

Minutes
West Lafayette Historic Preservation Commission
Morton Community Center
222 N. Chauncey Avenue
West Lafayette, IN 47906
September 19, 2016

The meeting was called to order at 6:00 pm by President Chris Kulesza, who presided.

Present: Colby Bartlett, Peter Bunder, Kelly Busch, Susan Curtis, Shelley Lowenberg-DeBoer, Linda Martin, Arnold Sweet, Kurt Wahl*, Erik Carlson**

Absent: Erin Britton

Approval of Minutes

President Kulesza entertained a motion to approve the August 9th minutes. Commissioner Kelly Busch moved to approve the meeting minutes. Commissioner Susan Cutis seconded. The August 9th minutes were approved unanimously.

Kulesza entertained a motion to approve the September 13th COA minutes. Commissioner mentioned a misspelling of his last name. The minutes were approved by unanimously with the spelling correction.

Kulesza amended the meeting agenda. He added the Introduction of the New Commissioner and Commission Elections the evening's agenda by unanimous consent.

Introduction of New Commissioner

Commissioner Colby Bartlett introduced himself and spoke about his background. He stated that he is a resident of West Lafayette and spoke about his family's history to the city and Purdue University. Bartlett graduated from Purdue University in Archeology and Anthropology. Bartlett continued with his career background, working in academics and the private industry. He has also served as President on the Tippecanoe County Historical Association, currently Vice-President, and the Executive Director of the 1852 Foundation.

545 Hayes Street

Erik Carlson spoke about the property. The property owner wants to demolish and rebuild a garage on the site. Carlson explained the COA and the proposed materials that would be used in the reconstruction of the garage. Commissioner Busch asked if Purdue Research Foundation (PRF) is doing the work. Grant Giese approached the Commission to speak about the property. He explained PRF's role with the property and the collaborative project with Whirlpool and the School of Mechanical Engineering for

studying energy efficient changes to a home. Commissioner Busch questioned if the changes to the garage will be part of the study or just compatible with the existing home. Giese explained that it will be just to mate the existing home on the property. Giese spoke further about the collaborate project. Commissioner Bartlett asked if the garage was contributing or non-contributing, which Kurt Wahl stated it was not. Commissioner Bartlett asked if the house was contributing, which Wahl replied it was also was non-contributing. Commissioner Bartlett asked if there was a compelling reason for the roof of the garage to be metal. Commissioner Susan Lowenberg-DeBoer stated that in Iowa, almost all historic homes are having metal roofs installed as the philosophy for the preserving historic homes in a sustainable way. Commissioner Lowenberg-DeBoer asked if the roof of the garage will be metal or solar. Giese stated that it will be both. Commissioner Bartlett spoke about the fine line of similar materials used when the garage was built and use of technology that may or will be outdated in the future. President Kulesza agreed, but stated that in this case, there was some much work done to the house already, this is different. Commissioner Busch agreed.

Commissioner Bunder asked if the powerlines do impede the roof to be built up. Wahl said he has not been back to the property to see. Commissioner Linda Martin asked what that statement meant. Giese explained the comment and the reason why they used the particular roof style.

Commissioner Bunder spoke about Wang Hall and the agreement between PRF and the Historic Preservation made about keeping two homes behind Wang Hall for a transition zone into the neighborhood.

Giese spoke about the collaborative project, the property's role in the investment with Purdue students, and the strong interest for the garage to match the home on the property.

President Kulesza moved the COA to a vote:

Yes-Bartlett, Bunder, Busch, Curtis, Lowneberg-DeBorer, Kulesza, Martin, Sweet

No-

The COA for 545 Hayes Street was approved unanimously as submitted.

Discussion of Town Hall Meeting

President Kulesza spoke about the town hall meeting, stated that over 30 people attended. Commissioner Busch spoke about the misunderstanding on the COA for 306 E. Stadium. Carlson also spoke about the COA for 306 E. Stadium and how apologetic he is for how the COA was mishandled by the City and the Commission. Carlson and Building Commissioner Chad Spitznagle visited the property. Spitznagle was ok with how the structure was built and Carlson apologized for how the COA was handled.

