

CARMEL HISTORIC PRESERVATION COMMISSION

MEETING: SEPTEMBER 22, 2020, 6:00 P.M.
COUNCIL CHAMBERS, CARMEL CITY HALL
ONE CIVIC SQUARE, CARMEL, IN

Minutes

1. Call to Order

Nick called the meeting to order at 6:06pm.

2. Roll Call

Commissioners: Nick Davis, Fred Swift, Rosemary Dunkle, Sue Maki, Bruce Kimball

Staff: Mark Dollase, Joshua Biggs

3. Approval of Minutes (7/9/2020)

Nick requested a motion to approve the minutes. Rosemary motioned, with a second by Sue. Motion approved 5-0

4. Hearing of Visitors

Visitors introduced themselves as they presented later in the meeting.

5. Certificates of Appropriateness

None

6. Financial Report

Mark reported that Mike Hollibaugh from the Carmel Department of Community Services (DOCS) requested \$100,000 to be placed in the commission's 2021 budget. The CHPC budget will need to be approved by the city council.

a. Façade grant completion – Woodland Springs Clubhouse

Josh reported that the Woodland Springs project was complete and that it has been reimbursed. Project scope included replacing the main deck at the rear of the clubhouse.

b. Façade grant completion – 1201 E. 106th St

Josh reported that the siding restoration and painting project is complete and has been reimbursed.

c. Façade grant completion – Plum Creek Corn Crib

Josh reported that he inspected the corn crib today regarding the HOA's recent exterior painting.

There was discussion on if the commission needed to approve the \$284.73 spent to make new "Building Available for Relocation" signs. Mark asked the commission for approval for the \$284.73 for the new signs. Sue made a motion and Fred seconded. Motion approved 5-0.

Fred asked if there was a demolition permit for a cottage near the Monon Depot; discussion about the house ensued. Mark said that he would keep the commission apprised.

7. Old Business

a. Update on 771 1st Ave NW

Mark reminded the commission that the owners of the property submitted a demolition request, had met virtually with the commission at the July meeting, and are planning on razing the house to expand their side yard. Mark also mentioned that the commission had waited the full 60-day demolition delay period because Old Town Companies had previously expressed a potential interest in moving the house to a new site. The 60-day period has expired, so the owners are free to move forward with demolition.

b. Survey update

Mark provided July and August updates from the company performing the historic architecture survey update, RQAW. The updates are as follows:

July:

Mark told the commission that RQAW completed in-field surveys in six previously identified districts. They also updated the online RuskinArc survey by adding approximately 380 new property entries.

Nick asked if RQAW is entering data in now or will they provide a comprehensive list later. Mark said that RQAW is entering data now. Mark also mentioned that RQAW has provided updated photos and noted alterations occurring in the past 6 years. To wrap up the July update, Mark told the commission that the surveyors researched a building on East Main Street and confirmed that it was formerly a Methodist church.

August:

Mark said that the surveyors edited approximately 990 entries in-field and in the office, including 22 new entries. He also discussed a house at 10640 Lexington Drive (that's now a clubhouse) that was rated "contributing" in the historic architecture survey. Mark stated that the house still has its original windows, and dates to probably 1935 or 1940. Consequently,

he said that the rating in the survey would be changed from “contributing” to “outstanding.” Lastly, Mark mentioned that staff asked that the surveyors change the names of the numbered streets from full words to numbers to make it consistent with how the streets are legally named (i.e.: change “first” to “1st”).

8. New Business

a. 2135 W. 146th St – Steve Pittman (Ambleside Point PUD)

Mark told the commission that this section of the agenda is typically about demolition reviews of structures on the historic architecture survey. Mark mentioned that Steve Pittman is developing a new neighborhood called Ambleside Point. Located at 2135 W. 146th Street is a farmstead that is listed in the historic architecture survey, and probably dates to 1860-70. Mark told the commission that Mr. Pittman has plans to redevelop the farmstead site, resulting in demolition of the farm. Steve approached Mark about the idea of moving the house. Mark told the commission that Steve has not filed for a demolition permit and is not asking for any motion from the commission at this time.

Mr. Pittman participated in the meeting via Microsoft Teams and discussed his Ambleside Point project. Steve said that the plan is to demolish the house and that has been added onto several times. Steve also said that they aren't planning to break ground until May or June of 2021 and needs to know the proper procedure to move forward.

Mark said it's a little early to explore options in trying to save the house. Steve has proposed moving the house to a local park. Under an agreement/provision, the current owners can remove what they want to from the house. Steve told the commission that they will at least be removing the flooring. Nick proposed that a staff report be prepared on the property for the commission's October 8th meeting. Steve asked if he should start the process. When asked by Bruce if there is an original house with additions, Steve mentioned there have been several additions.

