

# INDIANA PRESERVATION

JULY/AUGUST 2020



INDIANA LANDMARKS

## PRESERVATION POWERHOUSE

Judy O'Bannon  
receives  
Williamson Prize

## COMFORT & COMMUNITY

Missing historic  
places amid a  
pandemic

# Main Idea

Examining the power of  
Main Streets and downtowns



# Defending our Diverse Heritage

**MOST WELL-FOUNDED** organizations maintain and strive to adhere to guiding principles. In our faith communities we refer to these fundamental beliefs as creeds.

Indiana Landmarks' creed, if you will, is articulated as a "Statement of Values," written and adopted by our board of directors in December 2006. At the heart of these nine values are three which are particularly poignant today:

- Respect for the worth and dignity of individuals
- Inclusiveness and social justice
- Respect for pluralism and diversity

Without question, the traumas and tragedies of 2020 and the revolting murder of George Floyd have laid bare, with new rawness, centuries of racial and social injustice. Embedded within those ills is a whitewashing of history and a woeful lack of pluralism and diversity.

Recognizing that fundamental and systemic change is imperative, Indiana Landmarks embraces the fact that our work in interpreting and preserving our state's diverse, shared heritage must also change and advance—with unprecedented urgency. In so doing, we will be guided by and strive to better realize those fundamental values we espouse and build on our tradition of defending places with diverse heritage.



Marsh Davis, President

## On the Cover

When owners rehab qualified historic buildings, the state's Historic Renovation Grant Program can help boost their investment. In Cicero, the program aided rehabilitation of 13 downtown commercial buildings. Read more on pp. 8-13. PHOTO BY EVAN HALE



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# STARTERS

## You Flatter Us

WE'VE BEEN GRATIFIED to hear from readers that our new book, *Indiana Landmarks Rescued & Restored*, is giving them an opportunity to wander Indiana from home, learn more about nearby landmarks, and make a road trip bucket list for future exploration. "A new coffee table book from Indiana Landmarks is satisfying my urge to roam," writes Karen Francisco in Fort Wayne's *The Journal-Gazette*. "[It] is a worthy guidebook to follow Indiana Landmarks' successes." Among our favorite accolade so far:



TOM BARROWS

## Blue Note

This spring, landmarks across the state turned blue in support of health-care workers, including the Old Vanderburgh County Courthouse in Evansville. In this issue, we examine the power of downtowns and Main Streets around Indiana, including lessons learned in the time of COVID-19 (see pp. 8-13).



McCulloch House  
FORT WAYNE

PHOTO BY EVAN HALE

"This is the first book my dad ever read cover to cover without falling asleep first." High praise indeed! Visit [bit.ly/RescuedRestored](http://bit.ly/RescuedRestored) online or call 317-639-4534 or 800-450-4534 to order your copy.

## POPPING UP

This spring, as COVID-19 shut down movie theaters around the country, owners and operators worried about paying the bills got creative, offering curbside concessions patrons could purchase for movie nights at home. Historic theaters around Indiana got in on the action, including Franklin's Artcraft Theatre, the Fowler Theater, Attica's Devon Theater, Kendallville's and Shelbyville's Strand Theatres, and Wabash's Eagles Theatre. The drive-by and walk-up service gave moviegoers another way to support local theaters, which often serve as downtown anchors. We'll take an extra-large popcorn with butter and a box of Junior Mints!



PHOTOS BY PAIGE WASSEL (ABOVE), © THE HISTORIC ARTCRAFT THEATRE (LEFT)

## Tireless Advocate

### JUDY O'BANNON CREDITS

her parents with helping her become an observer of the built environment, the places and the objects that surrounded her. Her mother, an inquisitive reader with a love of secondhand shops, quizzed Judy about the intended purpose of items they found in stores. Her father, a hobby woodworker, taught her how to study wood's patina and think about the hands that left their mark on its surface.

Seeing the transformative potential of people and places drew Judy O'Bannon to historic preservation more than 50 years ago. Since then, she's been an indefatigable advocate, solidifying her legacy as one of Indiana's preservation champions. In recognition of her achievements, Judy earns Indiana Landmarks' 2020 Williamson Prize for outstanding leadership in historic preservation.

"For decades she has been a powerful advocate and ally, really humanizing historic preservation and bringing it down to a personal level," says Marsh Davis, president of Indiana Landmarks. "She's been uniquely effective in messaging and using her position to reach people."

Soon after marrying Frank O'Bannon in 1957, Judy moved to Corydon and got her first taste of hands-on renovation, fixing up their third-floor apartment in the nineteenth-century building that housed *The Corydon Democrat*, a



For her decades of work advocating for historic places around Indiana, Judy O'Bannon merits Indiana Landmarks' 2020 Williamson Prize for outstanding leadership in historic preservation.

PHOTO BY EVAN HALE

newspaper owned by the O'Bannon family for 108 years. Not long after, she met Reid Williamson, then-president of Indiana Landmarks, and shared ideas about the role preservation could play in Main Streets across Indiana. In 1985, their collaboration helped launch the Indiana Main Street program, which touts historic preservation as an important ingredient in revitalizing downtowns. She helped found the Indiana Main Street Council and chaired it for a decade.

"She was a squeaky wheel when Main Street was just a budding movement at the National Trust for Historic Preservation back in the late 1970s, and she worked hard to get their attention on Indiana," recalls Kim Franklin Nyberg, a former

director of the Main Street program in Madison, one of three cities in the National Trust's Main Street Pilot Project. "Many of the concepts and ideas radiated from what Judy was doing in her beloved Corydon. She leads by example and always tells a personal story behind her message."

