

CITY OF CARMEL
CARMEL HISTORIC PRESERVATION COMMISSION

MEETING MINUTES
AUGUST 8, 2019, 6:00 P.M.
ENGINEERING ROOM, CARMEL CITY HALL

In attendance:

Members Present: Nick Davis, Ron Carter, Fred Swift, Curtis Butcher, Rosemary Dunkle, Bill Sanders, Sue Maki

Members Not Present:

HPC Administrator: Mark Dollase

Guests: Bill Ranek

1. Call to Order

Meeting was called to order by Nick D. at 6:18 PM.

2. Roll Call (Nick D., Fred S., Ron C., Curtis B., Bill S., Rosemary D., Sue M.)

3. Approval of Minutes Fred moved to approve the minutes of the June 13, 2019 meeting; Rosemary seconded. Motion passed 6-0, with one abstention (Ron C). Sue moved to approve the minutes of the special June 25, 2019 meeting; Fred seconded. Motion passed 6-0, with one abstention (Ron C). There were no minutes for the July meeting, as it was canceled.

4. Hearing of Visitors

Robert Hosler, a board member of the Plum Creek Farms HOA responsible for the now-designated corn crib, made a presentation on proposed tree plantings for the spring 2020. Where one ash tree had to be removed, the HOA is planting three new native Chinkapin Oaks. In addition, a Bur Oak will be planted along the pathway as well, not interfering with views of the corn crib. A dead tree in front of the corn crib has been removed and improved views. The Commissioners were generally favorable. Mark reminded him that alterations on the property would be subject to the Commission's approval closer to the spring. No specific action was taken at this time.

5. Certificates of Appropriateness

None

6. Financial Report

Mark summarized expenses and balances to date, remaining similar to the balance in June. Mark did request compensation to Indiana Landmarks for mailing notification letters related to the façade grant program this summer. Expenses totaled \$205.76. Bill made a motion to compensate Indiana Landmarks \$205.76; Rosemary seconded. Motion passed 7-0.

7. Old Business

- a. Wilkinson-Hull House

Mark indicated he had reached out to Justin Moffett, and not received a response. He'll try again, and it was suggested reaching out to one of his colleagues.

b. Façade Grant Process

Staff reported that notification letters had been distributed to the approximately 540 owners eligible for the façade grant program. Public meetings were promoted in the media, and held on August 1 and again on August 8 just prior to the CHPC meeting. Mark noted that he had made multiple site visits to meet with potential applicants and expected to do as well in August. Applications are due on September 3, 2019 and Commissioners would review the scoring sheets and award the grants on September 12, 2019.

Mark discussed the past award recipient from the façade grant program, Jon and Megan Fruchte, for their home at 9610 Deerfield Mall. The Neo-Colonial home had a unique chimney construction that the Commission insisted be reconstructed as it was originally, Mark shared the results and the commissioners indicated that they were unanimously favorable with the outcome. Mark indicated he would process the Fruchte's payment.

c. 241 1st Ave. Outcome/Demo Delay Ordinance

Mark reported that after many months of efforts at relocation, the Staff reported to the property owners, the Thomas', that relocation was not feasible and recommended issuance of the demolition permit. The house has subsequently been demolished. Mark expressed some frustration with the current way the ordinance is written, and thinks improvements are possible that would benefit owners, developers and preservationists. Councilman Carter recommended Mark begin to work on some revisions and bring them to the Commission and Council for consideration. Mark also explained that he met with some representatives of Drees Homes who had applied to demolish 842 Auman Drive W., a property Mark did not deem one the Commission would want to move. Fred discussed his concern about a threat to a Main Street property that was an early former Methodist Church building, now owned by the Hinshaw family. Fred wondered if it was possible to request a donation of the building, and inquire with the current Methodist Church on Rangeline about moving it to their property. Sue indicated a willingness to set up a meeting with Rev. Patty Napier to discuss, as Sue happens to go to that church.

d. Historic Architecture Survey Update

Mark mentioned that he had sent the Contract to NS Services for signature, and once received, he would take the document to the Carmel Board of Public Works for its consideration.

8. New Business

a. Local Historic and Conservation Districts

iii. Potential N. Rangeline Road Local Historic District

Mark noted that there are numerous significant properties on N. Rangeline north of Main St. and suggested that it would be wise to begin pursuing a designation by seeking internal support from DOCS and then hosting a public meeting to discuss the prospect of designation with stakeholders in a potential district. Sue stated that because she lived in the general area, she'd make some calls. Mark suggested a committee, which will consist of Sue, Curtis and Nick.

iv. Other potential multi-resource local historic districts

9. Other Business


None

10. Announcements

Rosemary and Fred noted that they would not be present at the September meeting.

11. Adjournment

Nick adjourned the meeting at 7:07 PM.



Nick Davis, Carmel Historic Preservation
Commission Chairperson



Recording Secretary Mark Dollase

