

INDIANA PRESERVATION

NOVEMBER/DECEMBER 2017



INDIANA LANDMARKS

White Elephants

Finding solutions for
outsized landmarks
in jeopardy



**HONORING A
PRESERVATION GIANT**

Reid Williamson passes away

**SAME BARN,
NEW PRODUCT**

Alpacas replace cattle at historic farm

Remembering a Force and a Friend

INDIANA LANDMARKS' PRESIDENT EMERITUS, J. REID

Williamson, Jr., passed away on September 10. So many of you, as members over time, will recall Reid's enormous contributions to this organization and to the national historic preservation movement. And there are many readers who have joined us since 2005, when Reid retired, who may not know of his outsized role in making historic preservation a vital force for community revitalization in Indiana and beyond. To all of you I offer these thoughts, mourning the loss of a mentor and friend while celebrating a life of great accomplishment.

Reid's career in historic preservation began in mid-1960s Savannah, a city that served as a crucible for an emerging movement in need of direction. His natural, endearing but forceful charisma, evident from his earliest years and throughout his life, positioned him to set a high bar for an early and untried generation of preservation professionals, a standard he carried from Savannah to Indiana, building in the process one of America's strongest preservation organizations.

Assessing the legacy of such a remarkable person poses challenges by its sheer breadth. Certainly we can cite buildings saved, programs created, and awards and accolades. But one of Reid's greatest gifts to the present and future are the numerous preservation leaders throughout America—Reid's one-time minions—who worked for and learned from a giant in our profession.

Here in Indiana we can honor Reid's life and memory through our continued dedication to an organization and a movement to which he contributed immeasurably and by maintaining the highest levels of organizational excellence that he envisioned and attained.

Marsh Davis, President

For more on Reid's legacy, visit bit.ly/ReidWilliamson

On the Cover

Once threatened with demolition, the United Brethren Block on Huntington's courthouse square will soon morph from white elephant to elegant community asset. Check out transformations, pp. 8-13.
BY TODD ZEIGER



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STARTERS



126 years

Slate roofs may cost a lot, but they're beautiful and last a long time. The original roof on Kokomo's Seiberling Mansion lasted from 1891 until August, when replacement began with more than 14,600 new slate tiles. See photos of the project at howardcountymuseum.org.

PHOTO BY LEE LEWELLEN



LANDMARK LEXICON

Dentil

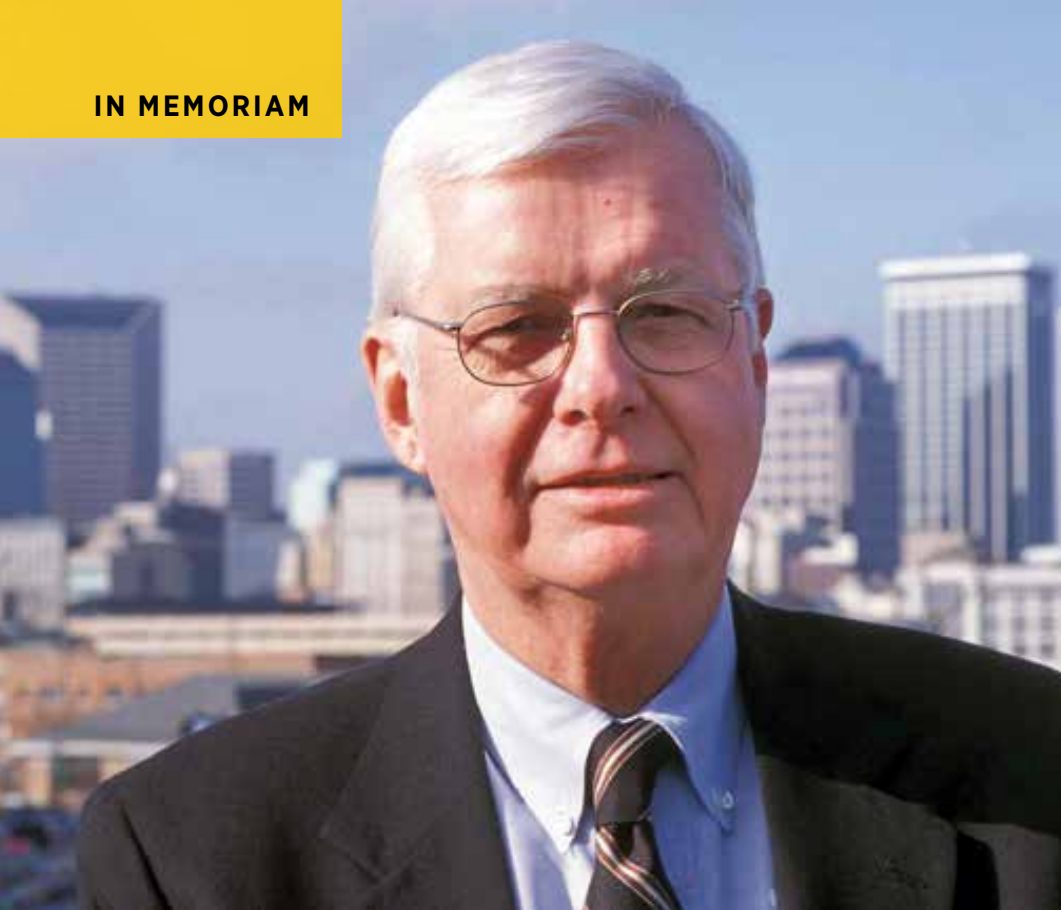
In Latin, dens means teeth, and you can see at a glance why an architectural ornament got the name dentil. You'll find dentils—small rectangular blocks, regularly spaced in a row that resembles teeth—used as a decorative band below a cornice, above doors, on fireplace mantels, as part of a crown molding. Most often associated with Classical architecture (think Greek and Roman temples), you'll see them in Indiana on Federal, Classical Revival, and Neoclassical-style buildings like Elkhart's Lerner Theatre, the 2012 winner of our Cook Cup for Outstanding Restoration.



