



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

July 2005

PRESERVATION NEWS

Visit our booth at the Morgan County Fair, July 30-August 7, and at Mooresville Old Settlers Festival, August 7-9. Volunteers are needed to help man the booth. Please contact Tina Chafey at (765) 349-1949.

2005 Annual Meeting held May 17

Joe Mills (765) 342-0391
mills@reliable-net.net

This year's annual meeting was held May 17 at Goethe Link Observatory. During the short business meeting conducted by President Joe Mills, outgoing treasurer Mark Stuttgen reported a balance of \$1,158.48 in the savings account and \$4,934.96 in the checking account.

Joe opened the annual meeting with a review of the Society's accomplishments during the past year. He said that the Society uses a commonsense approach, knowing that all properties cannot be saved but working to preserve high-priority resources. He discussed last year's Ten Most Endangered list and noted that there has been progress on seven of the ten. The roof of the Vandalia Depot, the number one endangered property, has been repaired. The Wilbur Schoolhouse has a new roof, with work on the building continuing, and grant money for rehabilitating the Martinsville Sanitarium is being pursued.

Mills also highlighted the three grants received last year, including one for the repair of the Old Jail's gutters and two for the development of the middle school art course.

Successful fundraising projects during the year included a hat auction, the historic homes tour, the sale of Cat's Meow figures and books by John Wooden, and the spring rummage sale. Other income comes from dues paid by the Society's 62 members.

Outgoing board member and Treasurer Mark Stuttgen was recognized for his service. Board members elected for the upcoming year were Pam and John Badger, Tina and Del Chafey, Steve and Cheryl Edwards, Terry and Deb Bunton,

Rick and Hallie Durnal, Randy Marsh, Joe Mills, and Joanne Stuttgen.

The following officers were elected for 2005-2006: Joe Mills, president; Tina Chafey, vice-president; Cheryl Edwards, secretary; and Rick Durnal, treasurer.

Honorable mention awards for outstanding preservation activity were given to Rod and Kelly Bray; the Morgan County Commissioners, and the Board of Trustees of the Morgan County Public Library. Preservationist of the year Award went to John and Suzanne Hickey of Morgantown for their restoration of Cedar Point Farm. See article below.

Following the presentation of awards, Tom Borlik of the Indiana Astronomical Society presented the program on the history of Goethe Link Observatory. Linda Seyfried, a local artist and friend of the late Helen Link, spoke about Helen's accomplishments and expressed her hope that the Link daffodil gardens would be preserved.

Following adjournment of the meeting, members and guest went upstairs to view the heavens through the observatory's telescope.

2005 Preservation Awards

Joe Mills (765) 342-0391
mills@reliable-net.net

The recipients of this year's award for outstanding historic preservation activity are John and Suzanne Hickey of Morgantown for their exhaustive restoration of Cedar Point Farm. Established in 1853, Cedar Point Farm is a remarkable, 210-acre historic farm property comprised of a fine collection of buildings and structures, all of which have been lovingly restored. The entire property was listed on the National Register in 2003. Buildings include a brick Greek Revival I-house, massive three bay English barn, frame summer house/summer kitchen and a frame

Check out our improved website
courtesy of website wizard Terry Bunton
www.mchps.org

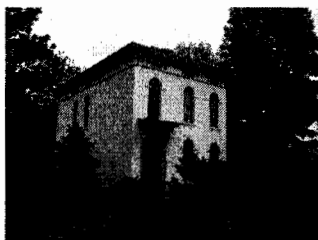
woodshed/smokehouse. Structures include a tromp shed, double corn crib, tractor shed, garage, granary with sheds, privy, hen house, dog house, windmill pump (with new windmill) and two hand water pumps. The farm acreage, which has been cultivated in nearly identical ways for 150 years, is considered a historic site.

The Hickeys also received this year's Indianapolis Historic Preservation Award from Historic Landmarks Foundation of Indiana. Nomination was by the Society.



Cedar Point Farm, John and Suzanne Hickey, owners.

Three honorable mention awards were also presented. Rod and Kelly Bray were recognized for their ongoing restoration of the c1870 Shirley-Bray House at 489 N. Jefferson Street in Martinsville. The house was the longtime home of Rod's grandparents, William and Esther Bray. With exterior restoration complete, the Brays are now focusing on the interior. The Morgan County Commissioners received an award for their restoration of the Lambs Creek Bridge, an iron warren pony truss fabricated in 1893. The third award went to the Board of Trustees of the Morgan County Public Library in recognition of their restoration of the clay tile roof, exterior tuck pointing, and recent painting.



