A pedestrian connection shall be maintained between the historic College Avenue entrance and the Administration Building, adjacent to and/ or integrating with the existing driveway and Apple Tunnel, to preserve the historic approach experience to the buildings of the main campus.
4. Architecturally significant elements from buildings to be removed or demolished, including architectural stone and decorative terra cotta, woodwork, doors, and limestone entryways and elements at the dormitory buildings shall be salvaged and reused at the school campus. These salvaged and preserved features and architectural elements shall be incorporated and/or displayed within the campus and new structures. A salvage plan was developed and approved by DHPA in December of 2024. A final plan for reuse of salvaged materials shall be provided to the DHPA for review and approval. 5. This certificate of approval shall remain valid through January 15, 2027.
5. A reconnaissance level archaeological survey of project areas has been conducted. The required revised archaeological report and site forms shall be submitted into the State Historic Architectural and Archaeological Research Database (SHAARD). DHPA shall be notified whether the historic landscape elements (such as pillars, paths, a concrete wall, etc.) which were not assigned archaeological site numbers but were identified by the archaeologists, will be avoided by project ground disturbance. Until such time as the Division of Historic Preservation and Archaeology has been provided with this clarification and Staff have had the opportunity to review and comment on the revised archaeological report, project ground disturbance shall not commence in those areas.
6. Site 12Ma1115, located in the southwest corner of the project area, shall be avoided by project activities or subjected to additional archaeological investigation. It is the understanding of the staff that this site will be avoided by project activities.
7. If any precontact or historical archaeological artifacts or human remains are uncovered during construction, demolition, or earthmoving activities, state law (Indiana Code 14-21-1-27 and Indiana Code 14-21-1-29) requires that the discovery be reported to the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology within two (2) business days.
8. The certificate of approval shall remain valid for 7 years.

Following the staff comment, the chair asked if board members had any questions of any presenters or staff. Kloc asked if any of the buildings that would be mothballed will remain connected to utilities and will retain building systems such as internal plumbing, HVAC units, and electrical wiring. Ratio staff stated that utilities and heating/cooling will simply be turned off. The chair recognized a question from Dollase. He asked in the event that no use can be found for the support buildings in future years, and school administrators should wish to demolish them, will that decision be reviewed by the board? There was general agreement from school staffs, Ratio, and the board that such actions should be brought before the board. Dollase also asked about the stipulation imposed by the board several years ago related to the certificate of approval for the demolition of Simpson Hall on the current Deaf School property. The adopted stipulation required Indiana School for the Deaf to prepare a National Register of Historic Places nomination for the current 42nd Street campus of the Deaf School, including buildings dating from the post – 1940 period that are not yet included in the currently National Register-listed area. McCord stated that the nomination has not been submitted and that she will investigate the situation.

The chair then asked if the board wished to make a motion. Kloc made a motion to approve, with adoption of all stipulations listed by staff in their comments, along with a new stipulation that, in the future, should any support buildings on the 75th Street and College Avenue campus be proposed for demolition, such proposed demolition will be presented to the board for consideration. Keller seconded the motion, the motion was approved unanimously.

2. Application by the Northwest Indiana Regional Development Authority for a certificate of approval to demolish the H. Gordon and Sons Department Store located at 813 Broadway, in the City of Gary, Lake County

The chair asked for the staff comment and Lehman presented the comment as follows. The application for a certificate of approval is contained in Attachment III.2. A completed application form was received by the Division of Historic Preservation and Archaeology staff ("DHPA staff") on March 6, 2025, from Elizabeth Gallow, Director of Architectural and Cultural History, of Cultural Resources Analysts, Inc. on behalf of Egis Group. Additional information to supplement the application was received on March 25, 2025.

The Gary City Center Historic District was listed in the Indiana Register of Historic Sites and Structures on October 19, 1994, and in the National Register of Historic Places on November 25, 1994. The H. Gordon and Sons Department Store building at 813 Broadway (formerly known as 801 Broadway) is a contributing resource within this district.