When Frank was elected Indiana's lieutenant governor in 1989, the O'Bannons moved to Indianapolis. They purchased and continued renovation of a late Victorian house in the city's Old Northside neighborhood, joining other urban pioneers that were revitalizing the neighborhood.

The couple began attending services at the Central Avenue United Methodist Church, just blocks away. When the dwindling congregation struggled to maintain its house of worship, Judy helped lead the charge to find a new use for the historic building, spawning the Old Centrum, a hub for nonprofit agencies.

In 2008, as maintenance of the church surpassed the Old Centrum's means, Judy helped save the building again, this time supporting Indiana Landmarks' plan to restore the building as the organization's headquarters and events venue. She helped Indiana Landmarks engage Bill and Gayle Cook of Bloomington, who contributed \$17 million to rehabilitate the former sanctuary and Sunday school wing. Judy chronicled the building's conversion to Indiana Landmarks Center in the documentary *Transformation*, produced with Indianapolis's PBS station WFYI. "I am probably most proud of saving Central Avenue. I worked on that for twenty years," notes Judy.

As Indiana's First Lady, hosting guests at the Governor's Residence on Meridian Street in the late '90s, Judy realized that visitors unable to traverse stairs could not travel between rooms or access restrooms in the 1928 English Tudor home. She helped raise \$900,000 in private donations to make the landmark residence accessible to all. Indiana Landmarks tapped her expertise for our historic sites task force, studying how to make our landmark properties more accessible.



Judy and Frank O'Bannon joined urban pioneers revitalizing Indianapolis's Old Northside in the late '80s, renovating their Victorian house in the neighborhood (above). She drew on her experiences and appreciation for historic buildings in two PBS documentaries, chronicling the transformation of Central Avenue United Methodist Church into Indiana Landmarks Center (below right) and barns adapted to new uses (below left).  
PHOTOS BY EVAN HALE; © WFYI; TINA CONNOR

She put the spotlight on preservation again in 2003, collaborating with WFYI to produce the Emmy award-winning series *Community Building Communities*, and drew on her own experiences rehabbing several nineteenth-century log buildings in Corydon to produce *Second Chances: What Can Happen When a Barn Lives Again*, a documentary showcasing barns adapted to new uses.

"I have a social worker mentality," says Judy. "It's seeing potential in everything and bringing the best out in people, buildings, and communities. The resource of what exists is such a wonderful foundation to make a better tomorrow."





## The Comfort of Place

by Jarrad Holbrook, director of Indiana Landmarks' Southeast Field Office

### I HAVE A CONFESSION.

Quarantining at home in Aurora for more than two months, I really missed Amack's Well.

Missing Batesville's gem of a coffeehouse and social hub may seem trivial in a world consumed by the fears and changes hefted upon us by COVID-19, but the comfort and community of places like Amack's Well are the very thing we crave in times of crisis.

Making the responsible decision to stay home when we can to curb the spread of the coronavirus continues to be tough on so many of us for so many

The Community Church of Greensburg and Batesville converted a former hardware store on Batesville's George Street into Amack's Well, a coffeehouse and hub for community outreach. The result embodies the best of historic preservation, revitalizing a community anchor and restoring its role as a gathering place.

PHOTOS BY JARRAD HOLBROOK

different reasons. I'm lucky enough to be able to work from home, but I still miss time with friends and family, and the daily and weekly routines that keep me grounded.

Speaking of being grounded, non-essential travel is out for now and travel is one of my absolute favorite things. When I travel, there are three things I look for first and foremost: historic sites, great restaurants, and cozy coffeeshops. These are places that give each community its own identity. There's no replacement for the unique experiences they offer. Who doesn't love a good, "Remember the time we stopped at that little tiny cafe in XYZ? The BROWNIES!" story?

Stories like that are what got me into preservation. My bachelor's degree is in theatre, and I worked in theaters in Chicago and Denver. But when my company in Denver closed in 2012, the opportunity to explore a new career presented itself. Thinking about the things I really love, I kept coming back to travel—all the cool historic places I had been to over the years, from traditional historic sites

to great restaurants and shops in historic digs.

Though I had no real training in architecture other than a super-accelerated examination of design in my "History of Costume and Décor" theatre class, I knew I liked historic buildings even if I didn't always know details or the names of architectural styles.

I returned to college at the University of Georgia to explore art history, but a flyer promoting an "Introduction to Historic Preservation" class changed my course. Within a couple years, I graduated with my Master of Historic Preservation degree and was off to Indiana less than a month later to begin my career here at Indiana Landmarks.

Back to Amack's Well. As regional director of the Southeast Field Office in Aurora, normal workdays often involve site visits or meetings with public officials. Whenever that work takes me to Batesville, a stop at Amack's Well is practically mandatory.

Built as a hardware store in the early twentieth century, the two-story brick commercial building that houses Amack's Well has served a number of purposes over the years. The Community Church of Greensburg and Batesville bought the property at 103 E. George Street a decade ago for use as a Batesville campus, installing worship space in the rear of the building and mothballing the front store.

In 2014, church members hatched the idea of opening a coffeehouse in the empty storefront, envisioning it as friendly gathering space and a hub for community outreach. They formed a nonprofit and began rehabbing the historic storefront. Since opening in 2015, the group has stayed true to its goals, from hosting local school art exhibitions to supporting other community charities and organizations.



Amid the isolation of quarantining during the coronavirus this spring, Indiana Landmarks' Southeast Field Office Director Jarrad Holbrook (below right) missed the camaraderie and comfort of visiting places like Amack's Well (above and below left) where the building's recent reuse illustrates preservation's role in enhancing community.

