

Minutes

Indiana Historic Preservation Review Board

April 17, 2024, 1:30 P.M.

Fort Harrison State Park Inn & Conference Center, Roosevelt Room (Inn Building)

5830 N. Post Rd., Indianapolis, IN 46216

Board members present: Ryan Mueller (chair by proxy), Dr. April Sievert, Chandler Lighty, Anne Shaw, Scott Keller, Daniel Kloc, and Beth McCord (DHPA Director/Ex-Officio)

Staff members present: Paul Diebold, Holly Tate, Jamie Reeder, Amy D. Ward, Chad Slider, Steve Kennedy

Visitors/Speakers present: Dave Kroll, Anne Schneider, Emily DeSmit, Rob Proctor, (all of Ratio Design); Matt Kent, Carl Brown, both of IDOA; Jeremy Hawk, School for the Deaf; Jim Durst, School for the Blind and Visually Impaired; Kevin Russell; Judi Shuck, Linda Naas, Westfield; Kurt Garner; Richard McCoy, Columbus; John Crossiany, Sr., Gail Trippett, CSJ, both from St. Rita Parish; Richard McCoy, Landmark Columbus Foundation; Meagan Heber, IHEDA

Call to Order

Chair Ryan Mueller called the meeting to order at 1:30 p.m.

Approval of January 2024 minutes

Lighty made a motion to approve the minutes, Shaw seconded, the motion was approved unanimously.

Division Director's Report

McCord presented her report. She reported that the division's "March Madness" historic building social media postings gathered much attention. The theme for Preservation Month this May is historic gyms. Other outreach efforts include the annual photo contest and teddy bear camp for children (children/parents leave off a plush animal which is photographed at various historic sites). She noted that the Indiana Historic Sites and Structures Inventory for Morgan County is wrapping up; Johnson and Marion counties are next in line. Lastly, McCord introduced Jamie Reeder as the division's newest employee. Jamie replaces Noah Sandweiss, who moved to Bloomington.

National Register Applications

1. St. Rita Catholic School and Church, 1733 Dr. Andrew J. Brown Avenue, Indianapolis, Marion County (2748)
Diebold presented the staff comment. He noted that the owners, the Archdiocese of Indianapolis, has requested that the nomination be withdrawn from consideration. Without motion, the board directed staff to place the nomination in the inactive files.
2. Wagoner-Ayres House, 4665 E. State Road 18, Flora vicinity, Carroll County (2753)
Diebold presented the staff comment. Shaw made a motion to approve, Sievert seconded the motion, the motion was approved unanimously.
3. Cornstalk Covered Bridge, CR 1350 N over Cornstalk Creek, Roachdale vicinity, Putnam County (2761)
Diebold presented the staff comment for this and all the remaining National Register items, all covered bridges from Putnam County, at one time. Individual motions and approvals followed. Sievert made a motion to approve, Keller seconded the motion, the motion was approved unanimously.
4. Pine Bluff Covered Bridge, CR 900 N over Big Walnut Creek, Bainbridge vicinity, Putnam County (2762)

Shaw made a motion to approve, Seivert seconded the motion, the motion was approved unanimously.

5. Rolling Stone Covered Bridge, CR 800 N over Big Walnut Creek, Bainbridge vicinity, Putnam County (2763)
Kloc made a motion to approve, Shaw seconded the motion, the motion was approved unanimously.
6. Baker's Camp Covered Bridge, CR 650 N over Big Walnut Creek, Bainbridge vicinity, Putnam County (2764)
Shaw made a motion to approve, Sievert seconded the motion, the motion was approved unanimously.
7. Edna Collins Covered Bridge, CR 450 N over Little Walnut Creek, Clinton Falls vicinity, Putnam County (2765)
Lighty made a motion to approve, Shaw seconded the motion, the motion was approved unanimously.
8. Dunbar Covered Bridge, CR 25 N over Big Walnut Creek, Greencastle vicinity, Putnam County (2766)
Shaw made a motion to approve, Lighty seconded the motion, the motion was approved unanimously.
9. Oakalla Covered Bridge, CR 375 W over Big Walnut Creek, Greencastle vicinity, Putnam County (2767)
Shaw made a motion to approve, Sievert seconded the motion, the motion was approved unanimously.
10. Houck Covered Bridge, CR 550 C over Big Walnut Creek, Greencastle vicinity, Putnam County (2768)
Lighty made a motion to approve, Shaw seconded the motion, the motion was approved unanimously.
11. Dick Huffman Covered Bridge, CR 1050 S/Huffman Road over Big Walnut Creek, Cloverdale vicinity (2769)
Kloc made a motion to approved, Lighty seconded the motion, the motion was approved unanimously.

