

APPENDIX G

Consulting Parties

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2010 Proposed Historic District Demolitions

City of Muncie, Indiana

APPENDIX G: Consulting Parties

The following have been invited to be Consulting Parties to the Section 106 process:

Ms. Karie Brudis
Indiana Division of Historic Preservation
& Archaeology
402 W. Washington Street, Room W274
Indianapolis, IN 46204

Ms. Jaime Loichinger
Advisory Council on Historic Preservation
Office of Federal Agency Programs
Old Post Office Building
1100 Pennsylvania Avenue, NW, Suite 803
Washington, D. C. 20004

Mr. Wayne Goodman
Indiana Landmarks
Eastern Regional Office
P.O. Box 284
Cambridge City, IN 47327

Mr. Wade Jennings
Muncie Historic Preservation Commission
621 E. Charles St.
Muncie, IN 47305

Ms. Deb Malitz & Mr. Bruce Frankel
Emily Kimbrough Neighborhood
Development Committee
723 E. Main St.
Muncie, IN 47305

Ms. Annie Poole
East Central Neighborhood Association
222 N. Monroe St.
Muncie, IN 47305

Mr. Jim Lee
Delaware County Historical Society
120 E. Washington St.
Muncie, IN 47305

Mr. Stephan Howick
Old West End Neighborhood Association
410 W. Howard St.
Muncie, IN 47305

SECTION 106, NATIONAL HISTORIC PRESERVATION ACT
INVITATION TO CONSULTING PARTIES

The City of Muncie, Office of Community Development proposes to demolish 28 structures located in historic districts listed on the National Register of Historic Places. Demolition would use funds from the Department of Housing and Urban Development (HUD), Community development Block Grant and/or Neighborhood Stabilization Program. Each of the structures has been declared unsafe and ordered demolished by the City's Building Commissioner.

Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties. In accordance with 36 CFR 800.2(c), interested organizations and individuals are hereby invited to be consulting parties to participate in the Section 106 process. This process involves efforts to identify historic properties potentially affected by the undertaking, assess its effects, and seek ways to avoid, minimize or mitigate any adverse effects on historic properties.

The properties proposed for demolition are:

Emily Kimbrough Historic District	Old West End Historic District	Gilbert Historic District
212 N. Pershing Drive	1009 W. Charles St.	117 N. Jefferson St.
216 N. Pershing Drive	115 S. Council St.	206 E. North St.
222 N. Pershing Drive	439 S. Proud St.	210 E. North St.
603 E. Jackson St.	507 W. Main St.	303 E. North St.
703 E. Jackson St.	511 S. Council St.	306 E. Gilbert St.
821 E. Jackson St.	521 S. Council St.	322 E. Washington St.
823 E. Jackson St.	609 W. Main St.	323 E. North St.
901 E. Adams St.	611 W. Main St.	415 N. Madison
907 E. Jackson St.	615 W. Main St.	
	622 W. Howard St.	
	921 W. Charles St.	

The City has made a determination that this undertaking will have an "Adverse Effect on Historic Properties." A meeting of all consulting parties has been scheduled for 4:30 p.m. on Monday, August 9, Engineer's Conference Room, City Hall. Persons or organizations wishing to be consulting parties or who want further information should contact Bill Morgan, Historic Preservation Officer, City of Muncie, 300 N. High St., Muncie, Indiana 47305 or (765)747-4825 or bmorgan@cityofmuncie.com by Monday, August 2, 2010

S5682355

Section 106 Consulting Party Meeting
Proposed 2010 Historic District Demolitions
August 9, 2010, 4:30 p.m., Engineer's Conference Room, City Hall

Attendees:

Bill Morgan, Historic Preservation Officer, City of Muncie.

Heather Williams, Assistant Administrator of the Unsafe Building Hearing Authority (UBHA), City of Muncie.

Tom Parkison, Construction Specialist, Office of Community Development, City of Muncie; Property Owner, Goldsmith Gilbert Historic District

Wayne Goodman, Director, Eastern Region, Indiana Landmarks

Mike Mavis, Board Member, Emily Kimbrough Neighborhood Development Committee (EKNDK); past member, Muncie Historic Preservation and Rehabilitation Commission (MHPRC); Board Member, Delaware County Historical Society; Homeowner, Emily Kimbrough Historic District.

Frank Meeker, Board Member, EKNDK; past member, MHPRC; Homeowner, Emily Kimbrough Historic District.

Annie Poole, President, East Central Neighborhood Association (ECNA); Homeowner, Emily Kimbrough Historic District.

Bob Ball, Pastor, Blood 'N' Fire; past board member, EKNDK; Homeowner, Emily Kimbrough Historic District.

Stacy Ball, Blood 'N' Fire; past board member, EKNDK; Homeowner, Emily Kimbrough Historic District.

