

Minutes

Indiana Historic Preservation Review Board

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

The Garrison Conference Center, Cardinal Room, Fort Harrison State Park
6002 N. Post Rd., Indianapolis, IN 46216

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

Staff members present: Chad Slider, Holly Tate, Paul Diebold, Jamie Reeder, Danielle Kauffmann, and Rachel Bayler, Emma Curley, and Taylor Maupin (all interns)

Visitors/Speakers present: Scott Dennerline and Debbie Papas, owners of Walker Hill Farm; Laura Grammer and Ron Lovett, Hope School staffers; Timothy Brown-Salzman and Tracy Brown-Salzman, property owners in Loogootee; JoAnne McDonald, congregant, St. Mark AME Zion Church; Bradford Amburgey, owner, Wilson House; Deborah Miller, Debra Morrett, Judith Booe, Tom Booe, and Garland J. Pannell, all congregants of Veedersburg First Christian Church; Debbie and Terry Ivey, congregants of Marion First United Methodist Church; Sarah Hempstead and Brad Brutout of Schmidt Associates Architects; Ray Allison, Indiana State Fair Commission.

Call to Order

Chair Ryan Mueller called the meeting to order at 1:36 p.m.

Approval of the April 2025 meeting minutes

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

Division Director's Report

McCord presented the report. Preparations are complete for the division's State Fair activities, which will include activities on the DNR Front Porch, Architectural Trolley Tours, and the National Register Certificate Ceremony. September is Archaeology Month and 2025 is the 30th anniversary of the event. Posters are available and many activities are planned. The Preserving Historic Places Conference is set for the first week of October in Fort Wayne. McCord reported that on July 1, 2025, HPF monies were released for funding requests from SHPOs, and DHPA has begun to prepare Indiana's application. 2026 monies from the Historic Preservation Fund remain unavailable. It was noted toward the end of the meeting that Daniel Kloc has resigned from the board. McCord and Mueller indicated that a slate of candidates and renewals for board members is pending approval in the governor's office.

National Register Applications

1. Walker Hill Farm, 9939 and 9787 Hwy 50, Dillsboro vicinity, Dearborn County (2783)
Diebold presented the staff comment. Scott Dennerline spoke in favor of the application and noted that the address should include 9925 Hwy 50 and that the mailing location is defined as Aurora, not Dillsboro. Diebold said staff will make the corrections. The owner is also interested in raising the level of significance to statewide at a later date. Lighty made a motion to approve the application, Keller seconded the motion, the motion was approved unanimously.

2. John Hope School No. 26, 1301 East 16th Street, Indianapolis, Marion County (2789)
Tate presented the staff comment. Shaw made a motion to approve the application, Kloc seconded the motion, the motion was approved unanimously.
3. Pennsylvania Produce Terminal – Fort Wayne, 420, 433, 435, 438, 440, and 450 East Brackenridge Street, Fort Wayne, Allen County (2792)
Diebold presented the staff comment. Larrison made a motion to approve the application, Lighty seconded the motion, the motion was approved unanimously.
4. Loogootee Commercial Historic District, each side of John F. Kennedy Ave. between Vincennes/Butcher and Railroad Streets, extending northeast/southwest to NE & NW 1st Streets south of Wood Street, Loogootee, Martin County (2794)
Diebold presented the staff comment. Kloc made a motion to approve the application, Shaw seconded the motion, the motion was approved unanimously.
5. Francesville Commercial Historic District, roughly east side of Montgomery Street between Brooks and Salem Streets and each side of Bill Street between Yellow and Lyman Streets, Francesville, Pulaski County (2794)
Diebold presented the staff comment. Shaw made a motion to approve the application, Lighty seconded the motion, the motion was approved unanimously.
6. St. Mark A.M.E. Zion Church, 4200 Adler Street, East Chicago, Lake County (2796)
Reeder presented the staff comment. Larrison made a motion to approve the application, Larrison made a motion to approve the application, Keller seconded the motion, the motion was approved unanimously.
7. Indiana Desk Company, 1224 Mill Street, Jasper, Dubois County (2800)
Diebold presented the staff comment. Keller made a motion to approve the application, Shaw seconded the motion, the motion was approved unanimously.
8. Edward Astoria and Margaret Wilson House, 1001 W. US 20, Porter, Porter County (2803)
Diebold presented the staff comment. Brad Amburgey, owner, spoke in favor of the application and may present additional documentation to raise the level of significance to statewide at a later date. Larrison made a motion to approve the application, Kloc seconded the motion, the motion was approved unanimously.
9. Veedersburg First Christian Church, 301 North Mill Street, Veedersburg, Fountain County (2804)
Tate presented the staff comment. Shaw made a motion to approve the application, Lighty seconded the motion, the motion was approved unanimously.
10. Marion First United Methodist Church, 624 South Adams Street, Marion, Grant County (2805)
Diebold presented the staff comment. Kloc made a motion to approve the application, Larrison seconded the motion, the motion was approved unanimously.
11. Nike Missile Site C-32, 1100 North Mineral Springs Road & 1031-1035 North Wagner Road, Porter, Porter County (2842)

Diebold presented the staff comment. Larrison made a motion to approve the application, Shaw seconded the motion, the motion was approved unanimously.

