



**Historic Preservation Report for  
The Columbus Pump House**  
Prepared by Richard McCoy & Associates  
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## Executive Summary

The **Columbus Pump House** property measures 8,065 ft<sup>2</sup> upstairs and 7,665 ft<sup>2</sup> downstairs and is sited on a 1.8 acre, partially paved lot that overlooks the East Fork of the White River. Designed by nationally-recognized architect Harrison Albright and constructed in 1903, the building represents a 110-year-old civic investment whose architectural, historical, and cultural value was recognized by the State of Indiana when it was declared eligible for listing in the National Register of Historic Places this summer. While this recognition is a high honor, it does not provide any physical protection for the property.

Earlier in 2013, two appraisals were completed that demonstrate a property value that ranges between \$220,000 to \$360,000 on the low end and \$280,000 to \$470,000 on the high end. The lower valuations take into consideration that the property would have a preservation easement for the exterior of the building and assumes conditional use zoning limited to retail uses, with approval coming from the Plan Commission and City Council.

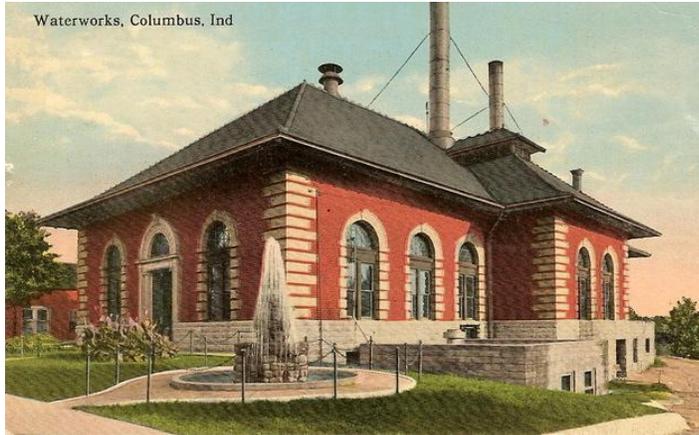
A preservation easement is a legally binding document attached to the deed that would be held by Indiana Landmarks in perpetuity; Landmarks is one of the largest, statewide preservation organizations in the country dedicated to revitalizing and protecting historic places. The City would work in collaboration with Landmarks to write the easement document with the overall goal of identifying, retaining, and preserving the historic aspects of the exterior of the building.

Once the easement is in place, alterations to the exterior of the property would require approval from a Landmarks representative. The decision-making process for this approval would be based on the Secretary of Interior's Standards for Rehabilitation. The Standards are designed to allow for additions to the building, take into the account the complexities of meeting today's health and safety code requirements, and the need for energy retrofitting. The Standards have been created to provide guidance in protecting and maintaining historic properties and are widely used across the state and country. A discussion of this process is included in this document.

The cost of creating and maintaining a preservation easement is a one-time \$5000 and a yearly \$100 contribution to the Indiana Landmarks Easement Monitoring Fund, which helps offset the cost of its enforcement.

The property has not been significantly remodeled or altered in nearly 40 years and its current condition likely would require significant rehabilitation before it could be made usable. Estimates for its rehabilitation, provided gratis by Steve Forster and others, range from \$873,720 to \$3,009,984. The lower estimate represents the cost needed to minimally rehabilitate the building and the upper estimate represents a high-quality rehabilitation that would cover replacement and upgrade of nearly all of the building's components.

Because the property has been declared eligible for nomination in the National Register of Historic Places, there is a significant tax incentive available that would help offset a historically appropriate rehabilitation. An income-producing property owner could receive 20% state and federal income tax credits on the cost of the rehabilitation. This work would have to be completed in a manner that meets the Secretary of Interior's Standards for Rehabilitation and be approved by state and federal offices.



**Name:** Columbus Pump House  
**Address:** 148 Lindsey Street,  
Columbus, IN 47201  
**County:** Bartholomew  
**Year Built:** 1903  
**Architect:** Harrison Albright  
**Owner:** Public-local (City of Columbus)  
**Style:** Neo-classical revival  
**Interior Dimensions:** 15,730 ft<sup>2</sup> (8,065  
ft<sup>2</sup> upstairs and 7,665 ft<sup>2</sup> downstairs)  
**Site Dimension:** 1.8 acres.