TINA CONNOR

Celebrating Longevity

"GREAT OLD CLOCKS DO MORE than just tell time, they become the source of traditions," says Indiana Landmarks' President Marsh Davis, "and from a civic pride standpoint, they ought to work." Last year, Indianapolis had three historic public clocks that didn't tell time. Indiana Landmarks restored the L.S. Ayres clock and created a maintenance fund, thanks to hundreds of contributions. This year, the accounting and consulting firm Katz, Sapper & Miller celebrated its 75th anniversary by making a contribution to restore the clock on the East Plaza of Indianapolis City Market, earmarking a portion of its gift for a repair fund at Indiana Landmarks. Brought to the city by African American jeweler Curtis Franklin Terry, the 14-foot clock marked his Indiana Avenue shop until the city acquired it after his death in 1971. One more stopped clock needs attention; it stands in a deteriorated case on Washington between Pennsylvania and Delaware streets.



Preservation Trailblazer

IT TOOK A HURRICANE TO DISLODGE INDIANA Landmarks' President Emeritus Reid Williamson from this life. Hurricane Irma uprooted Reid, in frail health, from his home on Savannah's marsh. An evacuation by ambulance to Macon proved too taxing and he passed away surrounded by his loving family on September 10.

Upon news of his passing, Facebook posts and emails flooded in—from current and former board members and staff, from preservation leaders across the country, and from friends throughout Indiana—all remembering him as a preservation giant and a fun-loving character. As president of Indiana Landmarks from 1974 to 2005, he grew our organization from a staff of four with a Victorian house museum in Indianapolis to a positive change agent, with professionally staffed regional offices that help people across the state revive entire historic neighborhoods and Main Streets.

In 2005, Reid won the National Trust's highest individual honor, the Louise du Pont Crowninshield Award, for his role as an innovator who helped advance the national preservation movement. Other preservation leaders from across the U.S. praised him as an influential trailblazer. "His understanding of how we should conduct our business was a cut above the rest of us. He was a mentor to all of us from the next half generation," wrote Greg Paxton, executive director of Maine Preservation.

"Reid's high standard of professional excellence, businesslike

Reid Williamson (above, president of Indiana Landmarks from 1974 to 2005) played a formative role in creating the modern preservation movement by focusing on the economics of preservation and its revitalization power. He partnered with Richard Moe (right), then president of the National Trust, in building and strengthening the network of statewide and local preservation organizations.

PHOTOS BY JOHN DOMONT (ABOVE), PROVIDED (RIGHT)

approach, and networking skill earned him recognition as a leader. He always emphasized the economics of preservation and its potential to revitalize communities," said Marsh Davis, Indiana Landmarks' President.

"Programs that Reid developed and grew—buying and selling buildings through revolving funds and adding protective covenants, documenting historic structures, African American heritage initiatives, capacity-building support for local preservation organizations, and our network of field offices—all continue to thrive today," Davis adds.

In remembering Reid, many also commented on his kindness, his charisma, his encouraging coaching of young people new to the field, his booming laugh, his approach to work—at once serious and light-hearted, collaborative and consensus building—and his gutsy, innovative, and strategic stance when it came to saving imperiled landmarks. It's a lasting legacy that Indiana Landmarks gratefully honors.



Historic Holiday Cheer

INDIANA LANDMARKS' FREE

Holiday Open Houses, exclusively for members, showcase historic properties, dressed for the season, of course. We always host one at Veraestau in Aurora. This year we also include a private home in Madison, our Kizer House in South Bend, and the venerable Propylaeum in Indianapolis.

Perched on a bluff overlooking the Ohio River, Veraestau is especially magical during the holidays. On December 1, Indiana Landmarks members can tour the home, enjoy refreshments and lively conversation. Can't make it December 1? Veraestau will also be open to visitors for a fee on December 3 along with Hillforest, for Christmas in the Country (see brochure insert for details).

Members also have two opportunities to see the c.1888 Kizer House and its carriage house in South Bend. Our free member Holiday Open House occurs on December 2, and the house will also be featured on the Downtown South Bend Holiday Walk on December 3. You'll see our work in progress and plans for future restoration.

Native Madisonians Graham and Carolyn Thieman are putting the finishing touches on the McKim House, built c.1870. The Thiemans bought the house in 2015 to restore as an event venue. In the midst of

Our member open houses invite you to celebrate the season with refreshments and conversation in four historic places, including Veraestau (top) in Aurora, Graham and Carolyn Thieman's recently restored house in Madison (below left), the Propylaeum in Indianapolis (below, right) and our Kizer House in South Bend.

PHOTOS BY JARRAD HOLBROOK, LAURA RENWICK, PAIGE WASSEL

their renovation, they uncovered original decorative wall and ceiling stenciling and trompe l'oeil painting, which they hired an expert to restore. You'll see the results at our holiday open house on December 7.

