



Morgan County Historic Preservation Society
2005
P. O. Box 1377
Martinsville, IN 46151
<http://www.mchps.org>

PRESERVATION NEWS

ALL MEMBERSHIPS EXPIRED DECEMBER 31, 2005

Please renew by filling out the attached membership form and send it with proper payment to:
MCHPS

P. O. Box 1377
Martinsville, IN 46151

If your renewal is not received by March 1st, you will be dropped from the current membership list and lose all your benefits, including membership in Historic Landmarks Foundation of Indiana.

RENEW NOW!

Completed! New Gutters on Old Jail

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The built-in boxed gutters on the Sheriff's Residence portion of the Old Jail have probably leaked for decades, but within the past five or six years, the problem worsened. Water cascaded down the exterior side walls and seeped through to the interior plaster wall, causing major efflorescence, damaged plaster and warped woodwork. It was not a pretty sight. The Board knew something had to be done before this treasured historic structure was further damaged and its stability compromised.



Dubeansky Roofing crew at work, December 2004

Most of the fund-raising efforts in the past few years have been dedicated to the repair of the built in boxed gutters. In 2002, our application for a federal preservation grant to fund half of the cost was denied. So, in late 2003, we applied again. Our persistence paid off. In 2004, the state historic preservation office, a division of the Department of Natural Resources, awarded MCHPS \$11,250 for the project. MCHPS's cost share was also \$11,250, for a total estimated project cost of \$22,500.

Monrovia resident and architect Tom Meredith designed the plans for the gutter repair, and request for bids were sent out to qualified contractors. Only one company—Dubeansky Roofing, Inc.—submitted a bid for this challenging project. Dubeansky's bid was higher than our preliminary estimate, but after some pencil-sharpening, a contract in the amount of \$27,500 was signed. As no additional grant funds were available, Board members made the commitment to raise the balance.

Work began the last week of December. A crew of four erected scaffolding, removed the old gutter materials, made repairs to the wood understructure and installed "floating" copper gutters. Each section of guttering was hand-crafted to produce a gutter that did not need to be secured in place using fasteners that penetrated the copper. The work took just over two weeks to complete, with some short interruptions as Mother Nature dished out some seasonal rain, snow and frigid temperatures. Be sure to stop by and see the new look. Not only has the attractiveness of the Old Jail been enhanced, the new gutter system also has a ten-year guarantee. No more leaks!

The next phase of the project will be to repair the interior walls and woodwork, so our fund raising efforts will be targeted at refilling our coffers. In the meantime, we plan to give the walls a temporary facelift by scraping off the loose plaster, giving them a skim coat of new plaster and repainting them with water-sealing paint.

Log onto our website at www.mchps.org

Tenth Annual Historic Homes Tour

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Approximately 220 people purchased tickets for this year's tour, held Sunday, December 12, 2004. A high number of 251 tour goers passed through the Jenkins House at 610 S. Main St., meaning that 31 people—volunteers and members--used complimentary tickets. Total profit for the 2004 tour was \$1800. This amount is higher than previous years despite the purchase of new yard signs.

A special thank you goes to Patricia and Natalie Coffin, John David and Brad Taylor, Mike and Charlene Durham, Marsha Miles and Anita Zike who generously opened their homes for this year's tour. They have been given a complimentary one-year membership, complete with all regular member benefits.

Third Annual Antiques Spree and "Cabin Fever Garage Sale"

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Mark your calendars now and plan to join us on Saturday, February 19 from 8:00 a.m. to 4:00 p.m. at the 4-H

Building at the Morgan County Fairgrounds in Martinsville.

Last year we had over 40 sellers of collectibles and useful things, and this year promises to have even more. If you are looking for that rare treasure or everyday item, browse the tables and booths. You may be as lucky as Joe, who last year found a Roseville wall pocket for a mere \$15!

We are accepting donations of clean, used goods. Please, no clothing, appliances, batteries, or tires. In addition, your help is needed. Please consider giving us a hand setting up on Friday night, working the sale, or helping us tear down and clean up. We work hard, but we also have fun!

