

Minutes

Indiana Historic Preservation Review Board

July 15, 2026, 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), Anne Shaw, Chandler Lighty, Jeff Laswell, Chris Carter, James Heimlich, Brenda Bishop-Kyle, and Beth McCord (DHPA Director/Ex-Officio)

Staff members present: Paul Diebold, Holly Tate, Jamie Reeder, Chad Slider, Caitlin Lehman, Danielle Kauffmann.

Interns present: Nole Marchand, James Raines, Julia Stauffer, Ashley Stockall.

Visitors/Speakers present: Joe Grabill, John Spalding, architect, both representatives of the Kamm & Schellinger Brewery redevelopment; Jason Brady, Jerry Hartley, April Dowdle, and Michael Peterkin, all associated with Indiana Army National Guard; Noah Nobbe, Indiana Landmarks; Kurt Garner; Susan Tingley, of Terre Haute and Kilie Smith, Terre Haute Parks Dept.; Sarah Terheide, archaeologist; Emma Donaghy, historian/architectural historian; and Ebony Chappel, representing Belmont Park & Beach.

Call to Order

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

Approval of the April 2026 meeting minutes

Lighty noted that his name was misspelled on one page. Bishop-Kyle made a motion to approve the minutes. Laswell seconded the motion; the motion was approved unanimously.

Division Director's Report

McCord presented the report. The Indiana State Fair is approaching and DHPA will have the usual events at the Fair Grounds, including architectural trolley tours and the National Register certificate ceremony. Archaeology Month, which started as Archaeology Week, is in its 31st year. This September, there will be numerous events and DHPA assisted by Communications has produced a poster about the archaeology of Vincennes, Indiana. Posters are available at the front of the room and will be distributed widely. The Preserving Historic Places Conference will be held at the end of September in Franklin, Indiana. McCord provided an update on the Historic Preservation Fund. DHPA's application was accepted by NPS. Thirteen grant applications were received and the turnaround for this round was extremely short due to the late date of the funding notice. Staff is finalizing their review of the grant applications. Lastly, McCord noted that the final board position is now filled; the governor's office appointed Andrea Crider to the board.

National Register Applications

1. Clay Township District #8 Schoolhouse, 6840 S. County Farm Road, Claypool vicinity, Kosciusko County (2841)
Diebold presented the staff comment. Shaw made a motion to approve, Lighty seconded the motion, the motion was approved unanimously.

2. Wildcat Creek Steel Truss Bridge, Highway 75 over Wildcat Creek, Cutler vicinity, Carroll County (2834)
Tate presented the staff comment. A representative from the organization that currently owns the house, Ben Nicol, briefly spoke in favor. Heimlich made a motion to approve the application, Laswell seconded the motion, the motion was approved unanimously.
3. Middle Fork Wildcat Creek Concrete Arch Bridge, State Road 75 over Middle Fork of Wildcat Creek, Cutler vicinity, Carroll County (2835)
Tate presented the staff comment. Bishop-Kyle made a motion to approve the application, Carter seconded the motion, the motion was approved unanimously.
4. Bachelor Run Steel Truss Bridge, County Road East 250 South, Burlington vicinity, Carroll County (2836)
Tate presented the staff comment. Garner, the consultant, spoke in favor and stated that the acceptance of this nomination will complete the roster of bridges the Carroll County group believes to be eligible for listing. Shaw made a motion to approve the application, Laswell seconded the motion, the motion was approved unanimously.
5. Chauncey Rose Memorial Plaza, Dresser Drive in Fairbanks Park, Terre Haute, Vigo County (2645)
Diebold presented the staff comment. Lighty made a motion to approve the application, Bishop-Kyle seconded the motion, the motion was approved unanimously.
6. Bowman Creel Stone Arch Culvert, Lincoln Way East over Bowman Creek, South Bend, St. Joseph County (2846)
Diebold presented the staff comment. Heimlich made a motion to approve the application, Laswell seconded the motion, the motion was approved unanimously.
7. Northwood Historic District, bounded by East State Boulevard on the north, Forest Avenue on the south, Kentucky Avenue on the east, and each side of St. Joseph Boulevard on the west, Fort Wayne, Allen County (2903)
Diebold presented the staff comment. Shaw made a motion to approve the application, Laswell seconded the motion, the motion was approved unanimously.
8. Hillis-Long-Hultz House, 3363 E. County Road 800 N, Bainbridge, Putnam County (2831)
Reeder presented the staff comment. Lighty made a motion to approve the application, Bishop-Kyle seconded the motion, the motion was approved unanimously.

