Board members present: DNR Deputy-Director Chris Smith, Board Chair; Beth McCord; Scott Keller; Jason Larrison; Dan Kloc.

Staff members present: Paul Diebold; Holly Tate; Chad Slider; John Carr; Danielle Kauffmann; Cathy Draeger-Williams; Ashley Thomas; Wade Tharp.

Visitors/Speakers present included: from the deaf community: Ann Reifel; Debbie Gessinger; Mark Gessinger; Donald Sellers; Stella Stouse; Bobbie LeMere; Leona Miller; Norma Wilson; Leona Norrod; Cherie Norrod; Millicent A. Baker; Larry Baker; Matt Prakel; Gina Harker; Brenda Butler; Brandon Cooper; Donald Haring; Susan Kirby; Steven Stutz; Robin Mader; Matthew Molenter; Jeremy Hawk; Jacqueline McBroom; Peggy Dickover; Ella Elkins; Dennis K. Dickor; Caroline Downing; Robert Downing; Fred Adner; Bethany Adner; Teresa Schmidt; William R. Schmidt; Joyce M. Rork; Rose Hayes. Others in attendance: Carmen Lethig, IHCDA; Andy Myzak, architect; Matt Kent, IDOA; Jim Glass. from INDOT: Patrick Carpenter; Anuradha Kumar; Karen Novak; Matthew Witt. from Westfield, IN: Elaine Hinshaw; Linda Naas; Judi Shuck; Susan Boyer; Wanda Moran, Jeremy Loller. from Charlestown/Pleasant Ridge: Ellen Keith; Darlene Williams; Angela Cornett. from DNR/State Parks: Ben Clark; Amanda Hinkel; Vernon Gillum; Terry Coleman. from Indiana Landmarks: Mark Dollase; Tommy Kleckner; Greg Sekula. ASL interpreters: Rebecca Madigan; Naomi Casale. In all, attendance numbered about 100 persons.

Call to Order

Deputy-Director Chris Smith convened the meeting at 2:11 PM.

Approval of the July meeting’s minutes

The minutes of the July 17, 2018 Review Board minutes were approved. Motion to approve was made by Larrison and seconded by Kloc.

Division Director’s Report

Chairman Smith announced that Beth McCord will start as DHPA’s new director in two weeks.

Certificates of Approval

Due to the large audience for several of the certificates of approval, Chairman Smith decided to take C of A items out of order and place them ahead of National Register items on the agenda.

1. Application by Indiana Housing and Community Development Authority (IHCDA) for demolition of abandoned grain silos and small brick office building for construction of a new affordable housing facility at 104 N. 1st Street using the Development Fund of IHCDA, in the Vincennes Historic District, Knox County.
Slider presented the staff comment. He noted that the buildings and structures are within the boundaries of the Vincennes Historic District, which was listed on the National Register in 1974. Documentation for the district was updated in 2013; the new documentation is more specific regarding the grain silos and buildings, several of which are specified as contributing buildings. Several buildings on the properties were demolished sometime between 1997 (date of the Indiana Historic Sites and Structures Inventory) and 2013, including the Baltic Mill. Staff had agreed that redevelopment of the existing silos would be difficult and likely not economically feasible. The applicant, Indiana Housing and Community Development Authority (IHCDA) proposes to build a three story, 22 unit building on the site. Two known archaeological sites are on the property. Staff recommends approval of the certificate, with the stipulations noted in staff comments, which include documentation of the structures and buildings to approved minimum standards and archaeological monitoring. The chair recognized speakers from the audience. Tommy Kleckner, Indiana Landmarks, stated that he is not opposed to construction of apartment buildings on the site but is concerned about the amount of state-funded demolition taking place in Vincennes. Currently, Vincennes University is backing plans to demolish several blocks of historic housing in the listed district, nearby the site under discussion. Carmen Lethig, IHCDA, described the project for the board, along with Andy Myszak, architect for the project. Larrison made a motion to approve, Keller seconded the motion. Beth McCord abstained from voting. The motion was approved.

2. Application by DNR Division of State Parks & Reservoirs for demolition of buildings in the Potawatomi Group Camp at Tippecanoe River State Park, Pulaski County.

Thomas made the staff presentation. The group camp was built in the mid-1930s as a New Deal project for the park, and comprises 43 buildings, inclusive of cabins, several group activity buildings and newer latrine structures. She noted that DNR has not able to secure the cabins from bat infestation and that several lodgers have reported being bitten. The scope of the project was scaled back from initial proposals to removal all the buildings. The certificate before the board is to remove 25 of the buildings, secure the remaining 15, including the group activity buildings, for public exterior viewing but not for use. Staff is recommending approval for the certificate, with the stipulations noted in staff comments. Stipulations include an archaeological survey, provisions if artifacts or human remains are found, documentation of the group camp, pedestrian access to the area and interpretive signage regarding the camp, and a five year time frame to complete the project. The chair recognized comments from the board. Larrison noted that the state is facing continued financial issues, but he hoped DNR would review their inventory of historic buildings and make plans to maintain them better. Kloc made a motion to approve, Larrison seconded the motion. McCord abstained from voting. The motion was approved.

