

**HISTORICAL & CULTURAL
PRESERVATION COMMISSION MINUTES
September 17, 2007**

MEMEBERS PRESENT: Milt Otto, Carolyn Dunteman, Stan Guilkey, Joseph Newman, P. Ernie DeOllos and Jesse Wilkerson

MEMBERS ABSENT: Josh Stafford

OTHERS PRESENT: Lori Sylvester, Long Range Planner; and Amber Lewis, Commission Secretary and Bill Kreager, Attorney.

ROLL CALL AND DECLARATION OF QUORUM

The Historical and Cultural Preservation Commission was called to order by President Mr. Guilkey at 4:33 p.m.

Ms. Lewis took roll call and declared a quorum with six (6) members present.

MINUTES

Ms. Dunteman stated that she wanted to make a correction regarding the 220 West 13th Street where it referred to ADA and stated that it should have been AD & A. Mr. DeOllos motioned to approve the June 18, 2007 minutes. Mr. Newman seconded the motion. Motion unanimously passed, 6 yes and 0 no.

OLD BUSINESS

Ms. Sylvester stated that she wanted to move 304 West 13th Street to the top of the agenda since Mr. Widing was present to discuss it.

304 WEST 13TH STREET

Mr. Widing stated that the tree has been removed and that the owner Mr. Seyfert does not have the money to make the repairs. Mr. Widing stated that the house has been removed off its foundation from when the tree fell on it and also for how long the tree laid on the structure. The structure was opened up to the elements due to the tree laying on the structure for approximately 14 months and that two of the walls have water damaged. Mr. Widing stated that there was severe damage to the structure and that Mr. Seyfert has had four (4) contractors look at the house and that he can not afford the repairs. Mr. Widing stated that he would be issuing a demolition order and more than likely Mr. Seyfert will not be able to afford the demolition and if that happens then he will take down the house if the commission allows that and then a lien will be placed on the property for the amount of demolition. Ms Dunteman questioned if Mr. Widing would come before the board for permission. Mr. Widing stated that when he was ready to issue the order then he would bring it in front of the commission for permission. Mr. Widing stated that the lowest bid that Mr. Seyfert received was for \$130,000 to repair the house.

Mr. DeOllos stated that was more than the house is worth. Mr. Guilkey questioned if this is a public safety concern at this time. Mr. Widing stated that the house is buttoned up and has been tarped. Mr. Widing stated that if he could digress that he was also going to go after the house that is across the street. Ms. Dunteman questioned about the house across the street if that was a safety issue or not. Mr. Widing stated that it was a safety issue. Mr. Newman questioned if Mr. Widing could give an estimated number as to how many unsafe structures are in the community. Mr. Widing stated that there are numerous. Mr. Newman asked if it was between 350 to 400. Mr. Widing stated that there is some where around that numbered. Ms. Dunteman stated that her concern about the house across the street that there are people living in it and that is pretty scary and that she would like to see the house vacated.

WALKING TOUR BROCHURE

Ms. Sylvester stated the she has not received the West 8th Street brochure back yet with the correction. She stated that there was some confusion as to who was going to the printing. She stated that they thought Ball State was going to do the photography, making the brochure, information and printing but that Ball State did not have that understanding. Ms. Sylvester stated that Janay was able to move some money around and that they will have \$3,000 to print with and that will cover all three (3) brochures. Ms. Sylvester stated that in regard to the west central that she still had three (3) pictures left to take before she presents to the commission for approval. Also she stated that the downtown pictures that were sent were not of a high enough resolution and needs to be retaken and sent back to them.

BILL TAYLOR, 412 WEST 11TH STREET, PERGOLA RE-INSTALLATION

Ms. Sylvester stated that the pergola has been replaced and that it was the best job that she had seen. She stated that the commission members she drive by and take a look at it.

220 WEST 13TH STREET

Ms. Sylvester stated that basically between Community Development and Landmark that they are not ready yet and that we will revisit it once it is ready.

NEW BUSINESS

PETITION #3-07 320 WEST 9TH STREET, RESTORATION, OWNER: LUCY HANDFIELD, APPLICANT: CHARLES PETRUNAK

Ms. Sylvester read the Staff report to the Commission Members. Ms. Sylvester stated that the petitioner would like to replace the wood windows with vinyl do to more energy efficient. She stated that she did discuss with him the different options of wood windows and vinyl windows and that the petitioner will get up and discuss the prices that they have found. She stated that they would like to repair the existing porch and columns and that they would also like to remove a second chimney down to the roof level due to there is an

original chimney and they would like for that to stand out. She stated that they would like to obtain older photos of the house so that they can make repairs back as close to the original as possible. Ms. Sylvester stated that the only concern is the windows since the guidelines state that they need to be replaced or repair with wood windows. Charles Petrunak stated that original when they purchased the house they thought the repairs were just basically cosmetic but after they started with the interior remodel they realized that there was no insulation in the house and they are trying to take of that now. He stated that they are working on two rooms at time to bring them up to current standards and that they have currently put \$6,000 to \$7,000 in the renovations. Mr. Petrunak stated that the problem they are dealing with now is their Vectren bills. The first year is ran \$2,400 a month and that now they are on the budget and that Vectren had misquoted the budget amount and they owe more money which has depleted their savings. He stated that they are planning on replacing the existing furnace with a 94% efficient furnace and once that is done then they will no longer need the second chimney. Mr. Petrunak stated that they went for a reevaluation on the mortgage and that due to the numerous vacant homes by him that his house is worth \$15,000 less. Ms. Dunteman questioned if the petitioner had storm windows on the house. He stated that they due. Ms. Dunteman stated that she drove past the house and did not see any and that her point is that if they installed aluminum storm windows with the wood windows that they would have a better insulation. She also stated that aluminum storm windows would be cheaper that the vinyl windows. After much discussion, Jesse Wilkerson stated that he could not promise anything but that if the petitioners would give him the measurements for the windows then he could do some research for them to see what he could come up with for them. Mr. Motto made a motion to table petition #3-07 to the next meeting so that Mr. Wilkerson can do some research for the petitioners regarding the windows. Mr. DeOllos seconded the motion. Motioned passed unanimously 6 yes, 0 no.

MISCELLANEOUS

Ms. Sylvester stated that the members could review the list and that everything was self explanatory but if the commission members had any questions then she would be happy to answer them. She stated that this is so the members know what is going on in the neighborhood and that owners have spoken with her.

Ms. Dunteman stated that 220 West 13th Street has been put on hold due to the quotes came in to high but that they are moving across the street to 215 West 13th Street and that she will keep them informed about what is going on.

Mr. Wilkerson stated that Katie Goar's name is still on the agenda and wanted to have her name removed and replaced with Chad Pigg as director. Ms. Sylvester stated that she would get that taken care of.

Meeting was adjourned at 5:10 p.m.