Certificates of Approval

1. Application by the Indiana State Fair Commission for a certificate of approval to alter the Communications Building by renovating for administrative offices at the Indiana State Fairgrounds in Indianapolis, Marion County

The chair recognized Sarah Hempstead, who presented a comprehensive power point about the proposed rehabilitation of the Communications Building. Several board members then asked questions about the project. Larrison asked about the placement of restrooms in the rehabilitation plans. Allison noted that staff has been vacated from the building due to temperature and other building systems issues. The chair then called for the staff comment. Slider presented the comment. A completed application form was received by the Division of Historic Preservation and Archaeology staff ("DHPA staff) on June 5, 2025, from Brad Brutout of Schmidt Associates, on behalf of Cindy Hoye, Executive Director, Indiana State Fair Commission. Additional information for the plaza improvements was received on July 2, 2025.

The Indiana State Fairgrounds was identified as a historic district in the 1999 Washington Township, Marion County Interim Report, and it has been determined eligible for listing on the Indiana Register of Historic Sites and Structures and the National Register of Historic Places by DHPA staff. On July 23, 2019, Holly Tate and Paul Diebold of the Survey and Register section visited the fairgrounds and updated the surveyed district map, including the contributing/non-contributing status of each building based on the current condition. Due to the continued use of this property as the state fairgrounds since 1891, if the property were to be listed on the National Register, the current end of the period of significance would be 1970 or later, based on the standard 50-year mark for the National Register program. The Communications Building is a contributing resource to the historic district. It was constructed in 1947 as the Paddock (first floor) and Radio Center (second floor) by Service Construction Company, and it was designed by C. Daniel J. Zimmerman, Architects & Engineers.

Because an historic structure that is eligible for listing in the National and State Registers will be altered by a project using in whole or in part funds of the State of Indiana, it is appropriate that a certificate of approval has been requested pursuant to Indiana Code § 14-21-1-18.

According to the application, the scope of work includes exterior improvements to restore the original arched masonry openings of the paddock. These will be visually restored by installing glass infill system that respects the size and shape of the original openings. The appearance of glass block windows will be retained by restoration of the original windows in some areas, and replacement with new glass block in others. On the west elevation of the building, the large section of glass block in the stairwell will be preserved and restored. On the east elevation, new clear glass block will be used to improve energy efficiency. Glass block windows in the offices will also be replaced with new clear glass blocks to enhance both energy efficiency and visual transparency to the exterior. The roof insulation and membrane will be replaced, entry canopy restored, period-appropriate lighting installed, and building mounted flag poles will be replaced. On the interior of the building, the lower-level garage space (originally a paddock) will be transformed into office space, while retaining an industrial aesthetic to recognize its historic use as unfinished, utilitarian space, first as paddocks and later as a vehicle and storage garage. On the second floor, where the original broadcasting studios were located, the floor plan will be

adapted to provide for a reception area, private offices, open office area, a social hub, and meeting rooms. This will require some reconfiguration of the original floor plan; however, retention of much of the original central hallway has been prioritized, as well as maintaining many of the original openings and the interior slanted glass windows of the broadcast/ recording studios. One of the original studios will be retained in its original size and configuration for use as a conference room, and the "On-Air" signs in the hallway will be retained and repurposed as office signage to designate departments for the administrative offices.

According to the application, the site surrounding the building has remained largely unchanged over the years. Historical images show consistent access from the east and west, with a track located to the north and vehicular traffic to the south. The most significant changes have occurred in the pavement surfaces around the building. What was once dirt has been replaced with concrete sidewalks and asphalt drives and parking areas. Parking is now provided on the south and west sides of the building. The east side of the building is currently a paved parking lot, originally gravel. A new plaza will be constructed using the theme of radio waves as the inspiration. A rendering showing two options has been provided.

As the building's use changed over the years, no longer serving as a horse paddock or a radio broadcasting center, the first floor became a garage and the second floor studios were used as office space with minimal change. Because of this, the building retains a high degree of original materials, finishes, and configuration. According to the application, this renovation project is designed to address the deferred maintenance, enhance interior functionality, and preserve the structure's historic character. While the project to convert the Communications Building to administrative offices will result in changes to the floor plan and sacrifice some historic fabric and materials, Staff believes that the designers have successfully struck a balance between preserving important character-defining features and meeting the functional needs of the State Fair. The concepts and plans presented by the designers demonstrate sensitivity to the historic character of the building by retaining and preserving many original features.