PHOTOS BY JARRAD HOLBROOK

Between its focus on community engagement, stewardship of a great historic building, and genuine, friendly faces on every visit, this place is everything preservation should be.

I could list a range of solid arguments for saving old buildings, from preserving important parts of our shared community history, to rescuing high-style architectural standouts, to reducing construction waste bound for a landfill by reusing an existing structure. But Amack's Well takes it to another level, celebrating a historic building and making it important to the community.

That's what really great preservation does. It enhances the community. It creates buy-in. It invites people to care about buildings and what they represent. That's what motivates me every day, knowing that that my work isn't just about saving old buildings—it's about building great communities.

I finally got a chance to stop at Amack's Well again recently. Even through my mask, the smell of coffee was comforting. Tricia took my order, and as I left, sipping my large caramel truffle latte, it felt good to know that even with social distancing, we're still a community.



# Taking Care

**D**owntowns and Main Streets give communities identity, offering a shared touchstone for memories: seeing movies at the local theater, catching up with friends at a favorite restaurant or coffeeshop, shopping for the latest fashions, scoring deals on antiques, even getting advice at the local hardware store. The historic buildings that house these businesses serve as the backdrop for these recollections, shaping and coloring their stories.

Healthy Main Streets are also the lifeblood of local economies. In Indiana, designated Main Street communities statewide have generated \$5.5 billion in public and private investment since 1985 (the program's founding), stimulating more than \$687 million in total investment in 2019 alone.\*

Main Streets and downtowns face never-before-seen challenges, as concerns about coronavirus force us to interact with our favorite places in strange ways. In the days ahead, finding new strategies to support local businesses will be critical to economic recovery.

Now, more than ever, we need our Main Streets—and our Main Streets need us.

In the pages to follow, we share examples of how Main Streets around Indiana pivoted this spring to do business amid unprecedented conditions, and we examine a useful tool several owners have used to revitalize historic downtown properties.

\*Sourced from Indiana Main Street, [in.gov/ocra/mainstreet.htm](http://in.gov/ocra/mainstreet.htm)

# of Business

## MOBILIZING FOR MAIN STREET

Long before “shop small” became a byword for supporting local businesses, Main Street America knew the power of investing in downtowns. For more than 35 years, the national program has focused on supporting and revitalizing city centers. Today, 128 Indiana communities have Main Street programs.

This spring, Indiana's Main Street organizations provided a lifeline to businesses forced to close their doors during the pandemic. They served as cheerleaders and became information clearinghouses—collaborating with community partners on relief strategies and sharing the latest on local and federal aid programs. They counseled business owners selling online for the first time, and many stepped forward to offer economic assistance.

In Madison's historic commercial district, one of the state's largest, a survey revealed business owners' top concern was making rent and mortgage payments. Working with the Community Foundation of Madison and Jefferson County, Madison Main Street offered grants reimbursing up to half of a business's rent or mortgage costs in the month of May.

In Shelbyville, the Main Street program partnered with the Blue River Community Foundation and Shelby County Development Corporation, paying local attorneys to help small businesses apply for disaster relief loans or paycheck protection. Now, Shelbyville Main Street is deploying its own downtown dollars—a reward typically offered during its popular summer wine walk and local shopping event—to give small business owners a boost.

For every \$25 spent on local business gift cards,



As coronavirus forced business owners around the state to close their doors, Indiana Main Street programs offered financial, strategic, and emotional support. In Madison (left), Madison Main Street promoted local businesses and offered grants reimbursing rent and mortgage costs. Jeffersonville Main Street turned to crowdfunding to support local businesses and hired an artist to create inspiring chalk art messages through downtown (right).

PHOTOS BY GREG SEKULA; CORTLAN WATERS BARTLEY



The City of Lawrenceburg and Lawrenceburg Main Street awarded more than \$270,000 to help local businesses (top) during the spring shutdown. Shelbyville Main Street encouraged continued commerce by offering \$10 in downtown dollars for every \$25 spent on gift cards at local shops and restaurants, including Pudder's Restaurant (left), which opened downtown just last August.

PHOTOS BY JARRAD HOLBROOK; © SHELBYVILLE MAIN STREET

Shelbyville Main Street will provide \$10 downtown dollars to spend at local shops through September. "It was taking a spin on something we've done before and making it more relevant," says Director Brandy Coomes.

Amid the shutdown, Cagney's Pizza King, a downtown Shelbyville staple since the '70s, boosted its existing carryout and delivery services and expanded its delivery radius. "The gift cards and downtown dollars were very beneficial. Main Street did a great job pushing people to locally owned businesses," says owner Scott Furgeson. "We've found out what our community is made of and have been fortunate to have people support downtown."

In Lawrenceburg, the City and Lawrenceburg Main Street partnered to award more than \$270,000 in emergency grants to small businesses. "The City committed that if they were in business before COVID, we are committed to them staying in

business," says Michelle Cone, director of Lawrenceburg Main Street. "We have done so much work on economic revitalization of our downtown, and we are not ready to backslide. Losing our merchants is backsliding."