The Indianapolis Propylaeum hosts our holiday open house on December 8. Founded as a social and cultural women's club by suffragist May Wright Sewall in 1888, the organization bought a home on Delaware Street for its clubhouse in 1923. Built for beer baron John Schmidt in 1890, the house retains lavish details inside and out: carved limestone ornament, fireplaces framed in Rookwood Pottery tiles, custom-made chandeliers, plaster medallions, wall stenciling, and ceiling murals celebrating famous authors. (Today, the club welcomes men as members). We're also offering a Holiday Open House bonus: walk about a block north on Delaware to visit the 1904 Meredith Nicholson House owned by Indiana Humanities, which has been undergoing rehabilitation.

All Holiday Open Houses, free and exclusively for Indiana Landmarks members, include refreshments and take place 5-7 p.m. local time. RSVP and get more details at indianalandmarks.org/tours-events.



Revived by Alpacas and Agritourism

IF YOU APPROACH TIM AND BETH SHEETS'

farm in Howard County from the west, you can tell their agricultural product—alpacas—right away. The shingle design on the barn roof tells that story. Brown, white, and black Suri alpacas roam the pastures surrounding the barn where Hereford cattle once grazed.

The Sheets are living on the property once farmed by Beth's parents Robert and Nelda Brower Lovelace. Robert's prize herd of Hereford breeding stock was the impetus behind their 1958 purchase of the 120-acre farm. The sound condition of the 40-by-60-foot English-style barn hooked Robert on the property. Although the two-story Federal style brick house was secondary to his interests, Beth jokes, Nelda painstakingly restored the long-neglected house.

Tim and Beth Sheets won the 2017 John Arnold Award for Rural Preservation presented by Indiana Landmarks and Indiana Farm Bureau at the Indiana State Fair. The award recognizes commitment to the preservation of Indiana's rural heritage.

"Heritage Farm has had wonderful stewards who take great care of the property's historic buildings. It's a wonderfully picturesque place and fully functional," said Tommy Kleckner, Indiana Landmarks' western office director, who oversees the annual selection of Arnold Award winners.

In 1998, Beth and Tim were living and working in Indianapolis and raising their son and daughter when the

Tim and Beth Sheets replaced Herefords with alpacas to continue restoring the farm purchased by her parents in the 1950s. They won the 2017 John Arnold Award for Rural Preservation presented by Indiana Landmarks and Indiana Farm Bureau.

PHOTO BY MICHAEL TEDESCO

Lovelaces built a new house on the property and turned the historic house, landmark barn, and some of the land over to the them.

Beth still commutes to downtown Indianapolis five days a week, and Tim works part time as a pharmacist in Peru, near the farm. They aptly named their homestead Heritage Farm, trading her dad's beef cattle for fleece-producing alpacas, and made the idyllic historic location a second cash crop.

The 1911 barn that first attracted Beth's father to the property remains the jewel of the farm. It stands on a rise several hundred yards from the farmhouse. From the road, the barn's roof draws the attention of passers-by, its shingle pattern designed to depict a stylized Suri alpaca. Tim created the design on graph paper and an Indiana roofer executed the pattern in interlocking asphalt shingles.

On the side that faces the home's sunny breakfast room, the barn roof

displays an "H" and "F" for Heritage Farm. The barn houses 60 alpacas, and stores hay—unloaded in the 16-foot-wide nave where for more than 100 years wagons have deposited bales onto hay forks attached to the still-functional overhead trolley system. In 2016, the Sheets' barn was named one of the Top 10 Bicentennial Barns in Indiana by the state Bicentennial Commission.

The alpacas are shorn once a year, most in the spring and some in the fall. Friends and family gather at Heritage Farm for the spring shearing when most of the herd gets their annual cut. The farm welcomes city folks and country visitors to a Fall 4 Alpacas Festival, where they can see spinning and weaving demonstrations, walk an alpaca through an obstacle course, and enjoy a hayride.

"There's a market for the wool, but you have to work at it and get your product in front of the public and other producers," Beth says. "There are a lot of new initiatives that are using a larger amount of the alpaca fiber. In the 2018 Winter Olympics, U.S. athletes will be wearing sweaters and hats made from alpaca wool in the opening and closing ceremonies."

The Sheets added a new barn and a 40-by-80-foot party tent to rent for weddings, parties and other gatherings. Each year, Heritage Farm hosts student groups from Purdue University, local schools, Carroll County 4-H clubs, and the National FFA Convention in Indianapolis.

The couple shares their farm and the Hoosier pioneer heritage by renting a nineteenth-century log cabin for overnight stays through FarmStayUS.com, hipcamp.com, and Airbnb.com. In 1987, Beth's parents hired a house mover to bring the cabin they saved from demolition on a neighboring farm to a site near their 150-year-old brick farmhouse.



ABOVE: Heritage Farm's initials decorate the shingled roof of the 1911 English-style barn that houses Suri alpacas. The roof on the opposite side depicts an alpaca. The owners invite visitors to fall and spring shearings, and offer spinning and weaving demonstrations.

RIGHT: Beth Sheets' parents moved a nineteenth-century log cabin to the farm in the '80s to save it from demolition. Today, you can rent the cabin for overnight stays to enjoy a farm experience.

