

INDIANA PRESERVATION

NOVEMBER/DECEMBER 2018



INDIANA LANDMARKS

Anatomy of a Save

What it takes
to rescue a
wreck



MEET THE LEADERSHIP

New officers and
directors span state

HOLIDAY CHEER

Four open houses
for members



Heritage on Wheels

AS I WRITE, I'M SITTING IN a 1929 Model A Ford, awaiting my turn to participate in the Newport Hill Climb, a great historic event that occurs annually on the first weekend in October. It originated early in the twentieth century when the steep, 140-foot hill in Newport proved ideal for testing newfangled automobiles. From 1909 to 1915 the Hill Climb attracted spectators, but interest faded as other testing grounds evolved and the novelty of automobiles diminished.

The Lions Club of Newport revived the Hill Climb in 1968, but now it puts old cars to the test, correlating with rising interest in antique automobiles. Today, hundreds of antique cars race against the clock in an event that attracts more than 100,000 people to Newport (pop. 515).

The Hill Climb is among Indiana's many events celebrating automobile heritage. Our affinity group, Indiana Automotive, captures the enthusiasm for preserving that heritage—which includes more than old cars. It encompasses buildings where cars were made, sold and serviced, and homes of the people who built them. Roads, too, are part of that heritage.

Each year Indiana Automotive hosts substantive and fun programs (see p. 7) for automotive history enthusiasts. If you share that enthusiasm, we'd love to have you join us.

Marsh Davis, President



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STARTERS

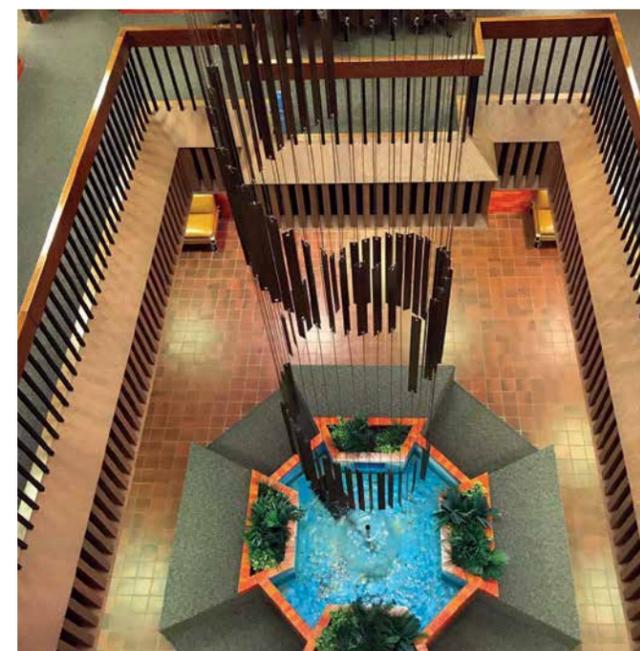
Fixer Upper

When we added Rocky Edge to our 10 Most list in May, we cited its deteriorating condition and the vandalism it suffered while mired in legal limbo. Good news! The landmark property in Terre Haute's Allendale neighborhood is finally on the market. For \$249,900, you get the Spanish Revival-style villa, pool house, conservatory, gatehouse, and overgrown grounds with many landscape features. It needs complete rehab, but what a cool place! Find out more at indianalandmarks.org/for-sale.

PHOTOS BY LEE LEWELLEN



years Culver Union Hospital in Crawfordsville sat vacant. Community vision and historic preservation tax credits fueled its reincarnation as apartments called Historic Whitlock Place. Learn more about the save of the 1929 hospital on p. 12.



#INModernLove

CONGRATS TO INSTAGRAMMER TAMMY Bowman, @mamabowman72, first-place winner in Indiana Modern's INModernLove Instagram contest for her photograph of the atrium in the White County Courthouse (left), built in 1976 after a tornado destroyed its predecessor. Some of the 100 entries depicted historically significant designs from Columbus and Indianapolis while others captured modest, out-of-the-way moments of Modernist design. Check out all the entries using the hashtag [#INModernLove](https://www.instagram.com/INModernLove) on Instagram and follow our Indiana Modern account, [@indiana_modern](https://www.instagram.com/indiana_modern), for info on other contest winners.



Modern Farmers Steeped in Heritage

AT THE BASE OF A BROAD HILLSIDE IN southern Indiana, a creek crosses a road leading up to a picturesque white house flanked by two red barns. Little about the scene has changed in the past century, where generations of the Armstrong family have raised their families and cattle. For their care in preserving the historic farmstead and keeping its vintage buildings in use in their farming operation, Indiana

For preserving their historic farmstead in Lawrence County, Ann and Stan Armstrong (top) won the 2018 John Arnold Award for Rural Preservation, presented by Indiana Landmarks and Indiana Farm Bureau. The Armstrongs operate Spring Creek Cattle Co., on land that has been in the family since 1855, raising Angus and Angus Simmental cross cattle and using historic barns (left) at the farm.

PHOTOS BY EVAN HALE



Landmarks and Indiana Farm Bureau presented Stan and Ann Armstrong the 2018 John Arnold Award for Rural Preservation.

