

MINUTES
CITY OF RICHMOND, INDIANA
HISTORIC PRESERVATION COMMISSION
Monday, May 13, 2013
Richmond Municipal Building
3rd Floor Council Chambers
5:30 P.M.

Attendance: Ron Hughes, __X__, David Inderstrod, President_X__, Lynn Johnstone __X__, Jill Nelson_x_, Don Nordstrom __X__, Joe Schroeder _x__, Michael Thuman _X__, Scott Zimmerman, Staff_X__.
Guest: Scott Bartel, John Cahill

Four members constitute a quorum and official action may be taken.
David called the meeting to order at 5:35

BUSINESS

Approve Minutes – March, 2013

Scott explained that in his absence there were no minutes taken in April. Michael moved, Ron seconded to approve the March minutes. Passed unanimously.

Since Scott will be out of town in June, a secretary is needed for that meeting. Michael agreed to take minutes in June.

John Cahill, 6482 SR 122, New Paris, OH requested his property at 13th and South A Street in Richmond be designated as a Conservation District. Mr. Cahill said he purchased the building in 2004 with 9 apartments in it. After the fire in 2005, the building was deemed a total loss by the insurance company but is actually quite sound according to Cahill. He has put on a new roof but the building needs several windows replaced. There are two brick additions of two stories each on the back. The trim is pressed tin, some of which melted in the fire. The electric system had been redone prior to the fire, including a meter center. The City will not allow it to be returned to 9 units due to it being vacant and the zoning code changing in the mean time. Current zoning would only allow 3 units and a Type I Home Business which requires no customer traffic. Mr. Cahill stated he is not sure what his plans are for the building. He may make it a single family residence or may have to live in it. He is still not sure why it is considered unsafe other than it is vacant. If a \$15,000 bond could be secured he would be granted a year to rehab the house but if he had \$15,000 available, he would be putting it into the house. After the Unsafe Building Commission meeting, he was approached by Don Nordstrom and Jill Nelson about designating the structure as a Conservation District.

Don asked if anyone from the City had been through the building. John said no, they had not. David expressed his opinion that Conservation District designation

would not supersede the Unsafe Building Commission's ruling. Jill questioned whether that is a conflict with our preservation ordinance and cited 158.05 under Interim Protection.

Scott read the letter from Assistant City Attorney Kim Vessels requesting the preservation commission to table any action on the request. Jill moved and Don seconded to pursue Interim Protection under 158.05 of the preservation ordinance. Michael asked about allegations in Kim's letter regarding current maintenance of the property. He questioned if 6 years hadn't been enough time to rehab the building then what more will 90 days help. The motion was passed unanimously by a roll call vote.

Scott will prepare a letter per section 158.05 of Richmond Code explaining the effect of designation and send it certified mail to Mr. Cahill.

Jill requested that the next preservation commission meeting focus on how the commission should work or interact with the Unsafe Building Commission. There was continued discussion of what buildings of a historic nature such as the Buchs House at Main and S 23rd or the Crain Sanitarium at Main and N 22nd would next be on the Unsafe Building list. Scott was asked to have Bruce Oesterling or Tony Foster attend the meeting.

Scott Bartel asked for direction regarding the salvaged building materials which the commission hoped to make available for local people. It was suggested that he provide photographs of the available material.

Jill motioned and Michael seconded to adjourn at 6:35 p.m. Passed unanimously.