

**Fletcher Place Neighborhood Association, Inc. (FPNA)**  
([www.fletcherplace.org](http://www.fletcherplace.org))

**Meeting Minutes**

**Tuesday, August 12th, 7:00 p.m.**

**Mission statement:** Preservation, restoration, renovation, revitalization and the promotion of the neighborhood as a community of the City of Indianapolis known as historic Fletcher Place, with the goal of creating a total urban community while maintaining a respect for the past.

**Boundaries:** The FPNA represents the area east of East Street, south of Lord Street, west of I-65/I-70 and north of I-70. This encompasses two historic districts, the Fletcher Place Historic District and the Holy Rosary Danish Church District.

**Meetings:** The meetings are every second Tuesday of the month at 7:00pm at 325 S College (College Place).

**Note:** These meeting minutes are for all FPNA members. If you know of other FPNA members not on the list, we would be happy to add them. For reading convenience, a Microsoft Word version of the minutes has been attached.

**Call to Order**

The meeting was called to order at 7:00 by Greg Townsend.

**Attendees:** Robb & Ginger Biddinger, Tonya Bullock, Doug Dilling, David Edy, Tiffany Ellefson, William Harmon, Keith Holdsworth, Bill Lovejoy, Jeff Miller, Rhonda Pepper, Deb Tate, Greg Townsend, Craig VonDeylen

**Guests:** Linton Calvert, Gabrielle Campo (Congressional District 7 Candidate), Sara Campo (Campo Campaign), Mallory Cowden (Urban Times), George Hanlin (Sullivan Campaign), Dennis Papenmeier (Mayor's Neighborhood Liaison), Mary Ann Sullivan (House District 97 Candidate)

**Last meeting's minutes:** Jeff Miller posted minutes online. No changes.

**IMPD Update:** No officer present.

**Special Presentations:** Mary Ann Sullivan (House District 97) and Gabrielle Campo (District 7) came to present their campaigns to the group and passed out literature. For more information, Gabrielle can be reached at [gabrielle.campo@campoforcongress.com](mailto:gabrielle.campo@campoforcongress.com) and Mary Ann can be reached at [www.maryannforhouse.com](http://www.maryannforhouse.com).

**Urban Times event:** Mallory Cowden came to present information on an exciting event. The event is celebrating all Urban Times neighborhoods with music and art on September 5<sup>th</sup>, 6 – 10. The celebration is being held at 16<sup>th</sup> and Delaware at the Harrison Center. They are hoping to have 1000 people. Most, if not all of the downtown associations will be there, displaying information about their neighborhoods, highlighting developments and sharing unique stories about their respective areas. We will have a Fletcher Place table, run by Doug Dilling. David and Keith brought him the poster boards we have used at our various history nights.

**COA/Code Compliance/Zoning**

As a neighborhood, we need to monitor things happening w/o a certificate of appropriateness (COA), which is required for most work done on the exterior of the home as well as some interior work. Also, we need to watch for health code issues on older / abandoned homes.

Update: Currently there are 2 open IHPC violations and 2 open code/zoning issues.

The following properties have open or proposed requests with the IHPC and/or zoning board:

**Villaggio Pool:** David Gilman came representing the Villaggio, which has petitioned for a use variance to build an outdoor inground pool where their old sales office building is on East Street. The building would be razed and brick walls along the street and wood fence along the alley would completely enclose the pool. The pool would be for the Villaggio residence under a 10-year lease. There would be no lifeguard. It would be managed by the tenants, once the building is turned over to them.

Mr. Gilman met with the Holy Rosary Land use Committee and Joe presented their position at the meeting, which was that the loss of a historic structure was disappointing, a pool was not an appropriate usage of the land, and this usage would not attract additional businesses or encourage commercial revitalization in the area. However, they were unsure on whether to fully oppose it and thus the recommendation was to take no position on the case.

At the neighborhood meeting we discussed first and foremost that all buildings in the HR/DC district can be legally torn down because the district has no conservation status to protect it. Jeff stressed that we need to pursue conservation status as quickly as possible or we will continue to lose historic structures and homes.

