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SIGNATURE SAVES
High-profile projects

GRANTS, LOANS & MORE
Programs fuel revitalization

Annual Report
Help for Main Street

DURING THE 2016 SESSION OF THE INDIANA GENERAL Assembly, Indiana Landmarks teamed with the Indiana Office of Community and Rural Affairs (OCRA) in crafting a new grant program for the rehabilitation of historic commercial buildings. We had help in securing passage of the Historic Renovation Grant Program from Indiana Landmarks’ two board members who serve in the legislature, Representatives Sharon Negele and Ed Clere.

Grants from this program range from $10,000 to $100,000 and can fund up to 35 percent of the total project cost. These grants are ideally suited to Main Street-scale projects. OCRA awarded the first round of grants in November to 17 historic properties across Indiana. For those who might be concerned to see the word “renovation” in the program’s title, be assured that the Indiana Division of Historic Preservation and Archaeology reviews all proposed work to ensure compliance with The Secretary of the Interior’s Standards for Rehabilitation.

There’s no question that the main streets of so many of our cities and towns need help, and in this first year of the grant program, demand far exceeded available funds. Indiana Landmarks includes among our goals for 2017 an effort to increase funding for the Historic Renovation Grant Program.

Working to establish and grow such programs, often quietly and behind the scenes, is just part of what Indiana Landmarks is. We believe that it provides meaningful assistance and acts as a community revitalization catalyst.

Thank you for your partnership!
Revitalization Underway for Endangered Alumni

WHEN INDIANA LANDMARKS ANNOUNCES THE annual 10 Most Endangered, we aim to generate public aware-ness about significant places in jeopardy. However, when we name the new list, the ones on the past roster don’t escape our attention. We continue to seek saving solutions for these build-ings, and last year we saw progress at several sites that have carried the 10 Most label.

Phillips Temple, a 1924 African American house of worship in Indianapolis, faced steep challenges, including abandon-ment, deterioration, and—more than once—the threat of de-molition. The original congregation held services in the church until 1992, when it sold the building to another congregation. Indianapolis Public Schools (IPS) bought the building in 2011 and later announced plans to raze it to create parking for Crispus Attucks High School across the street. That’s when it landed on our 10 Most list.

Indiana Landmarks teamed with City County Councillor Vop Osili and neighborhood resident Dia Watson Summers in convincing IPS to delay demolition, giving us time to find a new user. By the time Van Rooy Properties bought the temple in 2015, water poured through the leaky roof and the front staircase had crumbled. The company rehabbed and adapted the temple as 18 market-rate apartments, constructing an adjacent building with 24 units. Renamed Temple Lofts, the landmark once again commands the street, a testament to preservation advocacy and creative vision.

Downtown Greenwood also landed on our 10 Most list in 2011, when a plan called for razing nearly half of the commercial district and replacing vin-tage buildings with imitations. After an election defeated the demolition-minded mayor, a grassroots group, Restore Old Town Greenwood, kept up the pressure to repair rather than replace the landmarks. Last summer, the city received a $400,000 grant from the state’s Office of Community and Rural Affairs and paired it with $578,722 from the city’s redevelopment commission and $193,430 from property owners to restore downtown facades. By the end of 2016, 22 of the 33 downtown buildings were expected to display rehabbed façades.

Drexel Hall, a former 10 Most site (1999-2003) in Rensselaer opened last year as the home of St. Joseph’s College Office of Institutional Advancement. The college also launched a fundrais-ing campaign to complete the interior restoration. Built as St. Joseph Indiana Normal School, Drexel Hall has been a part of the St. Joseph campus since 1921 but spent many years deteriorat-ing in vacancy before the 10 Most listing helped spur a community campaign that led to the rehabilitation of its exterior and first floor. Later, we supplied a grant for an interior reha-bilitation plan, the basis for the current alumni-led capital campaign.

After the Wabash County Commissioners proposed demolishing the late nineteenth-century Sheriff’s House and Jail for a parking lot, the building appeared on our 10 Most list in 2014. The listing helped Indiana Landmarks buy time to find a new use for the long-vacant land-mark across from the county court-house in Wabash.