Staff notes that the name of the funding agency was incorrectly identified as the Northwest Indiana Regional Development Commission on the meeting agenda. Funding for the project will come from the Blighted Property Demolition Fund (Indiana Code 36-7.5-6), administered by the Northwest Indiana Regional Development Authority (RDA).

Because a historic structure listed in the State and National Registers will be demolished by a project funded, in whole or in part, by the state, it was appropriate that the RDA apply for a certificate of approval from the Board, pursuant to Indiana Code §14-21-1-18(a) and (b).

The address of the subject property appears to have changed since the time of the district's nomination, however the project area for demolition is limited to the four-story building located at the southeast corner of the 8th Avenue and Broadway intersection. It is staff's understanding, based upon the information provided, that measures will be taken to protect the Sears and Roebuck Company building that immediately abuts the south wall of the subject building from impacts during the

demolition. Additionally, the applicant has stated that the Department Store Annex immediately east of the project area is under evaluation for rehabilitation and reuse but is located outside of the historic district boundaries.

Although it is unclear for how long the building has been unoccupied, Staff notes that the subject building was vacant at the time of the 1994 Lake County Survey (Indiana Historic Sites and Structures Inventory).

Supplemental information provided by the applicant indicates that the building's potential for adaptive reuse was evaluated using a matrix created by the University of Notre Dame School of Architecture and adopted by the City of Gary. In applying the matrix, it was initially recommended to save the building's core and shell, however this was later determined not feasible due to a lack of available funding. Although the exterior of the building appears to exhibit less severely deteriorated conditions than some other buildings in the district, the applicant has indicated that the interior of the building is structurally unsound and is almost entirely collapsed.

Based upon the information provided, it does not appear that there is a feasible alternative to demolition in this case.

Regarding archaeology resources, a review of our records indicates there are no known archaeological sites or cemeteries within the project area. Due to extensive prior development, there is low potential for intact archaeological deposits. The application states that clean fill will be imported from a confirmed clean source from "sound earth".

The staff recommends that, if a certificate of approval is granted, the Board condition the certificate on the following:

1. RDA shall have a qualified professional document the H. Gordon & Sons Department Store building in accordance with the "DHPA Minimum Architectural Documentation Standards." If the building is not accessible for entry, a drone may be used to photograph the building's interior. If drone photography is not feasible due to space limitations, a modified documentation package without interior photographs is acceptable with a note describing why the interior was not accessible provided in the written description. A draft copy of the documentation shall be submitted to DHPA for comment, and a final copy incorporating any requested edits or changes shall be approved by DHPA prior to any demolition work.

2. If any prehistoric or historic archaeological artifacts, features, or human remains are uncovered during construction, state law (Indiana Code 14-21-1-27 & 29) requires that the discovery must be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646.

Next, the chair asked for comment and questions from the public and the board. Willey from Egis spoke in favor of the action and asked when DHPA would grant formal approval, if the board first approves the project. Staff responded. Shaw asked Willey if there are character-defining architectural elements to salvage. Willey said no. Larrison made a motion to approve, Lighty seconded the motion, the motion was approved unanimously.

3. Application by the Northwest Indiana Regional Development Authority for a certificate of approval to demolish Grantham Motors located at 733 Washington Street, in the City of Gary, Lake County.

Lehman presented the staff comment. The application for a certificate of approval is contained in Attachment III.3. A completed application form was received by the Division of Historic Preservation and Archaeology staff ("DHPA staff") on March 6, 2025, from Elizabeth Gallow, Director of Architectural and Cultural History, of Cultural Resources Analysts, Inc. on behalf of Egis Group. Additional information to supplement the application was received on March 25, 2025.