Regarding the pool itself, all agreed it wasn't what they would desire to see. We discussed that the alley is a mess and no matter what happens, it should be paved ("empire street"). We then discussed that if the pool were to be built, we would want several commitments. These included: no pool structures visible over the wall, some type of ornamentation along the brick wall so that it isn't solid brick along the whole wall, and something other than vinyl along the south wall, such as brick or masonry. It was decided that while we don't want a pool, if we could get commitments such as these, then it might be better to work with the petitioners on the project. A vote was taken to support the pool and Mr. Gilman would work with HR/DC district land use committee and the board to iron out the commitments and agree on the design of the wall before the regional center hearing.

The pool was approved by the zoning board. The next step will be for the Land Use Committee to review the plans before their submission to the Regional Center.

Update: The Holy Rosary/ Danish Church Land-Use Committee reviewed the plans submitted by Page Development / Villaggio Condominium Association relative to construction of the brick privacy wall along South East Street.

Using an e-poll, the Committee voted to accept the revised plans, as submitted on 7/27/08. In summary, the wall design will have accentuated columns, stone "post" caps, and a lighting plan that was discussed during the July 18<sup>th</sup> land use meeting. Further, the plans call for a 10' "wrap" of masonry materials (either brick or cut-block) along the South property line from East Street.

Therefore, the land use committee is recommending that the Fletcher Place Neighborhood Association support the amended design as submitted on 7/27/08. A vote was taken and the neighborhood was in support of the plans as presented.

**Dugout:** David Kingen came representing Tom Ford, the owner of 621-635 Virginia Avenue (aka the Dugout). Mr. Ford asked to get the necessary approval for the outdoor cafe which has been in operation at the Dugout for a few years and was told that he is zoned I-3-U (Industrial). They are therefore on a fast track to get a rezoning on file in order that he might open the outdoor cafe soon.

The request is CBD-2 and the commitments being proposed are: Petitioner commits to restrict the use of the

property to C-3-C, C-3, C-2 and C-1 uses for the property with the following further exclusions:

1. Oil Lube facility
2. Blood donor station
3. Check Cashing facility
4. Drug addiction counseling office
5. Emergency Shelter
6. Outdoor advertising signs
7. Tattoo parlor

He met with the Holy Rosary Land use Committee and Joe presented their recommendation at the meeting which was to support the rezoning.

The discussion during the neighborhood meeting immediately turned to the CBD-2 zoning request and the fact that the board had voted to stop supporting the further intrusion of this undesirable zoning. Our neighborhood is not part of the Central Business District and the zoning has several negative traits: undesirable usages, no height restriction (as was seen with the Villaggio) and very limited parking requirements. In particular, it was asked whether the Dugout had a parking plan, because we would not be supportive of making it official that the Dugout has limited parking. Additionally, 632 Stevens Street was included in the rezoning and this is right across from residences. Before that property could be rezoned, we would want to know the plans for it. Lastly, it was cautioned that when the Cultural Trail comes through, it may make the outdoor dining impossible at that point.

A vote was taken to stand against the proposed zoning and that instead a parking plan needed to be provided. At that time, we could look at whether getting rezoned to an appropriate C-3-C, C-3 or C-2 would make more sense. David Kingen will get back with the board once more discussion has happened with the Dugout.

The zoning request was sent out and the hearing was set for July 24<sup>th</sup>. The request sent out was not much different than what was discussed at the last meeting. No height limitation had been set, even though it was requested at the last meeting. Because the date of the hearing was before our next neighborhood meeting a vote was taken to ask for a continuance so that the case could be discussed further.

Update: The neighborhood asked for an automatic continuance of the case. The Holy Rosary/Danish Church Land-Use Committee, using a "e-poll" voted to accept the revised Development Statement for 621 Virginia Ave dated 7/24/08.

This proposal includes many of the adjustments recommended by the committee. The Use of the Tavern (the Dugout Grill), the existing setback, height restrictions, parking availability, signs placement and landscaping area all acceptable.

The committee had asked for a 24 patrons outdoor seating, but if 30 can be accommodated within the designated area, that too, is acceptable. They are also recommending that the landscape plan, at the "point" of Stevens St and Virginia Ave be carefully studied, to coordinate with the Cultural Trail plans.

One comment the committee wanted to add for the record: the Land-Use Committee would oppose the separate petition to support a variance for off-street parking on 632 Stevens. They would hope that this lot remains residential use. It is their opinion that the paving of the lot (as would be required) and noise of additional vehicular traffic, particularly in evenings, would be injurious to the adjacent properties.

Therefore, the committee recommended that the Fletcher Place Neighborhood Association support this amended petition. A vote was taken and the neighborhood was in support of the amended petition.

