Minutes
West Lafayette Historic Preservation Commission
Morton Community Center
222 N. Chauncey Avenue
West Lafayette, IN 47906
August 9th, 2016

The meeting was called to order at 6:00 pm by Commissioner Arnold Sweet, Vice-President, who presided.

Present: Erin Britton, Peter Bunder, Susan Curtis, Arnold Sweet, Kurt Wahl*, Erik Carlson**, Dale Dixon**[1]

Absent: Kelly Busch, Shelley Lowenberg-DeBoer, Chris Kulesza, Jim Sondgeroth, Linda Martin

There was not a quorum at this Historic Preservation Commission meeting. Erik Carlson, Director of Development for the city of West Lafayette, read an email from Commission President Chris Kulseza. The email stated that if there is no quorum, the Commission should allow the COA applicants to move forward with their proposed projects and the Commission shall discuss the projects formally at the next Historic Preservation Commission meeting. Commissioner Peter Bunder agreed with President Kulseza's suggested action, as well as Commissioner Arnold Sweet.

Approval of Minutes

Arnold Sweet asked if there were any objections to July 12, 2016 minutes. Carlson stated that there needs to be an amendment to the July 12, 2016 minutes as the date is wrong. Commissioner Susan Curtis moved to approve the minutes from July 12, 2016 on the condition that the date be changed. Commissioner Bunder seconded. Commission members approved unanimously.

Commissioner Sweet asked if there were any objections to the August 2, 2016 COA minutes. Commissioner Bunder mentioned a misspelling within the COA minutes. The Commission approved the August 2, 2016 Minutes on the condition that the misspelling be corrected. The Commission approved unanimously.

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* Commission Advisor, Non-Voting.
** Commission Staff, Non-Voting

509 Dodge Street

Commissioner Bunder spoke about the property. He mentioned Jim Sondgeroth's words on the property which expressed approval for this COA. Commissioner Sweet agreed that the COA should be approved. Commissioner Bunder moved to approve the COA. Commissioner Britton seconded. The COA for 509 Dodge Street was approved unanimously.

249 Lincoln Street

Commissioner Bunder spoke about the property. He stated he was not sure if a COA was needed, except that you can see this project from a public park nearby. Commissioner Britton stated that as a frequent attendee to the park near this property, she is not affected by this project. Commissioner Bunder explained that in these instances, the city official assigned to the Commission, now Director of Development Carlson, can review these situations and advice if the project would need to go before the Historic Preservation Commission. He continued by stating he approves of this project. Kurt Wahl asked if this project is only the steps and the trellis, which Commissioner Bunder and Carlson confirmed. Bunder followed up with this history of the property and moved to approve the COA for 249 Lincoln Street. Commissioner Curtis seconded. The Commission approved the COA unanimously.

Carlson asked, before the Commission moved on to the next agenda item, if projects such as 249 Lincoln Street comes to the Department of Development's office, should he approve the project instead of the project coming to the Commission. Commissioner Bunder stated that he would like for Carlson to approve those types of projects and referred to the Resolution. Wahl commented if there is any historic fabric, the Commission should revise the project. Commissioner Curtis stated that if property owners wants advice on these types of projects, the Commission would be a great resource. Carlson summarized how he will upon projects moving forward with the approval of the Commission.

405 N. River Road

Commissioner Sweet asked if there were any comments on this property. Commissioner Bunder stated that images were presented, but there was not a COA application submitted. Commissioner Curtis asked if there is any one available to speak about the property. Shelly Gridstock from GJ Gardner Homes approached the Commission. She spoke about the interest to receive a pre-approved plan of action for this property, rather than submit a design and risk the COA being denied. She further explained that there is an old home and the interest to build onto or rebuild a new structure on the property. The property owner would like to keep the current building as it has sentimental value. She also stated that there are images of the old home on the property. She spoke further on ideas the company had on the project.

Commissioner Curtis commented that at the last Historic Preservation Commission meeting, the Commission asked that the design of the addition needs to "speak the same language" which she further stated that the images provided shows that the proposed addition does just that. Shelly Gridstock asked if there needs to be a roof line structure adjoining the two structures. Commissioner Bunder and Commissioner Curtis stated that the Commission does not require it, but that is a better question for the

City's Engineer and if they require a roof line structure. Commissioner Bunder also spoke about the procedure moving forward. He also commented that there may be zoning issues and it is best to speak with the City Engineer on structure requirements in general, as those types of issues are not solved by the Historic Preservation Commission.