The Gary City Center Historic District was listed in the Indiana Register of Historic Sites and Structures on October 19, 1994, and in the National Register of Historic Places on November 25, 1994. The Grantham Motors building at 733 Washington Street is a contributing resource within this district.

Staff notes that the name of the funding agency was incorrectly identified as the Northwest Indiana Regional Development Commission on the meeting agenda. Funding for the project will come from the Blighted Property Demolition Fund (Indiana Code 36-7.5-6), administered by the Northwest Indiana Regional Development Authority (RDA).

Because a historic structure listed in the State and National Registers will be demolished by a project funded, in whole or in part, by the state, it was appropriate that the RDA apply for a certificate of approval from the Board, pursuant to Indiana Code §14-21-1-18(a) and (b).

The subject building immediately abuts two extant, contributing buildings in the district. It is staff's understanding, based upon the information provided, that measures will be taken to avoid damage to the two adjacent resources.

Photographs provided with the submission show that the exterior of the building is in very poor condition. Staff notes that although it is unclear when the building was last occupied, at the time of the Lake County Survey in 1994 for the Indiana Historic Sites and Structures Inventory, the building was vacant, and all of its windows had been removed. The Indiana SHPO reviewed two separate U.S. Department of Housing and Urban Development-funded projects from the City of Gary in 2013 and 2014 that proposed to demolish the building, however the Section 106 reviews did not progress past the finding of "adverse effect."

The applicant has indicated that the building's potential for adaptive reuse was evaluated using a matrix created by the University of Notre Dame School of Architecture and adopted by the City of Gary. Due to the condition of the resource and lack of a viable reuse option, the subject building was recommended for demolition. Considering the current condition of the building and its vacancy and exposure to the elements for more than 30 years, it does not appear that there is a feasible alternative to demolition in this case.

Regarding archaeology resources, a review of our records indicates there are no known archaeological sites or cemeteries within the project area. Due to extensive prior development, there is low potential for intact archaeological deposits. The application states that clean fill will be imported from a confirmed clean source from "sound earth".

The staff recommends that, if a certificate of approval is granted, the Board condition the certificate on the following:

1. RDA shall have a qualified professional document the Grantham Motors building in accordance with the "DHPA Minimum Architectural Documentation Standards." If the building is not accessible for entry, a drone may be used to photograph the building's interior. If drone photography is not feasible due to space limitations, a modified documentation package without interior photographs is acceptable with a note describing why the interior was not accessible provided in the written description. A draft

copy of the documentation shall be submitted to DHPA for comment, and a final copy incorporating any requested edits or changes shall be approved by DHPA prior to any demolition work.

2. If any prehistoric or historic archaeological artifacts, features, or human remains are uncovered during construction, state law (Indiana Code 14-21-1-27 & 29) requires that the discovery must be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646.

The chair asked for board questions or a motion. Larrison made a motion to approve. Shaw seconded the motion. The motion was approved unanimously.

4. Application by the Northwest Indiana Regional Development Authority for a certificate of approval to demolish City Methodist Church located at 549 Washington Street, in the City of Gary, Lake County

The chair asked for the staff report. Lehman presented the staff comment as follows. The application for a certificate of approval is contained in Attachment III.4. A completed application form was received by the Division of Historic Preservation and Archaeology staff ("DHPA staff") on March 6, 2025, from Elizabeth Gallow, Director of Architectural and Cultural History, of Cultural Resources Analysts, Inc. on behalf of Egis Group. Additional information to supplement the application was received by staff on March 25, 2025.

The Gary City Center Historic District was listed in the Indiana Register of Historic Sites and Structures on October 19, 1994, and in the National Register of Historic Places on November 25, 1994. Of the 62 contributing resources originally counted in the nomination, City Methodist Church at 549 Washington Street is one of 22 resources extant in the district. Staff acknowledges the church's severe deterioration and loss of structural integrity since the time of the district's nomination; however, what remains of the Gothic Revival church displays high artistic value and is still identifiable as an early 20th century church within the context of the district.