PHOTOS © SHEETS FAMILY

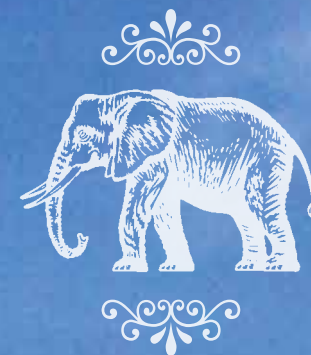
Beth's mother carefully chinked the logs, stripped, and painted to make the cabin a cozy, inviting place for family gatherings and, now, for paying guests who want to experience farm living. A brick pizza oven, grill, large deck, indoor plumbing, and other modern conveniences make the Lovelace Cabin a treasured get-away. "Several guests from Indiana have stayed here but most of our guests have been from out of state, especially the Chicago area," said Tim.

The cabin remains a gathering spot for the family and a coveted place to spend the night for their six grandchildren. "The cabin, much like the farm itself, reminds us every day of our agricultural roots, solid values and the importance of faith and family," adds Tim.

by Mary Hardin



WHITE ELEPHANTS



IN ANCIENT ASIAN COUNTRIES, white elephants were considered holy, so the gift of an albino pachyderm could ruin the recipient who was saddled with expensive care and public access for worship. In current parlance, the community equivalent is a useless, expensive-to-maintain behemoth—a factory complex built in the twentieth century to manufacture a long-gone product, an empty multi-story furniture warehouse on Main Street, a decommissioned military structure. In big cities and especially in small towns, white elephants play a similarly outsized role in the streetscape and local history.

When a landmark gets the white elephant label, the word demolition usually surfaces because, just as in ancient Thailand, the place is big, useless, and expensive to maintain—and often blighted. Indiana Landmarks tries to save these historic structures, often naming them to our 10 Most Endangered and helping to identify new pur-

poses and imaginative developers. We also promote National Register status for such places, because it provides the potential for preservation tax credits, another financial incentive for renovation. The Indiana legislature had the same idea but a different creature in mind when it created the Industrial Recovery Tax Credit, known as DINO, as an incentive for developers who tackle industrial white elephants.

White elephants of the brick-and-mortar sort were usually workhorses in the beginning—sturdily built of lasting materials to withstand hard use—and eminently suitable for conversion to new purposes.

After languishing for years, the historic Mallory factory in Indianapolis has a new use that seems perfect. Purdue Polytechnic High School will eventually occupy two floors, a training ground for the scientists and engineers who'll invent the next generations of products like the state-of-the-art batteries created by Mallory.

PHOTO BY PAIGE WASSEL





WHAT DO YOU DO with a white elephant, or in Indiana tax code parlance, a dinosaur? A historic building that has long outlived its original purpose. Big. Blighted. Hard to envision in a new role. Important in local history. Huge visual presence. In Jeffersonville and New Albany, after elephants deteriorated for decades, forward-thinking city leaders reimaged the nineteenth-century behemoths as City Hall.

Outfitting an army takes lots of space. Jeffersonville's Quartermaster Depot covered four city blocks—250,000 square feet across about 18 acres on East 10th Street, a busy state highway. From 1874 to the Korean War, the quadrangle-shaped site with a central administration building stored, repaired, invented, manufactured, and distributed Army necessities, from saddles to cook stoves, uniforms to medical supplies. Military man and architect General Montgomery Meigs designed the Greek Revival complex.

After the government auctioned it off in 1958, the complex housed a mix of retail, commercial, and manufacturing ventures, never functioning at full capacity. Fire destroyed the southeastern corner in 1992, and the owner chose partial demolition over repair, making the depot's interior vulner-

The Quartermaster Depot occupied 18 acres in downtown Jeffersonville, a vast historic complex decommissioned by the Army in 1958. It landed on our 10 Most Endangered list on two different occasions ("before," below right). The rejuvenated complex holds City Hall, shops, restaurants and a medical facility.

PHOTOS BY LAURA RENWICK, LAURA DREISTADT

able to the elements. The complex joined Indiana Landmarks' 10 Most Endangered list in 1996, and a second time in 1999 when the owner marketed the site as cleared land.

Unwilling to see such an important part of its heritage turned to dust, the City of Jeffersonville bought the site in 2001 and repurposed the three-story administration building



as City Hall. Sun Properties, LLC of Louisville redeveloped the rest of the complex as Quartermaster Station, a mix of retail, restaurants, and medical facilities ringing the former administration building.

IN NEW ALBANY

the future looked dim for the Reisz Building on East Main Street in the heart of downtown. For decades, the 23,000-square foot furniture warehouse had been largely vacant and rotten posts and beams pointed to imminent structural failure. Broken and boarded windows ringed the brick exterior, its front façade distinguished by an old neon sign advertising the long-gone Reisz Furniture Warehouse Store and a ghost sign pointing to "Free Parking Around Corner."

Built in the 1850s as a flour mill, the building later accommodated such ventures as a furniture manufacturer, funeral home, shirt factory, and harness and saddlery shop. The Reisz Furniture Warehouse occupied the three-story building from the 1940s until 1974.

In August, the City of New Albany announced its plan to reinvigorate the ailing landmark as City Hall, a move expected to consolidate city operations, provide triple the amount of space available in the old location, and save money in the long run, as the City currently rents office space from the county.

Louisville-based Denton Floyd Real Estate Group will develop the Reisz Building, using \$750,000 from the City to buy and clean out the warehouse. The firm will use historic tax credits as part of its financing package, an option made possible by the building's inclusion in a National Register historic district. The City will initially lease space from Denton Floyd and eventually own the structure.



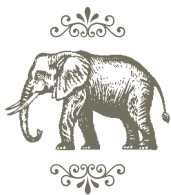
In the early twentieth century, the massive warehouse presented a handsome appearance (right) on State Street, but in recent years (above) it blighted the heart of downtown New Albany. The city is turning the situation around by adapting the historic building as city hall.

