

**ORDINANCE D-2465-19**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE  
CITY OF CARMEL, INDIANA, DESIGNATING A SINGLE SITE CONSERVATION  
DISTRICT LOCATED AT E. 126<sup>th</sup> STREET AND PLUM CREEK BLVD.**

**Synopsis: Ordinance establishes a single site conservation district consisting of the Plum Creek Corn Crib, located at E. 126<sup>th</sup> Street and Plum Creek Blvd.**

**WHEREAS**, the mission of the Carmel Historic Preservation Commission (the “Commission”) is to preserve and protect the historic or architecturally worthy buildings, structures, sites, monuments, streetscapes, squares, and neighborhoods of designated historic and conservation districts located within the City’s corporate limits; and

**WHEREAS**, in order to fulfill its mission, the Commission commissioned an update to earlier surveys in order to identify historic buildings, structures, and sites located within the City (the “Survey”); and

**WHEREAS**, the Commission used the results of the Survey to prepare a map designating the boundaries of the proposed Plum Creek Corn Crib Conservation District (the “District”); and

**WHEREAS**, the Commission held a public hearing on March 14, 2019 for the purpose of allowing discussion and public comment on the proposed District; and

**WHEREAS**, at the March 14, 2019 public meeting, the Commission held that the proposed District has historic and architectural significance that merits the protection of the property as a conservation district; and

**WHEREAS**, pursuant to Indiana Code §36-7-11-7 and Carmel City Code § 2-188(d), the Carmel Common Council (the “Council”) is authorized to designate a conservation district following the written recommendation to establish such a district by the Commission; and

**WHEREAS**, in accordance with Carmel City Code § 2-188(d), the Commission has prepared a map of the District, classified and designated all buildings, structures and sites located within the District, and drafted proposed design and architectural standards for the District, all of which are attached hereto and incorporated herein as Exhibit A; and

**WHEREAS**, the Commission has now presented the District map, classification and designation of structures located within the District, and proposed standards for the District to the Council for its approval as a conservation district; and

Ordinance D-2465-19  
Page One of Three Pages

This Ordinance was originally prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on 4/29/19 at 1:30 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

**WHEREAS**, the establishment of the Plum Creek Corn Crib Conservation District is in the public interest.

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Carmel, Indiana, that:

Section 1: The forgoing Recitals are incorporated herein by this reference.

Section 2: The map, classifications and designations of structures, and the proposed standards for the proposed Plum Creek Corn Crib Conservation District as set forth in Exhibit A are hereby approved by the Common Council, and the Plum Creek Corn Crib Conservation District is hereby established.

Section 3: Two copies of the map of the Plum Creek Corn Crib Conservation District shall be placed on file in the Office of the Clerk-Treasurer for public inspection.

Section 4: This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor and such publication as is required by law.

*[Remainder of page intentionally left blank]*

May **PASSED** by the Common Council of the City of Carmel, Indiana this 20<sup>th</sup> day of \_\_\_\_\_ 2019, by a vote of 6 ayes and 0 nays.

**COMMON COUNCIL FOR THE CITY OF CARMEL**

[Signature]  
Jeff Worrell, President

[Signature]  
Anthony Green

[Signature]  
Laura D. Campbell, Vice-President

[Signature]  
H. Bruce Kimball

[Signature]  
Ronald E. Carter

Not Present  
Kevin D. Rider

[Signature]  
Sue Finkam

ATTEST:

[Signature]  
Christine S. Pauley, Clerk-Treasurer

May Presented by me to the Mayor of the City of Carmel, Indiana this 21<sup>st</sup> day of \_\_\_\_\_ 2019, at 9:30 A.M.

[Signature]  
Christine S. Pauley, Clerk-Treasurer

May Approved by me, Mayor of the City of Carmel, Indiana, this 21<sup>st</sup> day of \_\_\_\_\_ 2019, at 11:45 A.M.

[Signature]  
James Brainard, Mayor

ATTEST:

[Signature]  
Christine S. Pauley, Clerk-Treasurer

This Ordinance was originally prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on 4/29/19 at 1:30 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

Carmel  
Historic  
Preservation  
Commission

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# Plum Creek Corn Crib Conservation Plan



Recommended by the Carmel Historic Preservation Commission  
March 14, 2019  
Carmel, Hamilton County, Indiana  
Officially adopted \_\_\_\_\_

Exhibit A

E. 126<sup>th</sup> St. and Plum Creek Blvd.  
Carmel, Hamilton County, Indiana, 46033

**THE CARMEL  
HISTORIC PRESERVATION COMMISSION**

*Prepared By:*  
The Carmel Historic Preservation Commission  
Carmel, Hamilton County

*Assisted By:*  
The Carmel Clay Historical Society

**MONTH 2019**

Recommended by the Carmel Historic Preservation Commission  
Officially adopted **INSERT DATE HERE**

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## OWNER

Plum Creek Farms Homeowners Association, Inc.  
P.O. Box 44127  
Indianapolis, Indiana 46244

# **HISTORIC AND ARCHITECTURAL DESIGN ANALYSIS**

## CONSTRUCTION INFORMATION

Date of original design, construction, or origin: c. 1935

## LEGAL DESCRIPTION

The subject property comprises one parcel of land which includes one structure: the "corn crib."  
The property is described as follows:

Parcel 16-10-27-00-21-048.000 located in the City of Carmel, Section 27, Township 18, Range 4 PLUM CREEK FARMS Section 1 Common Area COMMON AREA of Hamilton County, Indiana. Containing 8.59 acres.

The "conservation district" is defined as the parcel comprising the "historic building" (i.e., the "corn crib").

# STATEMENT OF SIGNIFICANCE

For much of its history, Carmel remained a quiet and sleepy farming village, tucked away in the southwest corner of Hamilton County, Indiana. The townships of Clay and Delaware consisted of a patchwork of farmsteads, most of whose origins dated to the early nineteenth century. Many of the early settlers who constituted the population of early Carmel consisted of members of the Society of Friends (Quakers) and their Methodist neighbors. Agriculture would remain the predominant theme of the community through the nineteenth century and well into the next.

