

**Indiana Historic Preservation Review Board Minutes**  
**January 18, 2017**  
Indiana Government Center South, Conference Room C  
402 West Washington Street  
Indianapolis, Indiana 46204

Board members present: DNR Deputy-Director Chris Smith, Board Chair; Jim Corridan; Beth McCord, Scott Keller; Jason Larrison; Dr. April Sievert; Dan Kloc.

Staff members present: Mitchell Zoll, DHPA Director, Ex-Officio Board Member; Paul Diebold; Holly Tate; Amy Borland; Chad Slider; Steve Kennedy; Dave Duvall; John Carr

Visitors/Speakers present included: Matt Kent, Bert Pickell, Bobbie LeMere, Mark Dollase, Kathleen Day, Debbie Gessinger, Mark Gessinger, Olena Kaminski, Susan Kaminski, Brandon L. Cooper, Mary Kennedy, Mark Swiderski, Luella Beth Hillen, Joseph Bell, Ronald L. May, Mayor Dan Manus (Greensburg), Sharon McQueen, Rebecca St. Clair, Ken Remenschneider, John Warner. Lisa Voltz and Diane Hazel-Jones were present as Luna Language Services interpreters for the deaf.

Call to Order

Deputy Director Chris Smith convened the meeting at 2:02 P.M. Smith introduced himself and opening the meeting.

Approval of Minutes

The minutes of the November 2, 2016 board meeting were approved. Motion to approve was made by Jason Larrison and seconded by Dr. April Sievert.

Division Director's Report

The board deferred this report and it was ultimately not presented at the meeting.

National Register Applications

1. **Bremen Commercial Historic District**, between Jackson, Washington, North and South streets, Bremen, Marshall County (2424)  
Holly Tate gave the staff comment. Dr. Sievert made a motion to approve, Kloc seconded the motion. The motion was approved unanimously.
2. **Bremen Residential Historic District**, between Bowen, Montgomery, South, and Bike streets, Bremen, Marshall County (2425)  
Tate gave the staff comment. Kloc made a motion to approve. The motion was approved unanimously.
3. **Memorial Park**, 1200 West Park Drive, Huntington, Huntington County (2433)  
Paul Diebold gave the staff comment. McCord made a motion to approve, Keller seconded the motion, and the motion was approved unanimously.
4. **Connersville Downtown Historic District**, roughly bounded by Eastern Ave. on the east, E and W. 4<sup>th</sup> St. on the south, Grand Ave. on the west, and W. and E. 9<sup>th</sup> on the north, Connersville, Fayette County (2446)  
Diebold presented the staff comment. Ken Remenschneider, a redevelopment consultant who is working for the City of Connersville, spoke in favor of the application and noted that it will be an important step toward revitalization of the downtown area. Corridan made a motion to approve, Sievert seconded the motion. The motion was approved unanimously.
5. **Oliver P. and Mary Alice Gaar House**, 1307 East Main Street, Richmond, Wayne County (2447)

Diebold presented the staff comment. Keller asked staff about the whether the Gaars associated with this house are the same as the family that owned extensive greenhouses in Richmond. Diebold replied that the greenhouses were owned by another branch the family. Discussion ensued regarding why Criterion B was not selected for the house. Both Diebold and consultant John Warner explained that Oliver's direct employment association with the industry was short-lived and inconsequential. Dr. Sievert made a motion to approve, Larrison seconded the motion. The motion was approved unanimously.

6. **Grand Rapids & Indiana Railroad Depot, 111 North 7<sup>th</sup> Street, Decatur, Adams County (2448)**

Diebold presented the staff comment. Corridan made a motion to approved, seconded by Larrison. The motion was approved unanimously.