The Armstrong family has been farming in southern Indiana since 1817. Stan and Ann Armstrong operate the Spring Creek Cattle Co., LLC, on Lawrence County land that has been in the family since 1855, adding fields, timber stands and rolling hills that bring their holdings to 1,140 acres. Stan's father was born in the 1873 family home, built by his grandfather's half-brother.

In the 1970s, as Stan's parents wanted to downsize and Stan and Ann needed more space for their growing family, they swapped homes. Over time, the couple has adapted the house while making sure the exterior

changes fit the home's historic character—ensuring roof pitches, siding, shutters, gingerbread, and windows on new construction complimented the original house. Inside, mementos document the family's long history on the site—historic photos of ancestors on the front porch, quilts and depression glass handed down over time, vintage tools used decades ago.

The house also serves as headquarters for the Armstrongs' Spring Creek Cattle and Pleiades Cattle companies. The family raises Angus and Angus Simmental cross cattle and alfalfa hay. They rotate corn, soy beans, timothy and teff grass through the fields to help maintain good soil content. The cattle summer graze on legume/grass-mixed pastures and eat baled hay in the winter.

To keep the historic barns in use in their farming operation, the Armstrongs had to make adjustments for modern farming. For instance, while their large historic barn was designed to hold loose hay, it doesn't accommodate the round bales used in the majority of their cattle business. They converted the structure to use for birthing calves, as a holding area for weaned calves, for machinery storage, and for a small collection of square bales used to feed weaning calves.



Stan and Ann live in the 1873 family home that they've updated over time while making sure the exterior maintains its historic appearance. They use a historic barn for birthing calves, as a holding area for weaned calves, and for machinery and hay storage, while they adapted a granary as a warming room for newborn calves. The family moved a historic springhouse (left) from the Armstrong family's original homestead and converted it to house bee-keeping equipment.

PHOTOS BY EVAN HALE

Stan researched and repaired the barn's Fairbank Scale, purchased and used by his ancestors in their cattle operations in the 1880s, and it remains in use today.

They adapted the original granary as a warming room for newborn calves. The old corn crib is still pressed into service to store cattle feed. A converted historic springhouse, moved from the Armstrong family's original homestead just miles away, houses bee-keeping equipment.

The family also maintains historic barns and other out-buildings on the acreage they have added to the farm over the decades. Throughout the farm, they follow conservation-oriented practices, employing wells as watering sources to avoid polluting streams and ponds, conducting regular soil tests, and using no-till practices to minimize cropland erosion. Their care merited Lawrence County Soil and Water Conservation's "Farmer of the Year" award in 2015.

"Dad was a strong advocate of taking care of the land and buildings," says Stan. "We can stay modern and improve while keeping the house and barn intact."

The couple enlisted their daughters—Alex, Sarah, and Jennifer—in the family business. The daughters assist as needed in cattle and farming operations, help maintain cattle and crop records, and regularly meet with Stan to discuss farm operations and bring new ideas to consider. For example, the daughters experimented with growing hops on the farm for home and craft breweries in nearby Bloomington.

"It's satisfying for me to take the grandkids up to the hayloft and talk about how it was used, hoping they are soaking it up," says Ann. "We hope our children and grandchildren will continue the legacy." "There's satisfaction in knowing we're continuing to honor the heritage we've had the opportunity to take care of," adds Stan.



Holiday Spirit Served Here

AS THE HOLIDAY SEASON APPROACHES, Indiana Landmarks invites members to make merry, enjoying refreshment in historic settings at open houses in Aurora, Jeffersonville, South Bend, and Indianapolis.

In South Bend on November 29, you'll see the transformed grounds and rehabbed living quarters in the historic garage of the 1888 Kizer House. Currently home of our northern office, the garage renovation is part of our ongoing restoration of the turreted landmark and grounds, freed from a sea of concrete this summer to make way for a period-appropriate landscape.

In Aurora on December 5, expect lively conversation as you nosh near a crackling fire in the cozy library and roam the rest of our Veraestau Historic Site. Although the hilltop estate overlooking the Ohio River was primarily a summer home for the well-to-do Gibson-O'Brien family, the holiday open house was an annual event on their calendar that Indiana Landmarks continues.



Come to one or all four holiday open houses for members in Aurora, Jeffersonville, South Bend, and Indianapolis. On December 6 in Indianapolis, you can see neighboring landmarks: the 1910 Glossbrenner House (above) and the 1923 Stutz House. On December 13, after a \$1.2 million renovation, the nineteenth-century carriage house (left) at the Howard Steamboat Museum hosts our open house in Jeffersonville.

PHOTOS: ABOVE, EVAN HALE; LEFT, LAURA RENWICK

At our Indianapolis holiday open house on December 6, you can visit two historic mansions at the corner of Meridian and 32nd streets: the 1910 Glossbrenner House and 1923 Stutz House. Built for automotive pioneer Harry Stutz, the Craftsman house with buff brick exterior and green clay tile roof mimics the materials used for the auto magnate's capital city factory.

