

**JOINT MEETING OF THE NASHVILLE TOWN COUNCIL AND  
NASHVILLE DEVELOPMENT REVIEW COMMISSION  
MONDAY, APRIL 1, 2019**

**ATTENDANCE:**

Council members present – President Jane Gore, Vice-President Alisha Gredy, Councilmember Nancy Crocker, Councilmember Anna Hofstetter and Councilmember Dave Rudd.

DRC members present – President Penny Scroggins, Vice-President Brandon Harris, Member Jessica George, Member Bruce Gould, Member Wes Harris, Member David Martin and Member Alex Miller.

Also in attendance – Utility Manager Sean Cassiday, Administration Manager Phyllis Carr, Town Attorney Jim Roberts, Historic Landmarks Representative Laura Renwick and Clerk-Treasurer Brenda Young.

**BUSINESS – 6:00pm**

1) **CALL TO ORDER** by President Gore at 6:00pm.

**2) DISCUSSION OF HISTORIC PRESERVATION ORDINANCE**

DRC Vice-President Harris thanked the Council for this joint meeting. He gave a brief timeline of how the DRC has been working on the guidelines, enforcement and historic preservation. In April of 2018, the DRC received notice that a demolition permit had been submitted for a building on 169 E. Main. The DRC held a public meeting regarding this permit request and at that meeting several people were in favor of saving the house and to enact tougher ordinances to prevent these types of demolitions. DRC Vice-President Harris advised in August 2018 the DRC received the first draft of the Historic Preservation ordinance. They held public meetings on the draft ordinance and received public input.

DRC Vice-President Harris with a group of volunteers created a survey team to do a canvas of the homes that are listed as historic. There were problems in being able to do the survey within the limits of the State and would require a professional to do this work. Discussion. DRC Vice-President Harris noted the DRC does not have a Town budget and this can make their work difficult.

DRC Member Miller commented that the draft ordinance mirrors State Code 36-7-11 and he is not sure the DRC has the statutory authority to act as the Historic Preservation Commission and this issue should be addressed.

Historic Landmarks Representative Renwick handed out a basic map that identifies the historic properties in the Town and outlining the Village District according to Dr. Glass's report and the Brown County Interim Report. She agreed that they should look at what makes sense as the best boundaries rather than simply using the Village District boundaries. Historic Landmarks Representative Renwick also suggested that they focus on an area with a concentration of historic properties. Also all within the historic boundary would fall under all the guidelines for this area whether the building is historic or not. Historic Landmarks Representative Renwick explained that a property labeled as historic from a preservation standpoint is generally 50 years or older. Discussion.

DRC Member Gould spoke on the technicalities in the ordinance and how it will expand into residential areas. He would also like to see several additions to the ordinance and talked about economic return regarding the proposed demolition of a building. He commented that they should encourage people to take care of their buildings but noted that will lower their economic return. Discussion. DRC Vice-President Harris spoke about the importance of the survey to identify those properties that would be included in the historic preservation ordinance.

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DRC President Scroggins asked how much money this ordinance would cost the Town as it would require them to hire a professional to assess the properties and how much have they already spent on this ordinance. She would like to see the current ordinances cleaned up before adopting the preservation ordinance. DRC President Scroggins referred to several current ordinances to be worked on first. She also suggested they come up with a preventative maintenance plan for buildings as it would be a lot cheaper than the historic preservation ordinance. DRC President Scroggins noted that in Dr. Glass's study he said that the DRC and its guidelines are preserving historic buildings.

Historic Landmarks Representative Renwick clarified that an appraisal of a building is only required when someone is denied a Certificate of Appropriateness for demolition. She doesn't think this would happen very often and she has only seen this happen one time in the 20 years she has been working with communities.

DRC Member George commented that she is for some sort of historical something for the Town and she would like to see the affected area expanded. She advised that the DRC should revamp its ordinances if they are going to take on historic preservation as well. DRC Member George would like to figure out a way to encourage people to apply for National Registries to allow them to apply for grants and funding.

Councilmember Hofstetter asked Town Attorney Roberts about DRC Member Miller's comments about the DRC's authority to implement some of the historic preservation ordinance. Town Attorney Roberts advised he believes the model ordinance that they have used to create this historic preservation ordinance fits the terms of the enabling statute and will have to investigate this further. He noted that using the DRC as the Historic Preservation Commission avoids having to create another Town commission. Discussion. Town Attorney Roberts gave a few suggested changes to the ordinance concerning economic return. Discussion.

Town Attorney Roberts commented that the Town has some historic homes here that are residences and are not currently protected by any provisions they have. He advised there is a lot of fine tuning and work to be done if they want Nashville to stay looking the way it looks. Discussion.

