

# CARMEL HISTORIC PRESERVATION COMMISSION

CAUCUS ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

September 14, 2023 – 6:00 P.M.

## Minutes

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

Nick Davis called the meeting to order at 6:04 P.M.

### **2. Roll Call**

Commissioners Present: Nick Davis, Rosemary Dunkle, Nick Kestner, Jess Lawhead

+ one vacancy

Commissioners Not Present: Fred Swift, Bill Sanders

Staff: Mark Dollase, Alex Brooks

Guests: Tom Lazzara, William Peters, Craig Kunkle

### **3. Approval of Minutes (7/13/2023)**

Jess motioned to approve the July minutes. Rosemary 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

Alex said the current budget is \$74,516.85.

## **8. Old Business**

### **a. Update on Designation of Caperton House Historic District**

Mark said Landmarks staff have completed a draft of the plan. He added that a sponsor will have to emerge from the Council. Mark gave a brief history of the home's ownership and explained the jurisdiction of the proposed district. Nick asked about the eventual timetable for approval. Mark said approval by roughly the end of the year is a reasonable expectation.

### **b. Wilkinson House Report**

Mark said Landmarks staff are continuing efforts with the building. He added that the property has been mowed and cleaned since the last CHPC meeting. Mark said Van Rooy has given him a scope of work bid for the home. However, windows were not included in their bid, so Mark asked them to revise their bid to add windows. He said Landmarks will shop the property once the initial rehabilitation is done. Mark mentioned that Katherine Dill gave a talk to the neighbors about the building's history. He said the goal is construction by early to mid-October.

## **9. New Business**

### **a. Demolition Delay Request/Site Visit—413 Emerson**

Mark said he made a site visit to the property but did not have enough documentation for a full report. Tom Lazzara of Custom Living presented on behalf of the homeowner but said he did not have a final plan yet had some virtual mockups. Nick D. found that 413 Emerson LLC is the official owner. Tom said overgrowth had spread throughout the home, and that leaks, asbestos, and mold issues occurred inside the home. In addition, Tom said the proposed new home is a ranch style home, and that one goal was to provide windows for the back of the home. Mark noted the proposed home's larger size compared to other homes in the Johnson Addition. Nick K. noted that the proposed home seemed noticeably taller than nearby homes.

### **b. Fall Façade Grant Applications**

#### 22 Circle Dr. – Alice Craig

Mark noted this property's location in the Walter's Rolling Acres Subdivision. The Commission and Landmarks staff did not feel most of the work followed Secretary of Interior standards.

Staff ranked the project 33/60 and recommended a grant of up to \$6,000.00.

Rosemary motioned for \$10,000 for the new rubber roof (not garage roof) and gutter replacement. Jess seconded. Motion passed 3-1.

#### 5 Thornhurst Dr. – Kyle Muellner

Staff ranked the project 43/60 and recommended a grant of up to \$5,577.50.

Rosemary motioned to approve staff recommendation. Nick K. seconded. Motion passed 4-0.

14127 N. Gray Rd. – Craig Kunkle

Staff ranked the project 33/60 and recommended a grant of \$0.

Jess motioned to approve staff recommendation, seconded by Nick K. Motion passed 4-0.

1905 Hamilton Ln. – Chris Reasor and Candice Rogers

Staff ranked the project 32/60 and recommended a grant of \$0.

Jess motioned to accept staff recommendation. Nick K. seconded. Motion passed 4-0.

85 Sherman Dr. – William Peters

Staff ranked the project 33/60 and recommended a grant of up to \$5,555.59.

There was discussion over whether the composite Hardie plank material was eligible under Department of Interior standards, with the Commission ultimately determining it was not but the rest of the proposed project was.

Jess motioned to proceed with staff recommendation, Rosemary seconded. Motion passed 4-0.

Total amount granted was \$21,133.09.

c. The Ruskin Arc replacement platform

Calvin Nguyen presented ArcGis Online as an alternative to RuskinArc. He said the estimated cost would be a \$550 annual base fee, with additional costs for more editors. In addition, he mentioned Arches as another potential option, a newer alternative than ArcGis. The Commission decided to do more research and compare the options before making a choice between the two.

d. Commission Vacancy

Mark said he heard from Sharon Kibbe from the Mayor's office, and she told him that the mayor will not be making an appointment before the election.

e. Presence at Hamilton County Bicentennial Event?

Mark said he got an email from Christie Brocken from the Hamilton County Parks Department, and she said in November there will be a Hamilton County bicentennial event and wondered if either Indiana Landmarks or the Commission would like a

presence in their booth. The Commission seemed slightly interested but not willing to make a firm commitment.

**10. Other Business**

Mark said he received the list of Indiana Historical Society grants today, and that the Carmel Clay Historical Society received \$25,000 in the program.

Nick D. said he got confirmation on who the Council member for 35 Maplecrest Dr was, Adam Aasen.

**11. Announcements**

**12. Adjournment**

Jess moved to adjourn the meeting. Nick D. seconded. Motion passed 4-0. Meeting adjourned at 8:11 P.M.



Nick Davis, Chairperson,  
Carmel Historic Preservation  
Commission



Alex Brooks, Recording Secretary