3. Application by Indiana Department of Administration on behalf of Indiana School for Deaf for the demolition of Simpson Hall, Indianapolis, Marion County.

Thomas gave the staff comment. She explained that this item is in fact a continuance of the December 11, 2015 request that was continued by the board since the January 20, 2016 meeting. At the January 27, 2017 meeting, the board requested that the Indiana School for the Deaf (ISD) and Indiana Department of Administration (IDOA) allow developers to see the interior of the building and provide feedback to the review board. Thomas explained ISD formed a committee to consider reuse of Simpson Hall, and an RFI (request for information) was issued. A developer, Flaherty & Collins, responded to the RFI, however, IDOA and ISD considered their document to have too many unresolved issues, including too low of a budget.
Thomas and staff remain unsure if Flaherty & Collins’ RFI cost estimate might have been more accurate had they been allowed access to the interior. Thomas continued with the comment, stating that if the demolition is allowed, it will leave the Administration Building as the only primary building in the listed district. It is assumed the site of Simpson Hall will be made into a lawn for parking cars during the Indiana State Fair. Staff repeated the five conditions under which the C of A could be granted, as stated in the staff comment: 1, if ground outside Simpson Hall’s footprint is disturbed, archaeological recordation must be conducted, 2, if artifacts or remains are found, work must stop and the discovery must be reported to DHPA, 3, recordation of Simpson Hall according to minimum standards, 4, historically significant artifacts shall be removed from Simpson Hall before demolition, and staff of DHPA, ISD, and IDOA shall work together to determine which items should be saved. A plan of work for saving the items will be sent to DHPA for concurrence. 5, IDOA will hire a professional to update the National Register nomination, including consideration of adding Modern buildings on the campus to the district. Further details are in the staff comment.

The chair recognized comments from the applicant and public. Matt Kent, IDOA, spoke first. Kent noted that 7 items were needed to make the building a stand-alone property, such as separate utilities, fences, and the like. No developer was willing to do all 7 items without assistance. Debbie Gessinger spoke next, in sign language with assistance from interpreters. She stated that she believes the Indiana State Fair wishes to take property from ISD, and that funding set aside for the campus is being withheld. Ann Reifel spoke next, using interpreters. She addressed concerns of the deaf community for their legacy. The proposed reuse by Flaherty & Collins would have included services for the deaf. Mark Dollase spoke next, noting that the ARSEE engineering report was funded by Indiana Landmarks. Dollase stated that he believes both the director of ISD and IDOA staff have been stonewalling the redevelopment process for the last 15 years, and more specifically, since the board requested more input in the last two years. Dollase quoted from the board minutes, stating the section “developers will be allowed access to the building,” and stated that this was only done on one occasion. Dollase also believes that Landmarks’ interpretation of the report by ARSEE engineering is not as dire as IDOA believes it to be; the report determined the building to be sound. In sum, Dollase believes that no good faith effort to consider reuses has been made. Robert Downing spoke next. He stated that he was one of the citizens who requested that the ISD be listed on the National Register. He requested that the building not be demolished. Brandon Cooper and Leona Norrod similarly requested a reprieve for Simpson Hall. Debbie Gessinger spoke once again, stating that a private donor gave the State of Indiana $20,000 toward rehabilitation of Simpson Hall in the 1980s, and she asked where those funds have gone. The chair asked for questions from the board. Keller asked Matt Kent why only 30 days was allowed for responses from the RFI. Kent stated that since an RFI is conceptual document, that it was felt to be enough time. Keller asked once again, granted the complexities of this property, why not allow more time? Kent stated again that 30 days should be sufficient and the deadline of the board meeting (review board) needed to be considered. Larrison, at this point, declined to participate in further discussion, since he handled this issue for IDOA two years ago. At this point, Kloc introduced a motion to approve the certificate as outlined in the staff comment. No one seconded the motion. The motion died for a lack of a second and no vote was taken.

Chairman Smith adjourned the meeting for a brief recess of 5 minutes at about 3:45 PM.