Councilmember Rudd asked DRC President Scroggins what she wants done first. DRC President Scroggins would like the DRC to go through the guidelines and update them. She thinks they could do this in a couple of months if they worked hard. But they need the Town Council to adopt the recommendations in a timely manner. Councilmember Hofstetter suggested they have a Council member attend the DRC work sessions. Councilmember Rudd commented that the Council needs to make a commitment to the DRC to review their recommendations. Discussion.

Darrell Ghare commented that they are talking about wanting to do some very good things but the Town has to help people make a piece of property worth something in order for them to maintain them. He would like to see the Town create events in the community to bring more people and money so that property owners could get more money to maintain their buildings. Mr. Ghare owns the Banner Brummet home and will be making a request to make this into a tourist rental to have enough funds to maintain the property. Discussion.

Brown County Community Foundation CEO Maddison Miller commented that the DRC is slated to be the Historic Preservation Commission and as they are looking at updating their guidelines they should consider including the powers and authorities of the commission members. She would like to see an active Main Street entity so they can bring in grant funds to preserve and maintain the downtown area.

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Clerk-Treasurer Young announced that OCRA Representative Jenni Voris will be meeting with the Town's Main Street Committee soon to help get them going again beyond the Christmas Committee work. She thanked BCCF CEO Miller for the Foundation's willingness to help the Main Street Committee.

DRC Member George would like to provide people with a list of resources to help people maintain their property.

Peaceful Valley Heritage member Jim Schulz spoke about demolition by neglect as in the case of the Calvin House. He commented that if there were maintenance guidelines in place this house would still be standing in its original location. Mr. Schulz advised that Nashville is in jeopardy of losing its economic viability. Mr. Schulz commented that it is up to the Town Council to do what they think is best for the future of the community.

DRC Vice-President Harris advised that a property owner should apply for national or state historic registration. If a property qualifies as a national historic building, this also becomes registered as a state site as well. This does open up a path of grants and other incentives. He advised the website to apply is [www.in.gov/dnr/historic](http://www.in.gov/dnr/historic).

Andy Tilton commented that the ordinances need to be looked at as to how they will impact the next generation. He would also like the Town Council to look into the future and figure out how to make Nashville vibrant again. Mr. Tilton would like to see maintenance of buildings a priority as there are other buildings that are on the brink of falling apart and need to be inspected.

Mr. Tilton talked about the need for events to bring in more people beyond the shops. They need to provide experiences to draw people in.

Mr. Tilton addressed the fine aspect of the proposed historic preservation ordinance and believes the fines could be considered excessive.

Heather Nicholson commented that she read the draft of the historic preservation ordinance and thought there are some areas that may not concur with the ordinance for lot size changes. This ordinance may also endanger the distinctiveness of homes. Ms. Nicholson pointed out a couple more issues with the ordinance and lot sizes. Councilmember Crocker asked Indiana Landmarks Representative Renwick to look into the conflicts Ms. Nicholson spoke about.

Town Attorney Roberts spoke about the ordinance amending lot sizes and explained they are reducing the minimum lot size in R1 zoning to what it is in R2 which is 6,000 square feet. He advised this will apply to a new development that is not part of an existing plat. Discussion.

DRC Vice-President Harris advised that he has researched the historic boundaries ordinances in New Albany and Jeffersonville with an overlay. He commented they do want an overlapping boundary and the DRC is the best fit as the Historic Preservation Commission. Discussion.

DRC Member Wes Harris reported if the Town doesn't follow the state rules, property owners would have to apply individually for historic designation. He noted once a property is registered as historic it will limit what can be done with that property. Indiana Landmarks Representative Renwick advised that the National Register is basically an honor roll and it does not put any restrictions on what you can do with the property unless you are applying for grants.

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Town Council President Gore advised this has been a good discussion. Councilmember Hofstetter thanked everyone for their input and looks forward to hearing how they want to edit the DRC guidelines. Councilmember Crocker volunteered to come to the DRC meetings and be a part of the process.

Town Attorney Roberts commented as a long-term resident of the Town, that the tools they have in their ordinance book are pretty proven. They have been changed and patched by six different town attorneys throughout many years. He has seen good hard work by the DRC when they were working on the CVS building and the ordinances worked well.

**3) ANY OTHER BUSINESS OR COMMENTS THAT MAY COME BEFORE THE COUNCIL**

Nothing further presented.

**4) ADJOURNMENT**

Councilmember Crocker made a motion to adjourn the meeting. Vice-President Gredy seconded the motion. President Gore adjourned the meeting at 7:56pm.

*The audio recording made at the Town Council meeting on 4-01-19 is retained in the office of the Town Clerk-Treasurer.*

*Brenda K. Young*

Clerk-Treasurer Brenda K. Young

*Jane Gore*

President Jane Gore

*Alisha Gredy*

Vice-President Alisha Gredy

*Nancy Crocker*

Councilmember Nancy Crocker

*Anna Hofstetter*

Councilmember Anna Hofstetter

*Dave Rudd*

Councilmember Dave Rudd