Thank you for your support!

MODERN MAKEOVER
A former 10 Most saved

BETTER TOGETHER
Relying on local partners
Better to Keep Her

ONE OF THE MOST JARRING entries in Indiana Landmarks’ current 10 Most Endangered list is the Pulaski County Courthouse, a Romanesque Revival gem that imparts dignity and grandeur to Winamac, the county seat. When we were alerted that Pulaski County officials were considering demolition of their historic courthouse, our immediate response might have been to raise a chorus of opposition and do battle with public officials. Instead, we committed to helping the county find another path that might lead to the preservation of the courthouse.

We can conjure compelling reasons for saving the courthouse—design, craftsmanship, materials, community character, and history, to name a few. But sometimes a building’s fate boils down to the arguments that historic buildings are functionally obsolete and too expensive to adapt and maintain. The best way to counter those arguments is to provide hard data to the contrary, which is exactly what we did.

To that end, Indiana Landmarks commissioned an extensive and multi-option architectural study that compared demolition and new construction. The study also gave full costs of retaining and updating the old courthouse with those of new construction and grandeur to Winamac, the county seat. When we were alerted that Pulaski County officials were considering demolition of their historic courthouse, our immediate response might have been to raise a chorus of opposition and do battle with public officials. Instead, we committed to helping the county find another path that might lead to the preservation of the courthouse.

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Marsh Davis, President

On the Cover

A plan to replace Winamac’s Pulaski County Courthouse with a parking lot located the nearby historic Elrod-Lane-Miller House, which is not on the endangered list. In 2019, capturing studies and talks with county officials on alternatives to retain the community anchor, a preservation priority in 2020. Photos by Evan Hale

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Reviving a Modern Masterpiece

ALONG GREENWOOD’S BUSY Fry Road, the Mills House has been a standout since its construction in 1956, a Wrightian-inspired residence of glass and fieldstone. By 2014, however, the vacant house stood out for all the wrong reasons, its neglected state landing the property on Indiana Landmarks’ 10 Most Endangered list. Saved in the nick of time by Greenwood native Todd Anthony, the Mills House is capturing attention again following a year-long renovation.

In 1954, Ernie Mills, owner of the Monarch Cabinet Company, bought a wooded site on a large lot to build a house for use as his family home and a showcase for his company’s cabinets and countertops. A fan of Frank Lloyd Wright’s work, Mills found the right local partner in Indianapolis architect Harry Cooler, who had studied under Wright while attending the University of Illinois.

Cooler’s design for the tri-level house brought the outside in through expanses of glass and natural materials. At Mills’ request, Cooler incorporated cutting-edge technologies, including air conditioning and copper tubing to supply radiant heat in the terrazzo floors, as well as samples of his company’s work. In the basement crawlspace, Anthony discovered terrazzo details, accelerating decline inside (top left). In transforming the house into an event center, Anthony prioritized saving original details such as pendant lights and a built-in planter (top right). Susan Mills England, daughter of original owners Edith and Ernie Mills (below) provided vintage photos for inspiration. Photos by Jason Wetherholt.

After the Mills family moved out, the property eventually fell into disrepair. In driving by the house and a scrapbook of historic images. In a happy coincidence, Anthony found a photo of Ernie and Edith Mills standing near the staircase beneath a spuntik-style light fixture that perfectly matched a vintage fixture he’d already purchased for the space. “That’s the great part about the house being built in the last sixty years. There’s still people around that can tell its stories,” says Anthony.

In the basement crawlspace, Anthony discovered terrazzo floor samples that guided Indianapolis’ Santarossa Mosaic and Tile in repairing the original floors. The crawlspace also contained original blueprints, now framed and hanging on the walls. Beneath rotted wall panels, workers found notes written from Ernie Mills to contractors. Scouting online auction sites and antiques shops, Anthony outfitted the house in mid-century style, with a mixture of reproduction and original pieces, including a Wright-designed table he found in the Netherlands. The bathrooms retain their original salmon and dark green color schemes, with Anthony installing green tile in the master bath’s shower to match the original sink.