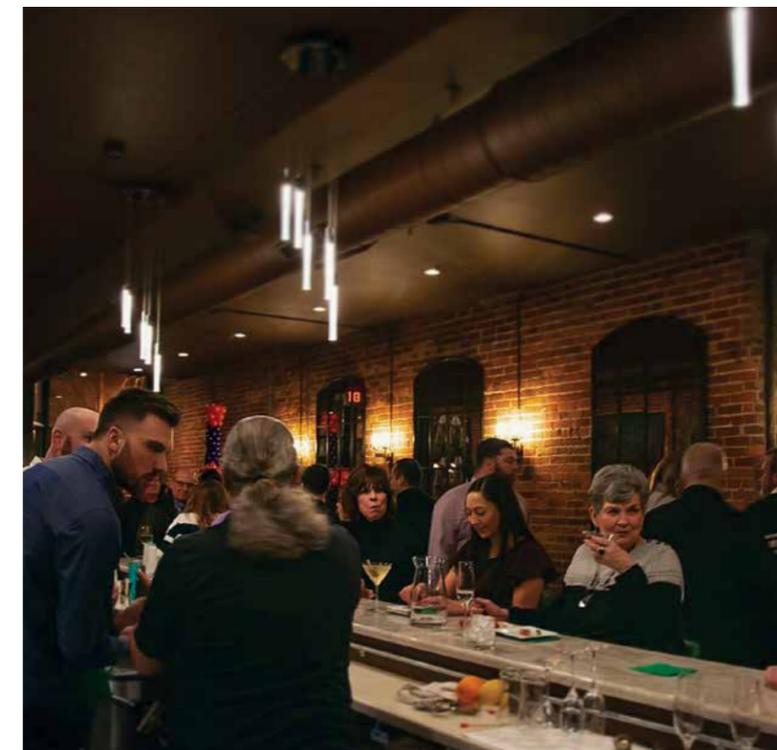
The Framery, a 40-year-old Lawrenceburg custom-framing business, moved downtown into a nineteenth-century commercial building a little over three years ago. Along with receiving one of the city's emergency grants, the business participated in Lawrenceburg Main Street's virtual tour showcasing local shops on social media. "It is going to take a while for us to come back. None of us can afford to advertise right now, so Main Street is doing lots of promotion for us. We had a great response to the virtual tour," notes owner Mary Helen Crook.

Normally, shoppers fill downtown for Madison Main Street's monthly "Fourth Fridays," April through November. Not wanting to lose those customers, the organization took the event online, featuring videos of shop owners showcasing their businesses, and providing contact information so viewers could follow-up for purchases or gift cards. "It was so successful that I think we may make virtual First Fridays an ongoing event in the winter months," says Austin Sims, director of Madison Main Street.

In one video, Thomas Family Winery hosted a virtual tasting highlighting its wines, as well as homemade breads, cheese, and charcuterie available for pickup at the business's location in a 1850s livery stable and carriage house. "Madison Main Street is the world's most constructive cheerleader. We've relied on them to propel the things we've done," says owner Steve Thomas. "It's so good knowing they are on our side and we can call them for advice."

Downtown Evansville got creative in drawing shoppers, providing travel-size bottles of hand sanitizer with every \$25 spent at local businesses and creating a virtual tip jar to provide relief for service industry employees. The group's blog, "Heart of Downtown Evansville," posted uplifting stories amid the crisis and introduced readers to businesses in the downtown economic improvement district, which spans 110 city blocks.

One of those newest businesses, Entwined Wine and Cocktail Bar, opened in a rehabbed nineteenth-century commercial building on Main Street just three weeks before the statewide shutdown. To stay afloat, the bar made its wine, beer, and other spirits available for carryout and delivery, using the federal paycheck protection plan to keep paying staff. To raise its profile, the business started a video series on its Facebook page, highlighting its wines and demonstrating how to make favorite cocktails. As in-person dining reopened, the bar worked with Downtown Evansville to set up temporary outdoor seating. "There's a small window to take advantage of it being enjoyable for al fresco dining in Indiana," says managing partner Morgan Lemond. "Downtown Evansville was critical in waiving hurdles and helping us get temporary



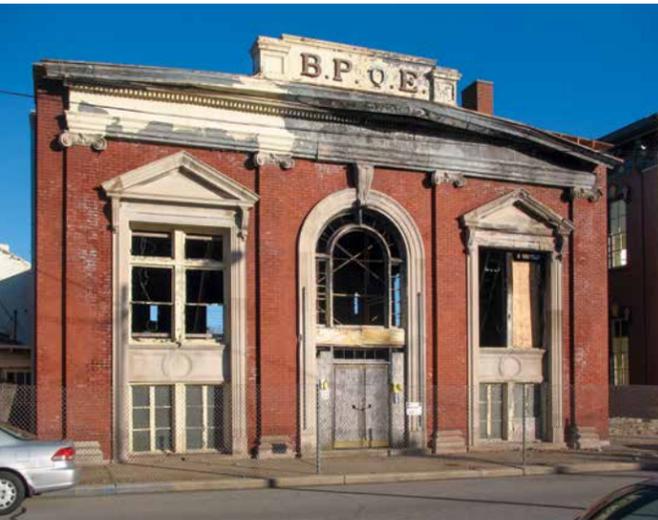
Open only three weeks before the statewide shutdown, Evansville's Entwined Wine and Cocktail Bar quickly pivoted, making its wine and beer available for delivery and launching online videos about wines and cocktails. The bar reopened at partial capacity in May, relying on Downtown Evansville's help to create a temporary outdoor dining area.

PHOTO © ENTWINED WINE AND COCKTAIL BAR

seating set up since our permanent setup isn't in place yet."

Further along the Ohio River, Jeffersonville has undergone a downtown renaissance in the past few years. To maintain downtown's upward momentum, Jeffersonville Main Street launched an online crowdfunding campaign, raising over \$15,000 for grants to local businesses. To lift spirits, the organization hired local artist Cortlan Waters Bartley to create inspiring chalk art messages on sidewalks in front of downtown businesses.