Last summer, the commissioners agreed to give Indiana Landmarks the building, as well as cover asbestos removal and assist with exterior reno-vation cost. We’ll restore the exterior, including replacing the porch with a more historically appropriate design, while exploring new uses for the building. We may install our Northeast Field Office and rent excess space, or sell the build-ing with a protective covenant if we find a buyer who wants the entire structure.

Listing a site as a 10 Most Endangered does not mean we wish to own it, but sometimes acquisition is the best solution. We agreed to temporarily assume ownership from CSX of the 1891 Monon High Bridge near Delphi, an entry on the 2016 list. We previously funded an engineering study of the long-inactive railroad span over Deer Creek. Once we have title, we’ll immediately begin repairing the crumbling stone pier to stabilize the structure.

When repair is complete, we’ll turn the bridge over to the town-ship, which will partner with Heartland Heritage Inc., to incor-porate it into the area’s growing trails system. Watch for updates on our website about the project, and make plans to see some breathtaking views from the bridge when the trail is complete.
Shared Vision: Matching Buyers to Landmarks

IT TAKES PRACTICE AND A LITTLE IMAGINATION to see potential in an old building with peeling paint, holes in the roof and crumbling chimneys. Indiana Landmarks’ staff has the experience and creativity to assess dilapidated structures and envision them restored and repurposed. We acquire landmarks worth saving through purchase and donation, stabilize and clean them up, then sell them to buyers who finish the work, honoring our preservation covenants to protect their distinctive historic character.

In Dupont, not far from Madison, we found the diamond-in-the-rough Butler-Lewis House. Built in 1847, the Greek Revival-style house was hidden beneath ivy, its yard long-since overtaken by nature. Indiana Landmarks rescued it from abandonment and a looming tax sale, fixed the roof and chimney and cleaned up the clutter.

The improved exterior drew the notice of Mark Hopkins, a Miami resident who had been searching the web for a historic home to restore as his residence. We sold him the house for $25,000 with an unrestored interior. “Greek Revival is my favorite style. There’s just something about these little temples,” says Hopkins. “Even though it was a wreck, it is the most beautiful little house.”

Indiana Landmarks tamed the overgrowth, fixed the roof, and removed interior debris to reveal the hidden character of the 1847 Butler-Lewis House in Dupont. We listed the Greek Revival house in the “For Sale” section on our website and others and caught the attention of Florida resident Mark Hopkins, who’ll restore it as his home.

Built in 1838 to exploit trade along the Whitewater Canal in Metamora, the Martindale Hotel was vacant and deteriorating when Indiana Landmarks acquired it and restored the exterior before putting it on the market. The spruced-up façade caught the eye of tinsmith Dave Bower, who had worked in the building with other craftsmen and artists more than a decade ago. Bower bought it from us in November 2015, and is following preservation guidelines for restoration. He plans to install a bed and breakfast upstairs and a small tavern downstairs, where servers will dress as the tavern staff did in the nineteenth century. “This place was never touched, remodelled, or ruined. It’s in original self inside. That’s what I like best,” says Bower.

In the past year, Indiana Landmarks also sold properties in Indianapolis and New Albany. You can find the properties we have on the market under the For Sale tab on our website, indianaalandmarks.org.

Chris Cail wears a lot of hats in Tell City in southern Indiana—small business owner, city council member, old property rehabber, and realtor. He was showing one of our properties in Cannelton when it struck him—why didn’t he just buy the building himself? Indiana Landmarks had rescued the c.1845 sandstone Greek Revival-style townhouse years ago, installed a new roof and new wooden windows, and repaired the foundation and floor systems. In August 2016, we finally sold the property to Cail who’ll rehab the interior as either an upscale Airbnb rental or housing for corporate executives.

Tonya Wetzal and Scott Rhodes are experienced historic house flippers, but when they saw the c.1870 Captain James Duffy House in Jeffersonville, they wanted it for themselves. Indiana Landmarks bought the property in 2014 following a foreclosure when it looked like a parking lot might be its future. We put on a new roof, repaired siding and softs, and restored windows before listing it for sale. Taken by the grand staircase, tall ceilings, and views of the Ohio River, couple bought the house from us for $115,000. “The whole house is fantastic. We’re excited to see some life in it again,” says Wetzal.