“Finding out that he was dedicating this conference center to my dad, I was completely speechless,” says Bill Cooler. “My family was brought to tears of joy at Todd’s vision and I just think of how proud my father would be of him. Ever since he bought it, it’s been a euphoria of watching the place evolve.”

The Mills House will be one of the homes featured on this year’s Back to the Future tour on May 30 in Indianapolis, sponsored by Indiana Landmarks’ affinity group Indiana Modern. Watch upcoming issues of Indiana Preservation for more tour details. To learn more about the Mills House’s history and see additional photos, visit coolercenter.org.

Vacancy and deterioration landed Greenwood’s Mills House (above) on Indiana Landmarks’ 10 Most Endangered list in 2014, and for years we pressed for a preservation-minded buyer who could ensure the home’s future. The property finally found its savior in Greenwood native Todd Anthony (left), who embarked on a year-long renovation in 2018, consulting with Bill Cooler (far left), son of the original architect Harry Cooler. Photos by Jason Wetherholt.
Joining Forces

WHEN IT COMES TO preserving historic buildings, Indiana Landmarks relies on partnerships at the local level—people who can identify the places that matter most to communities. Groups who have formally allied with us as affiliates reap the benefits, including preferred interest rates on loans, a valuable tool on properties that can seem too risky a proposition for a traditional bank loan. In Marion, Richmond, and Huntington, affiliates are rescuing historic houses that are neglected, abandoned, and in some cases on the brink of demolition.

Around the turn of the twentieth century, a talented carpenter-builder named Samuel Plato was building a reputation as Marion’s architect of choice. An Alabama native, Plato became Indiana’s first licensed African American architect, designing grand homes, churches, schools, and stores before leaving Marion in 1921 to design post offices and government housing around the country.

Last year, the owner of one of Plato’s remaining designs, an eye-catching Craftsman house built in 1905 at 917 South Adams Street, donated the property to our affiliate Save Our Stories (SOS). Marion’s nonprofit preservation group. As soon as the ink dried on the new deed, SOS mobilized an army of volunteers to clear mounds of debris from the main house and equally attractive carriage house. Using a $60,000 loan from Indiana Landmarks, the group is replacing a leaky roof and restoring brickwork on the main house and selling to a buyer who can complete the restoration.

In Huntington, our affiliate Save Our Stories is using an Indiana Landmarks loan to replace a leaky roof and repair brick on a Craftsman house designed by Samuel Plato, Indiana’s first licensed African American architect.

“Every project we’ve done has used Indiana Landmarks loans. They’ve been incredibly valuable to us, increasing our working capital and helping bridge the gap financially,” says RNR President Eric Nicholson. “Indiana Landmarks’ regional staff is also such a good resource in troubleshooting how to do certain repairs and making sure we’re protecting the home’s original features.”

Since forming in 2014, our affiliate Richmond Neighborhood Restoration (RNR) has aimed to turn around the city’s Linden Hill neighborhood, taking on problem houses that need some TLC and improving them enough to attract buyers who can finish the work. Using a mix of volunteer labor and hired contractors, they’ve fixed up and sold three historic homes so far, putting money from the sales towards the next project. In 2019, they acquired two historic homes: a mid-nineteenth-century Federal-style house with Italianate details—including scroll-sawn corbels at the roofline, tall double-bung windows, carved limestone window headers, a two-story bay window, and a hipped-roof with cupola—were impressive even in decay. When the house fell into foreclosure in 2015, the City recruited our affiliate Huntington Alert as receiver to save the landmark from demolition.