Last year, Mapleton-Fall Creek Development Corporation moved its offices to the Stutz House, finding it strategically well placed for the organization as it carries out its mission to revive six historic mid-north neighborhoods. Indiana Landmarks and our Indiana Automotive affinity group funded a feasibility study to guide the \$300,000 renovation that updated mechanical systems and made the first floor accessible while refurbishing the home's historic interior, including its glossy walnut woodwork. R+B Architects bought the Glossbrenner Mansion from Indiana Landmarks in 2015. Check out the firm's recent renovations at the Jacobethan Revival-style house noted for its stunning interior.

In Jeffersonville, the Howard Steamboat Museum occupies the 1894 mansion built for a ship-building magnate. The property's carriage house actually came first: built in the 1880s, it functioned as the Howard family's residence while the mansion was under construction. Remodeled in the Queen Anne style and expanded following a fire in the early 1900s, the property was recently rehabbed as an events venue. You can see the results of the \$1.2 million makeover at our holiday open house on December 13.

All holiday open houses for members run 5-7 p.m. local time. The events are free, but we appreciate your RSVP. Call 317-639-4534 or visit indianalandmarks.org/tours-events.

A Duesy of a Story

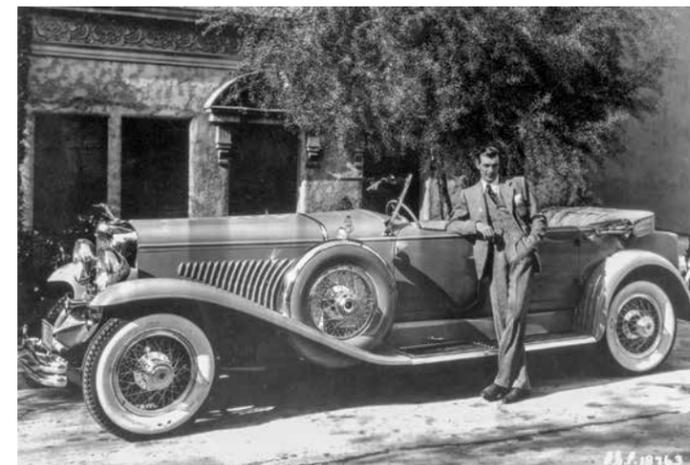
IN 1920, EMBOLDENED BY success in manufacturing marine and racing engines, brothers Frederick and August Duesenberg relocated their New Jersey manufacturing facility to Indianapolis. Many of their engines had run in the Indianapolis 500, and they aimed to produce their own automobiles. Indianapolis offered the ideal location, with an established network of auto suppliers and access to the Indianapolis Motor Speedway for use as a test track.

Duesenberg Automobile and Motors Company operated on 17 acres at 1511 West Washington Street from 1920 to 1937. Often bedecked with bunting and flags, the factory became one of the highest profile auto manufacturers in the city owing to its prime location on the National Road. E.L. Cord, Auburn Automobile Company president, purchased



Indiana Automotive hosts historian Matt Short's talk on the Duesenberg legacy in race cars and luxury automobiles on November 8. Hollywood celebrities, including actor Gary Cooper (below), drove Duesenbergs, manufactured in Indianapolis and later in Auburn, where you can visit the Auburn Cord Duesenberg Museum (above), a National Historic Landmark.

PHOTOS: ABOVE, STEPHEN BROWN; BELOW, ©AUBURN CORD DUESENBERG AUTOMOBILE MUSEUM



Duesenberg in 1926. Unable to compete with the lower-cost cars in demand during the Great Depression, the company went bankrupt, ceasing production in 1937.

The sole surviving building at the West Washington site still bears the Duesenberg name, thanks to Indiana Landmarks' Indiana Automotive affinity group. As one of its first projects, the group worked with IndyGo in commissioning artist Christopher Blice of Blice Edwards to restore the Duesenberg sign, then faintly visible, painted on the brick façade of what is now the bus company's headquarters.

Duesenberg's Indiana legacy is most visibly present at Auburn Cord Duesenberg Automobile Facility in Auburn. Nonprofit Auburn Automotive Heritage, Inc. rescued the magnificent Art Deco landmark in 1974, reopening the site as a museum. Visitors can view an impressive collection of over 120 classic, antique, and special-interest cars on three floors. The site's heritage and architecture earned it status as a National Historic Landmark, one of 42 in Indiana, in 2005.

On November 8, 2018 at 6 p.m., Indiana Automotive welcomes automotive historian and former Auburn Cord Duesenberg Museum Executive Director Matt Short to Indiana Landmarks Center. His illustrated talk, "Duesenberg: A Legend in Racing and Luxury Motor Cars," brings to life biographies of Frederick and August Duesenberg, E.L. Cord and others, and highlighting Duesenberg's racing and manufacturing history. Tickets are free for Indiana Landmarks and Indiana Automotive members, \$10 for general public, and can be purchased at indianalandmarks.org/duesenberg-talk or by calling 317-639-4534.

Anatomy of a Save

What goes into saving historic places—the anatomy of a save, if you will? Dissecting several recent rescues—all landmarks still very much alive—showed that a trio of factors make the difference: committed people, creative approaches, and money.

PEOPLE WITH VISION

The push to save any historic building starts with passionate people who can squint at a dilapidated or damaged structure and see the potential, people who can envision the “after” when what’s before them is a wreck.

