



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

Spring 2009

PRESERVATION NEWS

Morgan County Farmer's Market opened for the season!

In order to achieve successful revitalization, downtown must again become a community gathering place. So, it's exciting to announce a new event that celebrates what is both local and authentic.

Fresh flowers, garden produce, and other fruits of the Morgan County fields

Located on the north side of the courthouse, the market will continue Saturday mornings from 8-12 through early October. The market will grow as garden produce comes in. For more information, contact Julane Beetham at the Purdue Extension office at (765) 342-1010 or go to <http://www.myspace.com/465462522>

Message from the President

Joanne Stuttgart (765) 349-1537
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By now, every member should know that MCHPS took title to the Grassyfork building and former rock garden site on March 26. We have been busy since then lining up contractors for removal of the asbestos, which was completed last week. It is our intent to issue requests for proposals for the building by mid-summer, with hopes of having a new owner in place by November. Please read the detailed story about our Grassyfork project at right.

Water to Wine, our lessee of the Old Jail, has extended its lease for another year. They are pleased with the accommodations, and it is nice for us to have someone occupying the building. If you haven't yet enjoyed their Sunday buffet at the Old Jail, you are missing a wonderful addition to eating out in Martinsville. Meanwhile, Water to Wine has expanded to include catering jobs at Foxcliff Manor house and outdoor lunch served in the vacant lot across from the post office.

Many MCHPS members are doing good work on the board of the new Martinsville Main Street program, Rediscover Historic Martinsville. MCHPS's focus on serving and protecting the county's historic resources has provided a valuable training ground for many members of RHM. And MCHPS continues to step forward with financial assistance while the new organization is launching into festivals and grants for exciting and important projects. Read more below.

Grassyfork Heritage

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Within hours of closing on the Grassyfork property on March 26, the MCHPS Board gathered to discuss the immediate course of action. Joining us was Mark Dollase of Historic Landmarks Foundation of Indiana, its representative at the closing. The purchase was made possible with a \$25,000 loan from HLF. The purchase price was \$51,500, with \$22,500 paid in cash and the balance in the form of a charitable tax deduction.

Our initial loan application to HLF late last year was for a total of \$60,000, which was to go toward purchasing the property, removing the asbestos, and hiring a forensic engineer to conduct a structural condition assessment of the building. But because HLF's investments have taken a beating by the economy, we were given only what we needed to buy the property, with a promise of additional funds to come. However, when we returned to HLF with our request for the second installment, we were told that its statewide revolving loan fund is seriously depleted. Our request was not approved.

We immediately began to seek alternative funding. On May 19, the Board made a very serious commitment to completing its plans for the Grassyfork property by voting to spend \$10,675 from MCHPS's own account to remediate the asbestos. Two Indianapolis-based companies responded quickly and began work on Thursday, May 21. The work was completed last week and closing paperwork was filed with the state.

We knew about the presence of asbestos in the building as early as a year ago, when we were conducting research in preparation of making an offer on the property. Tests by Micro Air showed the presence of asbestos insulation wrapped around basement pipes, asbestos containing duct tape wrapped around pipes in the basement and on the second floor, and asbestos containing floor tiles on the first and second floors. Follow-up testing in April showed that the first floor terrazzo flooring also contained asbestos.

Air Co, the firm doing the remediation, removed the asbestos containing insulation, duct tape, and the carpet pad and mastic from the terrazzo floor. All of this is work that required regulation and monitoring by licensed professionals. Because we did not have all the funds necessary for complete remediation, we chose to leave the floor tiles in the building. Their removal does not require a professional and can be done safely by the building's next owner.

With the asbestos removed, the Board began searching for additional financing to complete the remainder of our plans for preparing the building for sale. We rather boldly returned to HLF I with a third request, reasoning that perhaps they would agree to meet our cash contribution to the project. They did! We received an additional \$6,000 from HLF I. As a back up plan, we also sought and received approval for a possible line of credit from HomeBank.

We will use the additional funds from HLF I to hire Arsee Engineers to conduct a structural condition assessment of the building. We will also be formally hiring Sheila Snider, a former public works architect who proved her mettle by successfully negotiating for the Grassyfork property. Without her dedication, tenacity, and professional expertise, we quite simply would never have acquired the property. She will make the shift from volunteer to paid consultant, as it is now time to adequately compensate her for her professional services.

