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Subject: Invitation to Participate in the Section 106 Review for the Together to House Permanent Supportive Housing Project
Date: Wednesday, June 18, 2025 3:51:20 PM

Subject: Invitation to Participate in the Section 106 Review as a Consulting Party to avoid, minimize or mitigate an adverse effect within the Area of Potential Effect for the Together to House Permanent Supportive Housing Project

The City of Muncie and Indiana Housing & Community Development Authority (IHCA) are initiating consultation in accordance with Section 106 of the National Historic Preservation Act (36 CFR Part 800) for the Together to House Permanent Supportive Housing Project (the undertaking). Muncie and IHCA have entered into an [MOU](#) that grants Muncie authority to conduct the environmental review and act as the Responsible Entity for this project.

Description of the undertaking [36 CFR 800.11(e)(1)]: The project will create 39 units of Permanent Supportive Housing at three locations in Muncie.

Address	Number of Units	Unit Mix	Construction Type
719 W. Charles St	4	2 BR Units	New construction following demolition of existing historic structure
1300 S. Liberty St.	15	2 x 1 BR Units 9 x 2 BR Units 4 x 3 BR Units	Historic Tax Credit Rehab of National Register Eligible School
1200 W. Memorial Dr.	19	1 BR Units Community Space Open Door Medical Clinic	New construction on vacant lot

Federal Involvement: the undertaking will receive funding from the following programs

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Through City of Muncie:

\$1,200,000 HOME ARP (Federal);
\$ 400,000 HOME Investment Partnership (Federal)

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Through IHEDA

38 Project-Based Housing Choice Vouchers (Federal)

\$500,000 Development Fund (State)

This request is related to the site at [719 W. Charles St.](#)

Steps Taken to Identify Historic Properties [36 CFR 800.11(e)(2)]:

The City has defined the project's **Area of Potential Effect (APE)** in accordance with Federal guidance and in consultation with the Indiana State Historic Preservation Office. The APE is the geographic area within which this undertaking may directly or indirectly cause alterations in the character or use of historic properties. The APE is influenced by the scale and nature of the undertaking and may be different for different kinds of effects caused by the undertaking. All buildings in the APE are located in the Old West End National Register Historic District.

A map of the APE, keyed to photos of the buildings in the APE may be accessed [at this link](#).

Description of Affected Historic Properties [36 CFR 800.11(e)(3)]:

From the [Old West End National Register Nomination](#), entered into the National Register of Historic Places September 22, 1986:

"The Old West End Historic District is significant because its residential architecture reflects the impact of the gas boom era on one of the city's predominantly middle-class neighborhoods. The rapid growth of the city during the period 1886-1910 following the discovery of natural gas saw the construction of homes in the district for members of the city's oldest families, the expanding middle class, and the gas boom "nouveau riche." As a result, the district contains a rich collection of homes representing architectural styles from the last half of the 19th century and a cross section of Muncie society from blue collar workers to the industrial elite."

"Muncie's West End Historic District has been a significant part of the city's fabric since the early 19th century. Although its greatest period of development was the post-1886 gas boom era, part of the district served a residential function from the very founding of the city. Gas boom era prosperity was responsible for many of the district's finest dwellings. The area housed a broad cross section of the city's population. Although it has lost its standing as a preferred residential location for some of the city's business leaders, it remains a solid residential district, largely intact, still serving the housing needs of the city."

The National Register nomination lists 719 W. Charles St as a contributing structure, built in 1910. [See photos](#)

Description of the Undertaking on Historic Properties [36 CFR 800.11(e)(4)]:

719 W. Charles will be demolished and replaced with a new four-unit apartment building. This action meets the criteria of adverse effect described at 36 CFR 800.5(a)(2)(i):

- “Physical destruction of or damage to all or part of the property.”

History of the project:

Rehabilitation of 719 W. Charles was originally funded as a multi-year CDGB and HOME project to provide 4-6 affordable rental units. The project was folded into this undertaking as historic tax credit rehabilitation to provide four of the 38 units

2021 719 W. Charles St. was acquired through the tax foreclosure process by Old West End Neighborhood Economic Revitalization Corp. (OWNER)

2022 Spring Historic Landmarks Foundation provided a \$2500 grant to OWNER and the City to assess the feasibility of rehabilitating 719 W. Charles St. Hoerstman Design Studio was hired to provide the [feasibility study](#). From this study, it was determined to move forward with a multi-year rehabilitation of the structure using Community Development Block Grant and HOME funds.

