

**Broad Ripple Conservation/ Preservation Discussion Group**

Minutes of meeting on April 30, 2008. 6:30 PM

Location: Old National Bank community room, Broad Ripple Branch on College Ave.  
Present: Jan Guttrey, Elizabeth Marshall, Chris Carlson, Sharon Freeland, Chad Lethig, J.R. Walsh, Jim Michelson, Linda Shikany, Sue Zilisch

**Group members:** (if you wish to be removed from the list, please contact Chris Carlson)

Chris Carlson	Ray Irvin
Bridget Carson	Carol Isaacson
Mark Demerly	Chad Lethig
Tom Evaniew	Lynn Levy
John Fager	Elizabeth Marshall
Bill Ferguson	James Michelson
Rhonda Finney	Linda Shikany
Sharon Freeland	Dan Wade
Tom Healy	Sue Zilisch

If there are others not listed above who should be part of this dialogue, please contact Chris Carlson to have those individuals added to the list. Please provide name, phone and email.

New group members (Chris will add their emails):

Jan Guttery  
Cindy Cunningham  
Diane Hitchcock  
Pat Price (no email given) 253-7569  
Karen Brogan  
Melissa Fisher (Cottage Home Conservation District)  
JR Walsh

The group agreed on April 16 that we need to involve Catherine Moore, our neighborhood liaison from the Mayor's office, as well as our City County Council Rep, Vaughan Ryan. If anyone has their emails, please forward to Chris.

**Discussion of house at 6471 N. Central (for sale by CJ Roberts)**

1. Sue Zilisch reported that William Barrett, the builder, owned the home off and on from 1913 until selling to the Robertses in 1958. Sue has a complete title history of the property.
2. Per Chad Lethig, CJ's potential buyer fell through and CJ will contact Chad regarding listing the property on the HLF website to help market to preservation-minded individuals. Chad will ask CJ for old photos which might reveal details of the original interior.
3. Although the house has undergone a lot of changes from the original, it is still a nomination possibility for the National Register of Historic Places. But that decision rests with Paul Deibold.
4. Jan Guttery suggested that we could form a limited liability corporation to purchase the house...a consortium of individual buyers.

### **Broad Ripple as a Conservation District**

1. This idea was revived as a viable way to protect Broad Ripple's charm and history, even though there was an unsuccessful attempt in 2003.
2. Chad L. suggested that a Conservation District designation under IHPC is our best chance, especially considering that at the last meeting, the group consensus was that we pursue whatever avenue offers the most protection and muscle for slowing the destruction of Broad Ripple's architectural charm. If we have the needed support, a CDistrict could be better protection than an overlay, comprehensive plan, Village District designation or any other course of action. Once you are half-way through the application process, there can be no demolition without approval. The parameters of a Conservation District are enforceable to a certain extent.
2. It was suggested that we need an attorney to join this group and the following names were brought forward:
  - Jim Holland, BRVA Land use committee
  - Misha (?? Not sure of spelling or if this is a first or last name)Who was going to contact these gentlemen?
3. We would need to define the geographic boundaries of what would be included in the Conservation District, and then we would need support of about 75% of property owners within those boundaries. IHPC would inventory the buildings within the designated area and rate them. It was pointed out that Oxbow is not considered to be within Broad Ripple's boundaries.
4. The group suggested the following proposed boundaries for the CDistrict:
  - a. White River to the north
  - b. College to the west (both the east and west sides of College)
  - c. Kessler Blvd to the south
  - d. Westfield Blvd. to the east (both the east and west sides of Westfield), and starting where the Monon intersects with Westfield it would include east to the Monon.
5. What went wrong last time? An objection to the 2003 effort was that there was too much dictation and control. Plus, Bill Wolf led a vocal and effective campaign against the efforts.
6. If we again attempt a CD designation, we would need to be very certain that this project would fly this time. We need a solid strategic plan to neutralize objections and win over those who may misunderstand what this is all about. Our plan would include encouraging those who desire a CDistrict to remonstrate in support as needed. We also need a strong knowledgeable leader who will head up this effort, and Mark Demerly was suggested since he worked on this before and knows the ropes. Much of the groundwork has already been laid. Linda Shikany will ask him.
7. A timetable was discussed, and it was suggested that we could have the paperwork started in 6 months, and we could be done by 2010.