Designing Place: Architecture as Community Art Curriculum

Joanne Stuttgen (765) 349-1537
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West Middle School art teacher Kathryn Maxwell is just winding up the six-week architecture course funded by a \$2,000 Historic Preservation Education Grant, a joint effort of Historic Landmarks Foundation of Indiana and the Indiana Humanities Council. The fourteen students are eighth grade arts honor students.

Using the students' artwork, the Board has now begun the development and creation of a traveling educational display and historic district designation signs. This second phase is expected to take about six weeks. The grant period ends July 31st.

During the first week of the course, students were introduced to historic architectural styles ranging from Federal to Modern. They viewed slides, watched a video about Frank Lloyd Wright, learned about ancient classical Greek and Roman antecedents and "played" with the contents of HLF's Traveling Trunk, a collection of educational materials.

In week two, students began to work on the basics of perspective drawing. They looked at historic photographs of Martinsville buildings and selected their favorites to draw. The old Indiana Theater, now Super Sports, with its clean geometric lines and starkly contrasting architectural glass, was the students' favorite building. Second was the Italianate style Morgan County Courthouse.

Drawing continued through weeks three and four. Louann Downing, an interior designer and Ball State graduate, visited the class to talk about her work and how to make a career out of a love for architecture. She showed the students blueprints, mock ups, watercolor renderings and fabrics she has used in her commissions. "Louann was very well received," Kathryn says. "The students were very interested and had lots of questions. She did a great job showing them what her career is like."

The students also went on a three-hour field trip around Martinsville led by Joanne Stuttgen. Students went on a scavenger hunt in search of architectural elements such as an oculus, Ionic column and campanile. They also went to Martinsville's three historic districts where they discussed appropriate paint colors, individual house histories and issues of general maintenance.

The fifth and sixth weeks were spent back in the classroom doing more drawings, which will be used in the educational display. They also designed signs for the historic districts. The sign design will be unveiled to the public when it is ready. There is still much work to do, including additional fund raising for the signs. All in all, the course has been a lot fun for both teacher and students. "Art honors kids are self-motivated," Kathryn says. "That's one of the best things about it."

The course will be repeated in future years. The curriculum plan will be written up and deposited with HLF and the Indiana Humanities Council so other schools can develop similar courses. In addition, the Board plans to pursue a grant that would allow us to hire a designer to create a website for the project. If you or someone you know is capable and interested, contact Joanne.

Martinsville Sanitarium to be Nominated to National Register

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Several board members of the Community Service Center (CSC) met with the MCHPS Board in November to discuss shared concerns for the future of the historic Martinsville Sanitarium, also known as the Kennedy Living Center after its most recent use. They have agreed to pursue National Register listing, a project that MCHPS has promised to undertake at its expense.

The Sanitarium building is vacant and unheated, conditions that are resulting in progressive deterioration. Its only prospective tenant backed out of an extended lease due to the inability to secure anticipated funds. Total renovation of the building is estimated to be \$2 million.

MCHPS will continue to monitor the situation and will work with CSC to stabilize the building and seek ways to save the structure, which is one of the topmost endangered properties in the county.

I-69 Section 106 Review in Morgan County

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The Indiana Department of Transportation (INDOT) and the Federal Highway Administration are currently conducting Section 106 review activities in Morgan County as part of the proposed extension of I-69 between Evansville and Indianapolis. This review process was established by the 1966 National Historic Preservation Act and requires Federal agencies to consider the effects of their actions on historic properties. Last March, INDOT selected HNTB of Indianapolis to prepare an *Environmental Impact Statement*, for Section 6 of the improved Corridor, which includes the evaluation of historic properties. Section 6 extends south along State Road 37 (SR37) from I-465 to the State Road 39 Bypass.

Existing SR37 is proposed to be upgraded to I-69 within Morgan County. The study area for historic properties along SR37 varies from approximately 2,000 feet to one mile on either side of the existing highway. A team of professional historians working under HNTB of Indianapolis conducted fieldwork in Section 6 during the summer and fall of 2004 and is currently in the process of evaluating the properties that were inventoried.