Staff notes that the name of the funding agency was incorrectly identified as the Northwest Indiana Regional Development Commission on the meeting agenda. Funding for the project will come from the Blighted Property Demolition Fund (Indiana Code 36-7.5-6), administered by the Northwest Indiana Regional Development Authority ("RDA").

Because a historic structure listed in the State and National Registers will be demolished by a project funded, in whole or in part, by the state, it was appropriate that the RDA apply for a certificate of approval from the Board, pursuant to Indiana Code §14-21-1-18(a) and (b).

The application notes that the church has been vacant since the 1970s and was damaged by fire in 1997. Over the past two decades, Staff have been aware of several attempts that have been made to repurpose the site and reuse portions of the church. In 2006, a memorandum of agreement (MOA) was executed among the City of Gary and the Indiana State Historic Preservation Officer to resolve adverse effects upon the City Methodist Church for an undertaking that proposed to create a ruins garden at the site by stabilizing the sanctuary walls and demolishing the rear auditorium using funds from the U.S. Department of Housing and Urban Development. In 2016, the City of Gary re-coordinated with the SHPO for the same project with a different federal funding source, however the project was never realized. A 2018 structural assessment completed for the ruins garden project identified unsafe areas in need of stabilization to prevent further collapse.

According to the application, most recently, the city applied to the READI 2.0 grant program for a project that would retain and rehabilitate the church's bell tower and remove the other parts of the

structure. A preliminary estimate by Bailey Edward indicated that this project would cost \$3 million, however the city later determined that the project was not feasible due to the lack of committed funding and concerns for public safety related to the structural instability of the tower.

This project proposes to demolish the church's entire structure. Staff recognizes that although past attempts to save parts of the building have been unsuccessful, they represent a clear and demonstrated effort to explore alternatives that would avoid wholesale demolition. After decades of extended vacancy and considering the existing conditions of the church as documented in the photographs provided, it appears that there is no viable alternative to demolition in this case.

To assist in mitigating for the loss of the resource, the applicant has proposed to submit the 2018 Gary Ruins Assessment report (enclosed in the digital folder with the submission materials), a drone video, and a 3D laser scanned model all completed by Bailey Edward design architects and ARSEE Engineers as documentation of the resource; and to maintain the existing historical marker at the site. Staff recognizes that the level of documentation completed for this 2018 assessment exceeds that which would typically be required for a project of this type; however, DHPA does not have the storage capacity or software to host video or 3D model files. Although other partial 3D models and drone videos of the church already exist online, if the project team can identify an alternative location where this media could be stored and made available for public viewing, staff believes it would be a beneficial outcome.

Furthermore, for consistency with the DHPA Minimum Architectural Documentation Standards, Staff believes it would be appropriate to use the photographs, architectural description, and historical information presented in the assessment report to fulfill documentation of City Methodist Church, but it should be re-formatted to omit the cost estimates and the scope of work related to the ruins garden project, which is not a part of the documentation requirements. Additionally, a photo key and photo log should be compiled prior to submission of the documentation and staff upload of the materials to SHAARD.

Regarding archaeology resources, a review of our records indicates there are no known archaeological sites or cemeteries within the project area. Due to extensive prior development, there is low potential for intact archaeological deposits. The application states that clean fill will be imported from a confirmed clean source from "sound earth".

The staff recommends that, if a certificate of approval is granted, the Board condition the certificate on the following:

1. RDA or its funding applicant shall make a reasonable effort to identify entities that could feasibly host the 3D model and/or drone video for online public viewing. If an entity is identified that would be willing to accept the media and make it available to the public, RDA or its consultant shall notify DHPA and distribute the link for access.
2. RDA shall have a qualified professional compile the already completed documentation materials into a format that meets the "DHPA Minimum Architectural Documentation Standards." This documentation may include still shots of the previously captured drone video and 3-D model; photographs, drawings, and descriptions compiled as a part of the 2018 Gary Ruins Assessment Report; and/or any other information that is relevant to the recordation of the resource. A draft copy of the documentation shall be submitted to DHPA for comment, and a final copy incorporating any requested edits or changes shall be approved by DHPA prior to any demolition work.