4. Application by Indiana Department of Transportation to close both driveways from US 31 and to demolish the Elephant Barn at the Terrell Jacobs Circus Winter Quarters, Miami County.
Carr made the staff comment. He explained that INDOT has acquired the entire property, which is listed on the National Register, in order to remove access points to the property along US 31, which INDOT is attempting to make a limited-access highway as much as possible. Carr recommended that the driveway to the US 31-SR 218 intersection, at the northwest corner of the property, be left open for now to allow access to the Jacobs Circus property. Carr addressed INDOT’s concerns about the condition of the buildings. Despite deterioration, the Elephant Barn is considered by DHPA staff to still be a contributing building. Carr noted that Indiana Landmarks had commented on the project’s impacts and proposed mitigation that would provide funds to the Circus Hall of Fame to repair a large barn there. Carr then proposed four conditions that staff believes should be placed on the certificate of approval, if it is granted: 1, that a qualified professional, from INDOT or otherwise, shall document through digital photography whichever structures will be demolished; 2, an archaeological survey and report shall be provided to DHPA staff and that Phase II and Phase III investigations conducted, as needed; 3, if artifacts or remains are found, they shall be reported to DHPA; and 4, the certificate shall be valid through October 17, 2020. The chair recognized speakers, and Patrick Carpenter represented INDOT. Carpenter stated that INDOT is in agreement with the stipulations. One alternative mitigation might be replacement of a roof on a barn at the Circus Hall of Fame, another circus-related, NR-listed property nearby. He requested addition of a new stipulation, that INDOT will salvage the barn roof ventilator with a metal elephant finial on top as well as other elements of the building and the circus wagons, for donation to an appropriate non-profit institution. Next, the chair asked board members for questions of staff or guests. Keller and Larrison asked about the timing of closing the access drives, and the terms of the donation of the circus wagons and other circus memorabilia. Kloc made a motion to approve the certificate, with all staff conditions as stated in the staff comment, with one additional condition, that suitable artifacts will be donated to the Circus Hall of Fame in Miami County, Indiana. Keller seconded the motion. McCord abstained from voting. The motion was approved.

National Register Applications

The chair returned to the agenda and continued with the National Register applications.

1. South Bend City Cemetery, 214 N. Elm St., South Bend, St. Joseph County (2159)

Larrison introduced a motion to approve applications 1, 2, 3, and 4 simultaneously, per staff comments. Kloc seconded the motion. McCord abstained from voting. The motion was approved.

2. Oliver Webster, Jr. & Catherine Peirce House, 538 S. 7th St., Lafayette, Tippecanoe County (2497)

Larrison introduced a motion to approve applications 1, 2, 3, and 4 simultaneously, per staff comments. Kloc seconded the motion. McCord abstained from voting. The motion was approved.

3. Breezy Point Farm Historic District, 8000 W. Sand College Rd., Gosport vicinity, Monroe County (2505)

Larrison introduced a motion to approve applications 1, 2, 3, and 4 simultaneously, per staff comments. Kloc seconded the motion. McCord abstained from voting. The motion was approved.
4. Roachdale Historic District, Generally bounded by the alley north of Washington St. to the north, the alley east of Main St. to the east, the alley south of Grove St. to the south, and both sides of Indiana St. from 102 S. Indiana to 506 N. Indiana., Roachdale, Putnam County (2510)

Larrison introduced a motion to approve applications 1, 2, 3, and 4 simultaneously, per staff comments. Kloc seconded the motion. McCord abstained from voting. The motion was approved.

5. Westfield Historic District, Roughly bounded by Penn Street on the north, Walnut Street on the east, Park Street on the south and Camilla Court on the west, Westfield, Hamilton County (2509)

Diebold presented the staff comment. He noted that an additional public meeting was held in Westfield to explain the designation to owners, per board guidance given at the July meeting, when this application was tabled. The chair recognized Judith Shuck and Greg Sekula, who spoke in favor of the application. Smith noted that he has discussed the application with INDOT officials. Larrison introduced a motion to approve, Keller seconded the motion. McCord abstained from voting. The motion was approved.

6. Pleasant Ridge Historic District, Roughly between Marcy St. and Winthrop Ave. on the NW; Kenwood Ave., Halcyon Rd. and Audubon St. on the NE; Thompson St. on the SE; Ridge Rd. and Hampton Ct. on the SE, Charlestown, Clark County (2526)

Diebold presented the staff comment. The chair recognized Greg Sekula and Angela Cornett; both spoke in favor of the application. Darlene Williams, resident and spokesperson for No Outsourcing Water (NOW), spoke in favor of the application, as did resident Ellen Keith. Kloc introduced a motion to approve, Larrison seconded the motion. McCord abstained from voting. The motion was approved.

7. County Homes of Indiana Multiple Property Documentation Form (2528)

Diebold presented the staff comment for this application and applications 8, 9, 10, 11, and 12; the chair decided to consider all of these applications simultaneously. Mark Dollase and Jim Glass spoke in favor of the applications. It was noted that county homes in Boone and Warren counties have recently been demolished. Larrison introduced a motion to approve, Kloc seconded the motion, and McCord abstained from voting. The motion was approved.