Staff appreciate the challenge of adapting a unique structure that was purpose-built for radio broadcasting and horse paddocks to serve a new contemporary function. While introducing substantial interior changes to adapt the layout for administrative offices, the project has been designed to respect and preserve key features of the historic building, such as the exterior masonry, glass block windows, and arched openings, and to honor the former purpose through sensitive interior design re-incorporating historic materials and finishes. This project appears to be an acceptable compromise to preserve the building by giving it a new use, which will ensure its continued presence and future viability as a contributing resource within the Indiana State Fairgrounds district.

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

1. The project shall incorporate period-appropriate materials, colors, and finishes to reflect the history and era of the Paddock and Radio Center. As indicated by the application, this shall include retention of original "On Air" signs, several of the slanted broadcast studio hallway viewing windows, main staircases/ stairwells, use of two-color checkerboard vinyl/ linoleum flooring, period lighting, and restoration of exterior flagpoles and canopy.
2. Windows shall be restored to the original design configuration and appearance to the extent known/ documented. Original glass block will be retained as indicated in the application and wherever else it is feasible to do so. Where glass block is to be removed, it shall be replaced in-kind with block of the same size, dimensions, and appearance. Use of clear glass block, in

substitution of patterned block, shall be allowed for offices and conference rooms, as long as the new block otherwise has the same dimensions and appearance as the original. Tinted/ energy efficient block may be acceptable if the exterior appearance does not differ substantially from the appearance of the original block that is being retained in other nearby window openings. A test panel or mock-up shall be created to verify acceptable visual harmony between the old (original) glass block and the new glass block for ISF and DHPA staff approval prior to removal of any existing glass block windows.

3. 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.

4. This certificate of approval shall remain valid through July 16, 2030.

Following Slider's presentation of the staff comments, the chair called for questions from the board. Keller asked if the plaques for the Swine Barn were ever installed. This was a condition of approval for that certificate of approval, granted several years ago. Allison stated that they will be working on that stipulation. Keller also asked if the Administration Building will be next to be rehabilitated. Allison indicated that that is likely. Kloc asked if a new roof covering is part of the rehabilitation. Hempstead and Allison replied that a new membrane roof will be installed. Larrison made a motion to approve the certificate of approval, subject to all stipulations and Keller seconded the motion. The motion was approved unanimously.

2. 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.

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

Listed

ALLEN COUNTY,

Saint Joseph's Nurses Home, 835 Van Buren Street, Fort Wayne, SG100011865,
LISTED, 5/19/2025

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, MP100011866,
LISTED, 5/19/2025 (Residential Planning and Development in Indiana, 1940-1973 MPS)

CASS COUNTY,

Kendrick-Baldwin House (Cass County Memorial Home) Additional Documentation), 706 E. Market St., Logansport, AD82000060,
ADDITIONAL DOCUMENTATION APPROVED, 5/20/2025

CLARK COUNTY,

Francis Avenue Historic District, Each side of Francis Avenue extending approximately 400 feet west of Bailey Avenue, Clarksville, MP100011860,
LISTED, 5/19/2025 (Residential Planning and Development in Indiana, 1940-1973 MPS)

Victory Court Historic District, East side of Victory Court, a semicircular loop road, Clarksville, MP100011867,
LISTED, 5/19/2025
(Residential Planning and Development in Indiana, 1940-1973 MPS)

DUBOIS COUNTY,
Jasper High School Gymnasium, 340 West 6th Street, Jasper, SG100011858,
LISTED, 5/19/2025

GIBSON COUNTY,
Princeton Courthouse Square Historic District,
Roughly bounded by State and Water Streets on the north and south, and Prince and West Streets on the
east and west. Princeton, SG100011868,
LISTED, 5/20/2025

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, SG100011869,
LISTED, 5/20/2025

LAWRENCE COUNTY,
Green Hill Cemetery, 1202 18th Street, Bedford, SG100011863,
LISTED, 5/19/2025

ST. JOSEPH COUNTY,
St. Adalbert Church Complex, 2505 W. Grace St., South Bend, SG100011864,
LISTED, 5/19/2025

WASHINGTON COUNTY,
Blue River Quaker Settlement Rural Historic District, A corridor roughly lining Quaker Road north of State
Road 56 to Trueblood Lane in Washington Township, Salem vicinity, SG100011859,
LISTED, 5/19/2025

Returned
Meridian Line Road Iron Truss Bridge, Meridian Line over Deer Creek, Camden vicinity, Carroll County (2776)

Rejected
None.

Removed
None.

Set date for the next meeting

Proposed date: October 22, 2025, 1:30 p.m., at Fort Harrison State Park Inn and Conference Center,
Roosevelt Room, 5830 N. Post Road, Indianapolis, IN 46216.

Deadline for receipt of Certificate of Approval applications, September 12, 2025, 4:45 p.m.

The meeting adjourned at 3:12 p.m.