Fritz Herget of Arsee Engineers has already conducted a preliminary investigation of the building and found it sound. However, there are a few oddities in the basement that require a more in-depth look. The north end of the basement is different structurally than the south end; it looks "beefier" and newer. Former Grassyfork and Ozark manager Ed Ferguson has told us that the north end once had a coal furnace and an entry to the outside. In addition, Arsee will conduct live load calculations on the first floor, an assessment of the exterior masonry, and look at why water seeps into the basement during heavy rain. (We suspect that drain tiles around the building have collapsed.)

Sheila Snider's duties will include directing and overseeing the professional contractors, preparing and

issuing requests for proposals, conducting up to three community-input meetings, acting as the Board's liaison with prospective buyers, reviewing proposals for the building's reuse in conjunction with a specially appointed committee, and advising the Board in its selection of a new owner.

In mid-April, Sheila created a schedule for the entire project. Due to the problems in securing funding, we are currently about one month behind schedule. We anticipate that the Request for Proposals (RFPs) will be available by July 1st.

If you would like to participate in the committee that will assist Sheila, please e-mail Joanne Stuttgen at jstuttgen@comcast.net or call (765) 349-1537.

For more information or to request regular updates on our process with Grassyfork, contact Joanne.

HLFI's Spring Affiliate Council Meeting Held at Wilbur Schoolhouse

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On Friday, May 8, representatives from preservation organizations from across the state gathered in the old brick schoolhouse in Gregg Township to hear the latest news, network and share ideas, and learn about putting on a successful historic homes tour. The spring meeting of HLF I's Affiliate Council was hosted by MCHPS and the Wilbur Community Center.

HLFI announced plans to discontinue the joint membership benefit to Affiliate organizations. This means that MCHPS members will no longer automatically become members of HLF I. It has been discovered that many members of HLF I's affiliate organizations do not realize that joint membership is a benefit, and they often wonder why they receive HLF I's newsletter in the mail. In addition, the actual cost of a joint membership is significantly greater than the \$8 per member that each affiliate organization is billed. HLF I has also discovered that many organizations have a difficult time paying their affiliate dues, since many do not pass the \$8 on to their members in the form of increased dues.

If you value your joint MCHPS-HLF I affiliate membership, please let HLF I know. Call or email Rebecca Smith at 1-800-450-4534 or central@historiclandmarks.org. This would also be a very good time to thank HLF I for its support of MCHPS.

In the afternoon session on historic home tours, Tina Chafey joined Steve Wyatt of Bloomington Restorations, Inc., and Angie Quinn of ARCH in Fort Wayne in

addressing the group. They talked about everything from producing tickets, marketing, advertising, and preparing home owners for curious visitors. ARCH puts on an annual two-day tour that attracts up to 3,000 ticket holders! And we thought our typical turnout of 200-300 people was a lot!

Tina is already planning for this December's tour. She is always looking for new homes, so if you would like to showcase yours (or your neighbor's), please contact her.



HLFI's spring Affiliate Council meeting was held at the Wilbur Schoolhouse on May 9. Preservationists in attendance included Marsh Davis, president of HLF (standing at center), and our neighbors from Owen County Preservations, Pasty Powell and Bonnie Tinsley (seated at table). Photo by Tom Meredith.

Rediscover Historic Martinsville

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Martinsville's new Main Street organization, Rediscover Historic Martinsville, is now formally up and running with a newly elected Board of Directors. MCHPS board member Del Chafey serves as president. In fact, quite a few MCHPS folks are serving the new group. Their years of participation and experience in preservation activities have trained them well for their new roles.

Established almost 30 years ago by the National Trust for Historic Preservation, the Main Street program is a community-driven, preservation-based economic development initiative for historic downtowns that takes a four-point approach to revitalization, with the following committees representing the four approaches:

Design • The look of downtown, its streets, signs, buildings and store interiors, is unique to each Indiana community. Main Street's goal is to work with all these elements to create a friendly, attractive place that will draw in visitors and businesses. This is done by enhancing the physical appearance of the commercial district by rehabilitating historic buildings, encouraging

complementary new construction, developing sensitive design guidelines, and long-term planning.

