

CITY OF CARMEL  
CARMEL HISTORIC PRESERVATION COMMISSION

MEETING MINUTES  
MARCH 14, 2019, 6:00 P.M.  
CAUCUS ROOM, CARMEL CITY HALL

**In attendance:**

Members Present: Nick D., Fred S. (left at 8:02 PM), Curtis B., Rosemary D., Ron C., Bill S. (arrived at 6:27)

Members Not Present: Sue M.

HPC Administrator: Mark Dollase, Sam Burgess

Guests: Jerome (“Jerry”) Pachciarz and Bill Ranek, Plum Creek Farms Homeowners Association; Gary Quigg, Lochmueller Group; Anne Shaw Kingery, NS Services.

**1. Call to Order**

Meeting was called to order by Nick D. at 6:07 PM

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

**3. Approval of Minutes** (2-21-2019) Fred moved to approve; Curtis seconded. Motion passed 4-1-0.

**4. Hearing of Visitors**

Gary Quigg, Anne Shaw (see item 7 a.); Bill Ranek and Jetty Pachciarz (see item 7 b.)

**5. Certificates of Appropriateness**

None

**6. Financial Report**

- a. Sam summarized expenses and balances to date.

**7. New Business**

- a. Proposals for update to Carmel and Clay Township Historic Properties Survey

Mark reminded commission that they had approved funding for a survey update in Dec. 2018 and that periodical updating of the survey is required under the CLG program. He also reminded CHPC that the survey is simply a documentation of properties and does not subject owners to any review process under the commission. Mark D. noted that the most competitive bid from a financial standpoint was NS Services but also added that the most competitive bid is not necessarily the best. Fred asked if any bids suggested a greater ability to ensure a comprehensive survey than the others. Staff replied that all three respondents to the RFP seemed equally capable of completing the project based on their credentials and their proposals. Ron asked how the idea originated about not being able to see a property from the road impacting survey eligibility. Mark explained that there were concerns for private property. Ron asked what would be done if a property is an appropriate candidate but is not visible or cannot be photographed from the ROW and that technology would allow for capturing of images and information about less visible properties. Ron suggested

eliminating the requirement for visibility from ROW if technology could be used to capture information without trespassing. Mark mentioned that this might be possible. Nick added that standard survey methodology is based on state or national standards. Ron suggested that those standards might be due for review based on technological advancements.

Nick noted that there was a significant range among the prices quoted in the three bids. Anne stated that it would take her a couple of months to get started in the field. Gary of Lochmueller stated that if the project were awarded, they would start in April. Ron commented that there was already an amendment underway to the ordinance to require notice to owners of properties to be added to the survey. Nick and Mark agreed that a blurb in the newspaper would suffice to notify the community at large that a survey would be taking place. Ron mentioned that the proposals noted two appearances before the Commission by the consultants and suggested that the consultant also meet with the Land Use Committee and the City Council. Rosemary made a motion to accept NS Services' proposal. Curtis seconded. Mark asked if two meetings would add substantially to the price. Anne said it would not, noting that there would be, at most, a small additional fee for extra hours worked. Motion passed 5-1.

b. Plum Creek Corn Crib Conservation District Plan and Map

Sam summarized the designation effort thus far. Jerry added that the HOA has determined that the Corn Crib must be maintained under the covenants for the neighborhood and gave an overview of the work that had been so far to stabilize and restore the corn crib. Jerry stated that the only concerns cited during the informational sessions for stakeholders involved the ability to make changes to landscaping and hardscaping features, and that the plan had been adjusted in response to concerns voiced by residents to ensure that it would not be unduly restrictive. Fred motioned to approve, and Curtis seconded. Motion passed 6-0. Ron suggested that if attorney's office is leaning toward requiring certified mail for noticing of all Plum Creek Farms residents, staff should apprise them of how the noticing has been done for informational sessions and explain that the expense of certified mailing would be out of proportion with the purpose.

c. Presentation on sensitive infill in historic neighborhoods. In fulfillment of continuing education requirements for CHPC members under the Certified Local Government Program, staff delivered Part 1 of a series of lessons concerning principles of appropriate design for new buildings in local historic districts or conservation districts.

## 8. Old Business

a. Discussion on 241 1<sup>st</sup> Ave. SE (Demolition Delay Ordinance)

Sam reported that three parties remain interested in taking the house. Wolfe House Movers will return to look at potential sites for relocation on March 18.

b. Local Historic and Conservation Districts

i. Wilkinson-Hull House

Nick reported that Old Town Properties has agreed to stabilize and restore the house and that the Carmel Clay Historical Society toured the house on March 13 and has expressed an interest in owning or occupying the building or overseeing programing for a future use. Mark noted that during a meeting with Old Town on March 13 following the walkthrough, CHPC staff expressed concern on behalf of some CHPC members that some Townhouses appear too close to the historic house in the latest site plan for the PUD. Ron reported that the PUD passed 3-0 in committee and would return to Council and likely pass on March 18. Mark noted that there are still some generalities in the design proposal for the PUD, including elements impacting

the Hull House. Nick stated that the designation would be a source of good PR for all parties involved.

c. Potentially endangered properties at 30 and 40 N. Rangeline Rd.

Sam noted that he had made efforts to contact owners of both buildings. Ron mentioned that Vine Health had come to Council two or three months previously to request additional parking. Ron suggested getting file from DOCS on the project to determine the details of the proposal that had already been approved. Ron stated that a good counterargument against the proposal to tear down 30 N. Rangeline house would be that there will soon be more parking in a new structure at the NE corner of Main and Rangeline (the PNC site). Mark suggested that there should be an anticipatory approach to preservation in parts of Old Town – especially North Rangeline Rd., where development is likely to erase the character and authenticity of the blocks of historic houses that remain. Ron asked what we should do, and Mark suggested starting a dialogue with property owners about a North Rangeline Road local historic or conservation district. Ron suggested that it would be appropriate to try to designate all old houses from Tina’s northward on both sides of the street as a district under the jurisdiction of the Commission. Fred added that reuse and rehabilitation of houses within the described area would be essential to preserving the district.

**9. Other Business**

**10. Announcements**

**11. Adjournment**

Nick adjourned the meeting at 8:03 PM.

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Nick Davis, Carmel Historic Preservation  
Commission Chairperson

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Recording Secretary Sam Burgess