PHOTOS BY ROBBY VIRUS (ABOVE), PROVIDED (RIGHT)



Denton Floyd has a vested interest in downtown, as it rehabs the historic M. Fine Shirt Company Factory a few blocks east into an assisted living facility. "The new City Hall will add to the revitalization momentum," says Indiana Landmarks' Greg Sekula, director of our Southern Regional Office, "whereas the loss of a structure as large as the Reisz Building would have slammed on the brakes and created a hole in the historic streetscape." Indiana Landmarks will move the southern office from Jeffersonville to New Albany in 2018, hoping to spark a revival in another part of the downtown (see back cover).

"It's important we protect our history, and this project addresses blight reduction, historic preservation, and downtown beautification efforts on a main downtown corridor," says Mayor Jeff Gahan. "The response from the community has been very supportive."



FOR YEARS, a large complex at 3029 East Washington Street has represented both blight and hope to Indy's Englewood neighborhood. Blight because the former P.R. Mallory & Co. factory has been largely vacant since 1975. Hope because the four-story industrial white elephant is being resurrected as Purdue University Polytechnic High School, a charter school focusing on science, math, and technology. Purdue Poly aims to produce graduates who will qualify for direct admission to the parent university, and the neighborhood aims to capitalize on the high school to extend the area's revitalization.

General Electric built the 125,000-square foot factory in 1921 but never occupied it. Electronic components and battery maker Mallory bought the site in 1924 and enlarged it in the '30s and '40s, flourishing with World War II production and, later, its invention of the Duracell battery. The complex, distinguished by a soaring smokestack, reached its height in the 1950s and '60s, with around 1,500 employees in 1966.

Mallory moved out in 1975 and the campus has languished ever since. Historic factories like Mallory can pose reuse challenges—vast spaces on multiple levels (no longer considered desirable in manufacturing), and environmental issues that require costly remediation. Characterized by broken and boarded windows and graffiti in recent years, the site faced demolition. Indiana Landmarks offered advice to community and city leaders on ways to save the factory, recommending nominating the

Squint at the boarded historic P.R. Mallory factory on East Washington Street, where Duracell batteries were produced, and imagine high-ceilinged classrooms, brightly lit by big restored factory windows. The long vacant complex will welcome Purdue Polytechnic High School in fall 2018. PHOTO BY MARK DOLLASE



site to the National Register and having it designated a local landmark by the Indianapolis Historic Preservation Commission, moves that qualify it for historic tax credits for renovation.

Englewood Community Development Corporation is teaming with John Boner Neighborhood Center to redevelop Mallory, rehabbing the top floor for Purdue Polytechnic, and preparing the third floor for eventual school expansion to 600 students. "It's a great reuse," says project manager Joe Bowling. "Now the great trick will be finding complementary tenants for the first two floors to help maximize the students' potential and the neighborhood's revitalization."

Purdue Polytechnic opened to students at a temporary location in fall 2017, and expects to move to the renovated Mallory Building in time for the fall 2018 semester.

IT'S HARD TO ignore a white elephant when it sits right on Main Street, and the attributes that can make the building an asset—high visibility and access to downtown businesses—also make it a demolition target when it's vacant and deteriorated. That described the situation in Huntington, where demolition loomed for the United Brethren Block, three vacant buildings subject to a city demo order on the courthouse square.

The connected buildings encompassing 48,000 square feet—the 1899 Odd Fellows Hall, c.1915 IOOF Trust Building, and 1915 United Brethren publishing headquarters—landed on our 10 Most Endangered list in 2015. The listing and negotiation with the city's Redevelopment Commission bought us some time

and allowed us to draw the attention of a developer—exactly what we aim for when we put a landmark on the 10 Most list.

Using money from our Efroymsen Family Endangered Places Fund and matching city funds, we repaired leaky roofs and hired a structural and reuse assessment. Then Indiana Landmarks became the matchmaker, working with local affiliate Huntington Alert and the redevelopment commission to attract developer Anderson Partners. In summer 2018, the block will debut as 35 market-rate apartments, accompanied by Huntington University's Center for Entrepreneurship, and the Creative Abilities Art Center operated by Pathfinder Services.

The state's Regional Cities Initiative gave the project a boost, bridging a \$1.6 million funding gap in the \$9 million project, which is otherwise funded by city and county governments, private investment, and federal historic tax credits.

Lagro Canal Foundation envisions a similarly revitalized future for

Demolition loomed for a block of connected buildings on Huntington's courthouse square (above). Indiana Landmarks acted as matchmaker, finding a developer to repurpose the white elephant. Lagro, a much smaller town nearby, faces a similar dilemma—a block of three vacant landmarks (below, right)—that a non-profit foundation hopes to revive.

PHOTOS © CITY OF HUNTINGTON (ABOVE), CHRISTOPHER WALTER (RIGHT)

three interconnected buildings in the nearby Wabash County town. The 1913 Citizens Bank, 1853 Masonic Lodge, and 1840 Improved Order of the Red Man lodge—all largely vacant for the past 20 years—represent what remains of the town's historic business district. The foundation is acquiring the buildings.

The foundation envisions housing on the upper floors, with retail on the ground level that would capitalize on traffic from a bike trail under development close by, and tourists drawn by upgraded amenities in the area, including a boat ramp, pavilions, and public restrooms, and by Salamonie River State Forest and Salamonie Lake just south of the town of 400.

