

Town Council,

I am writing in support of forming the Historic Preservation Committee. Our family serves as caretakers for the [Leibhardt-Ellis](#) home at [510 W. Pine](#) Street. Prior to Zionsville's renaming of streets in 1935, the home's address was 300 N. Main Street. (Yes, Pine Street was the original Main Street in Zionsville.)

Although we are fortunate to have the original abstract to the home, there is no confirmed date for the year construction on the home began. There is some speculation the home was started prior to the Civil War and eventually completed in 1869 (the documented date in tax records).

We are fortunate to have the opportunity to continue to preserve this amazing home. At 150+ years, our home has the original wood floors, doors, transoms, hardware, plaster, etc. We have made important safety updates to completely rewire all electrical, replace all original plumbing, and maintain the functionality of raising teens and young adults in a technology-driven world. We have found living in a historic home with modern amenities has not forced us in opposition to maintaining most of the home's original features.

We would also like to share our experience in the cost of maintaining a home of this age. We have heard from many residents that they are concerned that forming a Conservation District will force them into costly repairs and maintenance costs. While it would be inappropriate for me to speculate that all homes are the same, I would like to share our experience. (In fact, we previously restored another Village home at 445 W. Pine. Both of our restorations have been similar.)

We purchased our current home in November of 2018. The home needed extensive structural work to an exterior foundation wall, plumbing and electrical to code, windows, upgraded kitchen and master bath. The [structural](#) work needed was significantly lower than expected because the hand-hewn beams in the basement and root cellar were much higher grade than needed and were able to handle the new footings without replacing or sistering additional joists. Numerous contractors came to look at the craftsmanship of the original builders and commented that this home was more solid than many newly constructed homes.

Our plumber and electrician had harder tasks. The plaster and solid beams framing the walls often proved challenging for their tools. We chose to keep the wide plank original floors, and will refinish them once our teenagers have learned to leave their shoes at the door.

My father was an experience glazier. He reassured me that the original [windows](#) on our home had another 150+ years in them if they could be re-glazed. I spent my first summer here stripping, sanding, re-glazing and painting all of the windows. The material cost for 11 windows was \$229. The cost in hours was extensive, but more affordable than new windows that would likely be replaced again before we paid off our mortgage.

My point in writing is that these homes are rare gems. They were constructed with the purpose of providing homes and opportunity for families to transfer wealth (material and stability) down through generations. In a time when things feel temporary or disposable, I have come to value history, permanence, a reliability. Once these pieces of our home/Village/community are gone, we cannot get them back. I am grateful for those people that were caretakers of this home before us. That they had the foresight to repair and not replace the windows. That they left the cast-iron doorbell, even when it quit working. That they valued quality over convenience. Because of their appreciation in conserving this home, we are able to do the same for generations to come.

Please consider the importance of the decision at hand. These homes cannot be replaced. Once they are gone, there is no option of stepping back on our decision. We hope that you work with us to buy time for thoughtful planning and conversation around next steps. This begins with the formation of a Conservation District.

Respectfully,

Jamey Peavler, Josh Peavler, Grant Peavler, Ella Peavler, and Jonah Peavler