"We're trying to save places for people," says Jay Ellis, director of Jeffersonville Main Street. "These small businesses in downtown aren't big faceless corporations. They're our friends and neighbors and part of the fabric of our local community and we want to do everything we can to see they survive this."



## MORE BANG FOR THEIR BUCK

When Valecia and Larry Crisafulli decided to buy Madison's Beaux Arts-style Elks Lodge in 2017, it was a vacant burned-out shell, severely damaged by an arson-set fire in 2006. "We used to drive past and say, 'It's such a nice building. Someone ought to do something about that,'" says Valecia. "At some point you can't say 'somebody' unless you're willing to step up to the plate."

The Crisafullis knew there was a demand for downtown living among young professionals and empty nesters. They'd already rehabbed a commercial building on West Main Street as apartments, so they decided to take on the daunting restoration challenge at the lodge. Working with a team of engineers, architects and builders, the couple tackled the former lodge with plans to convert it to apartments as well.

"The most heartening thing was the stories people would stop to tell us during construction, how they met their husband at a dance here, their mother was a cook here, or they had a sweet-sixteen birthday dinner by the fireplace in this one apartment," says Valecia.

With support from Indiana Landmarks, the Crisafullis applied for a \$81,025 state Historic Renovation Grant, a critical component in the project's funding. They unveiled the results in the fall of 2019.

Established in 2016, the state Historic Renovation Grant Program stimulates the revival of local landmarks by helping business owners get more bang for their buck. Administered by the Indiana Office of Community and Rural Affairs, the grants can be used for exterior renovation of qualified historic properties, matching up to half of eligible project costs.

Around Indiana, the grant program is a useful tool for business owners and cities looking to improve their landmark buildings.

As they began converting Madison's fire-damaged Elks Lodge into apartments, Valecia and Larry Crisafulli used the state's Historic Renovation Grant Program to help bring back the landmark's distinguishing details, including restoring the windows and repairing the building's distinctive stonework. The grant program assists historic building owners around the state with the costs of exterior renovation by magnifying their investment.

PHOTOS BY LAURA RENWICK; GREG SEKULA

In 2017, Patti and Dwight Morgan wanted to find a downtown Lafayette location for their construction business, Morgan Constructors. A commercial building at 419 Main Street ticked the boxes, for sale at a decent price and located just blocks from the courthouse square. Built in the 1860s, the building's first floor originally housed a jewelry and watch-making business. By the time Morgans found it, the building had been neglected for years, its upper floors vacant for decades. The couple stabilized the structure, installing a new roof, repairing bulging masonry, and rehabbing the first floor for their business offices.

As they began planning to renovate the upper floors as apartments, they discovered the Historic Renovation Grant program. They applied and received \$32,200, covering roughly half the costs of rehabilitating the building's historic wood windows. "It pushed me to really dig into, 'Are these windows worth restoring instead of replacing?'" says Patti Morgan. "And it freed up other money for us to invest in the third floor, where we've exposed the bow trusses and masonry." The project also provided a continuing education opportunity for the city's historic preservation

commission, which got a lesson from window restorer Tim Storey about the repairs he was making.

In Brazil, the Hostetler family has operated Lynn's Pharmacy out of a 1902 commercial building on U.S. 40, the Historic National Road, since 1974. When they began making plans to rehabilitate the building, Indiana Landmarks provided technical advice and recommended the Historic Renovation Grant Program. A \$87,500 grant allowed them to take an all-at-once approach to transforming the exterior of the Romanesque Revival-style landmark, installing historically appropriate windows, repointing masonry, and adding a new roof. It also freed up money for the Hostetlers to invest in constructing a historically inspired façade on an adjacent building, which had lost its original appearance years ago. "It brought the whole block up to standard and allowed our investment to go that much further in the community," says Robert Hostetler.

Patti and Dwight Morgan used the Historic Renovation Grant program to begin rehabilitating historic wood windows on a commercial building they bought in Lafayette (right). The Morgans are in the process of turning the long-vacant upper floors into apartments. In Brazil (below), a \$87,500 grant helped the Hostetler family install historically appropriate windows, repoint masonry, and put a new roof on the 1902 commercial building housing their business, Lynn's Pharmacy.

PHOTOS BY TOMMY KLECKNER



Elsewhere in the state, the town of Cicero leveraged state grants, including \$142,216 from the Historic Renovation Grant Program, to rehab the façades of 13 downtown commercial buildings. "It seemed insurmountable at the beginning, but we made it happen all working together," says Brett Morrow, who headed Our Town Cicero, one of the project partners. "It changed the whole look of downtown."

Applications for the next round of Historic Renovation Grants are expected to open in July 2020, with funding awarded on a first-come, first-served basis to qualified applicants. Read about the full program requirements and get application information at [in.gov/ocra/hrgp.htm](http://in.gov/ocra/hrgp.htm).



## Lost Opportunities

**THIS SPRING, DEMOLITIONS ENDED** campaigns to save high-profile landmarks in Indianapolis and Gary. These painful losses galvanize our commitment to save places in peril and build productive partnerships to offer alternatives to demolition.

Built in 1911, Simpson Hall at Indiana School for the Deaf had been vacant for a decade in 1999, when it landed on our 10 Most Endangered list along with the campus's Beecher Hall. Indiana Landmarks invested \$30,000 in stabilization work and a feasibility study for reuse of both buildings, but the state demolished Beecher Hall in 2002. Preservation advocates held out hope for Simpson Hall, entreating the school and the Indiana Department of Administration (IDOA) to allow a reuse of the building.

