



September  
2009

Bates Hendricks Neighborhood Association

# Bates Hendricks Newsletter

## Abandoned Housing Progress Report

In August about a dozen neighbors once again walked the streets in our neighborhood and counted and classified every abandoned or vacant house. This was a follow-up to the January assessment which identified the worst houses – The Dirty Thirty – and developed a strategy to enforce code compliance and pressure owners to improve their properties.



In January, we found 175 abandoned or vacant houses. After six months, we found 179. However, in light of the economic downturn, staying steady is probably good news. In addition, the overall quality of the houses seems to have improved with fewer houses in total disrepair. Of the original “Dirty Thirty,” ten have either been repaired and/or occupied. Based on the new assessment, ten new houses were added to the Dirty Thirty. These homeowners will receive letters from the neighborhood association asking them to immediately repair their properties. We will also report all code violations to the city and seek civil penalties against owners who do not respond.

This is slow work, but we believe that the reason there are so many abandoned houses in our neighborhood is because we made it too easy. With the help of SEND and the city, we hope to discourage future property owners from neglecting our neighborhood.

### Vigilantes Wanted

Here’s our problem. We’ve run out of options. One of the worst houses in our neighborhood – high weeds, no paint, collapsing porch, boarded since 2002 – is not going to change soon. The city has fined the owner \$7500, but they can’t find them. The building is stable so it can’t be demolished. It’s not due for seizure for back taxes. Essentially, this house is going to continue to blight your neighborhood. When asked what we could do, a city official replied, “There is no more you can do legally.”

So we’re going to do something illegal. We’re going to make the house presentable. We’re going to clean the yard, repair the porch, paint the walls, and decorate the boarded up windows. On Saturday, September 26<sup>th</sup>, we’re going to meet at the house and make it presentable, if not interesting. If the owner shows up to stop us, he’s going to have to prove he owns the property with all this contact information.

If you’d like to participate in this vigilante action, contact Jim Mulholland at [jimangie80@juno.com](mailto:jimangie80@juno.com) or 636-5096. We are especially interested in some artistic types to help with the painting.

### September Meeting is a Cook-Out

On Monday, September 14th, at 6:30 p.m., the Bates Hendricks Neighborhood Association will host its September meeting at the shelter house at Hendricks Park at the corner of Madison and Orange. While there will be some brief reports, the focus of this meeting is on relaxation, good food, and getting to know your neighbors. We’ve done a lot of work this past year and we need to celebrate.

So we’re having a cook-out!

The Association will provide paper products, hot dogs and drinks. Bring a lawn chair, a side dish or dessert, and a good appetite. You can even bring a neighbor!



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*This newsletter is sponsored by:*

*Sister's Restaurant   Campbell Ventilation   Screenmobile*  
*Regions Bank   Immanuel United Church of Christ*  
*Dr. Philip Heller, DDS*

## **From the President:**

At our August meeting, Ian Colgan from Development Concepts, Inc. presented an initial economic development assessment of East Street. This is the first report from an economic development plan being generously provided through a grant from the Lilly Foundation. The goal of this report is to offer a long range plan for revitalizing the East Street corridor.

Mr. Colgan offered a brief analysis of the economic strengths and weaknesses of the East Street corridor. The strengths of the corridor included heavy traffic flow at Morris and East and high population density – two assets for attracting new business. Unfortunately, Mr. Colgan suggested more weaknesses than strengths. The lower traffic flow below Morris, the low income rate, the quality and size of the commercial property area were a few of our weaknesses. As I listened to his initial report, it was hard not to be discouraged.

But I'm not. After the meeting, I realized Mr. Colgan never mentioned the greatest strength we have – US! We are organized, energized and confident we can revitalize our neighborhood. Our neighborhood association is one of the strongest in the city. SEND, our community development corporation, is one of the best in the city, if not in the country. We are proactive, persistent, and hard working. We've proven we can alter our neighborhood and the perceptions others have about us.

Jay Allen pointed out to me that – based on Mr. Colgan's analysis – Washington Square ought to be a great place to start a business, but many businesses have started and failed out there in the past few years even with a great traffic flow and high income rate. Jay suggested Mr. Colgan may be operating out of an old model.

Jay may be right. Many of us are the first wave of a growing movement of people who choose to live in the city. We don't live here because we have to, but because we want to. We want to create a neighborhood where we can walk rather than drive, where we aren't dependent on an auto, and where we can invest our dollars locally rather than at suburban malls. We may be the reason Washington Square isn't doing so well.