The Pump House Circa 1905 Pictured in a Colorized Post Card

### Building History

The **Columbus Pump House**, which is also known as the **Columbus Power House**, and formerly the **Senior Center**, was designed by architect Harrison Albright and completed for the City of Columbus in 1903. The building stands on the banks of the East Fork of the White River at the foot of Second Street in Columbus, IN, Indiana. From 1903 to 1951 it served as the city's water works building, pumping water from the river for domestic use; it also produced electricity for the city's street lighting. It is believed that this is the third water works building to stand on or near this site.

The city sold the property in 1952 and Southern Machine Company renovated it. In the late 1960s the Columbus Redevelopment Commission bought the property as part of a citywide plan to redevelop downtown. With a 1976 renovation and funds from a federal grant, it became the home to the "Senior Center", which used the building until 2011 when that group relocated into the newly built Mill Race Center. It is currently unoccupied.<sup>1</sup>

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<sup>1</sup> Much of this report was first published as a Wikipedia article that I created in an effort to share this information widely to interested parties and the public.  
<[https://en.wikipedia.org/wiki/Columbus\\_Pump\\_House](https://en.wikipedia.org/wiki/Columbus_Pump_House)>

## Building Description

The rough-hewn, limestone walls rise up from the ground and are likely resting on a concrete foundation. On top of these lower-level walls are brick walls that are load bearing, solid, and purported to measure eighteen inches thick. Originally the roof was covered in slate tiles and the windows framed with wood – from historic photos it appears that some of the windows had the capacity to open. Steel trusses support the roof structure and are tied into the masonry walls near the interior roofline with metal bars. Decorative elements on the exterior walls were completed in a lighter color brick and are shown around entranceways, corners, and windows.

There have always been two main entrances to the building, one at the northern end that is framed with a carved limestone lintel with the words “Columbus Power House” at the top; the other at the southeastern side of the building. This entrance originally contained a sliding wood door that would have been used by locomotives and other heavy machinery to supply coal to the building – evidence remains in the basement of another concrete abutment that would have allowed for rail tracks to extend further into the building. It appears that there were at least three lower level entrances. Historic photographs show a variety of smokestacks piercing the roof; but their original configuration also is unclear as they have been altered over time.

A few years after the building was finished an addition was made at the northwest corner basement to accommodate two dynamos that powered the city streetlights; this addition was made in solid concrete.



Northwest Corner of Building Showing Decorative Elements

## Historical Significance

This building was completed by, Harrison Albright, an architect who is best known in the Midwest region for designing the West Baden Springs Hotel in French Lick, Indiana. Completed in 1902, this hotel is purported to have featured the largest free-spanning dome in the world until the Louisiana Superdome was built in 1975. During its heyday, this hotel resort was advertised as the “Eighth Wonder of the World;” today it is a National Historic Landmark that recently underwent a much-celebrated rehabilitation.

While Albright completed buildings across the country, the Columbus Pump House is likely the only other surveying example of his work in the Midwest and certainly the only other in the state of Indiana. Albright primarily constructed buildings on the East and West Coasts.

From a local perspective, it is important to note that George W. Caldwell held the mayoral office during the construction of this building. He was the co-owner of a regional construction company, Caldwell & Drake, which built a number of buildings for the 1904 Saint Louis World’s Fair, West Baden Springs Hotel, the Maple Grove School (now the Bartholomew County Consolidated Schools Administration Building), among others. Given the connection with West Baden, it seems probable that Mayor Caldwell was directly involved in acquiring the services of Albright.

This building captured the imagination of many residents when it was completed, as it is featured in many postcards up to the early 1940s and was featured in the 1950s Life Magazine photo essay of Columbus.



When the building was surveyed by the Indiana Division of Historic Preservation and Archaeology, as part of the 1980 Bartholomew County Interim Report, it was deemed to be an “Outstanding” resource; likewise in the 2012 Report it was listed as “Notable.” These assessments indicate that this property is of very high historical significance and also eligible for individual listing in the National Register of Historic Places. The Indiana Division of Historic Preservation and Archaeology recently confirmed the eligibility of this property via written correspondence (a copy of this letter is on file at Columbus City Hall).

