

MINUTES
CITY OF RICHMOND, INDIANA
HISTORIC PRESERVATION COMMISSION
Monday, October 6, 2014
Richmond Municipal Building
3rd Floor Council Chambers
5:30 P.M.

Attendance: Ron Hughes X , Lynn Johnstone X , Chera LaForge X ,
 Beth Lunsford X , Jill Nelson X , Rhonda Irvine X , Michael Thuman X ,
 Sue Mathews X , Sarah Mitchell, Staff _____, Ashley Schultz, Staff X ,
 Also present: Tony Foster, Director Dept. Metropolitan Development, Bruce Oesterling, Building Commissioner

Jill Nelson called the meeting to order at 5:30pm.

BUSINESS

Approve Minutes – The October minutes were reviewed. Michael Thuman Moved. Seconded by Chera LaForge to adopt the October minutes as presented. Motion passed unanimously.

Blight Elimination Program (BEP) – Tony Foster provided clarification information on the program. All properties being considered for BEP originated from willing sellers. No property within a National Register District can be considered without a waiver. The Commission was to vote on each property individually. Commission approval of a property would allow Staff to include the home in the application for a waiver for demolition. This waiver would be approved at the State level. In addition, Indiana Landmarks would review each property at a later date. All properties denied by the Commission would not be included in the waiver application, but they are able to be reconsidered at a later date if residual program funds become available.

Chera LaForge inquired about the salvage process for each home. Jill Nelson spoke of the Commission's interest to (1) Keep Richmond's historic items in Richmond, and (2) Use salvage profits to create a revolving loan fund to help property owners rehabilitate their historic homes.

Staff provided images and information on each property listed below.

| | | | |
|-------------------------------|---------------------------|-------------------------------|-------------------------------|
| 107 N 12 th St | 322 N 12 th St | 1521 N D St | 212-214 S 7 th St |
| 439 S 7 th St | 413 S 9 th St | 208-210 S 10 th St | 212 S 10 th St |
| 229 S 10 th St | 320 S 10 th St | 341 S 10 th St | 515-517 S D St |
| 120-122 N 14 th St | 1511-1513 N C St | 1507-1509 N C St | 221-223 N 15 th St |
| 217-219 N 15 th St | 215 N 15 th St | 433-435 S 9 th St | |

Homeowners spoke on behalf of these properties.

1. Mr. Frank Ditty (Owner 322 N 12th St) stated he purchased the home at a Commissioner's sale several years prior. He removed the unsafe porch, but was financially unable to make other improvements to the property. All plumbing and electrical elements were stolen.
2. Mr. Dave Cooper (Owner 1521 N D St) stated he has invested a significant amount of money into the home. The second-floor unit is livable at this time, but the first-floor unit will cost much

more to be a viable space. The heating system and roof are in good condition, however the floors are sagging and the foundation is leaning North due to some geological issues below the home.

3. Mr. Phillip Krauss (Homeowner adjacent to 439 S 7th St) stated his support of removing the structure. There is significant interest amongst surrounding neighbors to build a community garden on the site. Mr. Krauss requested the adjacent home (443 S 7th St) also be considered, as it is in a similar state of disrepair.

4. Mr. Guntis Atkins (Owner 433-435 S 9th St) stated he is only the third homeowner of the property since its construction c. 1860. The home has been vacant for ~10 years. Mr. Atkins claimed only a shell of the original home remains, as the cabinetry and stairwells have been stolen, along with all water and electrical elements.

Commission discussed and voted on each property individually.

| Property | Motion for Approval | Second of Motion | Vote |
|--------------------------------|---------------------|------------------|-----------|
| 107 N 12 th St | Michael Thuman | Beth Lunsford | 7 - 0 |
| 322 N 12 th St | Michael Thuman | Chera LaForge | 7 - 0 |
| 1521 N D St | Michael Thuman | Chera LaForge | 7 - 0 |
| 212-214 S 7 th St | Michael Thuman | Chera LaForge | 7 - 0 |
| 439 S 7 th St | Beth Lunsford | Michael Thuman | 7 - 0 |
| 413 S 9 th St | Chera LaForge | Rhonda Irvine | 7 - 0 |
| 208-210 S 10 th St | Beth Lunsford | Chera LaForge | 4 - 3 |
| 212 S 10 th St | Beth Lunsford | Michael Thuman | 7 - 0 |
| 229 S 10 th St | Chera LaForge | Lynn Johnstone | 7 - 0 |
| 320 S 10 th St | Michael Thuman | Lynn Johnstone | 7 - 0 |
| 341 S 10 th St | Beth Lunsford | Michael Thuman | 7 - 0 |
| 515-517 S D St | Michael Thuman | Chera LaForge | 7 - 0 |
| 120-122 N 14 th St | Beth Lunsford | Michael Thuman | 7 - 0 |
| *1511-1513 N C St | Michael Thuman | Chera LaForge | 0 - 6 - 1 |
| *1507-1509 N C St | --- | --- | --- |
| *221-223 N 15 th St | --- | --- | --- |
| *217-219 N 15 th St | --- | --- | --- |
| 215 N 15 th St | Michael Thuman | Ron Hughes | 7 - 0 |
| 433-435 S 9 th St | Beth Lunsford | Chera LaForge | 5 - 2 |

* These properties exist on the same parcel and were therefore voted on as a single unit. Michael Thuman expressed concern for the fabric of the neighborhood if such an expanse were to be demolished. Jill Nelson spoke with homeowners in the surrounding area prior to the meeting, stating they were opposed to the demolition. Both Beth Lunsford and Lynn Johnstone requested more information on the site if it were to be re-considered, including more interior images, history of residency, and quality of living in the homes.

Historic Richmond Today – Chera LaForge provided a list of potential segments for the upcoming TV series. These included *Historical Vignettes*, *Profiles in Preservation*, *How-To Segments*, *Hot Topics in Historical Preservation*, and *Special Editions*. The commission will provide possible ideas, historic homes, and residents for these episodes at the next meeting. Interns from IU East will help with these segments in the January term.

Endangered Properties List – Tony Foster presented a sample letter for property owners of endangered homes. The letter introduces the Historical Preservation Commission and provides contact information for pursuing single-site designation. The Commission was encouraged to provide comments and edits before the next meeting.

Mr. Dave Burns offered resources to the Commission. He expressed his interest in and actions taken towards a revolving loan fund for local homeowners. Restore Richmond is affiliated with a well-established company that plans to bid on BEP salvage rights. He proposed a portion of this company's salvage earnings be donated to one local non-profit, which could be the Commission, if there is interest. Mr. Burns also introduced Mr. Stagner, who evaluates home prices, and two members of Lambert Construction Co., who specialize in restoring historic homes.

Mr. Nick Wilson questioned what fundraising and educational activities the Commission has completed in the past year. Several Commission members noted recent achievements, highlighting their role as a resource and tool for citizens interested in historical preservation. Mr. Wilson and Commission members both acknowledged a need for greater presence online and in neighborhood groups.

Michael motioned for adjournment.
Meeting adjourned at 7:05pm

Next meeting:
Monday, December 8, 2014
Richmond City Council Chambers
5:30 p.m.