Aided by a $75,000 loan from our Efroymson Family Endangered Places program, Huntington Alert cleaned out the Italianate residence, added a new roof, new HVAC and mechanical systems, cleaned, painted, and installed drywall, anduckpointed brick, returning the property to a single-family home. Contractors reinstalled the original front door, in storage in the garage, and reglazed and repaired curved glass windows. The group worked with the City to have the Humbert House designated a local historic landmark and donated a preservation easement on the property to Indiana Landmarks, ensuring its long-term stewardship and protection. With the home’s sale pending at the end of 2019, it’s the kind of turnaround story we like to celebrate.

Founded in 2012, SOS has championed projects including adaptive reuse of the Marion National Bank, saving the Wolfe Law building from demolition, and developing preservation guidelines for the city’s downtown commercial district.

“We’re pleased that Indiana Landmarks’ covenants will protect our investment in the Plato property,” says William Mann, SOS president and Grant County historian. “The partnership has been an invaluable asset for our organization’s growth. We’re able to take on more, larger-scale projects due to the expertise and confidence they have instilled in us.”

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Annual Support

Indiana Landmarks is thankful for each and every contributor and all our members. Your support enables us to act quickly when historic places are threatened and help communities use preservation to revitalize neighborhoods and downtowns and reconnect with heritage. The following list reflects gifts above the level of individual and dual membership given between September 1, 2018, and August 31, 2019. Please know that we are grateful for the support of every member.
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**Back to the Future, the annual Mid- Century Modern Home Tour sponsored by Indiana Landmarks’ affinity group Indiana Modern, returned to Columbus in the tour’s twelfth year, showcasing five private residences built between 1958 and 1963. PHOTO OF MAIN HOUSE**

**State of Preservation**

**INDIANA LANDMARKS’ regional office staff assists property owners, community leaders, and local preservation organizations, devising strategies to save endangered places and restore historic buildings.**

**Indiana Landmarks Regional/Field Offices**
- Grant*
- Efroymson Family Endangered Places Loan
- Efroymson Family Fund Grant/CICF
- Landmark Sold
- Landmark for Sale
- Commission Assistance Contract
- Blight Elimination Program*
- Affiliate Organization
- Site Visit


*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.
In the fiscal year ending August 31, 2019, Indiana Landmarks’ finances continued to strengthen, with our net asset balance increasing from $85.1 million to $85.6 million, supported by positive returns on invested endowment assets. Landmarks’ staff and board-level finance and investment committees continue to carefully manage the organization’s resources. We limited operational expenses for the fiscal year to remain within our budgeted endowment draw, supplemented by additional revenues. The graph identifies the sources of budgeted endowment draw, supplemented by additional spending for the fiscal year to remain within our budgeted endowment draw, supplemented by additional spending.

For complete audited financial statements, visit Indiana Landmarks’ website, indiana.landmarks.org, or contact Senior Vice President and CFO Mary Hoog.

2019 FINANCIAL REPORT

For over a decade, Indiana Landmarks encouraged rehabilitation of Shelby County Bridge #13, closed to traffic since 2011. Working with county commissioners and the state department of transportation, we helped find a solution to save the span, relocated and restored as part of a trail in Shelbyville’s Blue River Memorial Park.
WITH PEELING PAINT ON THE walls, a leaky roof, and demolition looming, in 2016 the appearance of Wabash’s Alber House scared off most would-be saviors. Undeterred, Indiana Landmarks persuaded the owner to donate it to us and convinced the City to contribute money it had earmarked for demolition. With additional support from the Efroymson Family Fund and the Alber family, Indiana Landmarks restored the exterior while it hunted for a buyer, finding the perfect fit in experienced restorers Ed Norman and Tim Parnell.

“It’s a picturesque diamond in the rough—bright, unique, and intact. We didn’t even know at first that it is the oldest surviving house in Wabash,” says Norman, a longtime member of Indiana Landmarks.