In their mission to revitalize downtown, the staff and board of Seymour Main Street develops the vision and does some of the heavy lifting. The group manages a matching grant program to spur buildings owners to rehabilitate facades, offers down payment assistance to entice new businesses to move into downtown buildings, and offers loans for property owners to encourage renovation of historic buildings, particularly at the street level.

Recognizing that an important structure would continue to decline, the group bought the historic Knights of Pythias lodge on Chestnut Street in 2011, rehabbing the façade to make it more attractive to potential buyers. And just after the new year in 2017, when a fire damaged one commercial building and nearly destroyed another, Seymour Main Street intervened to preserve the historic streetscape, buying the landmarks and directing the rehabilitation.

“We all saw the possibilities of what it could be once it was restored,” says Becky Schepman, executive director. “And the alternative—a giant hole in the streetscape.”

“We thought, ‘Let’s preserve them, let’s bring them back, and let’s not have a missing tooth in the facades,’” adds Tom Goecker, whose company, Goecker Construction, handled the project.



To engineer the 11th-hour save of a Queen Anne on the brink in North Vernon, Indiana Landmarks persuaded the owner to donate the house and mortgage giant Fannie Mae to forgive the debt. A temporary stay of demolition gives us until December to complete repairs. Stay tuned for the “after” pics!

PHOTOS BY GREG SEKULA



Four years ago, a group of volunteers formed Richmond Neighborhood Restoration (RNR), Inc. with the goal of revitalizing the community's historic neighborhoods by strategically saving deteriorated historic homes. They began putting their mission into practice with a hands-on transformation of the c.1906 Bockhoff House, a two-story frame home on 19th Street, after convincing the bank that foreclosed the property to donate it.

Transforming it from multiple apartments back to a single-family dwelling, the group sold the house and used the proceeds to fuel its next project: the c.1901 Elwood McGuire House, an eye-catching manse on East Main Street



in the National Register. And if the structure isn't listed, many groups have tapped Indiana Landmarks to assist with grants to pay for National Register nominations.

Many cities and towns join Seymour in offering matching grant programs for fixing up facades and loans for rehabilitation work in downtowns. Indiana Landmarks manages some façade grant programs for communities, often where we also staff the local preservation commission, and our staff provides preservation expertise to other communities' grant programs.

At a state level, the Indiana Office of Community and Rural Affairs recently introduced a historic renovation grant program to fuel preservation of income-producing landmarks like the 1846 Speakman House in Rising Sun, a former entry on our 10 Most

Richmond Neighborhood Restoration aims to revitalize the community's historic neighborhoods by strategically saving deteriorated homes, like the c.1901 Elwood McGuire House on East Main Street. The group restored the exterior and renovated the interior with a modern floorplan and updated kitchen, then sold the house and began work on another.

PHOTOS: J.P. HALL AND LINGLE REAL ESTATE

Endangered list. Owner Mark Banschbach received a \$100,000 grant from the program for the restoration of the 17-room landmark as a rental events venue, and possibly a bed and breakfast.

Saved from elimination in last year's rewriting of the tax code, the federal historic rehabilitation tax credit makes preservation an invaluable tool for revitalization. The credit takes 20 percent of what an owner spends to rehabilitate a historic, income-producing property off the bottom line of federal taxes. The credit has aided renovation of countless Indiana landmarks including recent examples in Wabash, Anderson, and Crawfordsville.



In addition to smoke and fire damage, both structures suffered from water pouring through the holes in the roof and façade as their fate remained in limbo during the ownership transfer, leaving piles of black sludge to be removed before restoration could begin. The buildings got new roofs, rebuilt storefronts, and, in the case of the 1940s building, a reconstructed front façade. On the 1908 commercial building, workers saved the first floor's tin ceiling but otherwise left the interiors unfinished so new owners can configure the space to suit their businesses.

Seymour Main Street poured its own money into the project and tapped city tax increment financing dollars, as well as money netted from fundraisers and individual contributions. Both buildings went on the market earlier this year.

Seymour Main Street saw potential and rehabilitated the façade of the historic Knights of Pythias lodge (top left) to make it more attractive to a buyer. When a fire damaged two downtown buildings last year, the group bought the landmarks, repaired the damage, and reconstructed an entire façade.

PHOTOS BY BECKY SCHEPMAN, TOM GOECKER

on Millionaire's Row that the owner agreed to sell to them at a reduced price. The \$200,000 renovation added fresh paint inside and out, removed carpet to expose the original hardwood floors, and gave the interior a more modern floorplan and updated kitchen.

RNR sold the house in 2017 to Richard and Linda Butler, Richmond natives living in Ohio who had watched the home's rehabilitation on trips home to visit family. Now returned to Richmond, they are continuing the landmark's transformation. RNR used the sale proceeds to seed their newest project: a late nineteenth-century home on 17th Street donated to the group to ensure it would not be demolished or divided into apartments.

"The community support has been overwhelming," says RNR Director Eric Nicholson. "The neighbor of our current project stopped by in tears, saying she's so excited to see it come back to life, to see investment into the community."