The building’s distinctive appearance, historical relationship to the area, and physical location make it one of the most significant civic buildings in the city. By comparison, the importance of

this building is equivalent to Charles F. Sparrell’s civic buildings from the late 19th century (the post office and the old Columbus City Hall), many of which are in the National Register.

**2013 Appraisals**

In the summer of 2013 the Columbus Redevelopment Commission engaged the services of two appraisers to determine a market value of the property. Below is a table that was produced by Heather Pope for the Commissioners. Further below a chart defines the permitted uses in the Downtown Commercial Zoning District (also produced by H. Pope).

<b>Appraiser</b>	<b><i>“As Is” – allow all uses permitted in the CD Zoning District</i></b>	<b><i>Limit the permitted uses on the property (Conditional Zoning)</i></b>	<b><i>Limit the permitted uses on the property (Conditional Zoning) and Indiana Landmarks Preservation Easement</i></b>	<b><i>Market Rent Estimate (City maintains ownership)</i></b>
<b>Valbridge Property Advisors/ Mitchell Appraisals Inc.</b>	\$280,000	\$280,000	\$220,000	\$9.00 sq. ft./\$72,585 annually (\$9 x 8,065 sq. ft. – top floor only)  *Historic Preservation
<b>Appraisers Inc.</b>	\$470,000	\$350,000	\$300,000	* \$470,000 = \$37,600 annual net rent  * \$350,000 = \$28,000 annual net rent  * \$300,000 = \$24,000 annual net rent

## Permitted and Proposed Uses

Permitted Uses in the CD (Downtown Commercial) Zoning District		Proposed CD (Downtown Commercial) Zoning with Commitments	
Permitted Primary Uses	Conditional Primary Uses	Permitted Primary Uses	Conditional Primary Uses
<p><b>Residential Uses:</b></p> <ul style="list-style-type: none"> <li>• Bed and breakfast facility</li> <li>• Dwellings, secondary (no upper floors or other use)</li> </ul> <p><b>Public/Semi-Public Uses</b></p> <ul style="list-style-type: none"> <li>• Clinic</li> <li>• Day-care center (adult or child)</li> <li>• Funeral home</li> <li>• Government office</li> <li>• Library</li> <li>• Museum</li> <li>• Parking lot / garage (as a primary use)</li> <li>• Police, fire, or rescue station</li> <li>• Post office</li> <li>• Trade or business school</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Nature preserve / conservation area</li> <li>• Park / playground</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>• Conference center</li> <li>• Data processing / call center</li> <li>• Farmer’s market</li> <li>• Health spa</li> <li>• Hotel / motel</li> <li>• Instructional center</li> <li>• Liquor store</li> <li>• Office uses</li> <li>• Personal service uses</li> <li>• Recreation uses (small scale)</li> <li>• Recreation uses (medium scale)</li> <li>• Restaurant</li> <li>• Retail uses (small scale)</li> <li>• Retail uses (medium scale)</li> </ul>	<p><b>Residential Uses:</b></p> <ul style="list-style-type: none"> <li>• Dwellings, multi-family</li> <li>• Dwelling, single-family</li> <li>• Dwelling, two-family</li> <li>• Retirement facility</li> <li>• Shared housing facility</li> </ul> <p><b>Communications / Utilities Uses*</b></p> <ul style="list-style-type: none"> <li>• Sewage treatment plant</li> <li>• Utility substation</li> <li>• Water tower</li> </ul> <p><small>*see also Section 1.2(B)(5) for exemptions</small></p> <p><b>Public/Semi-Public Uses</b></p> <ul style="list-style-type: none"> <li>• Community center</li> <li>• Correctional facility</li> <li>• Hospital</li> <li>• Private club</li> <li>• School (grades pre-school through 12)</li> <li>• Transportation terminal</li> <li>• University or college</li> <li>• Worship facility</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Amphitheater / outdoor venue</li> <li>• Athletic complex</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>• Agricultural supply facility</li> <li>• Auto-oriented uses (small scale)</li> <li>• Auto rental (includes truck, RV, etc.)</li> <li>• Retreat center</li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>• Agricultural products terminal</li> <li>• Light industrial assembly &amp; distribution</li> <li>• Research &amp; development facility</li> <li>• Wholesale facility</li> </ul>	<p><b>Public/Semi-Public Uses:</b></p> <ul style="list-style-type: none"> <li>• Museum</li> </ul> <p><b>Commercial Uses:</b></p> <ul style="list-style-type: none"> <li>• Farmer’s market</li> <li>• Health spa</li> <li>• Liquor store</li> <li>• Recreation uses (small scale)</li> <li>• Recreation uses (medium scale)</li> <li>• Restaurant</li> <li>• Retail uses (small scale)</li> <li>• Retail uses (medium scale)</li> </ul>	<p>N/A</p>