Certificates of Approval

1. Application by the Indiana Army National Guard for a certificate of approval to alter by interior renovation and construction of an addition at the Crawfordsville Readiness Center at 1405 S. Washington Street, in the City of Crawfordsville, Montgomery County.

Slider gave the staff comment. The application for a certificate of approval is contained in Attachment III.1. A completed application form was received by the Division of Historic

Preservation and Archaeology staff ("DHPA staff) on May 22, 2026, from Jerry Hartley, Indiana Army National Guard.

The application notes that the Crawfordsville Readiness Center, built in 1956, was determined eligible for inclusion in the National Register of Historic Places under Criterion A (formerly under Criteria Consideration G prior to meeting the 50 year age requirement) for the significance of training activities of the 139th Field Artillery with the Honest John rocket during the 1960s and 1970s. Honest John rocket was the first nuclear tactical weapon developed during the Cold War. The property remains on its original site within a setting that retains its mid-twentieth-century institutional character. Therefore, staff considers the Crawfordsville Readiness Center to be "historic," as that term is used in Indiana Code §14-21-1-18.

Funding for the project will come from the State of Indiana - Adjutant General's Office using approximately 40% state and 60% federal appropriations from the National Guard Bureau via cooperative agreement.

Because a historic structure owned by the State of Indiana will be altered by a project using funds of the State of Indiana, it is appropriate that the Indiana Army National Guard has applied for a certificate of approval pursuant to Indiana Code 14-21-1-18.

According to the application, the U.S. Army's standardized infrastructure rating system quantifies the Crawfordsville Readiness Center as "Black/Failing;" scoring 48.09 out of 100. The Black/Failing rating is indicative of a facility being inadequate and failing to meet minimum mission requirements. To address this issue, the proposed project will demolish some interior walls to reconfigure 4767 square feet of the existing 16,963 square foot building, and construct a 4348 square foot addition on the southeast side of the building for new classroom and office space. The project will preserve as much of the existing exterior as possible, and use complementary design and materials in construction. The existing soffit, fascia and brick exterior walls will be integrated into the new addition to preserve the historic appearance and feeling of the building. The 16,963 square feet of renovated spaces will include upgrades to critical office, and storage spaces. Upgrades will include the modernization of the electrical and HVAC systems. New energy efficient windows will be installed to match the original design. In locations where old fenestrations cannot be maintained, spandrel panels will be used to retain the original appearance of the windows. In addition, there will be parking expansion.

Staff notes that although there have been some alterations over the years, the Crawfordsville Readiness Center largely retains the integrity of its historic design, workmanship, and materials. The proposed addition on the southeast corner of the front of the structure will substantially change the appearance of the building. It also creates a new entrance. To preserve the original appearance of the primary elevation, it would be preferable to construct a smaller addition, or an addition as a side or back wing. However, this was deemed not feasible for functional and economic reasons.

Staff notes that buildings and structures on the project site will be modified through exterior alterations associated with the addition, revised entry configuration, and modernization of the interior. The impact of these modifications are somewhat minimized by designing the addition to display compatible scale and similar materials to the existing structure. Still, the new two-story

addition, rather than being a secondary aspect, becomes the primary and main focal point of the façade due to its size, height, and location. The original one-story projecting center entrance wing will no longer be visually prominent, as it is incorporated into the new larger addition dominating the front façade of the readiness center.

Staff appreciates the tremendous effort made by the designers to refine the plans to address feedback on initial designs and materials. While the addition is a substantial change to the front elevation, it has been developed to provide the necessary space and improvements for modern military needs, while also preserving a measure of the overall appearance and feeling associated with the Crawfordsville Readiness Center. With the completion of this modernization project, the Crawfordsville Readiness Center mission rating would meet “Green/Capable,” meaning that it can continue to function for its intended purpose into the foreseeable future.

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

1. The Crawfordsville Readiness Center shall be documented by a qualified professional (an individual who meets the Secretary of the Interior’s Professional Qualification Standards) in accordance with the Indiana DNR – Division of Historic Preservation & Archaeology Minimum Architectural Documentation Standards. 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 construction or demolition work.
2. Project activities will remain within previously disturbed areas. 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.
3. The certificate of approval shall be valid through July 15, 2031.

Next, the chair recognized Jason Brady, facility manager at the subject property. He noted that readiness is crucial and that the facility is 45% under capacity per the Indiana National Guard evaluation standards. He did note that one of the significant roles of the unit is to preserve its own history.

