

CITY OF CARMEL  
CARMEL HISTORIC PRESERVATION COMMISSION

MEETING MINUTES  
AUGUST 9, 2018, 6:00 P.M.  
CAUCUS ROOM, CARMEL CITY HALL

**In attendance:**

Members Present: Fred Swift, Nick Davis, Ron Carter, Rosemary Dunkle; Bill Sanders arrived at 6:22 PM

Members Not Present: Curtis Butcher, (Becky Feigh has resigned)

HPC Administrator: Mark Dollase

Guests: Justin Moffett; Emily Ehrgott

**1. Call to Order**

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

**2. Roll Call**

**Nick D. noted during the roll call that Becky Feigh's letter of resignation had been received. Fred S. noted that Emily Ehrgott would be a candidate for the vacancy.**

**3. Approval of Minutes (6-14-2018)**

Rosemary D. motioned to approve the minutes and Fred S. seconded. Motion passed unanimously 4-0. (There was no July meeting.)

- 4. Hearing of visitors:** Justin Moffett of Old Town Companies, LLC presented schematic site plans and a Planned Unit Development (PUD) draft document for the development of a residential subdivision on property including the historic Wilkinson-Hull House at 2724 E. 136<sup>th</sup> St. and the surrounding parcel of 56.28 acres at the northeast corner of Keystone Ave. and E. 136<sup>th</sup> St. Mr. Moffett expressed his intention to retain and rehabilitate the historic house if he acquires and develops the land, citing a variety of potential uses for the building that would serve the community of the subdivision as a whole. Mr. Moffett agreed to work with the Historic Preservation Commission to determine an appropriate treatment of the house and its surroundings, expressing a commitment to support the designation of the house as a single-site local historic district. The draft PUD plan indicated a commitment to preserve at least three acres of land including and surrounding the Wilkinson-Hull House to maintain a sense of context. Mr. Moffett agreed to participate in a future meeting of the ad hoc committee assigned to overseeing the local designation of the Wilkinson-Hull House.

**5. Certificate of Appropriateness**

No discussion

**6. Financial Report—**

**7. Old Business**

- a. Potential Local Historic and Conservation Districts

- i. Wilkinson-Hull House

See hearing of visitors

- ii. Lynnwood Farm Sites

Sam B. noted that he had met with management of the Plum Creek Golf Club to discuss local district designation and façade application procedures and that the designation process was continuing to make progress for the Plum Creek Corn Crib. Mark D. added that there was also potential for a Lynnwood Farm local historic or conservation district.

- b. Potentially Endangered Properties

- i. Wise House (10750 Hazel Dell Parkway)

Mark D. noted that this house had been discussed at the previous meeting and Curtis B. and Fred S. had committed to contacting attorney for the owners Mike Antrim. It was noted that the house was used as a rental. Antrim had not been reached but Fred stated that he would get in touch with Mr. Antrim. (Ron C. noted that Mike is the attorney for the Brennans as well.)

- ii. 14547 River Road

Commissioners discussed concerns about the future of a historic house on the site that may have been used as an office by Eli Lilly. Ron C. and Fred S. speculated that the property is owned by Conner Prairie. Staff committed to determining who owns the property and making contact with the owners. Fred S. stated that he believed Conner Prairie would understand the value of the house.

Fred S. also suggested adding 540 1<sup>st</sup> Ave. SE (a historic bungalow) to the list of potentially endangered properties (the third house to the north of the Methodist Church.) Fred noted that the parcel is large enough to be redeveloped with two large houses and could therefore be subject to development pressure. Bill S. noted that there may have been a proposal to extend a dead-end street (6<sup>th</sup> Street) through the undeveloped side of the parcel. Fred stated that the proposed extension of 6<sup>th</sup> Street would not run through the parcel for 540 1<sup>st</sup> Ave. SE. Mark D. suggested that staff should stop by to take a look at the property.

## 8. New Business

- a. Staff meeting with owners of Woodland Springs Clubhouse (3535 E. 116<sup>th</sup> St.) and Chinese Community Church (3405 E. 116<sup>th</sup> St.) to discuss status on Carmel and Clay Township Historic Architecture Survey and potential local historic or conservation district designation

Mark D. noted that he and Sam B. had met with representatives of Woodland Springs and the Chinese Church. The Woodland Springs Clubhouse is not on the survey owing to the perception that it had lost integrity but the meeting confirmed that the building is largely unaltered. Mark D. stated that he believed the building should be recommended for addition to the survey. Mark D. noted that the Chinese Church has been modified.

- b. Continuing education opportunities

Staff provided a list of continuing education opportunities. Nick D. encouraged attendance at the meetings of other CLG commissions to fulfill continuing education requirements. Mark D. mentioned that the 2019 Preserving Historic Places Conference would be in Evansville in April.

c. Code of Ethics of National Alliance of Preservation Commissions (NAPC)

Commission staff presented NAPC's code of ethics and indicated that the Commission might consider adopting it at a future meeting.

d. Organizational membership in NAPC

Bill S. made a motion to join the NAPC. Ron C. seconded. Motion carried 5-0.

**9. Other Business**

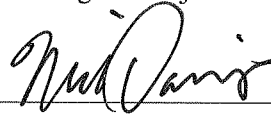
**10. Announcements**

Nick D. noted that he was contacted by property owner of 11500 Towne Rd. about interest in local district designation. Sam B. provided information about district designation to the owner.

**11. Adjournment**

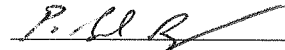
**12. Adjournment**

Meeting was adjourned by Nick Davis at 7:28 PM.



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Nick Davis, Carmel Historic Preservation  
Commission Chairperson



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Recording Secretary Sam Burgess

(Neither Bill nor Ron will be present for the September meeting.)