### Certificates of Approval

1. **Continuance of Certificate of Approval application for the demolition of Simpson Hall, located on the campus of the Indiana School for the Deaf, Indianapolis, Washington Township, Marion County (Continued from January for purposes of providing additional documentation).**

Dave Duvall presented the staff comment. He noted that Matt Kent of Indiana Department of Administration (IDOA), on behalf of Indiana School for the Deaf (ISD), had submitted a new application on December 8, 2016, requesting approval to demolish Simpson Hall, and Duvall noted that the December 8<sup>th</sup> request is considered to be a continuance of 2015 Certificate of Approval under consideration here. Duvall continued, stating that Arsee Engineers, Inc. had conducted an engineering report on behalf of Indiana Landmarks, and Duvall noted that this report was included with materials sent to the board. The report concluded that rehabilitation is technically feasible for Simpson Hall. The cost for stabilization of the external and internal shell of the building is \$9,000,000, with IDOA estimating that fittings and finishes for a particular use could additionally cost an estimated \$10,000,000. Duvall stated that loss of Simpson Hall would cause NR staff of the DHPA to consider whether the ISD Historic District still exists, since loss of Simpson Hall would mean only one main building remains in the district as listed. Duvall continued to quote from the staff comment, outlining the series of events that led to present situation in the ISD Historic District: construction of a new vocational building in the historic area in 1962, demolition of the Boy's Dorm in 1980, listing of the Administration Building on the Indiana Register of Historic Sites and Structures (state register) in 1990, listing of the NR district in 1991, rehabilitation of the Administration Building in 1991, during which time Simpson Hall was used as a temporary administrative headquarters for the entire campus. Duvall noted the conditions of granting a C of A as presented in the staff comments.

Larrison recused himself from consideration of the motion or application. Corridan asked staff about the impact on the district, and whether the Administration Building could be individually eligible if Simpson Hall were lost. Diebold replied that staff, when time allows, does pursue removal of properties from the National Register or alterations to boundaries. Diebold continued, stating that staff would need to determine if the Administration Building has sufficient integrity in its current state to merit individual listing.

Chairman Smith next recognized Matt Kent from IDOA. Kent outlined the three options that appeared to apply to the situation. 1. State rehabilitation of Simpson Hall. The anticipated \$19,000,000 price tag is cost prohibitive; funds would need to come from IDOA or ISD at the cost of other needed projects; ISD has no identified use for Simpson Hall. 2. Lease/Sale of Simpson Hall. Kent believes that ISD would lose control over the land and building and this would negatively impact operations at ISD. Introduction of a non-hearing-impaired population next to the campus could introduce an unwanted element. Lastly, Kent believes that only the first sale/buyer would be controlled or guided by agreements. Subsequent owners might take unwanted actions. 3. Demolition of Simpson Hall. Funding is in place for this option and ISD and IDOA prefer this option.

Smith asked for questions from the board for Mr. Kent. Kloc asked Kent, what would replace Simpson Hall? Kent replied green space that would be used for parking during the Indiana State Fair. Dr. Sievert asked Kent if a portion of the building could be left as a memorial. Kent replied that it is possible to specify that. Corridan asked Kent if the \$10,000,000 additional interior finish cost was based on square footage. Kent replied that it was an overall estimate. Corridan stated to Kent that one

year ago, the board asked ISD to allow developers to come on the site, and wondered why access wasn't granted. Kent replied that ISD didn't wish to redevelop the building.

Next, the board heard from Kathleen Day, a graduate student who documented the building as a project. Ms. Day stated that Indiana Landmarks received strong interest from two developers of historic properties who wished to study the building further, but were not allowed to do so. She stated that the building's location, on the edge of campus, is suited to redevelopment without interference with ISD operations. Additionally, she noted that the State of Indiana already patrols and secures the area at all times. Ms. Day referred to Dr. Sievert's idea of saving pieces of the school for display, noting that stone architectural elements of the Boy's Dorm have been sitting on site at ISD since the building was taken down in 1980, and there are no current plans to reuse them. In conclusion, Ms. Day stated that multiple options exist to save the building, but, these have been foreclosed since ISD prevented further investigation.

