

WHITESTOWN HISTORIC PRESERVATION COMMISSION

Wednesday, March 20, 2019
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075
Unofficial Meeting Minutes

ORIGINAL

A. OPENING THE MEETING

1. Call to Order

The meeting was called to order at 7:01PM. All WHPC members were in attendance: Susan Austin, Lindsay Nichols Adams, Jessica Averitt, Mike Hancock, and Mark Robinson. Also in attendance were Chris Hamm and Bryan Stumpf from HWC Engineering, Whitestown Town Manager Jason Lawson, Director of Planning Brittany Garriott, Attorney John Molitor, and residents Andy Lamaster, Brad Lewis, Cheryl Hancock, Curtis Shields, and Mary Wagner Shields. Town employee and resident Susan Weninger took the minutes.

2. Pledge of Allegiance

B. APPROVAL OF THE JANUARY 16, 2019 MINUTES

Mike Hancock moved to approve the minutes; second by Mark Robinson. Motion passed 5-0.

C. PUBLIC REQUEST TO SPEAK

Non-commission members in attendance were given the option to give a statement at this time or to ask questions and speak as the meeting progressed. They chose the latter.

D. UNFINISHED BUSINESS

1. Discuss Legacy Core Overlay District in the UDO with HWC and Town Planning Staff

Chris Hamm from HWC explained why it is important to create an "Overlay District" (OD) for the Legacy Core (LC) and to update our UDO and ordinances. The purpose of the OD is to retain history and create a unique central core (or heart of the community) that serves the residents who live there (or frequent that area) in a variety of ways, including being able to shop, eat, live, play and work. The OD helps to manage the development of the Core and provides criteria beyond those of the UDO that would be specific to the LC.

Brittany said that the OD would include standards for items such as lights, street signs, garages, setbacks, etc. Chris stated that the plan also needs to be flexible. For example, if we decided that we preferred rear-load garages, they might not be possible on some lots. Mike felt that the previous draft (Action Plan) from HWC offers a good starting point in setting the new standards. One of the residents asked about the Trailside development; if it would be subject to the new OD. Several people stated that until the OD is in place, any new development in the LC is not subject to any standards other than what is in the UDO. Susan Austin explained that Trailside is a good project, which offers a good product, and that the developer has been very accommodating to the requests of the town. Chris said that the LC area will most likely have housing developments around it, and those residents will want to be able to walk to the Core; an area that will be unique and have character, to shop, eat, enjoy green space, etc.

Chris said HWC wants to understand what we, as a community, want to see in our Legacy Core; what is highly desirable? Many topics were discussed: setbacks, garages, green space, parking, lighting, building height, B & B's and the accompanying safety issues, landscaping, buffering, businesses in

homes and if so, limitations to parking and/or number of customers at one time, mixed-use buildings, etc. Brittany said that Bed & Breakfast lodging is being addressed through the UDO. A consensus was reached on some topics: Mixed-use okay, buildings no higher than two stories on Main Street, "mom and pop" restaurants (no national chains), e-boom bikes good, the width of streets is an important factor in how tall buildings should be, want buffers between houses and roads, downlighting. Bryan said he is hearing that we want consistency in the LC.

Mike Hancock noted that in the *Survey of Historic Resources* prepared by Gray & Pape Heritage Management, they recommend dividing the LC into five districts. Chris replied that the idea of multiple districts works well in a larger area, but the LC is small, and one OD that addresses residences and businesses is appropriate. Chris and Bryan said they appreciate our feedback and would be in touch going forward after they have had a chance to review the *Survey of Historic Resources*.

2. Discuss Historic Survey Draft Review

It was noted that everyone on the board had not had a chance to read through the 71-page report prepared by Gray & Pape. Mike noted that there were errors, which needed to be corrected, and some properties had been left off. It was decided to table further discussion about the report until everyone had read it.

3. Discuss Placement of Albert S. White Historic Marker at Big 4 Trail Head

Mark Robinson said we still hadn't decided on a design and needed to figure out the style, post, cost, etc. He brought up concerns about vandalism. He presented another style of marker where the text would be placed under plexiglass. The cost would be about 30% less than a bronze marker. Mike and Lindsay stated that they preferred the traditional historic marker in bronze. It was noted that this style is easily recognizable, that many people will stop at a historic marker simply to read it, and we already have parking in place at the proposed location. Mark said we need to review the text again to be sure it is correct, and it needs to be "justified" so the text lines up on side margins. He asked about the location and Jason and Jessica said it will be placed on the West side of Main Street in the area where the Christmas tree and chalkboard are. The goal is to have pedestrian traffic in the area stop and read it. It was Mark will get prices and email them to Commission members.

E. NEW BUSINESS – None.

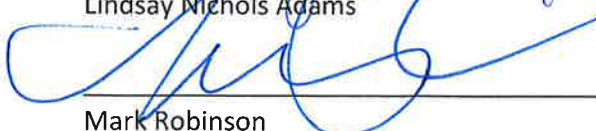
F. OTHER BUSINESS – None.

G. ADJOURNMENT

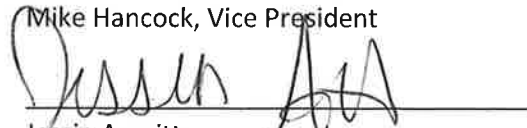
The meeting was adjourned at 8:25PM.


Susan Austin, President


Lindsay Nichols Adams


Mark Robinson


Mike Hancock, Vice President


Jessie Averitt

ATTEST:

Jason Lawson, Acting Town Manager