Philip Alber, an immigrant mason from Lichtenstein, built his home in just 10 days in 1849, living with his family on the upper floor and operating a German-style cafe on the lower level and back yard beer garden. Growing up in Wabash, Ed Norman remembers being intrigued by its picturesque appearance. “I had noticed the house for years, but it was Tim who really drove the purchase. Tim is a transplant from Birmingham, Alabama, and restored an old house there before moving to Indiana.”

The two plan to keep the house’s original features, including wide-plank wood floors, stairway, brick walls, and the limestone paved floor in the basement. In rehabbing the house, Indiana Landmarks increased the pitch of the new roof, creating more usable living space on the second floor and allowing the house to maintain its original footprint without the need for an addition. A master suite will be installed on the second floor, with kitchen, living, and half bath on the main level, while the lower level will serve as a guest suite for visiting family. When family isn’t using the house, the couple is considering making the property available on Airbnb.

As part of a task force to save the threatened 1915 Kendallville High School, Indiana Landmarks helped convince school leaders to donate the building to the City. A new nonprofit formed by the Dekko Foundation will rehab the school as a community learning center.

Photo © Todd Zeigler

Enjoy reading about the transformation of the Alber House?

Discover other come-back stories in Indiana Landmarks Rescued and Restored, a coffee table book due out in May 2020 featuring more than 50 landmarks across the state saved and restored for the next generation. Stay tuned for details in future issues of Indiana Preservation.
In 2019, Preserving Historic Places, Indiana’s Statewide Preservation Conference, traveled to Evansville, drawing attendees from around the state to see how the city has adaptively repurposed several historic landmarks. The former Vanderburgh County Courthouse, now used as an event center, served as conference headquarters.

Photo by Ryan Harley
Since 2015, Sacred Places Indiana has provided training to 35 congregations statewide, aiding preservation of historic houses of worship including Seymour’s Bethel Community Church (left). A $25,000 grant from the program will help Marion’s God’s House Ministries rehabilitate a stone-faced chimney and parapet wall on its 1894 church.

PHOTOS BY DAVID FREDERICK

Since 2015, Sacred Places Indiana has provided training to 35 congregations statewide, aiding preservation of historic houses of worship including Seymour’s Bethel Community Church (left). A $25,000 grant from the program will help Marion’s God’s House Ministries rehabilitate a stone-faced chimney and parapet wall on its 1894 church. Through Sacred Places training, members learned new ways, partnering with other organizations for fundraising planning, and architectural studies.

In Seymour, Bethel Community Church’s congregation had shrunk to just 15 people when it applied to the program. Through Sacred Places training, members learned how to engage their community in new ways, partnering with other churches and agencies on an initiative to provide emergency shelter for homeless people. Now, Bethel Community Church is embarking on two capital campaigns to raise money for repairs to its historic building, holding fundraisers and connecting with potential donors who have ties to the church.

“Sacred Places Indiana has made our congregation live in the community. We are more alive now than ever before,” notes Rev. Dr. Sonda Gentry, the church pastor.

In the past fiscal year, Sacred Places Indiana made three $25,000 capital grants to help congregations in Columbus, Marion, and Wabash repair their historic houses of worship. Columbus’s North Christian Church, a National Historic Landmark built in 1964, will restore its heating and cooling systems. God’s House Ministries in Marion is rehabilitating a stone-faced chimney and parapet wall on its 1904 church, while Wabash Presbyterian Church is using the money to kick off a $750,000 capital campaign.

In 2019, Indiana Landmarks received a $800,000 grant from Lilly Endowment to support Sacred Places Indiana for the next three years. It’s a much-needed boost for a vital program we hope to continue for years to come.
Indiana Landmarks often helps towns and cities figure out what to do with vacant buildings. This year, we celebrated the completed rehab of Shelburn’s Interurban Depot (above) and advised the City of Kokomo on plans for the 1920 Douglass School (below). Photos by Austen Leake/ Tribune-Star (above), Kelly Lafferty Gerber/Kokomo Tribune (below).
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Our Indiana Automotive affinity group promotes preservation of the state’s auto heritage. In July, the group traveled to Auburn to see private automobile collections and tour auto-related landmarks, including the National Automotive and Truck Museum (above), part of the National Historic Landmark Auburn Cord Duesenberg Museum. PHOTO BY RICK ZYMERKOVICH
since its founding in 1960, Indiana Landmarks has grown into the nation’s largest statewide preservation organization in part because of generous bequests. For those who have included us in their estate plans, we created the Heritage Society so we can thank them while they’re alive. Annually, we take society members on a tour of historic Indiana places not normally open to the public.

