

# CARMEL HISTORIC PRESERVATION COMMISSION

COUNCIL ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

May 16, 2024 – 6:00 P.M.

## Minutes

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

Jess Lawhead called the meeting to order at 6:01 P.M.

### **2. Roll Call**

Commissioners Present: Fred Swift, Nick Kestner, Jess Lawhead, Rosemary Dunkle, Barry Simich

Commissioners Not Present: Bill Sanders, Emily Ehrgott

Staff: Mark Dollase, Alex Brooks

Guests: Carl Chapman, Andre Turkington, Jason Silver, John Danielson

### **3. Approval of Minutes (4/11/2024)**

Fred motioned to approve the April 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 update**

Alex said the current budget is \$90,000 with a non-reverting fund of \$394,770.97.

## **8. Old Business**

### **a. ArcGIS update**

Alex said the City is working on adding Survey data onto their GIS map. Mark said searching online for the Carmel historic architecture survey now leads to the ArcGIS map, and it is no longer just a link.

### **b. Wilkinson House**

Mark gave an overview of the Wilkinson House's history, dating back to the Wilkinson family in the nineteenth century, going through its interim protection by the City, and its purchase by EPCON and donation to Indiana Landmarks. He noted the lack of infrastructure with the building, and how the scope of rehabilitation that needed to be done likely frightened a few potentially interested parties. In addition, he updated the Commission with the rehabilitation bids acquired by Matt Uber, an interested buyer, which ranged from about \$95,000 to \$115,000. Consequently, he proposed that the Commission could provide \$100,000 for rehabilitation funds. He mentioned the covenants put on any potential sale by Indiana Landmarks and EPCON, as well as a clause leading to both local designation and the furtherance of a National Register nomination. Nick asked if they needed gas in the modern age, and Mark said he could ask. Barry asked if the Ubers intended to live in the house. Mark said it was intended as a second home for their family. Jess asked whether local designation occurred before or after purchase, and Mark said either could come first. In addition, Jess asked whether this grant would be tied solely to this party, or if it would apply to potentially another party if the Ubers fell through. Mark said such a grant would ideally be given one way or another, especially to make the most of construction season, but at the moment the grant would specifically be tied to the Ubers' bid. Fred asked if there would be any changes to the kitchen or columns, which Mark said there would not be immediately, but added that the Ubers were interested in restoring the columns and potentially keeping the kitchen. Rosemary said she had no issues with paying for gas in the home. Rosemary motioned to approve staff recommendation for amount and conditions seconded by Barry. Motion passed 4-1.

## **9. New Business**

### **a. Spring Façade Grant Applications**

#### 112 Park Ln.

Mark and Alex felt the proposed changes did not meet Secretary of Interior standards, with the possible exception of a paint color, if appropriate. Jess encouraged letting the applicant know a potential paint job could be funded.

Staff ranked the project 27/60 and recommended a grant of up to \$0.

Nick motioned to approve the staff recommendation, Rosemary seconded. Motion passed 5-0.

#### 11625 Towne Rd.

Fred did not think an application by the Parks Department should be funded, given that they already have access to public funds.

Staff ranked the project 46/60 and recommended a grant of up to \$1,195.

Barry motioned to approve staff recommendation. Nick seconded. Motion passed 4-1.

29 Thornhurst Dr.

John Danielson said he was unable to find a place to restore his aluminum windows.

Staff ranked the project 28/60 and recommended a grant of \$0.

Rosemary motioned to approve staff recommendation, seconded by Fred. Motion passed 5-0.

241 1<sup>st</sup> Ave NW

Carl expressed a desire to restore the historic character of the house.

Staff ranked the project 42/60 and recommended a grant of \$5,841.80.

Rosemary motioned to accept staff recommendation. Barry seconded. Motion passed 5-0.

14420 Cherry Tree Rd.

Staff ranked the project 34/60 and recommended a grant of up to \$2,050.

Rosemary motioned to accept staff recommendation. Barry seconded. Motion passed 5-0.

24 Thornhurst Dr.

Staff ranked the project 42/60 and recommended a grant of up to \$5,429.93

Rosemary motioned to approve staff recommendation. Fred seconded. Motion passed 5-0.

1215 E 106<sup>th</sup> St.

Alex noted that Dan Brinkman was his own contractor, and he spoke to the quality of his previous work.

Staff ranked the project 40/60 and recommended a grant of \$2,310.46.

Fred motioned to approve staff recommendation, seconded by Rosemary. Motion passed 5-0.

14547 River Rd.

Staff ranked the project 44/60 and recommended a grant of \$9,300.

Barry motioned to accept staff recommendation. Fred seconded. Motion passed 5-0.

7 Circle Dr.

Andrew described his desire to improve window quality and his inability to find steel window replacements. Jason asked for more detail on the Interior standards.

Staff ranked the project 20/60 and recommended a grant of up to \$0.

Fred motioned to proceed with staff recommendation, Rosemary seconded. Motion passed 5-0.

147 Park Ln.

Staff ranked the project 27/60 and recommended a grant of up to \$0.

Rosemary motioned to proceed with staff recommendation, Barry seconded. Motion passed 5-0.

Total amount granted was \$26,127.19.

b. Training Session: Preservation Plans

Mark proposed postponing the training for next month.

**10. Other Business**

**11. Announcements**

**12. Adjournment**

Nick moved to adjourn the meeting. Fred seconded. Motion passed 5-0. Meeting adjourned at 7:44 P.M.



Jess Lawhead, Chairperson,  
Carmel Historic Preservation  
Commission



Alex Brooks, Recording Secretary