Next, Smith recognized Mark Dollase. Dollase presented a written statement to the board, along with signed letters expressing interest in redevelopment of Simpson Hall from Michael Cox, CORE Redevelopment; Jonathan R. Anderson, AP Development; and Janine Betsey, Merchants Affordable Housing Corp. Dollase read his statement as follows (italics):

*At the Historic Preservation Review Board hearing one year ago, you generously provided, to quote staff comments, "continued from January for purposes of providing additional time for consultation between applicant and interested parties". I want to start off thanking the Board for that time, and despite where the Indiana Department of Administration has brought us back to one year later, I want to summarize what has occurred over that time.*

*Immediately after the Board meeting last year, we pulled together a meeting of representatives of the Indiana School for the Deaf, including Superintendent Geeslin; representatives of the Deaf community, a representative from Indiana Department of Administration and representatives from Indiana Landmarks. I felt it was a productive meeting, cautionary but hopeful at the same time, with the ISD administration indicating their openness to a reuse plan for the building, that would blend with the existing campus. Indiana Landmarks could start the process of identifying possible developers that might be able to reuse the property, in consultation with ISD.*

*Within two months, Mr. Geeslin completely flipped that position, indicating the building was to be demolished. This resulted in a second meeting on April 25 between myself and Mr. Geeslin and his staff, at which I was told the site was needed for drop off and pick up of children, construction of a new building by a firm out of North Carolina for the Deaf School, and for parking during the State Fair. It seemed to us that little thought or clarity had gone into the future of the building or the site. However, I did extract a willingness to show it to developers and received a timeline that demolition funds must be used by the end of 2017.*

*Over the next couple of months, I worked to schedule two different developers to tour the building, representatives from Core Revelopment (John Watson, Michael Cox) and Anderson Partners (Jon Anderson). Surprisingly, neither was overly concerned about the condition of the building, and felt it holds much promise. Over the coming months, several other developers I talked with were also interested in accessing the building, including Merchants Affordable Housing (Janine Betsey) or Van Rooy Properties (Russ Seiler), to scope out interest for rehab. Unfortunately, ISD and IDOA refused to allow access, despite my personal requests to Mr. Kent. As you can see, much of this work was done on the "interested parties" side, with little cooperation from the applicant. Indiana Landmarks also paid a significant sum to hire one of the most reputable structural engineering firms in the state to assess the condition of Simpson Hall. While the building has a number of challenges, as is to be expected for a building allowed to sit vacant for 30 years, it is in a structural condition that it can be repaired and put back to use. Developers would invest their own funds into the property, and would likely do so with a long-term lease on the property so it remains in the ownership of the State.*

*In summary, we are seeking a certain level of creativity and flexibility to find new uses for historic properties. This project would benefit from historic tax credits and likely a dinosaur tax credit, and could spur positive redevelopment along the Monon Trail. We ask that you continue this request and request the IDOA and ISD to work with us to attract a use to the property that complements the existing campus. The best way to accomplish this would be through an RFP process that brings private capital to the project, hopefully benefitting all interested parties.*

Dollase concluded that he would like the board to continue this agenda item so that developers can fully investigate reuse of Simpson Hall.

Smith asked for questions from the board for Dollase. Keller asked Dollase about the nature of the internal structure of the building and its terrazzo floors. Dollase stated that he believed that the building has floors supported by concrete and steel. Dollase also noted that the south 1/3 of the building has suffered a floor collapse, the second floor collapsed onto the first floor in areas of this part of the building. John Watson of CORE Redevelopment had stated to Dollase that it would be possible to remove and rebuild that part of the floor structure. Kloc asked whether the walls are solid brick or brick veneer. Dollase and others stated that the exterior shell is load-bearing, three course (three wythes) thick brick. Kloc asked Dollase if offers were made on the purchase of the building. Dollase stated that further investigation that might lead to offers is impossible since ISD and IDOA will not allow interior access to Simpson Hall. Corridan asked Kent if the state will do due diligence to investigate developers if the board so requests. Corridan also noted that people from outside groups (non-ISD staff/non-ISD student population or family) park on the grounds at many different times of the year, and wondered why a resident population would increase security risks. Keller asked about placing a 6' security fence around Simpson Hall and its lawn. Dollase responded that senior living aimed at the deaf community, or a similar use with some ISD programming, is a possibility, based on the portfolio of some interested developers. Keller noted that Indianapolis has had success in reaching accords with multi-use residential projects in established historic neighborhoods.