2022 Fall Hoerstman Design Studio provided a [window survey](#) to assess the condition of the windows to enable planning for restoration or replacement; an [assessment of exterior conditions](#); [roof plan and eave details](#); proposed [color schemes](#)

2023 Winter Hoerstman Design Studios completed [construction documents](#) for Phase I of the renovation, the roof.

2024 Spring OWNER awarded a contract to Hochadel Roofing to replace the roof, gutters and begin restoration work in the gables. As work got underway, workers removed the roofing where the East rear addition attached to the building. A serious structural issue was discovered which lead to the a collapsed beam in the basement. Work stopped as the structural problem was investigated.

March 2023 City and Continuum of Care members attended the Permanent Supportive Housing Institute with Radiant CDC (developer) as a prerequisite to submitting a LIHTC

2024 Summer OWNER via Hoerstman Design Studio engaged CSP Engineering to perform a structural inspection to assess the condition of the structure and to design a construction remedy (shoring, foundation, framing system) as needed for construction to proceed.

July 2024: Muncie and Radiant submitted a LIHTC Application to IHCD for 38 units of PSH at three locations in Muncie (see above) including 4 units at 719 W. Charles.

CSP Engineering advised that the rear additions would have to be demolished, the basement filled and the rear wall rebuilt from the basement up, in order to remedy the structural problem.

[Specifications were written](#) and quotes were solicited from several firms to demolish the rear additions and shore up the basement wall and first floor beam system. It was very difficult to get contractors to quote this work and took several months to obtain two quotes.

2024 Fall November 2024: Muncie and Radiant CDC received word that the [LIHTCs had been awarded](#) for Muncie's Together to House project. The scope of the project is defined above in Description of the Undertaking section.

2024 Winter December 2024 A contract was awarded to SA Boyce Corp to demo the rear addition and rebuild the rear wall from the basement up based on plans provided by CSP Engineering.

January 2025: Contractor begins to mobilize to the site to bring shoring basement and rebuilding the wall. Upon entering the basement, he finds that the damage has progressed and the whole rear first floor is in danger of collapse.

Spring 2025 Additional investigation into a structural remedy that could save the building was conducted by Hoerstman Design Studio.

Summer 2025 June 2025 Architects disclosed that based on the way the building was constructed, the additions added and the extent of the damage caused by the fallen beam it would not be feasible nor affordable to continue work on the building.

Future actions to Avoid, Minimize or Mitigate Adverse Effects [36 CFR 800.11(e)(5)]:

Given the condition of the building and the advice of structural engineers and architects, the city does not believe there is a way to avoid the adverse effect.

Demolition work will be funded by the city and new four-unit building will be built on the site, minimizing the adverse effect of the demolition by not leaving a mid-block vacant lot

The [replacement building design](#) has been developed to be compatible with the historic district in scale, massing, height, materials, roof shape and set back, to respect the established context of the Old West End Historic District and specifically the [700 Block of W. Charles St.](#)

Consulting Parties Meeting & Invitation to Consult

A meeting for interested and consulting parties will be held on Tuesday July 1, 2025 at 11:30 AM via Zoom.

Community Development is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/7657474825?omn=88060816779>

Meeting ID: 765 747 4825

One tap mobile

+19292056099,,7657474825# US (New York)

+13017158592,,7657474825# US (Washington DC)

Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)

Meeting ID: 765 747 4825

A recording of the meeting will be posted to the Community Development Dept. page at www.muncie.in.gov.

Jonathan Spodek AIA who has been involved with the project from beginning days will be present to discuss the structural damage to the building and answer questions. Members of the public will have an opportunity to express their views on resolving the adverse effects and to suggest mitigation measures. Views of the public are welcome and will be taken into consideration.

Certain agencies and individuals are automatic consulting parties (funders, agency officials, tribes, developer.) If you would like to be considered as an official consulting party and a party to any forthcoming memorandum of agreement, please make the request via email to gcheesman@muncie.in.gov by 4 PM on July 15, 2025.

Copies of views provided by the public and consulting parties [36 CFR 800.11(e)(6)]

The second phase of the Section 106 Review will be to evaluate information received from the public and consulting parties. Copies of views provided will be made a part of the environmental review record.

Memorandum of Agreement [36 CFR 800.11(e)(7)]

A memorandum of agreement stipulating mitigation measures may be negotiated among the consulting parties. This document will be binding on the parties and be made a part of the environmental review record.

Your interest and commitment to preserving our shared heritage is appreciated. Please contact me if you have questions about the project or the Section 106 Review process.

Gretchen Cheesman
Director, Community Development



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CC: [Consulting Parties List](#)