Summary of the meeting

Mr. Morgan began the meeting by briefly describing the Section 106 process and distributing a list of the properties proposed for demolition. He further described the City's process for condemnation and the procedures of the Unsafe Building Hearing Authority. He then projected slides of each of the properties, and the group discussed the properties in turn. The meeting continued for a little more than two hours, with diminishing participation after the first hour.

While the group lamented the condition and potential loss of all of these historic resources, there was general consensus that there was little hope of saving them. Given the community's current and expected housing market and the deterioration of the homes, it was agreed that none were economically viable without some type of significant subsidy. The group concurred with the City's argument that leaving these buildings standing to deteriorate further would have a negative impact on the surrounding properties and the respective historic districts.

Morgan advised that there are numerous other houses within the historic districts that are in peril. Many are vacant or in foreclosure, including 19 left by the demise of the East Central Reinvestment Corporation. Many of these are far better candidates for rehabilitation than those proposed for demolition, but remain vacant. Others are in the Unsafe Building system, but have not been targeted for demolition by the city.

Mr. Goodman commented in general that we need to preserve the best of our historic resources but cannot save them all. He noted that Indiana Landmarks was having trouble throughout the state with properties restored with their revolving loans and grants, but which were having to be sold at a great loss. This and the impact of the economy on the agency's donations and investments has hampered their efforts. He described a possible tactic through receivership to intervene on future properties, but suggested that none of the proposed demolition houses would be good candidates. He and Mr. Morgan have a meeting schedule to discuss the receivership idea with the Mayor.

Specific comments were made about various properties as follows:

Mr. Parkison, who owns several properties in the Gilbert District urged demolition of the Gilbert District properties and believes that the blighted homes are having a negative impact on the neighborhood and property values.

Mr. Goodman and Mr. Morgan commented on their efforts to assist the owner of the J. C. Johnson house. Despite funding of a feasibility study with a grant from Historic Landmarks Foundation and other efforts to advise the owner, the owner has not shared a viable plan for the building, and seems to lack the resources to save it. At an estimated cost of half a million dollars or more, the cost of rebuilding the house would far exceed its probable value after rehab.

Ms. Poole and Mr. and Mrs. Ball urged demolition of the Pershing Street houses, noting that 212 in particular was a drug house and that both had caused problems with feral cats, raccoons, and other animals. As President of ECNA, Ms. Poole noted that the neighborhood association board had voted to encourage demolition of these houses.

Despite the impact on his home at 828 E. Adams Street, Mr. Meeker was resigned to the loss of 821 and 823 E. Jackson Street. Removal of these houses would expose the rear of his home to the lights and noise from a convenience store on the north side of Jackson Street.

Mr. Mavis commented that he had personal knowledge of many of the houses. He advised the group that in addition to the general deterioration, 611 W. Main Street suffered from extensive termite damage. He noted that the Eat Central Reinvestment Corp. had owned 703 E. Jackson Street and 901 E. Adams, but had been unable to rehab them due to foundation problems and other serious deterioration. He further noted that 622 W. Howard St. was virtually gutted by his friend and former Preservation Commission member John Weinbarger, who restored several Old West End homes. Mr. Weinbarger died before completing this rehab, and location of the doors, woodwork, mantels, etc. from this house is unknown.

Morgan commented that efforts were still underway to save several of the buildings, but if those efforts did not bear fruit, demolition would proceed. In particular, 702 W. Main was still under a rehabilitation order, as was 115 S. Council, but the owners were not showing progress. The church which owns 115 S. Council had applied for HOME Investment Partnership funds, but their proposal showed no investment by the church and an unrealistic budget, so was not funded.

Morgan reported that a local contractor and developer had an interest in the 20th Century Flats building at 117 N. Jefferson, but would require a sizeable subsidy to be able to make the project work. Morgan continues to work with him and City officials to find such funding, but all agree that the building is unlikely to survive another winter in its present state.

Morgan further suggested that 609 W. Main Street and 901 East Adams were in relatively better shape than the rest of the homes, and might be candidates for Muncie's fledgling landbank. However, the landbank is just being established and may not be able to take on such risky properties.

Ms. Poole noted that an East Central resident might be interested in 703 E. Jackson St. to use as a flower shop, but did not know how serious he might be. (Mr. Morgan subsequently contacted this individual, who indicated he did not foresee having the resources for this project in the near future.) Mr. Morgan noted that this lot could provide suitable off-street parking for the Jackson Vine Apartments across the street, making rehab of that building more effective. The group agreed that with proper landscaping, this could have a positive effect on the neighborhood.