"We want to promote revitalization of the community of Lagro, and we see preservation and beautification as a key component," says Beth Gillespie, one of the foundation's organizers.



Rock Solid Investment

JEFF BEEN HAD ALWAYS BEEN INTRIGUED BY a Delphi bungalow with a fieldstone façade and porch. As a child, he walked by the house on East Monroe Street on the way from school to the park. Been lives in Louisville now, and on a visit home, he found the charming porch obscured by large spruce trees and noticed holes in the roof. He and his partner Eric Graninger also noticed a small “For Sale” sign.

“We realized it had good bones and great potential and it needed to be saved. We were crazy enough to do it,” says Been.

Like the outside, the interior displays strong Arts and Crafts influences, including a built-in window seat, original woodwork throughout, built-in china cabinets, and a fieldstone fireplace. The windows and the front porch offer views of a nearby ravine.

Been and Graninger brought old house wisdom and DIY expertise to the project. They own an 1848 farmhouse in Carroll County, and live full time in a “bungalow on steroids” they fixed up in Louisville’s Cherokee Triangle neighborhood.



When they noticed it was for sale, Jeff Been and Eric Graninger (above) couldn’t pass up the opportunity to save a Delphi bungalow Jeff had admired since childhood, where Craftsman features inside (below left) match the picturesque fieldstone façade. They had experience with one rehab challenge and knew the experts to call to remove a swarm of bees from the house (below right).

PHOTOS BY BONNIE MAXWELL, JEFF BEEN

While in law school in Indianapolis, Been had restored a historic rowhouse on Alabama Street.

In Delphi, the pair started by putting a new roof on the 1919 bungalow, and consulted with Indiana Landmarks’ western office on appropriate roof shingle colors, given the home’s unusual split granite exterior. Early on, work was interrupted when they discovered a swarm of bees in the house. They called on a beekeeping family who had removed a colony from their farmhouse. The beekeepers chipped away at plaster to retrieve the queen bee so the swarm would follow, leaving behind two five-gallon buckets of honeycomb.

Been and Graninger removed a crumbling ‘30s-era carport and started replacing plumbing and wiring and repairing water-damaged walls. After they had sealed up the house, a neighbor called Been to inform him that a raccoon was peeking through windows from inside the house. Been trapped the tenant and released it on the farm.

“There are very good days, and then some more depressing,” says Been, who is supervising the work in retirement. “You always discover surprises when you start these projects.” While cleaning out one of the window wells, he found etched in concrete the words, “Mrs. Chas Murphy Builder, June 1, 1919, Begun Sept 1915, Delayed by WAR.”

Research revealed that the property was built by Elizabeth Fisher Murphy using rocks she and her friends collected from throughout the country. A schoolteacher, Murphy traveled the U.S. lecturing and demonstrating her dress reform system. She also held local acclaim as a good friend of James Whitcomb Riley, allegedly inspiring his poem “Curly Locks.”

“It’s cool that in 1919, a woman is describing herself as the builder of this house. There’s great energy there,” says Graninger.

Been and Graninger are still determining what they will do with the bungalow when the rehabilitation is complete. “Delphi has this terrific fabric of homes. That’s another reason we felt strongly about saving this one,” says Graninger. “This is such a neat little town, just losing one house in that fabric can hurt it.”



FOR SALE

LANDMARKS ON THE MARKET

see more at
indianalandmarks.org



Courthouse Square

Albion 1879 building on courthouse square offers 4,000 square feet and tin ceilings on each floor. Exterior in good condition with newer roof. Complete interior renovation needed. Two overhead garage doors in rear allow for easy deliveries. 30 miles northeast of Fort Wayne.
107 West Jefferson Street.

\$54,900, Todd Zeiger, 574-232-4534, tzeiger@indianalandmarks.org



250 East Harrison Street Martinsville

1931 French Eclectic-style home retains original details, including custom brick exterior, slate roof, and bronze light fixtures. Master suite has sitting area and screened-in balcony, while office features gorgeous woodwork and fireplace. 5,600 square feet, 2 full baths, 3 half baths.

\$360,000

Jordan Kelly/Carpenter Realtors
jkelly@callcarpenter.com
(317) 478-5677



1850s George Makepeace House Chesterfield

Located on a corner lot, this 2.5-story property is zoned for commercial and residential use. Enclosed with brick walls and a courtyard, the building includes original walnut woodwork throughout and a small Greek Revival house on the lot.
5 West Main Street.

\$140,000

Richard Waldron
765-649-4335



Introducing Officers & New Directors

THE GOVERNANCE COMMITTEE OF INDIANA Landmarks, chaired by board member Doris Anne Sadler, works year-round to ensure board members have committee assignments that harness their talents and interests, cultivate engagement with potential directors, and recommend candidates to fill vacant board positions. Indiana Landmarks members elected the new directors at the annual meeting in September.

The five newly elected directors will serve three-year terms expiring in September 2020:



William Goins of Rushville, a longtime member of our affiliate Rush County Heritage, is helping raise money for the Beech Church, a recent 10 Most Endangered site in Carthage. He remains active in the Booker T. Washington Community Center, a historic school we helped him save in the '90s. Retired from Visteon, he formerly chaired the board of Ivy Tech.



Tracy Haddad is a proud resident of Columbus, where she owns and manages property and serves on the Haddad Foundation. She is a member of the organizing committee of Exhibit Columbus, an annual exploration of architecture, art, and community. This year, 18 site-responsive installations energize spaces in and around Columbus's masterpieces of modern architecture.



