

CARMEL HISTORIC PRESERVATION COMMISSION

CAUCUS ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

March 9, 2023 – 6:00 P.M.

Minutes

1. Call to Order

Nick Davis called the meeting to order at 6:02 P.M.

2. Roll Call

Commissioners Present: Nick Davis, Fred Swift, Rosemary Dunkle, Nick Kestner,

Commissioners Not Present: Jess Lawhead, Bill Sanders, one vacancy

Staff: Mark Dollase, Alex Brooks

Guests:

3. Approval of Minutes (2/9/2023)

Nick K. motioned to approve the February minutes. Nick D. seconded. Motion approved 4-0.

4. Hearing of Visitors

None

5. Certificate of Appropriateness Review

None

6. Report on Staff Approvals

None

7. Financial Report

a. Budget update

Mark said the budget is \$94,755.91 and that the Commission has spent \$5,244.09 so far in 2023. He added that there was a discrepancy with the City because City said the non-reverting fund is \$205,000, which was down from the previously reported \$209,000 but it

was unclear exactly why. The City also reported \$78,000 being transferred from the 2022 budget, leading Mark to wonder why the non-reverting fund is not around \$287,000.

8. Old Business

a. Wilkinson-Hull House report: National Register application

Mark said there will likely be a request to the Commission next 1-2 months for the house to be sent along as a National Register nomination and that the nomination was sent as an attachment before the meeting. He added that many of the dates in the nomination came from the Carmel Clay Historical Society. In addition, he said he still wonders if the brick portion was built all at once or in multiple installments. Nick D. recommended talking to Andy Wright, a local historian. Mark said the home is significant as a pioneer settlement, having been settled in the nineteenth century by William Wilkinson. 1834-1909 is listed as the period of significance, due to a major addition in 1909. Mark also said a staff report on the home will be coming and that Alex will acquire the quad map of the property. Additionally, Mark highlighted that further clarity will be needed regarding the origins of the cabin structure.

b. Update on Fires at surveyed properties?

Nick D. said he contacted the fire department, and they came to an agreement that when someone offers their property to the fire department that he and Mike Hollibaugh will check to make sure it is not a historic home.

9. New Business

a. Application for Designation of Caperton House Historic District

Mark said he and Nick met with Mrs. Eleanor Carter the current building's owner, on Friday March 3. He highlighted the different parcels of land that encompass the property. Also, he relayed that Mrs. Carter expressed a concern for the house and its future. Mark said he and Alex have done research on the Caperton family, learning that his father was an Eli Lilly executive. Fred said the property was quite large before it was subdivided. Nick D. added that there might be a connection to the owner of Burger Chef restaurants, and well as the Causey family. Mark said Mrs. Carter wants the house, garage, and pool house added to the district. Also, Mrs. Carter expressed a desire to not have future development on the property. Mark said stipulations regarding potential future development on any of the parcels will need to be spelled out in the upcoming preservation plan. Fred asked about the criteria for designating a historic district. Mark outlined the typical criteria for a historic district, and how they can be customized specific to a property. He added that he and Alex will have to do more research regarding Woods Caperton Jr.'s exact occupation. Mark said the preservation plan will not be ready by the next CHPC meeting but will be developed in the coming months.

10. Other Business

11. Announcements

12. Adjournment

Nick K. moved to adjourn the meeting. Rosemary seconded. Motion passed 4-0. Meeting adjourned 6:51 P.M.



Nick Davis, Chairperson,
Carmel Historic Preservation
Commission



Alex Brooks, Recording Secretary