

**CARMEL HISTORIC PRESERVATION COMMISSION
OCTOBER 10, 2019, 6:00 P.M.
CAUCUS ROOM, CARMEL CITY HALL**

In attendance:

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

Members Not Present: Ron Carter, Fred Swift, Bill Sanders

HPC Administrator: Mark Dollase; Joshua Biggs

Guests: Terry McCardwell; Tom O’Gara; Bill Delaney; Mike Corbett, Noblesville Preservation Alliance

1. Call to Order

Meeting was called to order at approximately 6:05pm

2. Roll Call (Nick Davis, Rosemary Dunkle, Sue Maki, Curtis Butcher)

3. Approval of Minutes (9-7-2019) Rosemary moved to approve the minutes of the September 7, 2019 meeting, Curtis seconded. Motion approved 4-0.

4. Hearing of Visitors

None

5. Certificates of Appropriateness

None

6. Financial Report

Mark summarized the financial report, which had not changed much since the last meeting. He mentioned the \$205.76 payout to Indiana Landmarks for mailing notification letters related to the façade grant program this summer. He also summarized the façade grant award expenses, which total \$30,385.80. The total expenses for the year 2019 are \$83,590.27, and total remaining budget is \$81,409.73. Mark also noted that historic survey update by NS Services, Inc. was not undertaken, so the \$26,450.00 allotted for that project may change, per a new proposal.

7. New Business

a. Demo Delay Review: Terry McCardwell, 450 1st Ave NW

Terry McCardwell purchased the home, with the intention of razing the structure, and replacing it with a larger single-family home. Mr. McCardwell plans to construct a new home in a similar architecture style, in a design respectful of the older homes in the neighborhood. He mentioned that he purchased the home because he appreciated its close proximity to the Arts & Design District. 450 1st Avenue NW is identified as a Minimal Traditional residence, constructed ca. 1950, and is surveyed in the City of Carmel/Clay Township Historic Architecture Survey. Mark Dollase suggested that time may be taken by the CHPC to assess the situation, and to identify if the house is worth saving. Mark also discussed that the house may be moved as provided under the ordinance, though that did not appear to be feasible. Sue Maki made a motion not to block the demolition of the structure, which was seconded by Rosemary Dunkle. Motion passed 4-0.

b. Demo Delay Review: Launderers of Indiana, Inc., 444 S. Rangeline Road

Tom O’Gara, attorney, attended the CHPC meeting representing Launderers of Indiana, Inc., which owns a building at 444 S. Rangeline Road. Mr. O’Gara stated that the building has operated as a laundromat, and for a time, had dry-cleaning machines/equipment. He also stated that due to the dry-cleaning machines, there is perchloroethylene (PCE) pollution on site (outside the building, and underneath – in the soil and groundwater). The party has determined that the best and most efficient way to remediate the contaminants from the building is to demolish the structure. It was also noted that ECC recommended demolition instead of jacking the building up and removing the contaminated soil.

Bill Delaney with ECC Horizon also attended the meeting and spoke in favor of removing the structure. When asked if the contamination was limited to just the one parcel at 444 S. Rangeline, Mr. Delaney stated that the contamination extended west to a property with a metal warehouse on site. He also stated that from a regulator standpoint, the regulators favor excavation.

It was also mentioned during the presentation that the current owner does not want to deal with this issue anymore, and is willing to both demolish the building and remediate the contamination – not just demolish the building and walk away. It was also stated that there is interest in the property as a new development, and is currently listed for sale. 444 S. Rangeline was listed a surveyed property in the City of Carmel/Clay Township Historic Architecture Survey, and is a Midcentury Modern structure, constructed in 1965. Mark Dollase spoke to its historical merits, but said there were better examples of midcentury design in Carmel, and that it was unlikely the building could be moved.

Rosemary Dunkle proposed a motion not to block demolition of the structure, and Curtis Butcher seconded. Motion passed 4-0.

8. Old Business

a. Façade Grants

Mark Dollase spoke about the fall round of 2019 façade grants and mentioned that all six property owners/representatives were notified of their awards by letter. One of the award winners was awarded \$600.00 to renovate front porch and stair railings – it was proposed in vinyl clad materials, and will be approved, conditional on the owner using wood materials. The owner will need to submit a new bid using wood. Mark proposed that if the cost of the new project in wood exceeds the cost using vinyl, the commission may allot additional funds.

b. Carmel Historic Architecture Survey—Rebid?

Mark discussed proposing an update the City of Carmel/Clay Township Historic Architecture Survey that was published fairly recently. Nick proposed a rebid, and having a new company conduct the historic resource survey.

Mark mentioned that Carmel is a Certified Local Government, and that surveys need to be updated occasionally to comply with CLG guidelines. He mentioned that 2023 would be the expiration date to conduct a new survey, and proposed using funds now to be placed in a nonreverting fund.

Josh Biggs will procure an RFP for an updated historic resource survey.

Motion passes 4-0 for a rebid

c. Local Historic and Conservation Districts

i. Wilkinson-Hull House

Old Town Design Group is looking to rehabilitate the house, but there are substantial hurdles to overcome in order to move forward. It is currently still standing, but Nick proposed that further action may need to be taken for the house to not deteriorate further. It is still under interim protection, and cannot be legally demolished yet.

9. Other Business

Mark mentioned concerns about Rangeline Road north of Main Street, and development pressures that may soon be facing the neighborhood. Mark proposed talking with DOCS before the November CHPC meeting, and holding a conference call to talk to the different constituents about possible outcomes/solutions.


It was mentioned that Steve Kennedy from the Indiana DNR Division of Historic Preservation and Archaeology informed local certified local government representatives of Historic Preservation Funds that are being made available to certified local governments, and that more information would be sent out later regarding specific details. Historic preservation funds had recently expired, and there were not enough applicants. Rosemary proposed that they use HPF monies to fund the survey. It was also discussed that perhaps the funds could be used for a National Register nomination or a historical marker at the Carmel Monon Depot.

10. Announcements

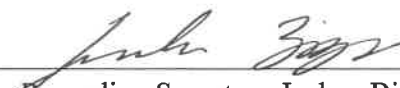
None

11. Adjournment

Nick adjourned the meeting at 7:00pm



Nick Davis, Carmel Historic Preservation
Commission Chairperson



Recording Secretary Joshua Biggs