The Plum Creek Corn Crib sits on a portion of the former Lynnwood Farm – a 623-acre agricultural site owned and operated from 1932 to 1942 by Charles J. Lynn, Executive Vice President of Eli Lilly & Company.<sup>1</sup> Originally, the farm encompassed a tract of land west of River Road between E. 122nd St. and a parallel roughly two blocks north of Main (131<sup>st</sup>) St.<sup>2</sup> Through his work on the farm, Lynn achieved national renown as a breeder of prize-winning Polled Shorthorn cattle, Berkshire hogs, and Percheron draft horses.<sup>3</sup> Lynn's farm was outfitted with the most advanced agricultural buildings of its time.<sup>4</sup> The cattle barns were mechanically cooled in the summer, while heating in winter was provided for livestock through underground steam pipes.<sup>5</sup> The hot and cold running water in the horse barns was an anomaly for the era.<sup>6</sup>

Lynnwood Farm was surrounded by other farms when it was established during the Great Depression and was itself assembled from four previously separate farmsteads.<sup>7</sup> In 1932, Carmel was still an agricultural community with a population of only 770.<sup>8</sup> Hamilton County, Indiana was widely recognized for its large concentration of Percheron draft horses. Bred for the purpose of pulling heavy farm equipment, Percherons were still very much in demand during the first half of the twentieth century, when much farm labor was not yet fully mechanized.<sup>9</sup> The breed originated in the Perch province of France and is distinguished by its muscular stature and equanimity.

Lynnwood Farm quickly surpassed its neighbors in prestige as a Percheron breeding operation – a feat owed in no small part to Mr. Lynn's acquisition of Don Again, a Percheron stallion who achieved international stardom in equestrian and livestock

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<sup>1</sup> "A Great Leader is Gone: Charles H. Nickel, 1899-1967," *Berkshire News*, Vol. 2, No. 8, July 1967, Springfield, IL. Carmel Clay Historical Society Archives, "Agriculture – Lynnwood Farm" Folder 2 of 2.

<sup>2</sup> Research of John Graves, February 9, 2015, "Agriculture – Lynnwood Farm" file, folder 1 of 2, Carmel Clay Historical Society Archives, Carmel, IN.

<sup>3</sup> "Lynnwood Farm with Valuable Blooded Stock Local Businessman's Gift to Purdue University," *Indianapolis Star*, June 26, 1942.

<sup>4</sup> *Ibid.*

<sup>5</sup> *Ibid.*

<sup>6</sup> *Ibid.*

<sup>7</sup> Lee Luse, "Lynnwood Farm will be sold," *Noblesville Ledger* (Noblesville, IN), June 1986

<sup>8</sup> Dan McFeely, "When Rural Life Ruled," *Indianapolis Star* (Indianapolis, IN), May 10, 2012, p. Y2.

<sup>9</sup> "A Lifetime of Progress in Just 23 Years – That's Lynnwood [sic] Story," *Omaha Daily Journal* (Omaha, NE)/*Kansas City Daily Dovers Telegram* (Kansas City, MO), July 22, 1958.

circles as an outstanding specimen of the breed.<sup>10</sup> Don Again was born on February 6, 1931<sup>11</sup> and arrived at Lynnwood Farm in 1936.<sup>12</sup> He was named the 1933 and 1936 Grand Champion Stallion at the Illinois and Indiana State Fairs and was also the 1936 Grand Champion of the American Royal Live Stock Show in Kansas City, Missouri.<sup>13</sup>

In the early 1940s, Don Again won the distinction of "Premier Percheron Sire" three years in a row at the International Live Stock Exposition.<sup>14</sup> Not merely an object of adulation, he was valued for his ability to pass his superior genes along to new offspring and served as "chief herd sire" at Lynnwood Farm for many years.<sup>15</sup> Widely sought after for their exemplary strength, form, and disposition, Percherons sired by Don Again were described as "America's farm bluebloods."<sup>16</sup> In 1938 alone, Don Again's issue fetched 43 prizes at state fairs, horse shows, and livestock expositions.<sup>17</sup> In 1943, the journal *Percheron News* published an ad with the headline "Wanted: Don Again Fillies," noting that the demand for Don Again's get had drastically outpaced the supply.<sup>18</sup> While many of Lynnwood's own stock of Percherons were begotten by Don Again, the farm also offered the stallion as a sire for mares from outside farms, charging \$25.00 "on the birth of a living foal."<sup>19</sup> Rivaling his father's reputation was Don Again's son Lynnwood Don, whose many awards included Grand Champion Stallion at the National Percheron Show in 1941, and Premier Percheron Sire in 1947, 1948, and 1950.<sup>20</sup>

By all accounts, Charles Lynn entered his farm operation in Carmel with the same dedication, enthusiasm, and studiousness that catapulted him to success in the pharmaceutical industry. However, neither his upbringing nor his formal education had centered on agriculture, and he recognized the value in assembling a team of seasoned experts to aid in running Lynnwood Farm.<sup>21</sup> Early in the farm's operation, Lynn hired Thomas Beechler as general manager and retained Elmer Taft to oversee the farm's horses.<sup>22</sup> While Lynn was primarily interested in equine breeding, he also sought to diversify the farm's focus by raising cattle and swine as well, recruiting Charles ("Charlie") Nickel (1899-1967) of Arzenville, Illinois in 1937 to preside over herds of

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<sup>10</sup> Interview with Bob Peterson (former manager of Lynnwood Farm) by Jason Lantzer, July 19, 2000, Transcribed by Barbara Freas July 27, 2000. Carmel Clay Historical Society Archives, "Agriculture – Lynnwood Farm," Folder 1 of 2.

<sup>11</sup> "Percheron Sale, Monday, March 20, 1939 (In Hamilton County)" (Catalog), Charles J. Lynn and Celestia Lynn, Carmel, Indiana, 1939.

<sup>12</sup> "Percheron Sale, Monday, March 28 (In Hamilton County)" (Catalog), Charles J. Lynn and Celestia Lynn, Carmel, Indiana, 1938, p. 4.

<sup>13</sup> *Ibid.*

<sup>14</sup> "Lynnwood Farm with Valuable Blooded Stock."

<sup>15</sup> "Percheron Sale," 1939, p. 2.

<sup>16</sup> "Percheron Sale," 1939.

<sup>17</sup> *Ibid.*

<sup>18</sup> "Wanted: Don Again Fillies," *Percheron News*, April 1943. Carmel Clay Historical Society Archives, "Agriculture – Lynnwood Farm," Folder 2 of 2.

<sup>19</sup> *Ibid.*

<sup>20</sup> Joseph Mischka, *The Percheron Horse in America*, Whitewater, WI: Heart Prairie Press, 1991, p. 149.

<sup>21</sup> "A Lifetime of Progress in Just 23 Years"

<sup>22</sup> Newspaper Clipping, "Chas. Nickel New Lynnwood Farm Manager," July 1942. Carmel Clay Historical Society Archives, "Agriculture – Lynnwood Farm," folder 1 of 2.

