

Minutes

Indiana Historic Preservation Review Board

January 14, 2026, 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), Jason Larrison, Anne Shaw, Scott Keller, Chandler Lighty, April Sievert, and Beth McCord (DHPA Director/Ex-Officio)

Staff members present: Holly Tate, Paul Diebold, Jamie Reeder, Chad Slider, Danielle Kauffmann, Caitlin Lehman, Cain Martin (intern).

Visitors/Speakers present: Ben Clark, DNR/State Parks; Terry & Brenda Cornwell, Save Historic Orange County; Amy Borland, Gray & Pape; Laurie Johnson, DLZ Consulting; Katherine Hawkins and Kevin & Debbie Colbert, Fox Lake; and Kurt Garner, Consultant; James Heimlich, Consultant.

Call to Order

Chair Ryan Mueller called the meeting to order at 1:30 p.m. He noted that the "owl" device was not available, so the meeting is being live streamed conventionally. Speakers were advised to use a loud voice. He also noted that the staff and board will recognize departing board members at the end of the meeting.

Approval of the October 2025 meeting minutes

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

Division Director's Report

McCord presented the report. HPF grants were awarded. Due to lack of approval of the 2026 HPF monies by Congress, only five grants totaling about \$279,000 were approved DHPA will make the 2026 grants available as soon as Congress approves HPF monies for the state preservation offices.

National Register Applications

1. French Lick Methodist Episcopal Church, 537 S. Maple St., French Lick, Orange County (2758)
Diebold presented the staff comment. Sievert made a motion to approve the application, Keller seconded the motion, the motion was approved unanimously.
2. Floral Park Cemetery, 425 N. Holt Rd., Indianapolis, Marion County (2816)
Reeder presented the staff comment. Keller noted that he had a financial interest in the property at one point but sold it over 20 years ago. Shaw made a motion to approve the application, Lighty seconded the motion, the motion was approved unanimously.
3. Washington Park Cemetery (Washington Park East), 10612 E. Washington St., Indianapolis, Marion County (2817)

Reeder presented the staff comment. Lighty made a motion to approve the application, Larrison seconded the motion, the motion was approved unanimously.

4. Beulah A.M.E. Church and Dunbar School, 807 and 809 W. Washington St. Washington, Daviess County (2821)

Tate presented the staff comment. Sievert noted that the site may have archaeological potential. The parsonage site may have artifacts relating to the site's history. Larrison made a motion to approve the application, Shaw seconded the motion, the motion was approved unanimously.

5. Center Street Stone & Concrete Arch Bridge, Center Street over Armeys Ditch, Bremen Marshall County (2825)

Diebold presented the staff comment. He noted that there is an objection from the owner, however, the owner is a public, not private entity, therefore, the objection is advisory in nature to the board. The chair called for comments from Garner. Garner related the consultations held under the Section 106 project that involves the possible replacement of the bridge using Federal funds. The meetings were held during 2023. Several parties present at the consulting parties meetings, including Bremen Historical Society and Historic Bremen, asked Garner to help reevaluate the bridge. Garner proposed reclassifying the bridge as "select" under the programmatic agreement established between INDOT, DHPA, and FHWA regarding historic bridges on INDOT and Federal rights-of-way. Garner had submitted the necessary documents. INDOT and DHPA have agreed to reclassify the bridge as select (meaning there is a commitment to reusing the bridge on the part of the owning public entity). FHWA has yet to sign off on the reclassification. In the meantime, Garner was hired to write the nomination form now being presented to the board. The chair called for questions from the board for Garner. Shaw asked if Indiana Landmarks was involved. Several present answered yes. Lighty asked Garner and staff, what will happen if the reclassification is not approved by all parties. Several board members wondered if reclassification under the select-non select process is relevant to whether the bridge meets the National Register criteria. Keller asked Ms. Johnson from DLZ the reason for the bridge replacement – was it not wide enough or in danger of collapse? She stated that long term, the commissioners believed that the span is insufficient for its purpose. Next, the chair recognized Ms. Johnson from DLZ. She stated that she represents the Marshall County Commissioners. She outlined the funding and Section 106 consulting parties process that DLZ and the commissioners undertook. She also noted that at the start of the process, the bridge was in the non-select category and therefore it was assumed it could be replaced. Lighty asked if the bridge is one of the projects INDOT had to cut recently. It is not. Next, the chair asked the board to frame a motion, either to table or to vote on the application. Lighty made a motion to table the application. No board member offered to second the motion; the motion died. Sievert made a motion to vote on the application and furthermore made a motion to approve the application. Keller seconded the motion. Sievert, Shaw, Larrison, Keller, and Mueller voted in favor. Lighty voted nay. The motion to approve carried.

