

CITY OF CARMEL  
CARMEL HISTORIC PRESERVATION COMMISSION

MEETING MINUTES  
MAY 10, 2018, 6:00 P.M.  
CAUCUS ROOM, CARMEL CITY HALL

**In attendance:**

Members Present: Nick Davis; Fred Swift; Curtis Butcher; Rosemary Dunkle; Ron Carter; Bill S. (arrived at 6:16).

Members Not Present: Becky Feigh

HPC Administrator: Sam Burgess

Guests: Bill Ranek, David Dettmer, Perrin Slowey

**1. Call to Order**

Meeting was called to order at 6:05 P.M. by Nick Davis.

**2. Roll Call**

Nick D.; Fred S.; Rosemary D.; Bill S.; Ron C.

**3. Approval of Minutes (4-12-2018)**

Fred S. motioned to approve the minutes and Ron. seconded. Motion passed 5-0

**4. Hearing of Visitors**

**5. Certificate of Appropriateness**

No discussion

**6. Financial Report**

**7. Old Business**

a. Potential Local Historic Districts

i. Plum Creek Corn Crib

Sam B. provided update on progress, including early efforts to notify stakeholders of pending designation and form an ad hoc committee. Bill Ranek summarized the neighborhood's sentiments regarding the designation. Nick D. asked what the district boundaries would be. Bill R. noted that the HOA would likely prefer to see a district smaller than the boundaries of the current parcel.

ii. Wilkinson-Hull House

Sam B. noted that Justin Moffett had indicated that Old Town Design Group held an option on the property and was in negotiations with the Brennans to purchase the site for future development. Sam B. stated that the ad hoc committee for the designation had just convened prior to the regular CHPC meeting and focused on how to handle the problem of the existing boundaries for the parcel containing the house. Sam B., Ron C., and Curtis B. reported their determination that Smokey Ridge Trail should be extended west, the portion of the farm lane north of that road should be retained in the

parcel, and the space between Smokey Ridge Trail, the farm lane, and the existing parcel would be extended east to the neighboring residential parcels. Staff will create a proposal to the developer for what the CHPC would like to see, emphasizing that the proposed redefinition of the parcel would be advantageous to all parties involved with respect to salability and historic preservation. Fred S. added concern that Hull House needs to be maintained in the meantime to prevent further deterioration. Ron C. said he would check with owners to make sure building is secured.

b. Local Historic Districts

i. 3740 W. 106<sup>th</sup> St. (Larsen-Dunwoody House)

Nick D. and Sam B. reported that the property was approved for designation as a single-site local historic district at a May 7 City Council meeting.

**8. New Business**

a. Façade Grant Applications

i. 9 Shore Circle, Brian and Perrin Slowey

Project scope: Cleaning and repainting of wood siding, trim, and windows exhibiting chipping and peeling paint

Total project cost: \$3,660.00; Requested grant amount: \$915.00

ii. 8 Circle Drive, Jason Selburg

Project Scope: Replacement of 14 original sliding windows

Total project cost: \$8,503.00; Requested grant amount: \$2,125.75

iii. 308 Woodland Lane, Gail Gentry

Project Scope: Repair of wood trim (including decorative brackets, soffit, and frieze) where wood is deteriorated; painting of beams and trim on front façade; stripping and re-staining of garage doors followed by a clear coat application.

Total project cost: \$15,632.00; Requested grant amount: \$3,908.00

iv. Plum Creek Corn Crib, E. 126<sup>th</sup> St., Plum Creek Farms Homeowners Association

Project Scope: Repair or replace eroded vertical steel posts; replace or strengthen steel lintels above north and south openings; sandblast original steel support members to remove rust and seal; possible repair of broken concrete blocks.

Total project cost: \$39,400.00-\$42,797.00; Requested grant amount: \$5,000.00

v. David Dettmer, 1650 Roylton Dr.

Project Scope: Construct new front porch to replace existing canopy.

Planning office could have files. Staff

Total project cost: \$26,000.00-\$38,000.00; Requested grant amount: \$5,000.00

vi. 624 Emerson Rd., Thomas Bower

Project Scope: Replace roof; repair or replace rotten trim on front and sides; pressure wash and repaint exterior siding and trim; replace two exterior coach lights

Total project cost: \$13,790-\$14,650.00; Requested grant amount: \$3,447.50-\$3,662.25

Bill S. made a motion to approve all façade grant applications for 25% of the relevant project expenses with the contingency that owners of 8 Circle Drive use windows of an in-kind design and material rather than vinyl and that all other contingencies in staff comments on scoring sheets be followed by petitioners as a condition of receiving grant funds. Fred S. seconded. Ron C. abstained. Motion passed 4-0-1.

b. Commission photo


No photo was taken, as not all Commission members were present.


**9. Other Business**

**10. Announcements**

**11. Adjournment**

Meeting was adjourned by Nick Davis at 7:04 PM.

  
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Nick Davis, Carmel Historic Preservation  
Commission Chairperson

  
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Recording Secretary Sam Burgess

