

CITY OF CARMEL  
CARMEL HISTORIC PRESERVATION COMMISSION

MEETING MINUTES  
OCTOBER 11, 2018, 6:00 P.M.  
CAUCUS ROOM, CARMEL CITY HALL

**In attendance:**

Members Present: Nick D., Fred S., Curtis B., Rosemary D.

Members Not Present: Ron C., Bill S.

HPC Administrator: Mark Dollase, Sam Burgess

Guests: Jim and Chris Thomas (prospective buyers of 241 1<sup>st</sup> Ave. SE) (via conference call); Mark Leach (Faegre Baker Daniels), on behalf of Jim and Chris Thomas; Kevin Durfee (listing agent for 241 1<sup>st</sup> Ave. SE); Elise Montoya (owner of 155 Audubon Dr.); Emily Ehrgott

**1. Call to Order**

Meeting was called to order by chairperson Nick Davis at 6:02 PM.

**2. Roll Call** (NickD, FredS, CurtisB, RosemaryD)

**3. Approval of Minutes** (9-13-2018) Fred moved to approve and Curtis seconded. Motion passed 4-0.

**4. Hearing of Visitors**

a. 241 1<sup>st</sup> Ave. SE (prospective demolition delay case)

Jim Thomas indicated that he is interested in building a single-family structure on the site. He reported that in the due diligence phase, it became apparent that the physical disrepair would make rehabilitation cost-prohibitive. Thomas asserted that the house had not had consistent maintenance and had been subject to substantial water intrusion. Thomas also asserted that portions of the floor exhibit major deflection under normal live loads. He stated the conclusion that the house would either have to be moved or demolished.

Mark D. reminded Commissioners that under the Demolition Delay Ordinance (DDO), the Commission is to review a proposal based on whether an endangered building has potential to be relocated to a new site. Mark D. also noted that the house has been identified by the City of Carmel's Department of Community Services (DOCS) as a character building under the Old Town Overlay chapter of the zoning ordinance. Mark stated that the Commission should be cognizant of historic structures in Old Town, noting that it would be appropriate for CHPC to share its estimation of the property's significance with DOCS. Sam B. noted that there might be land available between the library and the elementary school to the south, but Elise Montoya noted that the school was slated to be demolished and the library expanded to the south in the next several years. Kevin Durfee noted that he had recently shown the house to another interested party who had considered acquiring the house to move it and decided after seeing it that rehabilitation would not be feasible. Mark D. asked Jim T. to provide further detail on the estimate of \$190,000 for lifting and reestablishing the main floor structure. Jim T. stated that because of extensive water infiltration, it would be necessary to elevate the structure and replace the entire floor

structure one piece at a time. Jim T. stated that the budget for demolition and new construction on the site would be approximately \$700,000 on top of acquisition costs, making for a total investment of \$1.17 million including acquisition and development. Jim T. stated that he and Chris T. would consider giving the house away for free to an interested and able party and would be willing to wait longer to develop the property if it would allow someone to move the house. Jim T. stated that he could likely wait until March 2019 to begin construction if it would allow the historic house to be moved.

Mark D. recommended that the CHPC make a motion to give permission to the applicant to move forward with the demolition process with the understanding that the CHPC would not itself pursue the acquisition and relocation of the house but would assist Jim and Chris Thomas in identifying a prospective owner of the house who can commit to moving the property to a new location by a date agreed upon by the Commission and the Thomases. Fred S. made the recommended motion and Curtis B. seconded. Motion passed 4-0.

Fred added that most historic houses remaining in Old Town will eventually come up for demolition and that the CHPC should take a proactive approach by developing a list of people who might be willing and able to relocate and rehabilitate endangered houses.

Jim T. stated that he appreciated the consideration and would keep in touch with Sam B. regarding future developments. Kevin added that the owner does not necessarily want to see the house torn down but does not have the money to stabilize or rehabilitate it.

b. 155 Audubon Drive – preliminary application for local historic district designation

Sam B. introduced the application and Elise M. added that the Nutts owned the land and Avriel Shull purchased the property and designed and built the house. Few alterations have been made, but a more accessible entrance had to be added to the rear. Original house color had a dark reddish stain. House sits on approximately 3.5 wooded acres with a terraced rear yard creating a walkout basement. All wood is redwood. Mark D. also called attention to the weeping mortar. Elise M. also noted that she had worked with contractors to restore parts of the brick.