6. The Maples Farm, 5639 US Highway 150, West Baden Springs vicinity, Orange County (2840)
- Diebold presented the staff comment. The owners, the Cornwells, briefly spoke in favor. Lighty made a motion to approve the application, Shaw seconded the motion, the motion was approved unanimously.

7. Green Book Sites in Indiana, 1936-1967 Multiple Property Documentation Form, all counties, (2864)
Tate presented the staff comment. She noted that the application was funded through an HPF Underrepresented Communities Fund. Shaw noted that she sent several comments about Kokomo sites to Tate by email. Tate will edit the document accordingly. Larrison made a motion to approve the application, Sievert seconded the motion, the motion was approved unanimously.
8. Fox Lake (Additional Documentation and Boundary Increase, Angola vicinity, Stueben County (2856)
Tate presented the staff comment. Keller made a motion to approve the application, Shaw seconded the motion, the motion was approved unanimously.
9. Irishtown Commercial Historic District, East side of Fairfield Avenue between Taylor and Walnut Streets, Fort Wayne, Allen County (2878)
Diebold presented the staff comment. He noted that the application was funded by HPF monies awarded to the City of Fort Wayne CLG. Shaw made a motion to approve the application, Sievert seconded the motion, the motion was approved unanimously.
10. Maple Place Historic District, Maple Place Addition, (2550-2520 and 2551-2521 Maple Place), Fort Wayne, Allen County (2879)
Diebold presented the staff comment. He noted that the application was funded by HPF monies awarded to the City of Fort Wayne CLG. Larrison made a motion to approve the application, Shaw seconded the motion, the motion was approved unanimously.

Certificates of Approval

1. Application by the Indiana Department of Natural Resources, Division of State Parks for a certificate of approval to demolish seven cabins surrounding Abe Martin Lodge at Brown County State Park, Brown County.

Lehman presented the staff comment. The application for a certificate of approval is contained in Attachment III.1. A completed application form was received by the Division of Historic Preservation & Archaeology staff ("DHPA staff") on August 15, 2025, from Benjamin Clark, Cultural Resources Manager, Indiana Department of Natural Resources ("DNR"), Division of State Parks. Staff requested additional information on August 20, 2025. An engineering report to supplement the application was received on December 5, 2025.

From a review of DHPA records, a request for determination of eligibility for twenty (20) cabins surrounding the Abe Martin Lodge was submitted to DHPA by the Division of State Parks on January 9, 2013. Following a request for additional information, DHPA staff concluded on May 6, 2013, that the group of cabins was not individually eligible for the Indiana Register of Historic Sites and Structures due to a lack of historic integrity.

However, the cabins' level of significance and integrity was re-evaluated when Brown County State Park was listed in the Indiana Register of Historic Sites and Structures on October 21,

2020, and in the National Register of Historic Places on December 7, 2020, as a historic district. According to the nomination, the twenty (20) Housekeeping Cabins/Rustic Cabins surrounding the Abe Martin Lodge contribute to the significance of the district. The nomination addresses the historic integrity of the cabins, noting that a 1965 renovation resulted in significant alterations to the building interiors, and additional bathroom remodeling was completed in the 1970s or 1980s. However, it states that "in all cases, the massing, porch locations, roof form and general exterior appearance of the cabins has been maintained. Although the Rustic Cabins have no interior integrity, their exterior integrity is sufficient to classify them as contributing buildings."

