

CARMEL HISTORIC PRESERVATION COMMISSION

CAUCUS ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

April 13, 2023 – 6:00 P.M.

Minutes

1. Call to Order

Nick Davis called the meeting to order at 6:03 P.M.

2. Roll Call

Commissioners Present: Nick Davis, Fred Swift, Rosemary Dunkle, Jess Lawhead, Nick Kestner, + one vacancy

Commissioners Not Present: Bill Sanders

Staff: Mark Dollase, Alex Brooks

Guests:

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

Fred motioned to approve the March minutes. Rosemary seconded. Motion approved 5-0.

4. Hearing of Visitors

None

5. Certificate of Appropriateness Review

None

6. Report on Staff Approvals

None

7. Financial Report

a. Budget & Non-Reverting Fund update

Mark said the budget is \$84,755.91 with the non-reverting fund being \$278,392.55.

8. Old Business

a. Wilkinson-Hull House report: National Register application

Mark gave the staff report on the submitted National Register application for the Wilkinson House, explaining how it was eligible due to the criteria of architecture, historical significance, and its high degree of integrity despite changes over time. The property meets Criteria A and C, as the house provides an example of the I-House and Greek Revival styles and is significant due to its links to agriculture and pioneer settlement. The State Historic Preservation Office agreed the Wilkinson House was eligible as the result of a DOE submission. It was also rated Outstanding on the City's architectural survey. Mark mentioned that Andy Wright, a local historian, helped make a few helpful tweaks to the nomination and a few corrections, including how the property was split up after David Wilkinson passed away. In addition, Mark said that if the Commission approves the nomination, then the process of review takes about 1-1.5 years to matriculate among the various parties. Fred asked if Landmarks' plans for the House are affected by this, which Mark said they are not. Mark said it might be advantageous to have the National Register nomination process ongoing before a new owner takes possession. Nick D. asked if Landmarks prepares to do any repairs on the home. Mark said it is in their plans, and that a Landmarks staff member conducted a scope of work for the building for bidding. Mark said the donation requires certain stipulations for Landmarks to maintain the home but also contains provisions for selling to a third party that would initiate both covenants with Indiana Landmarks and additional provisions from EPCON. Mark also said he has received a call from an interested buyer. Nick K asked how many acres it is. Mark said about 2, and that work is being done connecting the entrance to the road. Rosemary moved to accept staff recommendation to forward the nomination along to the Division of Historic Preservation & Archaeology, seconded by Jess. Motion passed 5-0.

b. Application for Designation of Caperton House Historic District

Mark asked for official acceptance of Mrs. Carter's application for the designation of the Caperton House. Fred asked if they could investigate the designation of adjoining properties to the Caperton House, which Mark said they could, but that is made difficult because they are not immediately adjacent to one another. Mark also said Andy Wright told him that the house was built by Woods Caperton Sr., not Woods Caperton Jr. (which Mark misstated at the last meeting). Andy had also mentioned that Caperton Sr. acquired the property in 1931 and was able to find the name of the contractors but not the architect. Mark further explained how the home was finished in 1933, shortly before Caperton Sr. died later that year. Possession passed to Caperton Jr, then the Causey family, then a franchise operator of local Burger King restaurants. Then Carter family have owned it for about 40 years. Fred asked if Mrs. Carter intended to sell it. Mark said her son intends to move into the property once she passes. Fred motioned to approve the application for designation as historic district, seconded by Rosemary. Motion passed 5-0. Fred mentioned that hopefully this process moves quickly, as unexpected changes can happen when homes change hands.

9. New Business

a. Spring Façade Grant Round + Indiana Landmarks Reimbursement

Mark reminded the Commission that façade grant letters were sent out and reflect adjustments made in January CHPC meeting and that Alex held an interest meeting for the program earlier that day and has fielded a variety of calls about the program. Alex said mailing costs for this façade grant round were \$353.66. Jess motioned to approve that amount for reimbursement, seconded by Fred. Motion passed 5-0.

b. Commission Vacancy Update

Mark said he called Sharon Kibbe at the Mayor's Office and she relayed that the mayor did not have an appointment at this time but that he would by May 10. In addition, Mark suggested Teresa Ayers as the newest Council member. Fred said he was in a meeting with the mayor's assistant last night and added that he would also remind the mayor. Mark and Fred also said the mayor's appointment would not necessarily have to be a Council member. Jess asked if anyone had asked Teresa yet, but Mark said he had not. Fred said he could ask her.

c. Sacred Places Indiana grant program

Mark said Indiana Landmarks received a 10-million-dollar grant from the Lilly Endowment to assist historic religious properties in Indiana. Additionally, he asked the Commission to think of any eligible properties in Carmel, also mentioning that the program prefers consistently stable congregations. Nick D. mentioned White Chapel as a potential applicant. In addition, Nick D. asked if the grant was for exterior improvements only. Mark said he believed so. Nick D. also asked what the steps would be for that program. Mark said to contact either himself or David Frederick at Landmarks for more details. Fred said a building on N. Rangeline Road could be a candidate but was not sure of the congregation's stability. Mark said the Lilly endowment is focused primarily on strengthening congregations, with repairing buildings as a means to that. Jess asked if the property needed to have been built as a church. Mark said the building must have been built as a church and still be used as such. Rosemary mentioned a church in Noblesville that could also be a candidate.

10. Other Business

11. Announcements

12. Adjournment

Rosemary moved to adjourn the meeting. Jess seconded. Motion passed 5-0. Meeting adjourned at 7:00 P.M.



Nick Davis, Chairperson,
Carmel Historic Preservation
Commission



Alex Brooks, Recording Secretary