Berkshire hogs and Polled Shorthorned cattle.<sup>23</sup> Charlie would become one of the most visible, respected, and enduring figures at the farm.<sup>24</sup>

Nickel was steeped in the raising of livestock from childhood and became involved in breeding Berkshire hogs on his family's Illinois farm in 1913 at the age of 14.<sup>25</sup> Nickel's father was a board member of the American Berkshire Association, and Charles joined his father in running that organization's headquarters in Springfield, Illinois in the early 1930s when the Great Depression threatened its closure.<sup>26</sup> They accepted no pay.<sup>27</sup> By the time Lynn solicited Nickel to work at Lynnwood, the latter had achieved a reputation for excellence in his field.<sup>28</sup> Though hesitant to leave his home in Illinois, Nickel ultimately accepted Lynn's offer, moving to Carmel with his wife, Esther, and their children.<sup>29</sup> As with other Lynnwood employees, the Nickel family lived on the farm.<sup>30</sup> Charlie brought his entire herd of cattle and pigs to Lynnwood and was provided with a fully electrified family house on the grounds, complete with a sizable garden plot, 35 chickens, and a steady supply of chicken feed and milk.<sup>31</sup> Lynn allowed Nickel and the other superintendents of the farm a large degree of autonomy in their work – a show of trust in their expertise.<sup>32</sup>

In 1942, Charles Lynn donated the farm to Purdue University, gifting not only the land and facilities but also the entire collection of livestock, including Don Again.<sup>33</sup> It was a year of change for Lynn on other fronts as well. His first wife, Celestia McEachren Lynn, passed away.<sup>34</sup> Celestia had been an enthusiastic partner in the farm venture, and the Lynns had intended to construct their own home on the farm atop the hill now crowned by Northview Christian Church.<sup>35</sup> Following his wife's death, Lynn abandoned plans to build a house at Lynnwood Farm, remaining in the house he had shared with Celestia in Indianapolis's Crows Nest subdivision for the remainder of his life.<sup>36</sup> In 1945, within three years of Celestia's death, Lynn retired from his position as Executive Vice President of Eli Lilly & Company.<sup>37</sup>

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<sup>23</sup> "A Great Leader is Gone."

<sup>24</sup> Ibid.

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

<sup>27</sup> Ibid.

<sup>28</sup> Ibid.

<sup>29</sup> Ibid.

<sup>30</sup> Interview with Bob Peterson, 2000.

<sup>31</sup> Letter from Charles J. Lynn to Charles Nickel, September 3, 1937. Carmel Clay Historical Society Archives, "Agriculture – Lynnwood Farm" folder 2 of 2.

<sup>32</sup> Letter from Charles J. Lynn to Charles Nickel, September 3, 1937.

<sup>33</sup> "Lynnwood Farm with Valuable Blooded Stock."

<sup>34</sup> "Lilly Official's Wife Dies at Home: Long Illness Fatal to Mrs. Lynn – Funeral Saturday," Indianapolis News (Indianapolis, IN), December 16, 1942.

<sup>35</sup> Interview with Bob Peterson, 2000.

<sup>36</sup> Ibid.

<sup>37</sup> "Charles Lynn Dies; Lilly Vice-President," The Indianapolis Star (Indianapolis, IN), September 23, 1958, p. 12.

While Lynn no longer owned the farm, he remained active in its operation.<sup>38</sup> Upon the transfer of the property to Purdue in 1942, Thomas Beechler retired to work on his own farm and Charles Nickel was promoted to general manager<sup>39</sup> – a title he would retain until his death in 1967.<sup>40</sup> Elmer Taft remained as superintendent of horses.<sup>41</sup>

Lynnwood Farm's significance is evidenced in the comments that were issued after its transfer to Purdue. Indeed, upon Lynn's donation, the farm was described in the *Purdue Agriculturist* as "one of the finest gifts in the history of the Land Grant Colleges,"<sup>42</sup> followed by the statement that "The acquisition of this farm places Purdue University as the only agricultural college in America with such a nationally famous breeding plant."<sup>43</sup> Then Indiana Governor Henry F. Schricker hailed the donation as "one of the most generous and most valuable ever received by the state of Indiana."<sup>44</sup>

From 1942 into the late 1980s, Purdue University used Lynnwood Farm as a laboratory to develop new techniques for breeding and raising livestock and no-till farming that would revolutionize agricultural practice.<sup>45</sup> Robert C. Peterson succeeded Charles Nickel as superintendent of the farm in 1967 and remained in that role for the remainder of Lynnwood's operation, creating and administering many studies in his time.<sup>46</sup> As a center of scientific research, the farm was a locus of major advancements in artificial insemination and livestock feeding regimens.<sup>47</sup> In 1981, Purdue relocated its bull testing operation from Tipton to Lynnwood Farm, which accompanied a ram testing operation at the Carmel site.<sup>48</sup> Both testing stations were designed to evaluate the effects of different feeding programs on the weight gain and carcass quality of livestock raised for meat.<sup>49</sup> Under Purdue's ownership, Lynnwood Farm also administered gold medal award programs to recognize outstanding beef cattle and purebred livestock.<sup>50</sup> Thus, the farm remained productive and relevant for many decades after Lynn's period of ownership.

Nevertheless, changing trends prompted Purdue to close and sell Lynnwood Farm in the late 1980s. Progress in artificial insemination and embryo transfer had made it possible to conduct livestock research on much smaller sample sets of animals, and

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<sup>38</sup> Howard G. Diesslin, "Lynnwood Farm: The Home of Many Champions," *The Purdue Agriculturist*, Volume 37, Issue 1, August 1942. Carmel Clay Historical Society Archives, "Agriculture – Lynnwood Farm," Folder 2 of 2.

<sup>39</sup> Newspaper clipping, "Chas. Nickel New Lynnwood Farm Manager," 1942, "Agriculture – Lynnwood Farm" file, folder 1 of 2, Carmel Clay Historical Society Archives, Carmel, IN.

<sup>40</sup> "A Great Leader is Gone."

<sup>41</sup> "Chas. Nickel New Lynnwood Farm Manager."

<sup>42</sup> "Lynnwood Farm: The Home of Many Champions."

<sup>43</sup> *Ibid.*

<sup>44</sup> "Lynnwood Farm With Valuable Blooded Stock."

<sup>45</sup> Dan McFeely, "When Rural Life Ruled," *Indianapolis Star* (Indianapolis, IN), May 10, 2012.

<sup>46</sup> Tamara Harrison, "Fond memories of the Lynnwood Farm that was," *News Tribune* (Carmel, IN), October 4, 1995.

<sup>47</sup> Interview with Bob Peterson, 2000.

<sup>48</sup> *Ibid.*

<sup>49</sup> Newspaper clipping, "Purdue University relocates its ag programs," "Agriculture – Lynnwood Farm" file, folder 1 of 2, Carmel Clay Historical Society Archives, Carmel, IN.