The Housekeeping/Rustic cabins were constructed in response to Richard Lieber's 1931 "Housekeeping Cabin Experiment" at Brown County State Park and were named for characters in the Abe Martin comic strip by Frank McKinney "Kin" Hubbard. The goal of the experiment was to provide a lodging experience for guests in between tent camping and Inn accommodations, which was a new concept for the then Indiana Department of Conservation. The seven (7) cabins proposed for demolition are the Germ Williams Cabin (No. 77), Elmer Moots Cabin (No. 70), Lib Pash Cabin (No. 79), Judge Pusey Cabin (No. 54), Schuyler Wiggins Cabin (No. 50), Mame Moon Cabin (No. 74), and Uncle Niles Turner Cabin (No. 73). Three of these cabins (Nos. 77, 70, 79) are located south of the Abe Martin Lodge, and four of them (Nos. 50, 54, 73, 74) are located west of the lodge.

Because historic structures owned by the State of Indiana will be demolished by a project using funds of the State of Indiana, it is appropriate that the Indiana DNR, Division of State Parks has applied for a certificate of approval pursuant to Indiana Code 14-21-1-18.

Indiana DNR, Division of Engineering completed a field report (Johnson, 8/27/2025) to document and describe the existing conditions of each cabin in response to a request by Staff. According to the report, sewage problems exist among the four cabins west of the lodge, causing a strong odor that the Division of State Parks attempted to solve through the replacement of the main sewer line four years ago. The replacement of the line was unsuccessful to remedy the issue. Five of the cabins have not been rented for at least two years, and the other two cabins (Nos. 77 and 70), although rented in 2025, have since experienced roof or ceiling damage due to a fallen tree and water damage, respectively. Based upon the photographs provided, Staff note that some cabins appear to exhibit more severe deterioration than others. However, on-site inspection by the Division of Engineering observed a range of conditions among the cabins, including moisture damage, mold, and rot as a result of poor ventilation and condensation from air conditioning units; damage from water infiltration; and pest infestation. The report concludes that all seven cabins would need full renovation in order to make them safe and habitable.

Cost estimates were provided for rehabilitation and demolition, with the rehabilitation estimate based upon the cost of rehabilitation of four other rustic cabins at Brown County State Park within the last 4 years, adjusted for inflation. According to these calculations, rehabilitation would be around \$105,000 to \$108,000 per unit, with six of the cabins containing two units, and one cabin (No. 50) containing four units. The estimate also includes the additional cost needed to address site, electrical and sewer work, bringing the total for rehabilitation to nearly \$1.9 million. Based upon figures provided by the Division of State Parks regarding the average seasonal revenue per rustic cabin unit, Staff roughly calculate that the cost of rehabilitation would not be

recuperated for at least 35 years. Demolition, on the other hand, is estimated to be \$10,000 per cabin.

Although the loss of these seven historic resources is unfortunate, Staff note that 15 rustic cabins will remain following the demolition, 13 of which contribute to the significance of Brown County State Park. Given the substantial initial cost associated with rehabilitation and cited lack of funding to address the necessary repairs, there does not appear to be a reasonable alternative to demolition in this case.

According to the materials provided, demolition of buildings, piping and foundation walls would likely be confined to areas previously disturbed and walk paths are sitting on grade.

If a certificate of approval is granted, the Staff recommend that the Board condition the certificate on the following:

- 1) Indiana DNR, Division of State Parks shall document the Germ Williams Cabin (No. 77), Elmer Moots Cabin (No. 70), Lib Pash Cabin (No. 79), Judge Pusey Cabin (No. 54), Schuyler Wiggins Cabin (No. 50), Mame Moon Cabin (No. 74), and Uncle Niles Turner Cabin (No. 73) in accordance with the "DHPA Minimum Architectural Documentation Standards." UTM coordinates documenting the locations of the outermost corners of the foundations of each of the seven cabins shall be recorded and included with the documentation. Information may be compiled into a single documentation package. 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 work.
- 2) Indiana DNR, Division of State Parks shall install an interpretive sign that describes the significance of the Housekeeping Cabin Experiment, as mentioned in the Fourteenth Annual Report of the Department of Conservation of the State of Indiana for the Fiscal Year Ending September 30, 1932. The sign shall be installed in a publicly accessible and visible area, either in the vicinity of remaining Rustic Cabins or at a site near the cabins that will be removed. A draft of the content of the sign and a map showing the proposed location shall be submitted to DHPA for comment, and a final copy incorporating any requested edits or changes shall be approved by DHPA.
- 3) If any archaeological artifacts or human remains are uncovered during construction, demolition, or earth moving activities, the discovery shall be reported to the Department of Natural Resources within two business days, in accordance with Indiana Code §§ 14-21-1-27 and -29.