Chairman Smith next recognized Bert Pickell, President of the Indiana Association for the Deaf. Mr. Pickell stated that the campus has many outside groups operating on the campus already, and asked that every option of reuse be investigated. He stated that a rehabilitated Simpson Hall would be a win for all parties concerned.

Chairman Smith next recognized Debbie Gessinger. Mrs. Gessinger presented her comments by sign language with an oral interpreter speaking to the board. She stated that she is an alumnus of ISD. She favors reuse of Simpson Hall and stated that many outside groups have a presence on the campus.

Smith asked the board if there are questions for Mrs. Gessinger. Corridan asked Gessinger if the ISD Board has taken a position on the demolition of Simpson Hall. Gessinger replied that she believes the ISD Board feels that the information presented to them is unclear, and that the response is mixed, with some members feeling that they should support ISD's request to demolish, while others believe Simpson Hall should be reused in some way.

Chairman Smith asked for any further board discussion. Corridan presented a motion as follows: I move to table this application until developers can review and report on potential reuse and costs to more fully inform the Indiana Historic Preservation Review Board and the state of rehabilitating Simpson Hall, and that the state shall permit developers access to the building, with the developers having agreed to accept liability for entrance, in writing. This board also requests the ISD Board provide it feedback regarding these recommendations to help guide the Indiana Historic Preservation Review Board. Said application to be tabled until the July, 2017 regular meeting of the Indiana Historic Preservation Review Board. Dr. Sievert seconded the motion. The motion was approved by all, except for Larrison, who had recused himself.

2. **Application for certificate of approval to demolish and replace the stone arch culvert on SR 46 over Gas Creek in Greensburg, Decatur County.**

John Carr presented the staff comment. In addition to the written staff comments, Carr noted that the mitigation steps proposed at this time are flexible, and he requested that they remain so, due to the unknown conditions of and around the stone arch structure. Luella Beth Hillen, a consulting engineer, presented a power point show with images of the stone culvert. Flow through the culvert is insufficient, causing water to back up and flood adjacent areas.

Chairman Smith asked for questions from the board. Corridan asked engineer Mark Swiderski if it is possible to save some of the structure or some of its historic feeling. Swiderski stated that the stone is too deteriorated to salvage in most cases. Further, the replacement structure will be too large to have the face of the old arch reapplied to it. It possible to use a stone-faced mold to cast concrete for the face the replacement structure. Hillen noted that some of the wing walls will not be affected by the project.

The board recognized Mayor Dan Manus of Greensburg. Mayor Manus stated that water backup from the culvert is causing flooding on the nearby school football field. He noted that there are two similar stone structures nearby that will be retained. Corridan asked Manus if signage could be used to interpret the culvert, if it were removed. Manus replied that he would like to see salvaged stone used to build a bench near the culvert's site. The culvert has been causing water backup issues for at least 20 years. After further discussion, Corridan moved that the certificate of approval be granted, with all conditions noted by staff, and with the additional condition that INDOT fund the placement of an interpretive sign about the original stone culvert, at or near the site of the culvert. The motion was seconded by Kloc and approved unanimously.

#### Historic Preservation Fund (HPF) Grant Applications for Federal FY 2017

Steve Kennedy presented the staff comments for this item. This year, 23 Historic Preservation Fund grant proposals were received requesting a grand total of \$941,303. The overall demand for grant funding increased by \$300,000 over the previous grant cycle.

Kennedy noted that Congress has passed a Continuing Resolution, which sets the Historic Preservation Fund at level funding from Federal Fiscal Year 2016. Although we do not yet have a precise state allocation figure from the National Park Service, we know that it will be approximately \$916,250. There is still some chance that Indiana could receive a small increase of about \$19,500 over last year's state allocation amount, but that will not be known until spring.

The Grants Staff has already finalized the budget for the use of this year's HPF allocation and, consistent with the last several years, has targeted approximately \$425,000 for distribution as subgrants. Approximately \$86,500 of additional funding is budgeted for several planned cooperative agreement projects. Together, these amounts will hold our pass-thru distribution rate at about 56% of the total award, which is also very consistent with recent years.