No action was taken by the commission at this time.

b. Demolition Delay Review: 120 1st Ave NW and 130 1st Ave NW

Mark gave an overview of both 120 and 130 1st Ave NW and mentioned that Old Town Companies is proposing to demolish both of these properties. Mark said that he visited 130 1st Ave NW with Rebecca McGuckin and noted that very little historic features on the exterior or interior remain; siding, porch columns, and windows have all been replaced. The interior has been gutted and remodeled. However, Mark did mention that the form and general appearance of an early Craftsman home is still extant.

Mark said that though 120 1st Ave NW is not as architecturally noteworthy, it is more historically intact than 130 1st Ave NW. Mark's recommendation is to forego attempting to move the houses and for the commission to approve their demolition.

Rebecca McGuckin with Old Town Companies was in attendance and presented information about both properties. She mentioned that 130 1st Ave NW is primarily new construction as the main structure was razed a number of years ago and rebuilt from the foundation level. Rebecca showed elevations of both 120 and 130 as to what would be replacing both single-family homes.

Sue made a motion for the commission to approve demolition of these two properties. Rosemary seconded the motion. Motion approved 5-0.

c. Demolition Delay Review: 621 1st Ave NW

Mark gave an overview of this property and quipped that a house of this type was rare for Carmel. Mark introduced developer, Steve Moed and owner of the property, Scott Antoine. Scott provided information about the condition of the interior and opined that it is in poor shape. Steve Moed showed the commission a rendering of what the new house on site will look like. Mark reminded the commission that this is a 19th century house and discussed relocation.

Bruce made a motion to send this case to the Department of Community Services for Mike Hollibaugh to review (waiving the 60-day delay on the property). Sue seconded this motion. Nick clarified for the record that the commission will not stand in the way of the house's demolition by not placing the house under interim protection or attempting to move.

Motion approved 5-0.

d. Demolition Delay Review: 640 1st Ave NE

Mark introduced Paul Owen and gave an overview of the house. Paul provided additional information on the house, and said it would be razed and marketed for new construction. Paul mentioned that there was \$25,000 of asbestos remediation, sewage leaks in several locations, and approximately \$250,000 in rehab costs.

Mark added that the house has notable features in the Colonial Revival style, a revival of early American architecture. Mark recommended that commission forego trying to relocate the house or placing it under interim protection.

Rosemary moved to approve demolition and Bruce seconded. Motion approved 5-0.

e. Summer 2020 Façade Improvement Grant Applications

1. 424 E. 106th St – K.C. and Natalie Schneider

Mark gave an overview of this project, which includes restoring 15 original windows, installing 15 wood storm windows, restoration of front door, and restoration of exterior trim. Staff ranked the project 54/60 and recommended a grant of up to \$4,000.

2. 21 Thornhurst Dr – Bob and Melissa Shelton

Mark gave an overview of this project, which includes repairing/replacing a cast concrete wall and repointing a chimney. Mark also added that this is a noteworthy midcentury modern home. Staff ranked the project 52/60 and recommended a grant of up to \$1,000.

3. 30 Thornhurst Dr – Amanda Polan

Mark reminded the commission that Thornhurst Addition (where this property is located) is listed in the National Register of Historic Places. Mark gave an overview of this project, which includes repairing an exterior fountain, repointing and restoring a historic brick planter box, painting, and re-roofing. The owners have not yet committed to repairing the existing door.

Rosemary asked how staff decided how much funding each applicant should receive and why some received more than others. Mark shared that it was due both to limited funds and the applicant's adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties/façade grant guidelines.

Staff ranked the project 50/60 and recommended a grant of up to \$2,500.

4. 1500 E. 101st St – John Fearncombe

Mark gave an overview of this project, which includes repainting and repairing deteriorated wood siding as needed. He noted to the commission that this house was designed by prominent architect, Harry Cooler. Staff ranked the project 50/60 and recommended a grant of up to \$3,000.

5. 10575 Hussey Ln – Craig Somers

Mark gave an overview of this project, which includes repainting and wood siding replacement as needed. Mark told the commission that this house was constructed in 1959 for an architect (as his family home) who worked at the Indianapolis firm, James Group. Staff ranked the project 50/60 and recommended a grant of up to \$2,500.

6. 1239 Ridge Rd – Josh and Sarah Habegger

Mark stated that this house was designed by Avriel Shull. He gave an overview of the project, which includes partially rebuilding and repointing a historic chimney. Mark made a note that only a portion of the chimney would have to be rebuilt. Staff ranked the project 47/60 and recommended a grant of up to \$1,500.

7. 720 N. Rangeline Rd – Shelly Walters (office)

Josh gave an overview of the project, which includes repainting historic clapboard siding and trim, re-roofing the structure, and installing gutters. Staff ranked the project 46/60 and recommended a grant of up to \$1,500.