The chair asked for board comments. Shaw noted that in a separate capacity as a consultant, she prepared a determination of eligibility for the building in 2008, which resulted in a binder of historical information that could be used by the unit. Brady noted that the binder is still in use.

Bishop-Kyle made a motion to approve the application with staff recommended conditions, Shaw seconded the motion, the motion was approved unanimously.

2. Application by the 100 Center Opportunity Fund on behalf of the Indiana Economic Development Corporation for a certificate of approval to demolish the west additions of the Kamm and Schellinger Brewery, to subsequently construct a 6-story apartment building, and to alter the

existing brewery, stable and boiler house buildings at 100 Center Street, Mishawaka, St. Joseph County.

Lehman gave the staff comment. 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 & Archaeology staff ("DHPA staff") on June 3, 2026, from Matt Freeman, Designer and Partner at Spalding Design Group, LLC ("Applicant"), on behalf of the 100 Center Opportunity Fund development team. Additional information to supplement the application, including revised existing building elevation drawings, was received on June 12, 2026, and June 16, 2026. Clarifications were also provided by Mr. Freeman and Joe Grabill of Berkshire Hathaway HomeServices on June 19, 2026, and June 22, 2026.

The Kamm and Schellinger Brewery was listed in the Indiana Register of Historic Sites & Structures ("State Register") on April 4, 1979, and in the National Register of Historic Places ("National Register") on October 11, 1979, with Industry and Architecture as areas of significance. The listed boundary contains three (3) contributing buildings: the Brewery, the Stable, and the Boiler House. According to a review of historic maps and photographs, the sequence of construction indicated in the nomination does not appear to be completely accurate. However, the majority of the development on the site occurred between about 1853 and 1934, with minor additions occurring into the mid-century. The complex was previously redeveloped as the 100 Center Complex in 1970.

This project will, in part, use READI 2.0 funds from the Indiana Economic Development Corporation ("IEDC"). Because a historic structure listed in the State and National Registers will be altered and demolished by a project using funds of the State of Indiana, it was appropriate that the 100 Center Opportunity Fund project team applied for a certificate of approval pursuant to Indiana Code 14-21-1-18.

According to the application, the proposed project consists of three main parts: the demolition of a 214-foot long section of the existing Brewery building; the construction of a new six-story mixed-use apartment / condo complex; and the rehabilitation of the Stable, the Boiler House, and the remaining portions of the Brewery Building. The portions of the Brewery proposed for demolition are labeled as Buildings 3 through 8 on the Exhibit 2 as built drawing set. They are located west of the main four-story section of the building and were constructed as a string of additions between about the late 1880s and mid-1930s, some of which replaced earlier additions themselves. According to Sanborn Fire Insurance Maps, these west additions historically held beer cellars, freezing tanks, and ice storage and provided space for keg washing. The proposed project will retain the easternmost approximate 130-foot-long section of the Brewery building, including the four-story portion (Building 2) and its later, one-story east addition (Building 1).

The applicant indicates that no tenants have occupied the Brewery building for at least 12 years. It was marketed for sale for about 5 years before partial demolition of the Brewery building was pursued. While adaptive reuse of the entire building was explored, this was found to be not feasible due to the high cost associated with modifying the building to meet ADA accessibility, emergency egress, and fire code requirements. The exterior photos (Exhibit 8) provided represent that the western part of this building is in especially poor condition. While the loss of the western 214-foot long section of the Brewery building is unfortunate, Staff acknowledges that

the building's prolonged vacancy leading to deferred maintenance and its original construction sequence with misaligned floor plates present challenges for redevelopment. Following demolition activities, the project will construct a new mixed-use residential development in place of the removed additions. As shown in the schematic design plans (Exhibit 4) for the Residences at 100 Center complex, the footprint of the new building will be approximately 292 x 89 feet and will be offset 20 feet west from the remaining portions of the Brewery building. The new building will have five residential floors and two parking levels, the lowest of which is below grade on its east, south, and west sides. Its design appears to recall some architectural elements of the existing Brewery building, such as brick cladding, pilasters, cornice brackets, central pediment, and window pattern. However, Staff believes the design of the new building is simplified enough that it would not result in a false sense of history on the site.

According to the applicant, the scale of the building was selected to maximize residential density in response to the local market demand for apartments and condominiums. With six stories above grade, the new building will be the tallest building on the Kamm & Schellinger Brewery site. However, another tall building, the eight-story 100 Center HiRise, is already located immediately adjacent to the National Register-listed boundary and within the historic complex's setting.

