

CITY OF CARMEL
CARMEL HISTORIC PRESERVATION COMMISSION

MEETING MINUTES
FEBRUARY 21, 2019, 6:00 P.M.
CAUCUS ROOM, CARMEL CITY HALL

In attendance:

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

Members Not Present: Bill S., Ron C., Sue M.

HPC Administrator: Mark Dollase, Sam Burgess

Guests: Dave Kieser of Kieser Consulting Engineers; Jim Miller of ERA Real Estate, listing agent for 526 and 530 1st Ave. SE; Ronald Smith, owner of 526 and 530 1st Ave. SE.

1. Call to Order

Meeting was called to order by Nick D. at 6:05 PM

2. Roll Call (Nick D., Fred S., Ron C., Curtis B., Bill S., Rosemary D., Sue M.)

3. Approval of Minutes (1-10-2019) Fred moved to approve; Rosemary seconded. Motion passed 4-0.

4. Hearing of Visitors

5. Certificates of Appropriateness

None

6. Financial Report

- a. Sam summarized expenses and balances to date. Requested reimbursement to Indiana Landmarks from Commission budget in the amount of \$379.10 for expenses related to public hearing for Morrison-Carmel House Historic District designation and mass mailing to property owners regarding 2019 façade grant program, as follows: **\$108.80** for certified mailings to owners of properties adjacent to, abutting, or within the proposed Morrison-Carmel House Historic District indicating date, time, and place of hearing (16 letters @ \$6.80 per letter); **\$42.00** for yard-sign panel from Media Factory indicating date, time, location, and purpose of noted hearing; **\$54.30** for the printing of 350 sheets of letterhead at FedEx Office for the mass mailing to property owners eligible for 2019 façade grants; **\$174.00** in postage for First Class Mailing of informational letters regarding façade grant eligibility (348 letters @ \$0.50 per letter).

Fred made a motion to reimburse Indiana Landmarks for expenses in the amount of \$379.10. Curtis seconded. Motion carried 4-0.

7. Old Business

- a. Discussion on 241 1st Ave. SE (Demolition Delay Ordinance)

Sam reported that there are three interested parties who would like to relocate the house, all of whom are in the process of gathering information regarding their ability to undertake

rehabilitation. CHPC staff is working to secure more definite feedback from house-movers concerning the feasibility of moving the house to three potential new sites. Mark mentioned that the time constraints would be one of the most difficult factors.

Fred asked which lot Jim Miller's client wanted to purchase as a new site for the house. Mr. Smith indicated that the property is at 526 and 530 1st Ave. SE. Mark suggested contacting Stephen Edwards Building Movers to seek their opinion on feasibility. Mark added that issues involving utilities could also slow down the process. Jim asked if the CHPC would ultimately decide who would receive the house. Mark replied that the outcome would be dictated by the market, adding that if the CHPC provides funding for the relocation, the new owner will need to work with the Commission to designate the house as a local historic site. Fred stated that the site on 1st Ave. SE seemed like the most logical location, given its proximity to the existing site and the prospective owner's clear path to land acquisition. Fred mentioned that there were two or three houses removed from Audubon Dr. a few years earlier by the Carmel Clay School Board. Jim stated that his clients would write a purchase agreement to buy land on the 300-block of 1st Ave. SE if they are interested and able to relocate and rehabilitate the house. Mark summarized for Jim how the offer to donate the house originated.

Sam stated that the next steps toward relocation are for interested parties to gather financials to prove their ability to complete the project and testimony from one or more house-movers that the relocation can take place, as well as coordinating with owners of properties with mature trees that might be in the way. Fred stated that it should be on record that the Commission would be willing to hold a special meeting in February or March to consider approving funding to relocate the house.

b. Local Historic and Conservation Districts

i. 155 Audubon Drive (Morrison-Carmel House Historic District)

Staff reported that City Council voted 7-0 to designate the district on February 18.

ii. Wilkinson-Hull House

Old Town Companies' PUD for "Overlook" subdivision came before City Council on February 4. Mark reported that he had spoken in support of the PUD at the City Council meeting and had spoken to Justin Moffett prior to the hearing. The PUD indicates that the house will be locally designated in a single-site historic district encompassing at least 3.00 acres and Justin Moffett confirmed this intention in a phone call with Mark. Mark noted that Ron C. had told Mr. Moffett at the Council meeting that he needed to consult with the CHPC more closely and regularly throughout the PUD approval process. PUD is currently in land use committee.

iii. Plum Creek Corn Crib

Sam reported that the final ad hoc committee informational session would be on February 28 and conservation district plan will come back to CHPC.

c. Franklin Booth House (321 N. Rangeline Rd.)

Sam stated that Tyler and Jennifer Stock had recently purchased the house and were interested in façade grants for exterior restoration. Curtis added that the Stocks had contacted him for zoning advice with an interest in using the carriage house for business.

d. Survey additions

Mark related that he had made a second presentation to City Council in favor of the resolution to add three properties to the survey of historic architecture and that City Council

had voted to keep the resolution tabled on the grounds that property owners had not been notified by certified mail prior to the Council meeting. Mark added that this requirement on the part of City Council was not currently in the preservation ordinance or other local law, as confirmed by the City Attorney. Nick asked that notification be sent to all three property owners to ensure that Council does not table the resolution again. Mark stated that staff would do so, noting that the burden of the mailing requirement would be multiplied significantly when the Commission requests Council's approval for an update to the survey.

Mr. Smith stated that he would be interested in a façade grant if his property were added to the survey. Mr. Smith expressed concern that the designation of his property could prevent him from moving the garage. Mark explained that addition to the survey is not equivalent to designation and does not place any limitations on what an owner can do with a property. Mr. Smith expressed relief and noted that Current in Carmel had misrepresented the meaning of inclusion in the survey.

8. New Business

- a. Presentation on sensitive infill in historic neighborhoods

Postponed until March given the time and the number of members in attendance. Nick recommended also inviting Carmel Clay Historical Society and any other parties who might profit from the lesson.

9. Other Business

10. Announcements

Curtis announced that two houses may be in danger on N. Rangeline Rd.: Tina's Tea Room and the house owned by Vine Medical (Harlan Tudor House) immediately to the north. Official application has been submitted for demolition of Vine Medical building. Curtis also reported that there seemed to be an interest in building a parking lot to the south of the new building, where Tina's is located. Fred mentioned that the tea room is the more significant architecturally and historically of the two buildings. Mark asked if either structure was a Character Building under the Old Town zoning overlay. Curtis stated that the Tina's building most likely dates to the 1870s or 1880s. Curtis noted that the building housing Tina's marks the transition between the commercial and residential segments of Rangeline Rd. Mark stated that N. Rangeline might have potential to be a district and it might be time to start talking to property owners. Fred added that Tom Hinshaw's building at 130 E. Main St. may have originally been a Methodist Church, moved to the location and converted into a residence long ago. It was a residence of the Hinshaws for generations but may be for sale soon and could be endangered. Fred noted that the Methodist Church might like to have the building on their property. Curtis suggested that Tom Hinshaw could be a good source of additional historical information. Nick noted that there are Hinshaws in the Historical Society who may also have information and suggested keeping Katherine Dill informed regarding any communications. Curtis added that Dale Hinshaw could be contacted.

Rosemary added that the April 11 meeting would conflict with Preserving Historic Places Conference and recommended rescheduling. **Commission resolved to reschedule for April 18.**

Mark added that RFP responses would be distributed to Commission members once received.

11. Adjournment

Nick adjourned the meeting at 7:51 PM.