**Shirley-Bray House,
Martinsville**



**Lambs Creek Bridge,
Jefferson Township**



**Morgan County Public Library,
Martinsville**

Morgantown Historic District

by Amy Hillenburg, reprinted from the *Reporter-Times*, Monday, June 20, 2005

Joe Mills, president of the Morgan County Historic Preservation Society, is a happy man. The historian is thrilled that soon, three major towns in Morgan County will have their main streets on the National Register. Mooresville and Martinsville already do, and Morgantown is about to go through the lengthy nomination process.

"This has been on our radar scope for quite some time," Mills said. "It will complete the historic districts for our area."

The Department of Natural Resources presented a \$2,500 grant to the Society to prepare a National Register nomination for the Morgantown Historic District. The district includes commercial and residential properties in a variety of late 19th century styles.

Mills said the nomination would include 32 properties and encompass at least five city blocks on Main Street. Others may be added as research for the nomination progresses.

There will be two public programs about the district and the National Register. Times and places are to be announced.

The DNR is working with local communities and not-for-profit organizations to strengthen Indiana's historical and cultural heritage through preservation projects. It has awarded 23 federal grants for historic preservation to 18 Indiana communities. The grants, totaling more than \$511,000, provide a match of more than \$475,000 in local and state funds, for a total projected investment of \$986,000.

These projects, including Morgantown Historic District, have received final federal approval and are to start immediately. Mills said the owner of an historic house in the district is providing the 50 percent match for the grant.

Mills said the federal funds come from the National Park Service, a part of the U.S. Department of the Interior, which distributes federal funds to the states through the Historic Preservation Fund Program. Since 1974, the state has awarded more than \$14 million to local communities through this program.

Mills said the state gave the society a list of about 30 qualified professionals who prepare nominations for the National Register. The Society will send out invitations to bid on the project, but it is only contacting about nine

people who are in Marion, Morgan, and Monroe counties. "That way, it will be someone close enough for us to work with."

Mills said the preliminary application would probably be ready for review by the state historic preservation review board in March of 2006. A draft will be submitted to the state in April and hopefully, it will be approved in May.

He emphasized that listing on the National Register is not necessarily a sure thing. But if the state approves the nomination, Mills said it would most likely be approved at the federal level.

CSC Makes Plans for Martinsville Sanitarium

Joe Mills (765) 342-0391
mills@reliable-net.net

The Community Service Center, owner of the historic Martinsville Sanitarium since 2002, is seeking nearly \$2 million in United Way and Community Development Block Grant funding to rehabilitate the building for use by the fledgling Boys and Girls Club and Child-Adult Resource Services, Inc. (CARS). Drumming up community support and considerable more work remains to be done. Joe Mills and Joanne Stuttgen are representing MCHPS in project planning, educating other committee members about appropriate preservation strategies. Since the CDBG money is federal dollars, the project will have to undergo a Section 106 historic preservation review if CSC should be fortunate enough to receive funding. Meanwhile, the National Register nomination for the property is again in progress following determination of its eligibility by the state preservation office.

Salvage Operations Provide MCHPS with Income Opportunity

Joe Mills (765) 342-0391
mills@reliable-net.net

MCHPS has successfully negotiated salvage rights to two houses purchased by the Morgan County Public Library that will be torn down to make way for additional parking. The houses are located at 210 S. Jefferson Street and 59 W. Jackson Street.

Jim Shelton has been signed to carry out the salvage operations. The architectural pieces are being stored at the Old Jail and will be offered to the public for sale at the Jail on Saturday, October 8 beginning at 9:00 a.m. Pieces include frosted and stained glass windows, woodwork, transom hardware, light fixtures, metal floor grates, cast iron footed bathtub, doors, and a pair of French doors with Victorian fretwork.

The salvage sale will be held in conjunction with a flea market and antiques sale similar to the one we sponsor at the fairgrounds in February. Come out and join the fun and shop 'til you drop! If you're available to help out, we can use the extra hands. To sign up to sell or help, or for more information, contact Joe.

News Briefs

Board of Directors

Martinsville Historic District Signs (Joanne Stuttgen)
▪ In June, the Martinsville City Council gave another \$2,000 for the creation of signs for Martinsville's three historic districts. Chelsea Kouns, the student artist creating the illustrations for the signs, is finishing up her drawings. As soon as the Mayor approves her drawings, the signs will be made. Look for them to be erected before the Fall Foliage Festival in October.

Hall School (Randy Marsh) ▪ The all-class reunion and pitch-in dinner held at Hall School on Sunday, June 5th, drew about 50 people. The low turnout was attributed to a very hot day shared by local high school graduation ceremonies. The special edition Cat's Meow[®] figures of Hall School are just about sold out. If you have not gotten your piece, contact Randy Marsh. Cost is \$21.95 plus tax. MCHPS Members receive a 20% discount.