#### Certified Local Government Proposals

Indiana's required minimum 10% CLG pass-through amount for FY2017 is estimated to be approximately \$92,000.

This year, three CLG subgrant proposals were received and we are waiting to receive one CLG cooperative agreement proposal for the next phase of survey in Allen County. Together, these four requests will total nearly \$200,000 – which will easily satisfy the 10% minimum pass-through requirement. Therefore, it is not necessary to consider CLG proposals as a separate grant category this year.

##### **1. Consideration of Applications in the Architectural and Historical Category**

Three proposals were received requesting a total of \$61,201. One proposal did not score the required minimum of 65.0 points on the Administrative Criteria and cannot be recommended for funding.

Funding the two proposals will leave \$0 unused, as the \$59,500 to be awarded to these two projects is exactly the amount that is projected to be available for this category.

##### **2. Consideration of Applications in the Archaeological Category**

Five proposals were received requesting a total of \$220,742. All five proposals scored high enough on the Administrative Criteria to be recommended for funding.

Based on the \$119,000 projected to be available for this category, funding the top two proposals will leave \$21,503 unused. Because this remainder amount would not constitute a meaningful award to the third-ranked proposal, staff recommends transferring all of the remaining funds to the Acquisition and Development Category in order to help offset the greater demand for rehab grant funding and to help provide full funding for one additional project.

##### **3. Consideration of Applications in the Acquisition & Development Category**

Fifteen proposals were received requesting a total of \$659,360. One proposal did not score the required minimum of 65.0 points on the Administrative Criteria and cannot be recommended for funding.

Based on the \$246,500 that is projected to be available for this category, plus the remaining \$21,503 to be transferred from the Archaeological category, if approved by the Board, staff believes that the six top-ranked projects will receive full funding. If

Indiana realizes the small increase to its HPF allocation this spring, staff believes the seventh-ranked project can also receive full funding.

Kennedy asked if the board has questions about the grant applications. Corridan asked how many applicants have received funding before, and if DHPA should be funding new applicants. Kennedy explained that staff considers the needs of a historic property along with its funding requests, and that as a given property's basic shell is secured through matching grant funded projects, its likelihood of being funded again decreases. Corridan asked about HPF monies for churches and religious properties. Kennedy noted that this is the second year that SHPOs have been allowed to fund restoration projects for religious buildings, and that potential applicants have taken note, since DHPA received a number of such requests. Larrison asked about First Christian Church in Columbus. Kennedy noted that the application was submitted by an associated "friends" group, and that the church board had declined to sign the necessary covenant document, which effectively disqualified them from funding consideration.

Kloc made a motion to approve the staff comments and selections for the HPF grant applications for Federal fiscal year 2017. Larrison seconded the motion. The motion was approved unanimously.

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

ELKHART COUNTY, Baugo Township Gymnasium, NE. side of Cty. Rd. 22, approx. 165 ft. NW. of Cty. Rd. 3, Elkhart vicinity, 16000903, LISTED, 12/27/2016 (Indiana's Public Common and High Schools MPS)

KNOX COUNTY, Mont Clair, 3890 E. Johnson Farm Rd., Vincennes vicinity, 16000904, LISTED, 12/27/2016

LA PORTE COUNTY, Scott--Rumley House, 211 Rose St., La Porte, 16000905, LISTED, 12/27/2016

MARTIN COUNTY, Shoals Historic District, Roughly bounded by White R., 7th, 1st & High Sts., Shoals, 16000906, LISTED, 12/27/2016

MIAMI COUNTY, Converse Commercial Historic District, 4 blks. along Jefferson between Marion & 1st Sts. & 1 blk. of E. Railroad St., Converse, 16000907, LISTED, 12/27/2016

RUSH COUNTY, Henley, Henry, Public Library, 103 N. Main St., Carthage, 16000908, LISTED, 12/27/2016

#### Set date for the next meeting

Chairman Smith noted the due to parking issues at the Indiana Government Center, he plans to move all meetings for the remainder of 2017 to Fort Harrison State Park. Exact details will be released soon.

The meeting adjourned at 4:05 P.M.