Located across the street from the Indiana State Fairgrounds and adjacent to the popular Monon Trail, the handsome Neoclassical landmark was ripe for



Despite public support for saving Simpson Hall at the Indiana School for the Deaf in Indianapolis (above and below left), the Indiana Department of Administration rejected a redevelopment proposal and pursued demolition this spring. In Gary, Indiana American Water is tearing down the 1909 Gary Water Tower (right) after officials mistakenly granted a demolition permit.

PHOTOS BY EVAN HALE; PAIGE WASSEL; EVAN HALE

revitalization. Indiana Landmarks funded a study in 2017 outlining solutions to redevelopment concerns about traffic logistics and student safety.

In 2018, IDOA solicited rehabilitation proposals, but officials gave respondents only 30 days to file proposals and didn't allow them access to the building—moves designed to discourage applications. One developer submitted a detailed plan to convert the building into 129 apartments, but IDOA rejected the idea. In April 2019, the state's Historic Preservation Review Board reluctantly approved demolition.

"Despite the efforts of many good people in the Deaf community, including ISD alumni, along with Indiana Landmarks and others, a multimillion-dollar redevelopment opportunity has been lost, as has an important touchstone to our past," says Mark Dollase, Indiana Landmarks' vice president of preservation services.

When it was completed in 1909, the Gary Water Tower was part engineering innovation and part architectural wonder. Its tank measured 30 feet in diameter, perched on eight 90-foot steel columns. Rather than leaving an exposed steel skeleton, the Gary Heat, Light, and Water Company added a concrete block shell, transforming the utilitarian tower into an octagonal landmark with decorative cornice and parapet wall.

Last year, Indiana American Water announced plans to demolish the 133-foot water tower, arguing construction of a new water tower across the street rendered it obsolete. Indiana Landmarks urged alternatives and offered funds for a rehabilitation plan, noting the estimated \$1 million rehabilitation wouldn't cost much more than the \$900,000 price tag for demolition.

The looming threat landed the Gary Water Tower on the Calumet Heritage Partnership's inaugural Calumet Heritage Area Most Endangered List, drawing support

from Chicago preservationists, who cited the success of the city's own rehabilitated water tower.

News of the commencing demolition in April came as a surprise after Gary officials initially indicated support for preserving the landmark. Later, city officials admitted that the demolition permit had been granted in error.

"Enhanced support from city staff and coordination within departments would lead to more positive results for architecturally significant buildings that are economically feasible to rehabilitate," says Brad Miller, director of Indiana Landmarks' Northwest Field Office. "With the combined efforts of residents, organizations, city government, and Indiana Landmarks, we can turn the page to a new chapter to save Gary's meaningful places."



## Repurposing a Place of Solace

**THE CHAPEL OF OUR SORROWFUL** Mother stands on a hill known as Mount Calvary in Ferdinand, in the shadow of the nearby Monastery Immaculate Conception, home to the Sisters of St. Benedict. Completed in 1877, the chapel served as a house of worship and a place of solace for mothers and families who lost children. Local tradition held that unbaptized children lost through miscarriage or stillbirth were buried in unmarked graves on the hillside west of the chapel.

The chapel closed in the 1970s, used only for storage until parishioners and preservation advocates Diane and Alvin Hoppenjans and other church members sought a new use for the landmark to honor its history and serve the parish's modern-day needs.

The building is being repurposed as a columbarium—a sacred space used to hold cremated remains.

"A rise in cremations, now sanctioned by the Catholic Church as an alternative to traditional burial, made this an attractive and creative way to give the chapel a new purpose," says Diane Hoppenjans. "It was also a fitting way to honor the his-

tory of the building, given its connection as a place of solace for grieving mothers who lost children."

Indiana Landmarks' Efromson Family Endangered Places program provided a grant to assess the building and prioritize repairs for the project, expected to cost \$1.5 million. For more information, contact Greg Sekula, director of Indiana Landmarks' Southern Regional Office, 812-284-4534, gsekula@indianalandmarks.org.



A creative proposal is giving new purpose to Ferdinand's Chapel of Our Sorrowful Mother (top), with plans underway to convert the 1877 chapel to a columbarium (rendering above), a space for cremated remains.

PHOTO BY GREG SEKULA; RENDERING © WILMES & ASSOCIATES ARCHITECTS, LEXINGTON, KY





## Honoring Their Past

**HERITAGE MATTERS FOR GREG AND LIBBY HAHN** of Indianapolis, from learning that their grandparents lived just blocks apart in Indianapolis, to appreciating the sense of place that historic buildings contribute. Their love of history and their appreciation for Indiana Landmarks' work led them to become members in the '90s and commit to its ongoing support.

Greg is a partner at the law firm of Bose McKinney & Evans, LLP, and Libby is a vice president at Old Republic National Title Insurance Company. The couple lives in a renovated 1920s-era home on Indianapolis's north side, and they maintain Greg's 1851 childhood home in Winchester.

Greg recalls the historic farmhouse where he grew up, with its thick brick walls, fireplaces, and a tower he would perch in to view the surrounding landscape and nearby railway. The house was originally built for General Asahel Stone, a state senator and Indiana's quartermaster general during the Civil War. Greg put his hometown knowledge and legal expertise to work representing Indiana Landmarks as we fought to save the Randolph County Courthouse in Winchester in 2005, after county commissioners voted 2 to 1 to demolish it. "We not only saved the courthouse and protected it from being

demolished, but millions were raised to restore it to its original condition," says Greg proudly. A longtime board member of the Athenaeum Foundation, Greg developed an even deeper fondness for the Indianapolis landmark after learning his German grandparents frequented the social club in the early 1900s. A descendant of Irish immigrants, Libby is drawn to buildings connected to the city's early Irish communities, including St. Patrick's Catholic Church in the Fountain Square neighborhood and St. Philip Neri Catholic Church on the city's east side. They fell in love with French Lick and West Baden Springs and attended Indiana Landmarks' grand reopening ball, Eighth Wonder, in 2007 after the restoration of the West Baden Springs Hotel was completed. "I've been in every

nook and cranny of both hotels, and even up in the atrium at West Baden Springs where the angels are," says Greg. The Hahns support Indiana Landmarks through a donor-advised fund at the Central Indiana Community Foundation. The tool allows donors to contribute cash, stocks, and other assets to a fund they've set up at a public charity, where they can be invested tax-free. They can then make grants from the fund to the charities they support, such as Indiana Landmarks.

