

CITY OF CARMEL
CARMEL HISTORIC PRESERVATION COMMISSION

MEETING MINUTES
APRIL 18, 2019, 6:00 P.M.
CAUCUS ROOM, CARMEL CITY HALL

In attendance:

Members Present: Nick Davis, Fred Swift, Sue Maki, Curtis Butcher, Rosemary Dunkle

Members Not Present: Bill Sanders, Ron Carter

HPC Administrator: Sam Burgess

Guests: None

1. Call to Order

Meeting was called to order by Nick D. at 6:00 PM.

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

3. Approval of Minutes (3-14-2019) Fred moved to approve; Curtis seconded. Motion passed 4-1-0. (Abstention by Sue, who was not present at the March meeting)

4. Hearing of Visitors

None

5. Certificates of Appropriateness

None

6. Financial Report

- a. Sam summarized expenses and balances to date.

7. New Business

- a. Discussion of lessons from Preserving Historic Places conference

Sue noted that many discussions had centered on the question regarding whether to subject changes in paint color to design review. Sam and Nick explained that the decision to regulate paint color varies by district and depends on input from members of the ad hoc committee overseeing the drafting of design guidelines for a given district. Rosemary commented on the educational value of a conference session that focused on the workings and potential impacts of Economic Improvement Districts.

- b. Part 2, presentation on sensitive infill in historic neighborhoods

Sam presented on common pitfalls associated with infill design in established urban areas. Sue commented that many of the concepts presented would be applicable to the development project at the northeast corner of Main and Rangeline. Commission members expressed concern about the scale and overall visual compatibility of the new development at that site with the Carnegie Library building.

8. Old Business

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

Sam provided updates, indicating that an interested party was in the process of purchasing land at 526 1st Ave. SE to relocate and rehabilitate the endangered historic house.

- b. Local Historic and Conservation Districts

- i. Wilkinson-Hull House

Nick and Mark D. met with Old Town Companies on 4/15/19, and Old Town confirmed that the building will be preserved and used if the proposed PUD is developed. Nick reported that the site plan should be finalized within 90 days, noting that Old Town was trying to resolve concerns about how to make the project financially feasible in light of a recent request on the part of the City for fewer units. Closing to take place in September 2019. Fred expressed concern that the house could continue to deteriorate and perhaps suffer more vandalism prior to the closing. Nick suggested that CHPC could approach the City to encourage additional measures to protect the house in the meantime. Curtis suggested that a company might be able to donate cameras. Nick said he would be open to the idea of the CHPC providing some funding for cameras and suggested following up with Ron to see if he knew more about potential suppliers. Nick also mentioned that Old Town was considering replicating the Nickel Plate Arts model and offering part of the historic house for artists in residence.

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

Sam reported that the City (DOCS) had confirmed that there was no threat to the 1870s building at 30 N. Rangeline as a result of the redevelopment plans for 40 N. Rangeline.

9. Other Business

-Survey additions were approved by City Council on 4/15/19.

-Amendment to historic preservation ordinance was adopted by Council on 4/15/19 requiring mailing to owners of prospective survey properties.

10. Announcements

Nick Davis had announced his family's potential relocating out of state, but since then it appears the move will be postponed.

11. Adjournment

Nick adjourned the meeting at 7:02 PM.

Nick Davis, Carmel Historic Preservation
Commission Chairperson

Recording Secretary Sam Burgess