3. Demolition activities shall avoid the “City Church” Indiana Historical Marker located in the southwest corner of the project site.

4. If any prehistoric or historic archaeological artifacts, features, or human remains are uncovered during construction, state law (Indiana Code 14-21-1-27 & 29) requires that the discovery must be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646.

Following the staff comments, the chair called for questions or a motion. Lighty commented that he was glad that the Indiana Historical Marker will be retained on site. He stated that the text on the marker relates to the significance of the site and will still be relevant after the church is demolished. Larrison made a motion to approve, Sievert seconded the motion, the motion was approved unanimously.

5. Quarterly progress report by INDOT in fulfillment of condition #9 of the certificate of approval to alter the Westfield Historic District and demolish or remove historic structures at 101, 102 and 103 S. Union Street and 111 E. Main Street to reconstruct State Road 32 in the City of Westfield, Hamilton County.

The board accepted the report from INDOT without further comment.

Grant Evaluation Criteria and Priorities for FY 2026 Historic Preservation Fund (HPF) Grants

The chair recognized Kennedy and he presented the staff comment as follows. Overall, the DHPA Staff was satisfied with the way that the evaluation criteria drafted for federal Fiscal Year 2025 responded to the preservation needs of the state, including last year’s revisions and clarifications. This year for the FY2026 program cycle, we made only minor annual updates; there were no substantive changes made to the wording of any criteria. This is the version of the evaluation criteria that was posted online for public comments in late January.

However, at the same time as the evaluation criteria were being posted online, the Trump administration called for a pause on all federal grant programs for evaluation of diversity, equity, and inclusion requirements. The DNR then realized the need to align its HPF program evaluation criteria with the President’s directive. As a result, several long-standing evaluation criteria have been identified for elimination. Therefore, the following pages show what was posted online for public comment, but with the four evaluation criteria being eliminated shown in red strikethrough text. Related point value changes and other explanatory notes are also shown in red text for easy identification. The changes are summarized here:

Administrative Criteria: One criterion (item #3) has been eliminated; it gave up to 6 points to grant applicants that directly served under-represented, minority, or disadvantaged groups. The 6 points available were split between two other criteria to keep the categorical total at 142 possible points. Therefore, the Minimum Administrative Score remains 65.0 points for proposals to be recommended for funding.

Architectural and Historical Criteria: Two criteria (items #7 and #8) have been eliminated: one gave up to 12 points to projects that would include under-represented, minority, or disadvantaged groups as meaningful participants in the project; the other also gave up to 12 points to projects that focused on historic resources associated with under-represented, minority, or disadvantaged groups. The 24 points available from these two criteria were not reallocated, reducing the categorical total to 96 possible points.

Archaeology Criteria: No changes were made to the evaluation criteria, no criteria were eliminated, and no adjustments were made to the point values.

Acquisition and Development Criteria: One criterion (item #6) has been eliminated; it gave up to 12 points to projects that would directly assist historic resources associated with under-represented, minority, or disadvantaged groups. The 12 points available from this criterion were not reallocated, reducing the categorical total to 136 possible points.

Historic Preservation Fund Grant Program Evaluation and Selection Plan: Per NPS request last year, the grant evaluation and selection procedures were changed to give approval authority for funding recommendations (grant project selections) to the State Historic Preservation Officer instead of the State Historic Preservation Review Board. The Sliding Scale Funding Percentages Chart was revisited, but no changes were made for FY2026.

A 60-day public comment period for the above-stated changes closed on Monday, April 7th and no additional public comments were received by the deadline. Kennedy stated he will respond to any questions from the board or audience.

