

# CARMEL HISTORIC PRESERVATION COMMISSION

## MICROSOFT TEAMS VIRTUAL MEETING

MARCH 11, 2021 – 6:00 P.M.

### Minutes

#### **1. Call to Order**

Nick called the meeting to order at 6:01 pm.

#### **2. Roll Call**

Commissioners: Nick Davis, Fred Swift, Bill Sanders, Rosemary Dunkle, Sue Maki

Staff: Mark Dollase, Joshua Biggs

Guests: Steve Pittman

#### **3. 2135 W. 146<sup>th</sup> St:**

Mark gave an overview of 2135 W. 146<sup>th</sup> St. and stated that there was a proposal to redevelop the property, including removing the historic structures on site. Mark discussed potentially moving the house to a new site at a nearby park. He also mentioned that Josh wrote a background on the house.

Steve Pittman, developer of the project, provided some background on the new development and what would replace the historic structures currently standing. He showed site plans of the new Planned Unit Development (PUD).

Mark gave some background on the original portion of the house. He said that house is the only structure on the property that's on the historic architecture survey. Mark talked about the three provisions of the Demolition Delay Ordinance: placing the house under interim protection, moving the structure, or allowing the applicant to proceed with demolition. Staff recommendation was to allow the applicant to proceed with demolition. Mark quipped that this property was a remnant of the city's agricultural heritage.

Rosemary asked if there were houses in Carmel that were similar to the one at 2135 W. 146<sup>th</sup>. Josh said he know of a couple other similar houses on North Rangeline Road in Carmel.

Nick asked about the project timeline. Steve mentioned that the well on site needed to be capped and the septic system needed to be removed. Nick requested that a "Building Available for Relocation" sign be placed on the property.

Capping the well, removing septic system. Nick wants the Save This Old House Sign placed on the property but was amenable to the demolition permit being issued immediately. Taking 30 or 60 days to market the house for relocation was discussed. Steve was open to having the house marketed for relocation until May 1<sup>st</sup>.

Nick called for a motion. Sue motioned to allow the applicant to proceed with demolition after May 1; and at that time, the demolition permit can be issued. Rosemary seconded the motion. Motion approved 5-0.

**2. Approval of Minutes (1/14/2021)**

Nick called for a motion. Sue motioned and Rosemary seconded. Motion passes 5-0.

**4. Hearing of Visitors**

Steve Pittman introduced himself earlier in the meeting and presented on 2135 W. 146<sup>th</sup> St.

**5. Certificates of Appropriateness**

None.

**6. Financial Report**

a. Façade grant completion – 424 E. 106<sup>th</sup> St.

Josh stated that façade work had been completed, which had included restoration of original wood windows.

b. Budget update

Josh provided an update on the budget, which had not had any significant changes since the last commission meeting.

**7. Old Business**

a. Survey update

Mark stated that staff had received a link for the survey update from RQAW, of which 1601 sites are now documented in the survey. Several neighborhoods were recommended for local historic status, including Annally Downs, Home Place, Wilson Village, and portions of the Eden subdivisions. Mark said that he would send the survey data to the commission for their review (for missing data, data to be added). Mark told the commission that the survey update is a comprehensive citywide survey, not representational as the old survey was. Mark further stated that the added properties expands the commission's responsibility under the Demolition Delay Ordinance, though the survey update has not been approved by the commission or City Council yet.

It was mentioned that the City Council had passed an ordinance which stated that the owner of any property added to the historic architecture survey needed to be notified, prior to the city council approving the change. Discussions were had about whether the ordinance could be amended so that property owners would not have to be notified prior to the survey update's approval. Mark said that he would get in touch with Jon Oberlander with the city's legal department and Sue Maki said she would talk to Sue Finkam about the ordinance and if it needs to be amended.

## 8. New Business

### a. 140 1<sup>st</sup> Ave NW

Josh told the commission that the house at 140 1<sup>st</sup> Ave. NW in Carmel's Old Town neighborhood is for sale and mentioned that it has abundant historic integrity, both inside and out. The American Foursquare house is a "notable" rated property in the historic architecture survey and is also a designated "character building."

### b. 231-233 N. Rangeline Rd.

Mark told the commission about a recent meeting he had with a developer who wants to demolish the current house on site and replace it with new construction. Mark mentioned that the house was estimated to have been built around 1900 that needed some restorative work but did have some original windows. He also told the commission that he shared a report with Angie Conn and Mike Hollibaugh from the Department of Community Services and reminded the commission of a meeting CHPC staff had with Mayor Brainard about the local designation of North Rangeline Road.

### c. 2021 façade grant round

Mark asked the commission if they wanted to approve a façade grant this spring. Nick suggested \$25,000 like in years past. Rosemary suggested \$30,000 for the program this spring. Nick called for a motion. Rosemary motioned to approve \$30,000 for the spring 2021 round of façade grants. Bill seconded the motion. Motion approved 5-0.

## 9. Other Business

None.

## 10. Announcements

None.

## 11. Adjournment

Nick adjourned the meeting at 7:30 pm.



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Nick Davis, Carmel Historic Preservation  
Commission Chairperson



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Recording Secretary, Joshua Biggs