### **Marketing**

It was agreed that we would need to reach out to property owners in a way that educates them about a CDistrict to allay their fears. Also, times have changed since the 2003 attempt, and

people are more aware of, and unhappy with, the escalating rate of unnecessary demolition. Pre-education will be critical to success.

Jim Michelson repeated his and John's offer of design and production (not postage) for a marketing piece. Possible components of that piece are:

- An 800 number to call in for more information
- A 4 x 6 postcard with a personalized URL
- 4 x 10 fliers on why a CDistrict should be supported

Such an effort can be done quickly. There are an estimated 3000 properties within the proposed area; BRAP could cover the postage. The piece could also enlist increased BRVA membership from residents, and any survey or request for approval would specify that, if a homeowner does NOT reply, by default that would indicate his or her support.

### **Financial Assistance**

It was suggested that GINI grants are more for distressed areas, and Broad Ripple really doesn't qualify on those grounds.

Jim Michelson has some ideas for a possible funding source to help with supporting our efforts. He promised more information later. As a 501(c)(3), BRAP would be able to accept charitable donations on our behalf.

### **Meet with the City**

Because Mark Demerly was unable to attend, there was no report on his plans to talk to Tom Healy as well as people at Historic Landmarks Foundation and Ball State about our plans and approach. He was also going to meet with city representatives (Maury Plambeck, Mike Peoni, David Baker), get their recommendations, help us articulate what to do and who to involve so that we can develop a proposed strategy which has the highest likelihood of success.

### **Open Position on the Zoning Appeals Board, City County Council**

Elizabeth Marshall had put forth the name of John Fager to fill this seat; John has already had a final interview to be on the Zoning Board.

### **Focus**

By consensus, the group agreed that our focus and purpose would be obtaining a Conservation District Designation for part of Broad Ripple. We would function under the auspices of BRAP (Broad Ripple Alliance for Progress).

### **Mission, Name, Tag Line**

Elizabeth Marshall and Tom Healy came up with the following mission statement. With a small amendment it was favorably received by the group:

Residents and business owners seeking to protect, enhance, conserve and enrich the unique character of the greater Broad Ripple Village area.

The need for a catchy tag-line or motto was also discussed. All were encouraged to also think of a name for our group.

### **Harmoni**

Sharon Freeland had called Kathy Shorter with Harmoni to request expansion of their boundaries to the north and east to include all of Broad Ripple. Harmoni's boundaries now include all of

Broad Ripple. They want to help small areas be part of this broader initiative. We will continue to work with them and keep each other apprised of our activities and progress.

### **What are others doing?**

Carol Isaacson (unable to attend) had investigated what some other areas such are doing with regard to initiatives similar to our efforts. She had forwarded information on several books which Sue Zilisch will review and purchase at a discount through the National Trust for Historic Preservation if they are deemed to be helpful to our efforts.

Carol also provided a link to an article regarding alternatives to teardowns:

[http://www.preservationnation.org/issues/teardowns/additional-resources/getting\\_started\\_with\\_advocacy\\_-\\_teardowns.pdf](http://www.preservationnation.org/issues/teardowns/additional-resources/getting_started_with_advocacy_-_teardowns.pdf)

### **Assignments**

<b><u>Person</u></b>	<b><u>Responsibility</u></b>
Chad Lethig	6471 on HLF I website
Chad Lethig	Get old photos from CJ
???	Contact an attorney to advise and assist
Mark Demerly	Talk to City reps & HLI re: recommendations & strategy
James Michelson and John Fagar	Design & produce education/promotion/survey piece
Linda Shikany	Talk to Mark Demerly

### **Next Meeting**

JR Walsh offered to host the next meeting (thanks, JR!)

Wednesday, May 14

6:30 PM

6535 Cornell -- the red caboos across from La Piedad

Agenda for next meeting could include :

More info regarding 6471 Central

Report on assignments outlined above

Confirmation of focus & scope, mission/vision statement

A name for this group (idea: BR Conservation Committee)

Please forward to Chris Carlson any additional agenda items.

### **Accuracy of these minutes**

If anything is incorrect or misleading, please notify Chris who will make corrections.

### **Miscellaneous**

I do not have Ray Irvin's email, nor am I certain that he wants to be included. If anyone knows him, please inquire.