Mark D. noted that Elise's initial reason for contacting the CHPC was to address a City construction project involving the construction of new storm sewers through the Montoya property, requiring the removal of some trees.

Rosemary D. made a motion to accept the preliminary application for designation of 155 Audubon Dr. as a single-site local historic district, and Fred S. seconded. Motion passed 4-0. Nick D. volunteered to serve on the ad hoc committee for the designation process along with Sam B. and Elise and Fernando Montoya.

## 5. Certificates of Appropriateness

None

## 6. Financial Report

Sam B. reported that an ordinance for a non-reverting fund would be coming before the City Council in the near future to ensure that transfers could be made from year to year.

## 7. Old Business

### a. Potential Local Historic and Conservation Districts

#### i. Wilkinson-Hull House

Mark D. reminded the Commission that they had voted to designate the property with district boundaries equivalent to its existing parcel in January. Mark D.

advised that the CHPC should adhere to its original plan to designate the existing parcel with the intention of redefining the boundaries later. Fred S. noted that Justin Moffet's PUD proposal would come before the Plan Commission in the near future. Mark D. added that the Brennans were concerned that the designation of the existing 3-acre parcel could limit the developability or salability of the property. Nick D. asked to be included on correspondence regarding the drafting of an ordinance for the designation.

ii. Plum Creek Corn Crib (PCF)

Sam B. reported that four PCF residents had volunteered to serve on the ad hoc committee for the designation of the structure as a local conservation district and the first committee meeting would likely be held in November. Rosemary Dunkle volunteered to serve on the ad hoc committee as a representative of the CHPC.

b. Vacancy on commission

Nick D. and Sam B. reported that the vacancy left by Becky Feigh had not yet been filled.

c. 416 Smokey Row Road (Benjamin Chappel House)

Sam B. noted that CHPC staff had attempted to contact Old Town Companies LLC regarding their recent acquisition of property including the historic house but had not received a response.

d. Façade grants

e. Transfer of funds from 2018 to 2019 budget

See Item 6, Financial Report

f. 14547 River Road

Sam B. reported that the small historic building at this address was the Conner Prairie Farm manager's office under Eli Lilly's ownership, adding that Conner Prairie owns the house and has latent plans to move it to the historic park, according to Conner Prairie CFO, Kyle Wenger. Mark D. added that the CHPC could consider whether it would like to try to keep the building in Carmel.

g. Potential Survey Additions

Staff presented the following properties, noting their merits or demerits as prospective additions to the Carmel-Clay Twp. Historic Architecture Survey:

1. Woodland Springs Club House, 3535 E. 116<sup>th</sup> St.  
Designed by Avriel Shull
2. 540 1<sup>st</sup> Ave. SE
3. 10825 Cornell Ave.  
24-Hour Home
4. Lynnwood Farm barn, 12900 Hazel Dell Parkway  
On grounds of Northview Christian Church; meets age requirements but is too heavily altered to qualify for survey, according to staff.

Nick D. suggested doing a more comprehensive survey of all resources in Old Town and possibly all of the seven identified potential local historic districts in the identified in the existing survey.

Fred S. moved to add properties 1-3 to the survey, excluding 4. Curtis seconded. Motion passed 4-0. Nick D. indicated strong support for a more comprehensive survey and asked that staff come to November meeting with a proposal for how to approach the effort.

**8. New Business**

See Hearing of Visitors

**9. Other Business**

**10. Announcements**

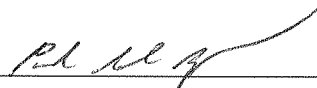
Curtis mentioned that he had been told that the center section of the Tom Hinshaw house on 200 block of E. Main Street is the original Methodist church for Carmel/Bethlehem. Fred and Curtis stated that the building had been moved and was a residence of the Hinshaw family for many years. Nick asked how the CHPC should approach the property. Owner had told Curtis that if the house became endangered, he would be interested in seeing it moved. Fred S. recommended talking to Jim Burl, a member of the Carmel United Methodist Church, about the possibility of relocating it to the church's current grounds. Curtis stated that he could call the owner to gain access for commission or CCHS members.

**11. Adjournment**

Nick D. adjourned the meeting at 8:01 PM.



Nick Davis, Carmel Historic Preservation  
Commission Chairperson



Recording Secretary Sam Burgess

(Neither Bill nor Ron will be present for the <sup>November</sup>~~September~~ meeting.)