PAYING FOR THE SAVE

Vision alone isn't enough, of course. Saving a landmark almost always takes money. Most rescues employ a combination of financial tools designed for income-producing properties listed



In Wabash, Wabash Marketplace and the city identified a largely vacant commercial building as a landmark in need of rescue. Putting together the money for restoration required a jigsaw puzzle of participants and financial sources—AP Development, Partnership for Affordable Housing, R&B Architects and Community Construction—with federal historic tax credits, funding from the Indiana Housing and Community Development Authority, and façade grants administered through Wabash Marketplace, used to create Rock City Lofts, 41 apartments for people 55 and older.

The apartments in the re-christened building—named in honor of its long-time first-floor tenant, Rock City Café—incorporate original features, including vintage wood floors, oversized double-hung windows, as well as exposed brick walls. Wabash Marketplace’s role in this and other preservation projects made it the winner of Indiana Landmarks’ annual Servaas Memorial Award this year.

In the early 1900s, Anderson banker Jack Brunt challenged the community to raise money for a new YMCA building, agreeing to donate \$125,000 if others would match him. The

Developers used the federal historic rehabilitation tax credit to fuel the transformation of a downtown building in Wabash, now Rock City Lofts (below), and Anderson’s YMCA (right), both renovated with senior apartments on the upper floors.

PHOTOS: BELOW, ROCK CITY LOFTS, PAUL HAYDEN; RIGHT, LEE LEWELLEN



THINKING CREATIVELY

Sitting on a hill overlooking downtown Connersville, the 1880 Newkirk Mansion landed on our 10 Most Endangered list in 2017 after years of vacancy and deterioration. To save it, Indiana Landmarks negotiated a real estate option, a tactic that allowed us, with a small investment, to buy time to find the right buyer. Our 10 Most promotion, and a “for sale” ad on our website, drew calls from all over the United States and one from overseas, but we ended up finding the buyers close to home. We closed on the purchase and immediately sold the house to Connersville residents Mike and Jenny Sparks, who immediately began restoration.



successful campaign resulted in a Neoclassical-style building—fancier than your average YMCA—dedicated in 1916, built of buff brick with limestone and terra cotta details, including floral designs, griffins, and mermaids, and “YMCA” carved into the corners. In the intervening decades, the Y became central in more than location, playing a role in the community’s sports and fitness, civic, service and social lives. YMCA membership peaked in 1955 at 11,000.

In recent years, the upper floors sat largely empty, until city leaders and developers Episcopal Retirement Homes Affordable Living and The Model Group, with Halstead Architects, steered their redevelopment as Parkview Place. Opened in 2014, the project turned the top levels into 30 apartments for low-income residents age 55 and up, while the YMCA remains in business on the first floor. The financing for the multi-million dollar development included historic tax credits, low-income housing tax credits, HOME funds, and a grant from Federal Home Loan Bank Affordable Housing Program.

In Crawfordsville, Culver Union Hospital sat vacant for nearly two decades. Opened in 1929 with additions in 1940-42, 1966, 1971, and 1977, the place figured in the lives of nearly everyone in Montgomery County until a new hospital opened in 1988. The historic complex was left completely vacant by 1997. Proposed redevelopments never materialized, and the abandoned site became a favorite with ghost hunters.

Demolition looked like a possibility until Crawfordsville made the landmark’s reuse a part of its successful Stellar Communities proposal, which also included improvements in the surrounding Whitlock Place neighborhood.

The city and Flaherty & Collins Properties collaborated with Sustainable Solutions, Vision Communities, Palma Architects and McKinley Development in the hospital’s reincarnation as Historic Whitlock Place. Using historic and affordable housing credits, the project created 56 apartments while retaining the historic exterior appearance and interior features, including terrazzo floors, wood-frame windows, and decoratively stenciled hallways. The state’s Division of Historic Preservation and Archaeology recognized the project with its outstanding rehabilitation investment tax credit award in 2017.

To save Connersville’s Newkirk Mansion after it landed on our 10 Most Endangered list in 2017, Indiana Landmarks negotiated a real estate option, a tactic that gave us time to find the right buyers: Mike and Jenny Sparks (right), who immediately began restoration.

PHOTOS BY MICHAEL FLOWERS



Complicated ownership situations that mire buildings in legal tangles, or years of dilapidation that put buildings at the point of no return, demand creativity and boldness. When a property declines under an owner who is unwilling or unable to make repairs, and when the community regards the building as especially important, Indiana Landmarks sometimes seeks temporary custody through a court-ordered receivership. Under this guardian status, we stabilize the structure and repair the worst problems. The court requires the owner to repay us or forfeit the structure which is then offered for sale.

The approach helped us save the Rushton, a 1907 Neoclassical anchor in South Bend's West Washington Historic District, a loss that would have left a giant hole in the neighborhood. Legend holds that South Bend realtor John Rush visited New York City around the turn of the twentieth century and was so impressed with the skyscrapers that he built the Rushton, South Bend's first multi-story apartment building. The building's 35 units featured oak woodwork and full bathrooms. Residents ate their meals in a dining hall on the lower level.

The fine appointments made it a hub for realtors, managers, lawyers, and teachers in the early 1900s, but a century later, the cafeteria held less appeal for people who wanted their own kitchens. Abandoned by its owner with half the roof gone, the landmark became a demolition target in 2000.

