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CITY CLERK

**From:** Tiffani Lewis  
**To:** DeBaun, Curtis; Azar, George; Boland, Tammy; Hinton, Kandace; Thompson, Amanda; Loudermilk, Cheryl;  
Nation, Todd; Chalos, James; Dinkel, Anthony; Edwards, Michelle  
**Subject:** EXTERNAL - Ordinance SO 11 2025  
**Date:** Wednesday, April 30, 2025 9:37:28 PM

**\*\*External Email. - Think Before You Click\*\***

--Help Desk

Councilperson DeBaun and Members of the Terre Haute City Council,

I am writing in opposition to Highland Property Group's request, Ordinance SO 11 2025, which seeks to rezone 1103 South Center Street from R1 single family to R2 two family.

The stretch of South Center Street between College and Washington, known in Farrington Grove as the long block, is the last block in the historic district that remains entirely R1. City leaders made that designation in the late 1990s to preserve an owner occupied anchor and to keep a healthy balance between single family and multi family homes. That policy has worked. Neighbors have invested in careful restorations, strengthened ties with local schools, and created a stable core that benefits the wider community.

Highland Property Group's recent renovation at 1103 South Center happened without the required approvals, and the finished structure omits windows on the south façade, revealing that speed, not quality, guided the work. Granting a rezoning after the fact would signal to every speculative investor that rules and neighborhood plans can be brushed aside, eroding decades of thoughtful planning in a single vote.

Terre Haute is ready for responsible growth. We do not need shortcuts. Upholding the R1 zoning at this address affirms a forward looking vision that values long term neighborhood health, respects established agreements, and invites developers to engage transparently from the start.

For these reasons I respectfully urge you to vote NO on Ordinance SO 11 2025.

Thank you for safeguarding the integrity of Terre Haute's historic districts.

Sincerely,

Tiffani Lewis  
1006 South Center Street  
Terre Haute, IN 47807