

CARMEL HISTORIC PRESERVATION COMMISSION

JUNE 11, 2020, 6:00 P.M.

SARGAS BOARDROOM, SERENDIPITY LABS

571 MONON BLVD, STE. 200, CARMEL, IN

Minutes

**1. Call to Order**

Nick Davis called the meeting to order at 6:05 pm.

**2. Roll Call**

Nick Davis, Fred Swift, Curtis Butcher, Bill Sanders, Rosemary Dunkle

Mark Dollase, Joshua Biggs (CHPC Staff)

**3. Approval of Minutes (3/12/2020)**

Nick asked for a motion to approve the March 12 minutes. Fred motioned, and Bill seconded. Motion approved 5-0.

**4. Hearing of Visitors**

None

**5. Certificates of Appropriateness**

None

**6. Financial Report**

Josh discussed the façade grant award amounts in the budget and said that he would follow up with previous façade grant recipients to see if they are still interested in completing work. The only change stated from the budget from March was the transaction to pay for the June meeting rental space at Serendipity Labs.

**7. Old Business**

a. Troy House

Mark discussed a document that was sent to the commission regarding the Troy House and that it was subdivided into "lot 40" as part of Lennar's planned unit development. Mark

mentioned that he emailed Ty Rinehart and Keith Lash from Lennar as a follow up asking when they would start marketing the property and how Indiana Landmarks could help. Mark stated that Lennar isn't going to close until early August, and that they'll perhaps start marketing the house in late July. Mark also mentioned that Kevin Troy is apparently again interested in purchasing the house.

b. Survey update

Josh discussed that the \$48,950 out of the Commission's non-reverting funds was recently approved by the City Council and the contract was presented to the Board of Public Works. There was an issue related to the purchase order, so Jon Oberlander from the legal department sent it to the mayor to sign the contract. Josh mentioned he hoped the survey firm, RQAW will commence work in late June. Mark discussed the extension that RQAW requested due to the COVID-19 pandemic.

c. 2020 summer façade grant round

Josh said that the invitation letters are complete and ready to be sent. Mark stated that if we initiate a summer façade grant, we would get responses. 4 or 5 people have already contacted Mark that are interested in the grant. Josh stated that he had been contacted about the façade grant as well.

Mark mentioned that one potential recipient that stands out is Mark Thomas, who owns the Kinzer House, one of the oldest houses in the city. Mark Dollase stated that Mark Thomas is very interested in the façade grant program and discussed local designation. Mark asked if the commissioners were interested in a summer façade grant round and stated that we can send letters out. Nick asked if the allotted funds were still \$25,000 and he wanted to ensure that we had the budget available.

Bill opined that he wouldn't have a problem with the summer round of façade grants and requested a motion to move up the façade grant program from spring to summer. Curtis seconded the motion. Motion approved 5-0.

Fred asked about the Wilkinson Hull house. Mark said there was not anything particularly new regarding the house. Mark mentioned that he has been discussing the house for the past couple months with Epcon Communities, who is in negotiations with the Brennan family to purchase the property.

Mark said that essentially, they want to give the house to Indiana Landmarks and will commit to a 2 to 3-acre plot of land. Regarding a phone call with Epcon's representative in April, Mark strongly suggested that the house needs to come on a three-acre parcel and wants to preserve the rural feel for historic context.

Mark said that between that phone call and Monday, he had not heard anything from Epcon. Mark said that he needed to talk to Alexia Lopez from the Department of Community

Services regarding the resolution. Mark asked her if Epcon was still moving forward with their application, which they are. Mark noted that Alexia stated that a DOCS committee was not particularly happy with the overall development project, and that DOCS is working with Epcon to change a few items. Alexia said they did talk about the historic house and that committee members felt that Epcon wasn't doing enough for the property, which Mark agreed with.

Mark discussed the road leading to the Wilkinson-Hull House and that someone would need to put in a new road leading to the house. There was discussion on who would pay to have the road paved. Mark also mentioned that his preference is to remove the three lots adjacent to the Wilkinson-Hull House from the development, leave the farm lane where it is, and pave the farm lane leading to the house.

Fred said that he recommends talking with local resident, Don Gross about the development, as Fred suggested that Don is knowledgeable about the development and the area. Mark said that Cool Creek needs to stay with the house because of the historical connection as primary water source for the family.

Curtis asked if it was possible to get a partial credit for the green space to make it more amenable to work with. Mark said we would work with DOCS on that.

## **8. New Business**

### **a. Adoption of Policy for Conducting virtual meetings**

Mark stated that the Commission can only hold virtual meetings if under an executive order by the governor or mayor, and that the Commission might not even be able to hold a virtual meeting by July (because the governor's current executive order expires on July 3<sup>rd</sup>).

Mark mentioned anticipation for a spike of coronavirus coming back later this year, and that the rules of procedures do not currently allow for virtual meetings.

Rosemary asked about remote participation and if the Commission did meet virtually, if commissioners' votes would count. She furthermore asked that when an executive order, can the Commission hold meetings, and when there is no executive order, you can call in but not vote?

Mark said the language of the resolution was based on documents by other Indiana Landmarks offices/communities around the state. He also said that the "whereas" statements are based on executive order related to Covid-19. Mark added the future stay at home order clause.

Rosemary expressed some concerns about how the policy read, and if what the Commission discussed on and voted on at virtual meetings would "count."

Mark stated that this document was incorporated based on language by the Carmel Plan Commission.

Bill asked if the virtual meeting requires public notice (Yes), open to the public, and viewed in a way that the public can participate - Mark thought the meeting would be broadcast from the city website. Josh said he would follow up with city about how to go about streaming virtual meetings on the city's website.

Rosemary asked what can the Commission do at a virtual meeting. Mark said he's perfectly open tonight to add changes or have the resolution read differently – and come out of the meeting having the resolution approved. Mark added in section that refers to the appendix regarding the rules of procedure, and that if it makes sense, we can eliminate A, B, C, and D. Rosemary opined that we keep it as is, and the commission generally agreed.

Curtis says that legally, the resolution does the job. Rosemary proposed language that reads that all business conducted virtually has same impact as an in-person meeting.

Mark said we can't anticipate what events will happen in the future, and reminded the commission that this resolution was in response to the Covid-19 pandemic.

Fred expressed some concerned with the "including but not limited to" phrase and expressed some other concerns. There was discussion amongst the commission related to the language of the resolution.

Regarding virtual meetings, Mark said the use of the telephone to dial into the meeting makes it difficult related to public participation and video features have more transparency.

Nick said that the Commission would like to leave this meeting having the resolution approved or approved with conditions. Rosemary again proposed to add, "items discussed or decided during a virtual meeting would have same legal standing as items discussed or decided during an in-person meeting."

Mark asked where that should be inserted, and the answer was under article 3 section 10, after the words "telephone use." Fred asked about changing the "including but not limited to" language, such as "a stay at home directive or other officially declared circumstances or directive issued by the governor" and leave out "but not limited to." Mark said we have to meet in person if there is no executive order by the governor.

Rosemary made a motion to adopt resolution 20-01 with the two amendments. Curtis seconded. Motion approved 5-0

Mark said he would get the commission members sent this digitally, but the commission members said it would be best to have the resolution printed off for their records.

**9. Other Business**

None

**10. Announcements**

None

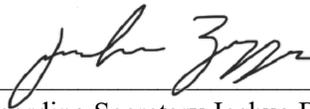
**11. Adjournment**

Nick adjourned the meeting at 7:13 pm.



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Nick Davis, Carmel Historic Preservation  
Commission Chairperson



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Recording Secretary Joshua Biggs