If you have included Indiana Landmarks in your estate plans, please let us know so we can properly thank you and add you to the Heritage Society. Contact Vice President for Development Sharon Gamble, 317-822-7921, sgamble@indianalandmarks.org.

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Mr. and Mrs. Joseph Knisely
Mrs. Paula Knoebel
Mrs. Mary Margaret Barr Koon*
Mr. and Mrs. John Christian
Mrs. Dorothy P. Linke*
Mr. and Mrs. William T. Moore
Mrs. Dorothy B. Lynn*
Miss Ann Maitz*
Miss Barbara Ann Maxwell*
Elizabeth L. McDonald*
Mr. Richard E. McKnight
Mr. and Mrs. Carl C. Menefee
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Mr. Garry Chilullo and Mr. Craig Ware
Ms. Nancy L. McMillan
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Mrs. Mary Margaret Barr Koon*
Amy Kotzbauer and Gareth Kuhl
Mr. Michael B.* and Mrs. Betsy Kraft
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MEMBERS AND FRIENDS
elected to honor the living and remember the departed with a gift to Indiana Landmarks between September 1, 2018 and August 31, 2019. For information on honorary and memorial gifts, contact Membership and Annual Giving Manager Jennifer Hawk (317-822-7922, jhawk@indianalandmarks.org).

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In memory of Mary Melvin Frank Katherine Kruger Scott
In memory of Glen Farling Mr. Brook A. Farling
In memory of the Glossbrenner Family Mrs. Carol Phillips Wright
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Mr. Frederick J. Clark
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In memory of Kent Raley Suzanne and Bob Stanis
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Dave and Sandy Haist
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Terrance D. LaGrange and Kimberly H. LaGrange
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In honor of John Arnold
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Tina Connor
Ms. Sharon L. Gamble
Dave and Sandy Haist
Ms. Jennifer Hawk and Mr. John Klinkeske
Jean Richey
Suzanne and Bob Stanis
In memory of Mary Melvin Frank Katherine Kruger Scott
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For more information talk to Sharon Gamble, 800-450-4534 or visit indianalandmarks.org

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In memory of Sara W. Smith
Mr. and Mrs. Edwin Winther Ellmers
Rosa and Ampelio Isetti
Mrs. Joan Riley
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Monica and Dennis Schmidt
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Michael M. Tate, M.D. and Patricia Reed Tate, M.D.
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In memory of Mr. Reed Wilson
Mr. and Mrs. Jim Hicks

Affiliate Organizations

INDIANA LANDMARKS RELIES on local preservation advocates to help us save meaningful places. Across the state, 60 groups have allied with us as affiliates, a status that brings benefits, including preservation workshops and preferred interest rates on our Efroymson Endangered Places Loans.

Know of an organization that should be affiliated with us? Contact the regional office in your area (see p.2).

ARCH, Inc.
Bloomington Restorations, Inc.
Cambridge City Main Street, Inc.
Cornerstone Society, Inc.
Decay Devils, Inc.
Delphi Preservation Society, Inc.
Develop New Albany, Inc.
Farrington’s Grove Historic District, Inc.
Fountain County Landmarks
Franklin County Citizens for Historic Preservation
Franklin Heritage, Inc.
Greenfield Historic Landmarks
Greentown Historical Society
Heartland Heritage, Inc.
Hendricks County Heritage Alliance, Inc.
Henry County Historical Society & Museum Heritage Preservation Society of Putnam County
Heron-Morton Place Foundation, Inc.
Hessville Commerce & Community Creative, Inc.
Historic Bremen, Inc.
Historic Connersville, Inc.
Historic Fairmount, Inc.
Historic Fall Creek Pendleton Settlement, Inc.
Historic Knightstown, Inc.
Historic Metamora, Inc.
Historic Michigan Road Association
Historic Middletown, Inc.
Historic New Carlisle, Inc.