## Previous Interior and Exterior Alterations

Little is known of the condition of the building when the city sold it in the 1950s, but it is known that the interior of the building was significantly altered when Southern Machine Company took possession of the building. They poured concrete floors on the lower level and added concrete floors to create a second level. These floors remain today.



**The Lower Level Main Area Showing Concrete Floors added by Southern Machine Company in the 1950s**

When the building was renovated in the early 1970s to accommodate the Senior Center, Columbus architect James Paris made significant alterations to the interior to make it more open. He altered the two east-west loadbearing walls in the center of the building. In these walls he added curved arches as wall openings (in the style that was used originally in other places in the building). He also added a kitchen, office, and meeting spaces and created a central meeting room that features a shuffleboard area.



**The Central Area of the Building Showing Three Opening Created by Paris and the Kitchen and Elevator**

This adaptive reuse renovation was very successful and ultimately featured in the 1978 book, "Buildings Reborn: New uses, old places."



**The Main Entrance of the Building Showing the Paris-Designed Entrance and Roof Overhang**

The most significant alteration that Paris made to the exterior of the building was to re-work and expand the southeastern entrance of the building. What was an entrance used for loading coal became a traditional double door entrance with an added roof overhang and three sets of windows.

All of the windows and doors were also replaced at this time.

## **Condition Assessment**

Over the past few months, in addition to the completion of two appraisals, a number of professionals and lay people have examined and inspected the building and site. Noted professionals that have investigated the building include former Cummins, Inc. employee, Harold Hatter, current Bartholomew Consolidated School Corporation director of operations, Steve Forster, Taylor Brothers President, David Doup, architects Louis Joyner and Kelly Wilson, and the long-time director of the Senior Center, Bob Pittman.

Pittman confirmed that because the Senior Center knew that they were leaving the building in 2011, they deferred some maintenance issues. However, he stated that the building was generally in good working order when they moved out. No furniture remains.

The following condition summary of individual aspects of the building is largely based on the two reports that were produced independently by Hatter and Forster in September of 2013. While their estimates are useful and provided gratis, they do not preclude the need for further inspection by code specialists, a structural engineer that can inspect the foundation, and other specialists to fully determine all of the condition issues and property needs.

### **Foundation and walls**

It is believed that the foundation is sound and that the building is structurally stable. It is not clear when the last time the bricks were sealed or otherwise maintained.

### **Roof**

The slate roof was removed during or before the 1970s Senior Center renovation and replaced with an asphalt shingle roof. According to Doup, the roof was replaced again just over 20 years ago (early 1990s) with shingles that were rated to last 20 years. While there are no noticeable leaks in the roof, it is clear that this roof will need to be replaced very soon as it has already outlived its life expectancy.

### **Windows**

All of the windows were replaced during the 1970 Senior Center renovation. Today these single pane windows are considered inefficient. None open.

### **American Disabilities Act (ADA) issues and accessibility needs**

There is not sufficient accessibility access to all levels of the building. The elevator does not currently work, and the ramp that provides access to the two different levels on the upper level does not appear to meet ADA requirements. Likewise, none of the restrooms are ADA compliant.