Indiana Landmarks partnered with the City of South Bend on a decade-long effort to gain ownership and clear liens and back taxes. We stabilized the building, installed a new roof, and removed 14 truckloads of junk. We sold the property to South Bend Heritage in 2012, which completed the property's renovation into 23 apartments—with kitchens. "The building is fully occupied. It's a great asset at the front door of the West Washington Historic District," says Marco Mariani, South Bend Heritage's executive director.

Legal support, emergency repairs, and negotiating with mortgage lenders and county officials were just a few tools we employed in the 11th-hour save of a Queen Anne eye-catcher in North Vernon's State Street Historic District. Even in its near-ruinous state, the 1894 Joseph Cone House on South Jennings Street in North Vernon demands attention: brick chimneys, decorative slate roof, patterned gable shingles, wraparound porch topped by a conical roof, and gingerbread everywhere. "The house is one of those 'slam on the brakes' landmarks," says Greg Sekula, director of Indiana Landmarks' Southern Regional Office.

When the Jennings County Area Plan Commission issued a court-ordered eviction and signed a demolition order in 2017, we saw an opportunity to present a strategy to save the house.

We tapped a legal aid grant from the program administered by Indiana Landmarks and the Indiana Bar Foundation to pay



In rare cases, Indiana Landmarks seeks temporary custody of a blighted building through a court-ordered receivership, which allows us to address the worst problems. The tool allowed us to save the Rushton in South Bend (before and after above).

PHOTOS: PETER RINGENBERG AND KIL ARCHITECTURE/PLANNING

for an attorney's assistance as we persuaded the owner to donate the house and mortgage giant Fannie Mae to forgive the note on the property, an action open only to a nonprofit organization. We won a temporary stay of demolition while we make repairs that must be completed by December 2018.

We're using our Efroymsen Family Endangered Places Acquisition Fund and local contributions to fund the porch and slate roof rehab, exterior painting, and clean out of the cluttered interior. The "after" pictures should be wowsers! We'll sell the house with a preservation covenant once the rehabilitation is complete.

Keep up to date on other saves—completed and in-the-making—by subscribing to Indiana Landmarks' regional e-newsletters and by regularly visiting the News tab on our website, indianalandmarks.org.

Introducing Officers & New Directors

EACH YEAR AT OUR ANNUAL MEETING IN

September, Indiana Landmarks members elect new directors recommended by our Governance Committee, chaired in 2018 by board member Doris Anne Sadler. The six newly elected directors bring valuable professional expertise and a shared interest in historic preservation and community revitalization. They will serve three-year terms expiring in September 2021:



John Zeglis of Culver retired as chairman and CEO of AT&T Wireless Services. A current and former member of many corporate, nonprofit and higher education boards, he presently serves on the boards of the Culver Educational Foundation, Manchester University, Center for Professional Responsibility in Business and Society at the University of Illinois, State Farm Mutual Insurance Company, and others.



Ellen Crabb of Indianapolis, a member of Indiana Landmarks since 1993, is vice chairman of United Animal Health, an international company headquartered in Sheridan. She lives in a historic home, and her firm has purchased and maintained Sheridan's bank, library, and grocery store.



Beau Zoeller of Indianapolis is building a home in northern Clark County. A public finance attorney in the Indianapolis and Louisville offices of Frost Brown Todd, he has been involved on several Indiana preservation projects and credits his interest to his grandmother Judy O'Bannon, our secretary emerita.



Olon Dotson of Muncie, associate professor of architecture in Ball State University's College of Architecture and Planning, has designed, master planned and/or managed many inner-city revitalization initiatives. He supports preservation of physical places, particularly in areas that have suffered abandonment.

To lend continuity, board members generally serve two consecutive terms, a total of six years. Members re-elected Ed Clere of New Albany and George Rogge of Gary to second terms, also ending in September 2021.



Peter Sacopulos of Terre Haute, an attorney in the family firm, Sacopulos Law, is past president of the Terre Haute Bar Association and Vigo County Historical Society. He lives in a historic home, and with partners has rehabbed a downtown commercial building.

We retain the talent and experience of retiring directors through their participation in our Alumni Brain Trust. We're grateful for the service of five board members who'll join the Brain Trust: Elaine Bedel, Indianapolis; Julie Donnell, Fort Wayne; Matt Stegall, Richmond; Brad Toothaker, South Bend; and Carl Cook, Bloomington, who served as chair and immediate past chair. Tim Shelly of Elkhart, also a former board chair, leads the Brain Trust.



Rob Santa of Bloomington, vice president of finance at Cook Group Incorporated, has been involved since 1991 on all of the Cooks' restoration projects. Since 1996, he has overseen the Cooks' financial investments in French Lick and West Baden, where he serves as CFO of French Lick Resort.

The board itself elected our officers for the coming year: Randall Shepard, Honorary Chairman; Parker Beauchamp, Chairman; James Fadely, Past Chairman; Sara Edgerton, Vice Chairman; Doris Anne Sadler, Secretary and Assistant Treasurer; Thomas Engle, Assistant Secretary; Brett McKamey, Treasurer; Marsh Davis, President; and Judy O'Bannon, Secretary Emerita.