After the staff comment, the chair asked for questions from the board. Sievert asked if the foundations or footings of the cabins could be left visible as an interpretive tool. Clark responded that that can be investigated. Keller noted that a family member rented one of the cabins and found the experience to be unsatisfactory. Shaw noted that it appears that one cabin is missing on the resource count in the National Register nomination. Sievert made a motion to approve the certificate. Shaw seconded the motion. Upon further discussion, Seivert restated the motion with the additional stipulation that State Parks investigate leaving the foundations and footings exposed. Shaw seconded the revised motion, the revised motion was approved unanimously.

2. 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 board accepted the report without comment.

Statement on the Use of Artificial Intelligence in the Preparation of Documents for the Indiana Historic Preservation Review Board and Division of Historic Preservation & Archaeology

Diebold presented the staff comment, Shaw made a motion to approve the policy, Larrison seconded the motion, the motion was approved unanimously.

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

Listed (Note: listings were delayed due to Federal shutdown in October-November 2025.

BENTON COUNTY,

Oxford Town Square Historic District, Roughly bounded by the alley north of Smith Street, the alley east of Howard Street, Benton Street to the south, and the alley west of Justus Street., Oxford, SG100012494, LISTED, 1/2/2026

ELKHART COUNTY,

Elcona Country Club, 56784 County Road 21, Bristol vicinity, SG100012504, LISTED, 1/8/2026

FLOYD COUNTY,

Northside Industrial Historic District, Bounded by Culbertson Ave. on the north, Oak St. on the south, E. 4th Street on the east, and the west property line of 3 00 Culbertson Ave. on the west.,New Albany, SG100012503, LISTED, 1/8/2026

LAKE COUNTY,

St. Mary's Byzantine Catholic Parish Campus, 2011 Clark Street, Whiting, SG100012520, LISTED, 1/9/2026

MARION COUNTY,

St. John's Missionary Baptist Church, 1701 Dr. Andrew J. Brown Avenue, Indianapolis, SG100012585, LISTED, 1/20/2026

ST. JOSEPH COUNTY,

Taylor's Field Historic District, Between Monroe Street on the north, Bronson Street on the south, Saint Joseph Street on the west, and Clinton Street on the east, South Bend, SG100012558, LISTED, 1/16/2026

ST. JOSEPH COUNTY,

Edgewater Place Historic District, Between Lincolnway on the west, St. Joseph River on the east, Monroe Street on the north, and south of Bronson Street on the south, South Bend, MP100012559, LISTED, 1/16/2026
(Historic Residential Suburbs in the United States, 1830-1960 MPS)

TIPTON COUNTY,

Tipton Courthouse Square Historic District,
Roughly bounded by Independence and West Streets on the east and west and Washington and Madison Streets on the north and south, Tipton, SG100012521, LISTED, 1/9/2026

VIGO COUNTY,
Country Club of Terre Haute, 57 Allendale, Terre Haute, SG100012495,
LISTED, 1/2/2026

VIGO COUNTY,
Spruce Street A. M. E. Church & Parsonage, 1660 Spruce Street & 518 N. 19th Street., Terre Haute,
SG100012586, LISTED, 1/20/2026

Returned
None

Rejected
None.

Removed
None.

Set date for the next meeting

Proposed date: April 15, 2026, 1:30 p.m., at Fort Harrison State Park Inn and Conference
Center, Roosevelt Room, 5830 N. Post Road, Indianapolis, IN 46216.

Deadline for receipt of Certificate of Approval applications, March 6, 2026, 4:45 p.m.

Note: DHPA staff will conduct review board training in the Roosevelt Room on the morning of
April 15.

The meeting adjourned at 3:30 p.m.