<sup>50</sup> Interview with Bob Peterson, 2000.

large laboratory farms such as Lynnwood were giving way to smaller successors.<sup>51</sup> At the same time, Carmel's demand for residential new construction had reached an unprecedented magnitude.<sup>52</sup> No longer the rural hamlet where Lynn established his farm in 1932, Carmel would reach a population of 23,380 by 1990.<sup>53</sup> Between the waning importance of the farm and the escalating value of Carmel land, the Purdue Research Foundation acquiesced to the purchase offer of a developer in 1988, using revenue from the sale of Lynnwood Farm to fund new research and land acquisitions elsewhere in Indiana.<sup>54</sup>

While selling approximately 80 acres of Lynnwood Farm to Northview Christian Church by 1985, Purdue University had otherwise deflected a barrage of inquiries by developers prior to selling the remaining 530 acres of the property in 1988.<sup>55</sup> The purchaser was Browning Investments, headed by Corby Thompson.<sup>56</sup> Under Thompson's direction, the longtime farm was transformed into a golf course and five subdivisions comprising 640 single-family dwellings built by Trinity Homes, Ryland Homes, and K.E. Thompson.<sup>57</sup> Named the Plum Creek Golf Club, the golf course was designed by Pete Dye to retain three of the Lynnwood Farm buildings and structures, which once numbered more than 50.<sup>58</sup> The saved buildings on the golf course were all located south of 126<sup>th</sup> Street and included the horse barn, which contained an indoor show track for the farm's famed Percherons; a small house to the east of the horse barn that ultimately served as the Lynnwood office; and a front gabled show arena to the north of the horse barn.<sup>59</sup>

The Plum Creek Corn Crib is the only Lynnwood Farm structure that survives north of 126<sup>th</sup> Street. Bud Applegate of Carmel was the architect who developed Charles Lynn's sketches into working drawings that could be realized on the farm, and he is presumed to have designed the Corn Crib.<sup>60</sup> Historic maps indicate that the corn crib would have belonged to a cluster of seven or eight buildings north of 126<sup>th</sup> Street.<sup>61</sup> <sup>62</sup> Immediately to the south and southwest of the corn crib were four small barn buildings. Immediately to the east of the corn crib was a much larger farrowing barn with a cruciform plan,

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<sup>51</sup> "Lynnwood Farm will be sold."

<sup>52</sup> Ibid.

<sup>53</sup> Elizabeth J. Van Allen, "Carmel Grows Up: The History and Vision of an Edge City," Carmel Clay Historical Society, Accessed August 23, 2018. <http://www.carmelclayhistory.org/the-history-of-carmel>.

<sup>54</sup> "Lynnwood Farm will be sold."

<sup>55</sup> Ibid.

<sup>56</sup> Tamara Harrison, "New homes growing on former farm land," *News Tribune* (Carmel, IN), October 4, 1995.

<sup>57</sup> Tamara Harrison, "Bulldozers replace bulls: Carmel housing development to keep remnants of farm," *Noblesville Daily Ledger* (Noblesville, IN), October 3, 1995.

<sup>58</sup> "New homes growing on former farm land."

<sup>59</sup> Research of John Graves, February 9, 2015, "Agriculture – Lynnwood Farm" file, folder 1 of 2, Carmel Clay Historical Society Archives, Carmel, IN.

<sup>60</sup> "A Lifetime of Progress in Just 23 Years --- That's Lynnwood Story."

<sup>61</sup> *Historic Aerial Map of Hamilton County, Indiana*. Map. 1936. Hamilton County, Indiana GIS. <http://gis.hamiltoncounty.in.gov/FlexViewer/Index.html> (accessed August 23, 2018).

<sup>62</sup> *Historic Aerial Map of Hamilton County, Indiana*. Map. 1941. Hamilton County, Indiana GIS. <http://gis.hamiltoncounty.in.gov/FlexViewer/Index.html> (accessed August 23, 2018).

where Berkshire hogs were kept.<sup>63</sup> This structure was comparable in size to the horse barn.<sup>64</sup> To the southeast of the farrowing barn was a home where Jack Cannon lived.<sup>65</sup> Farther east of the farrowing barn but still within the same cluster of buildings was a shed used as a hog shelter.<sup>66</sup> Given that the contemporary buildings surrounding the Corn Crib have been lost, it is all-the-more important to conserve the remaining structure as a tangible reminder of the once internationally revered Lynnwood Farm. Indeed, when Charles Lynn donated Lynnwood Farm to Purdue University, he said "I have put much into it," "much in means and much of myself. That is why I wish to see it preserved."<sup>67</sup>

#### Additional Background Information on the Lynns:

Charles Lynn became Executive Vice President of Eli Lilly and Company in 1932 but he served the corporation in various capacities over a 50-year career of active service from 1895 to 1945.<sup>68</sup> He held a seat on the company's board of directors from 1913 until his death in 1958.<sup>69</sup> As general manager of Eli Lilly and Company, Lynn forged international business relationships for the pharmaceutical magnate, helping to establish the global presence that the company retains today.<sup>70</sup> Lynn was president of the Indianapolis chapter of the English Speaking Union and received the ribbon and cross of the Most Excellent Order of the British Empire for fostering improved relationships among English-speaking countries.<sup>71</sup>

Mr. Lynn was remarried in 1945 to Dorothy Jane Black,<sup>72</sup> a graduate of Butler University.<sup>73</sup> Mrs. Lynn was a member of the City Market Advisory Committee in 1975 and followed her late husband in serving as president of the English Speaking Union. She was also a president of Visiting Nurse Service Inc. and belonged to the Indianapolis Women's Club, Propylaeum, and Woodstock Club. She also served on the board of Historic Landmarks Foundation of Indiana.<sup>74</sup>

Throughout his life, Charles Lynn was active in many causes, institutions, and pursuits. He served as president, chairman, or co-chairman of numerous boards of directors, including the National Association of Manufacturers of Drug Products; Indianapolis YMCA; Indianapolis Red Cross; and Indianapolis-Marion County Building Authority.<sup>75</sup> He also headed the medical industry section of the War Industries Board during World

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<sup>63</sup> Research of John Graves.

<sup>64</sup> Ibid.

<sup>65</sup> Ibid.

<sup>66</sup> Ibid.

<sup>67</sup> "Lynnwood Farm With Valuable Blooded Stock"

<sup>68</sup> "Charles Lynn Dies; Lilly Vice-President," *Indianapolis Star* (Indianapolis, IN), September 23, 1958.

<sup>69</sup> Ibid.

<sup>70</sup> Ibid.

<sup>71</sup> Ibid.

<sup>72</sup> "Dorothy Black, Charles Lynn Wed," *Indianapolis Star* (Indianapolis, IN), October 3, 1945.

<sup>73</sup> "Dorothy Black Lynn services scheduled," *The Indianapolis News* (Indianapolis, IN), July 20, 1989.

<sup>74</sup> Ibid.

<sup>75</sup> "Charles Lynn Dies."

