

719 W. Charles
Section 106 Review Consulting Parties Meeting
July 1, 2025
11:30 PM

Via Zoom: [Link](#) to transcript, audio and slides

Present:

<u>Name</u>	<u>Affiliation</u>
Gretchen Cheesman	Community Development
Nikita Adams	Community Development
Dave Munster	725 W. Charles (next door neighbor)
Andrew Walker	Cours Capital (Developer)
Denise King	OWNER
Rebekah Hanna	OWNER
Amanda Arcidiacono &	HLFI Eastern Regional Office
Stevie Meyer	HLFI Eastern Regional Office
Jonathan Spodek	Architect (obo Community Development)
Caitlin Lehman,	Indiana SHPO, Structures Review
Shangshe Cai	Indiana SHPO, Structures Review
Melody Pope	Indiana SHPO, Archaeology Review

Meeting Summary:

1. Introductions:

- Gretchen Cheesman opened the meeting with introductions, asking all attendees to state their name and their interest in the project.

2. Project Background & Reason for Demolition:

- Cheesman asked **Jonathan Spodek** to explain why the project was shifting from rehabilitation to demolition and new construction.
- Spodek explained that multiple basement beams have collapsed or are cracking, especially in the area between the original structure and its additions. The additions are currently supporting the original structure and preventing full collapse, but the overall building is unsafe to enter.

3. Discussion of Demolition Plans & Archaeology Concerns:

- Cheesman asked for questions regarding the demolition.

- Melody Pope inquired whether demolition would disturb ground beyond the original footprint and raised concerns about potential Indigenous artifacts being present onsite.
- Melody Pope raised concerns about potential Indigenous artifacts being present onsite.
- Denise King echoed these concerns.
- Cheesman responded that city code requires removal of basement walls but not the basement floor. Demolition should not extend much past the footprint of the existing structure.
- Cheesman proposed that local archeologist and city's historic preservation officer **James Heimlich observe the demolition**. She will coordinate a meeting with Pope to define a **scope of work related to archaeology**. Amanda Arcidiacono is also interested observing the demolition.
- Pope asked if the city had received any comments from the Tribes. Cheesman said not to date.

4. Preliminary Plans for New Fourplex to be built on the site following demolition:

- Cheesman shared the primary plans for the replacement building that will replace 719 W. Charles. No comments were received about the building.
- Dave Munster noted that the cost was excessive.

5. Retaining Wall and Tree Preservation:

- Caitlin Lehman asked about the site plans for the existing retaining wall and trees.
- Cheesman responded that current plans involve removing the retaining wall but keeping the tree.
- Lehman and King requested that both the **retaining wall and trees be preserved** to maintain neighborhood character. The west side of the retaining wall will need to be rebuilt to match the east side.
- Cheesman agreed to include this request in the mitigation measures for the project.

6. Neighboring Property Concerns:

- Dave Munster voiced concerns about the limited space available for demolition work and the potential risk of damage to nearby properties.

- Cheesman acknowledged the concern and noted demolition contractors are experienced at working in tight spaces.

7. Additional Mitigation Measures:

- Lehman noted **documentation of the building will be required**. The documentation standards can be found on DHPA website.
 - Lehman asked if there were any significant interior features extant in the building that could be salvaged. Denise King noted some wood columns and said some paneling had been removed by OWNER.
 - Cheesman asked for final questions or comments. With none offered, the meeting was concluded.
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Next Steps:

- Schedule meeting with Pope and a local archeologist to define monitoring requirements for demolition contract.
- Begin development of MOU outlining mitigation measures (**see above in yellow**) with DHPA.

Minutes Prepared By: Nikita Adams, Community Development