Certificates of Approval

1. Application for a certificate of approval to alter and demolish structures at the Indiana School for the Blind and Visually Impaired in order to construct new buildings to co-locate the Indiana School for the Deaf, and to support both schools within a single campus in the City of Indianapolis, Marion County

The chair recognized the applicants, who made several presentations. Matt Kent, IDOA, introduced the project. He noted that the Indiana General Assembly passed a HB 1443 in April 2019, which called for a task force to study the operation and needs for both the Indiana School for the Deaf and the Indiana School for the Blind and Visually Impaired, and to make recommendations to the budget committee by December, 2020. The current location of the School for the Blind and Visually Impaired was found to be the best location on which to co-locate both campuses. Next, David Kroll of Ratio Design presented a PowerPoint discussion of the project. In October 2021, Ratio Design was selected, American Structurepoint is the engineering firm for the project. Through a series of public advisory committee meetings in 2022-2023, the project team received input from the various parties affected by the project. The plans presented today are the preliminary design phase, which includes overall planning, massing and placement of buildings, but no details or developed floor plans. Kroll showed the buildings to be retained – the administration building and its flanking wings (Buildings E, F, and G). The other historic buildings would be removed, with architectural details salvaged for potential reuse on the campus. Kroll discussed the limitations of the dormitory quadrangle buildings, the historic service buildings, and the buildings of the 1960s and 1970s. Many of the buildings have accessibility limitations, while others cannot be expanded or enlarged due to structural limitations.

The chair next recognized Jim Durst, Superintendent of the School for the Blind and Visually Impaired. Mr. Durst noted that the mission of the school in the past decades and moving forward has been and is to educate children and make them as independent as possible. In many cases, the existing buildings work against this basic concern due to the need to have adults assist the children in navigating the campus. Jeremy Hawk, Assistant Superintendent for the Indiana School for the Deaf, spoke about the needs of deaf children and the standards for deaf spaces promulgated by Gallaudet University.

The chair called for the staff comment. Chad Slider presented the statement. Slider stated as follows: The Indiana School for the Blind Historic District is significant under National Register Criteria A and C for its history and architecture, serving as a social and educational institution in Indiana, which includes Colligate Gothic buildings designed by the prominent Indianapolis architectural firm of Harrison and Turnock. Staff further assessed the integrity of the Indiana School for the Blind and Visually Impaired campus in late 2022, and believes that, given the passage of time since the initial survey, the period of significance would extend from 1930-1974. The staff considers the Indiana School for the Blind Historic District to be "historic," as that term is used in Indiana Code §14-21-1-18. Funding for the project will come from the Indiana Department of Administration.

The proposed project will co-locate the Indiana School for the Deaf within the existing campus of the Indiana School for the Blind and Visually Impaired. The project will maintain the Administration Building and connecting wings (Buildings E, F and G), the Natatorium, historic campus entrances on College Avenue and 75th Street, entry scrolls, steps and rock walls, iron fencing, and Apple Tunnel. To provide for the development of new buildings and structures, the project proposes to demolish the existing Gymnasium and Activities Building; the dormitories (Buildings A, B, C, D, H, I, J and K); Residences 120, 140, and 160; Lambert Hall; Alder Hall; Greenhouse; Letterman Track; Churchman Dining Hall; Wilson Hall; Keever Hall and Health Center; Garage; Laundry; Powerhouse; Bus Barn; Tree Farm; Boy Scout Cabin; Track and Field Storage; and Monon Gate. The topography of the site provided a unique design challenge for the original engineers and designers of the Indiana School for the Blind. The site is essentially divided into zones, with the bluff/ plateau or northern portion of the site holding the majority of the school's buildings, the lower land utilized for recreation and athletic fields in recent decades, and undeveloped areas of forest and landscape, with Williams Creek flowing through the lower southwest portion of the property, which is a floodplain. While the proposed plan would result in the loss of a number of non-historic structures, as well as historic structures of lesser significance, the redevelopment and construction of newer buildings within the historic campus core attempts to respect the original scale and zoning of the campus landscape. It also preserves the open space of the campus.

