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MAY 01 2025

From: Marissa Northam
To: Edwards, Michelle
Subject: EXTERNAL -Please forward to council members
Date: Thursday, May 1, 2025 2:52:38 PM

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Marissa Northam
1438 S. Center Street
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May 1, 2025

Terre Haute City Council
17 Harding Ave
Terre Haute, IN 47807

Dear Members of the City Council,

I am writing today to express my deep concern about the proposed rezoning of 1103 S. Center Street, Special Ordinance 11, a property within Farrington's Grove, from R1 to R2. As a longtime resident and steward of this historic neighborhood, I feel compelled to urge you to reject this change in order to preserve the delicate balance that has protected Farrington's Grove for generations.

Thirty years ago, dedicated homeowners, preservationists, and community leaders worked tirelessly to secure R1 zoning for many properties in Farrington's Grove. They understood then—as we do now—that without protections for single-family homes, the neighborhood's unique historical character would be at risk. Their efforts were not casual; they were born of a deep love for Terre Haute's history and a clear vision for its future. To undo their work now would not only disregard their commitment, but it would also destabilize the thoughtful balance they sought to achieve between single-family homes and rental properties.

Farrington's Grove is already home to a healthy mix of multi-tenant properties. We are not opposing renters, nor are we ignoring the need for varied housing options in our city. What we are asking is for the Council to recognize that the scale must remain balanced. Increasing the number of multi-tenant and absentee-owner properties threatens the very spirit that makes Farrington's Grove special. Every additional rental unit tips the balance a little further away from a neighborhood where residents know their neighbors, take pride in their homes, and invest in the community for the long term.

The risk of over-saturating our historic district with rental properties—especially those owned by distant landlords—is profound. Single-family homeowners are often the ones who

restore, maintain, and lovingly preserve the unique architectural treasures that define Farrington's Grove. Without a strong base of owner-occupants, the commitment to careful preservation erodes, and the neighborhood's charm, value, and historical significance are placed in jeopardy. This point is never more evident than in the stark manner that 1103 was stripped of any character and has become a large box structure with the loss of any windows on the south side.

You, as our elected officials, are entrusted with safeguarding not just the needs of today, but the legacy we will pass on to future generations. The historic homes of Terre Haute deserve to stand for another hundred years. To do so, they must be protected by zoning that encourages stability, ownership, and stewardship—not short-term profit or neglect.

Please honor the vision and labor of those who fought to create the R1 protections, and support the homeowners and community members who are trying to continue that legacy. Preserve the soul of Farrington's Grove by keeping the zoning as it stands.

Thank you for your consideration and for your commitment to the future of our historic city.

Respectfully,
Marissa Northam