

CITY OF CARMEL
CARMEL HISTORIC PRESERVATION COMMISSION

SPECIAL MEETING MINUTES
JANUARY 16, 2018, 6:00 P.M.
ENGINEERING CONFERENCE ROOM, CARMEL CITY HALL

In attendance:

Members: Nick Davis; Fred Swift; Bill Sanders; Becky Feigh; Ron Carter

Advisor:

HPC Administrator: Mark Dollase; Sam Burgess

Guests: Emily Ehrgott (Clay Township resident); Adam Aasen (reporter for Current in Carmel)

1. Call to Order

Meeting was called to order at 6:05 P.M. by Nick Davis.

2. Roll Call

Nick D., Fred S., Ron C., Bill S., Becky F.

3. New Business

- a. Consideration of local historic district designation for Wilkinson-Hull House, 2724 E. 136th St.

Staff discussed Beazer Homes' withdrawal of its petition for the Reserve at Cool Creek planned unit development. Staff recommended using parcel boundaries for the three-acre site including the historic house as district boundaries. Becky F. asked whether there was a viable means of access to property. Bill S. noted that there would need to be a viable curb cut. Ron C. stated that landlocked status would not be of concern because any development petitions for the surrounding land would need to go through permitting and approval processes that would ensure access to the house. Nick D. asked staff to clarify the implications of interim protection. Staff summarized the meaning of interim protection as defined under Ordinance D-2064-11, Part E. Nick D. wanted to ensure that the owner would have the forum to respond to the situation. Staff noted that there would be public information sessions and public hearings that would provide such a forum. Ron C. asked who will own the property if the Commission protects it. Mark D. noted that the house could be sold to an individual private buyer or that it would be purchased in tandem with the surrounding 56 acres by a developer. Mark D. noted that regardless of who buys the property, protection would ensure that the house would remain standing. Nick D. mentioned that Beazer Homes had had no intention of preserving the house in its initial plans. Mark D. noted that Indiana Landmarks had expected to receive the house and a parcel of land as a gift from Beazer Homes and had intended to undertake a rehabilitation of the house before Beazer rescinded its petition. Prior to its submission to the City Council for consideration, the proposed district map will be modified to indicate how the site of the district is to be accessed from a public right-of-way.

- i. Local historic district designation


Ron C. made a motion for the CHPC to declare that the property at 2724 E. 136th St. (also known as Parcel # 17-10-19-00-00-004.002) be placed under interim protection and for the CHPC to make a favorable recommendation to Carmel city council to

designate the aforementioned property as a local historic district. Fred S. seconded. The motion carried, 5-0.

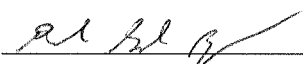
Commissioners expressed concerns about placing the property under interim protection without input from the owners on this specific issue. Mark D. noted that in his most recent phone conversation with Mark Brennan, he (Mr. Brennan) seemed to understand the position of Indiana Landmarks and the CHPC concerning the house and acknowledged the value of the house, both to his family and to the community at large.

4. Adjournment

Meeting was adjourned by Nick Davis at 6:52 PM.



Nick Davis, Carmel Historic Preservation
Commission Chairperson



Recording Secretary Sam Burgess