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- Renewing your membership
- Making a donation in addition to membership
- Including Indiana Landmarks in your estate plans

For more information talk to Sharon Gamble, 800-450-4534 or visit indianalandmarks.org



Protecting Heritage at Home

HANDS-ON, OLD HOUSE RESCUERS DON SMITH and Sid Spear live in New Albany in a c. 1848 house on Main Street they restored decades ago. The long-time members of Indiana Landmarks are only blocks away from their current work-in-progress: a mid-nineteenth-century home on Spring Street that's their second and final rehab.

Growing up in New Albany, Don Smith admired the city's historic mansions on visits downtown with his family in middle school and high school. He connects his awareness of architecture and preservation to an effort to save the Culbertson Mansion in the early 1960s, then targeted with demolition to make way for a gas station. "I remember thinking, 'If that goes, I will never stay in New Albany when I get older,'" says Smith.

Fortunately for Smith and New Albany, preservationists prevailed. After he finished college in interior design, Smith bought the Isaac P. Smith House (no relation) in 1979. As a teenager, he had helped the owner, Carolyn Williams, with repairs, including rehabbing the historic windows. "This was my second top choice of historic homes in New Albany," notes Smith. "My first choice was demolished while I was in college." After making five rooms habitable, he moved into the house in 1983.

Spear, a Louisville resident, helped in the restoration from day one. They invested sweat equity, removing paint from woodwork, repainting, and adding period wallpaper, as well as bartering labor with friends for help hanging paper. Working a room at a time, they outfitted the upstairs as living and dining quarters while gradually completing the downstairs. They became friends with Isaac Smith's great-granddaughter, who shared family letters and photos of the property from throughout its history.

They outfitted the house with an eclectic mix of art, antiques and objects, from Spear's religious art collection to

Sid Spear and Don Smith spent decades restoring their c.1848 house (below) on Main Street in New Albany. They donated an easement to Indiana Landmarks to ensure the perpetual protection of the home's historic exterior and also included us in their estate plans.

PHOTOS BY LAURA RENWICK



Smith's Regency Empire furniture and other English antiques. They go all out at Christmas with a large crèche, wreaths, greenery, a tree and other holiday décor, including garlands topping the many fireplace mantels. "When you get two collectors going in a design situation, you never know when to quit," jokes Smith. "It's very well appointed."

Smith and Spear first became acquainted with Indiana Landmarks on a tour of New Albany alleys exploring revitalization opportunities. They've generously opened their home for Indiana Landmarks events and are members of our Heritage Society, a group of donors who have included us in their estate plans. To ensure the Smith House retains its historic appearance in perpetuity, Smith and Spear donated an easement to Indiana Landmarks.

"You kind of fall in love with the houses as you work on them, and they become part of you, part of your life," says Spear. "Indiana Landmarks saves buildings. We're trying to save buildings too. That's what we're all about."

FOR SALE

LANDMARKS ON THE MARKET

see more at indianalandmarks.org/for-sale

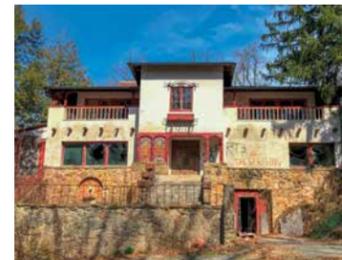


Wabash Sheriff's House & Jail

31 West Main Street, Wabash

Located across the street from the county courthouse, the 1880 Sheriff's House could be reborn as offices. Recent improvements include new roof, paint, gutters, repaired masonry, storm windows, and new front porch. Interior rehabilitation needed. 4,500 square feet.

\$89,000, Paul Hayden, 260-563-7094
phayden@indianalandmarks.org



Rocky Edge

46 Allendale, Terre Haute

1920s Spanish Revival-style villa needs complete rehabilitation but offers lots of potential for an imaginative buyer. House retains 4,518 square feet on 4 acres of grounds, a gatehouse, and remnants of a pool house, conservatory, and other fanciful outbuildings.

\$249,900
Mark McCreery
RE/MAX Real Estate
812-208-4777



Markle House

4900 Mill Dame Road
Terre Haute

Built in 1848 for early settler Frederick Markle, this Greek Revival-style brick home with Italianate influences includes 3 bedrooms, 2 baths, a dining room, 2 parlors, and a full basement. 6,195 square feet on 5.8-acre lot.

\$175,000
Travis Behem
812-249-5146

Give the gift that lasts all year!

We're offering a special holiday rate for gift memberships:

\$25

Individual membership

\$40

Dual membership

Make the purchase by December 12 and we'll make sure news of your gift reaches the recipients before the holiday.

Contact Membership Manager
Jennifer Hawk, 317-639-4534,
jhawk@indianalandmarks.org.



INDIANA LANDMARKS

Tours & Events



Recruiting Volunteers, Dec. 6

RSVP & BUY TICKETS

for events at indianalandmarks.org/tours-events or by calling (800) 450-4534 or (317) 639-4534

First Friday

Indianapolis

Monthly (except July & January), Rapp Family Gallery hosts free art shows, with an option to tour at Indiana Landmarks Center. 6-9 p.m.