Economic Restructuring • This committee works to strengthen the district's existing economic base while finding ways to expand it to meet new opportunities and challenges from outlying development. Main Street's ultimate goal is to create downtowns that are economically viable. Researching the regional market and consumer trends gives Main Street organizations a realistic picture of what market mix will work for their downtowns. Based on their research, Main Street organizations can begin stabilizing existing businesses and recruiting new businesses to fill the gaps.

Rediscover Historic Martinsville's Design and Economic Restructuring Committees are teaming up with the City of Martinsville to pursue a \$50,000 grant through the Indiana Office of Community and Rural Affairs to conduct a downtown revitalization plan. This plan will include, but not be limited to, a retail and marketing analysis; a land use plan, including but not limited to public festival area(s); pedestrian and traffic improvements, gateways and wayfinding signage; a façade improvement plan; and a cost analysis and implementation plan. The study is planned to begin in August and continue for about one year.

There will be ample opportunity for public input. Every MCHPS member will be invited to participate.

Promotion • Marketing the commercial district's assets to customers, potential investors, businesses, local citizens, and visitors is the role of this committee. To keep investors, visitors, and businesses coming downtown, Main Street must reshape the community perspective of downtown as a hub of activity. Successful downtown image campaigns and promotional activities that build upon the community's unique heritage and culture send a consistent, compelling message promoting downtown.

RHM Board member John Badger is serving as chair of the Promotions Committee, which has established a schedule of festival events for 2009. Next up is Summerfest on June 8 and Fourth of July on the Square on July 4th. Members of this committee have also helped to develop and implement the downtown farmers market. Opening day is Saturday, May 30.

Organization • Building consensus and cooperation among the many groups and individuals involved in the revitalization process is key to achieving long-term, large-scale results. Cooperation from both the public and the private sector is critical to achieve visible results.

RHM's Organization Committee has been working hard to develop the structure of the new organization, create

a mission statement and bylaws, prepare papers of incorporation, and elect the founding Board of Directors. With these tasks completed, members are now addressing the needs of building a self-sustaining community-based organization.

News Briefs

Board of Directors

New Board Member • On April 13, Brenda Zody was elected to the Board of Directors. She came to us as a founding member of Grassyfork Heritage, the citizens committee that brought their dream of saving Grassyfork to us last year. We welcome Brenda and look forward to many future successes.

Married Board Member • On May 16, Aaron Method and Christy Santos were married in Bloomington. Three cheers for the new couple!

Downtown Rezoning Ordinance (Joanne Stuttgen) • The ordinance to make downtown Martinsville a protected district was approved by the Martinsville Common Council on May 4. It is now in effect. This means that the nine square blocks comprising downtown Martinsville are now a protected district.

Façade Improvement Grant (Del Chafey) • The 2009 Façade Improvement Grant has been cancelled due to a lack of funds. We spent them on Grassyfork. Nick and Marylin James are currently completing their 2008 project. Look for new shutters at 90 E. Harrison Street in Martinsville very soon.

Fundraising (Tina Chafey) • We continue to sell the **Martinsville history book** based on vintage postcards, priced at \$20.00/\$16 members, no tax. The 2008 Special Edition Cat's Meow piece is the **Homelawn Sanitarium**. It is now available for \$21.95/\$17.56 members plus tax. Our supply of books by Martinsville High School grad and legendary basketball coach John Wooden now includes many older titles that we have not before carried, plus the brand new book, **Coach Wooden's Leadership Game Plan for Success**, priced at \$26.95/\$21.56 MCHPS members plus tax.

All items are available at the Martinsville Candy Kitchen at 46 N. Main Street.

2008-09 Board of Directors

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ANNUAL MEMBERSHIP FORM • MORGAN COUNTY HISTORIC PRESERVATION SOCIETY			
Name:			
Street Address:			
Mailing Address (if different):			
Phone:		E-mail:	
Areas of special interest or expertise:			
Please check membership: new <input type="checkbox"/> renew <input type="checkbox"/>		For office use only	
		date rec:	exp:
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Student	Free	Thank you for your support. Memberships expire December 31. Memberships received after October 1 will be extended through the following year. Please mail completed form to: MCHPS P. O. Box 1377 Martinsville, IN 46151 For more information call (765) 342-0391 or (765) 349-1949 or see our website at http://www.mchps.org	
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