Lawyers Everett and Helen Newman spotted Albion’s 1879 Opera House for sale on Indiana Landmarks’ website in 2018 and made us an offer, opening their new offices in the lower level. The sale capped a decade of advocacy by local preservation leaders to save the building.

PHOTO BY TODD ZEIGER

DATES TO SAVE

EXPLORE THE STATE’S HERITAGE with Indiana Landmarks in 2020 by making plans to join us for tours and talks in historic places. Watch indiana.landmarks.org for details on events and sign up for our e-letters to receive the most up-to-date information.

If These Walls Could Tell
Feb. 16, Indianapolis

Storyteller Lou Ann Homan comes to Indiana Landmarks Center to share an original story about Madison’s Shrewsbury-Windle House, winner of Indiana Landmarks’ 2019 Cook Cup for Outstanding Restoration. Indiana Landmarks and Storytelling Arts of Indiana, with support from Frank and Katrina Basile, developed the If These Walls Could Tell series in 2011. 4 p.m. Tickets cost $15/person in advance, $20/person at the door and are available at storytellingarts.org.

An Evening with Donald Davidson & Friends
April 2, Indianapolis

Indianapolis Motor Speedway Historian and expert storyteller Donald Davidson returns to Indiana Landmarks Center with drivers to share insights from the historic raceway.

State Preservation Conference
April 14-17, South Bend

South Bend hosts Indiana’s statewide conference in 2020, where participants will explore creative adaptive reuse projects that preserve the city’s industrial and manufacturing legacy for the twenty-first century, with educational sessions, workshops, meals in interesting places, and entertaining tours.

For a list of all Indiana Landmarks grants made during the fiscal year: indiana.landmarks.org/resources

State Preservation Conference
Morris Performing Arts Center

Rescue Party
April 25, Indianapolis

Party for a great cause—saving endangered places—this year with a Tiki Time theme. Expect tempting food along with great music and dancing, and bid on one-of-a-kind experiences. Learn about the newly announced 10 Most Endangered and applaud the 2020 winner of our Cook Cup for Outstanding Restoration. Rescue Party raises money for our Endangered Places programs, helping us save meaningful landmarks statewide. 6-11 p.m. Early bird tickets cost $75/friend, $125/patron.
Acting on Faith

SITUATED JUST BLOCKS from downtown Connersville, it’s hard to miss Trinity Episcopal Church, an eye-catching 1859 Gothic Revival-style building with a towering corner spire. After the congregation held its last service in 2017, the diocese donated the church and Gothic Revival parish house next door to Indiana Landmarks in hopes of finding someone that can ensure their future. We’ve repaired the church roof and are still looking for the right buyer for the properties, on the market for $70,000.

Around the state, historic churches have found new life as restaurants, theaters, event venues, and one-of-a-kind homes—all purposes Trinity is ideally suited for.

Want to make us an offer? Contact Jessie Russett, director of our eastern office, at 765-487-3172 or jrussett@indianalandmarks.org. See more photos and additional details at indianalandmarks.org/for-sale.

PHOTOS BY JESSIE RUSSETT

We’re looking for a buyer for the 1859 Trinity Episcopal Church in Connersville and its neighboring parish house, for sale for $70,000. We’ve repaired the roof on the Gothic Revival-style church, an eye-catching structure that retains original stained glass, wood, and a fully functioning pipe organ. Its large sanctuary hall would make a memorable setting for a restaurant, event center, or even a home.