The remaining historic buildings on site will be rehabilitated. The application indicates that the Brewery building will receive new windows and doors on its west elevation where the west additions are removed. Additionally, the easternmost portion of the building (Building 1) will be renovated as an event center including new windows, doors and seating areas. According to the drawings and renderings, the proposed concept for the event center exterior includes extending the existing loading dock and wrapping it around the south side of the building, constructing an accessible ramp, as well as removing windows on the east façade and enlarging the openings to install glass overhead doors (Exhibits 5 and 6).

Following correspondence with staff, the applicant revised the elevation drawings (Exhibit 5) for the Brewery building to match the historic two-over-two window configuration on the four story section and to restore the storefront on the south façade, clarifying that if the existing wood windows are beyond repair as suspected, replacements will be selected to match the historic configuration, including profiles and muntin designs, as closely as possible. The Applicant indicates vinyl or aluminum-clad wood replacements are under consideration for both remaining portions of the Brewery, including the proposed event center portion where three existing steel industrial windows are installed on the south façade. Staff notes that vinyl replacement windows are not likely to accurately replicate the materials, historic proportions or profiles of the existing wood or steel industrial windows on both remaining parts of the Brewery Building. However, replacement windows which match the existing materials or windows of other substitute material replacements (such as but not limited to fiberglass, extruded aluminum, or aluminum clad wood) may be appropriate in this case if repair of existing wood and steel windows is not found to be possible. Staff understands that the scope of rehabilitation is not fully developed at this stage and anticipates further consultation with the project team regarding the design and material of replacement windows, should a certificate of approval be granted.

Additionally, while floor plans have not been completed, anticipated interior modifications to the Brewery building include interior finish replacements, installation of fire sprinklers, and life safety improvements while leaving spaces open for future tenant buildout. From a review of the interior photographs provided (Exhibit 9), Staff observed original structural members, like wood columns and beams, and exposed masonry walls in some areas and a four-story vertical shaft that contains the building's current main stairway. However, apart from these, there do not appear to be many distinctive interior historic features, finishes, or spaces within the two easternmost sections of the Brewery Building, likely due to the industrial nature of the site and past renovations.

The Stable and Boiler House buildings will also be rehabilitated as needed, including masonry and trim repair, and roof replacement. According to an email to Staff on June 19, the Applicant also anticipates interior modifications will be made to the Stable and Boiler House, such as accessibility and life safety improvements; however, similar to the Brewery Building, plans have not been prepared, and these modifications will be designed according to the needs of future tenants.

Overall, while the project will result in the loss of part of the Kamm & Schellinger Brewery complex, Staff appreciates that the project will revive the site and bring it back into active use after years of vacancy and neglect. The project team's desire to repurpose the site while retaining and rehabilitating most of its original fabric is commendable. The Applicant has expressed willingness to document the building that will be partially demolished prior to demolition to assist in mitigating for the project's impacts.

In terms of archaeology, no currently known archaeological resources listed in or eligible for inclusion in the National Register of Historic Places have been recorded within the proposed project area. Currently the brewery complex has not been identified as an historic industrial archaeological site. Building demolition will likely only affect soils previously disturbed by construction of the building. However, archaeological resources may exist underneath development. During demolition and any earth moving activities, work crews should be alert to the possible presence of archaeological artifacts (e.g., ceramics, glass, bone, stone tools, etc.) and features (e.g., foundations, cisterns, privies, etc.) that may be encountered during any project-related earth moving activities.

If a certificate of approval is granted, the Staff recommend that the Board condition the certificate on the following:

1. The Kamm & Schellinger Brewery building (including the four-story building and its additions) shall be documented by a qualified professional (an individual who meets the Secretary of the Interior's Professional Qualification Standards) in accordance with the Indiana DNR – Division of Historic Preservation & Archaeology Minimum Architectural Documentation Standards. 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. All masonry work must follow the guidance provided in Preservation Briefs 1 & 2 which are published by the National Park Service and available on their website at:
<https://www.nps.gov/orgs/1739/preservation-briefs.htm>.
3. The project team shall investigate the feasibility of rehabilitating the existing wood and steel windows on the Brewery Building. If it is found that the existing windows on the Brewery building are beyond repair, replacement windows must replicate the existing historic windows in size, finish, proportions of the frame and sash, configuration of window panes, and muntin profiles to the closest extent possible. Substitute materials may be appropriate if they adequately replicate the appearance of the existing windows. Replacement window selections must be submitted to DHPA for staff review and approval.
4. 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.
5. This certificate of approval shall be valid through July 15, 2030.