Commissioner Susan spoke about her take-away from the town hall and a few challenges the Commission faces. One of the challenges is that some changes to historic structures that needs HPC approval does not need a building permit, and she is not sure about the mechanism to catch these changes that do not need building permits. Carlson spoke about this issue and read an email from a property owner who had a question concerning what needs to be provided when coming in front of the Commission. He spoke about his research on materials, with their descriptions, that are available at common stores in the area. Carlson asked what the Commission would want to see for easy passing. Commission Bunder and Kurt Wahl both stated as long as the documentation that the applicant provides explain the project clearly, that would be efficient. Commissioner Curtis spoke about the information that is available online today, which explains

the size, type of materials these produces are made of, and the pricing which seems adequate to her. Commissioner Busch spoke about needing to be rational with each case that is brought in front of the Commission. Wahl explained that what is important, windows as an example, would be less on the materials and more about the dimensions or style. This is why documentation that is needed is case-by-case. Carlson spoke about the need to be clearer of what is needed for COA's in the future. Carlson spoke about administrative approvals, for COA's that do not need to be brought in front of the Commission and used a recent example. Commissioner Curtis spoke about the main point she made earlier, what should be done for projects that need to come before the Commission that do not need permits. She continued saying that the Commission discourages neighbors from spying on one another. Wahl spoke about Lafayette's Historic Preservation Commission handles this issue, explaining that the City of Lafayette's Engineering Department does patrol neighborhoods for any projects that does not have proper permitting and has caught projects that has not gone through Lafayette's HPC. If need be, Lafayette's HPC can order demolition of the project so the property complies with the Ordinance of Lafayette.

Commissioner Martin spoke about how the website needs to be clearer and how the Commission relies on the home owners to voluntarily comply with the Ordinance. Commissioner Bartlett suggested sending a letter to the homeowners on where they can find information. Carlson explained a recent mailing to the neighborhood and a mishap with the mailing vendor. President Kulesza said there should be a welcome packet to any new property owner as a way to get information out about the Commission and the Ordinance. Commissioners Curtis suggested if the Commission can work with City departments that issue first billings to new property owners, perhaps they could send information about the Commission and Ordinance. Carlson mentioned wanting realtors to inform new buyers. Commissioner Bartlett commented on that point by saying that there is a misconception with historic districts and that would be a difficult challenge. Commissioner Busch suggested better signage to inform home owners that they are in an historical district.

At 6:53pm Commissioner Bunder left the HPC meeting.

Carlson spoke about posting COA examples on the website so others can see what has been approved and what documentation was provided. Commissioner Busch asked if a structure is non-contributing, does the property owner need to come before the Commission. Wahl stated that is a tough question to answer. Commissioner Bartlett said that he feels they should not and those types of projects can be approved by administrative action. Commissioner Lowenberg-DeBoer explained that the Ordinance states that the Commission inspects the property to see if a building is contributing and non-contributing. Commissioner Busch stated that is true and if there is no one going to see if the structure is contributing or non-contributing, Commission can use the Interim 1990 report on contributing buildings in the historic district.

The Commission went through several hypotheticals on if projects would or should go through the HPC. President Kulesza restated the plan of action for getting information about the Commission and revamping the current COA application. President Kulesza spoke about updating the Interim 1990 contributing and non-contributing structures and requested for more information to be gathered about the matter.

Carlson question what the protocols are for the City after a COA is approved or denied. President Kulesza stated that all COA's should be kept in a file and if denied, a letter needs to be sent to explain why their COA was denied. Carlson spoke about a particular case of Mr. Schroeder not receiving a letter promptly, Mr. Schroeder has been very understanding and cooperative. President Kulesza echoed Carlson's comments.

Commission Elections

President Kulesza reiterated the nominations from last meeting for President, Vice-President, and Secretary for the next year. The votes for Chris Kulesza as President, Arnold Sweet as Vice-President, and Kelly Busch as Secretary were unanimous.

Staff Update

There were no new staff updates.

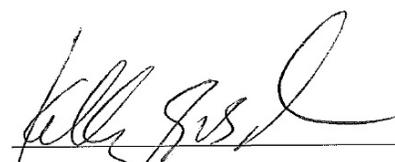
Public Comment

There were no public comment.

Commissioner Sweet spoke about Happy Hollow neighborhood receiving a certificate for being a historic neighborhood. Kulesza spoke about terms that would be expiring in January and updated the Commission on what is to come. Commissioner Bartlett spoke about having active social media for the historic district.

President Kulesza entertained the motion to adjourn. Commissioner Bartlett moved to adjourn and Commissioner Martin seconded.

Meeting was adjourned at 7:35 pm.



Kelly Busch, Secretary