**460 Virginia Ave:** This is a request to do a facade grant on Shirley Engraving. IHPC Staff approval is all that would be necessary because it is to be built back to its original look. They need to decide the colors and have samples to get final approval. A couple of items to decide upon are signage, in removing the awning, and putting a painted sign on glass as it originally was will require the removal of the tree. The petitioner is

willing to add shrubs or some kind of planting that will not block the building but will landscape the front area.

The grant will be applied for by DJ, the owner, Linton Calvert will be the Contractor, and SEND will facilitate the Façade Grant, which is a matching grant. Over \$40,000 will be spent on this building if it is approved.

The Land Use Committee met to discuss this petition and recommended approval of the overall request, but advised for a stipulation that any trees removed must be replaced with appropriate replacement trees. The committee's understanding is the IHPC staff is in agreement with this position.

At the association meeting there was discussion by Linton and the membership regarding the tree replacement. Linton felt that a tree should not be replaced because it will block the building but the majority in attendance felt that if an appropriate tree were planted in a strategic location, it would work out okay. A vote was taken and the neighborhood was in support of the land use committee's recommendation.

### **Committee Reports**

**Finance:** The neighborhood funds are raised through such events as the Home Tour, FPNA membership dues, and the Plant Sale. The funds are used for neighborhood expenses and improvements like the annual tree planting, the neighborhood Fletcher Place signs (including the wooden sign at Fletcher and Pine) and events such as the picnic. FPNA uses money from city grants to fund these items as well.

Update: The ending account balance is \$10,520.62. This included a check for \$350 from the Fab Friday event. It was mentioned that we are hoping to use this amount for something special.

**Newspaper:** The Parchment is a bi-monthly paper that comes out six times a year. We are always looking for stories for the Parchment, so please feel free to submit them to Kathy McKimmie ([kmckimmie@sbcglobal.net](mailto:kmckimmie@sbcglobal.net)). Ads are \$5/column inch for a one-time ad and \$3/column inch if you run the same ad six times. If you patronize one of the people who advertise in The Parchment, please let them know where you saw their ad.

Update: Articles are due by August 18<sup>th</sup> for the September/October issue. Two landmarks guided walks are planned Sep 27 and Oct 11<sup>th</sup>.

By now everyone has probably seen our entry into the Urban Times. We are all very excited about this and it is being done with no impact to the running of the Parchment. Doug and Jeff are the Urban Times contacts, in case any has ideas for a future article. The articles are able to be outward reaching due to the fact that we have the Parchment which serves perfectly as our inward reaching news source.

**Membership:** To become an FPNA member, it costs \$5/year for individuals and \$20 for businesses. There is a discounted price for joining after June.

Update: We currently have had 8 new residents and 1 business for 132 total.

**FP Land Use:** This Land Use Committee represents the Fletcher Place Historic District and meets upon request.

Update: All updates were given earlier under the Zoning report.

**HR/DC Land Use Committee:** This Land Use Committee represents the Holy Rosary Danish Church Historic District and anyone is welcome to attend. Meetings occur on the last Wednesday of the month at 6:00 pm. The location is rotating, so please contact Joe Giacoletti for the location on a given month.

Update: All updates were given earlier under the Zoning report.

**Marketing:** This committee's purpose is to increase the profile of FP in the Indy community. They are looking at a marketing plan.

Update: The Indiana Business College, which is helping us with our marketing efforts, planned a "Fab" Friday in Fletcher Place. It was on Friday, July the 11<sup>th</sup> from 6 – 8 pm at 501 Virginia (the Impact Group). There was food, drinks, a silent auction, raffle, and all proceeds went to the neighborhood, which was \$350 as mentioned under finance.

On behalf of the Fletcher Place Neighborhood Association, we extend a huge THANK YOU to Natalie Harris and the other Indiana Business College staff, and IBC's students for their interest in our neighborhood and the extra efforts they've taken to design and execute a wonderful fundraiser for our neighborhood. The Indiana Business College was very generous to the neighborhood in proposing, promoting, and implementing this successful event.

The Economic Development Committee discussed getting a complete business listing together because this will help our merchants begin working as a cohesive unit together. We are also working with SEND to discuss how they are marketing their businesses which are for sale.

**Infrastructure:** This committee will work with the FPNA and city govt to improve sidewalks, lighting, traffic signage, alleys, safety, etc.