If so, there is hope for East Street. The challenge is finding businesses – like Sister's Restaurant or Dr. Heller or Regions Bank – that realize there is a faithful clientele here in Bates Hendricks that would love to spend their dollars in their own neighborhood.

*Jim Mulholland*



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# New Jersey Street Yard Sale

**Saturday - September 19<sup>th</sup>, 1400 and 1500 blocks of New Jersey**

This is a yard sale/fundraiser to continue the work on the esplanade. The fund raiser will be a morning "Pancake/ Bagel and coffee breakfast" starting at 8 am on the esplanade. The cost of breakfast is a donation to the Esplanade Beautification Fund. All profits from the breakfast will go to support the maintenance of the South New Jersey esplanade. This will also get the shoppers out early.



## My Neighbor Helen

By Lydia

My neighbor Helen Campbell died this month. She and her husband, Tom, have lived across the street from me for forty-five years. They characterize what a good neighbor should be. Tom takes care of his property with great pride. He also tidies our sidewalks and streets. They watch out for me and my house and the property of others around us. We spend many an evening visiting on the front porch. I will miss her - we will all miss her.

## September Recipe: Apple Cake

Ingredients:

- 1 1/4 cups white sugar
- 2 cups all-purpose flour
- 2 teaspoons ground cinnamon
- 2 teaspoons baking soda
- 2 eggs
- 1/2 cup vegetable oil
- 2 teaspoons vanilla extract
- 1 cup chopped walnuts
- 5 1/2 cups chopped apples



Directions:

1. Preheat oven to 325 degrees F (165 degrees C).
2. In a medium bowl, stir together the sugar, flour, cinnamon, and baking soda. Add the eggs, oil and vanilla, mix well. Add the nuts and apple, mix until all of the apples are evenly coated. Pour into a 9x9 inch pan.
1. Bake for 45 to 50 minutes in the preheated oven. Serve warm or cool.

## **Bates Hendricks Neighborhood Association**

The Bates Hendricks Neighborhood Association will work to improve the quality of life of those living in the neighborhood through efforts to assure safety, to maintain or improve the living environment and to enhance the spirit of cooperation and neighborliness among all residents.

We meet monthly on the first Monday of the month at the Immanuel United Church of Christ at the corner of East and Prospect at 6:30 p.m. Annual dues are \$3 for individuals, \$5 for families, and \$25 for businesses. Please mail dues to Emily Vanest, 720 Sanders, Indpls. 46203.

### **September Calendar**

**September 11** – 8th Annual 9/11 Community Fair, 11:00 - 2:00. Monument Circle. 150 agencies will offer various volunteer opportunities. See Web site below or call United Way of Central Indiana at 317-920-2507. [www.uwci.org](http://www.uwci.org)

**September 11 –12** - German-American Klub Oktoberfest at the Indiana State Fairgrounds. Indiana's largest German celebration with live bands, entertainment, dancing, music, good food, and more. Info: See Web site below or call 317-888-6940. [www.indianapolisgak.com/ofest.html](http://www.indianapolisgak.com/ofest.html)

**September 12** – Herbal Harvest, 10 - 11:30 a.m. Garfield Park Conservatory. Ever preserved herbs for wintertime use? Need more ideas for drying, freezing, or using herbs? Come find out more about herb gardening in the fall from experts from the Herb Society of Central Indiana. Have the chance to make a fragrant craft to take home. Instructors will collect payment the day of the program. \$5. Ages 18+

**September 14** - **Bates Hendricks Neighborhood Association Meeting, 6:30 p.m. Hendricks Park**

**September 16** – Plants that Bite Back, 4:45-5:30 p.m. Garfield Park Conservatory. Can plants really bite? Come learn about carnivorous plants and other unique plants found in the Conservatory. See live examples and make a craft to take home. Registration required. \$2. Ages 7-13

**September 18 - 20** - 14th Annual Indy Irish Festival at Military Park. Enjoy Irish rock and traditional music on four stages, shop at the Irish Market and treat yourself to Irish food and beverages of choice. Info: 317-713-7117 or [www.indyirishfest.com](http://www.indyirishfest.com)

**September 19** – 29th Fiesta Indianapolis Celebration at American Legion Mall. Indy's premier Latino celebration with art, music, dance, food and cultural activities. See Web site below or call 317-890-3292. [www.laplaza-indy.org/](http://www.laplaza-indy.org/)