"It's an efficient tool to help you manage your charitable giving in a tax-efficient way and is so easy to administer," notes Brett McKamey, Indiana Landmarks' treasurer. "It becomes one of your regular investment accounts where charitable dollars are set aside and you're funding out of that account instead of out of your cash flow." Contact Sharon Gamble, Indiana Landmarks' vice president for development, to learn more about donor-advised funds and other ways you can support our mission, 317-639-4534, [sgamble@indianalandmarks.org](mailto:sgamble@indianalandmarks.org).

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## 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

For more information talk to Sharon Gamble, 800-450-4534 or visit [indianalandmarks.org](http://indianalandmarks.org)

**FOR SALE**

**LANDMARKS ON THE MARKET**

see more at [indianalandmarks.org](http://indianalandmarks.org)



## Sillings-Schoen-Mitsch Farm

7055 State Road 64, Georgetown

Nearly 160 acres of prime real estate with easy access to I-64, just 15 minutes from downtown Louisville. Includes 1910s bungalow, three barns, tenant house, and out-buildings. Property will be sold subject to preservation and conservation easements.

**\$1,200,000**  
Ed Clere  
Compass Realtors  
812-725-9378  
[edclere@gmail.com](mailto:edclere@gmail.com)



## Seawright-Wilson-Barnett House

203 E. Monroe Street, Delphi

Built in 1857, this beautifully maintained home combines modern amenities with historic charm. The main home features 3 bedrooms, new kitchen, 2 fireplaces, outdoor entertaining space, and ample garage & workshop space. The guest house features 2 bedrooms and 1 bath.

**\$399,000**  
Katie Maish  
765-426-0243



## 6190 N. Meridian Street Indianapolis

This stately residence enjoys a tranquil setting amid manicured gardens with water features, patios, and gazebo. Gourmet kitchen, formal dining, sun and media rooms. Original architectural details throughout this immaculate 5 bed, 3.5 bath historic home. Easy access to canal, Holcomb Gardens, Broad Ripple, local retail.

**\$824,900**  
Kristi Gaynor, F.C. Tucker Co.  
317-403-0548  
[talktotucker.com/21668695](http://talktotucker.com/21668695)



## Uncovering the Past

**IN HOWE, INDIANA, INDIANA LANDMARKS IS** spearheading a turnkey renovation at the homestead of the town's namesake, John Howe, before putting it on the market. Howe built the Greek Revival-style cottage in the 1840s and took up residence there with his wife, Frances Marie Glidden Howe. A state representative, Howe lived in the homestead when he helped pen the Indiana Constitution in 1851.

Working as a teacher and attorney during the period, Howe became prosperous enough to build the 1875 Second Empire-style Howe Mansion down the street, a current entry on Indiana Landmarks' 10 Most Endangered List.

Following closure of the Howe Military Academy, the school's Board of Trustees donated

Indiana Landmarks will complete renovation of state representative John Howe's homestead before offering the landmark for sale. Howe Military Academy's Board of Trustees donated the property to Indiana Landmarks to ensure its future.

PHOTOS BY TODD ZEIGER; © HOWE MILITARY ACADEMY



the original homestead to Indiana Landmarks to ensure its future. We've also been working with the board to stabilize the nearby Howe Mansion, using a \$7,500 grant from the Efroymsen Family Fund of the Central Indiana Community Foundation to make temporary repairs and deter further water infiltration.

Howe's Greek Revival cottage remains in remarkably original condition, including its historic windows and layout. Indiana Landmarks plans to rehabilitate the exterior by removing vinyl siding and restoring the windows, and make interior improvements including updated electric and plumbing systems and a new kitchen and bathrooms. "We'll preserve the best of the house while making it modern and livable," notes Todd Zeiger, director of Indiana Landmarks' Northern Regional Office.



## Logs to Lustrons Goes Online

**WE HATED CANCELLING** Logs to Lustrons in May, a popular annual tour by Indiana Landmarks and the Indiana Dunes National Park exploring a century of architecture in the park. In lieu of a physical visit, Indiana Landmarks is offering a virtual tour of some of the sites regularly showcased on the tour at [bit.ly/LogstoLustronsVirtual](https://bit.ly/LogstoLustronsVirtual). Peruse photos of properties prior to restoration and learn more about their heritage and renovation. We hope you'll find inspiration and rejoin us when the in-person tour resumes, with deeper appreciation for the park's architectural legacy.

PHOTO BY TODD ZEIGER



### BRIEFLY NOTED

**MAUREEN MICHAEL IS INDIANA** Landmarks Center's new special events coordinator. A Purdue University graduate with a bachelor's degree in Communications and Professional Writing, Michael has a background in event management and fundraising in both the business and nonprofit sectors.