Update: Robb reported on several ongoing efforts. He removed illegal signs around the neighborhood. The illegal park bench in front of Dunaways is being looked at. The area on the interstate exit onto Fletcher Ave is being cleaned and the cones removed. Rick and Robb evaluated all of the streets and curbs in the neighborhood using SEND's assessment tool. Overall assessment of the area was that while we do have some bad roads (Noble and Greer in particular), much of the area is simply bad grass and weed maintenance. Limestone curbs which are deteriorating can be replaced with limestone from the IHPC. He is still working on wifi, but it is moving slowly.

**Gateways:** This committee's purpose is to create gateways to frame the neighborhood, define FP boundaries, serve as a welcoming gateway, and determine internal and external identity.

Update: No update.

**Social Committee:** This committee is tasked with coming up with and implementing ideas that would bring the neighborhood together to have fun events with the goal of promoting one big neighborhood.

Update: Sep 6<sup>th</sup> and 13<sup>th</sup> are the dates for the yard sale and picnic events. Look for more info coming soon.

**Cultural Trail:** This committee has the goals of helping bring the leg of the Trail that will be coming through Fletcher Place to life.

Update: Bill shared that the Cultural Trail has moved up the schedule for our leg to spring of 2009, which is very exciting. Jeff shared the art work designs being discussed for the area, which are very early in the planning stages but will perhaps be a bus stop that incorporates poetry into it. They are looking for local poetry and it was suggested that we consider literary works such as the Calvin Fletcher diaries.

**Garden Club:** The Garden Club committee goals are to build community / connections among neighbors, beautify the neighborhood and education / information sharing in all things green.

Update: The garden tour led by Meg at the IHPC around the historic gardens was very successful with at least 30 attendees. They talked about what Victorian plantings would have been like and also discussed the current gardens of several residents, as well as unique architectural features.

We've planted over 300 trees throughout the years. We normally do a fall tree planting of around 30 trees. We are considering late October or early November. Keith is willing to help head it up but is looking for

anyone interested in helping. Please email him at [davidkeith89@sbcglobal.net](mailto:davidkeith89@sbcglobal.net) if interested.

### **Old Business**

All old business was covered under the appropriate committee report.

### **New Business**

**Fab For Less:** They are looking for volunteers to work event weekend at Fab For Less 2008, being held in Bates Hendricks on the 1400-1500 blocks of New Jersey Street. The open shifts they have are for House Guides, Ticket Takers and Ticket Sales on Sun. 8/24 from 3-5. If anyone is able to help out, let Jeff know.

Even if you aren't able to volunteer, please consider attending this popular event! Tickets are available at the door and the event schedule is 10-5 on both Sat. 8/23 & Sun. 8/24. For more information on the event feel free to contact SEND or visit the web site [www.fabforless.org](http://www.fabforless.org).

**KIB's new building:** Keep Indianapolis Beautiful has a new "green" building located on Fletcher Ave just out of the neighborhood boundaries (right next to the DQ) and they would be willing to host a meeting in the future. We all thought this was a great idea.

**Graffiti:** It was mentioned that the dumpster for the Lavon was hit by graffiti recently. It may or may not be just a tagger. However, it does need to be painted out ASAP. We have e-mailed our contact at Republic to see if they'll paint it out, but if not, it may be good to have some neighbors paint it out, just in case anyone is watching. If we ignore it, they'll keep at it. Robb volunteered to help if Republic doesn't address it.

We may want to keep an eye on the rest of the neighborhood and see if anything else has been hit and needs to be painted out. Fountain Square has been hit hard the past couple of weeks. The MAC is pretty quick to respond to occupied and City property, but abandoned property is sometimes neglected.

**New restaurants:** The Brass Ring is a new bar open in Fountain Square. Also Maria's pizza has opened and was highly recommended.

Meeting adjourned at 8:05.

### **Always On Tap**

- **MEMBERSHIP:** To become a FPNA member, it costs \$5/year for individuals and \$15/for businesses. Discounted price for joining after June. Contact David Edy (see below) or look for a form in an issue of the Parchment or on the website to join.
- **SIGNS:** Anyone can purchase a Fletcher Place sign to hang in their window. It is \$5 for FPNA members and \$10 for non-members. Contact David Edy to purchase one (contact info below).
- **DIRECTORIES:** Neighborhood directories are available from David Edy (contact info below) at the cost of \$1.50. Call for them at 638-6802.
- **MERCHANTS ASSOCIATION:** Because Fletcher Place does not yet have a formal Merchant's Association, we are encouraging local merchants to join the Fountain Square merchant's association. Fern Calvert is in charge of Fountain Square's Merchant's assn and can be reached at [Fern@FountainSquareIndy.com](mailto:Fern@FountainSquareIndy.com). Joe Giacoletti is our Fletcher Place liaison.