War I.<sup>76</sup> An ardent supporter of higher education in Indiana, Lynn served as longtime Vice President of the Purdue Research Foundation and a member of the boards of directors for both Purdue University and Hanover College.<sup>77</sup> Lynn donated \$250,000 for the construction of a new gymnasium at Hanover College in 1944<sup>78</sup> and is estimated to have given approximately \$2,250,000 in gifts to Purdue University during his tenure on its board of directors from 1942 to 1955, beginning with the donation of the Lynnwood Farm to the university for research purposes.<sup>79</sup>

## Carmel, Indiana

Bethlehem, Indiana, straddling the line between Clay and Delaware Townships in Hamilton County, was first platted in 1837 by Daniel Warren, Alexander Mills, John Phelps, and Seth Green.<sup>80</sup> Located 14 miles north of Indianapolis and six miles west of Hamilton County seat Noblesville, the settlement was originally started by Quakers who left the Carolinas during the 1820s, drawn to central Indiana's rich agricultural land. The town slowly grew, with additional lots platted throughout the 1840s and 1850s. When the town was granted a post office in 1846, city officials discovered that a Bethlehem Post Office already existed in Indiana so another biblical name, Carmel, was chosen. Eventually the town petitioned for incorporation under the new name in 1874, officially becoming the town of Carmel.<sup>81</sup>

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<sup>76</sup> Ibid.

<sup>77</sup> Ibid.

<sup>78</sup> "\$750,000 Building, \$500,000 Endowment Campaign Launched at Hanover College," *Indianapolis Star* (Indianapolis, IN), June 4, 1944.

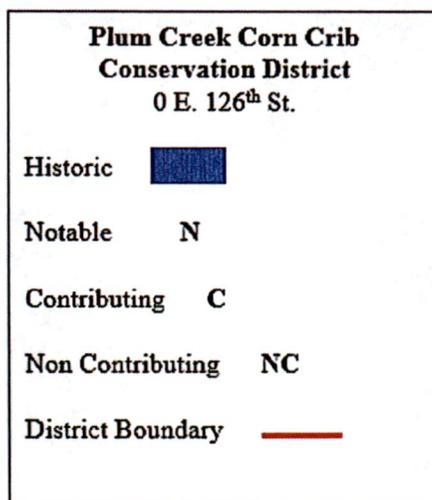
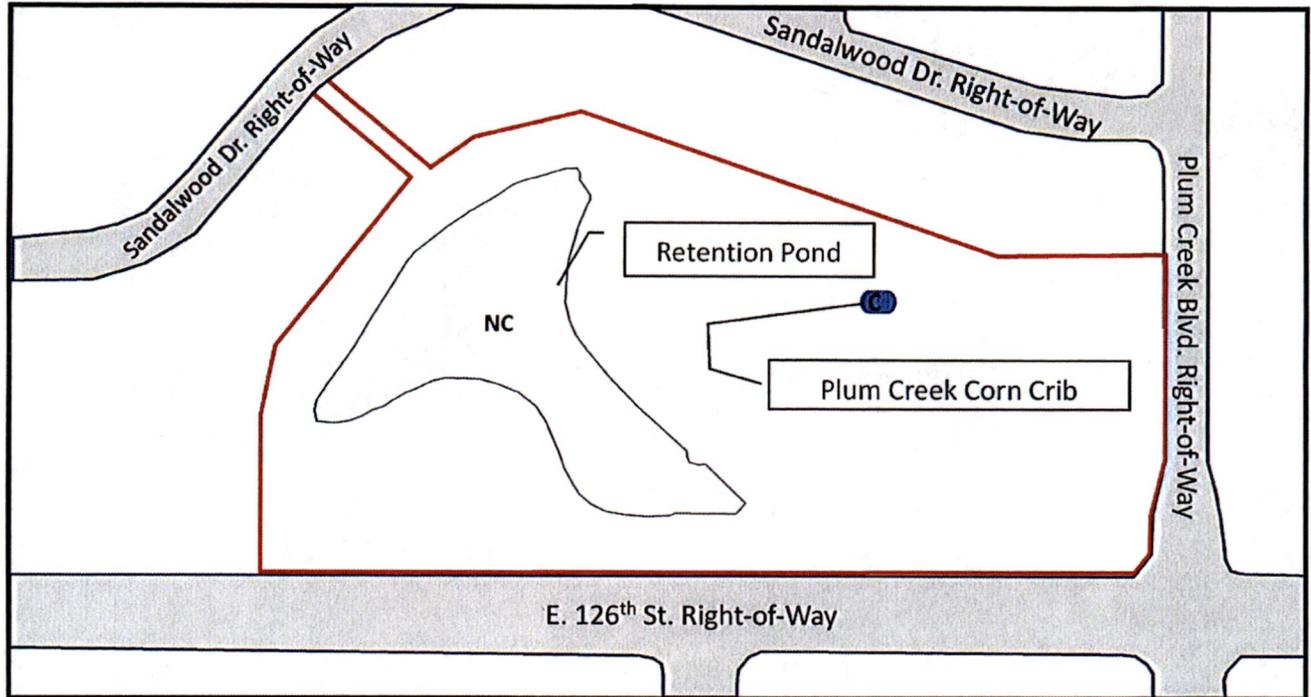
<sup>79</sup> "Hovde Eulogizes Charles J. Lynn," *Indianapolis Star* (Indianapolis, IN), September 24, 1958.

<sup>80</sup> John F. Haines, *History of Hamilton County Indiana* (Indianapolis: B.F. Bowen & Co., 1915), 274.

<sup>81</sup> Ibid., 275.

# BOUNDARY MAP OF THE CONSERVATION DISTRICT

Figure 1. Red line highlights CHPC boundary of the Plum Creek Corn Crib Conservation District, which is consistent with the boundary for Parcel 16-1 0-27-00-21-048.000.



## PHYSICAL DESCRIPTION

The Plum Creek Corn Crib is a two-story outbuilding constructed of concrete block and steel. With a dominant east-west axis, the structure has an oval footprint that is atypical for its function, its mass shaped like an eccentric cylinder. Stacked vertically rather than horizontally, the concrete blocks are laid to form the rounded contours of the building, with horizontal steel tension bands placed at even intervals from bottom to top to hold the masonry units in place. Many of the blocks are vented with horizontal slits that create a louvered appearance, allowing light and air to pass through the building envelope. A double-pitched hipped roof with a conical shape at its east and west ends caps the building. Spanning the east-west ridge at the top of the roof is a simple oblong cupola-like feature with two louvered vents on each of its broad (north and south) faces and wooden clapboard cladding on its exterior surfaces. The feature is more properly denoted as an elevator head house, as it contains part of the mechanism used to operate the central elevator that hoisted corn up from a wagon parked in the alley, over the first-floor walls separating the alley from the two corn cribs and into the corn cribs themselves, where the louvered blocks enabled deposited corn to dry. A hipped roof of low pitch covers the elevator head house.