Commissioner Curtis spoke about the history of this type of structure and thanked the property owner for wanting to keep the home. She also commented that the image of the proposed style and the current structure echoes each other and the surrounding homes. Wahl commented on the property in general and suggested to pursue a second story to the home. Shelly Gridstock summarized Gardner Homes' plans moving forward.

Town Hall Notification Letter

Commissioner Sweet spoke about the letter. He spoke about wanting the letter to be addressed to 'Property Owner' instead of the owner's name. Carlson stated that he will look into this matter. Commissioner Sweet also asked how many letters were to be mailed out. Carlson answered just below 600. Commissioner Sweet also commented on sending this letter to other historic districts in West Lafayette. Carlson stated that the Ordinance the Commission wishes to inform the public about only affects the New Chauncey neighbor. He further spoke about his interest in hosting another Town Hall meetings to construction firms, architects and realtors to educate them on the Ordinance as well.

Commissioner Britton suggested posting the letter on the neighborhood's social media to invite other neighborhoods to the town hall meeting, without sending letter to property owners outside of the New Chauncey neighborhood. She also commented on the verbiage "...enhancing the quality of life" stating that she feels the Commission and the Ordinance does not affect the quality of life directly. Commissioners Curtis and Bunder disagreed. Commissioner Curtis followed her disagreement by stating she would be happy to alter the letter, but she feels the Commission and the Ordinance does speak to the quality of life in the historic neighborhood.

Commissioner Sweet spoke about the brochure Commissioner Curtis developed and expressed interest in sending the brochure out along with the letter notifying the property owners about the town hall. Commissioners Britton and Curtis stated that the deadline to send the letters to the community is approaching quickly. Carlson stated that August may be too early for the town hall and may need to be postponed. Wahl stated that according to the City's attorney, Phase II of the Ordinance does not take effect until September 30th. Commissioner Curtis agreed. Carlson requested if the Commission would postpone the town hall to September. Commissioner Curtis suggested September 12th would be a better time to hold the town hall. Carlson agreed that would be a better time to speak with the mailing service and pursue what the costs would be to add other items along with the letter notifying the community about the town hall meeting. Commissioner Curtis spoke further about the letter in terms of word choices and suggested an alternative for the Commissioner Britton's concern with "...enhancing the quality of life". Commissioner Bunder spoke about Commissioner Curtis' version of the letter in terms of the tone the letter holds. He also asked if there is a map or brochure will be sent out with the letter. Commissioner Sweet suggested sending a brochure with the letter. Commissioner Curtis asked if President Kulesza would edit the letter one more.

Carlson spoke about an interest in holding another town hall meeting with contractors, architects and realtors, so the Historic Preservation Commission can better work with contractors and property owners when future projects arise. Commissioners Curtis and Bunder agreed that a separate meeting would be

better. Commissioner Bunder spoke about city of Lafayette and their historic preservation entity in terms of how they have operated with contractors in the past.

Staff Update

Dale Dixon spoke about a new inquiry for a potential COA where a garage will be torn down and rebuilt. He mentioned it was early in the process, but he wanted to inform the Commission before the COA is submitted.

Carlson spoke about the transition from Dixon handling inquiries and potential COA applications to himself. Carlson and the Commission thanked Dixon for his role in the in the Historic Preservation Commission for the past few months.

Public Comment

Gary Schroeder approached the Commission. He presented a letter was addressed to the President of the Commission in regards to Mr. Schroeder's COA which was denied. The letter stated that per the ordinance, once a COA has been denied by the full Commission, a letter explaining the reasoning behind the denial must be sent within 30 (thirty) days. The letter indicated that a letter has not been sent. Mr. Schroeder read the letter out-loud to the Commission and Commissioner Bunder stated that the letter will be given to the President of the Commission for him to respond.

Commissioner Sweet spoke about Document 13-09, which focuses on New Chauncey and his interest in the Ordinance would also cover Happy Hollow neighborhood. Commissioner Bunder spoke about the original idea that other historic neighborhoods would fall under the Ordinance in the future. He continued by stating that neighborhoods could ask their district city council member with the interest for their neighborhood to be added to the Ordinance. Wahl spoke about a short application that would have to be filled out.

Commissioner Sweet entertained the motion to adjourn. Commissioner Bunder moved to adjourn and Commissioner Britton seconded.

Meeting was adjourned at 7:02 pm.

Kelly Busch, Secretary