The proposed I-69 route through Morgan County also includes part of Section 5, which runs south from SR39 into Monroe County. A similar review process is also being conducted along this stretch of the corridor.

Morgan County has a rich and varied history that dates to the early days of Indiana's statehood. Resources inventoried here included bridges, houses, farms, and commercial buildings. Properties with sufficient integrity that are at least 50 years old are subjects of additional study. Several local historians, including Joe Mills and Joanne Stuttgen of MCHPS and Morgan County Historian Sam Cline, have been helpful in providing information about historical sites in Morgan County.

Anyone interested in more information about the project in Section 6, or who has information for the professional historians can contact the project manager, Tim Miller of HNTB at (317) 881-6408. Interested persons are also encouraged to visit the Section 6 I-69 Project Office at 7550 S. Meridian Street, Suite B, Indianapolis, IN 46217.

The Section 5 project manager is Robert F. Tally, Jr. Questions and concerns can be directed to him at (812) 355-1390 or by visiting the Section 5 I-69 Project Office at One City Centre, Suite 106/108, 120 W. Seventh St., Bloomington, IN 47404.

Fate of Hite-Finney House Hangs in Balance One Again

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Built c.1855 and listed on the National Register, the Hite-Finney House at 183 N. Jefferson St. has been foreclosed on once again for loan default. In addition, current owners John H., Ruth F. and John T. McGuire have been charged with theft and fraud on a loan institution. In the loan application, they stated the zoning to be "grandfathered in" for multi-family residential use when it is actually zoned for business. The elder McGuires also understated their ages by over 35 years.

The McGuires acquired the property from the Methodist Church in 2001 after the church announced it would demolish the house for a parking lot. The McGuires made ambitious plans to restore the house, the family home of Ruth McGuire, which had already been stripped of much of its architectural elements in preparation for demolition.

In February 2003, the McGuires acquired a loan of \$240,670 for rehabilitation. Work commenced that summer, but instead of investing in essential stabilization,



Hite-Finney House (c1855) in June 2004. The city later forced the owners to secure the house and clean up the property.

an addition was begun on the south side. This explains the unfinished concrete block foundation. In August 2003, walls on the north and south side collapsed, followed by a year-long stall in any work. The house stood decrepit until legal action forced the house to be secured and the property cleaned up.

According to Rod Bray, attorney for the City of Martinsville, the Hite-Finney House will go up for sheriff's sale. It is likely that the mortgage company will buy back the property and then proceed to divest itself of it.

The good news in this tragic story is that Historic Landmarks Foundation of Indiana is interested in receiving the property if it can be acquired as a gift or at a very nominal cost. HLF would invest in stabilization and exterior repairs, attach preservation covenants to the deed and then place the property on the market. It is far too early to call a save on this valuable historic house, but like a cat, it seems to have nine lives. Let's hope the ninth is the charm.

News Briefs

Board of Directors

Coach John Wooden Books \$ We are now approaching 1,500 copies of *Inch and Miles* sold and 500 copies of *My Personal Best*. When we launched this fundraiser a year ago, we cautiously placed our first order of 32 books. We sold out before they even arrived. And so it still goes: we sell out, order more, sell out, order more. . . .

In December, Prime Time of Morgan County purchased 250 copies through MCHPS of *Inch and Miles* to distribute to second graders in the Mooresville school district. MCHPS has provided the autographed bookplates. Prime Time anticipates it will also order more copies to distribute to the remaining second graders in the county.

On the day after Thanksgiving, Joe Mills, Tina and Del Chafey and Joanne Stuttgen were honored to meet Coach

Wooden at Poe's Cafeteria in Mooresville, along with board members of Prime Time and other individuals involved with the promotion of Coach's books in Morgan County. We spoke with him briefly about our role in bringing his books to Morgan County and thanked him for his kindness in signing some 2,000 bookplates. (And we asked him to sign more!)

We were told this story that was passed on by one of Coach Wooden's friends, who asked him how his books were selling. Coach modestly replied they were selling alright. "Except in my home town. There they're selling terrific!