### **Heating, ventilation, and air conditioning**

All of these systems rely on electricity; there is no gas service to the building. The HVAC units may work today, but have not been tested. Even if they were in working order, by today's standards they would be considered inefficient.

**Gas service**

There is no gas service to the building. If this were to be added, it would need to be run underneath the railroad tracks.

**Water service and sprinkler system**

It is believed that the current water system is sufficient for basic needs. While the building has been winterized and the water shut off, it is believed that the bathrooms on both the lower and upper levels function. It is not believed that they comply with the ADA.

If it is decided that a sprinkler system is desired (because of the age of the building, it is not currently required by law), a new line likely would need to be added and would need to be run underneath the railroad tracks.

**Electrical service and telephone/Internet**

It is believed that there were no existing issues with the electrical service and that the telephone lines were sufficient for the needs of the Senior Center, but it is not believed that there are any data lines available for Internet.

**Lighting**

The lighting in the building is currently outdated and inefficient. The majority of the light fixtures require T12 fluorescent lamps, which are no longer readily available. In the very near future these lamps will no longer be able to be serviced.

**Parking lot and site needs**

The concrete parking lot has many cracks and losses, and the painting for the spaces is no longer clear and highly visible. Likewise, the landscaping around the building and along the river has received minimal attention and is largely overgrown.

**Interior walls and floors**

All of the interior furnishings are worn and outdated.

## Estimates for Rehabilitation

Given these conditions issues, Hatter and Forster created detailed cost estimates for the rehabilitation of the building. While they created separate estimates, for the sake of this report only Forster's estimates will be used here because his estimates are based on *generic use* and because his estimate approximates the same conclusions as Hatter's. Forster defined three different scenarios that could be considered.

The total square footage for both levels was measured to be 15,730 ft<sup>2</sup> (8,065 ft<sup>2</sup> upstairs and 7,665 ft<sup>2</sup> downstairs). While Forster's estimate includes estimations for tenant improvements and furniture, the furniture estimate has been removed from this report for clarity, and the estimate for the architectural fees and contingency adjusted accordingly to meet this new total. The "tenant improvement" estimate is a basic guess that would cover such things as alterations to walls, ceilings, lighting, and interior finishing.

Three ranges of rehabilitations were considered and defined as "Bare Bones," "Better," and "Best."

### **Bare Bones Estimate: \$873,720**

This estimate is for what it would take to get the building open and allow for it to be used and to meet the minimum code and ADA requirements. It includes basic maintenance that has been deferred since the building closed and minor improvements for all levels of the building and the parking lot.

	<b>Bare Bones Estimate</b>
Building and parking lot maintenance, repairs, and minor updates	\$390,800
Tenant improvements	\$337,300
Architectural fees and contingency (10% each)	\$145,620
Total	\$873,720
Cost per square foot	\$56.99

Of particular note is that this estimate does not include the replacement of the roof, the HVAC system, or the windows.

**Better:** \$2,541,840 and **Best:** \$3,009,984

In many ways these estimates are similar in that they both allow for the wholesale replacement of many of the most significant and expensive items, including the roof, HVAC system, windows and elevator. They both also include estimates for rehabilitation of the building to contemporary use and adding materials such as insulation for the walls and roof.

	<b>Better Estimate</b>		<b>Best Estimate</b>
Building and parking lot maintenance, repairs, and minor updates	\$1,658,300	Building and parking lot maintenance, repairs, and minor updates	\$1,833,800
Tenant improvements	\$459,900	Tenant improvements	\$674,520
Architectural fees and contingency (10% each)	\$423,640	Architectural fees and contingency (10% each)	\$501,664
<b>Total</b>	<b>\$2,541,840</b>	<b>Total</b>	<b>\$3,009,984</b>
Cost per square foot	\$165.81	Cost per square foot	\$196.35

By comparison, the “Best” option provides a kind of “deluxe” and forward-thinking treatment of the building and site, including items such as adding video surveillance system and bioswale storm drainage for the parking lot

## Preservation Discussion

Without a city preservation ordinance, the City of Columbus is unable to *locally* designate and protect this building.<sup>2</sup> Given this, there currently is one viable tool that could be used today to ensure this property is preserved over the long term, a preservation easement donated to Indiana Landmarks Foundation.