Even though they count Oklahoma City as their year-round residence, attorneys Mary Beth and Michael Guard are proselytizers for New Harmony. The couple became frequent visitors of the town after Mary Beth’s mom moved there in 2013. “We went through all the stages of New Harmony,” says Mary Beth. “First we thought, ‘What a nice town. I feel so relaxed when I’m here.’ Then, ‘I wonder what the houses go for.’ The next thing you know, we’ve bought a house built in 1900.”

Then the Guards started looking at the town’s commercial buildings. Indiana Landmarks had just finished restoring the exterior of the 1915 Odd Fellows lodge, a vacant distressed building on a corner that was dragging down the main street in the National Historic Landmark town. A 2013 grant from the Efroymson Family Fund launched the project.

In January 2016, the couple bought the building, which they’re rehabbing for Mary Beth’s kitchen goods and gifts store. “The building is just so compelling, right on Main Street in an anchor spot in town,” says Mary Beth. Exactly why we bought it.

Tell City’s Haury House in revival was showing one of our properties in Harmony,” says Mary Beth. “First we went through all the stages of New Harmony. The couple became regulars, or ruined. It’s its original self inside. That’s what I like best,” says Bower.

In the past year, Indiana Landmarks also sold properties in Indianapolis and New Albany. You can find the properties we have on the market under the For Sale tab on our website, indianaalandmarks.org.
In Marion, we made a loan that will repurpose an 1895 depot. While many house museums have struggled to attract visitors in recent decades, the Quilters Hall of Fame bucked the trend, running out of room for its programs and exhibits honoring quilting pioneers. In the ’90s, the non-profit restored the historic Franklin County Citizens for Historic Preservation used a $60,000 loan from Indiana Landmarks to buy the house in Brookville, built in 1821, also stirred public attention. Neighbors considered its Palladian window “too aristocratic” and called the place “Ray’s Folly.” Our affiliate Franklin County Citizens for Historic Preservation used a $60,000 loan from Indiana Landmarks to buy the house to get on the restoration train,” says Quilters’ President Deb Devine. Our loan will help fund the rehab, returning a former rental property to single-family use.

After installing a new roof, repairing siding, upgrading electrical, and retrofitting existing furnace units for central air, the organization intends to refurbish historic interior details, including a grand staircase, original wood flooring, windows, and butler’s pantry. They will also put in a new kitchen, and rehab a master bedroom with a curved above. Farrington Renaissance will use proceeds from the sale of the home to rejuvenate another house in the neighborhood. “My hope is that this project will be a crown jewel for our organization and show the kind of work we do,” says board member and project coordinator Mark Frederick. When James B. Ray became Indiana’s fourth governor, his wife made headlines when she refused to live in the governor’s home built on what is now Monument Circle in Indianapolis, reportedly having no interest in hanging her laundry out to dry in such a public spot. The Ray family home in Brookville, built in 1821, also stirred public attention. Neighbors considered its Palladian window “too aristocratic” and called the place “Ray’s Folly.” Our affiliate Franklin County Citizens for Historic Preservation used a $60,000 loan from Indiana Landmarks to buy the house and stabilize a vacant c.1840 Federal-style commercial building on the historic National Road, and $60,000 to Southeast Neighborhood Development’s acquisition and repair of an 1898 commercial building on East Street in Indianapolis. We approved a $50,000 loan to the City of Logansport to help cover the cost of a new heating system in the Veteran Memorial Home, which is being converted to a community center. We made a $13,000 loan to Our Heritage in Vernon to construct porches on the c.1880 Eldo Hicks railroad office.

Learn more about Indiana Landmarks loans by visiting the resources tab on our website, indianalandmarks.org.
Serial Restorers Make Long-term Commitment

APPRECIATION FOR GOOD DESIGN CARRIES through every aspect of Shelby Moravec and Mark Kurth’s lives, from their professional careers to where they’ve lived—three historic homes in 30 years of marriage. The couple joined Indiana Landmarks in 2000 and donate faithfully to our annual appeal to ensure that we remain an active revitalizer of historic places and forceful advocate for preservation.