"That is the first time I have ever heard Coach use a superlative," exclaimed his friend.

Morgantown Historic District \$ Great news! MCHPS has just learned it will receive a 2005 Historic Preservation Fund grant of \$2500 to fund a National Register nomination for the Morgantown Historic District, a commercial area comprised of 37 individual properties along East Washington Street between State Road 135 and Church Street. Listing is being sought to encourage property owners to rehabilitate their historic buildings in appropriate ways, provide financial incentives in the form of grants and tax credits, increase public awareness of Morgantown's rich architectural heritage, and promote the community as a travel and shopping destination. A qualified professional consultant will be hired to prepare the nomination. Work will begin after May 1st.

Hall School, Gregg Twp. \$ The new Hall Civic Association is at work on its first major fundraiser. A steak dinner and mystery theater is set for Saturday, April 9 at the school. Tickets are \$25 each. Only 100 tickets will be sold. To join the fun (and maybe catch a murderer!), contact Hall School at (317) 996-2352.

In addition, an all-class reunion with a pitch-in dinner is being planned for early April on the school grounds. If you attended Hall School, please plan to be there, tour the National Register-listed building and relive old school days. For more information, contact Randy Marsh at (317) 996-3980 or mjackie8@aol.com

MCHPS is now in the process of ordering a National Register plaque for Hall School to be presented at the mystery theater dinner. MCHPS is also producing a custom Cat's Meow® figure of Hall School that will be available for sale through the Association.

Proceeds from the dinner and sales of the Cat's Meow® figures will benefit the Association as it works to preserve and sustain Hall School after it is closed in June 2005.

Cat's Meow/Vandalia Depot \$ Speaking of Cat's Meow®, the 2004 custom Martinsville piece is the Vandalia Depot, shown below. It is now available at the Old Jail and the Martinsville Candy Kitchen at a cost of \$21.95. MCHPS members received a 20% discount.



Vandalia Depot, 2004 custom Cat's Meow® Village piece

Wilbur Schoolhouse, Gregg Twp. \$ MCHPS Board member Randy Marsh has stepped down as president of the Wilbur Community Center to devote full attention to the Hall School project. Replacing him as president is Kim Garrett. Under Randy's leadership, the Wilbur schoolhouse received a new roof, cupola, and front steps, a non-historic chimney was removed and the school yard received a long-overdue clean-up. Recently, an old school bell was found in southern Indiana and placed in the new bell tower.

Projects in the near future include replacing the corrugated metal ceiling, adding a propane tank, replacing the front door and transom, removing the outhouse and filling the pit and moving the furnace and electrical box

under the building. Long range projects will remove the 1951 kitchen addition, restore the windows and interior, and landscape the yard. For more information, or to become a member of the Wilbur Community Center, contact Kathleen Hull at (317) 996-4380 or email hullk@ccrtc.com

DESPERATELY SEEKING

- Members to help with the Antiques Spree and Cabin Fever Rummage Sale. Contact Joe Mills at (765) 342-0391 or Tina Chafey at (765) 342-6082 or (765) 349-1949
- One website designer to create a website that will allow us to post the Designing Place curriculum online. It is possible this could be a paid position. Contact Joanne Stuttgen at (765) 349-1537 or stuttgen@insightbb.com
- One member skilled at computer graphics design to help with creating educational displays. Contact Joanne.
- Members who are willing to take a turn as a board member. The current directors have been serving for several years and are tired. Please take your turn. We are especially interested in having representation from Morgantown, Mooresville, Eminence and

Current MCHPS Board Members

President: Joe Mills, Martinsville

Vice President: Tina Chafey, Martinsville

Secretary: Joanne Stuttgen, Martinsville

Treasurer: Mark Stuttgen, Martinsville

Director: Del Chafey, Martinsville

Director: John W. Badger XIV, Martinsville

Director: Pam Badger, Martinsville

Director: Randy Marsh, Monrovia

Director: Vacant

Unless noted otherwise, it is past time to renew . . .