David Haist, a lawyer and independent management consultant who lives in Culver, retired as chief operating officer of Do It Best Corp., the Fort Wayne-based national cooperative of 4,000 hardware and building supply stores. He serves on several corporate and civic organizations' boards, and volunteered as a member of Indiana Landmarks' strategic planning committee.



Sallie Rowland lives in Indianapolis, where she retired from Rowland Design, the architecture and interior design firm she started. A former chair of the Indianapolis Historic Preservation Commission, Sallie served on our board in the 1980s, steered the development of downtown design guidelines for Indianapolis (an Indiana Landmarks initiative), and co-chaired our last capital campaign.



Charlitta Winston also lives in Indianapolis, where she is philanthropy officer at the Indianapolis Museum of Art. She previously ran the capital campaign for the Girl Scouts of Central Indiana and in corporate world was a diversity manager at WellPoint and Scientific Games. She is on the board of Impact 100, a women's giving organization.



Board members may serve two consecutive terms, a total of six years, which lends continuity in their oversight. The members re-elected four directors to second terms, which also will end in September 2020: Jeremy Efroymson, Matt Mayol, and Doris Anne Sadler, all of Indianapolis, and Christine Keck of Evansville.

The Governance Committee also recommends a slate of officers who are elected by the full board of 29 directors. This year, the board re-elected all the officers: Randall Shepard, honorary chairman; Carl Cook, past chairman; James Fadely, chairman; Parker Beauchamp, vice chairman; Brett McKamey, treasurer; Sara Edgerton, secretary and assistant treasurer; Thomas Engle, assistant secretary; Marsh Davis, president; and Judy O'Bannon, secretary emerita.

We retain the talent and experience of retiring directors through their participation in our Alumni Brain Trust—former directors who continue to advise us. We're grateful for the service of five board members who reached the end of their terms and hope they will join the Brain Trust: Katrina Basile, Steve Campbell, Sanford Garner, Eric Rowland, and Jane Walker. Tim Shelly of Elkhart, who served as chairman and immediate past chair, leads the Brain Trust.

Indiana Landmarks' Alumni Brain Trust, made up of former directors, recently visited and offered advice for Speakman House (left) near Aurora, an entry on our 10 Most Endangered list. PHOTO BY TINA CONNOR



BRIEFLY NOTED

INDIANA LANDMARKS WELCOMES Jessie Russett as director of our Eastern Regional Office at the Huddleston Farmhouse and National Road Heritage Site in Cambridge City. Originally from Yorktown, Indiana, Russett holds a bachelor's degree in history and a master's degree in anthropology from Ball State University. She most recently worked at Sequoia and Kings Canyon National Parks in California.

IN AUGUST, DEBRA PARCELL joined our Northern Regional Office in South Bend as community preservation specialist. She previously served as deputy director of the South Bend and St. Joseph County Historic Preservation Commission. Parcell lives in a historic house on the Lincoln Highway National Byway in Elkhart County. She serves as president of the Indiana Lincoln Highway Association, a volunteer position.

MELISSA BROWNING JOINED Indiana Landmarks' Indianapolis headquarters as an accounting assistant in October. She brings payroll and accounting experience from previous jobs at Fishers YMCA and Heartland Church.

INDIANA LANDMARKS benefitted from the presence of interns in our headquarters this fall. Brock Stafford, who is finishing his master's in historical administration at Eastern Illinois University, monitored conditions at over 300 properties on which Indiana Landmarks holds covenants and easements in Marion County. Emily Royer, who is pursuing a master's in historic preservation at Ball State University, worked on programs for alumni congregations of our Sacred Places program and assisted with social media.

Have you visited our Landmarks Emporium Online yet?

It's a great place to find gifts for the hard-to-buy-for people in your life, and your purchases support our mission. And if you're a member, you get a 10% discount.

indianalandmarks.org/shop





Giving Time & Talent

INDIANAPOLIS RESIDENTS BARBARA AND Doug Maxwell joined Indiana Landmarks several years ago after attending one of our first *Back to the Future* tours of Mid-Century Modern homes. When they retired from medical careers in recent years, the Maxwells got more involved as volunteers.

Barbara grew up outside Fort Wayne and Doug is from Massachusetts. They met while working at the V.A. hospital in Indianapolis in 1968, where she was an ICU nurse and he was training to be a kidney specialist.

They love traveling to places with history and great architecture. They credit family trips decades ago with their two children to Shaker Village at Pleasant Hill, Kentucky, with giving them their first real taste of preservation and the role historic buildings play in establishing a sense of place. They seek out destinations where heritage is prominent, citing as favorites tours of Frank Lloyd Wright-designed architecture in Buffalo and antebellum mansions in Natchez.

Regular donors to Indiana Landmarks, the couple also contributes time, volunteering at our central Indiana events, including Rescue Party and our Mid-Century Modern tours. Enrichment programs for Indiana Landmarks volunteers have taken them to areas of the state they'd never seen, such as a day trip last year to Aurora to visit Hillforest and Veraestau.

After retiring from medical careers, Doug and Barbara Maxwell of Indianapolis joined Indiana Landmarks' volunteer corps. Frequent travelers with an interest in architecture from a variety of eras, the Maxwells lead tours, assist at events, and answer the phone at our headquarters.
PHOTO BY EVAN HALE

The Maxwells enjoyed overhearing comments by people who start to see buildings in a new light on their tours of Indiana Landmarks Center and on the “before” tour of Indianapolis’s historic Coca-Cola bottling plant. “Indiana Landmarks does a good job of pointing out that, yes, we have a heritage,” notes Doug.