At the level of the ground floor, the building is pierced on its north and south facades by an open center bay forming an alley designed to allow the passage of carts filled with corn. Steel I-beams serve as posts and lintels framing the open passages. Metal doors offer entry from the east and west walls of the central passage into the compartments that flank it symmetrically. The compartment on each side of the central alley is technically a separate corn crib.

## CONSERVATION OBJECTIVES

The subject structure, exterior features of the site and architectural and historic character thereof shall be preserved as a significant resource of Carmel.

### Conservation Criteria

1. Any development, construction, reconstruction, or relocation involving the subject structure or its site shall be appropriate to the property's historic and architectural values and significance.
2. The latest edition Secretary of the Interior's Guidelines for Rehabilitation can be used as a resource when determining proper techniques to meet the above preservation criteria.

# ARCHITECTURAL AND DESIGN STANDARDS

## Purpose of Architectural and Design Standards

These standards are intended to assist the property owner of the Plum Creek Corn Crib in choosing an appropriate approach to issues which arise when working on or developing this historic property. The standards are not meant to restrict creativity, but rather are meant to suggest appropriate approaches and to guard against unsympathetic actions.

Each standard contains a set of guidelines that provide recommended and not recommended approaches to specific kinds of work to be undertaken.

## Certificates of Appropriateness (COAs)

The Carmel Historic Preservation Commission (CHPC) grants approvals by issuing Certificates of Appropriateness (COA). The CHPC uses the design standards when it reviews and makes decisions regarding alterations, new construction, reconstruction, and demolition.

## The CHPC's Statutory Authority to Approve

A state statute (I.C. 36-7-11) authorizes the CHPC to review and approve the following actions before they occur in a conservation district:

- The demolition of any building;
- The moving of any building; or
- Any new construction of a principal building or accessory building or any structure subject to view from a public way.

Unless otherwise stated in this plan, it is presumed that all actions related to the above three items **MUST BE APPROVED** by the CHPC and it is presumed that related design guidelines are enforceable. New construction is understood to encompass additions to existing buildings as well as the erection of freestanding buildings within the boundaries of the district.

## The CHPC's Jurisdiction

The historic area as defined on pages 3-4 in this conservation plan is the site of one building, the "corn crib." The "corn crib" is generally symmetrical about its north-south and east-west axes with an oval footprint (more specifically, a modified central rectangle with semicircles at its east and west ends) measuring approximately 56 feet along its east-west axis and approximately 39 feet along its north-south axis. The corn crib retains a high degree of integrity and is a significant local example of a rural outbuilding representing experimental concepts in design and construction.

Under the Plum Creek Corn Crib Conservation District Preservation Plan, the CHPC does not have any authority over the enclosed interior of the building.

## PUBLIC INFRASTRUCTURE

**EXEMPT FROM REVIEW AND APPROVAL  
(No Certificate of Appropriateness (COA) required):**

**Repaving of streets in the same manner and with the same materials as existing. Replacement of existing light poles and fixtures with new ones to match.**

**RECOMMENDED:**

1. Maintain the current configuration of streets and sidewalks.
2. New public street lights shall be compatible with the history of the historic area.

**NOT RECOMMENDED:**

1. Widening streets or sidewalks when there is a negative impact on the character of the historic area.

# GUIDELINES FOR DEMOLITION AND INFILL CONSTRUCTION

## Introduction

This section explains the type of work considered in this plan to be demolition to be used when reviewing applications for Certificates of Appropriateness that include demolition. Before receiving any permits or undertaking any work that constitutes demolition, a Certificate of Appropriateness from the Carmel Historic Preservation Commission must be issued.

## Definition

For the purpose of this plan, demolition shall be defined as the razing, wrecking or removal by any means of the entire or partial exterior of a structure. The following examples are meant to help define demolition and are not all-inclusive:

1. The razing, wrecking or removal of a total structure.
2. The razing, wrecking or removal of part of a structure, resulting in a reduction in its mass, height or volume.
3. The razing, wrecking or removal of an enclosed or open addition.

Some work that may otherwise be considered demolition may be considered rehabilitation, if done in conjunction with a CHPC Certificate of Appropriateness for rehabilitation.

Examples include:

1. The removal or destruction of exterior concrete block, metal, or other face material, exterior surface trim, and portions of exterior walls.
2. The removal or destruction of those elements which provide enclosure at openings in any exterior wall (e.g., window units, doors, panels).
3. The removal or destruction of architectural, decorative or structural features and elements which are attached to the exterior of a structure (e.g., parapets, cornices, brackets, chimneys).

Examples of work not included in demolition:

1. Any work on the interior of a structure.
2. The removal of small exterior elements of the structure that are not structurally integrated with the main structure and are generally considered rehabilitation, such as utility and mechanical equipment, awnings, gutters, downspouts, light fixtures, fire escapes, signs, paint, fencing, sidewalks, streets, curbs, landscaping, asphalt, and clear glass with no historic markings. Such work may require a Certificate of Appropriateness under other guidelines in this plan.

## Approval

The CHPC requires a Certificate of Appropriateness for demolition if any of the proposed activities include razing, wrecking or removal of any part of the historic corn crib. The CHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The Commission will also consider how the loss of a building, or a portion thereof, will affect the character of the surrounding area, and in the case of partial demolition, the building itself.

The CHPC will consider issuing a Certificate of Appropriateness for the full or partial demolition of a building within the historic district only if one or more of the following are true:

1. The structure poses an immediate and substantial threat to the public safety.
2. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the historic character of the structure and the historic area, or the context thereof.
3. The demolition is necessary to allow new development which, in the Commission's opinion, is of greater significance to the preservation of the historic area than its retention of the structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.

When evaluating a proposal for demolition, the CHPC shall consider the following criteria for demolition as guidelines for determining appropriate action:

### **CONDITION**

Demolition of a historic building may be justified by condition. In certain instances demolition of selective parts of the building may be authorized after proper evaluation by the Carmel Historic Preservation Commission.

### **SIGNIFICANCE**

The Commission has the responsibility of determining the significance of a structure. With the adoption of this plan, the commission has determined:

1. The corn crib is contributing to the architectural and historical significance of the site and merits a ranking of "Notable" on the Carmel and Clay Township Historic Architecture Survey.

The Commission will also consider how the loss of a building, or a portion thereof, will affect the character of the surrounding area, and in the case of partial demolition, the building itself.

### **REPLACEMENT**

Demolition of a structure may be justified when, in the estimation of the Commission, the proposed new development with which it will be replaced is of greater significance to the

preservation of the area than retention of the existing structure. This will only be the case when the structure to be demolished is not of material significance, the loss of the structure will have minimal effect on the historic character of the area, and the new development will be compatible, appropriate and beneficial to the area.