In the May/June issue of *Indiana Preservation*, we mistakenly wrote that the **Bordermen Gym** in Converse had hosted the state finals. While the gym did gather a past-capacity crowd of an estimated 1,000 fans in 1944 (more than the town's population at the time), they were there to support Converse's then-undefeated basketball team, likely hoping for a state finals run. Thanks to the sharp-eyed readers who noted this editing error.

### CHANGES TO ANNUAL MEETING

In the interest of public health and safety, Indiana Landmarks is making changes to this year's Annual Meeting on September 12. Rather than convene a large crowd at Indiana Landmarks Center, we'll announce the results of board elections, honor winners of the Williamson Prize and Servaas Awards, and share an update from President Marsh Davis online. Look for additional details in the weeks ahead, including more information on voting for board members (see below for specifics on nominating candidates).

### BOARD NOMINATIONS

Every year, members of Indiana Landmarks are invited to elect directors. Board members serve three-year terms, with one-third being elected each year. According to Indiana Landmarks' bylaws, members may vote for candidates proposed by the Governance Committee of the board, or by at least 10 voting members. Members

can vote for this year's slate of officers and directors via Indiana Landmarks' website, [indianalandmarks.org](https://indianalandmarks.org), beginning September 1. Watch for more details in the next issue of *Indiana Preservation* on the proposed candidates. To nominate a candidate for election to the board of directors, submit your nomination in writing by August 22 to Parker Beauchamp, Chairman of the Board, Indiana Landmarks, 1201 Central Avenue, Indianapolis, IN, 46202.

### CARES ACT

The Coronavirus Aid, Relief, and Economic Security Act (CARES, H.R. 748) was signed into law by President Trump on March 27 of this year. The Act is intended to help Americans deal with the economic impact and health crisis brought on by the outbreak of COVID-19. Among its provisions are two opportunities of particular note for charitable giving:

The legislation includes a universal (or non-itemized, above-the-line) deduction

allowing all taxpayers to deduct up to \$300 in charitable contributions (cash donations, not in-kind contributions) made in 2020.

For those who claim itemized deductions, the CARES Act also raises the charitable deduction limitation from 60 percent of adjusted gross income to 100 percent; and for corporations, raises the annual limit from 10 percent to 25 percent.

If you would like to discuss a charitable gift to Indiana Landmarks, please contact Sharon Gamble, Vice President for Development, 317-822-7921, [sgamble@indianalandmarks.org](mailto:sgamble@indianalandmarks.org). Please consult your own tax advisor for advice.

### OPERATIONS UPDATE

To help slow the potential spread of COVID-19, all Indiana Landmarks offices and properties are closed to the public until at least July 4. However, as our staff continue to work from home, you can reach us at 800-450-4534, 317-639-4524, or check our staff directory at [indianalandmarks.org/staff](https://indianalandmarks.org/staff).

In addition, we've made the difficult decision to cancel the majority of Indiana Landmarks-sponsored events and tours for the remainder of 2020. Even as the state begins to lift restrictions, we believe protecting the health and safety of our staff, visitors, and guests should remain paramount. You can check the status of previously scheduled events on our calendar page, [indianalandmarks.org/tours-events](https://indianalandmarks.org/tours-events). Our Indianapolis tours of Monument Circle, the Athenaeum, and the City Market Catacombs are currently scheduled to resume in July, but the status is subject to change per updated regulations and guidelines aimed at curbing the spread of COVID-19. Visit [indianalandmarks.org/ongoing-tours-events](https://indianalandmarks.org/ongoing-tours-events) for the most up-to-date information.

We continue to work with our partners in French Lick and West Baden Springs regarding the timing and procedure for resuming tours at the historic hotels. Please check the hotel tours web page, [indianalandmarks.org/tours-events/french-lick-west-baden](https://indianalandmarks.org/tours-events/french-lick-west-baden), for updates.

Our sincere apologies for the inconvenience as we navigate the months ahead. We appreciate your ongoing support of Indiana Landmarks and hope you will work with us to stay safe and healthy!

### OTHER WAYS TO CONNECT

Though you may not see us at our usual public events this year, rest assured Indiana Landmarks' staff is still hard at work saving the places you love. Keep up with what we're working on by following our Facebook, Twitter, and Instagram accounts or by signing up for our e-letters at [indianalandmarks.org/e-newsletter-signup](https://indianalandmarks.org/e-newsletter-signup). We'll share photos of works-in-progress, celebrate buildings saved, and alert you to opportunities for virtual talks and tours.

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## Taking it Off

### SOMETIME AROUND 1884, CARPENTER

Robert Leavitt built a fine Queen Anne-style home on an elevated 2-acre lot overlooking the Vernon Fork of the Muscatatuck River just outside Vernon, Indiana. Until recently, the house looked unremarkable from the outside, its exterior features and Leavitt's hard work hidden underneath a layer of grimy aluminum siding.

This spring, Indiana Landmarks began exterior restoration of the house, peeling off the grungy shell to reveal original wooden siding and delicate Queen Anne character underneath. We'll reopen the front porch, install missing details in the gable ends, and add fresh paint before selling the house, currently on

the market for \$74,500. The price is subject to change depending on how much exterior rehabilitation we've completed. If the property strikes your fancy and you prefer to invest your own sweat equity, make us an offer!

See additional photos of the property at [indianalandmarks.org/for-sale](http://indianalandmarks.org/for-sale) or contact Greg Sekula, director of our southern office, [gsekula@indianalandmarks.org](mailto:gsekula@indianalandmarks.org).

At Vernon's c.1884 Leavitt House, workers peeled off aluminum siding to reveal the Queen Anne character underneath. Visit our website to see more photos of the property, currently for sale for \$74,500.

PHOTOS BY GREG SEKULA