The Garage, Laundry and Powerhouse are the earliest campus buildings, and while serving utilitarian functions, they display unique design, materials and decorative elements. Their functional importance to the school and placement along the southeastern edge of the bluff make them significant and highly visible aspects of the historic campus. The demolition of the boys' and girls' dormitories for this plan is also unfortunate; however, it is clear that the retention and reuse of these buildings would severely hamper the alternatives for co-location to serve the populations of both schools. Newer dormitories meeting current accessibility and code are needed. These purpose-built structures do not meet current needs, nor provide the quality of space necessary to accommodate both schools. The proposed project would demolish these buildings, along with most other existing structures at the school to provide adequate space to redevelop and construct new buildings. The design concept for the new structures respects the design typology, materials, and orientation of the historic campus by placing newer, larger, and more functional buildings primarily within the traditional location of campus development on the bluff. The overall landscape plan is largely preserved with residential, institutional, recreational, and natural areas of the campus and its unique topography remaining intact.

Staff believes that preservation and reuse of the Administration Building and the connected buildings is an important aspect of this proposed project. It provides a sense of history and continuity for the historic campus design. We understand that the connecting walkways will be reconstructed in a sympathetic fashion, enlarging and adapting these hyphens into separate, accessible entrances for both schools. This appears to be an appropriate accommodation to retain the functionality of Buildings E, F and G, as well as avoidance of the severe impacts that would be needed to make the original Administration Building entrance accessible.

Staff notes the creation of new entrances for the campus on College Avenue and 75th Street. Both historic entrances will be converted to pedestrian use only. Staff believes the entrances are important landscape design elements, and the dramatic vistas viewed as one enters or approaches the campus and the main buildings should be preserved. The application materials noted that the landscape includes roads, sidewalks, driveways, steps, retaining walls, rock gardens, and other features that were constructed in part by the New Deal programs Civil Works Administration (CWA), Public Works Administration (PWA), and Works Progress Administration (WPA) from 1934 to 1941.

The board presented questions to Slider and the applicants. Kloc asked if the project would be LEED certified. The architects stated that certain green building efforts will be made, but the project will not be LEED certified. Several board members asked if a museum or collection of historic documents and items will be available on the new campus. The project planners stated that several buildings will have displays of historic photos and other items. Lighty asked if the present historical marker on the property will be updated. The project planners believed that the marker could be updated. Shaw asked about the timing of the nomination.

There was discussion regarding the conditions as presented in the staff comments, which Slider read to the board. After discussion, the final conditions that were adopted by the board were as follows:

1. Indiana Department of Administration shall have a qualified professional prepare a National Register nomination for the Indiana School for the Blind Historic District. The nomination shall be submitted to the DHPA within five (5) years. The qualified professional shall contact the DHPA to discuss the National Register process and expectations prior to beginning work on the nomination, and make revisions as requested by Survey and Register staff, the Indiana Historic Preservation Review Board, and/or the National Park Service in order to complete the nomination. This condition shall be considered satisfied when the DHPA notifies the Indiana Department of Administration and/or its consultant that the application is complete and it is ready to be presented to the Indiana Historic Preservation Review Board.
2. Indiana Department of Administration shall have a qualified professional document the campus, buildings and structures of the Indiana School for the Blind and Visually Impaired in accordance with the "DHPA Minimum Architectural Documentation Standards" and a video/3-D laser scan of the historic campus will be made. A draft copy of the documentation shall be submitted to DHPA for comment, and a final copy incorporating any requested edits or changes shall be approved by DHPA prior to any demolition or construction work taking place. A copy of the documentation will be provided to the Indiana State Archives.
3. A pedestrian connection shall be maintained between the historic College Avenue entrance and the Administration Building, adjacent to and/ or integrating with the existing driveway and Apple Tunnel, to preserve the historic approach experience to the buildings of the main campus.
4. Architecturally significant elements from buildings to be removed or demolished, including architectural stone and decorative terra cotta, woodwork, doors, the bass relief frieze panels/ murals on the exterior of the Laundry Building, and limestone entryways and elements at the dormitory buildings

shall be salvaged and reused at the school campus. These salvaged and preserved features and architectural elements shall be incorporated and/or displayed within the campus and new structures. A salvage and reuse plan shall be provided to the DHPA for review and approval prior to any salvage or demolition work taking place.

5. The proposed project area is in a setting suitable to contain archaeological resources, but the majority of the campus has not been archaeologically investigated. A reconnaissance level archaeological survey will be necessary to record any archaeological sites, deposits, and features prior to project ground disturbing activities. A proposal for the archaeological investigations by a qualified archaeologist (<https://www.in.gov/dnr/historic-preservation/qualified-professionals/>) shall be submitted to the DHPA for review and approval prior to ground disturbing activities. The information contained in the Site History and Land Use documents included in the application shall be provided to the archaeologist.

6. If any precontact or historical archaeological artifacts or human remains are uncovered during construction, demolition, or earthmoving activities, state law (Indiana Code 14-21-1-27 and Indiana Code 14-21-1-29) requires that the discovery be reported to the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology within two (2) business days.