Wilbur Schoolhouse (Randy Marsh) ▪ With the roof and belfry completed, Randy has pulled down the corrugated metal panels covering the ceiling and is in the process of replacing them with new drywall panels. Meanwhile, Kathy Hull is creating display pieces about the Wilbur Community Center's restoration project that will be added to a MCHPS display about Morgan County's historic school buildings. The group will be at the Monrovia Fall Festival drumming up interest and support for the project.

House, 95 W. Jackson Street, Martinsville (Joe Mills)
▪ Word has reached MCHPS that the county is in pursuit of the purchase of this c.1915 Free Classic house to be torn down for parking lot. President Joe Mills is hoping to negotiate alternative solutions that will save the house, including moving it to the corner of Main and Jackson Street.

Keep Those Old Wood Windows

by Jill Downs, Research Specialist, West Central Neighborhood Association, Fort Wayne, Indiana.

This past winter when it was cold outside, did you notice that your heating bill seemed high? Is it time to get rid of those old windows and get new ones? Unless your windows are completely missing panes, which any glass company can fix, think again!

It's easy to believe from all of those ads on TV that if you replace your old windows with replacement units, you'll save a bundle on your heating bills. The fact is, most of the draft in a house is not coming through old, ill-fitting windows. Physics shows that air moves in response to differences in air pressure. In a typical house, the greatest pressure differences between inside and outside air are in the basement and attic. Air usually infiltrates in the basement and exfiltrates in the attic. The middle of the house, where the majority of the windows are located, is an area of neutral pressure. As there is no pressure difference between inside and outside air, air can neither move in or out of the house at this point.

Dr. William Hill, professor of Urban Planning at Ball State, did several studies on energy planning while a senior researcher at the Center for Energy Research/Education/Service from 1987-1999. In 1990, a study done of 41 gas-heated homes enrolled in Indiana's Energy Conservation Financial Assistance Program indicated that the installation of replacement windows resulted in an average annual fuel savings of 1.4% * 1.2%. The average cost of the installation of these windows was \$3350. The Simple Payback Period (SPP) for these windows, meaning the time it would take to recover the initial cost as seen in the fuel savings, was 400 years. Granted, the SPP doesn't take into account the change in the value of money and fuel costs over time, but it is a good ball-park estimate as to how long it would take to recoup the initial investment of the replacement windows. Do you plan on being around for 400 years?

The study also showed that, if you were only going to do one thing to save energy in your home, that it was the most cost efficient to install attic and/or wall insulation. The average annual savings of 13 houses was 21.1% * 3.5% with an SPP of about 10 years. The next single best action to take was to install new, more energy-efficient heating systems which showed an annual savings of 11.8% * 1.2% and an SPP of 20 years. Also, consider the expected lifespan of current building materials. The National Institute of Standards and Technology has reported that a new, unclad wood window can be expected to last 39 years, an aluminum window 23 years, and a vinyl window only 19 years. Old wood windows were constructed of hard, old-growth lumber that has been shown to be more durable than wood used to construct contemporary windows. This is apparent as many homes 100 years and older still have their original windows.

The windows of a house are a significant part of its character. From an energy loss standpoint, the windows are not the cause. Even if you think your windows are damaged beyond repair and the only way to "fix" them is to get new ones, give a carpenter, a lumber company, or

glass company a call. Rotted sashes can be repaired and dried-out glazing can be replaced for much less than the cost of a replacement window. It isn't always a lost cause. Keep those old windows! They're worth it!

Wood Window Restoration Workshop

Wood windows are the focus of this demonstration workshop to be held on Saturday, August 20th from 8:30 - noon at the McCulloch House located at 334 E. Berry Street, Fort Wayne. Historic Landmarks Foundation of Indiana and ARCH, Inc. - Fort Wayne's historic preservation organization—will co-host the workshop.

Participants will learn how to assess the conditions of a window, disassemble windows, make repairs, and reassemble and finish them. The workshop is a terrific opportunity to work with historic material and learn that windows can be repaired rather than stripped out and replaced. Historic home owners, architects, contractors and preservationists are expected to be among the participants.

Ron Zmyslo, Director of Restoration Services for Historic Landmarks of Indiana, will lead the workshop. Cost: \$10. To register, send a check made payable to ARCH, Inc. to 437 E. Berry Street, Fort Wayne, IN 46802. For more information, call the ARCH office at 260-426-5117 or send an email to: jarick@archfw.org

Register by August 15, 2005. The workshop will be held rain or shine.

Partner in Preservation Retires: "Downtown salvager got the sign to scrap it all"

by Ruth Holladay, reprinted from the *Indianapolis Star*, Sunday, June 19, 2005

"You are Nuts," says the big sign, leaning against an exterior wall at Tim & Avi's Salvage at 2442 N. Central Ave.

"I really like this one," said Tim Harmon, 52, patting the sign with affection. "This one, I may have to keep."

Harmon, keep something?