Moravec, a bookkeeper and weaver with a fine art degree, found common interests with Kurth, an industrial designer who studied architecture in college. Their first home was a century-old two-flat in Chicago’s Ukrainian Village. When development encroached on the near west-side neighborhood, the couple joined a grassroots effort that won local landmark status to protect the area.

After buying a Mediterranean Revival-style house in Beverly Shores as a getaway, the couple fell in love with northwest Indiana and made it their full-time home. They had no plans to move until they came across the 1858 Forrester House in LaPorte as their home. They’re helpful advocates who have included Indiana Landmarks in their estate plan to ensure we can help save such places long into the future.

Like what you’ve read?
Help Indiana Landmarks achieve even more by:

• renewing your membership
• making a donation in addition to membership
• including Indiana Landmarks in your estate plans

Talk to Sharon Gamble, 800-450-4534 or visit www.indianalandmarks.org

...continued

In 2015, Moravec and Kurth moved into a camper on site and started renovating the house, which lacked heat, water, and electricity. “It was uninhabitable,” says Moravec. “Except by critters,” adds Kurth.

They maintained the original layout and based their interior palette on the colors they found basted under layers of wallpaper. Moravec restored ornate stenciled ceilings hidden beneath acoustical tiles.

To preserve the open space beneath the cupola as well as the decorative ceilings, the contractor raised the attic floor to install HVAC ductwork. A detailed troubleshooter, Kurth repaired every hinge and lockset on all 35 doors, none of which closed properly. The neighbors cheered, offering praise, donating bath fixtures, and loaning equipment. Indiana Landmarks’ Partners in Preservation program made a matching grant to nominate the house to the state and national registers of historic places.

Moravec and Kurth first became acquainted with Indiana Landmarks through our Century of Progress tours and Mid-Century Modern programs, being particular fans of the period. “We always thought we would live in a Modernist home,” says Moravec. “My cousin likes to joke that we ended up in a mid-century home, just not the century we were thinking.”

In support of Indiana Landmarks’ mission, they’ve included us in their estate plans, a bequest that enrolled them in our Heritage Society. “It’s so important to us that places like our home be preserved,” says Kurth. “It was an opportunity to not only support Indiana Landmarks in your future work, but to ensure, to some degree, that this place passes on to sympathetic caretakers.”

“We’re terribly impressed by the work Indiana Landmarks has done and is doing. We’re glad to be part of this organization,” adds Moravec.
Raising Our Profile

IN 2015, INDIANA LANDMARKS embarked on a new five-year strategic plan that placed an emphasis on undertaking high-impact signature projects—important historic landmarks that we restore and revive with new uses. Such efforts show the public the value of preservation as a revitalization catalyst. Signature projects can take years to complete across several phases. During the fiscal year, we made progress worth noting on several signature projects.

In August, Indiana Landmarks moved the Peters-Margedant House to the University of Evansville campus. Designed by Frank Lloyd Wright’s right-hand man William Wesley Peters, the tiny 1935 residence predates Wright’s first Usonian House. We helped the Friends of Peters, the tiny 1935 residence pre-dates Wright’s first Usonian House. We helped the Friends of Peters- Margedant House to move and rehab the house, which we bought with support from the City of Indianapolis plans to lease the vacant building to Indiana Landmarks, which will facilitate its preservation and reuse. The highly regarded Herron High School is turning the armory into Riverside High School, a second educational facility following the same model. We’ll retain a protective covenant to guarantee the building’s long-term protection.

Also in November, Evansville’s 1939 Greyhound Station reopened following our interior retrofit for the restaurant Bru Burger Bar. After receiving the vacant building from the city in 2013, Indiana Landmarks restored the original two-toned blue exterior of the Art Moderne station. We recruited Cunningham Restaurant Group to take years to complete across several phases. During the fiscal year, we made progress worth noting on several signature projects.

In August, Indiana Landmarks moved the Peters-Margedant House to the University of Evansville campus. Designed by Frank Lloyd Wright’s right-hand man William Wesley Peters, the tiny 1935 residence predates Wright’s first Usonian House. We helped the Friends of Peters-Margedant House to move and rehab the house, which we bought with support from the City of Indianapolis, we're searching for a new use for the Beth-El Temple, Indianapolis’s oldest extant synagogue, which we bought in 2014. We remodeled the 1925 building with support from the City of Indianapolis, Maplesen-Fall Creek Development Corporation, and the Efroymson Family Fund of the Central Indiana Community Foundation. Late in 2015, we removed a non-historic addition to return the temple to its original appearance.