7. The certificate of approval shall remain valid for 8 years.

Lighty made a motion to approve, Kloc seconded the motion. The motion was approved unanimously.

2. Application for a certificate of approval to alter the Columbus Historic District by providing state funds to support repair and maintenance of the temporary exhibition pavilion InterOculus to exist as a longer term, more permanent structure in the City of Columbus, Bartholomew County

The chair called the staff comment, which Slider presented. He stated that InterOculus was designed by Practice for Architecture and Urbanism (PAU) for Exhibit Columbus, a program of Landmark Columbus Foundation. The theme of Exhibit Columbus' fourth cycle (2022-2023), Public by Design, included a collaboration between the community and designers to activate a space in downtown Columbus to bring new excitement and create a space for public programming. InterOculus was one of thirteen temporary art installations installed throughout the downtown in 2023. InterOculus is a large, white, steel pavilion structure with a patterned fabric roof located at the intersection of Washington and 4th Streets. Lights project from the four corners of the structure towards the fabric sails, creating a visually bright appearance when the sun goes down. The pavilion successfully hosted a public event, and the community plans to keep the structure as a lasting fixture of the downtown. The project applicant, Landmark Columbus Foundation, is seeking to receive a \$50,000 matching grant through IHCD's CreatINg Places Program funded by Development fund to maintain InterOculus as a more permanent structure for the next 3-7 years.

Three of the four corners of the intersection (three of the four pillars of the pavilion) are within the Columbus Historic District, which was listed in the Indiana Register of Historic Sites and Structures on March 23, 1980, and in the National Register of Historic Places on December 10, 1982. The installation of InterOculus included replacing four existing, non-historic street lights with the four pillars of the structure and converting the signaled intersection into a four-way stop. InterOculus sits high above the intersection to not impede vehicular or pedestrian traffic, but it is a large structure that is highly visible along the main corridor of the historic district. From certain viewpoints, the structure does impede the view of the three historic buildings (Crump-Lucas Building, First National Bank, and the Custer Building) located at the intersection.

However, we note that the structure does not physically impact any historic structures. The pillars were bolted into the same concrete anchors of the former street lights allowing for reversibility. There are street trees lining the Washington Street corridor that may help to disguise the pavilion from certain viewpoints. We note that because the structure has already been installed using private funds, the location of the structure will not be changed, and the scale of the structure cannot be reduced.

Additionally, we acknowledge that because Columbus is known for its unique juxtaposition of old and new (late 19th century and Modern architecture) and other art within the historic district, InterOculus, though not 'historic,' may be complementary in the context of the community with its history as a place for forward-looking design. Staff consulted with IHCDCA about this project, noting that the impact of InterOculus on the Columbus Historic District had not been evaluated when it was originally installed as a temporary art piece exhibition. Essentially, in this case, the question before the review board is whether to grant or deny a certificate of approval for the use of state funds to cause a temporary exhibition pavilion structure to be retained and maintained as a longer term, more permanent alteration of the Columbus Historic District.

The board asked the applicants and staff several questions. Keller asked what other groups were competing for the funding that was used for the project. Meagan Heber from IHCDCA stated that there are ample funds for projects. Shaw asked if there had been any assessment of the effects of the project, since it was privately funded. McCoy responded that the existing conditions included 1980s streetlights that were part of a previous downtown improvement scheme. The city is enthusiastic about the new installation. There are plans to redesign street furniture and sidewalks along Washington Street in Columbus. The InterOculus project has quickly become "beloved." Keller asked again about the funding and how long the structure would be there. Slider noted that the application stated that the structure would be maintained for the next 5-7 years. If the structure is rehabilitated in 7 years, the board would need to provide a certificate of approval. Lighty made a motion to approve. Sievert seconded the motion. A vote was taken, and Keller was the sole objector to the motion. The motion was approved.

3. Quarterly progress report by INDOT in fulfillment of condition #9 of the certificate of approval to alter the Westfield Historic District and demolish or remove historic structures at 101, 102 and 103 S. Union Street and 111 E. Main Street to reconstruct State Road 32 in the City of Westfield, Hamilton County. The chair recognized Linda Naas, who asked if the time frame for the certificate of approval will expire before all mitigating activities are complete. Slider responded that it will be necessary for the board to renew the certificate before it expires. The board accepted the report from INDOT without further comment.