He's got the brass doorknob a high school buddy gave him in 1970, after Harmon admired it at the guy's house.

He's got jars jammed with children's marbles gathered from the foundations of old, demolished houses.

Then there's his store inventory, or architectural antiques -- tiles, glass blocks, furnace grates, mantels, iron gates, sinks, stoves and toilets, to name a sampling, all at his rambling Near-Northside business.

For now, anyhow. Harmon, who was urban before urban was cool, is packing it in. He'll still live on the Near Eastside. But his building is for sale (\$389,000).

Sales have been slow, Harmon explained. He toughed it out this winter, plugging holes with his own money. When spring stayed stagnant, he reread the writing on the sign salvaged during the closing of Central State Hospital. An irate neighbor had stuck it outside, a rebuke of Gov. Evan Bayh for shutting the mental institution. "You are Nuts," it said, and Harmon got the message.

Nuts, maybe, but not anxious. The ponytailed, poetry-writing Harmon, whose store bears the name of his only son, Avi, has done this all his life. He bought Eastside houses in the 1970s for \$500. In 1992, he opened his first salvage at 970 Fort Wayne Ave. He bought the building for \$2,500 and sold it for \$453,000 almost 10 years later. Life's bumps have bestowed on him a Buddha-like acceptance of his decision to walk away. Or, as his T-shirt says, "God is in the salvage."

Others are not so mellow. The irony deserves note: The guy who transformed Downtown housing is leaving the business.

Rick Patton, 56, moved to the Old Northside in 1976. A neighborhood leader, Patton has his own theories on why Harmon -- "the last of five or six Downtown salvagers, the last of the old breed" -- can no longer make it.

"It's a tough business. So much of historic Indy has been restored, so there's not as many places to find inventory."

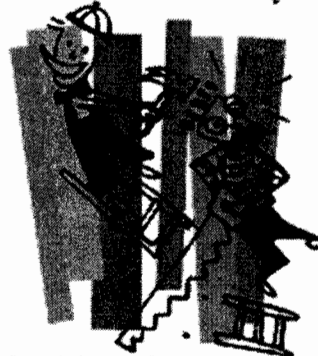
Today, catalogs offer restorationists new products that look old, he said. And there's eBay.

Finally comes image. Harmon may no longer fit in.

"He moved out (of his original location) because he was getting squeezed there," Patton said. "He goes north. But values are going up there, too, in the Fall Creek complex. People don't want to look at that type of property."

Tim & Avi's SALVAGE STORE

•Architectural Antiques•



2442 N. Central Ave.
Indianapolis, IN 46202
317-925-6071

Harmon has paid his "dues." He was cited -- harassed, some say -- numerous times by the city. He's spent a small fortune in fines and lawyer fees for violations that seemed petty.

He kept his property clean -- right down to planting daisies out front next to the "Peace not War" sign.

But the complaints never end. Recently, it was a neighbor, who said his two dogs were riling up other dogs. So far, nobody has squawked about his caged bird. But it's only a matter of time.

MCHPS brought in Tim Harmon to carry out several salvage operations in Martinsville, including the former Morgan County Home on Main Street. He was also an animated and entertaining guest speaker at one of our annual meetings several years ago. He and his amazing collection of salvage will be missed.

Results of Ten Most Endangered Historic Properties Member Opinion Poll

MCHPS members have identified the following historic properties as Morgan's County's Ten Most Endangered for 2005. The list is in no particular order. Only two—the William Landers Farm and the House at 340 E. Washington St. in Martinsville—were not on last year's list. The most votes were received for all pioneer cemeteries in Morgan County and the Goethe Link Observatory.

Please visit our booth at the Morgan County Fair and place your vote for the topmost endangered property. Receive a free gift when you do!

- William Landers Farm, Mann Rd., Madison Twp.
- All pioneer cemeteries in Morgan County
- Goethe Link Observatory, Clay Twp.
- Grassyfork Fisheries Office and Showroom, Martinsville
- House, 340 E. Washington St., Martinsville
- Post Office, Martinsville
- City Hall and Fire Station, Martinsville
- Norman T. Cunningham (Buskirk) Building, Martinsville
- Martinsville Sanitarium/Kennedy Living Center, Martinsville
- All historic properties in the I-69 corridor

Current MCHPS Board Members

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Vice President: Tina Chafey, Martinsville (765) 342-6082

Secretary: Cheryl Edwards, Mooresville (317) 831-3904

Treasurer: Rick Durnal, Martinsville (765) 318-0742

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Steve Edwards, Mooresville (317) 831-3904

Cheryl Edwards, Mooresville (317) 831-3904

Terry Bunton, Mooresville (317) 831-9794

Deb Bunton, Mooresville (317) 831-9794

Joanne Stuttgen, Martinsville (765) 349-1537

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