### **Miscellaneous**

- Heavy trash pick-up day is the 4th Thursday.

- As a neighborhood, we need to police things happening w/o a certificate of appropriateness.
- Please let us know if you are aware of any new members to the neighborhood, so we can give them a warm welcome.

### Key Contact Information

<i>Title</i>	<i>Name</i>	<i>Phone</i>	<i>E-mail</i>
<b>Fletcher Place Board</b>	Robb Biddinger	631-2775	<a href="mailto:biz-on-fletcher@sbcglobal.net">biz-on-fletcher@sbcglobal.net</a>
	Jennifer Cole	372-2450	<a href="mailto:jmwcole@yahoo.com">jmwcole@yahoo.com</a>
	Carl Davis	634-8253	<a href="mailto:cdavisjr06@sbcglobal.net">cdavisjr06@sbcglobal.net</a>
	Doug Dilling	965-1001	<a href="mailto:doug@dougdilling.com">doug@dougdilling.com</a>
	David Edy	638-6802	<a href="mailto:davidkeith89@sbcglobal.net">davidkeith89@sbcglobal.net</a>
	Bill Lovejoy	491-1985	<a href="mailto:blovejoy123@yahoo.com">blovejoy123@yahoo.com</a>
	Tiffany Ellefson	917-0153	<a href="mailto:tiffanyellefson@yahoo.com">tiffanyellefson@yahoo.com</a>
	Jeff Miller	917-0545	<a href="mailto:Jeff030167@indy.rr.com">Jeff030167@indy.rr.com</a>
	Greg Townsend	423-0581	<a href="mailto:iiiimpress@aol.com">iiiimpress@aol.com</a>
<b>IHPC Contact</b>	Meg Purnsley	327-4408	<a href="mailto:mpurnsle@indygov.org">mpurnsle@indygov.org</a>
<b>Community Prosecutor</b>	Jan Lesniak	327-6333	<a href="mailto:jlesniak@indygov.org">jlesniak@indygov.org</a>
<b>Paralegal</b>	Leah Spencer	327-6304	<a href="mailto:lspencer@indygov.org">lspencer@indygov.org</a>
<b>Health &amp; Hospital</b>	Juli Gonyou		<a href="mailto:jgonyou@hhcorp.org">jgonyou@hhcorp.org</a>
<b>Mosquito Control</b>		221-7440	
<b>Zoning inspector</b>	Lori Momberg	327-5818	<a href="mailto:lmomberg@indygov.org">lmomberg@indygov.org</a>
<b>Police Contacts</b>	Major Darryl Pierce	327-6500	<a href="mailto:P7078@indygov.org">P7078@indygov.org</a>
	Tony Brown	327-6515	<a href="mailto:B7086@indygov.org">B7086@indygov.org</a>
	Non-injury	327-3811	
<b>City County Councilor</b>	Dane Mahern	506-2707	<a href="mailto:dmmahern@hotmail.com">dmmahern@hotmail.com</a>
<b>Mayor's Neighborhood Liason</b>	Dennis Papenmeier	327-5595	<a href="mailto:dpapenme@indygov.org">dpapenme@indygov.org</a>
<b>Community Outreach</b>	Nicole Wilttrout	327-6397	<a href="mailto:nwilttrout@indygov.org">nwilttrout@indygov.org</a>
<b>Crime Watch</b>	Shirley Purvitis	327-3781	<a href="mailto:P1527@indygov.org">P1527@indygov.org</a>
	Tony Brown	327-6515	<a href="mailto:B7086@indygov.org">B7086@indygov.org</a>
<b>SEND</b>	Mark Stewart	634-5079 x16	<a href="mailto:mark@sendcdc.org">mark@sendcdc.org</a>
<b>Mayor's Action Center</b>		327-4MAC	
<b>Lilly Comm. Relations</b>	Jalana Eash		<a href="mailto:jceash@lilly.com">jceash@lilly.com</a>
<b>Community Development Law Center</b>	Bruce Kleinschmidt	921-8806	<a href="mailto:bklein@colap.org">bklein@colap.org</a>