Grant Evaluation Priorities for FY 2025 Historic Preservation Fund (HPF) Grants

Kennedy presented the staff comment. The DHPA Staff was satisfied with the way that the evaluation criteria drafted for federal Fiscal Year 2024 responded to the preservation needs of the state, as identified by both the DHPA Staff and the public, including the changes, revisions, and clarifications enacted last year. A small number of necessary annual updates and minor revisions and clarifications were made throughout the Administrative, Architectural & Historical, Archaeological, and Acquisition & Development categories of evaluation criteria.

Within the Administrative Criteria: Only one criterion was edited for clarification of CLG project eligibility. No substantive changes were made, no adjustments were made to the point values, and the Minimum Administrative Score remains at 65.0 points as the bottom threshold for proposals to be recommended for funding.

Within the Architectural and Historical Criteria: No changes or edits were made to the criteria and no adjustments were made to the point values. The list of Historic Districts Targeted for National Register Nomination was updated to remove five districts that are currently being nominated.

Within the Archaeology Criteria: No changes or edits were made to the criteria and no adjustments were made to the point values. The only changes are a few annual updates to the Archaeological Goals and Objectives. In Part I: Targeted DNR Properties, the list of properties prioritized for survey was updated after consultation with other DNR divisions. No changes were made to Part II: the list of Mounds and Earthworks on DNR Properties, Part III: Target Areas and topics for survey, or Part IV: the list of Special Topics Sites.

Within the Acquisition and Development Criteria: Four edits were made: one to provide clarification of how the DHPA staff assesses project readiness, one wording change to clarify costs related to the preparation of plans and specs, one change that raised the threshold of past grant funding that would be considered and evaluated, and a final edit to update the length of required protective covenants based on recent changes made by the National Park Service. No substantive changes were made, and no adjustments were made to the point values.

Finally, within the Historic Preservation Fund Grant Program Evaluation and Selection Plan: Only two small edits were made – one of which was for clarification of requirements about matching funds. The Sliding Scale Funding Percentages Chart was revisited, but no changes are proposed at this time.

Public Comments: A 60-day public comment period closed on Monday, April 8th. No public comments were received by the deadline.

The chair called for a motion. Sievert made a motion to approve the revised grant priorities. Lighty seconded the motion. The motion was approved unanimously.

Discussion of Review Board Priorities for National Register Nominations

McCord resumed discussion from the last meeting regarding the Review Board policies and procedures manual, which was provided on Sharepoint to board members. Lighty asked if each policy should be readopted, since the document gives the impression that past policies have not been reviewed through the years. The point was made that the board can adopt policies but not rules. The proper term might be “reaffirmed” for each policy and the document as a whole. Shaw asked if a specific policy should be adopted for tax credit projects. It was noted by board members and staff that the present wording for “danger” might be sufficient to use for tax credit projects that are threatened. Some board members suggested that we review the policy of other SHPOs. McCord stated that she will amend the policy as reaffirmed and make the final version of the policies and procedures available to the board.

Properties Listed in, Rejected by, or Removed from the National Register since the Last Notification

CARROLL COUNTY,

South Delphi Historic District, Roughly bounded by the north boundary of Riley Park on the north, Prince William Road on the northeast, the alley south of Summit Street on the southeast, and Wabash Street and the west boundary of Riley Park on the south and southwest, Delphi, SG100010027, LISTED, 3/5/2024

FULTON COUNTY,

Akron Historic District, Roughly both sides of Rochester Street between Marcus Street to the west and State Road 14 North to the east and both sides of Mishawaka Street between North Street to the north and Rochester Street to the south., Akron, SG100010028, LISTED, 3/11/2024

JACKSON COUNTY,

Crothersville Independent Order of Oddfellows (IOOF) Lodge, 121 East Howard Street, Crothersville, SG100010030, LISTED, 3/4/2024

MARION COUNTY,
United States Corrugated-Fibre Box Company Plant, 1411 Roosevelt Avenue, Indianapolis, SG100010031,
LISTED, 3/6/2024

SHELBY COUNTY,
Messick Masonic Temple, 519 South Harrison Street, Shelbyville, SG100010029, LISTED, 3/4/2024

Returned
None.

Rejected
None.

Removed

BOONE COUNTY,
Scotland Bridge, Lost Rd. (Co. Rd. 200 E) over Sugar Cr., Mechanicsburg vicinity, OT94000228, REMOVED,
3/5/2024 Demolished by INDOT

Set date for the next meeting

Proposed date: July 17, 2024, 1:30 p.m., at Fort Harrison State Park Inn & Conference Center, Roosevelt
Room (Inn Building), 5830 N. Post Rd., Indianapolis, IN 46216.

Deadline for receipt of Certificate of Approval applications, June 7, 2024, 4:45 p.m.

Mueller adjourned the meeting at 3:50 pm.