Our tour drew a crowd to see the Indianapolis Naval Armory. Indiana Landmarks is leasing the armory from the city and will sublease it to Herron High School, which will renovate it as Riverside High School. And completed the interior renovation to suit the eatery.

Keep up to date on all of these projects by visiting our website, indianalandmarks.org, and clicking on the Special Projects tab in the About section.
Annual Support

CONTRIBUTORS PROVIDE CRUCIAL support that keeps the lights on in our nine regional offices. Our sincerest thanks to you for your contributions. Want to join these donors, or have a correction for us? Contact Membership and Annual Giving Manager Jennifer Hawk, 317-822-7922, jhawk@indianalandmarks.org.

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*Includes Efroymson Family Endangered Places Loan (see p. 8)

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1 Includes Efroymson Family Endangered Places, Marion County Historic Preservation, African American Heritage, and Historic Preservation Education grants.

2 Indicates cities and counties where staff has reviewed properties slated for demolition through the federally funded Blight Elimination Program and advocated for landmarks worth saving.
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Participants in our Salam Stroll in October took a moment to declare “This Place Matters” on the lawn of the 1888 Washington County Courthouse, an entry on Indiana Landmarks’ 10 Most Endangered list in 2016. PHOTO BY DOWLING FAMILY PHOTOS

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Fort Wayne Parks and Recreation Superintendent Alec Johnson (center) offered an insider’s view of the parks system on Indiana Landmarks’ day-long exploration of the city’s cultural landscape legacy that included talks and tours of historic parks, boulevards, and grounds. PHOTO BY SUZANNE STANIS

16 17
In September at Indiana Landmarks’ annual meeting, Lori Efroymson-Aguila received the inaugural Williamson Prize, a new award recognizing outstanding preservation leadership. She heads the Efroymson Family Fund, which has granted more than $7 million to Indiana preservation projects since 1999.

PHOTO BY ROBERT ZYROMSKI
Preservation begins with the next generation. Indiana Landmarks’ volunteer-led field trips in Indianapolis teach children state and local history, art, and architecture, and encourage them to become informed observers of the built environment.

**PHOTO BY EVAN HALE**
In July, people looked for steals and rare finds at Treasure Hunt, the annual antiques market at Indiana Landmarks’ campus, with more than 40 yard sales in the surrounding Old Northside. Mark July 15, the date for Treasure Hunt 2017, on your calendar!

PHOTO BY EVAN HALE
We held a public open house in August following Architectural Renovators’ $1.25 million transformation of Evansville’s Owen Block. Indiana Landmarks saved the building from certain demolition, thanks to donors and the Blockheads social media campaign.

Bidroad Younger Construction Core Redevelopment, LLC
Greater Houston Community Foundation statewide.i
Indiana Department of Natural Resources
Indiana University Health
MacKitterick Machinery Co., Inc.
The National Bank of Indianapolis
Zaharakos Ice Cream Parlor and Museum

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Dayton Foundation Depository, Inc.
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Angie’s List
Axiom Architecture + Interiors
BKO, LLP
BMO Private Bank
Bradley Company, LLC
Cassady Electrical Contractors, Inc.
Christopherson & Taylor
East Bay Community Foundation
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Kirby Risk Corporation
Main Street United Methodist Church
Meyer Najem Construction
National Philanthropic Trust
North Christian Church
Old National Bank
Richmond Furniture Gallery
Road Pictures, Inc.
Rowland Design, Inc.
Saint Alban’s Episcopal Church
Saint Athanasius Byzantine Catholic Church
Second Baptist Church
St. Paul’s Memorial United Methodist Church
Steadfast Media
Stegall-Berheide-Orf Funeral Service
Teachers Credit Union
Indianapolis Landmarks Center (top) and Morris-Butler House (below) get top marks as beautiful, well-managed venues for meetings, retreats, conferences, concerts, and, of course, weddings. The rental income supports the maintenance of our Indianapolis campus as a first-class historic destination. PHOTOS BY STEWART SEBREE (TOP), CASEY AND MM CAMPA (BOTTOM).
If you include Indiana Landmarks in your estate plan with a bequest or other deferred gift, and you let us know, we enroll you in our Heritage Society so we can add you to the Heritage Society!