The board information packet (posted on Sharepoint) included:

- Draft FY2026 Administrative Evaluation Criteria page 3
- Draft FY2026 Architectural and Historical Evaluation Criteria page 7
- Historic Districts Targeted for National Register Nomination page 9
- Draft FY2026 Archaeology Evaluation Criteria page 11
- Federal Requirements for Archaeology Projects page 11
- Funding Ratios for Archaeology Projects page 11
- Archaeology Evaluation Criteria page 12
- Archaeological Goals and Objectives page 14
- Part I: Targeted DNR Properties page 14
- Part II: Mounds and Earthworks on DNR Properties page 15
- Part III: Target Areas page 15
- Part IV: Special Topic Sites page 16
- Draft FY2026 Acquisition and Development Evaluation Criteria page 17
- Priority Levels for Development Projects and Work Items page 17
- Acquisition and Development Evaluation Criteria page 17
- Draft FY2026 HPF Grant Program Evaluation and Selection Plan page 20
- Eligibility Requirements page 20
- Reimbursement page 20
- Standard Funding Ratios page 20
- Source of Matching Funds page 20
- Standard Award Limits page 20
- Categorical Funding Ratios page 21
- Sliding Scale Funding Percentages Chart page 22
- Grant Evaluation and Selection Procedures page 23
- Minimum Administrative Score page 24
- Reallocation of Funds page 24
- Certified Local Governments page 25

Kennedy pointed out the sample draft criteria sheets for each of the grant category areas: Administrative, Architectural and Historical, Archaeological, and Acquisition and Development. The chair opened the discussion to questions for staff. Shaw asked how the process will work, since the

board will not see what grants are approved until a later date. Kennedy stated that the board sets the criteria, and staff and the SHPO approve the funding. Larrison made a motion to approve the grant criteria as explained and outlined above and in Kennedy's packet for the board, Kloc seconded the motion. Mueller, Kloc, Larrison, Shaw, Lighty, and Sievert voted in favor, Keller objected. The motion was passed.

Mueller noted the compilation of properties listed since the last meeting. He pointed out that the July meeting will be held at The Garrison at Fort Harrison State Park rather than the Inn Building.

The meeting was adjourned at 3:15 p.m.

Properties Listed in, Rejected by, or Removed from the National Register since the Last Notification

Listed

BARTHOLOMEW COUNTY

Irwin Union Bank and Trust, Eastbrook Plaza Branch, 2531 Eastbrook Plaza, Columbus, SG100011483, LISTED, 3/3/2025

CARROLL COUNTY

Camden Paint Creek Concrete Arch Bridge, State Road 218 over Paint Creek, Camden vicinity, SG100011479, LISTED, 3/3/2025

CARROLL COUNTY

Lockport Wabash River Bridge, North County Road 300 North over Wabash River, Lockport vicinity, SG100011480, LISTED, 3/3/2025

DELAWARE COUNTY

Shaffer Chapel A. M. E. Church, 1501 East Highland Avenue, Muncie, SG100011477, LISTED, 3/3/2025

GRANT COUNTY

Marion Firestone Auto Supply & Service Center, 625 South Washington Street, Marion, SG100011481, LISTED, 3/3/2025

LA PORTE COUNTY

Cedar Lodge, 706 West 11th Street, LaPorte, SG100011478, LISTED, 3/3/2025

LAGRANGE COUNTY

South Milford I.O.O.F. Hall, 8015 E 750 S, South Milford, SG100011482, LISTED, 3/3/2025

Returned

None.

Rejected

None.

Removed

None.

Set date for the next meeting – note change in location

Proposed date: July 16, 2025, 1:30 p.m., at Fort Harrison State Park, The Garrison Conference Center, 6002 N. Post Rd., Indianapolis, IN 46216.

Deadline for receipt of Certificate of Approval applications, June 6, 2025, 4:45 p.m.