8. Carroll County Infirmary, 6409 W. 100 North, Delphi vicinity, Carroll County (2529)

Larrison introduced a motion to approve applications 7, 8, 9, 10, 11, and 12. Kloc seconded the motion, and McCord abstained from voting. The motion was approved.

9. Parkview Home of Clinton County, 1501 Burlington Ave., Frankfort vicinity, Clinton County (2530)

Larrison introduced a motion to approve applications 7, 8, 9, 10, 11, and 12. Kloc seconded the motion, and McCord abstained from voting. The motion was approved.

10. Hendricks County Poor Asylum, 865 E. Main St., Danville vicinity, Hendricks County (2531)
Larrison introduced a motion to approve applications 7, 8, 9, 10, 11, and 12. Kloc seconded the motion, and McCord abstained from voting. The motion was approved.

11. Knox County Poor Asylum, 2008 S. Hart St., Vincennes vicinity, Knox County (2532)
Larrison introduced a motion to approve applications 7, 8, 9, 10, 11, and 12. Kloc seconded the motion, and McCord abstained from voting. The motion was approved.

12. Randolph County Infirmary, 1882 South U.S. 27, Winchester vicinity, Randolph County (2533)
Larrison introduced a motion to approve applications 7, 8, 9, 10, 11, and 12. Kloc seconded the motion, and McCord abstained from voting. The motion was approved.

13. Carter-Randall-Parker House, 3636 S. Rogers St., Bloomington vicinity, Monroe County (2534)
Larrison introduced a motion to approve applications 13, 14, and 15 simultaneously, per staff comments. Kloc seconded the motion. McCord abstained from voting. The motion was approved.

14. First Presbyterian Church, 216 W. Sixth St., Marion, Grant County (2538)
Larrison introduced a motion to approve applications 13, 14, and 15 simultaneously, per staff comments. Kloc seconded the motion. McCord abstained from voting. The motion was approved.

15. Howard Masonic Lodge, 316 N. Washington St., Kokomo, Howard County (2539)
Larrison introduced a motion to approve applications 13, 14, and 15 simultaneously, per staff comments. Kloc seconded the motion. McCord abstained from voting. The motion was approved.

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

Listed

CARROLL COUNTY
American House Hotel, 205 Michigan Rd., Burlington, SG100002859, LISTED, 9/4/2018

ELKHART COUNTY
Selmer, H. & A., Inc. Factory, 1119 N Main St., Elkhart, SG100002860, LISTED, 9/4/2018

FLOYD COUNTY
Fine, M. and Sons Building, 1420 E Main St., New Albany, SG100002917, LISTED, 9/11/2018

GRANT COUNTY
Marion PCC & St. Louis Railroad Depot, 1002 S Washington St., Marion, SG100002861,
LISTED, 9/4/2018

HOWARD COUNTY
Greentown Commercial Historic District, 1/2 blk. on either side of Meridian St. between Walnut and Grant, Greentown, SG100002862, LISTED, 9/4/2018

MADISON COUNTY
Anderson High School Wigwam, 1229 Lincoln St., Anderson, SG100002863, LISTED, 9/4/2018

MARSHALL COUNTY
Arnold, Isaac and Ruth, House, 1003 N Main St., Bourbon, SG100002864, LISTED, 9/4/2018

RUSH COUNTY
Mount Pleasant Beech Church and Beech Cemetery, E side of Cty. Rd. 725 W between Cty. Rds. 1000 N & 1100 N, Carthage vicinity, SG100002865, LISTED, 9/4/2018

SULLIVAN COUNTY
Center Ridge Cemetery, 704 W Johnson St, Sullivan, RS100002499, LISTED, 8/8/2018
Sullivan Courthouse Square Historic District, Roughly bounded by Section, Wall, State & Harris Sts., Sullivan, SG100002867, LISTED, 9/4/2018

WAYNE COUNTY
Dublin Friends Meeting House, 2352 W Maple St., Dublin, SG100002868, LISTED, 9/4/2018
Fountain City Historic District, Roughly bounded by Noland's Fork, North, Hartley & Vine Sts., Fountain City, SG100002869, LISTED, 9/4/2018

Returned
None.

Rejected
None.

Removed

DELWARE COUNTY
Johnson, J. C., House, 322 E. Washington, Muncie, OT82000032, REMOVED, 9/11/2018 (Fire/Exposure)

Set date for the next meeting
Proposed date: January 16, 2019, 1:30 p.m., at Fort Harrison State Park Inn & Conference Center, Roosevelt Room (Inn Building), 5830 N. Post Road, Indianapolis, IN 46216. Deadline for receipt of Certificate of Approval applications, December 7, 2018, 4:45 p.m.

The meeting adjourned at 4:31 PM.