The couple thinks everyone should visit Monument Circle and take an Indiana Landmarks tour to get the history. “Being a docent made me look at downtown and the Soldiers and Sailors Monument in a whole new way,” Barbara says. “Now that I’ve stuck my toe in the water, I find downtown Indianapolis fascinating.”

We’re grateful to the Maxwells and all of our volunteers across the state, who answer phones and take on office projects, work in our library, act as tour guides, assist us in staging events, do research, take photographs, and keep the gardens at our properties in shape. If you think you or a friend might be interested, contact Gwendolen Nystrom, gnystrom@indianalandmarks.org, 317-639-4534, in Indianapolis or our regional office nearest you.

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 indianalandmarks.org

For details on events and to RSVP for free tours or buy tickets, visit indianalandmarks.org and click the **Tours & Events** tab or call **800-450-4534**

Ford Talk

Nov. 9, Indianapolis

Russ Banham, author of *The Ford Century*, talks about Ford’s historic innovations, including its regional assembly plants (see Ford Plant “Before” Tour below). Brief highlights at 6 p.m. from Indiana Automotive; 6:15-7:15 p.m. Banham’s talk and Q&A. Sponsored by Capitol City Ford. Free for Indiana Landmarks and Indiana Automotive members; \$10/general public

Ford Plant “Before” Tour

Nov. 11, Indianapolis

See the 1914 plant on Washington Street, a 2016 entry on our 10 Most Endangered list, in its “before” state prior to its conversion to apartments, offices, and retail by TWG Development. 10 a.m.-noon. Free for Indiana Landmarks and Indiana Automotive members; \$10/general public

National Expert’s Perspective

Nov. 30 Indianapolis

Donovan Rypkema of PlaceEconomics in Washington, DC presents “The Value and Values of Preservation,” discussing how historic buildings and neighborhoods contribute to property, economic, cultural and business values, including insights from his firm’s analysis, underway now, of historic preservation’s economic impact in Indianapolis. Free. 5:30 p.m. cash bar; 6:00 p.m. talk and Q&A.

First Friday

Indiana Landmarks Center

EACH MONTH THROUGH December (except July), our Rapp Family Gallery hosts free art shows, with tours of our restored headquarters. 6-9 p.m.

NOV. 3 ON: a contemporary visual arts exhibition featuring 11 artists

DEC. 1 Indiana Plein Air Painters Association one-day show and sale



SAMUEL VAZQUEZ

FRENCH LICK & WEST BADEN SPRINGS

Tours daily through December
West Baden Springs Hotel Tour
10 a.m., 2 & 4 p.m.
French Lick Springs Hotel Tour
Noon

TOURS DEPART from our Landmarks Emporium in each historic hotel on IN 56 in southern Indiana. Combo ticket available. Reservations recommended: 866-571-8687. Closed only on Christmas Day & Mon-Tues in Jan. & Feb. 866-571-8687.

Holiday Organ Concert

Dec. 7, Indianapolis

Enjoy holiday music at our annual “The Holly & The Ivy” concert featuring the Grand Hall organ with instrumental accompaniment and singers—including audience sing-alongs on favorite carols. \$12/member; \$15/general public; free for children age 10 and under. 7:30 p.m. at Indiana Landmarks Center.

Holiday Open Houses

Indiana Landmarks welcomes members for food and drink in conversation-sparking historic places at Holiday Open Houses. Free for members with rsvp. 5-7 p.m. local time. See holiday brochure inserted in *Indiana Preservation* for details on these and other holiday events.

DEC. 1 Veraestau, Indiana Landmarks’ historic country estate in Aurora

DEC. 2 Kizer House, our restoration-in-progress in South Bend

DEC. 7 Thieman House, Madison

DEC. 8 Indianapolis Propylaeum

THE GIFT THAT LASTS ALL YEAR

Give Indiana Landmarks memberships to family and friends. We’re offering membership at a discounted rate: \$25 for individual memberships, \$40 for dual membership. Make the purchase by December 15 and we’ll make sure news of your gift reaches the recipients. Contact Membership Manager Jennifer Hawk, 317-639-4534, jhawk@indianalandmarks.org.





INDIANA LANDMARKS

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Indianapolis, IN 46202

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AND FINALLY



Indiana Landmarks bought the Hartman House in New Albany, which we'll restore for our Southern Regional Office. We hope to spark broader revitalization in the area.

PHOTO BY GREG SEKULA

Coming Soon

EVEN FIRE-DAMAGED AND NEGLECTED, THE Hartman House catches the eye on New Albany's heavily traveled State Street. Indiana Landmarks recognizes potential, so we're adopting the Queen Anne-style house, hoping to make it a lynchpin for revitalization of the neighborhood.

The newest episode in our pattern of serial restoration, Hartman House will become our Southern Regional Office following a complete restoration made possible by the sale of our long-time office in Jeffersonville and major contributions from

the Horseshoe Foundation of Floyd County, the City of New Albany and its Redevelopment Commission, and PC Lumber.

Our southern office serially occupied two historic houses we restored in downtown Jeffersonville, in a vibrant area experiencing a revitalization uptick. Indiana Landmarks aims for a similar turnaround in the neighborhood around Hartman House at 911 State Street. The restoration will take 8-12 months, and we can use more help to fuel the turnaround. Donate and learn more at indianalandmarks.org.