To afford the Commission the ability to consider demolition on the basis of replacement development, the applicant shall submit the following information as required by the Commission or its staff:

1. Proposed elevations and floor plans.
2. A scaled streetscape drawing showing the new development in its context (usually including at least two buildings on either side).
3. A site plan showing the structure(s) to be demolished and the new development.
4. A written description of the new development.
5. A time schedule for construction and evidence that the new construction will occur.
6. Any other information which would assist the Commission in determining the appropriateness of the new development and its value relative to the existing structure(s).

To afford the Commission the ability to consider demolition on the basis of an immediate and substantial threat to the public safety, the applicant shall submit the following information as required by the Commission or its staff:

1. A report by a structural engineer or otherwise qualified professional building inspector certifying that the resource poses an immediate and substantial threat to public safety. The report shall enumerate in detail the noted threats and explain why demolition is the only viable means of resolution. The author of the report shall be a third party that can demonstrate that there are no conflicts of interest that would influence its judgment concerning the condition of the property.

To afford the Commission the ability to consider demolition on the grounds that denial of a COA for demolition would deprive the owner of all reasonable economically beneficial use of the property, the applicant shall submit the following information as required by the Commission or its staff:

1. Comparative pro formas for demolition and rehabilitation that clearly demonstrate the impossibility of achieving a reasonable economically beneficial use via rehabilitation of the building or structure in question.
2. At least two itemized cost estimates for demolition and subsequent redevelopment of the site in question from relevant contractors for each component of the proposed project. The estimates shall be prepared by third parties that can demonstrate that there are no conflicts of interest that would influence their judgment concerning the cost of demolishing the existing corn crib and redeveloping the site in question.
3. At least two itemized cost estimates for a possible alternative rehabilitation of the corn crib. The estimates shall be prepared by third parties that can demonstrate that there are no conflicts of interest that would influence their judgment concerning the cost of rehabilitating the existing corn crib.

## **Infill Construction**

A Certificate of Appropriateness from the CHPC is required for any new construction within the conservation district. An individually designated historic building generally demonstrates a higher level of significance than a building designated as a contributing resource within a multiple-property historic or conservation district. Designing an addition or new construction within the historic district will duly require a higher level of scrutiny by the Commission to ensure the historic building retains its individual significance. One of the purposes of design review is to ensure that any negative visual impact of new construction is eliminated or minimized. In the best situation, new construction can aid in the interpretation of the district. Aspirations for new construction in a historic district are:

1. To maintain the character of the district;
2. To Reinforce the integrity of the district;
3. Not to impede the sense of time and place created by the district.

The basic test for any new construction, both additions and infill structures, is: How does the project affect the ability to perceive the district's time and place in history? A new building that hinders this perception is unacceptable. It is generally the policy of the Carmel Historic Preservation Commission that contemporary and compatible new design is preferred to overly replicative design, but this policy does not preclude the use of design principles or materials associated with traditional or historic architecture. The ultimate purpose of the guidelines below is to ensure that any new construction is respectful of the character-defining features of the district. In many of the following paragraphs, the reader is encouraged to refer to historic photographs of Lynnwood Farm to identify appropriate characteristics for new construction. Historic photos of the Farm are available at the Carmel Clay Historical Society Archives, 211 1<sup>st</sup> St. SW, Carmel, IN 46032.

### **SIZE AND SCALE**

The overall mass of a new building or addition should convey a sense of human scale. A new building will be respectful of the current size and scale of the historic building within the district. New construction shall be of size, scale, and proportions befitting its historically agrarian setting and maintain the current views of the corn crib. New construction should not overpower the existing historic building on the site. New accessory structures on the site shall not be taller than the corn crib.

### **ROOFLINE**

The roofline of any new construction in the district should match as closely as possible the Mansard form and pitch of the roof of the corn crib or shall be of a simple gabled, hipped, or gambrel form with pitches comparable to the roof pitches found on the corn crib and other buildings that remain on Lynnwood Farm. Historic photographs of buildings at Lynnwood

Farm (including buildings that are no longer extant) may also be used to inform the design of the roofline for any new building or structure (including additions) within the district.

#### **MATERIALS**

Exterior materials used on new construction should be the compatible with those found on the historic corn crib or other buildings (whether extant or demolished) associated with Lynnwood Farm. To wit, acceptable materials should be solid, natural, and not imitative of other materials. Permissible materials on exterior walls shall include brick, stone (but not imitation stone), concrete block, wood siding, and lime-based pargeting finishes over solid masonry. Under no circumstances should the following materials be considered acceptable on exterior walls within the district: vinyl siding, Exterior Insulation and Finish System (EIFS), faux stone. Permissible roofing materials shall include shake shingles, asphalt shingles, slate, clay tile, tin, and true standing seam metal covering. Imitation standing-seam metal roofs typical of pole barns shall not be considered appropriate for any new building or structure erected within the district. Materials not explicitly addressed in this section shall be evaluated by the CHPC for appropriateness on a case-by-case basis. Materials should be used in the design such that the new construction is distinguishable from the old but still visually compatible with the historic structure(s) in the district.

#### **DOORS AND WINDOWS**

Doors and windows in new construction should be compatible with doors and windows of the existing historic structure on the site (or other buildings and structures associated with Lynnwood Farm) in terms of size, scale, proportion, materials, spacing, and orientation.

## **GUIDELINES FOR ADDITIONS**

Additions to the corn crib are not permitted.

# SITE DEVELOPMENT AND LANDSCAPING

## **EXEMPT FROM REVIEW AND APPROVAL**

**(No Certificate of Appropriateness (COA) required):**

- **Repair or reconstruction of existing signage at entrance to subdivision (if damaged) or construction of new signage bearing the name of the subdivision**
- **In-kind repaving of existing parking lot within Conservation District boundaries**
- **Demolition of existing parking lot within conservation district boundaries and replacement with sod to match other grass within Conservation District boundaries**
- **In-kind replacement of dead or overgrown trees or bushes within Conservation District boundaries**
- **Planting of annual or perennial flowers, grasses, and other small vegetation that will not obstruct views of the historic Corn Crib upon maturation.**
- **In-kind repair or replacement of existing paths and sidewalks within the boundaries of the Conservation District.**

## **Walls and Fences:**

Owners of the property shall follow all other City regulations and permitting requirements pertaining to walls and fences. A Certificate of Appropriateness is required for the construction of a new fence or wall lying partially or fully within the district. Newly constructed fences and garden walls shall be appropriate to the original agrarian character of the setting for the district and should be designed with reference to the appearance of fences formerly located on Lynnwood Farm.

## **Trees and Landscaping**

### **RECOMMENDED:**

1. Mature trees shall be protected and retained. A mature tree shall be defined as follows:
  - a) a shade tree with a trunk at least 12-inches in diameter,
  - b) an ornamental tree with a trunk at least 4-inches in diameter or fifteen feet in height, or
  - c) an evergreen tree with a trunk at least 8-inches in diameter or fifteen feet in height.