### The Preservation Easement

“A preservation easement—a legal agreement—gives a qualified nonprofit organization like Indiana Landmarks the right and obligation to protect a structure’s exterior from changes that would compromise its historical, architectural or natural character.”

Indiana Landmarks currently holds over 650 of these types of easements and has considerable experience maintaining and enforcing them throughout the state. Landmarks is one of the largest statewide preservation organizations in the country dedicated to revitalizing and protecting historic places. Easements are viewed as tools that will allow for historically appropriate rehabilitations and adaptive re-uses of important buildings.

They ask for a **\$5000 initial donation**, and then a **\$100 yearly donation** to the Indiana Landmarks Easement Monitoring Fund to maintain the agreement in perpetuity. With this agreement, they will complete yearly inspections of the property and make sure that it is preserved in perpetuity.

While the easement is attached to the deed, the owner would be able to use, sell, lease, or give the property away; but the easement remains binding on all future owners.

### Advantages

- The primary benefit of this option is that it provides an immediate and long-term solution to the preservation of this building.
- If the city were to sell the building without this option, the building would have *no protection* and therefore be exposed to the potential of unsympathetic remodeling or even demolition.
- Their specific easement document has recently sustained a challenge in an Indiana Courts of Law. Meeting this legal test further strengthens the validity of this document.

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<sup>2</sup> The enabling legislation to create a Historic Preservation Commission is outlined in Indiana Code 36-7-11.1.

## **Disadvantages**

- As seen in the two appraisals, the value of the property has been decreased because of the easement. According to Indiana Landmarks, they typically see approximately a 10 - 20% appraised devaluation of properties that carry conservation easements. In the two appraisals that the city has received, this number has netted a 14% to 21% reduction of value.
- Property owners would have to submit rehabilitation plans for the exterior of the building for design review and approval from Indiana Landmarks.

## **How the design review and approval process works for the preservation easement**

1. Before the owner of the property makes changes that affect the building's exterior, the owner must submit proposed rehabilitation plans to Indiana Landmarks.
  - This plan is best developed with an architect experienced with historic preservation projects.
2. A representative from Indiana Landmarks Central Regional Office reviews the plans to ensure that changes will not conflict with the terms of the easement.
  - Landmarks will base its judgment on the terms described in the easement and the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
  - Landmarks staff is obligated to return the plans with approval, recommendations, or comments within 30 days.
  - If the plans need to be adjusted by the owner, they are then resubmitted to Indiana Landmarks for further review.
3. Once the plans have been approved work can begin.

## **Using the Secretary of Interior's Standards for Rehabilitation**

The "Standards" are a nationally-recognized tool used in the preservation, maintenance, and rehabilitation of historic buildings. They have been adopted by historic district and planning commissions across the state and country. They are meant to be applied in a reasonable manner and take into consideration economic and technical feasibility.

The Standards are not designed to prevent change, or to "mothball" buildings.

- They allow for additions to the building
- They take into the account the complexities of meeting today's health and safety code requirements and the need for energy retrofitting.
- They provide a systematic and thoughtful framework for managing changes to buildings.
- They provide guidance on the design and construction of new additions.

Key to any successful rehabilitation project is to engage a qualified historic preservation architect and a knowledgeable historian who have good working relationships with state and federal historic preservation agencies.

## **The Secretary of the Interior's Standards for Rehabilitation**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Standards, along with the more detailed Guidelines for Rehabilitating Historic Buildings, provide a model process for owners and developers to return a historic property to a state of utility through repair or alteration while preserving those portions and features of significance. It is important to note that meeting the Standards is also required for a property owner wanting to receive tax credits for the rehabilitation of the Columbus Pump House (should it be income-producing and listed in the National Register of Historic Places). It has recently become eligible for tax credits; see the section below for more details about tax credits.

Below are some example applications of the Standards based on the Guidelines on issues that are currently affect the Columbus Pump House.