NOV. 2 “Courting Chaos,” photography by John Siskin

DEC. 7 Indiana Plein Air Painters’ One-Day Holiday Show and Sale

Naval Armory “After” Tour

Nov. 10, Indianapolis

See how Indianapolis Classical Schools repurposed the Heslar Naval Armory in Indianapolis as Riverside High School on our November 10 “after” tour. The 45-minute guided tour departs on the hour beginning at 9, 10, and 11 a.m. and requires a ticket purchased in advance. \$12/member, \$15/general public, Free for children under age 5.

indianalandmarks.org/armory-after-tour

COOK CUP DEADLINE

Dec. 1

Know of a significant historic structure that has been transformed through a complete restoration in the past two years? Nominate the project by December 1 for Indiana Landmarks’ Cook Cup for Outstanding Restoration, recognizing exemplary restoration of a historic landmark. The winner will receive an engraved silver cup on April 27, 2019, at Indiana Landmarks’ annual Rescue Party. Download nomination form and guidelines at indianalandmarks.org/cook-cup.



Duesenberg Talk

Nov. 8, Indianapolis

Automotive historian Matt Short presents “Duesenberg: A Legend in Racing and Luxury Motor Cars” at Indiana Landmarks Center, showcasing the work of Frederick and August Duesenberg, E.L. Cord, and automobile designers Gordon Buehrig and Alan Leamy. Light refreshments and cash bar at 5:30 p.m. Brief highlights at 6 p.m. from Indiana Automotive; 6:15-7 p.m. talk by Short, followed by Q & A with Short and Duesenberg owners John Klein and John Gambs. Free for Indiana Landmarks and Indiana Automotive members; \$10/general public

indianalandmarks.org/duesenberg-talk

Holiday Open Houses

Indiana Landmarks welcomes members for food and drink in inspiring historic places at Holiday Open Houses. Free for members with RSVP. 5-7 p.m., local time. See more details on each site on p. 6.

NOV. 29 Kizer House, 801 West Washington Street, South Bend

DEC. 5 Veraestau, 4696 Veraestau Lane, Aurora

DEC. 6 Glossbrenner House and Stutz House, 32nd and Meridian streets, Indianapolis

DEC. 13 Carriage House at the Howard Steamboat Museum, 1101 East Market Street, Jeffersonville

indianalandmarks.org/tours-events

Recruiting Volunteers—We Want You!

Dec. 6, Indianapolis, 10 a.m.-12:30 p.m.

Would you like to know Indianapolis in a deeper way? Show it off to visitors? Inspire a love of history, preservation, and learning in the next generation? Come on December 6 to learn about Indiana Landmarks’ volunteer opportunities, especially as a tour guide leading walking and bike tours of Indianapolis and its historic places for school children, convention groups, and the local and visiting public.

indianalandmarks.org/volunteer-recruitment-2018

Historic Holiday Walking Tour

Dec. 9, South Bend, 1-5 p.m.

The walking tour allows you to see inside historic homes and businesses decorated for the holidays in the West Washington Street Historic District, including Indiana Landmarks’ Kizer House. No reservation required.

downtownsouthbend.com

FRENCH LICK & WEST BADEN SPRINGS TOURS

Daily through Dec. 31, closed only on Christmas day in 2018

West Baden Springs Hotel
10 a.m., 2 & 4 p.m.

French Lick Springs Hotel
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.

Note: Tour schedule will change in 2019; check indianalandmarks.org for updates including new 2-hour Behind-the-Scenes tour.

West Baden Springs Hotel Afternoon Tea & Tour

Every Wednesday. Reservation required, call the hotel toll free 888-936-9360.

indianalandmarks.org/french-lick-west-baden

Holiday Sing Along

Dec. 13, Indianapolis

Get into the holiday spirit at “The Holly & The Ivy,” our annual concert featuring singers—with audience participation on favorite carols—and instrumental accompaniment including the organ in Indiana Landmarks Center’s Grand Hall. \$14/member; \$17/general public; free for children age 10 and under. Doors open at 7 p.m. and concert begins at 7:30 p.m.

indianalandmarks.org/holly-and-ivy-2018





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Anchors Aweigh!

IN SEPTEMBER, A CROWDED GYM CELEBRATED the opening of Riverside High School in the historic Heslar Naval Armory on Indianapolis’s northwest side. The event marked the culmination of a four-year, \$7.5 million effort to save and repurpose the gleaming white landmark on White River at 30th Street.

Built in 1937-38 as a U.S. Navy reserve base, the streamlined concrete structure was decommissioned in 2015 and transferred to the City of Indianapolis. Indiana Landmarks took ownership of the building until the school was ready to assume responsibility. The charter school joins Herron High School—also located in a historic structure—under the

This fall, the naval armory in Indianapolis reopened as Riverside High School. The charter school restored its historic home and aims to help revitalize the surrounding Riverside neighborhood. See the renovated armory-turned-high school on Indiana Landmarks’ “after” tour on November 10.

PHOTOS BY BRIAN PAUL

umbrella of Indianapolis Classical Schools, offering a rigorous classical, liberal arts education.

The school, which will serve up to 600 students, aims to act as a catalyst in bringing revitalization and reinvestment beyond the boundaries of its campus in the Riverside neighborhood. See the transformed landmark on Indiana Landmarks “after” tour on November 10 (more details on p. 18).