8. 340 2nd Ave NE – Laura and James Corry

Josh gave an overview of the project, which includes re-roofing the house and garage, repainting the house and garage, installing gutters on the house and garage, and restoring

the original garage windows. Staff ranked the project 44/60 and recommended a grant of up to \$2,000.

Bruce asked if there is a stipulation as part of the façade grant program for owners to preserve their properties for a certain time period, but there is not.

9. 10929 Beechwood Dr E – Michael Elling

Josh gave an overview of the project, which includes painting and repairing original clapboard siding. Staff ranked the project 44/60 and recommended a grant of up to \$500.

10. 650 1st Ave NE – Shelly Walters (residence)

Josh gave an overview of this project, which includes original garage window restoration, window glass replacement, and exterior painting. It was noted that Ms. Walters agreed to have her windows restored as opposed to an earlier proposal which called for their replacement. Staff ranked the project 43/60 and recommended a grant of up to \$1,000.

Fred asked about applicants applying for more than one property and asked if there was still a stipulation that an applicant must live in the property that they're wanting to receive funds for, but there is not.

11. 4427 Camelot Ln – Kristin Stout

Josh gave an overview of the project, which includes historic window repair, front door replacement, siding/trim repair, and exterior painting. It was noted that we have not received any bona fide bids for the project. It was asked if the commission should award the applicant money if we have not received bids. Josh said he would work with the applicant to try and procure proper bids. Staff ranked the project 42/60 and recommended a grant of up to \$1,500.

12. 125 York Dr – Brad and Ashley Drapp

Josh gave an overview of the project, which includes window glass replacement, replacement of several wood batten strips, and exterior painting. Staff ranked the project 40/60 and recommended a grant of up to \$500.

13. 31 1st St SW – Christopher Scherrer

Josh gave an overview of the project, which includes exterior trim and door painting. It was noted that the brick façade had been painted previously. Staff ranked the project 38/60 and recommended a grant of up to \$500.

14. 225 1st St SW – Jane Fleck

Josh gave an overview of the project, which includes window replacement throughout the majority of the house. As part of the scope of work, the second-floor window fenestration will be altered to match the window fenestration on the third floor. It was noted that this alteration is not historically accurate. A concern was also voiced about the applicant replacing the windows with aluminum-clad iterations instead of restoring the historic wood windows. Staff ranked the project 37/60 and recommended a grant of up to \$2,500 (conditional on either restoring or installing wood sash windows and not altering the current second floor window pattern). Staff would still encourage the applicant to do a project that is more historically accurate in receiving grant funds.

15. 110 3rd Ave NE – Starting Line Preschool

Josh gave an overview of the project, which includes repointing a historic stone chimney and installing a new wooden deck and ramp at the front entrance. Staff ranked the project 37/60 and recommended a grant of up to \$500.

16. 9820 Deerfield Cir – Henry and Victoria Berman

Josh gave an overview of this project, which includes bricking in a window that had previously been removed on a side elevation. It was noted that this was not a historically accurate project, and that the applicants had completed work prior to the commission being able to review. Staff ranked the project 21/60 and recommended that the project not be funded.

17. 111 E. Main St – Museum of Miniatures

Josh gave an overview of this project, which includes the refurbishment of two wooden benches outside the building and rehabilitation of a glass display case attached to the building. It was noted that the property was listed on the survey because of an older outbuilding on-site. Staff ranked the project 21/60 and recommended that the project not be funded.

Bruce said he was comfortable with the staff recommendations. There was a motion by Sue and a second by Bruce to approve the façade grants as outlined. Motion passes 5-0.

9. Other Business

None

10. Announcements

Sue announced that due to ongoing conflicts, such as potentially winning a county council seat, she suggested that she resign, effective at the end of 2020. Sue also quipped that she has recruited a replacement. Mark said that we will need to see what Mayor Brainard says.

Bruce said that we should consider a time limit required for preservation of a property has been awarded a façade grant due to all of the new development currently happening in the city. Mark asked if this stipulation should be part of the façade grant guidelines or as an amendment to the preservation ordinance.

Mark said that he had been working with Ron Carter on amending the 60-day demo delay ordinance in some cases but that's not what the ordinance says currently. Due to Mr. Carter no longer being on the Commission, he indicated he'd like to discuss further with Councilor Kimball, who agreed.

Josh announced that he created an official Instagram account for the commission, with the username *@carmelhistoricpreservation*.

Fred discussed a ca. 1890s house with a wraparound porch at 111 E. Main Street that has been severely altered from its original state.

11. Adjournment

Nick asked for a motion to adjourn. Rosemary motioned to adjourn, and Bruce seconded. Motion approved 5-0.

Nick adjourned the meeting at approximately 8:15pm.



Nick Davis, Carmel Historic Preservation
Commission Chairperson



Recording Secretary, Joshua Biggs