CONTRIBUTORS

Slippery Noodle Inn, Inc.
SIKM Architecture LLC
Storrow Kinzaeta Associates, Inc.
Stratton-Karstetter Funeral Home
Studebaker National Museum, Inc.
Synthesis Inc.
The Great Frame Up
The J. Solotian & Co., Inc.
The Purdue Women’s Club, Inc.
Think Solutions
Tim & Julie’s Another Fine Mess, LLC
Vincennes University Jasper Western Specialty Contractors
Zicker Associates, LLC

Gifts in Kind

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Mr. and Mrs. Fritz Adelsperger
All About Home’s Aurora Floral
Art Angels Boutique-Gallery
Artistic Floral
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Black Plate Catering by Keith Little
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Cincinnati Zoo
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Flowers by Vicki
GH Coffee Shop
Grant Street Inn
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Haflines Salon & Boutique
The Handle Bar Indy
Harvey Branch String Band
Joseph Hettle

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Hillforest Partners Foundation, Inc.
Hoaglin Catering
Home Furniture
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Indiana Caverns
Indianapolis Colts

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The Heritage Society

The Heritage Society

Lincoln Landers RV Club
Lindsey’s Lumber & Construction
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Main Street Aurora
Masonry Cosmetics, Inc.
Marian Street Foundation
Midwest Pipe & Steel, Inc.
Mihm Enterprises, Inc.
MiiKM architecture + design, Inc.
MyBuilder
NineStar Connect
Oak Hill Winery
Oasis Diner
Peachickes
Pioneer Development Services, Inc.
PK Partners, LLC
Richmond Art Museum
Riley Area Development Corporation
Roses and Rainbows
Salesforce.org
Sangamon Researchers
Schoolhouse Shop
Silk & Morgan, Inc.

If you include Indiana Landmarks in your estate plan with a bequest or other deferred gift, and you let us know, we enroll you in our Heritage Society so we can properly thank you while you’re alive. One benefit of the society is an annual trip to visit historic Indiana places not normally open to the public. If you have included Indiana Landmarks in your estate plan, please call Vice President for Development Sharon Gamble, 317-822-7921, sgamble@indianalandmarks.org, so we can add you to the Heritage Society!

Plant the Heritage Society

Sangamon Researchers
Salesforce.org
Roses and Rainbows
Richmond Art Museum
Riley Area Development Corporation
Roses and Rainbows
Salesforce.org
Sangamon Researchers
Schoolhouse Shop
Silk & Morgan, Inc.
The National Bank of Indianapolis
Nelson Algren Society of Miller Beach
Newport Aquarium
Nelson Algren Society of Miller Beach
The Purdue Women’s Club, Inc.
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Mr. and Mrs. Todd Zeiger
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Mrs. Kathleen Tremble
Ms. Deborah R. Tolley
Mr. and Mrs. David Mason
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Submit Your NominATIONS!
ABSOLUTELY LOVE A RECENT (past two years) restoration of a significant landmark? Nominate your favorite project for our Cook Cup for Outstanding Restoration. We’ll present the prize at Rescue Party on April 29. Nominations are due by January 23, 2017. See guidelines and nomination form on our website or contact Tina Connor, 800-450-4534, tconnor@indianalandmarks.org.
FOR THE PAST THREE DECADES, INDIANA
Landmarks has practiced serial restoration in South Bend. We fix up a building for our Northern Regional Office, live there a while, then move on to tackle another landmark in need. In 2016, we embarked on the next in our series: the c.1888 Kizer House at the corner of West Washington and Chapin streets.

Last fall, contractors rebuilt the failing granite exterior, returning the original red mortar color, and started working on the roof, copper trim, and gutters.

Since the Kizer House has more room than we need for our office, we’re creating apartments and offices we’ll rent. We’ll use the first floor for workshops, art shows, and meetings. Indiana Landmarks aims to make the Kizer House a model for accessibility, a historic place welcoming to all.