- **Roof:** The roof of the Columbus Pump House was originally slate tiles but was replaced with asphalt shingles. If it is decided that the roof needs to be replaced,
  - The Guidelines **Recommend** that *“if using the same kind of material is not technically or economically feasible, then a compatible substituted material may be considered.”*
  - **Not Recommended** is *“Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.”*
  
- **Foundation and walls:** If it is decided that the exterior masonry walls need to be cleaned,
  - The Guidelines **Recommend** that the masonry be cleaned with the *“gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.”*
  - **Not Recommended** is *“Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.”*
  
- **Windows:** All of the windows were replaced during the 1970 Senior Center renovation. If it were decided that the windows be replaced or repaired to become more energy efficient and/or have the ability to open and close, the Guidelines recommend designing and installing new windows when the historic window (frame, sash, and glazing) are completely missing.
  - The Guidelines **Recommend** that *“The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.”*
  - **Not Recommended** is *“Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.”* And *“Introducing a new design that is incompatible with the historic character of the building.”*

## **Preservation Recommendations**

In talking with many members of the Columbus community and preservation professionals at both Indiana Landmarks and the Indiana Division of Historic Preservation and Archaeology, and based on my research, I believe that this building is a significant part of the cultural and historic fabric of this city and of the state. It should be preserved as an example of early 20th century industrial architecture designed by a notable architect of national significance.

- At this time, a preservation easement is the best way to preserve the facade of this building. Indiana Landmarks has a strong record of monitoring and enforcing the terms of these easements, and an equally strong record of working in a helpful and positive way across the state on many historic preservation projects.
- The interior of the building has been so significantly altered that it does not warrant significant preservation consideration. Also, due to the way the building is constructed, there is little that can be done to alter the interior walls without considerable expense, further reducing the need for the easement to also cover interior elements.
- The city should move forward with nominating this property in the National Register of Historic Places, the cost of which would be assumed by the Columbus Redevelopment Commissions contract with Richard McCoy and Associates, Inc.

It is important to note that listing the property in the National Register provides no physical protection for the building; it is simply an honorific designation. It does not prevent a property owner from damaging or even destroying the building.

In addition to providing an opportunity for tax credits outlined below, it provides a level of protection from federally funded projects and provides opportunities for federal preservation grants.

### **Tax Credits for Rehabilitation**

“Tax credits work like this: 20 percent of what a property owner spends to rehabilitate a historic, income-producing property comes off the bottom line of the taxes paid to the state and federal governments.”

Tax credits are available to an income-producing property listed in the National Register of Historic Places. With a successful nomination and with or without a preservation easement, if the property is sold, tax credits would be available for income-producing entities that rehabilitate the building following The Secretary of Interior’s Standards.

While these savings can be significant, it is useful to think of them as an incentive for a property owner to rehabilitate the building in a way that preserves the building’s integrity, not as a way for a property owner to cheaply rehabilitate the building.

A very good local example of a project that successfully used these rehabilitation tax credits is the restoration of Zaharakos Ice Cream Parlor.

#### **Qualifying for rehabilitation tax credits**

Either the City or a property owner will have to first complete a successful nomination for this building to the National Register of Historic Place to finally receive the rehabilitation tax credits. The nomination process generally takes from one to one and a half years.

The process for qualifying for the tax credits is analogous to meeting the review process set forth in the preservation easement described above. The most significant difference is that state and federal representatives must approve the rehabilitation plans, making it a “Certified Rehabilitation.” Certification is given individual on both state and federal levels.

1. Before the owner of the property makes changes that affect the building’s exterior, the owner must submit proposed rehabilitation plans to David Duvall, Division of Historic Preservation and Archaeology’s Historical Architect (DHPA) and Tax Credit Administrator.
2. Duvall reviews the plans to ensure that changes meet the Secretary of Interior’s Standards for Rehabilitation.
  - DHPA is obligated to return the plans with approval, recommendations, or comments within 30 days.
  - If the plans need to be adjusted by the owner, they are then resubmitted to Duvall for further review.
3. Once Duvall approves the plans for the state credit, they are then sent to the National Parks Service (NPS) for federal review.
  - NPS is obligated to return the plans with approval, recommendations, or comments within 30 days.
  - If the plans need to be adjusted by the owner, they are then resubmitted to NPS for further review.
4. Tax credits awarded