### **NOT RECOMMENDED:**

1. Removal of mature trees.
2. Removal of other existing landscape features without prompt replacement of those features with similar elements.

## Subdivision

Subdivision of the existing property is discouraged under the guidelines, as the existing size of the parcel is essential to the character of the property. Any proposal to subdivide the property shall require a Certificate of Appropriateness.

**RECOMMENDED:**

1. Maintaining existing parcel size and boundaries

**NOT RECOMMENDED:**

1. Subdividing the existing parcel into smaller properties

## Walkways and Automobile Areas

**RECOMMENDED:**

1. Changes to the course of walkways and driveways are not restricted under the design guidelines, but it is suggested that any paving material be compatible with the historic character of the district.

**NOT RECOMMENDED:**

1. Significant increases in the surface area of the district covered by pavement.

APPENDIX I: PHOTOGRAPHS



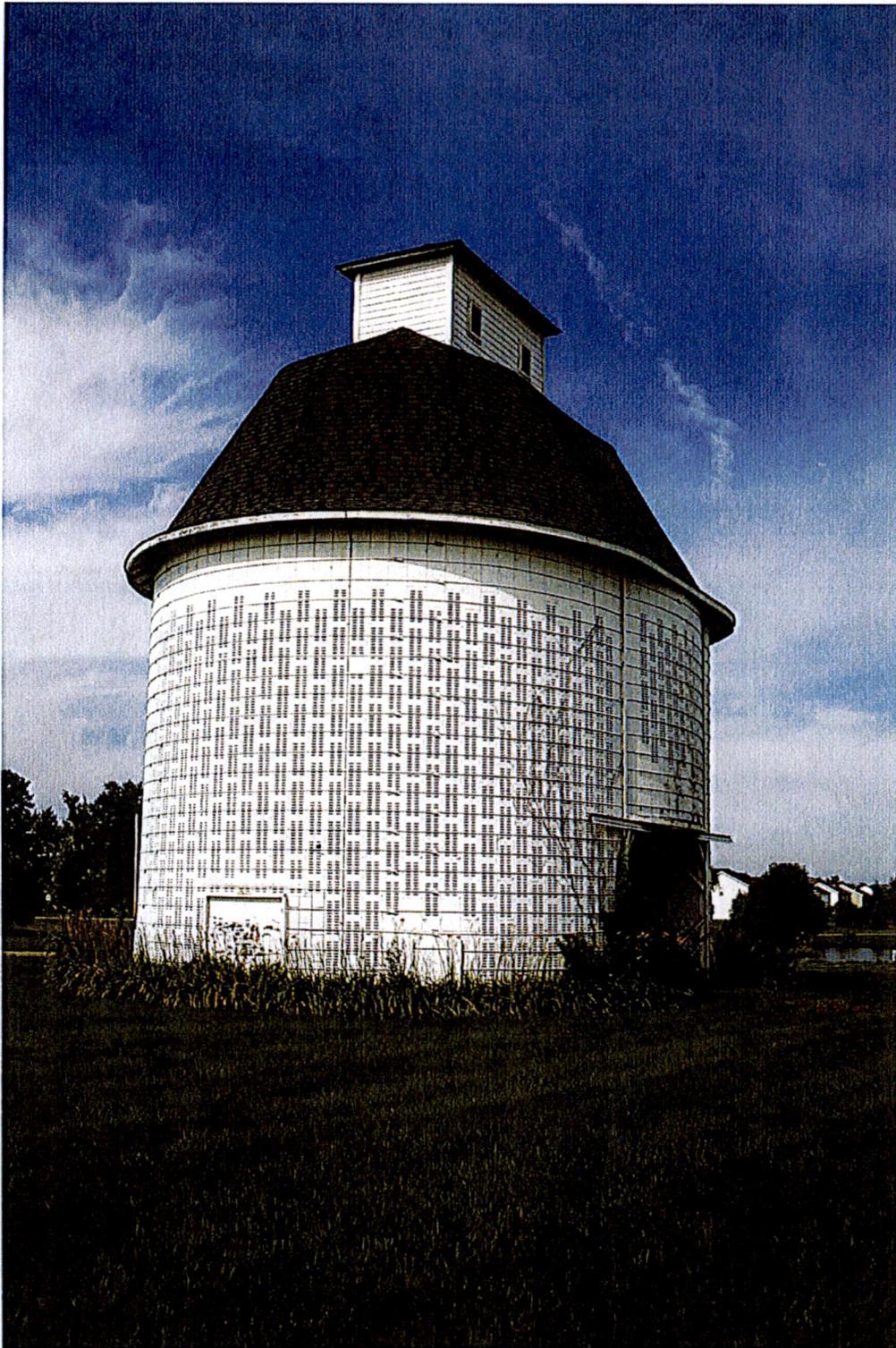
Above: Photo 01, south façade of Corn Crib, looking north



Above: Photo 02, east side of corn crib, looking west by northwest



Above: Photo 03, west and south sides of Corn Crib, looking east by northeast



Above: Photo 04, east and north sides of Corn Crib, looking west by southwest



Above: Photo 05, north and east sides of Corn Crib at sunset, looking west by southwest.  
(Credit: Caryl Johnson)

## APPENDIX II: WORKS CITED IN STATEMENT OF SIGNIFICANCE

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- “Charles Lynn Dies; Lilly Vice-President,” *Indianapolis Star* (Indianapolis, IN), September 23, 1958, p. 12.
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- Luse, Lee. “Lynnwood Farm will be sold,” *Noblesville Ledger* (Noblesville, IN), June 1986

Lynn, Charles J. Charles J. Lynn to Charles Nickel, September 3, 1937. Carmel Clay Historical Society Archives, "Agriculture – Lynnwood Farm" folder 2 of 2.

"Lynnwood Farm with Valuable Blooded Stock Local Businessman's Gift to Purdue University," *Indianapolis Star*, June 26, 1942.

McFeely, Dan. "When Rural Life Ruled," *Indianapolis Star* (Indianapolis, IN), May 10, 2012, p. Y2.

Mischka, Joseph. *The Percheron Horse in America*. Whitewater, WI: Heart Prairie Press. 1991. P 149.

"Percheron Sale, Monday, March 20, 1939 (In Hamilton County)" (Catalog), Charles J. Lynn and Celestia Lynn, Carmel, Indiana, 1939.

"Percheron Sale, Monday, March 28 (In Hamilton County)" (Catalog), Charles J. Lynn and Celestia Lynn, Carmel, Indiana, 1938, p. 4.

Peterson, Robert ("Bob") (former manager of Lynnwood Farm), interviewed by Jason Lantzer, July 19, 2000, Transcribed by Barbara Freas July 27, 2000. Carmel Clay Historical Society Archives, "Agriculture – Lynnwood Farm," Folder 1 of 2.

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