Following staff comments, the chair asked if the board has questions. Heimlich asked why archaeological monitoring has not been recommended as a condition in this case. Slider stated that it is believed that the site has been disturbed to a great extent and that it may be likely that archaeological deposits that may exist would date from after the period defined for artifacts in state law (December 31, 1870). Heimlich reiterated his concern based upon recent experience with other projects and suggested the board consider whether adding a condition for monitoring would be appropriate. Bishop-Kyle asked about whether the project would impact the smokestack and if there was an active boiler system. Lehman indicated the only areas proposed for demolition are the additions to the Brewery and deferred to the project team for the question about the boiler system. Grabill, the developer, noted that there is no functional boiler heat in the complex, and it was removed in the 1960s and 1970s. McCord reiterated Slider's comments about archaeological monitoring and stated that staff considered monitoring as a recommended condition, however the majority of the site's development occurred after the 1870 cut-off for artifacts in state law. Heimlich indicated that he believed it would be difficult for a non-archaeologist to distinguish the age of discovered artifacts. McCord indicated that because demolition will be ongoing, archaeology staff thought that monitoring may be burdensome in this case but reiterated the post-review discovery caveat. Heimlich indicated he did not recommend monitoring as a condition but strongly urged staff to visit the site. Shaw asked whether there were any neighborhoods on the site that predated the Brewery. Grabill responded that it is his understanding that the Brewery was constructed on previously undeveloped land. Grabill indicated that descendants of the brewery operators are supportive of the project. Shaw echoed Heimlich's comments and indicated that the presence of a parking lot or foundation does not necessarily mean artifacts are not present. Grabill acknowledged this comment and indicated plans to salvage machinery, as well as previous work collaborating with local historians and organizations to document the site, including a documentary video. Laswell asked McCord about whether the soil types on the site are known. McCord indicated that she did not know. The chair

asked for any additional comments or questions. Grabill noted that working with staff has been a collaborative process that has been helpful. Heimlich made a motion to approve the application with staff recommended conditions, Bishop-Kyle seconded the motion, the motion was approved unanimously.

3. 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 without comment.

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

ALLEN COUNTY,
Congregation Achduth Vesholom, 5200 Old Mill Road, Fort Wayne, SG100013071, LISTED,
6/1/2026

GIBSON COUNTY,
Old Red Covered Bridge, Adjacent to County Road W 650 S over Big Bayou Creek, Griffin
vicinity, SG100013074,
LISTED, 5/27/2026

Wheeling Covered Bridge, Adjacent to County Road E 390 N over the Patoka River., Wheeling
vicinity, SG100013075, LISTED, 5/27/2026

GRANT COUNTY,
First Friends Church, 1501 South Adams Street, Marion, SG100013072, LISTED, 5/28/2026

HUNTINGTON COUNTY,
Mt. Hope Cemetery & Mausoleum, 1700 West Park Drive, Huntington, MP100013073, LISTED,
6/1/2026
(Early Community Mausoleum Movement in Indiana MPS)

JEFFERSON COUNTY,
Beatty-Mouser Farm, 91 South County Road 325 West, Hanover vicinity, SG100013067,
LISTED, 5/26/2026

MARION COUNTY,
Lacy, Howard J. & Martha, Mansion, 4333 Sylvan Road, Indianapolis, SG100013069, LISTED,
6/1/2026

MARION COUNTY,
Laurel Hall, 5395 Emerson Way, Indianapolis, SG100013068, LISTED, 5/28/2026

Returned

Belmont Park & Beach, Indianapolis, Marion County (has been resubmitted)

The board recognized Garner and Chappel. Both wished to discuss the result of the return of the Belmont Park & Beach nomination form by National Park Service. Chappel was concerned about the ability of applicants and the public to comment about the return and about the application for the beach only, which is pending in Washington, D.C. with the NPS staff. DHPA staff agreed to provide a copy of the NPS decision to staff and to the review board. DHPA staff will also provide direct contact information for NPS staff to Chappel and Garner, so that they can comment on the pending application.

Rejected

None.

Removed

None.

Set date for the next meeting

Proposed date: October 14, 2026, 1:30 p.m., at Fort Harrison State Park Inn & Conference Center, Roosevelt Room (Inn Building), 5830 N. Post Rd., Indianapolis, IN 46216.

Deadline for receipt of Certificate of Approval applications, September 4, 2026, 4:45 p.m.

The meeting adjourned at 2:40 p.m.