The group inquired of Mr. Morgan what would become of the lots following demolition. He advised that the only firm plans were to fill, grade, and seed the lots, but that it was the City's hope that the new landbank could take possession of them and provide better uses. He noted that none of these properties are presently owned by the City, so options at present are limited. If the landbank can acquire them, they could be deeded to neighbors in a side-lot program, developed as community gardens, or offered to developers or non-profits for appropriate infill housing.

The meeting continued until approximately 7:30 p.m. with dwindling participation. Morgan thanked the attendees for their input.

Email correspondence from Annie Poole, President of the East Central Neighborhood Association (ECNA)

From: Annie Poole [apoole@ruralinc.org]
Sent: Monday, April 06, 2009 2:47 PM
To: Gretchen Cheesman
Cc: hwilliams@cityofmuncie.com
Subject: . Pershing

Gretchen- The ECNA board met last Friday and unanimously voted for Unsafe Bldg to take down 212 N. Pershing. In fact, the board recommends that you knock the house down that sits north of 212 while you're there!!! Thanks.

Annie Poole

Senior Housing Developer

PathStone

2819 N. Oakwood

Muncie, IN

765-286-2162 Fax:765-286-2163

Email correspondence from Norma Lasley, Delaware County Historian and board member of the Delaware County Historical Society:

-----Original Message-----

From: Norma Lasley [mailto:njlasley@gmail.com]
Sent: Saturday, August 07, 2010 3:49 AM
To: Bill Morgan
Subject: Re: Historic Demolitions - Section 106 meeting

Yes, I do want to decline consulting party status on these projects.
Thanks, Norma

On 8/6/10, Bill Morgan <bmorgan@cityofmuncie.com> wrote:

Norma:

Thanks for the quick reply. Jim Lee and I have had a few conversations about funding for Moore Youse. I'm hoping I can help out at some point. To be formal, May I interpret your reply to mean that you will decline consulting party status for these demolition projects?

One of these days, I hope we get to meet in person...

Bill Morgan
Historic Preservation Officer
City of Muncie
Community Development Department
300 N. High St.
Muncie, IN 47305
765-747-4825 phone
765-747-4898 fax

2010 Proposed Historic District Demolitions

City of Muncie, Indiana

APPENDIX G: Consulting Parties

From: Frankel, Bruce W. [mailto:bfrankel@bsu.edu]

Sent: Sunday, August 08, 2010 8:13 PM

To: Bill Morgan; Wayne Goodman; 'Alison Quirk'; barbaraschafer700@comcast.net; Brandon Mundell; Spodek, Jonathan C.; 'Joshua Burton'; 'Ken Schuck'; Kws6868@aol.com; 'Shareen Wagley'; 'Wade Jennings'; 'William Noblitt'; Bob Ball; 'Deborah Malitz'; 'Frank Meeker'; 'Glenda Noblitt'; 'Mike Mavis'; 'Rick Russell'; Tracy Rabel; Jim Lee; Norma Lasley; Annie Poole; Coan, Paul S.

Cc: 'Connie Gregory'; 'Gretchen Cheesman'; 'Heather Williams'; 'Brudis, Karie'; 'Tom Parkison'

Subject: RE: Historic Demolitions - Section 106 meeting

Bill and Concerned Citizens:

Thank you for the invitation for Monday's meeting on the Section 106 review. Deborah and I are on vacation in the High Sierras [she plays in the music festival; I just play], and cannot be there, but we very much want to make a significant contribution. I am formulating a proposal that focuses on mitigation measures. Among the elements, I provide a brief outline:

1. Vermin eradication/ verification prior to demolition [this should be conducted presently]
2. Redevelopment of each vacant parcel into a series of public pocket parks and urban agrarian sites [community vegetable gardens]
3. The preponderance of labor to be contributed by the Landscape Architecture Department of BSU and local landscaping design firms, and related design, recreation, and environmental experts, as well as the neighbors of these sites
4. Materials [outdoor furniture, playground apparatus, vegetable seeds and seedlings, irrigation, etc.] could be also contributed by landscaping firms; also, it would be a far better use of the \$250,000 in NSP funds slated for re-appropriation [what a positive statement that would make]
5. Private firms would receive publicity, and we could stage a competition for best design and use of materials
6. Of course, the community gardens would be maintained by neighbors, and I might suggest such volunteerism for park maintenance
7. Most significantly is the opportunity for community organization and the greater deployment of citizen volunteers in community building

Deborah and I have experience in community gardens as well as community organizing, and we know of neighbors with useful experiences in the proposal above; I would use my best efforts in securing the expert services of faculty and students at my University.

As I have endeavored to make you more aware, demolition of once useful structures in our neighborhoods, represents the failure to adopt and implement a redevelopment/ reinvestment strategy. This is one proposal to turn a negative into a positive.

We wish you well in this reflective process of Section 106 review.

Cordially,



Bruce Frankel, PhD, AICP
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Muncie, IN 47306
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